

## HOUSING SURVEY

The Steering Group have been working over the past six months on policies for our Neighbourhood Plan. It has been agreed by the Steering Group that the Housing Strategy for the Parish requires further input from the Community.

The previous survey focused on the delivery of housing within the Village boundary (please see plan overleaf). The responses indicated that up to around 12 houses could be built within the existing village boundary over the 11 or 12 years of the plan, subject to land being made available that does not impact on the Conservation area, protected open space, or the integrity of the village.

Some residents suggested that more houses were needed, to allow for an appropriate mix of housing to be provided for families, retired people to downsize, or younger local people to remain in the village. **Without a policy in place that refers to land adjoining the village boundary, we would be reliant upon local and national planning policies to control housing development.** We therefore need to ask residents their views on building adjoining the current village boundary, to the north with direct access to the A513 (thereby restricting through traffic in the village). In this case, new developments adjoining the village boundary would be over the 12 potential new homes inside the village boundary.\*

It should be noted that on housing developments of 10 or more houses, financial contributions from developers COULD be obtained. This could be used to fund facilities and services within the village, for example; children's play and youth facilities, publicly accessible open spaces, or educational needs. A portion of these homes (up to 30%) could be 'affordable' homes – basically homes that are provided at below market prices. Levels of contribution would be subject to negotiation with Lichfield DC, Parish Council and the developer.

The following options have been suggested:

**Option 1** – Deliver around 12 homes to 2029 which lie **within the village boundary**. These would be delivered as infill plots, conversions and limited development with no more than 4 on any one site.

**Option 2** – Deliver 10-20 homes to 2029 to the **North of the village and west of the A513**, adjacent to the existing village boundary arranged along the A513. Sites will all be larger than 10 dwellings to allow the plan to request contributions, starter homes and other benefits. Limited infill development would also be permitted within the settlement boundary.

**Option 3** – Deliver 20-30 homes to 2029 to the **North of the village and west of the A513**, adjacent to the existing village boundary arranged along the A513. Sites will all be larger than 10 dwellings to allow the plan to request contributions, starter homes and other benefits. Limited infill development would also be permitted within the settlement boundary.

**Option 4** – Same as Option 3 but **also allocate sites for potential future growth** of the village past the 2029 time horizon. This will allow some control over the future growth of the village.

**Option 5** – The Neighbourhood Plan would **not allocate any housing** within or adjoining the village boundary. National and Local planning policy would be used to control housing development in the parish.

*\*Open countryside areas elsewhere in the wider Parish have not been considered for delivery of potential new housing given these areas would not be supported by planning policy as they would not constitute 'sustainable development'. The National Planning Policy Framework states that; "To promote sustainable development in rural area, housing should be located where it will enhance or maintain the vitality of rural communities... Local Planning Authorities should avoid new isolated homes in the countryside". New housing in Elford therefore needs to support the local community and be located close to the village where it will help protect the vitality of its local services and facilities.*

From the five options given, could you please indicate;

Your preferred **First** choice (please tick):

Your preferred **Second** choice (please tick):

- Option 1
- Option 2
- Option 3
- Option 4
- Option 5

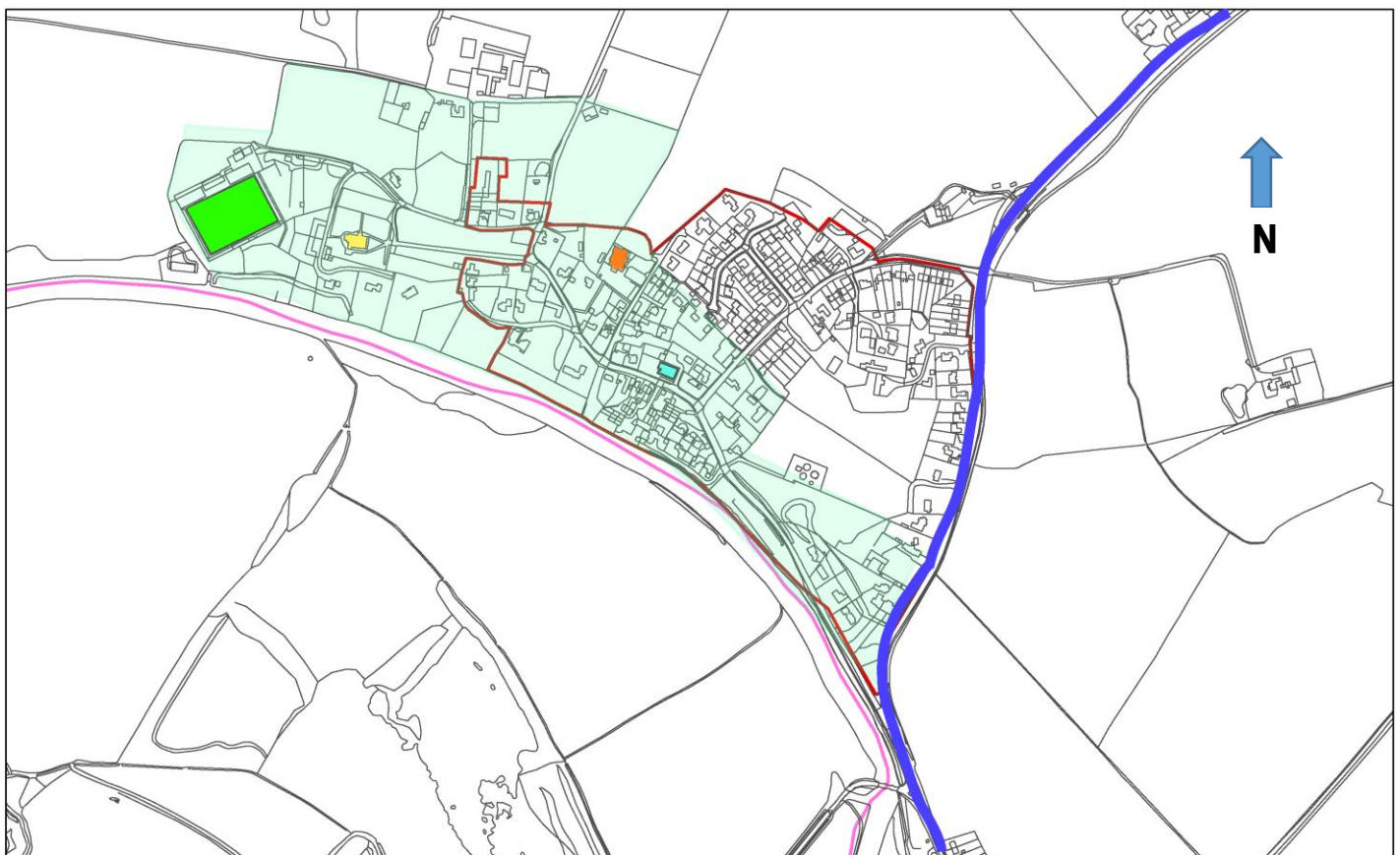
- Option 1
- Option 2
- Option 3
- Option 4
- Option 5

Name: .....
Street/Postcode:.....
Email Address: .....

**Thank you for taking the time to read and fill in this consultation document. Look out for the first draft of the Elford Neighbourhood Plan in early 2017.**

Please return your completed surveys to the Parish Council post box or email to [clerk@elfordpc.co.uk](mailto:clerk@elfordpc.co.uk) by **13<sup>th</sup> March**. Any queries, please phone Margaret on 01827 50230

Elford Village Plan:



- Key**
- |                                    |                |              |  |
|------------------------------------|----------------|--------------|--|
| Village settlement boundary        | Walled Garden  | Village Hall | A513   |
| Elford neighbourhood area boundary | Primary School | Church       | Conservation Area - please note there are plans to extend this |