



ELFORD PARISH NEIGHBOURHOOD PLAN

FIRST DRAFT

2015 - 2029

21 AUGUST 2017



Have your say on Elford's Draft Neighbourhood Plan!

The Elford Draft Neighbourhood Plan will be subject to 6 weeks consultation beginning on 5th September 2017. The consultation period* will end at 5pm sharp on 17th October and any submissions after this time will not be considered. **Comments must be received in writing, and include the following information for them to be considered valid:**

- Name, address and contact information.
- Specific reference to the section and / or policy to which the comments relate.
- Respondents can leave comments on any / all of the policies and may do so as part of one submission but each separate comment must clearly be indicated.

You can send your responses:

By drop in to: The parish council box next to the notice board

By post to: 50 Cornwall Avenue, Tamworth, B78 3YB

By email to: elfordnp@gmail.com

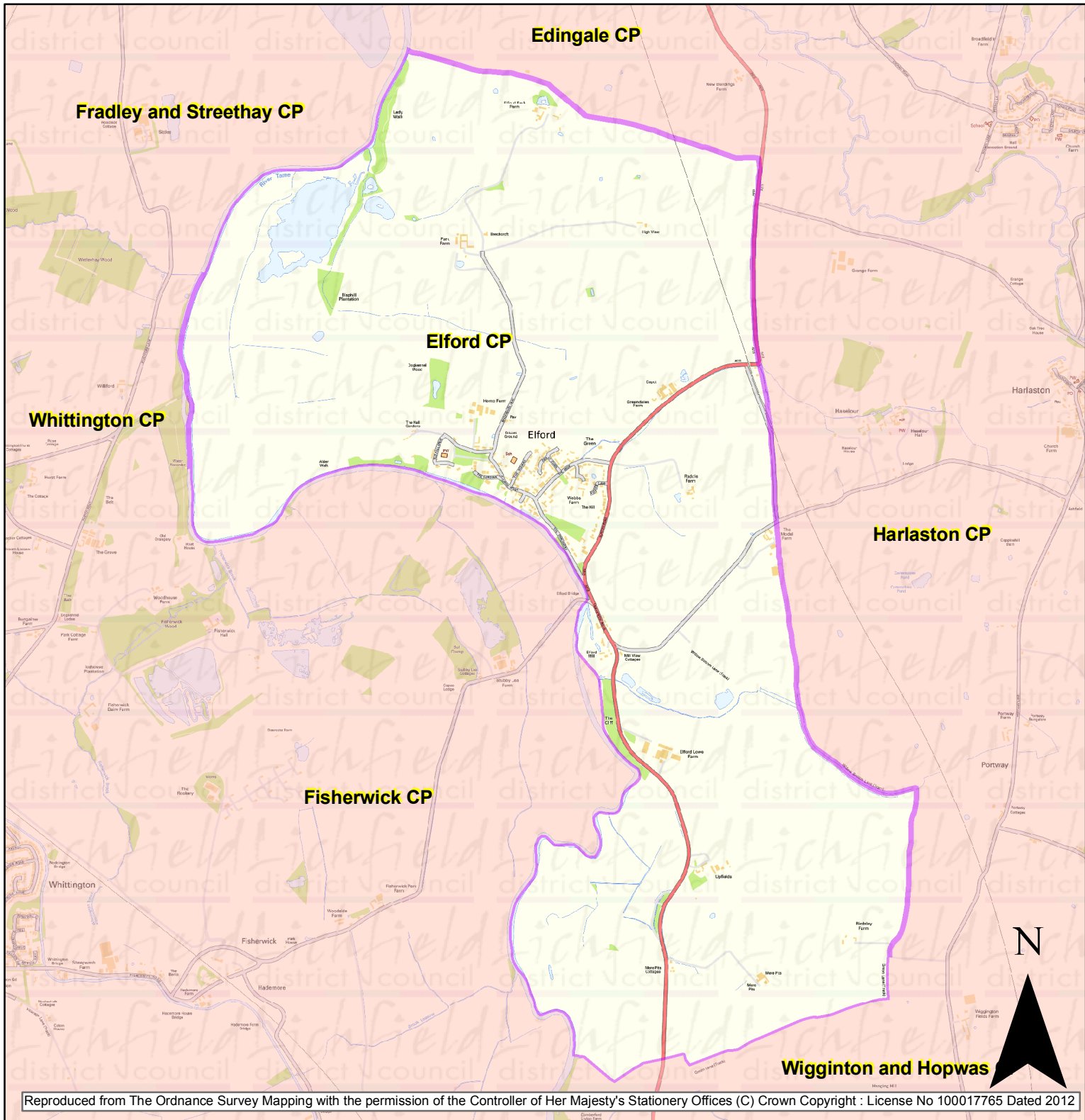
Please title your email as 'comments on draft neighbourhood plan'

Alternatively, respondents may fill out the questionnaire on the parish council website (elfordparish.co.uk) or at the drop in events held at The Coffee Shop in the Village Hall between 9:30am – 11:30am on the 5th September and at The Crown pub between 6pm-8pm on the 12th September.

*A consultation period is 'A period during which consultations are held before a policy decision is made'. Please note that this Draft Neighbourhood Plan is not the final document.

All comments will be recorded and reported to the Steering Group as part of the ongoing process. All personal information collected as part of this process will be used solely for the Elford Neighbourhood Plan and will not be sold or passed to third parties beyond the Parish Council and the Local Planning Authority in connection with the Neighbourhood Plan.

Elford Parish



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Key

 Elford Parish

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district council
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1. Introduction

- 1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act (2011) and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDP) must be in general conformity with the strategic policies of the Local Development Plan and have regard to national policy and advice.
- 1.2. In the case of Elford, the local development plan is Lichfield District Council's (LDC) Adopted Local Plan Strategy (2015). Once submitted to the LDC the Elford Neighbourhood Plan (ENP) will be subject to public examination and a local referendum before being adopted as a new tier of development plan policy and used in the determination of planning applications within the parish boundary.
- 1.3. NDPs are to be shaped by and produced for the local community. The role of the Steering Group was to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their NDP and devise policies to tackle local issues.

Developing the Elford Neighbourhood Plan

- 1.4. The ENP has been prepared for the community by the community. This document is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and wants of the community, the neighbourhood plan Steering Group, and the Parish Council. Most recently this includes detailed consideration and consultation of the approach to be taken on the delivery of housing in the Parish, conducted in early Spring 2017. Our consultant team (Urban Imprint) have then translated this into a formal Planning Policy document and have checked and double-checked their interpretation with the community at each stage along the process.

Consultation

1.5. The table below provides a brief outline of the community consultation events held:

Consultation Exercise	Date/Time
Leaflet distributed to homes publicising NP and consultation events	January 2016
Introduction to Neighbourhood Planning/Thinking about Elford	February 2016
Schools Workshop	February 2016
Vision and Objectives workshop	February 2016
Neighbourhood Plan Theme Groups Workshop	March 2016
Community Walkover	March 2016
Resident's Survey	May 2016
Resident's Survey - Housing	February – March 2017

1.6. Throughout the development of the ENP there will be a continuous Sustainability Appraisal undertaken. A copy of the Sustainability Appraisal is submitted to the LDC alongside this plan. This is a crucial 'check' to ensure that all work within the project is compliant with the National and Local Policy, as well as ensuring the vision, objectives and policies do not conflict with one another.

2. Background to the Parish

2.1. The Parish of Elford lies within the District of Lichfield in the County of Staffordshire, and contains a village with a population of 632 people (at the time of the 2011 census). The parish lies in the south east of Staffordshire and near to the eastern edge of the West Midlands region boundary. Aside from Lichfield to the west, the surrounding area is predominantly rural with a mixture of small towns and villages. The rest of this section provides further background information regarding the population and the general environment within the plan area.

Socio-economic Profile

2.2. A comparison of the age structure of Elford and England shows that the proportion of people aged 45 years and over is higher than that of England as a whole. This has implications for the future demographics of the Parish as in 10 years a large proportion of residents will be of retirement age. The majority of residents are of white British origin with a low representation of other ethnicities.

2.3. There is a higher proportion of households that own their homes compared to the Borough and National averages. Average housing price in the Parish was £374,362 (as of 2015) which is significantly higher than the averages for the Borough and National levels. The Parish is categorised by predominantly detached dwellings and bungalows, with flats and apartments significantly lower than nationally and in the Borough.

2.4. According to the 2001 and 2011 censuses, the total population of Elford grew from 581 to 632 which represents an increase of 8.8%. Elford has a slightly faster population growth compared to that of Lichfield District (8.0%) and that of England (7.9%).

Landscape

2.5. The Parish lies within the Trent Valley Washlands character area, which is typically characterised by the linear river and canal features within this area. This includes the River Tame, which is a dominant landscape feature within the Parish of Elford.

2.6. The landscape character around Elford is roughly divided into two sections; the floodplain and alluvial plain to the west of Elford Village, adjacent to the River Tame; and the lowland, rolling farmland on the higher land to the east of the village.

2.7. There are a number of distinctive landscape features within the Village of Elford, many of them purely as a result of the remnants of the former Elford Hall. To the far west of the village lies the Walled Garden,

now managed by the Elford Hall Garden Project (a community led organisation who have restored the Walled Garden itself), and a significant area of landscaped parkland associated with the former hall. Also to the west, a series of paddocks with large mature trees within them are all part of the conservation area, many in the ownership of private land owners and homeowners.

- 2.8. Hedgerow removal is a key threat to the wider landscape, especially in the floodplain where land drains alongside hedgerows act as important natural drainage systems.
- 2.9. The historical field patterns of the Parish are considered a key cultural and heritage asset and opportunities to restore and enhance this should be taken.

History and Conservation

- 2.10. The landscape of the Parish is an important historical asset, offering links to the cultural heritage and showing a number of features that demonstrate the working of the landscape since medieval times. Much of the Village of Elford to the north-east is post-war, whilst the area adjacent to the Tame is the traditional core of the village.
- 2.11. Elford has a Conservation Area which was designated on November 1969 and currently covers 24.8 ha. It has been proposed by Lichfield District Council to amend the boundary of the conservation area to include more of the village, in particular to include the rest of the historic buildings within the village and some of the important open spaces. This extension was proposed in 2014, yet has still to be enacted. The extended area is shown on a map in the appendix.
- 2.12. The Parish includes a wealth of non-designated heritage assets, as well as designated assets, whose setting will be required to be preserved and enhanced by new development. Scattered farmsteads, mainly from the Georgian and Victorian period, are also important heritage features of the Parish.

Employment and Services

- 2.13. The economically active proportion of the population (those between 16-74 years old) is slightly below that of the Borough and National levels. Compared to West Midlands and England, Elford has a higher proportion of people working within the brackets 'Manufacturing and Professional' and 'Scientific and Technical Activities', whilst a lower proportion of people working within the brackets 'Wholesale', 'Education' and 'Human Health Activities'.
- 2.14. For a village of its size, Elford is well-served in terms of social and community infrastructure. It is less well served in terms of commercial services, with some basic services missing (including a daily post

office, general store, nursery, and GP), which requires residents to travel outside the village to access these services.

- 2.15. The village is serviced by limited public transport connections, with an hourly/two-hourly bus service to Tamworth until early evening. Return services from Tamworth run only until late afternoon. There are no direct bus services to Lichfield from the village. Elford was formerly served by its own railway station to the northeast of the village next to the A513, providing direct services to Tamworth and Burton. The station closed in 1952, but the line remains active as part of the mainline between the north-west and Birmingham.

3. Vision and Objectives

- 3.1. Visions serve a crucial role in clarifying objectives and focusing projects. Following the first community workshop held on 3rd February 2016 with Elford residents, the vision below has been developed for the plan. The vision aims to reflect the residents’ hopes and aspirations for the future of their local area.

THE VISION FOR ELFORD

“The residents of Elford Parish want their village to become a place that supports a stronger, safer and more sustainable community.

In achieving this, Elford will become better connected, offer a wider range of services for residents and visitors, and provide the right housing to support the viability of the community.

This will be achieved while protecting Elford’s unique character and distinct qualities. This will include preserving and enhancing the character of the village’s buildings and streets, and protecting the natural features and landscape.”

- 3.2. In order for a vision to be implemented and effective, it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The ENP has arrived at six objectives through engagement with the community. Each ENP policy must contribute to at least one of these objectives. These objectives have been tested against the Sustainability Objectives of the Lichfield Local Plan to ensure that they support the wider objectives for sustainable development in the District (see Sustainability Appraisal for more information).

- 3.3. The six objectives are set out below. Apart from the Main Objective – which serves as a foundation for all the other objectives – these objectives have no order of priority.

MAIN OBJECTIVE - A SUSTAINABLE FUTURE FOR ELFORD

To achieve a sustainable future for the village of Elford, with a strong, stable and safe community supported by the right services and facilities, living in suitable homes, and enjoying a pleasant and attractive local environment.

OBJECTIVE 2 – LOCAL SERVICES

To preserve the village’s existing services and to provide new ones, in order to improve the quality of life enjoyed by existing and future residents.

OBJECTIVE 3 – HOUSING PROVISION

To ensure that the village’s population is sustainable, by providing the right housing in terms of type and tenure to accommodate all ages, needs and lifestyles.

OBJECTIVE 4 – BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE

To ensure that any new development achieves a high standard of design, respecting Elford’s established character, rural location and heritage assets.

OBJECTIVE 5 – THE NATURAL ENVIRONMENT AND RURAL ECONOMY

To protect the local natural landscape, to manage flood risk, and to support agriculture in the surrounding countryside which does not conflict with the quality of life enjoyed by existing and future residents.

OBJECTIVE 6 – MANAGING DEVELOPMENT

To ensure that the quality of life enjoyed by the residents of Elford, and the character of the village and surrounding countryside, are protected from new development, including in terms of residential amenity and traffic impact.

4. ENP Policy Overview

4.1. The following table demonstrates how all of the policies set out in the ENP meet the objectives set out in Chapter 3. In all cases the policies developed should address at least two of the objectives, however, there are some very specific policies designed to deliver the targeted and specialist elements of the objectives:

	OBJECTIVES TO BE ADDRESSED					
	Main Objective	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6
STRATEGIC POLICY						
SP1 Strategic Policy	✓		✓	✓		✓
LOCAL SERVICES AND THE RURAL ECONOMY						
LS1 Encouraging Appropriate Local Enterprise	✓	✓				
LS2 Community Facilities	✓	✓				
LS3 Support Improvements to Leisure Facilities	✓	✓				
LS4 Agricultural Activities	✓				✓	
HOUSING DEVELOPMENT						
H1 Housing Types Mix	✓		✓			
H2 Infill Policy	✓		✓	✓		
H3 Edge of Settlement Housing Development	✓		✓	✓		
H4 Replacement Dwellings	✓		✓	✓		
BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE						
DH1 Design of New Development	✓			✓		✓
DH2 Heritage Assets	✓			✓		✓
DH3 Key Views	✓			✓	✓	✓
DH4 Design for Streets and Footpaths	✓			✓		✓
THE NATURAL ENVIRONMENT						
E1 Renewable Energy Development	✓			✓	✓	
E2 Local Green Space	✓			✓	✓	
E3 Green Infrastructure and Green Links	✓			✓	✓	
E4 Biodiversity	✓				✓	

MANAGING DEVELOPMENT						
MD1 Parking Standards	✓					✓
MD2 Sustainable Transport	✓	✓				✓
MD3 Sustainable Design and Construction	✓			✓		✓
MD4 Flood Risk Management	✓				✓	✓
MD5 Traffic	✓					✓

5. The Planning Policies

- 5.1. The core component of a Neighbourhood Plan comprises its planning policies. This part of the document has statutory weight, insofar as they will form part of the 'development plan' for Elford. This development plan is the collection of planning policies used to determine whether a planning application should be approved or refused by the Local Planning Authority (LPA). In the case of Elford, the development plan currently consists of the National Planning Policy Framework and the Lichfield District Local Plan. When 'made', the Elford Neighbourhood Plan will also become part of this development plan.
- 5.2. This chapter sets out the policies for the Plan, which come under six key sections. These policies have been written so that they can; 1) be used by the local community to understand and support the direction for the development of Elford; and 2) serve as a technical document for planning officers at Lichfield District Council – who will be using the document to make planning decisions.
- 5.3. Aspirations for the Parish are also set out in this chapter. Aspirations are the desires of the Parish which cannot be made into policies themselves. While these aspirations do not hold the same planning weight as the policies, they are still important considerations which should be taken into account for future development in the village. These aspirations are **shown in a lighter colour** underneath the policies which they relate to.

STRATEGIC POLICY

SP1 – Strategic Policy

New development in the parish will be supported within the village settlement boundary as identified on the proposals map. New development should be of small scale, both in terms of quantity and size, and must demonstrate how it meets the local needs of a rural community. Outside the settlement boundary, development will be resisted unless it meets the following exceptions;

- Limited agricultural development, in conformity with those developments outlined in policy LS4 – Agricultural Activities.
- Edge of settlement housing development subject to the criteria identified under Policy H2.

Explanatory

- 5.4. This policy is broad in its scope and represents the community’s aspiration for delivering sustainable development within the Parish. This policy sets the context for Elford Village as being the heart of the community
- 5.5. The community and Parish Council of Elford are in support of limited new development within the village. There is a desire from the residents to ensure that the village remains socially, economically and environmentally sustainable both now and in the future.
- 5.6. The Neighbourhood Plan recognises that the village has a distinct character which would be undermined by disproportionate new development. The NDP also recognises that development should be focussed within the village settlement boundary or adjacent to it where it can make the most of its opportunities and benefits. Where possible, much of the development within the village will be delivered as infill (see policy DH2 for further details).
- 5.7. Development in the countryside is seen as unsustainable, both at National and Local level and would be detrimental to the strategic structure of the Parish, and therefore is discouraged also by the NDP.

- 5.8. The community wish to focus larger scale housing developments to the north of the village and be easily accessed to and from the A513. This decision came from extensive public consultation.
- 5.9. Agricultural activities are seen as a key economic driver in the parish and are important to its tourism and its character as a rural parish. The NDP therefore supports appropriate limited agricultural development in the parish in appropriate locations.

LOCAL SERVICES AND THE RURAL ECONOMY

- 5.10. The following policies are designed to complement the wider policies contained within the ENP by ensuring that the community infrastructure (church, school etc.) is supported and enhanced by the Plan
- 5.11. The community recognises the requirement for accommodating small businesses in the parish and the importance that this has in maintaining the wider economic stability of the Parish. These policies encourage new, appropriate enterprise and business in the Parish whilst seeking to protect and promote controlled growth for the existing enterprises and businesses.
- 5.12. Rural activities play a large part in the economic activity of the Parish. The policies in this section and wider throughout the Plan seek to promote the sustainable growth of the rural economy in the Parish through encouraging appropriate rural activities throughout the Parish, which do not have a negative impact on the amenities of its residents.

LS1 - Encouraging appropriate local enterprise

The Neighbourhood Plan supports planning applications which encourage new economic development and enterprise in the Parish where it reflects local character.

Applications for the expansion and diversification of existing businesses and enterprises will be supported, subject to compliance with other development plan policies.

In all cases, applications for new or expanded employment and economic development must demonstrate;

- They do not increase traffic through the village and meets the criteria set out in Policy MD5 (Traffic)
- An appropriate number of parking spaces are provided to avoid on street / off-site parking
- They are in keeping with the rural character of established businesses and enterprises in the Parish, both in terms of type, size and scale
- They have a positive impact on the natural environment in terms of impact on green infrastructure, green links or loss of biodiversity (in conformity with policies E3, E4 and E5 respectively)
- They do not negatively impact on community amenities of the Parish through noise, odour, chemical, or visual effects.

Explanatory

- 5.13. For the economic health of the parish to remain sustainable, the Plan encourages the growth of business and enterprise, particularly in line with the growth in housing, so that the village does not become solely a commuter village. Having strong business and enterprises within the parish also makes the village a more attractive place to live.
- 5.14. It is important that economic development does not undermine the objectives and goals of the other policies in the Plan and therefore some criteria has been developed to ensure that this is not the case.

LS2 - Community Facilities

The Neighbourhood Plan will not support applications which seek to change the use of business, enterprise or retail units in the village to residential homes.

New Development proposals which result in the loss of named facilities in the village must demonstrate that they will provide an equal or better facility within an appropriate location within the village in compensation. Schemes which provide contributions to make improvements to these named facilities will be looked on favourably. These facilities are:

- The Crown Pub
- Howard Primary School
- St Peter’s Church
- Village Hall
- Social Club,
- Cricket Pitch
- Sports Field
- Playground
- Walled Garden and its associated surroundings

Explanatory

5.15. The community has identified a need to retain certain named facilities within the village and prevent them from being converted to residential, so that the vital functions of these facilities for the village is maintained. In doing so, the economic and social sustainability of the village will benefit.

LS3 – Support Improvements to Leisure Facilities

Where planning permission is required, development which provides for improvements to existing sports, recreational and leisure facilities in the parish will be supported.

Applications which provide contributions for new sporting and leisure facilities, recreational spaces and the enhancement of public footpaths within the parish will be looked on favourably, providing they are easily accessible for all ages by walking or cycling and are in keeping with other development plan policies.

Explanatory

5.16. Presently, the parish has limited leisure facilities, which is typical of small rural villages where funding is not as great as for towns. However, the community wishes to support the implementation of new facilities within the village where they will benefit both the people of the parish and the wider community.

LS4 - Agricultural activities

The plan will support traditional agricultural activities that are considered appropriate to the character of Elford and which will promote sustainable rural tourism in the parish.

Inappropriate agricultural activities and development will be resisted, these include;

- Those which would increase the number of vehicles travelling through the village or other residential areas
- Those which cause significant environmental nuisances such as noise, odour or chemical pollution
- Those which impact negatively on the key views in the parish (identified on the Proposals Map), or on the visual amenities of the parish residents

Explanatory

- 5.17. The rural characteristics of the parish makes the use of the land for agricultural purposes a sustainable and sensible option, where it would not negatively impact on the other qualities of the parish, such as its biodiversity.
- 5.18. The community also recognise that having a strong rural economy promotes tourism to the parish, and thus strengthens the parish economically.
- 5.19. Certain agricultural activities can bring with them unwanted environmental nuisances such as noise and odour. The community has expressed a desire to discourage activities which cause these nuisances so that the quality of life for its residents remains high. In addition, the community also has expressed a concern over the number of vehicles that presently pass through the village from some agricultural sites in the parish. Therefore, the plan seeks to discourage further vehicular travel through the village by resisting those agricultural developments which would exacerbate this.

HOUSING DEVELOPMENT

- 5.20. This section of the ENP provides a localised interpretation of the approach set out by LDC with regard to matters of housing in their Local Plan. The Parish community recognises the importance of accommodating some housing within the parish over the Plan period. This will in turn support the overall vitality, viability and sustainability of the parish. The policies in this section address housing within and adjacent to the settlement boundary of the village.
- 5.21. Extensive work has been undertaken in coming up with a housing strategy for Elford. Following the initial Residents Survey, a Housing Survey was undertaken that specifically targeted how housing should be addressed in the parish. Policies in this section reflect the analysis from that survey.

H1 - Housing types mix

The neighbourhood plan will support development proposals which deliver housing mixes that meet the needs of the community and contribute to the diversification of the parish's housing stock, subject to other policies in the Plan.

On all new residential proposals in excess of three dwellings, schemes will be expected to deliver a mix of the following housing types, subject to viability, and deliverability;

- Small properties especially for the elderly, including bungalows
- Properties suitable for first time buyers
- Family homes

Proposals will not be supported by the ENP if there are more than four dwellings on a site, unless meeting the criteria set out in Policy H2.

Explanatory

- 5.22. The housing mix for Elford is based on a number of factors;
- Demographically, the parish has an elderly population, many of which live in larger 3-5 bedroom properties and are now looking to downsize into smaller 1-2 bedroom houses and bungalows.

- The housing market demonstrates an under occupancy of the current homes in the village, which indicates a lack of suitably sized homes for the current residents, hence smaller properties are required for residents to downsize.
- There is a desire by the community to see more young families in the village that would help to support a vibrant and sustainable community.

H2 - Infill Policy

In locating new residential schemes, development on infill sites located within the settlement boundary will be supported, providing it does not conflict with other policies within the Plan. A site constitutes as infill development when it is bounded by existing development on two or more sides, is within the existing settlement boundary, and fronts an existing highway.

All new development on infill sites (including conversions) should;

- Be an appropriate size and scale to the existing development either side of the infill site
- Be of similar density to the existing development either side of the infill site
- Where appropriate, demonstrate safe access to and from the site
- Where appropriate, demonstrate that vehicular traffic generated by the site will not cause negative impacts on the existing road network in the Parish
- Not result in the loss of open space within the Parish

Explanatory

- 5.23. The Plan supports limited infill development within the village settlement boundary, in order to bolster Elford's housing stock and make use of vacant sites within the settlement boundary rather than committing excessive development outside of it.
- 5.24. Infill development within the village is subject to other policies within the plan in order to ensure that new properties amalgamate themselves appropriately with the existing street scene and character of Elford's built up areas.

H3 - Edge of Settlement Housing Development

The ENP supports the development of approximately 20 homes over the plan period (2015 - 2029), adjacent to Elford's settlement boundary.

Residential proposals which individually or cumulatively would contribute to a greater number of dwellings will not be supported unless it can be demonstrated that there is an unsatisfied and identified local need for such development.

Schemes must meet the following criteria;

- They will be situated to the north of the village settlement boundary
- The residential sites must be directly accessible to and from the A513
- New residential sites must align to the existing village settlement boundary
- The size of the residential site must be at least 10 units or of sufficient and appropriate size to allow for developer contributions
- Where appropriate, proposed residential schemes must include a provision of open space within their sites.
- Proposed residential schemes must provide adequate visual screening to avoid negative impacts on the visual amenities of existing properties.
- The residential sites must contain an appropriate mix, as set out in Policy H1.

Aspiration

The community desires that any future edge of settlement development should seek to deliver extended public open space to assist in the integration and access between existing and new residents.

Explanatory

- 5.25. The community is in agreement that some new housing is needed in the village in order to meet local demand. As well as some infill, the community wish for the housing that is needed to be concentrated in sustainable locations adjacent to the settlement boundary.
- 5.26. Following the Housing Survey conducted during February 2017 (where several housing strategies were presented to residents and asked to state their preferred options) the community felt that larger

housing developments (of at least 10 units) should be focused to the north of the village settlement boundary and should take access off the A513.

- 5.27. This option would give the new residential areas sustainable access to the facilities and amenities of the village, whilst also reducing the amount of through-traffic within the village as the new homes could utilise the A513 to access nearby settlements and afar.

H4 Replacement Dwellings

Proposals for replacement dwellings within the parish will be approved, providing the following criteria is met;

- The proposals are commensurate with the existing properties in terms of scale, size, material use, and appearance
- The proposals do not result in a loss of amenities for other properties in the parish

Proposals for the replacement of a single dwelling with multiple dwellings are unlikely to be supported.

Explanatory

- 5.28. The Neighbourhood Plan supports proposals for replacement of dwellings within the parish. However, proposals must be considerate of the character and setting of the parish in order to avoid a loss of quality homes.
- 5.29. The community has expressed a desire to discourage homes being demolished and replaced by multiple dwellings on the same site, as this could create disproportionate housing densities that impinge on the existing street scenes of the village.

BUILDING DESIGN, LOCAL CHARACTER AND HERITAGE

5.30. Elford contains a number of listed assets, non-designated heritage assets, and a Conservation Area. These assets are set out in the Elford Conservation Area Appraisal. The community wants to protect these assets and to ensure that new development which takes place makes a positive contribution to the identity of the parish. The following policies seek to achieve this through both protecting and preserving existing assets and character but also by promoting high quality design in any new development.

DH1 - Design of New Development

All new developments should be of high quality in design and use of materials and respond positively to the surrounding built character and natural landscape.

The following design features should be taken into account by all new developments;

- New developments must demonstrate that they have considered the locally distinctive character of the built environment and be of appropriate scale, mass, design detail, and use materials that reflect those used in the local area
- New developments which are situated within or may impact on the Conservation Area in Elford must seek to preserve and enhance its character and appearance
- New developments should be orientated to face the roadways and routes through the village, being set back at an appropriate distance to maintain enclosure and avoid overlooking.
- New developments should incorporate modern energy efficiency materials, methods and technologies
- New development must not create additional, unnecessary or significant light pollution in order to support the community's commitment to preserving and retaining the dark skies surrounding the village.

Explanatory

5.31. By requiring new development to comply with specific design criteria, it can be ensured that new development or alterations to existing properties add to, rather than detract from, the unique local

character of the parish. The community has considered it important that ensuring high quality design within the parish should be a key aim of the NDP.

- 5.32. The NDP will look favourably on new developments and alterations to existing properties which utilise good design and contribute to the protection and enhancement of the local character of the parish. The Lichfield Council's Sustainable Design SPD offer a comprehensive resource to guide in the design of new development.
- 5.33. Elford's Conservation Area was designated in November 1969 and was extended in February 1972 to cover the Cricket Ground. The community regards the Conservation Area and the listed buildings within it as important aspects of the village that promote its attractiveness and historic character, and therefore new developments within and affecting these should follow careful design criteria. The Plan recognises the remarks raised in the Elford Conservation Area and Management Plan (2014). The Plan also recognises the proposed extension to the conservation area (see map in appendix). Although the neighbourhood plan policy (at the time of writing) cannot address this extended area in its current unadopted state, new development in this area will be subject to policy DH1 (and other relevant policies within the Plan) if and when the extended area is adopted.

DH2 - Heritage Assets

All new development must take account of its impact on identified heritage assets, both designated and non-designated (see list in Appendix) seeking to protect and where appropriate enhance them. Development schemes which demonstrate how they have positively addressed these heritage assets will be looked on favourably.

New development should be sensitive to the character, fabric and setting of these identified heritage assets (including the Conservation Area) and listed buildings within the plan area.

New development should also demonstrate where appropriate that it have taken into account the historic landscape pattern and potential below ground archaeology on the proposed site, by provision of a detailed assessment of the site's archaeology

Applications for developments at any farmstead within the parish should demonstrate that they have adhered to the SCC Farmsteads Character Statement (Area 7 – South East Staffordshire).

Explanatory

- 5.34. Elford's heritage assets, such as the listed buildings within the Conservation Area and those non-designated buildings that have been locally identified, are considered important to defining the distinct local character of the Parish.
- 5.35. The community is supportive of new developments which would seek to preserve or enhance these heritage assets.
- 5.36. Farmsteads in the parish are an important part of its heritage and contribute to the rural character of the parish. The community therefore wish for these to be offered protection through the Neighbourhood Plan to ensure that appropriate development doesn't occurs on such sites.

DH3 - Key Views

Development proposals will be supported where it has been demonstrated that they have been sympathetic to their impact on the key views around the parish indicated on the proposals map.

Explanatory

- 5.37. Key views, as identified on the proposals map, are also seen as an important asset which the community wishes to preserve. Therefore, the NDP makes it a requirement that new development does not impact upon these views.

DH4 - Design for Streets and Footpaths

New development schemes that enhance the quality of the public realm beyond the site will be looked upon favourably, subject to other policies of the Neighbourhood Plan and Local Plan.

Where appropriate, new development schemes should ensure that the following criteria are met;

- Schemes do not negatively impact on public realm, including footpaths
- The division between public and private realm is clearly demonstrated
- The promotion of safe and secure key routes to the village

Explanatory

- 5.38. The plan supports public realm improvements within the village in order to improve Elford's public space in terms of its accessibility, visual appearance, functionality, and safety.
- 5.39. Pavements within the village are considered unsafe and narrow in places, and improvements to these are sought for by residents of the village to make them more accessible for all users, including children and the disabled, which will also help meet the sustainability aspirations of the vision and objectives of the plan.

THE NATURAL ENVIRONMENT

- 5.40. The community recognises the importance that the natural environment plays in defining the character of the Parish, due to the close interaction between built areas and the wider countryside. The community values the open and green spaces within the village that provide opportunities for recreation and enjoyment. The ENP seeks to protect and enhance the parish's natural assets and green space through the following policies, whilst encouraging new development to incorporate green spaces within their sites.
- 5.41. The community recognises the sustainable benefits of renewable energy and wish to encourage appropriate schemes within the parish.

E1 - Renewable Energy Development

Applications which deliver small scale renewable energy schemes will be determined on their own merits. All applications must demonstrate how they have considered the following points;

- The amenities of neighbouring or nearby properties
- The local landscape and setting of the parish
- Wildlife considerations
- Heritage considerations
- Are not visually intrusive on the surrounding landscape or negatively impact on the key views and vistas in the parish and aligns with policy DH3 - Key Views.

Explanatory

- 5.42. The community support the development of appropriate renewable energy schemes within the village which do not impact on the amenities of its residents.
- 5.43. Renewable energy generation is an important method in improving the self-sustainability of small villages as there is less reliance on connections to the wider power network. Renewable energy also contributes to the village's environmental and economic sustainability objectives.

E2 - Local Green Space

The Neighbourhood Plan designates the following areas as Local Green Space (LGS) due to their special character, significance and community value. The following sites (also shown on the Proposals Map) will be protected from development considered to be inappropriate:

- Giants Garden
- Walled Garden and associated adjacent land
- St Peter's Church grounds
- The Avenue
- Cricket Ground
- Sports Field
- Elford Jubilee Memorial Playground
- Land between the Shrubbery and the river Tame (locally known as the picnic area)
- Land off Eddies Lane (Protected Open Space C9 as identified in the Lichfield District Council Local Plan)
- Land off the Beck

Explanatory

5.44. The community wish to designate certain sites around the village as LGS due to their local importance and contribution to the parish in a number of ways. These LGS sites have been assessed against the criteria for LGS as set out under paragraph 77 of the NPPF. This assessment demonstrated that these proposed LGS sites fulfil the requirements of the criteria in the NPPF, which are as follows;

- the green space is in reasonably close proximity to the community it serves
- is demonstrably special to a local community and holds particular significance, and is local in character
- is not an extensive tract of land

E3 - Green Infrastructure Network and Green Links

New development adjacent to existing footpaths and rights of way must take account of its setting by avoiding negative impacts on safety, visual appearance, surveillance and functionality of these routes. New development which seeks to protect and enhance existing footpaths and green links will be looked on favourably

New Development should incorporate new green infrastructure into their designs, such as hedgerows, trees, historic field patterns and green spaces, and where possible ensure that they link to the wider green infrastructure network of the parish and to key pedestrian routes to create green links.

Explanatory

- 5.45. Policy E3 identifies the key components of a green infrastructure network as being hedgerows, trees, historic field patterns and green spaces. This policy then seeks to protect this network but also enhance it through seeking schemes which link and reinforce the linkages between separate elements of the network.
- 5.46. This policy also promotes green links around the parish which support the movement of local wildlife between new and existing wildlife habitats.

E4 - Biodiversity

New development schemes must consider their impacts on the biodiversity of Elford, seeking to maintain or improve current levels through retaining and enhancing existing hedgerows, trees and water bodies within the parish.

New developments which impact on biodiversity must demonstrate how they have incorporated effective mitigation measures to reduce such impacts.

Where a loss of biodiversity cannot be avoided, schemes must provide means to bolster an equivalent in appropriate locations within the site.

Explanatory

- 1.1. Elford, being a rural parish, has a strong connectivity between its urban areas and the surrounding countryside in terms the interaction between the two. This policy promotes biodiversity in the parish and

ensures that new developments do not detrimentally impact on the quality and quantity of wildlife in the parish. New developments can assist by increasing and enhancing features such as bat boxes or appropriate native planted tree and hedgerow boundaries.

Managing Development

- 5.47. The policies in this section seek to ensure that new development is carried out with appropriate considerations for sustainability, including matters such as transport, parking, material use and design.

MD1 - Parking Standards

Proposals for new residential developments in Elford (including new build, replacement dwellings and conversions to flats or houses with multiple occupancy) will be required to demonstrate that the development will include adequate off-street parking provision.

Where parking is proposed for residential development it should be provided on-plot, or in courts, in accordance with the following minimum requirements:

- 1 Bed Dwellings: 1 space
- 2/3 Bed Dwellings: 2 space
- 4+ Bed Dwellings: 3 space

Non-residential developments must provide sufficient on plot car parking facilities to avoid 'fly-parking' on the surrounding streets

Explanatory

- 5.48. Elford is typical of small historic villages within England in that it exhibits a number of narrow rural lanes and many existing properties were constructed without sufficient off-street parking, if any.
- 5.49. It is unreasonable to expect people living and working in Elford not to use private vehicles to access facilities, services and places of work elsewhere beyond the parish, and therefore new development must recognise the need for parking within the parish.
- 5.50. By setting clear and sensible on-plot targets for new developments within the parish, it is hoped that further exacerbation of these issues can be mitigated.

MD2 - Sustainable Transport

New developments will be looked on favourably where they seek to encourage accessibility to and from the development, and promote a modal shift towards public transport, cycling and walking.

Walking/cycling links will normally be included in the design of all new developments. The maintenance of existing footpaths within the parish is essential in the promotion of the health and wellbeing of new and existing residents

Aspiration

Proposals that support the enhancement of Elford's bus service will be supported subject to careful consideration of the criteria stated in policy MD5 (*Traffic*).

Explanatory

- 5.51. The NDP encourages the use of sustainable transport and seeks to reduce the reliance on private vehicles. This in turn would reduce the need for additional vehicles on residents' properties.
- 5.52. New developments will be expected to include means for sustainable transport, such as cycleways and footpaths in order to encourage these travel modes and thus contribute to the plan's sustainability objectives.

MD3 - Sustainable Design and Construction

New developments within Elford should embrace modern techniques in their design and construction, whilst respecting the local character.

Schemes that incorporate elements to reduce their carbon footprint (through use of materials or renewable technologies) will be supported

Explanatory

- 5.53. The community recognises that modern techniques in construction and design promote homes and new development which are better suited to modern day living and energy savings. Sustainable designs are encouraged by the NDP and applications which embrace these concepts into their schemes will be looked on favourably by the plan.

MD4 - Flood Risk Management

All development must demonstrate that they have considered their impact on flood risk within and adjacent to the parish, through utilising best practice design and construction techniques/materials.

Schemes which demonstrate an improvement in the overall levels of surface water runoff in the village will be looked on favourably.

New development will be resisted within Flood Zone 3 areas in accordance with national policy. New developments within Flood Zone 2 areas must demonstrate appropriate flood prevention methods in their schemes, such as the incorporation of Sustainable Urban Drainage Systems (SUDS).

Explanatory

- 5.54. Flood Zones ranked 1, 2 and 3 are present within the parish. The high risk areas are typically close to the River Tame, which borders part of the southern boundary to the parish. There are a number of residential properties which are situated along this southern boundary in close proximity to the river, which have voiced concerns over possible flooding issues.
- 5.55. The community wish not to exacerbate the issue of flooding in the parish by ensuring that new development takes appropriate measures. This includes new development outside of the flood risk zones, as there is potential for increased surface run-off to impact on surrounding areas. In addition, the plan does not support any development which would be proposed within the highest risk areas (Flood Zone 3), in line with national policy.

MD5 - Traffic

All new applications, regardless of scale or size, should demonstrate that they consider their wider impact on traffic in the parish. Development proposals which include improvements to road safety and encourage walking, cycling or the use of public transport will be looked on favourably.

New developments should not cause negative impacts on traffic levels within the parish, specifically at key junctions and identified pinch points (such as along Church Road and Brickhouse Lane corner), as identified on the proposals map.

Development proposals should demonstrate safe and convenient access to and from the proposed development.

Proposals that may cause an increase in vehicular traffic through the village will be resisted, due to safety and practical aspects of using narrow roads or those roads where roadside parking is common. These roads (listed below) are identified on the proposals map. The issues with these roads should be considered equally when considering the impacts that planning proposals may have on them.

- The Beck
- Church Road
- Brickhouse Lane
- The Shrubbery

Explanatory

5.56. There is a desire by the community to tackle the issue of traffic within the village. Several key problematic junctions and pinch points have been identified, which are the focus of the policy. The NDP does not support development which would further exacerbate the issues at these identified infrastructure points.

5.57. The plan would support developments which would provide contributions towards improving traffic issues at the identified junctions and pinch points within the parish, in accordance with other policies in the plan.

6. Monitoring and Review

Monitoring

- 6.1. The Neighbourhood Plan, once made, will form part of the Development Plan for Lichfield District, and will be subject to the Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.
- 6.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan: Part 1 - and any developed as part of Part 2 - will be sufficient for most of the Neighbourhood Plan policies. National growth agenda changes
- 6.3. It may be necessary to monitor separately a number of other specific indicators which should be conducted in partnership with the Council and the Parish Council on a bi-annual basis. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.
- 6.4. Subsequently, key indicators from approved planning applications and relevant policies, covering applications only within Elford relating to the Neighbourhood Plan are:
 - Development proposals submitted and/or permitted on sites designed as Local Green Spaces and their outcome (Policy E2).

Review

- 6.5. The Neighbourhood Plan has been prepared to guide development up to 2029. This is in line with the Local Plan: Part 1 for Lichfield District Council – the document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and completely relevant for the entire Plan period and may, in whole or in part, require some amendments before 2029.
- 6.6. There are a number of circumstances under which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed under para 6.4 are not adequately addressing the objectives set for the Plan. In all cases, the Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in five to six years from adoption (around 2021-22) and then a full review should be no later than 2026.

7. Glossary

Term	Definition
Affordable Housing	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <p>Social Rented Affordable Rented; and Intermediate Housing</p> <p>Affordable Housing: Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p> <p>Affordable Rented Housing: Housing which meets the Housing Corporation’s Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council’s Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p> <p>Intermediate Housing: Discounted Sale housing and Shared Ownership housing.</p> <p>Social Rented Housing: Housing which meets the Housing Corporation’s Design and Quality Standards (or replacement standards) and which is let by a Registered Provided of Social Housing to a person allocated that dwelling in accordance with the Council’s Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
Development	<p>Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be ‘the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land’. Most, but not all, forms of development require planning permission.</p>
Development Plan	<p>A development plan is a document which details the overall strategy of the council for the proper planning and sustainable development of an area and generally consists of a written statement and accompanying maps. The plan usually includes the broad aims of the council for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives. A Neighbourhood Plan is statutorily part of the Development Plan and is used to determine planning decisions within the relevant area.</p>

<p>Green Infrastructure</p>	<p>Green infrastructure is a phrase used to describe all green and blue spaces in and around our towns and cities. The term allows us to refer to – and consider the collective value of – all of these spaces at once. Component elements of green infrastructure include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.</p>
<p>Heritage Assets</p>	<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p>
<p>Infill Development</p>	<p>Use of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.</p>
<p>Infrastructure</p>	<p>The term infrastructure refers to the basic physical and organization of structures and facilities needed for the operation of a society or community.</p>
<p>Local Green Space</p>	<p>The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan.</p> <p>The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife (NPPF Paragraph 77).</p> <p>Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF (NPPF Paragraph 78). (English Heritage)</p>
<p>Local Plan</p>	<p>The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole District. It is the policy against which development requiring planning consent in local authorities is determined.</p>
<p>Local Planning Authority (LPA)</p>	<p>A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.</p>

Localism Act	The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.
National Planning Policy Framework (NPPF)	Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.
Neighbourhood (Development) Plans	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2044) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that parish.
Public Realm	The space between buildings comprising the highways land, footpaths and verges.
Recreation	Recreation includes a many different activities, as a result a concise definition is difficult to establish. For the purposes of this Neighbourhood Plan, recreation can include but is not restricted to the following types of activity; spending time outdoors, informal games and play, walking and cycling, sporting activities.
Street scene	Elements which comprise the street environment, including roadways, pavements, street furniture etc.
Sustainable Development	The Bruntland Report provides the accepted definition of sustainable development as ‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’ (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.
Sustainable Urban Drainage (SUDs)	A series of processes and design features to drain away surface water in a sustainable manner.

Appendix

Proposals Map

Local Green Space Assessment Table

Designated and non-designated Heritage Assets

Conservation Area - proposed new areas and properties

Conservation Area - map of original boundary and proposed new boundary

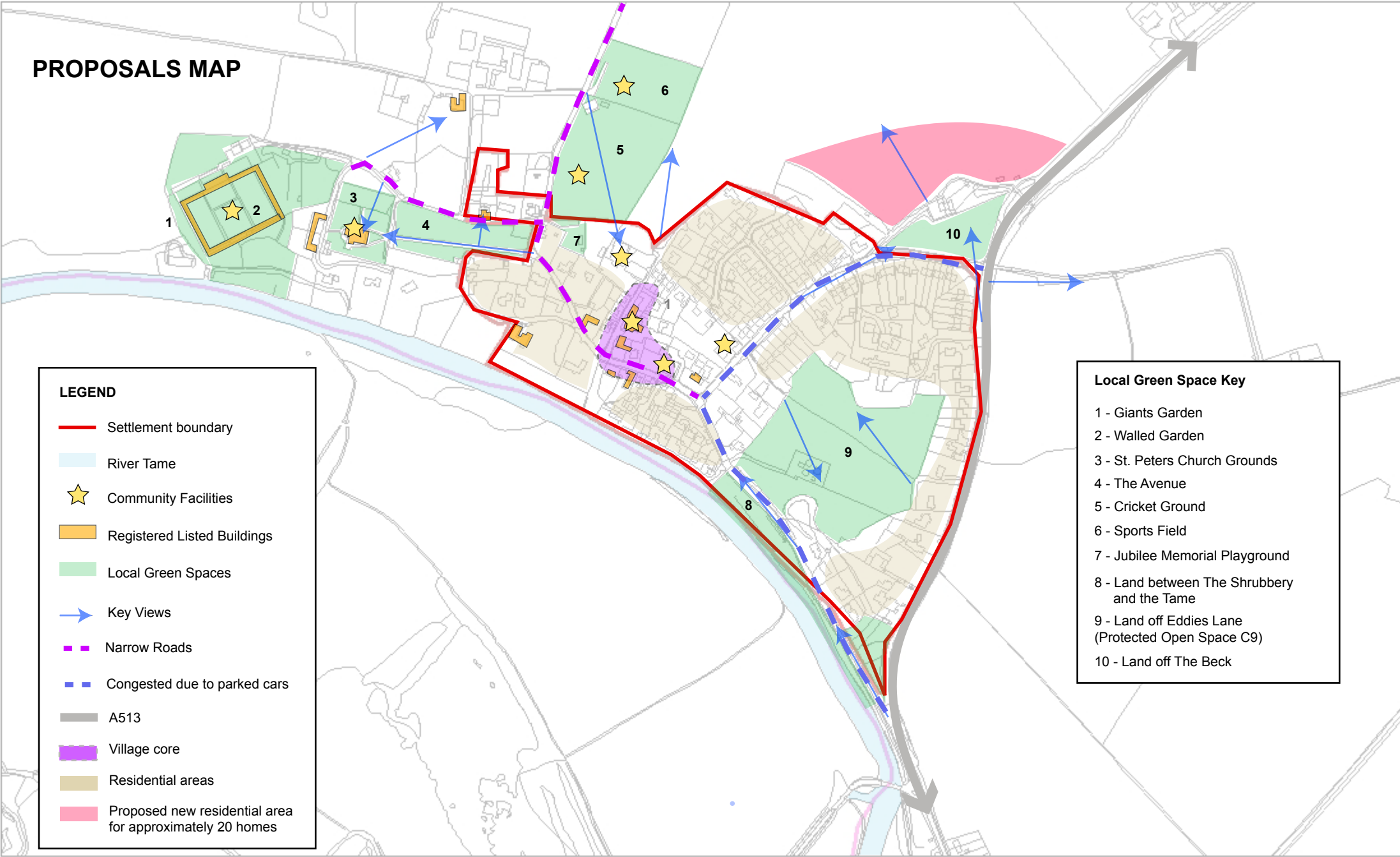
PROPOSALS MAP

LEGEND

- Settlement boundary
- River Tame
- ★ Community Facilities
- Registered Listed Buildings
- Local Green Spaces
- ➔ Key Views
- Narrow Roads
- Congested due to parked cars
- A513
- Village core
- Residential areas
- Proposed new residential area for approximately 20 homes

Local Green Space Key

- 1 - Giants Garden
- 2 - Walled Garden
- 3 - St. Peters Church Grounds
- 4 - The Avenue
- 5 - Cricket Ground
- 6 - Sports Field
- 7 - Jubilee Memorial Playground
- 8 - Land between The Shrubbery and the Tame
- 9 - Land off Eddies Lane (Protected Open Space C9)
- 10 - Land off The Beck



Assessment of open spaces in Elford against the criteria for protection as Local Green Spaces

Site Number	Name of site	Criteria 1: Reasonable distance	Criteria 2: Special Character					Criteria 3: Not being extensive tracts of land.	Fulfilling LGS Criteria
			Beauty	Historic significance	Recreational value	Tranquillity	Rich in wildlife		
1	Giants Garden	yes	Yes, an attractive public garden	-	Yes, visited by residents and outside visitors to the village	Yes, on the edge of the village facing out to the countryside	Yes, attracts insects and animals	Yes	Yes
2	Walled Garden	Yes	Yes, a floral garden	Yes, the wall is Grade II listed	Yes, used for a variety of activities by residents and visitors	Yes, a floral garden	Yes, many plants for insects	Yes	Yes
3	St Peter's Church	Yes	Yes, the Church and its surroundings are an attractive asset of the parish	Yes, the Church is a Grade II listed building	-	Yes, area belongs to the Church	-	Yes	Yes
4	The Avenue	Yes	Yes, a row of trees surrounding leading up to the church	-	-	-	Yes, full of trees and plants	Yes	Yes
5	Cricket Ground	Yes	-	-	Yes, used for cricket	-	-	Yes	Yes
6	Sports Field	Yes	-	-	Yes, used for sports like football	-	-	Yes	Yes
7	Elford Jubilee Memorial Playground	yes	-	-	Yes, children's playing area with equipment	-	-	Yes	Yes
8	Land between the Shrubbery and the river Tame	Yes	Yes, a stretch of trees next to the river	-	Yes, walks along the river + picnicking	Yes, quiet area next to river	Yes, next to river and surrounded by trees	Yes	Yes
9	Protected Open Space (C9)	Yes	-	-	Yes, used for walking dogs	Yes, site contains a footpath across an open field	-	Yes	Yes
10	Land off the Beck	Yes	Yes, attractive fields	-	-	-	Yes, wildflowers grow during summer months which attract insects	Yes	Yes

Designated and non-designated Heritage Assets in Elford

Table 1: Designated Assets

Heritage Asset	Grade
Park Farmhouse	II
Black and White Cottage	II
Former Smithy	II
Avenue House	II
The Coach Houses	II
Church of St Peter	II*
The Cottage	II
Elford Low Farmhouse	II
Merepitts Farmhouse	II
Millhouse	II
Elford Bridge West	II
Elford Park Farmhouse	II
Crown Cottage	II
Home Farmhouse	II
Elford Bridge East	II
Elford Post Office	II
The Crown Inn	II
The Old Rectory	II
Upfields Farmhouse	II
The Forge	II
The Arches	II
The Garden Wall on North Boundary of Garden of The Old Rectory	II
Kitchen Garden Walls to Former Elford Hall	II
Barn and Stables Approximately 10 Yards Southeast of Elford Park Farmhouse	II
Former Stables Approximately 20 Yards Southeast of Elford Park	II

Key Heritage Assets:

The following key considerations are raised in relation to matters of heritage within the Parish of Elford:

- The parish includes a wealth of heritage assets including those that are designated as listed buildings whose setting will be required to be preserved and enhanced by new development;
- The draft Conservation Area Appraisal and Management Plan identifies a series of key spaces and key views / vistas important to the character and appearance of the conservation area;
- The historic environment record and a study of historical mapping shows that much of the village of Elford to the north-east is post-war whilst the area adjacent to the river is the traditional core of the village;
- The landscape is an important historical asset, offering links to the cultural heritage and showing a number of features that demonstrate the working of the landscape since mediaeval times;
- The scattered farmsteads, mainly from the Georgian and Victorian period, are an important heritage feature

Table 2: Non-designated Heritage List - Schedule of properties proposed for local listing:

Road	Property
Brickhouse Lane	New cottage
Burton Road	The Mount Hill Cottage Elford House (inc. 1,2,3,4 Elford House, East Wing) Elford House and West Wing Elford House Elford Lodge The Stables, Elford House The Cottage, Elford House
Church Road	Elford Hall Community Project Pimlico Cottage The Woodyard Box Cottage Church Gate Cottage Arthur Cottage Elford Lodge The Wickets Bagot House Tithe Barn
Clements Lane	Clements Cottage
Eddies Lane	Webbs Farmhouse
The Beck	Homestead (no. 8) No. 22 No. 41, 43, 45, 47, 51, 53 & 55 Yew Tree (numbers 59-61)
The Gardens	Haycroft Tanglewood Garden Cottage
The Green	Numbers 1, 2 & 3
The Shrubbery	The Warren Beck House
The Square	Howard Primary School The Old School House Drey House Numbers 1, 2, 3 & 4

Conservation Area Amendments as stated by the Elford Conservation Area Appraisal and Management Plan (2014)

The boundary will be changed to include the following properties and areas.

- i) Burton Road; Gold Acre, Skip Hill House, Guinea Garden, Stone Setts, The Mount, Hillside, Hill Cottage
- ii) Land north of The Shrubbery and south of Webbs Farm
- iii) Eddies Lane; Webbs Farmhouse
- iv) Clements Lane; Clements Cottage
- v) The Beck; Numbers 22 and 24, Numbers 41-57 (odd), Yew Tree (59-61)
- vi) Land to north-west of number 57 The Beck
- vii) The Green; Numbers 1, 2 and Green Cottage (3)
- viii) Land at The Green
- ix) Land at the corner of Burton Road and The Beck

CONSERVATION AREA EXTENSION

LEGEND

- Settlement boundary
- River Tame
- Elford Conservation Area
- Proposed Conservation Area Extension

