



Technical Baseline Document

for the delivery of

Elford Neighbourhood Plan

On behalf of

Elford Parish Council

June 2016



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1. Introduction

- 1.1. This technical baseline document has been prepared in support of the development of the Elford Neighbourhood Development Plan, for the village and parish of Elford in Lichfield District, Staffordshire.
- 1.2. This document has been designed to be read in conjunction with various other technical papers and core documents which have been developed by Elford Parish Council and Lichfield District Council and various other sources. Each chapter provides in depth information gathered from various sources as to the current structure of both policy, the environment and the population within the parish.
- 1.3. The following document outlines the key baseline issues that are present within Elford with respect to the development of the Elford Neighbourhood Development Plan. These key issues within the village, which may or may not have an impact on the emerging Neighbourhood Development Plan, are important to document and explore in order to provide the Plan with a full and technical background baseline and to be as informed about the local area as is possible.
- 1.4. Elford can be characterised by a wide range of considerations and aspects, which are vitally important to consider as the neighbourhood plan develops. These have provided the thematic structure of this report.

2. Background

- 2.1. This chapter provides a background to the village and parish of Elford and to the Neighbourhood Development Plan.
- 2.2. Elford lies within the District of Lichfield in the county of Staffordshire, and is a village with a population of 632 people at the time of the 2011 census. The parish lies in the south east part of Staffordshire and near to the eastern edge of the West Midlands region boundary, to the east of the greater built-up area of the Lichfield. Aside from Lichfield to the west, the surrounding area is predominantly rural with a mixture of small towns and villages. The rest of this document provides further background information regarding the population and the general environment within the plan area.
- 2.3. 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 local area.
- 2.4. Neighbourhood Development Plans must be in conformity with the Local Planning Authority's (LPAs) Operational Development Plan. In the case of Elford this is the adopted Lichfield Core Strategy (2015). Once submitted to the LPA, the Plan will be subject to a public examination and finally a local referendum before being adopted as a new tier within planning policy and used in the determination of planning applications within the parish.
- 2.5. Through consultation with the residents and local people in the parish, it is possible to set out a vision and develop a strategy for growth and development within Elford that is in keeping with what the local people wish to see in their local area, and to address the issues that concern local people about their village, and the opportunities it offers.

3. Policies and Plans

National Planning Policy

3.1. Core Document 1: National Planning Policy Framework

Plan/Programme/Legislation:	National Planning Policy Framework
Author:	Department for Communities and Local Government
Document Date:	March 2012
Available at:	
https://www.gov.uk/government/publications/national-planning-policy-framework--2	
Summary of document:	
<p>The National Planning Policy Framework (NPPF) details the Government’s planning policies for England and how they are to be implemented. The NPPF provides an opportunity for councils and communities to produce local and neighbourhood plans. Such plans must be in general conformity with the policies of the NPPF.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>Policies of the NPPF promote sustainable development which has three dimensions, which the policies of the Elford Neighbourhood Plan should be in broad compliance with. These include:</p> <ul style="list-style-type: none"> • Economic - development should be encouraged which contributes to sustainable economic growth, through retail and business, by boosting the delivery of necessary housing and by supporting high quality communication infrastructure. • Social – development should promote healthy communities, by constructing the homes and facilities people need and by promoting high quality environments. • Environmental - development should promote sustainable forms of transport, meeting the challenge of climate change and flooding and conserve and enhance the natural and historic environment. 	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
<p>The Elford Neighbourhood Plan must conform to the NPPF planning policies which promotes sustainable development and is a principal source for the guidance in the production of the plan.</p>	

Local Policy Context

3.2. Core Document 2 – Elford Four Year Strategic Plan

Plan/Programme/Legislation:	Four Year Strategic Plan, May 2013 – May 2017
Author:	Elford Parish Council
Document Date:	2013
Available at:	
http://elfordparish.co.uk/files/downloads/Elford%20Parish%20Plan.pdf	
Summary of document:	
Sets out an Action Plan for the parish to maintain and improve the village’s facilities, development, social activities, security and communication.	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>Action Plan 1 Facilities:</p> <ul style="list-style-type: none"> • Prevent planning applications from undermining the look and the feel of the church and its surroundings. • Ensure the presence and viability of services such as Post Office, library bus, pub, school, shop, cricket club, Village Hall, Playground, Sports field and the Social Club • Encourage the maintenance of the clubs surroundings. • Ensure grassed areas are kept well maintained. • Ensure the grassed areas, street lighting, public signs, pathways, pavements, the ‘look’ of the village, public gates and hedgerows are maintained • Discourage pavement parking • Explore feasibility of additional routes • Provide on-going support for the development of Walled Garden • Plan a network of footpaths • Investigate the requirement of a Private Transport Scheme <p>Action Plan 2 Village development:</p> <ul style="list-style-type: none"> • Promote catchment-sensitive farming methods, • Develop a non-binding design guide for new houses. • Survey housing needs. • Fight any application for quarrying in the area • Keep the village clean and tidy • Monitor application for Wind Turbines • Ensure the farm buildings are for light commercial or residential use and scrutinise planning applications to ensure new uses are unlikely to attract heavy vehicles or create noise <p>Action Plan 3 Social Activities:</p> <ul style="list-style-type: none"> • Look to targeting facilities for older children • Provide a website/notice board for sharing information <p>Action Plan 4 Security and Contingency:</p> <ul style="list-style-type: none"> • Identify areas where speeding is a problem • Promote household fire safety • Full flood plan on the Parish Council Website 	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
This documents summarises many of the communities concerns and therefore should inform and be used in conjunction with any future community consultation.	

3.3. Core Document 3 – Elford Conservation Area Appraisal and management Plan

Plan/Programme/Legislation:	Elford Conservation Area Appraisal and Management Plan
Author:	Staffordshire County Council
Document Date:	September 2014
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/Conservation-and-listed-buildings/Downloads/Conservation-areas/Elford-draft-conservation-area-appraisal-and-management-plan.pdf	
Summary of document:	
Provides a brief view of the village’s historic development and sets out planning policies and guidance for the designated Conservation Area’s preservation and enhancement.	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>The ECA sets out a series of planning policies and guidance in order to enhance the CA:</p> <p>Action 1: To amend the boundary in order to include rest of the historic buildings within the village.</p> <p>Action 2: To mitigate the impact of climate change by providing advice to owners and occupiers</p> <p>Action 3: To apply an Article 4 direction on dwelling houses in the ECA where appropriate.</p> <p>Action 4: To compile a Register of Buildings of Special Interest and develop policies promoting their improvement</p> <p>Action 5: To ensure that proposed advertisements accord with policies set out in the emerging local plan</p> <p>Action 6: To monitor all planning applications and ensure that new developments does not have an adverse impact on the existing buildings and landscape.</p> <p>Action 7: To support residents seeking grant funding to carry out works to historic buildings in ECA</p> <p>Action 8: To discuss with stakeholders and implement public realm enhancement schemes within the ECA</p> <p>Action 9: To work with County Council to understand the nature of the traffic and seek ways to manage the impacts on the ECA</p> <p>Action 10: To manage trees and hedgerows within the ECA</p> <p>Action 11: To ensure that development on the edges on the CA enhances the special interest of the ECA</p> <p>Action 12: To carry out a rolling Building at Risk survey</p> <p>Action 13: To take enforcement action against unauthorised works within the ECA</p> <p>Action 14: To monitor changes in the appearance of the CA</p>	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
The neighbourhood plan should seek to encourage relevant policies which address the identified issues within the ECA and which promote relevant management objectives.	

3.4. Core Document 4 – Lichfield District Local Plan Strategy

Plan/Programme/Legislation:	Lichfield District Local Plan Strategy
Author:	Lichfield District Council
Document Date:	2015
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Local-Plan-documents/Downloads/Local-Plan-Strategy/Lichfield-District-Local-Plan-Strategy-2008-2029.pdf	
Summary of document:	
<p>This document sets a strategic context to help shape the physical, economic, social and environment characteristics of Lichfield District and contains a series of ‘spatial’ strategy and ‘general’ policies.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>The local plan’s main strategic priorities are: sustainable communities and transport, rural communities, infrastructure, meeting housing needs, economic prosperity, centres, tourism, countryside character, built environment and high quality development.</p> <p>Core Policy 1 The Spatial Strategy: Sets out the overall approach toward providing for new homes, infrastructure and community facilities. It also directs development towards the most sustainable locations and plans for safeguarding and improving facilities. It also emphasizes that <i>“The District’s significant high quality natural and built environment and key tourism assets will be protected and enhanced in their own right”</i>. One of the significant assets of the District is the Central Rivers Area which includes the western part of the village of Elford.</p> <p>Core Policy 2 Presumption in favour of sustainable development: Indicates the positive approach to secure development and support of planning application that accord with the policies.</p> <p>Core Policy 3 Delivering Sustainable Development: It seeks to ensure that the character of Lichfield District is maintained while reusing the previously developed land and buildings and guide development away from known areas of flood risk.</p> <p>Core Policy 4 Delivering Our Infrastructure: Ensures that new development will be required to provide the necessary infrastructure at a timely stage to meet the community needs and also those application that result in a loss of an existing infrastructure or facility will not be permitted.</p> <p>Core Policy 5 Sustainable Transport: Aims at improving accessibility of all developments and that development proposals have to make appropriate provisions for reducing the need to travel, widening travel choices and reducing the impact of travel upon environment.</p> <p>Core Policy 6 Housing Delivery: Sets out a series of permitted residential development such as infill development, affordable housing, small scale development and agricultural, forestry and other occupational workers dwellings.</p> <p>Core Policy 7 Employment and Economic Development: Support will be given to existing sectors while encouraging proposals for facilities for employees within large industrial estates and also economic development of the rural economy where they do not conflict with other local plan policies.</p> <p>Core Policy 8 Our Centres: This policy seeks to protect and promote the sustainable development of District’s centres including new centres liked to planned growth areas but the proposed neighbourhood centres excludes Elford.</p>	

Core Policy 9 Tourism: It seeks to support the sustainable tourism in line with CP3 where it does not conflict with other Core Policies. The Central Rivers Initiative is one of the existing local and national tourism attractions in the District.

Core Policy 10 Healthy and safe Lifestyle: The District will support appropriate initiatives which encourage homes to use energy efficiently and will ensure that the current high standard of air quality in the District is monitored and maintained. It will also ensure that community infrastructure needs generated by new development for open space, walk and cycle ways, sport and recreation provision, children’s play and community spaces are provided, and won’t allow the loss of existing open spaces if there is an existing or future need unless it can be demonstrated that equivalent or better alternative spaces are provided.

Core Policy 11 Participation in Sport and Physical Activity: Support will be given to the provision of new sport facilities.

Core Policy 12 Provision for Arts and Culture: Support will be given to new art and cultural assets including public art.

Core Policy 13 Our Natural Resources: All designated sites (including the Central Rivers Initiative) and non-designated priority habitats will be protected from damage resulting from development or poor management. Also all new developments within the Green Belt must retain its character and openness.

Core Policy 14 Our Built and Historic Environment: All heritage assets including locally listed buildings and locally important parks and gardens will be conserved and enhanced. The sustainable reuse, maintenance and repair of listed buildings and other heritage assets will be supported.

Policy NR8 River Mease Special Area of Conservation: Development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse affect upon the integrity of the Mease Special Area of Conservation. Development that falls within the water catchment of the Mease SAC will require an assessment under the Habitat Regulations.

Policy SC2 Renewable Energy: There is a potential of six large scale wind turbines in various areas of within the District. One of these areas fall within the western part of the parish.

Policy BE1 High Quality Development: All development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on:

- The significance of the historic environment
- Reducing carbon emissions
- The built vernacular.
- Public safety, health and reducing inequality
- Amenity
- The natural environment
- Sustainable transport

Vision for Rural Areas: The historic character and local distinctive of small villages will be protected and flexibility will be given to local communities to allow small scale development to meet local needs through locally prepared plans.

How objectives and/or requirements might be considered in the Neighbourhood Plan:

The Elford Neighbourhood Plan is required to support the strategies and policies of the Lichfield District Local Plan. The Spatial Strategy and General Policies will be used to ensure the ENP complies with hierarchical planning policy. The policies directly relating to development within Elford (as a small rural settlement) focusing on the new developments and reuse of buildings or land should be used to inform the future ENP.

3.5. Core Document 5 – Lichfield District Local Plan Saved policies

Plan/Programme/Legislation:	Lichfield District Local Plan Saved policies
Author:	Lichfield District Council
Document Date:	1998
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Local-plan/Downloads/1998-lichfield-district-local-plan-saved-policies.pdf	
Summary of document:	
<p>This document sets out general policies on: Conservation Areas, protected open spaces, Green Belt, redevelopment of neighbourhood shopping centres, environmental and housing improvements, existing Industrial Areas etc.</p> <p>There are also specific policies for sites and areas mostly within or around Lichfield such as: buildings out of scale or character, transport and traffic management, City Centre redevelopment, Primary and Secondary Retail Area, Business Areas, rail stations and linear park, environmental and housing improvement, shopfronts, linear park, Cathedral Close, Framework Open Space, Britannia Way, Office Development Sandford Street, Bird Street, Dam Street, recreation zones, etc.. and other parts of the District such as recreation zones, Chasetown Industrial Estate, Wyrley and Essington Canal, extension to Boley Park Industrial Estate, Buffer Depot Streethay, Forest of Mercia.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>Policy C2 Character of Conservation Area: Development will be permitted in Conservation Areas provided it would enhance or preserve the character of the CA.</p> <p>Policy C9 Protected Open Spaces: This policy aims to maintain the character of the village by restricting development which would result in the loss of all or parts of open spaces and landscape features which contribute positively to the character of a village or CA, or which adversely affects the setting of any open space which would diminish its value to the character of a village. The protected open spaces in Elford are as following:</p> <ul style="list-style-type: none"> • Land south of Webbs Farm, Elford • Land at corner of A513/The Shrubberies, Elford <p>Policy EA14 The Tame and Trent Valley: The District Council will encourage the use of land for water based recreation alongside conservation of the natural environment and the creation of new habitats to improve the range available for wildlife. Opportunities should be taken to extend the existing recreational footpath network. Within recreation proposals natural habitats should be retained and where possible enhanced and secure arrangements shall be made to ensure their long term protection and management. Part of the site lies within the National Forest and recreation proposals should have regard to Policy EA.16 where appropriate.</p>	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
<p>The Elford Neighbourhood Plan is required to support the saved policies of the Lichfield District Local Plan. These Policies will be used to ensure the ENP complies with hierarchical planning policy. The policies directly relating to development within Elford Parish should be used to inform the future ENP.</p>	

3.6. Core Document 6 – SHLAA

Plan/Programme/Legislation:	Strategic Housing Land Availability Assessment SHLAA
Author:	Lichfield District Council
Document Date:	2015

Available at:

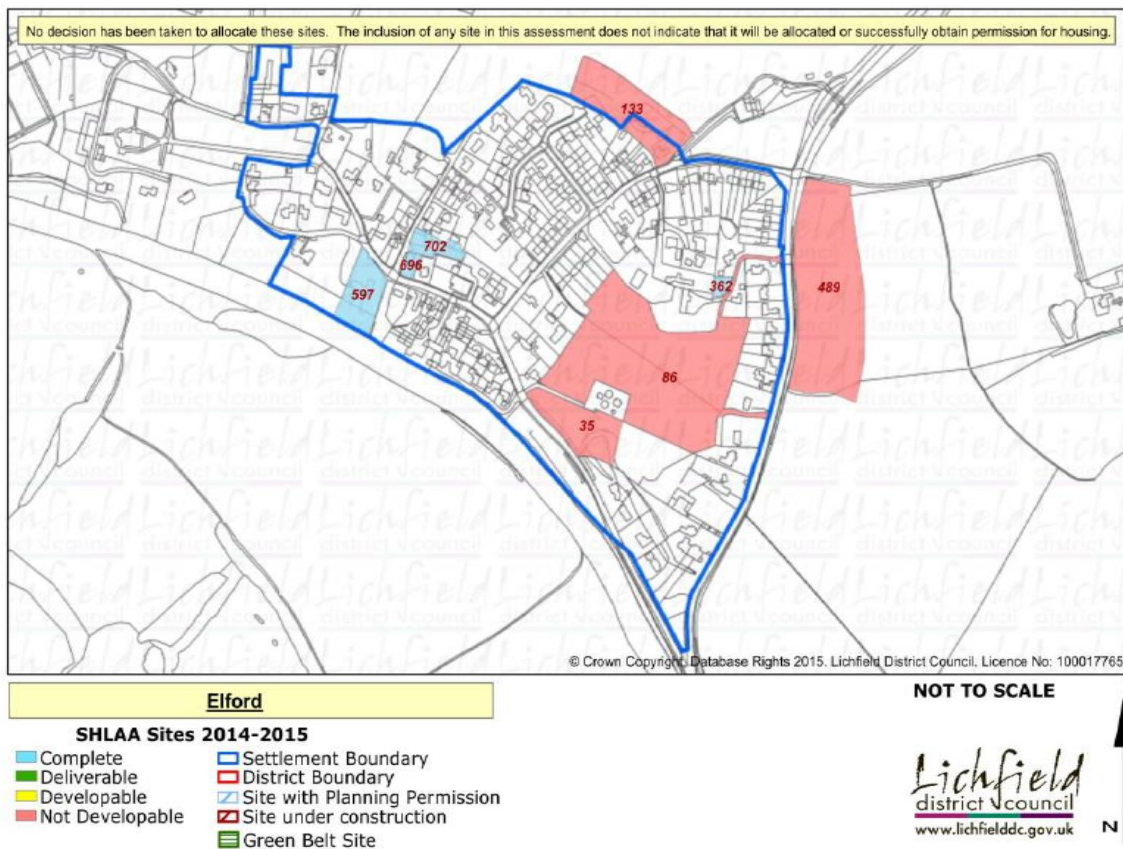
<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Evidence-base/Housing/Downloads/SHLAA/SHLAA-2015.pdf>

Summary of document:

Map showing SHLAA sites for Elford as of 2014-2015 including complete, deliverable, developable and not developable housing sites.

Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:

The sites assessed in the SHLAA are shown as below..



How objectives and/or requirements might be considered in the Neighbourhood Plan:

The SHLAA assessment may be used to inform the allocation of sites within the Neighbourhood Plan or to provide general information on future development to inform other relevant policies.

3.7. Core Document 7 – Community Flood Plan

Plan/Programme/Legislation:	Community Flood Plan
Author:	Elford Parish Council
Document Date:	2012
Available at:	
http://elfordparish.co.uk/files/downloads/FloodPlan-public.info.6.12.12.pdf	
Summary of document:	
<p>The plan consists of 9 schedules:</p> <p>Schedule A: Location of risk of flooding/source of flooding: Splits the village into six areas where flooding risk exists.</p> <p>Schedule B: Flood alert schedule: “<i>Flooding is possible be alert</i>” – given two hours to two days before possible event.</p> <p>Schedule C: Flood warning schedule: “<i>Flooding is expected to occur rake immediate action</i>” – given half an hour to a day before expected event.</p> <p>Schedule D: Severe flood warning: Severe flooding expected, risk to life – given when flooding is expected to pose a significant threat to life.</p> <p>Schedule E: Local flood actions: Action triggers, equipment and response times</p> <p>Schedule F: Plan B – for use in times of SWPS failure/unavailability: there are two fundamental back up actions in place:</p> <ul style="list-style-type: none"> • Loss of power – EA to bring in a stand- by generator • Pump Breakdown - EA to bring in temporary pumps. <p>Schedule J: Agreement with other bodies: Sets out emergency arrangements with Village Hall, Working Men’s Club and Church Council</p> <p>Schedule K: Emergency contact phone numbers</p> <p>Schedule L: FAQs to provide guidance for villagers during flood event</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>From its content, the plan concludes that Elford is in a strong position to deal with any future flood event. It also sets out the following provisions which makes the drainage network in the area robust:</p> <ul style="list-style-type: none"> • The high capacity Storm Water Pumping Station on the Green Brook outfall (Environment Agency) • A new inlet structure on the Green Brook Culvert (Environment Agency) • Modifications to the Shrubbery storm outfall on the Osiers (Severn Trent Water) • An upgrade to FWS PS Croft Close (Severn Trent Water) • Modifications and improvement to the highways storm drainage system and outfall in Church Road and The Square (South Staffs Water) • Localised works in the area of The Mill (Householders) 	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
<p>If the Neighbourhood Plan allocates sites it will need to consider potential flood risks. Paragraph 100 of the NPPF states that inappropriate development should be directed away from flood risk areas, and particularly those areas at the greatest risk. However, in some circumstances development can go ahead where implications have been mitigated and where flood risk is not increased elsewhere.</p>	

3.8. Core Document 8 – Open Space Assessment

Plan/Programme/Legislation:	Open Space Assessment
Author:	Lichfield District Council
Document Date:	2012
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Evidence-base/Healthy-Safe-Communities/Downloads/Open-space-assessment/Open-space-assessment-2012.pdf	
Summary of document:	
<p>It provides an assessment of a variety of open spaces. It identifies local needs and assesses the long term requirements in terms of the quantity, quality and accessibility of the various types of open spaces, sport and recreation facilities for future provision in meeting local need where appropriate, through establishing minimum standards to be achieved. It also analyses the existing situation for open space, sport and recreation facilities, and identifies areas with deficiencies and surpluses. Where appropriate this report also sets out recommendations in the form of local standards.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>Elford benefits from two amenity greenspaces with good quality, similar to those in the other rural settlements in eastern Lichfield District. The village falls within the Central River Initiative project which seeks to manage the habitat and enhance the landscape within the District. There are a few proposals in Elford South for water based recreation activities, access improvements to Tame Valley walkway and green infrastructure links from Lichfield. In Elford North there are several applications for landscape, habitat and recreation projects.</p> <p>Elford has one equipped play space which has been assessed against a set of qualitative criteria, and a maximum potential score identified which is 27/47. The document suggests that this site should aim to achieve maximum score.</p>	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
<p>When setting policies for the provision of children’s play spaces as part of open spaces, using the assets of equipped play space in Elford should be considered, and policies should be set to maximise the quality and accessibility of these spaces for the residents of the village.</p>	

3.9. Core Document 9 – Rural Settlement Sustainability Study

Plan/Programme/Legislation:	Rural Settlement Sustainability Study
Author:	Lichfield District Council
Document Date:	2011
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Evidence-base/Rural-settlements/Downloads/Rural-settlement-sustainability-study/Rural-settlement-sustainability-study-2011.pdf	
Summary of document:	
<p>This study assesses the rural settlements within the District of Lichfield in terms of sustainability. For simplicity, this has been split in to two main categories - services and facilities within a settlement (e.g. post office and school), and accessibility to other services (e.g. employment and hospitals).</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<ol style="list-style-type: none"> 1- Elford is considered an isolated settlement within the District. 2- Outside the urban areas in the District, there are places that have suffered the loss or closure of a facility like a pub, and Elford is one of them. However in Elford this has been reflected in recent proposals for residential development on part of the site of the Public House. 3- There is one bus service number 813 from Tamworth to Burton which serves Elford too. 4- Elford scores low in the District in terms of facility availability and accessibility to services and facilities as it lacks a GP, post office, shops and a dentist. The only facilities (which have been subject of this study) within Elford are: the Community Hall, the Primary School and the pub. 	
How objectives and/or requirements might be considered in the Neighbourhood Plan:	
<p>Elford scores low in terms of facilities and this should be considered when formulating ENP's policies around protection and development of the facilities and services in the Parish.</p>	

3.10. Core Document 10 – Open Space, Sport and Recreation Supplementary Planning Document

Plan/Programme/Legislation:	Open Space, Sport and Recreation Supplementary Planning Document			
Author:	Lichfield District Council			
Document Date:	2005			
Available at:	https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Adopted-SPDs/open-space-sport-and-recreation-spd-2005.pdf			
Summary of document:	This sets out Lichfield Council’s approach to the provision of open space, sport and recreation in new housing developments. It details how the local Development Framework policies for these topics will be implemented.			
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	The Council indicates 4 different types of provision for open space, sport and recreation, set as 1- Built Recreation Facilities, 2- Open space for sport, 3- Children’s play space and 4- Informal open space. The Council’s standards for these open spaces, that can be taken into account for Elford, are set as follows:			
	Standard	Catchment Area		
Open Space for Sport	Outdoor Facilities 0.4 ha per 1000 population	1200 metres		
Children’s Play Space	Local Equipped Play Space 0.3 ha per 1000 population Neighbourhood Equipped Play Space 0.4 ha per 1000 population	LAP 100 metres pedestrian route LEAP 400 metres pedestrian route NEAP 1000 metres pedestrian route		
Informal Open Space	Parks, gardens, community woodlands etc. 0.2 ha per 1000 population	400 metres		
<p>The provision of new open spaces will need to contribute to achieving the Council’s biodiversity Strategy through the nature of planting proposals and where appropriate, habitat creation. They also are required to meet the construction and design standards of the Council and be able to show that they have considered the needs of different groups within their area.</p> <p>The Council’s open space standards will also be applied to residential developments where they lead to a net gain in 6 residential units or more. The table below shows details of the needs for OSSR space that may be generated by different types of housing developments:</p>				
	Built Facilities	Open Space for Sport	Children’s Play Space	Informal Open Space
Open Market Housing	✓	✓	✓	✓
Affordable Housing	✓	✓	✓	✓
Flats	✓	✓	✓	✓
Active Elderly	✓	✓	×	✓
Less Active Elderly	×	×	×	✓
Permanent Mobile Homes	✓	✓	✓	✓

In the case of small sites, an agreed off site location will be acceptable. The thresholds for this type of provision is shown in the table below:

Open Space for sport	Pitches – 500 dwellings Other outdoor – 200 dwellings
Children’s play space	Leaps – 50dwellings Neaps – 200 dwellings Casual – 6 Dwellings
Informal open space	Site level negotiation

How objectives and/or requirements might be considered in the Neighbourhood Plan:

The standards for Open Space provision in this report should be considered in the formulation of policies for the Elford Neighbourhood Plan which seek to maintain the presence or provide new open space, sport and recreation facilities as a part of Green Space, Landscape and Community Facilities Strategy and Policies.

3.11. Core Document 11– Sustainable Design Draft Supplementary Planning Document

Plan/Programme/Legislation:	Sustainable Design Draft Supplementary Planning Document
Author:	Lichfield District Council
Document Date:	2015
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Sustainable-design-SPD/draft-sustainable-design-spd.pdf	
Summary of document:	
<p>This report gives guidance on how sustainable development can be achieved through connectivity and integration, in terms of how places are sustainably connected by transport linkages and through patterns of development. It then considers how the layout and density can assist in creating sustainable development, through green infrastructure, standards for parking and spaces around dwellings, utilising sustainable drainage systems, creating walkable communities and energy efficient layouts. It also considers how technology and construction of buildings can lead to more sustainable development.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>The report highlights the main policies related to sustainable design from the NPPF: Planning principles from NPPF, such as seeking to secure high quality design and good standards of amenity, supporting the transition to a low carbon future in a changing climate, encouraging the use of existing and renewable resources and actively managing patterns of growth to make the fullest possible use of public transport, are all relevant to designing places and buildings in a sustainable way.</p> <p>The following policies from Lichfield Local Plan have been highlighted:</p> <p>Green infrastructure - New developments should contribute to the provision of trees and green infrastructure in the district. Special attention to tree cover should be given to development that includes but is not limited to residential schemes for the elderly, within the areas of outdoor recreation and play provision, schools and hospitals. Tree provision will be particularly important in areas of social deprivation.</p> <p>Shade – Proposals should utilise trees to provide a choice of shade and shelter on a site.</p> <p>Flood reduction- Proposals should incorporate planting in areas of hard surfacing such as streets, car parking and pedestrian areas to help regulate water run-off.</p> <p>Air quality – In addition to street tree provision, copses of trees are welcomed.</p> <p>Open Space – The council welcomes proposals that create small woodlands or copses as an alternative to grassed open space within a mix of open space provision.</p> <p>Small Development sites – On all small application sites (proposals of 9 dwellings or less) tree cover should be maintained and enhanced. Pre-application discussions are encouraged.</p> <p>Development in rural location - Opportunities should be explored in rural locations for hedgerow creation and management and new woodland provision, as part of landscaping schemes, as these are characteristic features of the landscape.</p> <p>Underground Services – Where tree planting will be undertaken as part of a new development, sufficient space underground should be reserved at the initial site design stage to ensure that underground services and tree planting can both be accommodated.</p>	

Daylight and sunlight – The design and layout of both new and existing buildings should seek to maximise sunlight to internal accommodation and private amenity areas.

Privacy and outlook – To allow for the retention or provision of sufficient to adjacent occupiers, new development should meet the guidelines on the distance between dwellings as set out in the relevant policies.

Private amenity/garden space – All private amenity space should be a minimum of 10 metres in length and the total area of the garden will be determined based on how many bedrooms different dwellings have.

How objectives and/or requirements might be considered in the Neighbourhood Plan:

The standards for design in this report should be considered in the formulation of design policies for the plan.

3.12. Core Document 12 – Historical Environment Draft Supplementary Planning Document

Plan/Programme/Legislation:	Historical Environment Draft Supplementary Planning Document
Author:	Lichfield District Council
Document Date:	2015
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Historic-environment-SPD/Draft-Historic-Environment-SPD-June-2015.pdf	
Summary of document:	
This reports highlights the main polices from NPPF and LDLP on Historical Environment.	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>The NPPF confirms that:</p> <p>Paragraph 9 – Pursuing sustainable development involves seeking positive improvements of the quality of the built, natural and historic environment.</p> <p>Paragraph 13 – Development should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p> <p>Paragraph 126 – Development should enhance the significance of heritage assets and putting them to viable uses consistent with their conservation</p> <p>Paragraph 133 - Refuse consent for new development unless it can be demonstrated that the substantial harm or loss to designated assets resulting from the development is necessary to achieve substantial public benefits that outweigh the harm or loss.</p> <p>Paragraph 134 - Where development will lead to less than substantial harm to the designated heritage asset, this harm should be weighed against the public benefit of the proposal.</p> <p>Paragraph 135 – The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application.</p> <p>The most important elements from Lichfield District Local Plan relating to the District’s historic environment are:</p> <ol style="list-style-type: none"> 1- The LDLP indicates that the strategies from the plan provides allocations which will have regard to the District’s heritage assets, meaning that development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on the significance of the historic environment, such as archaeological sites, sites of historic landscape value, listed buildings, conservation areas and skylines containing important historic, built and natural features. 2- The report also highlights that locally distinctive design within the District should be employed in both historic and non-historic areas (areas that are not particularly old but have been carefully and thoughtfully designed to give them a strong sense of place) which are mostly: <ul style="list-style-type: none"> • In conservation areas, historic parks and gardens, on sites with listed buildings and within the setting of any of these. 	

- In the Cannock Chase Area of Outstanding Natural Beauty
- On prominent sites at the edge of settlements or important open spaces
- At prominent locations within settlements such as at busy junctions and crossings or along busy routes
- At important ‘arrival points’ such as around railway stations, bus stations and visitor car parks.

Local distinctiveness should apply to all forms of development from extensions or an individual house through to major housing sites and employment sites.

3- There are Sensitive Locations within the District where only development of the highest quality will be accepted. These sites include:

- On the site of or affecting the setting of a scheduled ancient monument
- Within the curtilage of or affecting the setting of a listed building
- Within or affecting the setting of a conservation area
- Within or affecting the setting of a historic park or garden
- On the site of or affecting the setting of a non-designated heritage asset

The components to be used to assess applications in sensitive locations include: layout, landscape and biodiversity, building form, external appearance, shopfronts and advertisements and heritage crime.

4- When assessing an application affecting a heritage asset or its setting, the council will consider the proposal to ensure that the significance of the heritage asset, together with its setting, is not affected by the proposal.

5- When applications are for extensions and alterations to a historic building, it is important to understand the building’s character, significance and setting and consider the wider picture.

6- The council must strike a balance between maximising the benefits of renewable and low carbon energy and conserving the district’s historic environment. In this regard, no changes should ever be made that risks long term damage to the building.

How objectives and/or requirements might be considered in the Neighbourhood Plan:

The standards of this report should be considered when formulating any policies for ENP which relate to assessing applications affecting the historic environment in Elford, including heritage assets and their settings.

3.13. Core Document 13 – Draft Trees, Landscaping and Development Supplementary Planning Document

Plan/Programme/Legislation:	Draft Trees, Landscaping and Development Supplementary Planning Document
Author:	Lichfield District Council
Document Date:	2014
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Trees-landscaping-Development-SPD/draft-trees-and-development-spd.pdf	
Summary of document:	
Based on the policies from Lichfield District Local Plan, the study provides guidance on best practice for the incorporation of existing trees and landscaping within developments, and also demonstrates clear procedures for providing new high quality landscaping and retention/protection of existing landscaping features.	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<ol style="list-style-type: none"> 1- The key requirements relating to trees to be taken into account when submitting an application, and when there are existing trees on development site, are: a tree survey and schedule, topographical survey, tree protection plan, tree constraints plan and trees identified for retention or removal shown on the plan. These documents should be submitted with the planning application. 2- Core Policy 3 aims at maximising opportunities to protect and enhance biodiversity, geodiversity and green infrastructure. 3- Core Policy 10 encourages integration of green infrastructure and maintenance of the air quality. 4- Core Policy 13 aims at safeguarding of ecological networks including tree and woodland planting. 5- Core Policy 14 focuses on conservation and enhancement of landscapes that form the setting of the built and historic environment. 6- Development Management Policy SC2 gives importance to the impacts on ancient trees and ancient woodland. 7- Development Management Policy HSC1 sets out standards for natural and semi natural greenspace, including woodlands and amenity greenspace such as parks and gardens. 8- Based on Core Policy 14 and Policies BE1 and NR4: in Conservation Areas, removal of category C trees should be avoided unless sufficient land for replacement tree planting has been reserved on the site. 	

9- The Lichfield District Local Plan Policy NR4 states potential long term conflicts between retained trees, hedgerows and built form will be designed out at the planning stage. It also requires that sufficient space is reserved within developments for the planting and sustainable growth of trees.

10- Policies NR3, NR4 and NR6 of the LDLP highlight that in all development proposals, natural assets such as woodland, hedgerows and trees which give character to the landscape should be protected.

11- Policy BE1: High Quality Development promotes a high quality sustainable built environment which includes effective hard and soft landscaping, respects the character of the area and has a positive effect on health and sustainable travel.

How objectives and/or requirements might be considered in the Neighbourhood Plan:

These policies from Lichfield District Local Plan should be considered when formulating any policy for relating to the green environment and natural assets in Elford.

3.14. Core Document 14 – Draft Rural Development SPD

Plan/Programme/Legislation:	Draft Rural Development SPD
Author:	Lichfield District Council
Document Date:	2015
Available at:	
https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Downloads/Rural-development-SPD/draft-rural-development-spd.pdf	
Summary of document:	
<p>This report includes the context for the rural area and identifies its key characteristics including the relevant planning policies. It includes chapters on housing, services and facilities, economy and tourism and recreation and leisure.</p>	
Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:	
<p>Rural Housing</p> <ol style="list-style-type: none"> 1- Housing in the rural area should be located where it will enhance or maintain the viability of rural communities and the development of new housing should be responsive to local circumstances. 2- Local Plan Strategy Core Policy 6 sets out the criteria for residential development in rural areas (which includes Elford): <ul style="list-style-type: none"> • Infill development within defined settlement boundaries. • Affordable housing delivered through rural exceptions. • Changes of use and conversion schemes • Small scale development supported by local communities • Agricultural, forestry and other rural occupational workers dwellings. 3- Residential development will be expected to: <ul style="list-style-type: none"> • Contribute to the achievement of sustainable communities • Incorporate high quality design in line with the Sustainable Design and Residential Design Guide SPDs • Assist in meeting the identified housing needs, including affordable homes and homes with care, within the sub-housing market areas, including the requirements of housing market areas relating to neighbouring Tamworth and Rugeley • Deliver the required, identified physical, green, social and community infrastructure requirements necessary to support sustainable communities. 4- The smaller villages will accommodate housing to meet local needs, mainly within identified village boundaries, unless supported as a rural exception site. 5- The need for different dwelling types and sized should be taken into account. 6- A survey should be carried out in conjunction with an independent rural housing enabler 	

- 7- Local Plan Strategy Policy H2 sets out the criteria for the provision of affordable homes. This maybe in the form social rent, affordable rent, intermediate or a mix of tenures. These will be allocated through a choice based letting scheme.

Services and Facilities

- 1- Local Plan Strategy Core Policy 1 states in relation to the District’s existing communities and settlements, appropriate proposals which contribute to their improved sustainability, cohesion and community well-being will be supported.
- 2- Local Plan Strategy Core Policy 4 states that development proposals which result in the loss of a key facility from a settlement, which is essential to the sustainable functioning of that settlement will not be supported unless a replacement facility of improved quality, accessibility and size is provided for that community in a sustainable location.

Rural Economy & Tourism

- 1- Local Plan Strategy Core Policy 7 seeks the continuing improvement of existing employment sites and seeks to encourage them to become more energy efficient, to link effectively with local communities and provide supporting infrastructure.
- 2- Small scale development related to alternative sources of energy creation will be encouraged provided it does not have a detrimental impact on neighbouring amenity, landscape and other local Plan Strategy policies (Core Policy 3, and Policies SC1 and SC2)

Recreation & Leisure Development

- 1- Local Plan Core Policy 9 supports sustainable tourism to help support the local economy and explains that sustainable tourist development is about making a low impact upon the environment and local culture, while helping to generate income and employment for local people.
- 2- Local Plan Strategy Core Policy seeks to help people live healthier lifestyles through the availability of a variety of good quality and accessible community infrastructure such as open spaces, walkways and cycle ways, playing pitches, sport, and recreation and play facilities.
- 3- Local Plan Strategy Policy HSC1 sets out standards for allotments and requires them to be well maintained.
- 4- Local Plan Strategy Policy NR1 sets out that new building development in the countryside away from existing settlements or outside those areas designated for development within the local plan strategy will be strictly controlled.

How objectives and/or requirements might be considered in the Neighbourhood Plan:

It should be considered when policy making for Elford Neighbourhood Plan, there are policies in the Local Plan that aims to support the rural environment within Lichfield district and should be used particularly in the relevant strategies and policies of the ENP.
 The key relevant elements of the SPD relate to housing and community facilities, which are expected to be key issues for the neighbourhood plan, and any policies addressing them should consider the provisions of this SPD.

4. Planning Proposals and Development

4.1. Introduction

This chapter provides an overview of recent (within three years) planning proposals and development schemes in and around Elford Parish. It has been prepared by referring to the local planning registry maintained by Lichfield District Council.

4.2. The purpose of this is to provide an understanding of the context within which the neighbourhood plan will operate, i.e. the type and amount of new development that is taking place in the plan area at the outset of the plan period.

4.3. The number of planning application proposed in 2015 in Elford is 10. This figure for 2014 and 2013 is 13 for each year. This shows that the number of planning proposals has relatively dropped in recent year.

Major residential development

4.4. There have been no major residential developments in Elford in the last three years.

Small residential developments

4.5. In the last 3 years there have been more than 20 small scale residential planning proposals, of which one was refused. Almost all of these applications were for alterations or extensions to existing building. This may imply that occupiers in Elford have found their homes to be too small for their purposes (residential or otherwise). There was a single proposal for the erection of a new dwelling, in 2014.

Change of use applications

4.6. In recent years there has been one change of use application, in 2014, which was approved. The application, at Elford Mill, was to change of use of the existing first floor ancillary living accommodation above garage/storeroom to tourist accommodation.

Other recent planning applications

- 4.7. A number of applications for works to listed buildings have also been proposed in recent years, again suggesting a need for improved accommodation (residential or otherwise) and demand for more suitable buildings.

Summary of chapter: key findings

- Elford has experienced minimal development in recent years, generally limited to modification and extension of existing dwellings and other buildings.
- No significant residential development has occurred for some years, with only small-scale housing developments in recent history.

5. Socio-economic Profile

5.1. Introduction

This section has been prepared to provide an overview of socioeconomic aspects of the resident population of Elford. This has been done by considering a wide variety of issues including demographics, economics and employment, health, housing, transport and access to transport.

5.2. The local indicators for these issues are compared to their equivalents for Lichfield District, the West Midlands, England (or Great Britain/United Kingdom depending on data available) to provide context and to understand how conditions in Elford compare to other places.

5.3. Most of the data presented in this section has been compiled from the 2011 Census. Other data has been taken from the Office for National Statistics' NOMIS website for labour market data and direct.gov.uk for local schools' performance.

Demographics

Population Figures

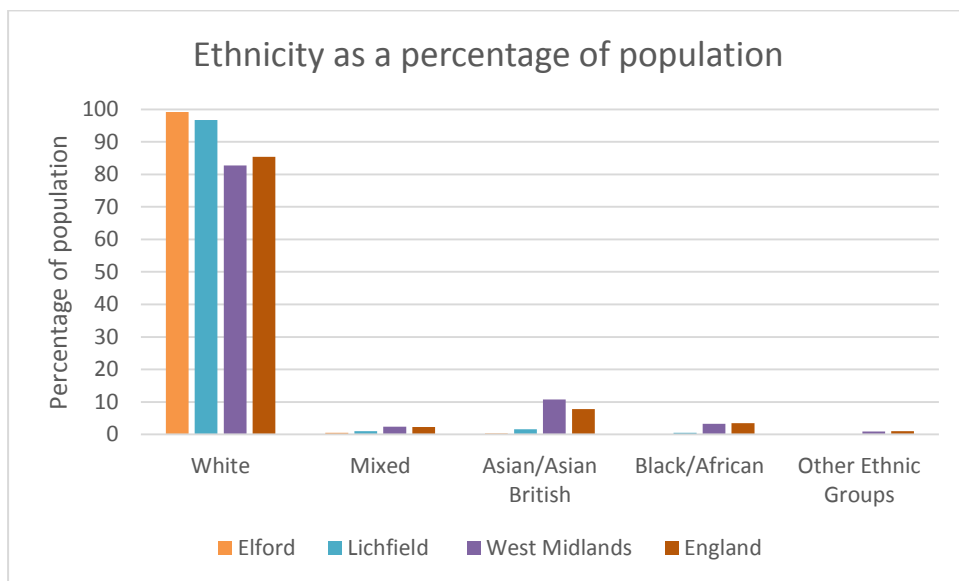
5.4. At the time of the last national census (2011) the number of total resident population of the Elford was 632, comprising 0.6% of the total population of Lichfield District.

5.5. According to the 2001 and 2011 censuses, the total population of Elford grew from 581 to 632 with an increase of 8.8%. Elford has a slightly faster population growth compared to that of Lichfield District as a whole of 8.0% and that of England as a whole of 7.9%.

Ethnicity

5.6. By a considerable extent, white people are the largest ethnic group in Elford at 99.2% of the population. Minority ethnic groups, as recorded by the census, are Mixed (0.5%) and Asian/Asian British (0.3%). The census did not record anyone identifying themselves as being in any other ethnic group.

5.7. In total, minority ethnic groups in Elford make up of only 0.8% of the total resident population, much lower than that of England as a whole (14.6%). The population is therefore relatively homogenous.

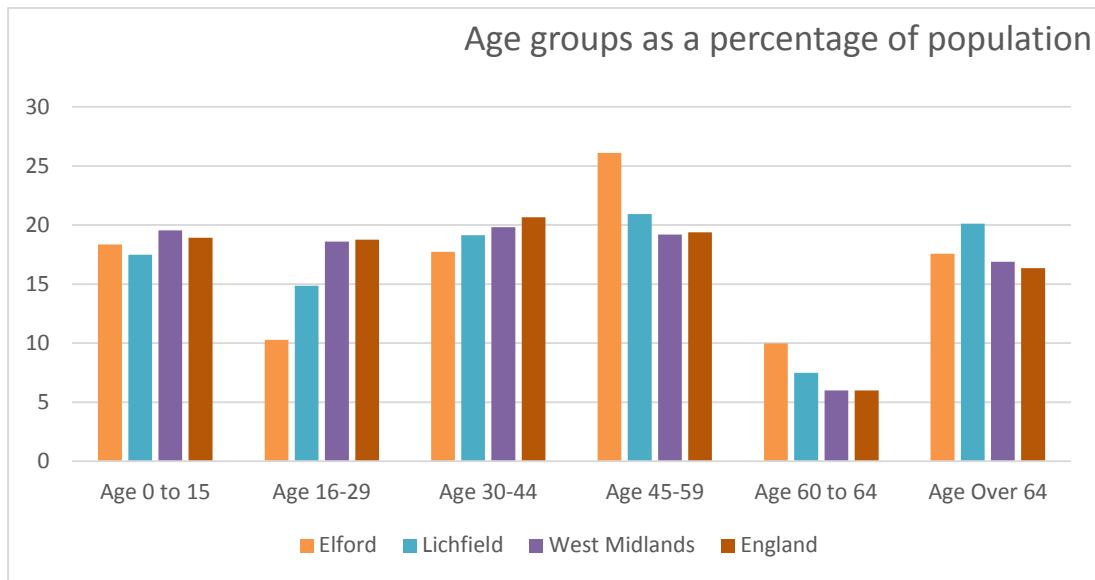


Age Structure

5.8. For the purpose of understanding the level of economic characteristics of the resident population, the census provides the numbers of people in six banded age groups: 0 to 15 years, 16 to 29 years, 30 to 44 years, 45 to 59 years, 60 to 64 years and 64 years and over.

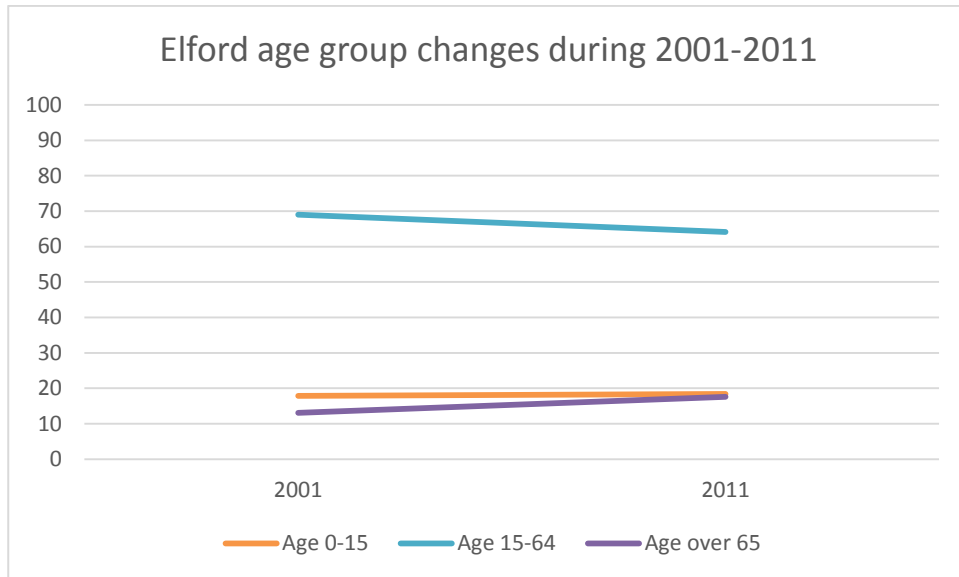
5.9. A comparison of the age structure of Elford and England shows that the proportion of people in 45 years and over are higher than that of England as a whole with a huge difference of 6.9% for people in the age band of 45 to 59 years. Age bands 0 to 15

years, 16 to 29 years and 30 to 44 years are slightly lower than that of England as a whole except 16 to 29 years being significantly under of 8.4%. The dominating age band in Elford are people between 45 to 59 years. The comparison of the age structure of Elford and regional and national level can be seen below.



Age Dynamics

5.10. A comparison of Elford’s changing age structure between the 2001 and 2011 censuses shows that the percentage of age group 0-15 years has remained roughly the same. There has been a decline of (4.9%) in the percentage of age group 15-64 (generally considered to be the working age population) and an increase of (4.5%) in the percentage of people aged over 64. Elford can therefore be considered to have an aging population over all.



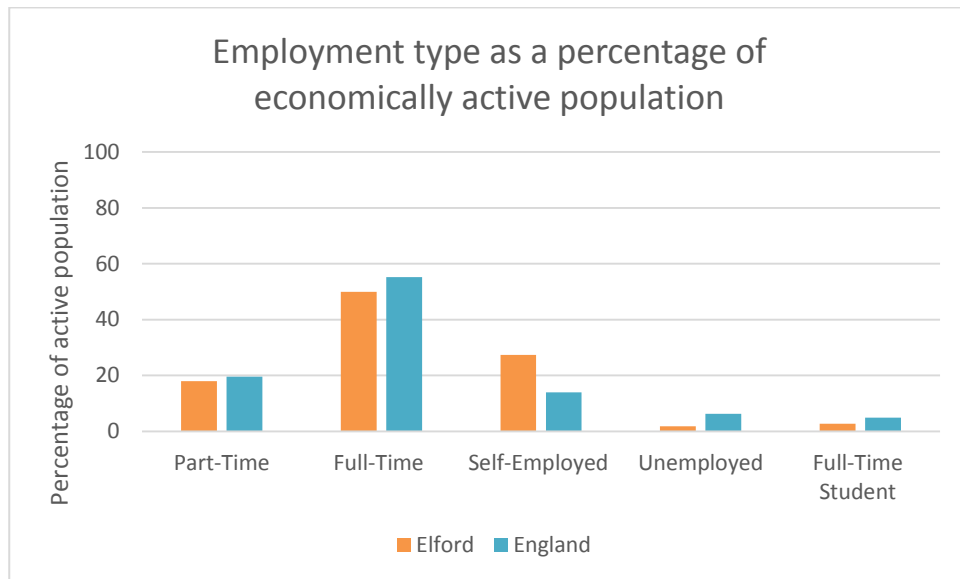
Economy

Economic Activity

- 5.11. The census counted the number of people aged between 16 and 74 who were either employed or unemployed, providing a measure of whether people are active participants in the labour market. This is described as the economically active population, and includes people who are in full time education and excludes people who look after relatives at home, or are disabled or retired. The category also includes people who are unemployed, as they are considered to be part of the job market.

- 5.12. The 2011 census recorded the number of people in Elford aged 16-74 years old at 478. The proportion of this age group recorded as being economically active people was 68.6%, slightly lower than that of Lichfield (69.4%) and England (69.9%).

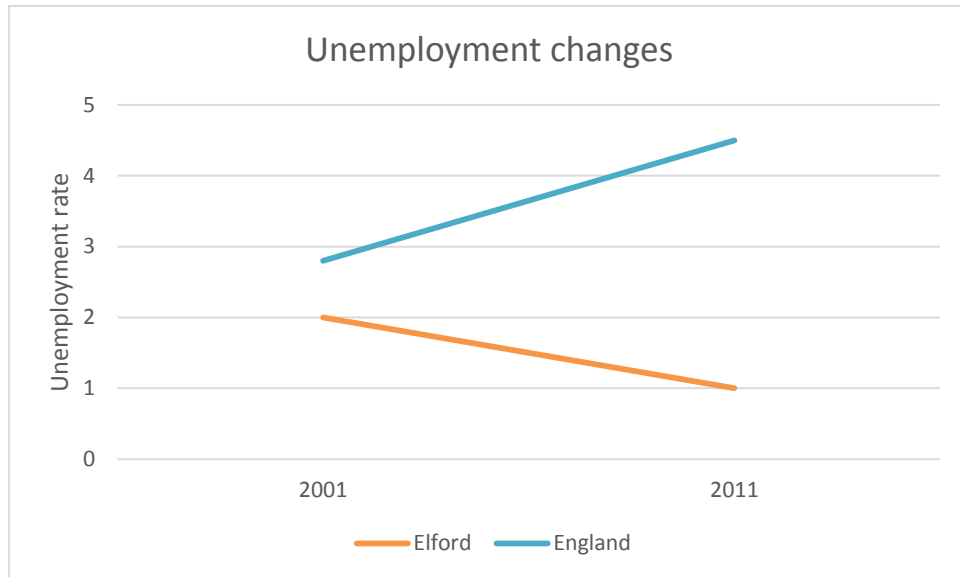
- 5.13. The graph below breaks down the 'economically active' population into people involved with different types of economic activity.



Unemployment

- 5.14. The 2011 census recorded the total number of unemployed people in Elford at 5, which was less than the figure from the 2001 census - 9. The 2011 figure constitutes an unemployment rate of 1%, much lower than that of Lichfield (3.5%) the West Midlands (5.4%) and England (4.5%).

- 5.15. The chart below shows that there has been a decline in the percentage of unemployment in Elford in 2001-2011 compared to that of England which has increased in the same period.



Benefit Claimants

- 5.16. The level of benefits claimants can be assessed by referring to the the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits at Jobcentre Plus offices. The percentage figures express the number of claimants resident in an area as a percentage of the population aged 16-64. In the case of Elford, although the data is recent (September 2015), it is still recorded using the former boundaries of two wards (Mease and Tame) which extended out into the outside of current parish boundary to include Hopwas Wood in south-west of Elford and Thorpe Constantine in east. However the average of the figures for Mease and Tame can be used to indicate the general picture of out of work benefit claimants for immediate area around Elford.

- 5.17. In September 2015, four people resident in the two wards have been claiming JSA, representing 0.2% of the population aged 16-64, slightly lower than the equivalent proportion of Lichfield (0.4%) and significantly lower than that of Great Britain as a whole (1.6%).

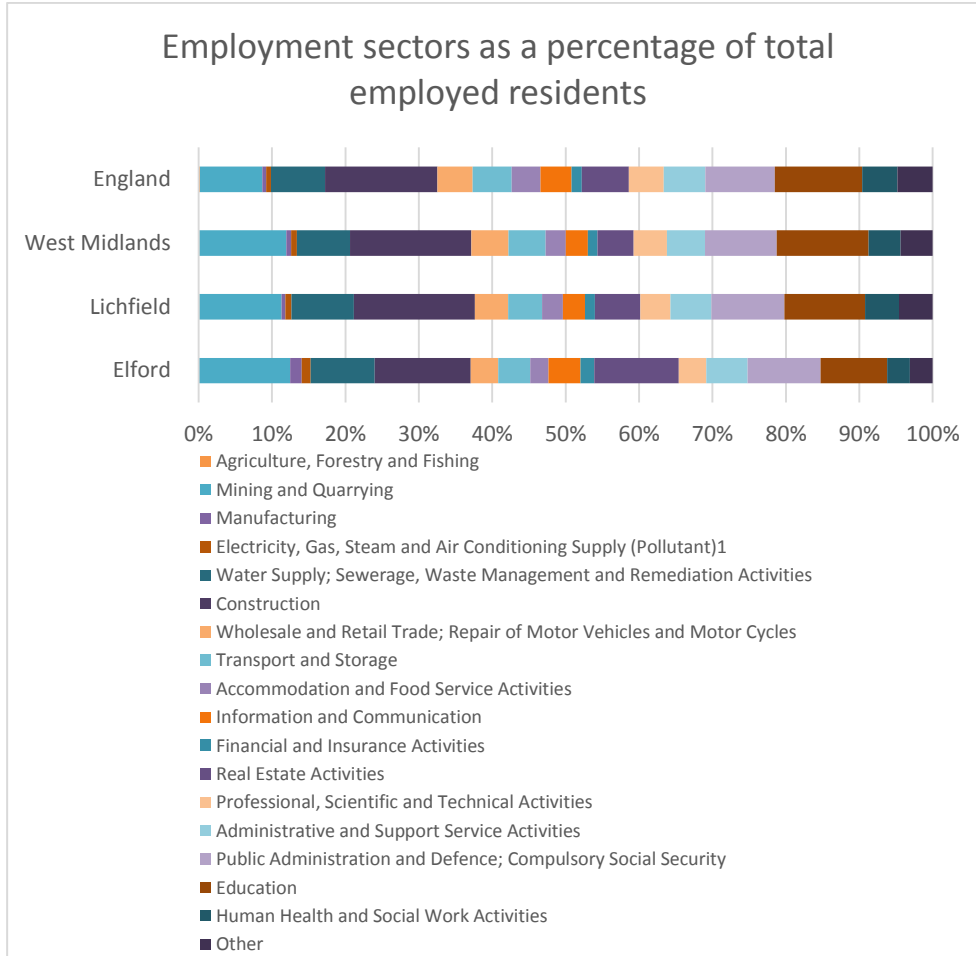
Employment

Sectors of Employment

- 5.18. At the time of the 2011 census, the most largest sectors of employment in Elford were:
- Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles, representing 13.1% of all employed people aged 16-74.
 - Manufacturing, representing 12.5% of employed people aged 16-74.
 - Professional, Scientific and Technical Activities, representing 11.6% of the same category.
- 5.19. The table below shows the rank and percentage of people in Elford, employed in different industry sectors compared to that of Lichfield, West Midlands and England. The figures below show that Wholesale and Retail Trade, Repair of Motor Vehicles and Motor Cycles has the highest employment rate in local, regional and national levels. In comparison, Elford is similar to Lichfield as a whole in its distribution of residents in the first and second top industry sectors, but has higher proportion of people working within Professional, Scientific and Technical Activities and lower proportion of people working within Education and Human Health and Social Work Activities.
- 5.20. Compared to West Midlands and England, Elford has higher proportion of people working within Manufacturing and Professional, Scientific and Technical Activities and lower proportion of people working within Wholesale, Education and Human health Activities.

Rank and percentage of residents employed in different industry sectors)

Sectors of Employment	Elford	Lichfield	West Midlands	England
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	13.1 (1 st)	17.1 (1 st)	17.1 (1 st)	17.1 (1 st)
Manufacturing	12.5 (2 nd)	11.6 (2 nd)	12.3 (3 rd)	12.3 (3 rd)
Professional, Scientific and Technical Activities	11.6 (3 rd)	6.4 (5 th)	5.1 (5 th)	5.1 (5 th)
Education	10.0 (4 th)	10.3 (4 th)	10.2 (4 th)	10.2 (4 th)
Human Health and Social Work Activities	9.1 (5 th)	11.4 (3 rd)	12.9 (2 nd)	12.9 (2 nd)

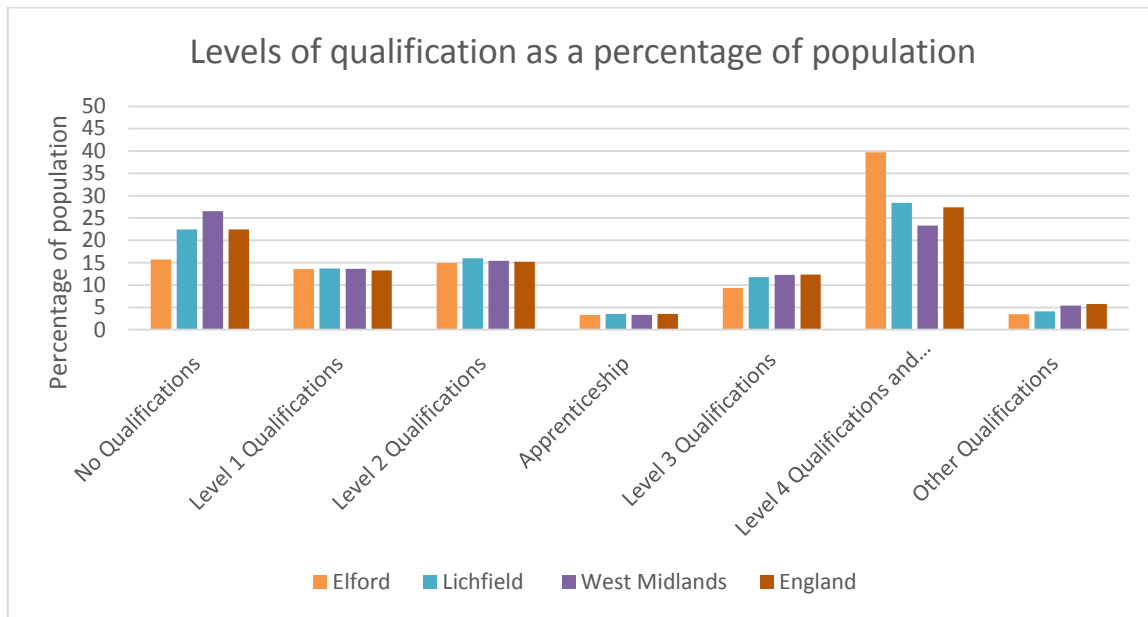


Education

Highest Level of Education

5.21. The 2011 census figures show that, of the 516 people in Elford aged 16 and over, 39.7% had a level 4 or above qualification, including degree, higher degree, NHC, HND, foundation degree and professional qualifications. 15.7% of residents didn't have any qualifications and 14.9% of residents had a level 2 qualification.

5.22. The chart below shows people with no qualifications make up a smaller proportion of the population of Elford than that of the regional and national populations, and that Elford has a higher proportion of people with level 4 qualification.



Schools

- 5.23. Elford’s sole school, Howard Primary School (4-11 years) became an academy in August 2015. This school was rated “good” in its most recent Ofsted inspections.
- 5.24. Within a three mile radius of Elford there are a further 6 schools. Overall by Ofsted inspection ratings, these local schools perform very well in comparison to the national Ofsted ratings.

Housing

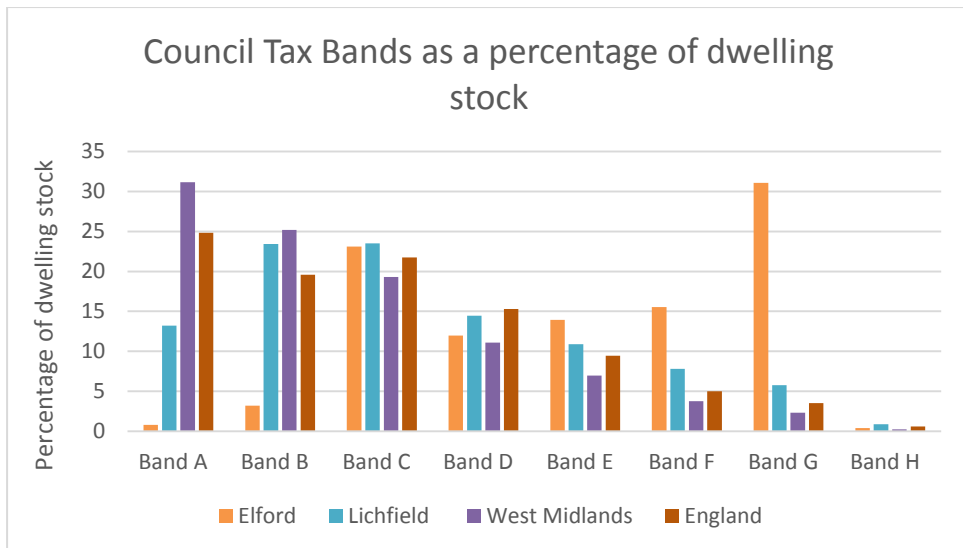
Average House Prices

- 5.25. Based on information provided by Zoopla.co.uk, the average price paid for properties in Elford over the past 5 years (as of November 2015) was £374,362 which is higher than the averages for Lichfield at £235,568 and England at £247,818. It should be noted that these values are by area based on postal address rather than by administrative boundaries.

Council Tax Bands

5.26. As the figures from 2011 Census show, a lower percentage of dwellings in Elford (4%) were in the lower two council tax bands (A and B) than England as a whole (44.4%). West Midlands had a relatively higher proportion of council tax band A (31.2%) but the proportion of this band in Elford is significantly low (0.8%).

5.27. In higher council tax bands (F and G) as the chart below shows, Elford has a much higher proportion (46.6%) than that of Lichfield (13.6%), West Midlands (6%) and England (8.5%) and slightly higher percentage of dwellings in council tax band E (13.9%), compared to that of Lichfield (10.9%), West Midlands (7.0%) and England (9.4%).



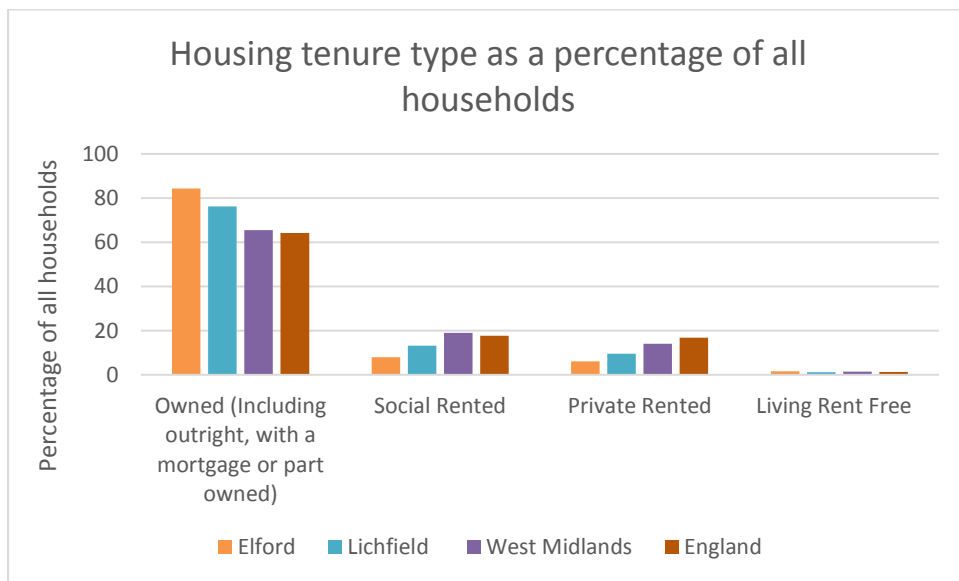
5.28. In summary, these comparisons suggest that residential property is of higher value in Elford than national averages.

Housing Tenure

5.29. The proportion of households who own their homes is by far the highest tenure type (84.4%) in Elford, as well as in Lichfield (76.2%), West Midlands (65.6%) and England (64.1%) as a whole. The proportion of this tenure type in Elford is higher than at the other levels. This tenure type includes outright ownership, owned with mortgage and part-owned/part rented.

5.30. The proportion of social and private rented households in Elford is 8.0% and 6.0%, respectively, which is much lower than that of Lichfield (13.2% and 9.5%), West Midlands (19.0% and 14.0%) and England (17.7% and 16.8%).

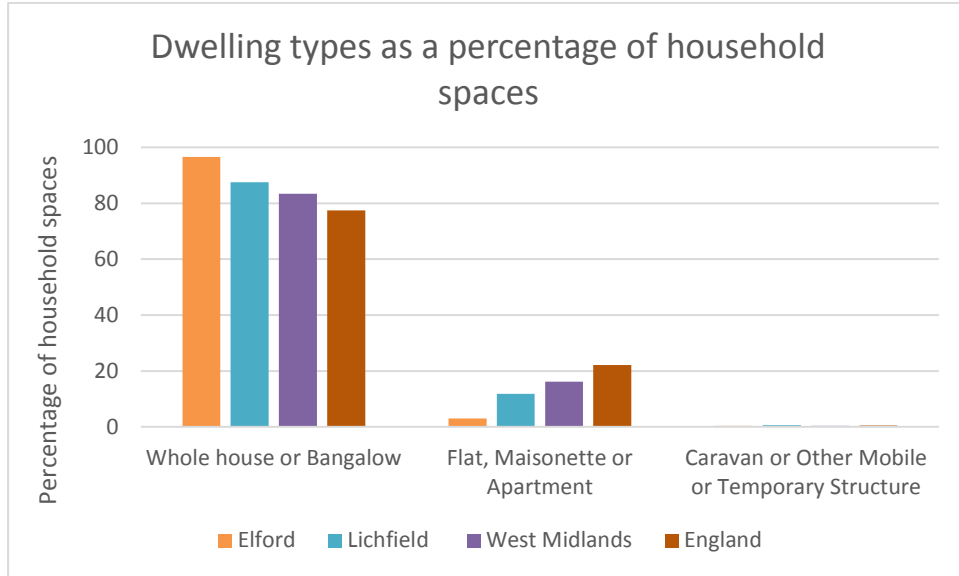
5.31. The proportion of households living rent free in Elford (1.6%) is almost comparable to that of West Midlands (1.5%) but is slightly higher than that of Lichfield (1.1%) and England (1.3%).



Household Structure – Types of Dwelling

5.32. By far the ‘Whole house or bungalow’ category has the highest proportion of dwelling types in Elford (96.6%) as a whole and is higher than that of Lichfield (87.5%), West Midlands (83.4%) and England (77.5%).

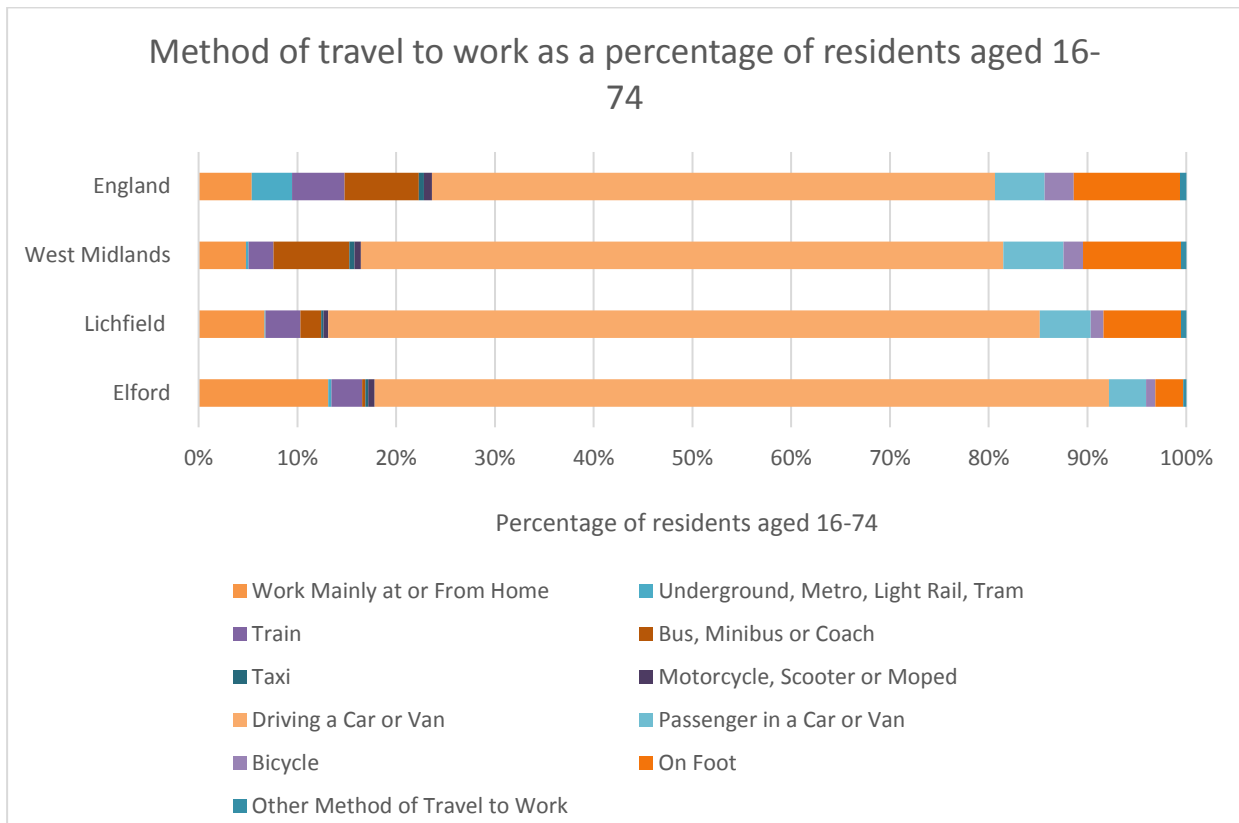
5.33. The percentage of flats, maisonette and apartments as a portion of all dwellings in Elford (3.0%) is much lower than nationally (22.1%) and is lower than that of Lichfield (11.9%) and the West Midlands (16.2%).



Transport and Access to Services

Method of Travel to Work

- 5.34. Figures from the 2011 census shows that a high proportion of residents in Elford (49.8%) travel to their place of work driving car or van which is generally similar to Lichfield (47.2%), West Midlands (40.6%) and England (36.9%).
- 5.35. The next largest group (8.8%) work at or from home. This proportion is notably higher than that for Lichfield (4.4%), West Midlands (3.0%) and England (3.5%).
- 5.36. A significantly lower proportion of people in Elford (1.9%) walk to their compared to the national figures as a whole (6.9%). This figure is lower than that of Lichfield (5.1%) and West Midlands (6.2%) too.
- 5.37. The following methods of travel to work are scored the lowest within Elford with only 2% proportion of residents aged 16-74 years each: underground, metro, light rail, tram, bus, mini bus, coach, and taxi.

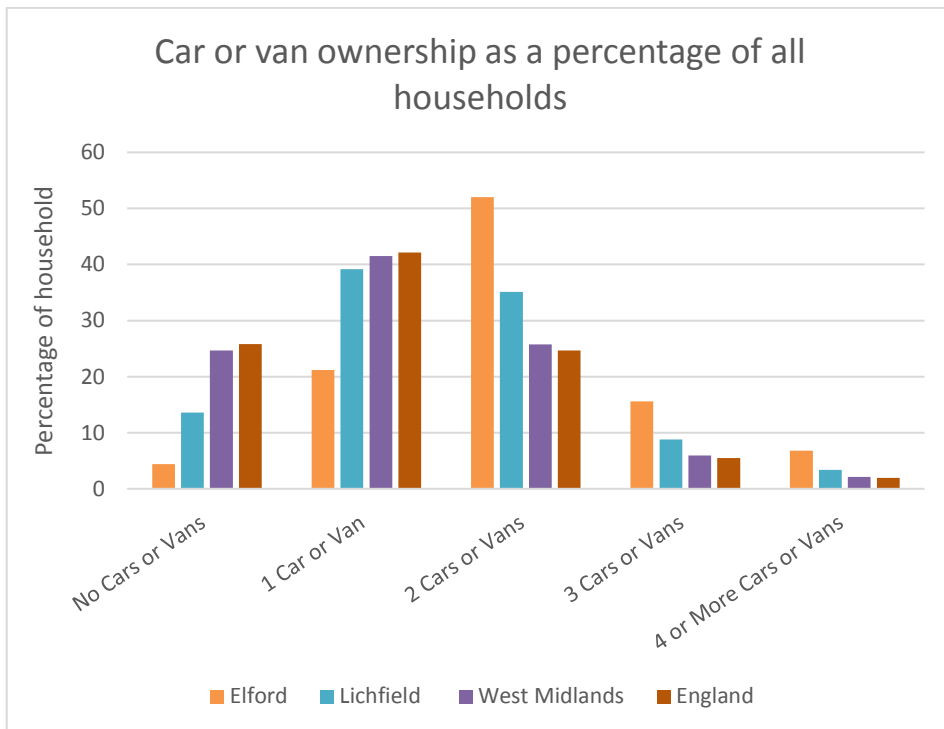


Car Ownership

- 5.38. 2011 census figures show that at the time there were 250 households within Elford with a total of 504 cars or vans owned. The average number of cars owned in Elford was therefore approximately 2 per household.
- 5.39. As a whole in England, a high proportion of people own 1 car or van but this is different for Elford. As can be understood from the chart below, in 2011 a high proportion of households in Elford were owner of 2 cars or vans, which is significantly higher than the figures nationally. It means that in 2011, 52% of household in Elford owned 2 cars or vans while in Lichfield only 35.1% of people owned 2 cars or vans. This proportion of residents owned 2 cars or vans within West Midlands and the entire England was even lower than that of Elford, 25.8% and 24.7% respectively.

5.40. Households with 1 car or van are the next major group in terms of car or van ownership with a share of 21.2% of total households within the neighbourhood. This group has a relatively high proportion within Lichfield (39.2%), West Midlands (41.5%) and England (42.2%).

5.41. Also a significantly low percentage of households (4.4%) in Elford with no cars or vans exists which is much lower than that of England (25.8%), West Midlands (24.7%) and also Lichfield (13.6%) too.



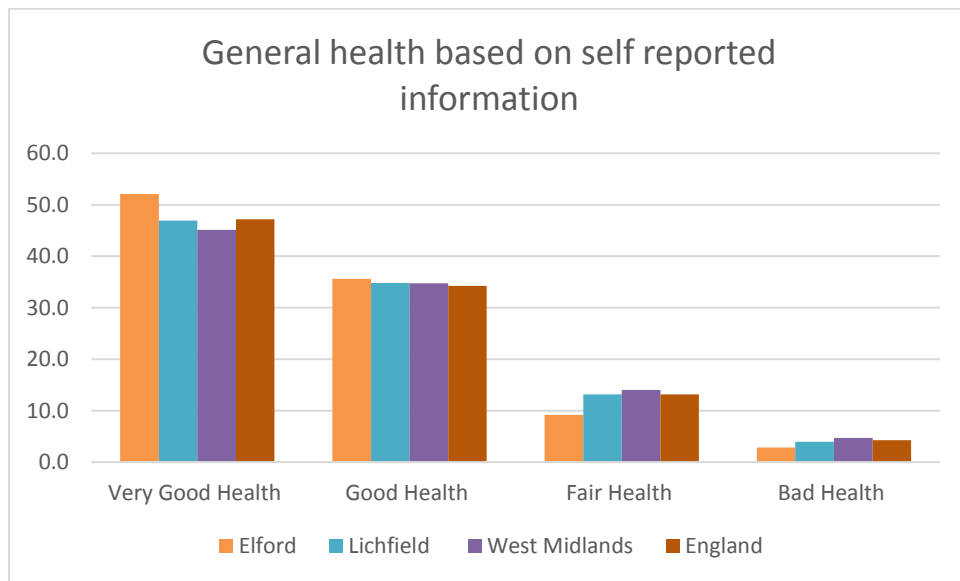
Health

General Health

5.42. Based on self-reported information from 2001 census, more than half of people in Elford (52.1%) classed themselves as having “very good health”. This figure is slightly higher than that of Lichfield (46.9%), West Midlands (45.1%) and England (47.2%). On the other hand the lowest proportion of general health different groups classed as “very bad health” is exceedingly low in Elford (0.3%), relatively lower than that of nationally, 1.2% for England.

5.43. The next group of residents with the second high proportion of total residents in Elford (35.6%) classed themselves as to have “good health”. This figure is slightly higher than that of Lichfield and West midlands (34.8%) and also the whole England (34.2%).

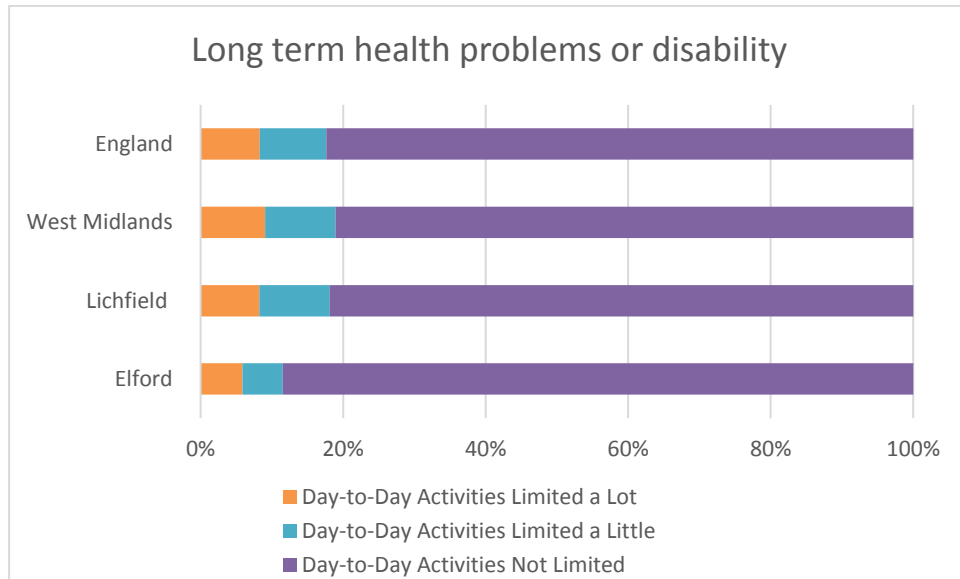
5.44. The Chart below shows that Elford as a part of Lichfield District is clearly following the general health condition of its wider area and has generally a good health with only 9.2% of people reporting their general health condition as fair.



Long-term health problems or disabilities

5.45. Another indicator to define the health condition of residents is the long term health problems and disability. In terms of day to day activities, as can be seen in the chart below, a very good number of Elford’s residents (88.4%) face no limitation. This figure is higher than that of England (82.4%) and even higher than that of Lichfield (81.9%) and West Midlands (81.0%).

5.46. The percentages of people with “a lot” limitation to do day to day activities (5.9%) is lower than that of Lichfield (8.2%), West Midlands (9.1%) and England (8.3%). Likewise the proportion of people with “a little” limitation to do day to day activities (5.7%) is lower than that of nationally.



Deprivation

Index of Multiple Deprivation

5.47. It is important to look at how Elford compares to the rest of the UK in terms of levels of Deprivation. The indices of Multiple Deprivation (IMD) 2015 is a good source to compare the ranking of different neighbourhoods. IMD 2015 rates neighbourhoods against different indicators in order to provide a ranking of where the neighbourhood falls, deprivation wise, in relation to the rest of the country. The most important indicators to rank neighbourhood against are:

- *Income*- measures the proportion of the population experiencing deprivation relating to low income.
- *Employment*- measures the proportion of the working-age population in an area involuntarily excluded from the labour market.
- *Health deprivation and disability*- measures the risk of premature death and the impairment of quality of life through poor physical or mental health.
- *Education skills and training*- measures the lack of attainment and skills in the local population.
- *Barriers to housing and services*- measures the physical and financial accessibility of housing and local services.
- *Crime*- measures the risk of personal and material victimisation at local level.

- *Living environment*- measures the quality of the local environment.

5.48. Despite the recently updated data, it is again recorded using the Mease and Tame wards numbered as “E01029516” and “E01029517”. Based on the data captured from IMD 2015 there are a total 32,844 neighbourhood in England and as can be seen in table below, area E01029516 ranks 19,077 and area E01029517 ranks 25.758 out of all neighbourhoods where 1 is the most deprived and 32,844 is the least deprived. This means that area E01029517 is less deprived than E01029516.

5.49. Details for area E01029516 show the indicator in which this area is most deprived for is “Barriers to housing and services” with the rank of 2,553. The indicator in which this area is the least deprived for is “Health deprivation and disability.

5.50. Details for area E01029517 show the indicator in which this area is most deprived for is “Living environment” and the indicator in which the area is least deprived for is “Crime”.

IMD ranking for Mease and Tame (2015)

IMD Ranking	E01029516	E01029517
Index of multiple deprivation	19,077	25,758
Income	19,476	25,809
Employment	23,976	23,746
Education, skills and training	22,477	23,495
Health Deprivation and disability	24,562	24,472
Crime	22,239	27,958
Barriers to housing and services	2,553	15,397
Living environment	11,103	12,498

5.51. Another good indicator within the indices of multiple deprivation is the number of dimensions of deprivation in which households within Elford fall. This uses 4 indicators including:

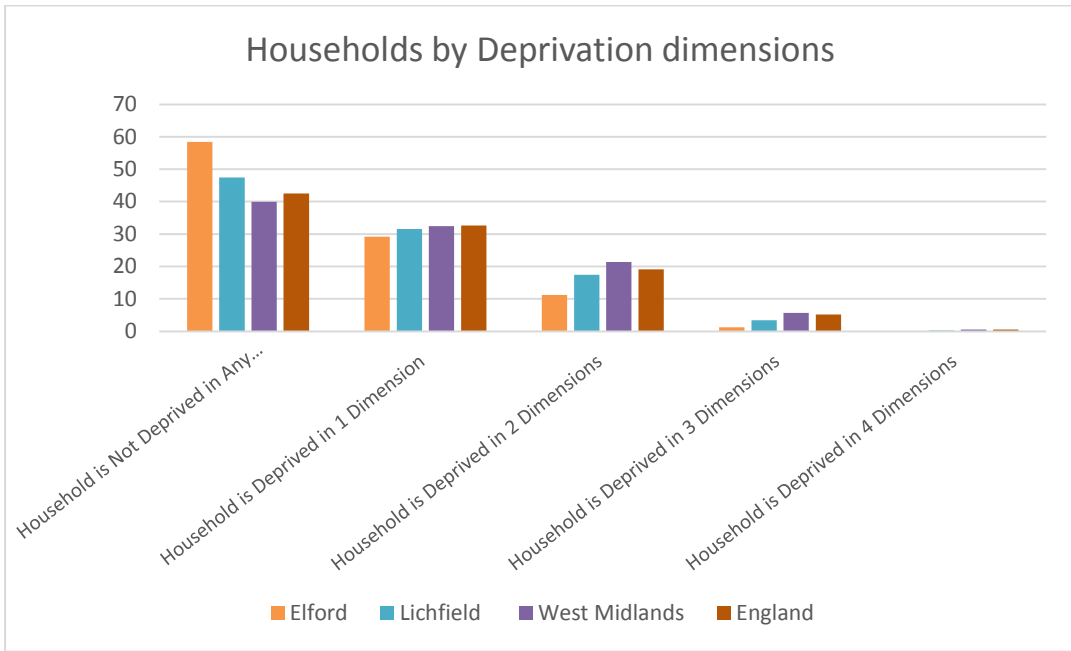
- *Employment*- any member of a household not a full-time student is either unemployed or long-term sick.

- *Education*- no person in the household has at least level 2 education and no person aged 16-18 is a fulltime student.
- *Health and disability*- any person in the household has general health 'bad or very bad' or has a long term health problem.
- *Housing*- household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

A household is classified as being deprived in none, or one to four of these dimensions in any combination.

5.52. Based on data captured from census 2011, there is a high proportion of households in Elford that fall in none of the 4 dimensions explained above. This is equal to 58.4% of the 250 households within the neighbourhood in 2011 which is relatively higher than that of Lichfield (47.4%), West Midlands (39.9%) and England (42.5%). On the contrary none of the households within Elford is deprived in 4 dimensions.

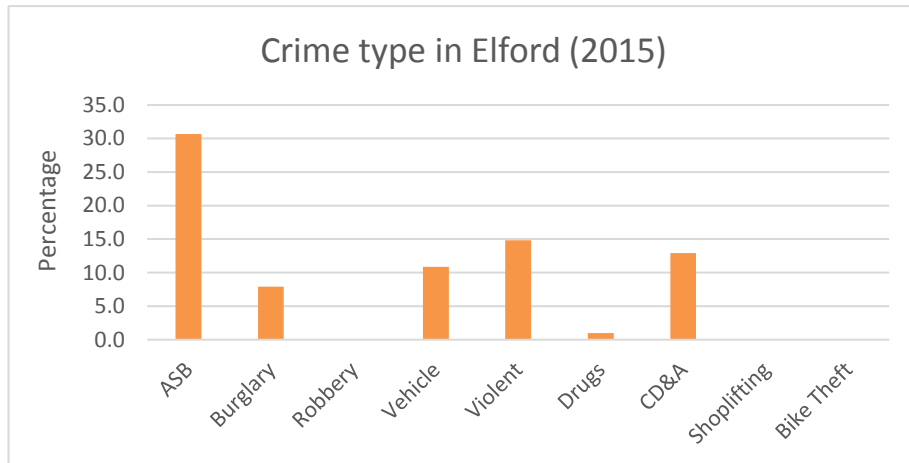
a very small proportion of households (1.2%) within Elford are deprived in 3 dimensions which is lower than the national figures. Likewise a lower proportion of households (11.2%) are deprived in 2 dimensions and a relatively higher proportion (29.2%) are deprived in 1 dimension. In all cases Elford comes off as less deprived than Lichfield, West Midlands and England.



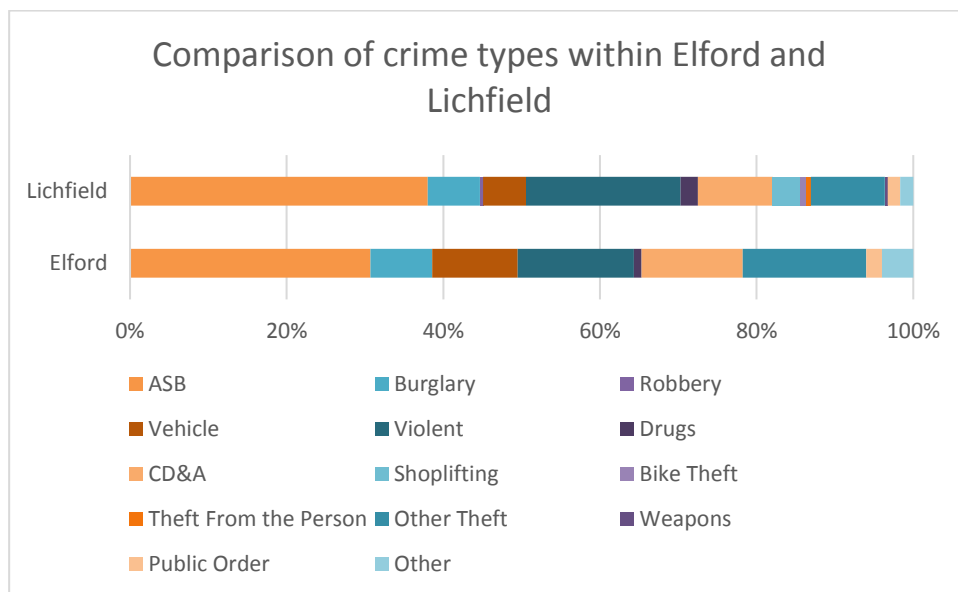
Crime

Crime Types

- 5.53. As of January 2015, the proportion of anti-social behaviour in Elford has by far the highest percentage (30.7%) amongst other crime types. The lowest percentage for other types of crime in the neighbourhood is drugs (1.0%) and public order (2.0%).



- 5.54. A comparison of crime types within Elford and Lichfield shows that Elford has a lower share of the crimes such as anti-social behaviour, robbery, violent, drugs, bike theft, theft from the person and weapons. In other types of crime, Elford has a higher proportion compared to Lichfield.



Summary of chapter: key findings

- Elford has a relatively stable and slow-growing population.
- Ethnically, Elford is relatively homogenous compared to England, with a small minority population much more lower than nationally.
- The proportion of the population aged 0-15 and 16-64 in Elford is just very slightly lower than that of England. Also Elford can be considered to have an aging population.
- The proportion of economically active population in Elford is slightly lower than it is in England as a whole, at 69.9%. This is also slightly lower than the figure for Lichfield as a whole, which is 69.4%.
- The unemployment rate in Elford is much lower than the figures regionally and nationally.
- The proportion of people claiming JSA in this area is significantly lower than that of the country as a whole.
- The sectoral breakdown of employment in Elford is not very similar to the national picture for England. Employment in wholesale or retail trade, repair of motor vehicles and motor cycles is the biggest employer, as it is for the rest of the borough, region and England. Manufacturing is the second biggest sector in Elford and Lichfield but is the third biggest sector in West Midlands and England. Professional, scientific and technical activities is the third biggest sector in Elford and The fifth regionally and nationally. Education is ranked fourth in Elford as well as Lichfield, West Midlands and England. Human health and social work activities has been ranked number five in Elford, third in Lichfield and second in West Midlands and England.
- Residents in Elford have a significantly higher level of education attainment than the regional and national average, with 39.7% of residents aged 16 or over achieving level 4 qualifications, compared to 27.4% in England. Schools in Elford are rated good by OFSTED.

- Residential property is of a higher value in Elford than nationally.
- The highest proportion of tenure type in Elford is by far owner-occupier.
- Whole house or bungalow category represents the highest proportion of dwelling types.
- Almost half of residents travel to their work by car or van.
- The average number of cars owned by households in Elford is two.
- More than half of people in Elford class themselves as having very good health, however 0.3% of people class themselves as having very bad health.
- A high number of Elford's residents (88.4%) face no limitation in terms of day to day activities.
- The area in which Elford falls is most deprived for physical and financial accessibility of housing and local services.
- Anti-social behaviour in Elford is the largest proportion of types of crime occurring in the parish.

6. Shops and Services

- 6.1. Elford currently has limited shops and public services.
- 6.2. The Crown pub and restaurant opens weekday evenings and weekend afternoons and evenings.
- 6.3. The Village Hall provides event space and meeting rooms, accommodating exercise classes, film nights, performances, social events, and community meetings.
- 6.4. Sports and Social Club provides a licenced event space, used for music performances, auctions and dance events.
- 6.5. The Sports Field hosts cricket teams and football clubs.
- 6.6. There is a weekly Post Office service, provided at the Village Hall on Tuesdays.
- 6.7. There are no general shops in the village, with the closest convenience retail located at Whittington, beyond convenient walking distance.

Summary of chapter:

- 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 including a daily post office, general store, nursery, and GP missing, requiring residents to travel outside the village to access these services.

7. Heritage, Townscape and Landscape

Introduction

- 7.1. This section collates findings from townscape and landscape research undertaken in support of the emerging Elford Neighbourhood Plan. The data for this report has been sourced from existing strategies and reports by organisations such as the Local Planning Authority and District and County Council, as well as an analysis of the County Council Historic Environment Record.
- 7.2. This report deals in turn with matters of heritage, townscape and landscape detailing key issues arising within each topic area which may be addressed or recognised within the emerging neighbourhood plan. The final chapter contains a summary of these key issues for input into the neighbourhood planning process.

Heritage

- 7.3. *Historical Development*



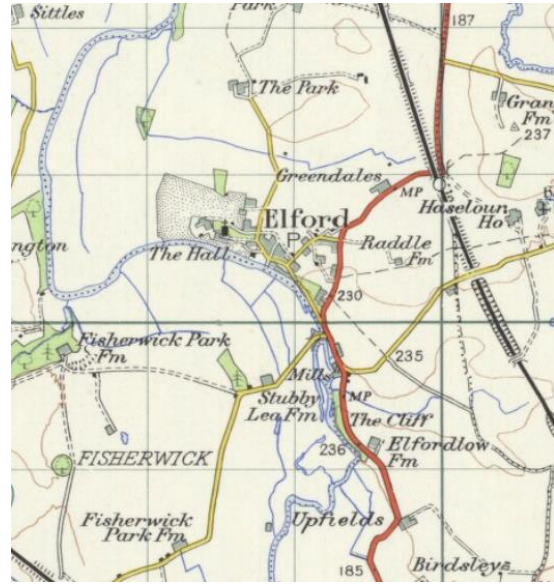
1885



1902



1925



1960



1961



2016

Mapping courtesy of National Library of Scotland (<http://www.nls.uk/>)

7.4. Historical maps of Parish of Elford (from National Library of Scotland) show how the area has evolved over the recent past 131 years. The 1885 map shows a relatively small linear settlement situated on the east bank of the River Tame grew around the estate of the former Elford Hall. From 1885 to 1925 development within of the parish seems to be limited to erection of several outbuildings associated with the main building. Considering the development in the post-war period it seems predominately limited to the river's edge and along 'The Beck'. Development to the north and east of the village the most recent additions to the current urban form.

- 7.5. The road network has remained the same with the village being located to the west of the Tamworth Turnpike, which according to research by the Turnpike Trust was established in 1770. From the 'turnpike, two principle roads lead into the village – the Beck and The Shrubbery which run together as Church Lane and then as Brickhouse Lane which runs off to the north. All these routes appear to have endured through to the present day. Brickhouse Lane appears that it may have been an earlier route through the landscape as its northern extension corresponds with a series of hollow ways and tracks as noted in the Historical Environment Record.
- 7.6. The 2016 map shows the considerable growth that has occurred during past years, mostly in the form of infill, particularly in the east part of the built area. There are several changes in the road network here. Croft Close and Eddies Lane are two significant routes or roads that have emerged within the road network of the village in the post war period.
- 7.7. An assessment of the Historic Environment Record gives some indication of the habitation of the parish as far back as the Bronze Age, however, there is clear evidence of mediaeval and post-mediaeval farming and settlement to the west of the current settlement and also in some of the remaining green spaces within the current built up area including land at The Green and adjacent of the Sewage Works.

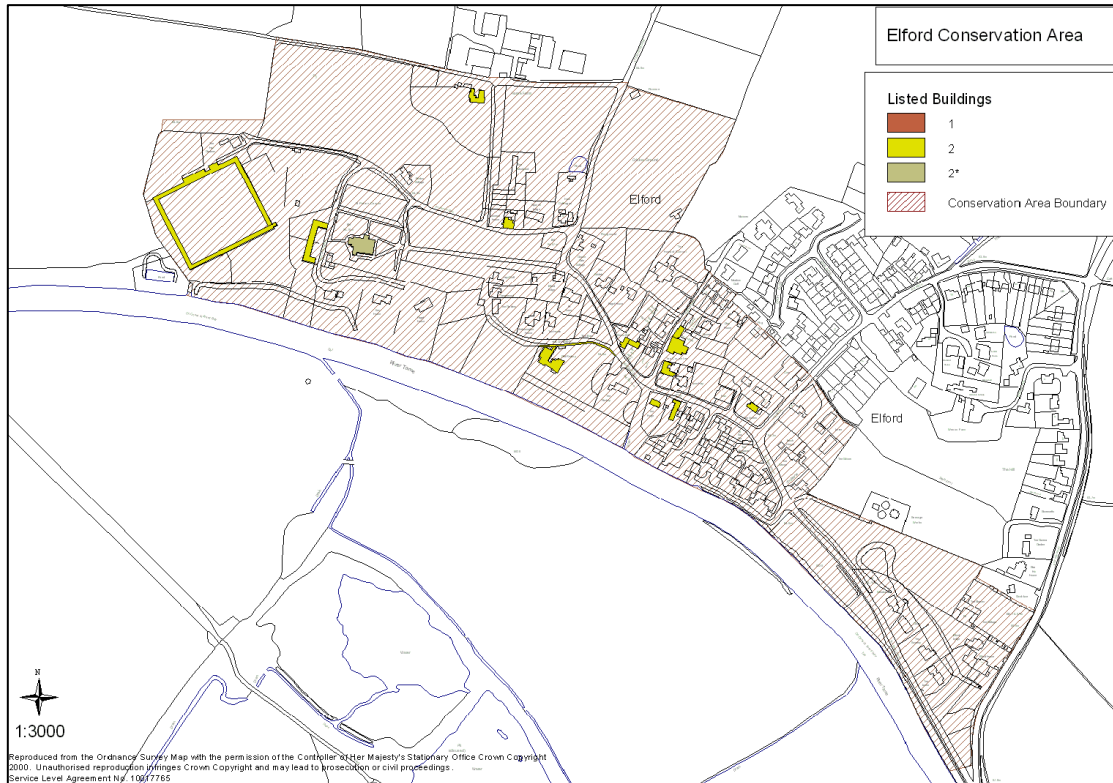
Heritage Assets

- 7.8. Elford has a designated Conservation Area and is home to 29 formally listed structures, all of which are Grade II except for one which is Grade II*. Also there are 4 Historic Milestones in the area and 37 monuments. The following section provides a brief description of designated and non- designated heritage assets of the Parish. The County Council have kindly made available maps of the Historic Environment Record which have supported this baseline and are included at Appendix A.

Designated Heritage Assets

Conservation Area

7.9. Elford Conservation Area was designated on in November 1969 and was extended to include the Cricket Ground on 26th February 1972 and it currently covers 24.8 hectares. The map below is taken from the Elford Conservation Area Appraisal and Management Plan



7.10. A recent review of the Conservation Area has sought to increase the area covered to include properties to the north the Beck and the area known as The Green.

7.11. Within this area, the conservation area appraisal identifies a series of key views of listed buildings and a series of vistas which are important to the conservation area. The Map on page 10.1 of that document shows these clearly. The document also identifies a series of important green spaces by the authors. In some cases, these correspond with other heritage features (see Monuments identified below) in others it can therefore be assumed that they are considered to continue to the setting and character of the conservation area – which is certainly the case for those around the former Elford Hall.

Listed Buildings

7.12. There are 29 Listed Buildings in the village and conservation area. The table below shows the type and location of each of these structures.

	Title	Grade	Location		Title	Grade	Location
1	Park Farmhouse	II	Brickhouse Lane	16	Home farmhouse	II	Elford
2	Black and White Cottage	II	Church Road	17	Elford Bridge East	II	Elford
3	Former Smithy Approximately 10 Yards East of the Forge	II	Church Road	18	Elford Post Office	II	The Square
4	Avenue House	II	Elford	19	The Crown Inn	II	The Square
5	The Coach House	II	1 and 2, Elford	20	The Old Rectory	II	The Gardens
6	Church of St. Peter	II*	Elford	21	Upfields Farmhouse	II	Tamworth Road
7	The Cottage	II	The Square	22	Milepost At NG R SK 19570813	II	Tamworth Road
8	Elford Low Farmhouse	II	Tamworth Road	23	Milepost At NG R SK 19661093	II	Tamworth Road
9	Merepitts Farmhouse	II	Tamworth Road	24	The Forge	II	Church Road
10	Barn Approximately 15 Yards Northwest of Merepitts Farmhouse	II	Tamworth Road	25	Former Stables Approximately 20 Yards Southeast of Elford Park	II	Brickhouse Lane
11	Millhouse	II	Tamworth Road	26	Barn and Stables Approximately 10 Yards Southeast of Elford Park Farmhouse	II	Brickhouse Lane
12	Elford Bridge West	II	Elford, Fisherwick	27	The Arches	II	Church Road
13	Milepost at SK19420970	II	Elford	28	The Garden Wall on North Boundary of Garden of The Old Rectory	II	Elford
14	Elford Park Farmhouse	II	Brickhouse Lane	29	Kitchen Garden Walls to Former Elford Hall	II	Elford
15	Crown Cottage	II	Church Road				

7.13. As can be seen, a good number of these structures are located in Church Road and Tamworth Road.

Monuments

7.14. The following table shows the designated monuments in the area as defined by the Historic Environment Record. As can be seen, there are a good number of monuments that go back to the medieval and roman period. There are no Scheduled Ancient Monuments within the Parish. The date of many of these monuments remains unknown. In broad terms monuments found in the lower half of the village are older

and related to the Bronze and Iron Age. Most of the monuments found in the upper half of the village are actually of later medieval date.

	Title	Location in Parish	Period		Title	Location In Parish	Period
1	Parish Church	North	Medieval-Post Medieval	20	Cropmark	North	Unknown Medieval
2	Elford Hall	North	Post Medieval	21	Cropmark	North	Unknown Medieval
3	Elford Station	North	Post Medieval	22	Cropmark	North	Unknown Medieval
4	Remains of Medieval Moat, possibly the site of the Manor House	North	Medieval	23	Cropmark	North	Unknown Medieval
5	Park Farm	North	Late C18 – Mid C19	24	Cropmark	North	Unknown Medieval
6	Pottery	North	Roman	25	Cropmark	North	Unknown Medieval
7	Cropmark	North	Iron Age	26	Cropmark	North	20 th Century
8	Cropmark	North	Prehistoric or Roman	27	Cropmark	North	Unknown
9	Cropmark	North	Prehistoric or Roman	28	Cropmark	North	Unknown
10	Cropmark	North	Prehistoric or Roman	29	Cropmark	North	Unknown
11	Cropmark	North	Prehistoric or Roman	30	Cropmark	North	Unknown
12	Cropmark	North	Roman	31	Cropmark	North	Unknown
13	Cropmark	North	Roman	32	Bowl Barrow	South	Bronze Age
14	Cropmark	North	Early Medieval or Later	33	Cropmark	South	Iron Age
15	Cropmark	North	Early Medieval or Later	34	Cropmark	South	Iron Age/Roman
16	Cropmark	North	Post Medieval	35	Inhumations	South	Medieval-Post Medieval
17	Cropmark	North	Post Medieval	36	Royal Observer Corps Monitoring Post	South	20 th Century
18	Cropmark	North	Post Medieval	37	Cropmark	South	Unknown
19	Cropmark	North	Post Medieval				

7.15. These monuments include evidence of a possible Roman Villa, a medieval settlement, a possible medieval trackway and a great deal of cropmarks and evidence of historical farm working including ridge and furrow. In addition to those listed above, a series of historical farmsteads dating from the 18th and 19th century including those at Elford Park Farm, Park Farm, Elfordlow Farm, Mere Pits and Upfields are also considered important.

Historic Milestones

- 7.16. All the four historic milestones in the Elford area are from 19th and 20th Century, and are listed structures.

Title	Location	Period/Subject
Milepost	Tamworth Road	20th Century
Milepost	Tamworth Road	20th Century
Milepost	Roadside	19th/20th Century
Milestone	Near Greendales Farm	19th Century

Non-designated heritage assets

- 7.17. There are no locally listed buildings in Elford identified within the Historic Environment Record, however, Appendix B of the draft Conservation Area Appraisal and management Plan proposes several potential Local Listed buildings. These include a series of cottages and farmhouses as well as the old school house and the primary school itself.
- 7.18. In the wider parish, there are a number of farmsteads within the landscape which are important to the areas cultural and historic landscape. Some of the farmhouses are listed, but many of the outbuildings and barns, some of which date from the Victorian and Georgian periods, also have some heritage value. Opportunities to preserve and enhance these should be taken up by the neighbourhood plan. The *Staffordshire County Council Farmsteads Guidance* states that many of these are large-scale regular courtyard farmsteads associated with the planned enclosure of the landscape.

Historic Landscape Character

- 7.19. The County Council have mapped the entire landscape for its historic typology. This is different to the overall landscape character (see following sections) and specifically deals with the historical influences that have resulted in the patterns of the fields and settlements. A map of these areas is included at Appendix A.
- 7.20. In the main the landscape in and around Elford is characterised by different periods of enclosure beginning in the post-medieval period and continuing through to the later 19th century. Aside from some small areas that have been amalgamated by post-war

farming practices, much of the areas field pattern exhibits the characteristics of its period of enclosure. An important area to the north-west of the village of Elford includes a landscape which demonstrates the earlier irregular enclosure which corresponds with the medieval earth workings and features within that area of the parish.

Key Heritage Issues

7.21. 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

8. Townscape and Built Environment Vernacular

- 8.1. Considerations of Elford's distinctive townscape and local vernacular will be key in developing policies for building conservation and design. These considerations are fully addressed by a separate detailed study at Appendix B.

9. Landscape

National Landscape Character

- 9.1. Natural England have classified the landscape of England and Wales into a series of 'National Character Areas'. Elford Parish is partly covered by two such character areas. To the west of the Parish, NCA 69 'Trent Valley Washlands' (updated 2013) characterises the lower lying land towards the River Tame, whilst the higher land to the east is within the NCA 72 'Mease or Sense Lowlands' (updated 2015). A brief summary of each is detailed below with an illustrative view of the landscape within each.



NCA 69 to the west of Elford Parish

- 9.2. The Trent Valley Washlands character area 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. Elsewhere significant transport infrastructure dominates the landscape, however, the only evidence of this in Elford is the main line railway line running north from Tamworth which almost forms the eastern extent of the character area in the Parish. Villages are typically compact (and Elford may be described as such) as a result of the areas of low lying land and floodplain. The farming in this area is typically pastoral and this may be seen clearly in the field and land to the west of Elford village. One of the dominant characteristics is the lack of tree cover, as shown by the photograph above.
- 9.3. The work undertaken by Natural England has identified a number of objectives for the area, which include protecting the pastoral landscape, preserving and enhancing the

historical significance of the landscape (see previous sections) and reinforcing a multifunctional landscape through carefully planned new development that respects and creates new green infrastructure.



NCA 72 Mease / Sense Lowlands

- 9.4. The Mease / Sense Lowlands character area covers much of the landscape to the south and east of the village of Elford. As noted previously this is a rolling landscape with a strong rectilinear field pattern. Red brick buildings are common with straight roads as a result of the late surveyor enclosure. As opposed to the Trent Valley this area is characterised by dispersed settlements. Elford could not typically be described as being dispersed. Whilst arable farming in the area has led to increased field sizes and the loss of hedgerows, the farming is typically mixed. One of the large arable features to the immediate east of Elford is shown above and demonstrates the rolling landscape well.
- 9.5. Natural England have set a series of objectives for this area which includes increasing the woodland cover (part of the wider character area is within the National Forest but Elford Parish is outwith this designation). As with the Trent Valley there is an overarching objective of protecting and enhancing heritage assets and older landscape features including veteran trees and hedgerows. The ‘open’ character of this landscape is seen as something that should be preserved.

Local Landscape Character

- 9.6. Staffordshire County Council produced a detailed landscape character analysis as part of their 2001 document *Planning for Landscape Change*. This was designed to guide development until 2011 and thus much of the information within it may be considered out of date. Certainly, the character analysis provided by the NCA outlined above are

more up-to-date and current. There are two character areas identified in the document which broadly reflect those of the wider NCA, a *Riparian Alluvial Lowlands* area to the east (adjacent to the Tame) and a *Lowland Village Farmlands* area on the higher land to the east. The *Alluvial Lowlands* character area is said to benefit from wide, long views. The document makes considerable reference to hedgerows and field boundaries being important to both character areas. The loss of these is considered to be negatively impacting on the character of the area.

- 9.7. The document does set some broad policy goals for the treatment of the landscape as part of development, which should be noted. Much of the landscape in the Parish is characterised as being within an area of landscape maintenance, which denotes that the protection of the existing landscape and its features should be a goal wherever possible. This seems to support the objectives set by the NCAs. To the far west of the Parish there is a small area identified for restoration and this is very likely as a result of the agglomeration of smaller fields and the removal of hedgerows.
- 9.8. Incongruous landscape features identified within the character areas, to be avoided where possible, include the encroachment of urban elements including sewerage works and busy roads, power lines and the deteriorating nature of hedgerows and their replacement with fences and post and wire boundaries. The importance of maintaining the long wider views in both character areas is also considered an important part of preserving and maintaining the character area.

Landscape Features within Elford Village

- 9.9. There are a number of distinctive landscape features within the village of Elford, many of them purely a result of the remnants of the former Elford Hall. To the far west of the village, the walled garden, now managed by the Elford Hall Garden Project (a community led organisation) has 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.
- 9.10. The final feature of the former hall estate is an avenue of mature lime trees known as 'The Avenue' leads from Church Street to the Church of St. Peters. With its wide verges,

adjacent woodland planting and wrought iron gated access (not listed) this is a key feature of the conservation area and of the former hall. Typically trees within the parkland are large mature deciduous varieties. There are also some limited coniferous varieties, especially around the church and other larger buildings.

- 9.11. Elsewhere within the conservation area, the narrow, winding streets are characterised by vegetated boundaries. The strong Victorian and early 20th century influence in this area is clear from the presence of many privet, beech and other ornamental varieties. Some metal railings remain especially around some of the former farmsteads which are clustered in the village. Walls are also a key feature of the boundary treatment (see comments above) but overall there is a strong feeling of enclosure to the views within the village. In fact there are very few views into, or out of the core of the village.



Typical Landscape Views of Elford Village

- 9.12. The final landscape component of the village itself, is the area to the riverside. To the southern edge of the village is a small car park and picnic area, from which there are a series of views across the river and the landscape beyond. Elford's relationship with the river is mostly hidden in rear gardens and private plots and as such it is only at the far south-east and west (adjacent to the walled garden) that the river is publically accessible. The riverbank on the Elford side is much higher than land to the west of the river and as such this elevated viewpoint affords good views down to the listed three arched bridge.
- 9.13. Opportunities to enhance the river frontage are a possible focus for improvement. At present, much of the vegetation is overgrown and the extent of public access quite limited.

Key landscape Issues

9.14. The following points summarise the key issues raised by the baseline for the Neighbourhood Plan:

- The landscape character around Elford is roughly divided into two sectors – the floodplain and alluvial plain to the west of Elford village adjacent to the river, and the lowland, rolling farmland on the higher land to the east of the village;
- The landscape benefits from long wide views, which is the opposite to the character inside the village itself, which has a strong series of enclosure views;
- The landscape strategy identified for the area is mainly one of maintenance, seeking to preserve and enhance the existing landscape features;
- Hedgerow removal is a key threat to the wider landscape, especially in the floodplain where the historical pattern of fields is considered a key cultural and heritage asset, and opportunities to restore and enhance this should be taken;
- The village of Elford has a series of very strong landscape features to the west around the former Elford Hall including the walled garden, parkland paddocks and the distinctive Avenue of Limes;
- The strong boundaries within the village range from ornamental hedging to strong red brick walls, with metal railings reserved for the farmsteads.

10.Environmental Matters and Transport

Environmental Matters

Landscape Character

10.1. Elford lies within the Trent Valley Washlands National Character Area. Elford as a part of this NCA closely follows the key characteristics of the Area. The main Characteristics of the Trent Valley Washlands are listed below:

- *Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet.*
- *Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.*
- *Limited tree cover. Riparian trees, especially willows, provide an important component.*
- *A landscape strongly defined by its rivers and their flood plains.*
- *Diverse range of wetland habitats such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank.*
- *Rich history of human settlement and activity reflected in the archaeology and historic buildings.*
- *Settlement pattern heavily influenced by flood risk. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone.*
- *A landscape heavily used as transport and communication corridors along the river.*

- *A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development*

10.2. As described in Elford Conservation Area Appraisal Report *“The topography of the village is relatively flat. At the junction of The Shrubbery with the A513 the A-road rises noticeably while The Shrubbery remains at a similar level to the River. The road continues to rise for around 200m then falls for around 100m before levelling off. This creates a small area of higher ground, locally known as The Hill. The majority of the rest of the village is low lying and prone to flooding with small, localised areas of subtly higher ground that have historically escaped from flooding. The village has suffered severe flooding in the recent past. Despite nestling alongside the River Tame the nearest crossing of the river is half a mile to the south at Elford Bridge.”*

10.3. The village has elements of a planned landscape which dates back to the 18th century when Elford was owned by the Howard family.

10.4. The National Soil Resources Institute provides information on the types of soils found in the plan area, which influence the form of the natural landscape around the village. Findings from NSRI shows that Elford falls on freely draining slightly acid loamy soils category with a low fertility. In terms of habitats, the main characteristics of the area is neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands.

Bedrock geology

10.5. The British Geological Survey provides details of the bedrock geology beneath the plan area. The bedrock underlying the plan area is described as *“Mercia Mudstone Group – Mudstone. Sedimentary Bedrock formed approximately 200 to 251 million years ago in the Triassic Period.”*

Wildlife

- 10.6. The Elford Garden Hall Project which began in 2009 aims at saving the walled garden from developments as housing. Several species have been identified within the garden including badgers, frogs, and butterflies.

Local Plan Policies

- 10.7. As set out in Lichfield District Local Plan Core Strategy 2008-2029 the following policies have been designed to improve the air quality of the Lichfield and should be considered in future developments.
- 10.8. **Core Policy 3- Use of Energy & Resources:** *Development must contribute to the prudent use of energy and natural resources, including water and waste minimisation. To achieve this, all development will be required to minimise levels of pollution or contamination to air, land, soil or water, including noise and light pollution and avoid unacceptable uses within source protection zone 1 areas to safeguard water resources and ensure water quality.*
- 10.9. **Policy SC2- Renewable Energy: Biomass Energy Development Projects and developments which utilise bio-energy will be supported by the District Council.** *...opportunities for biomass energy developments will be assessed on the following basis: preference should be to utilise brown field sites or be co-located with other wood processing industries located and scaled to avoid adverse off-site impacts, including any visual intrusion of plant, such as chimney or biomass storage facility; located close to the point of demand or adjacent to existing transport corridors; minimise pollution from noise, emissions and odours; minimise emissions and waste products, including airborne emissions, emissions to watercourses and ash; and minimise any adverse impacts on amenity.*

- 10.10. **Core Policy 5- Sustainable Transport: Accessibility** will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes to provide alternatives to the use of the private car and promote healthier lifestyles. Development proposals will, either individually or collectively, have to make appropriate provisions for reducing the need to travel; widening travel choices and making travel by sustainable means of transport more attractive than the private car; improving road safety; and Improving air quality and reducing the impact of travel upon the environment, in particular reducing carbon emissions that contribute to climate change.
- 10.11. **Core Policy 10: Healthy & Safe Lifestyles** ...The District Council will ensure that the current high standard of air quality in the District is monitored and maintained and, where possible, improved with no decline in standards being deemed acceptable as a result of new development.”

Air Quality

- 10.12. Air Quality Management Areas are a tool used by local authorities to measure and manage air quality where it is harmful to public health. AQMAs are locations where the level of certain air pollutants have been found to exceed legal annual limits, requiring the local authority to take action. There is one AQMAs in the whole of Lichfield District, at the Muckley Corner Roundabout on the A5, which is recognised as having elevated levels of nitrogen dioxide (NO₂). These information are dated 2008. This would indicate there are no recognised air quality issues relating to road traffic in Elford.

Water Quality

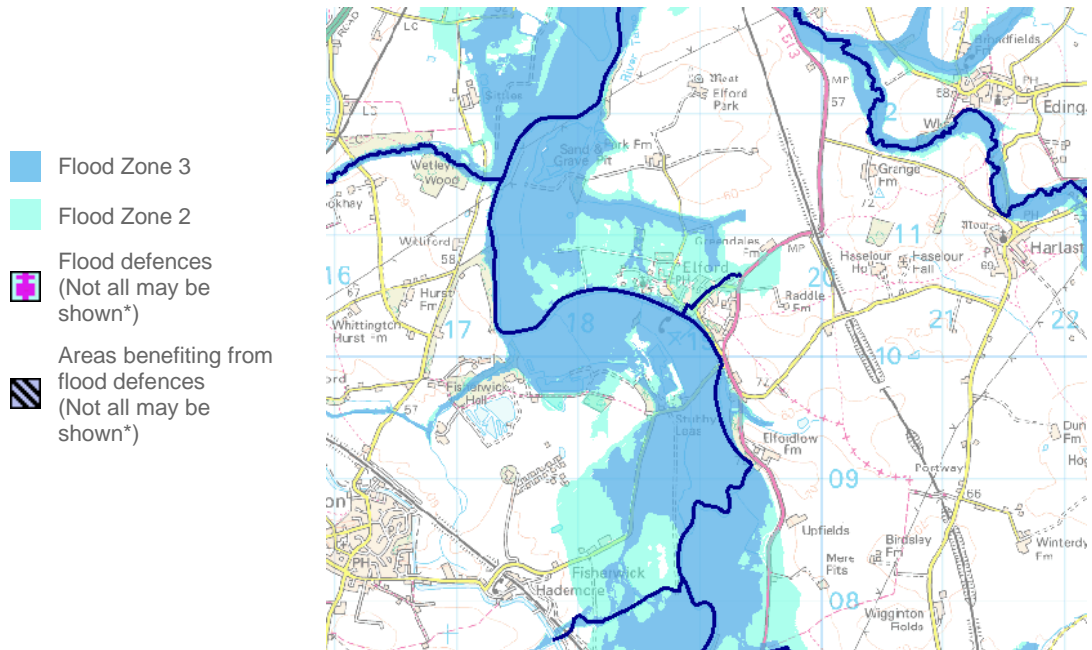
- 10.13. The Neighbourhood Plan area falls into a Surface Water Nitrate Vulnerable Zone, which covers much of central and southern England. These are designated where land drains

contribute to the nitrate found in polluted waters. Water which is classed as ‘polluted’ contains a minimum of 50mg of nitrate.

10.14. The plan area and its immediate surroundings are not within a Drinking Water Safeguard Zone or a Groundwater Source Protection Zone.

Flood Risk

10.15. Parts of the plan area are considered to be at risk of flooding by the Environment Agency. Almost half of the built area of the neighbourhood and much farmland at the north-west of the village are within Flood Zone 2 and 3. Flood Zone 2 is defined as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding and Flood Zone 3 is defined as land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. The map below shows the area covered by Flood Zones 2 and 3 within Elford and its surrounding area.



10.16. Elford Parish council has prepared a Community Flood Plan which locates the areas at risk of flooding along with the flooding source. The plan informs that the village of

Elford has in place a storm drainage system that meets the modern design standards. It also designates the locations of most risk of flooding, which are:

- Several properties within the village that have river frontage and are on the fringes of the village at the Elford Mill site.
- Stubby Leas Nursing Home on the west side of the River Tame and sited in the middle of the floodplain. This is one of the key areas as being the homes of perhaps the most vulnerable people in the village. The table below shows the locations at risk of flooding, and the sources of flooding, in the village:

Location of risk	Source of flooding	Flow route
Stubby Leas NH	River Tame	Property within floodplain but on raised ground. River flow is south to north around the premises.
The Osiers	River Tame	River flows south to north along the road cutting off the access to property. No rear access to property. (Action point)
The Shrubbery	Impounded rainfall/ Green Brook overflow	Properties lie in a hollow which fills with standing water when the SW outfall is closed due to high river levels.
The Beck/Croft Close	River Tame/Green Brook	Surcharging river water backs up onto The Beck if not obstructed. Green Brook flows east to west when it overtops flowing down The Beck.
The Mill	River Tame	The river flows south to north and floods via an old mill race through the properties which form an old mill complex.
Green Brook Culvert	Green Brook	Green Brook surcharges if insufficient pumping/free discharge and it breaks its bank outside 61 The Beck and flow west down The Beck.

10.17. Based on the document, the flooding event in the Elford appear to occur on a 6-7 year cycle. The most severe flooding has occurred when flooding events well above norm have occurred in the River Tame and Green Brook catchments at the same time. One flood involved a 1 in 200 year storm in the catchment of the Green Brook.

10.18. The plan sets out a flood alert schedule, flood warning schedule and severe flood warning schedule all forming an Action Plan for the village which is based on the template issued by the Environment Agency and is structured around Flood Warning

Codes. The Action Plan notes that the village Flood Wardens are registered with the EA Floodline 24hr flood warning programme, and regularly inspect Green Brook inlet headwall, the general river levels, road gullies and the operational position of the penstock at the SWPS.

- 10.19. If the Neighbourhood Plan allocates sites it will need to consider potential flood risks. Paragraph 100 of the NPPF states that inappropriate development should be directed away from flood risk areas, and in particularly those areas at the greatest risk. However, in some circumstances development can go ahead where implications have been mitigated and where flood risk is not increased elsewhere.

Ground Pollution

- 10.20. There are no records of ground pollution in the plan area.

Landfill

- 10.21. There is one historic landfill site within the area, called pit hole located in Model Farm, Elford. Based on Environment Agency information, this site has surrendered its environmental permits or was identified as being closed before the formation of the Environment Agency.

Transport

Location and Highway Network

- 10.22. Elford is located in a rural area of Lichfield District, Staffordshire, east of Lichfield City, and north of Tamworth. In the wider context, Lichfield District lies between the West Midlands built-up area (Birmingham, Wolverhampton, Sutton Coldfield, etc.) to the west and Burton upon Trent, Nottingham and Leicester to the north-east and east.
- 10.23. Elford is located just to the west of the A513, which runs from Stafford and Rugeley to Tamworth, which is 3 miles to the south. Nearby major highway routes include the A38 between Burton upon Trent and Lichfield, leading to the M6 Toll. The M42 is accessible on the south side of Tamworth, connecting the area to Birmingham Airport.

Public Transport

- 10.24. The village is serviced by limited public transport connections, with hourly/two-hourly bus services to Tamworth until early evening. Return services from Tamworth run only until late afternoon. There are no direct bus services to Lichfield.
- 10.25. The closest railway stations are at Tamworth (5 miles away, providing services to Crewe, Northampton, London, Derby, Birmingham, Stoke-on-Trent, Crewe, Manchester, Liverpool, Preston, Lancaster, Carlisle, and Glasgow) and Lichfield Trent Valley (6 miles away, providing services to Milton Keynes, London, Crewe, Stoke-on-Trent, Manchester, Liverpool, Preston and Glasgow).
- 10.26. Elford was formerly served by its own railway station to the northeast of the village on 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.

Cycling and Walking

- 10.27. Public Rights of Way exist across several areas of open countryside around the village, as shown in the Public Rights of Way map extract below. Protected walking routes are mainly into countryside to the east of the village. Access to the countryside south and west of the village is constrained by the River Tame, with only one crossing within walking distance, outside the village to the south.
- 10.28. Pedestrian routes around the village generally appear to be safe. However there are some crossing points along the A513 where through traffic passing at speed may create unsafe pedestrian conditions.
- 10.29. There are no formally designated cycle routes or paths in or around Elford. Burton Road (A513) north of the village leading to Alrewas, Peggs Lane to the south east leading to Tamworth, and Fisherwick Road to the west leading to Whittington, are suggested as 'advisory cycle routes' by Sustrans for cycle journeys around Elford. These are shown on the map extract below. It is noted that these routes are all along highway roads, shared with general traffic.



Public Rights of Way around Elford (copyright Ordnance Survey)



Advisory Cycle Routes around Elford shown in yellow (copyright Staffordshire County Council/Sustrans)

Summary of chapter: key findings

Environmental Matters

- The village has elements of a planned landscape which dates back to the 18th century when Elford was owned by the Howard family.
- There do not appear to be any notable issues relating to air, water or ground pollution in the plan area, as would be expected in a rural village without significant major sites.
- Several species of badgers, frogs and butterflies have been found in Garden Hall project in Elford.
- Almost half of the built area of the neighbourhood and much farmland at the north-west of the village are within Flood Zone 2 and 3.

Transport

- Elford is reasonably well-connected to the national road network.
- Public transport provision is very limited, and appears likely to constrain the extent to which residents can travel to work and services by public transport.
- The practicalities of the potential re-opening of a railway station serving Elford could be explored.
- Provision of safe pedestrian and cycling routes in and around the village could be improved to allow better access to and enjoyment of the surrounding countryside, as well as supporting general travel by cycle.



























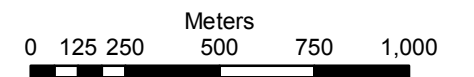
11. Appendix A: Historic Environment Record extracts


Staffordshire Historic Environment Record

Interests Recorded on the Staffordshire
Historic Environment Record

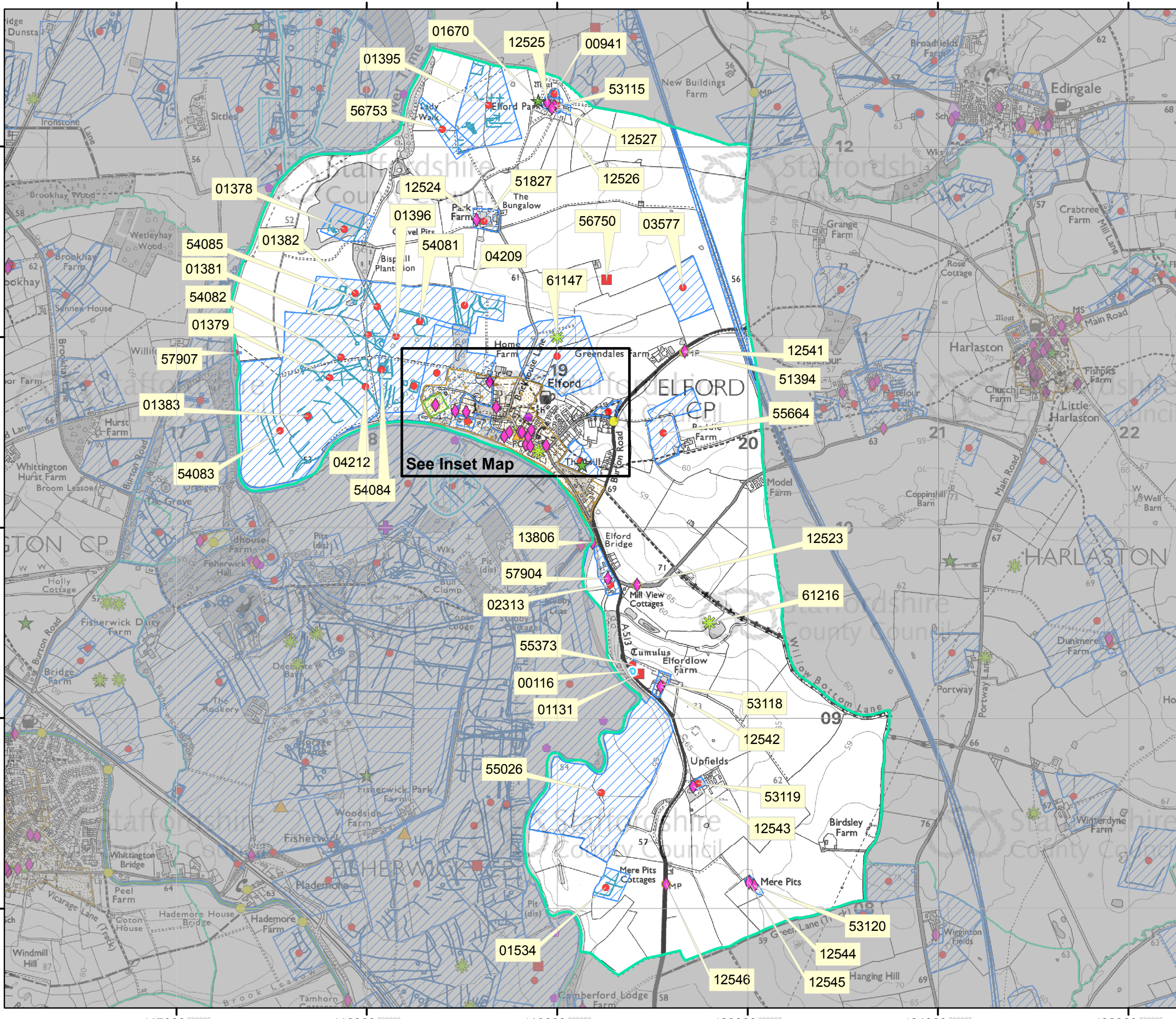
Elford Parish

-  Scheduled Monuments
-  Registered Battlefields
-  Registered Parks and Gardens
-  Conservation Areas
-  Monuments, Buildings and Structures (Polygons)
-  Monument
-  Monument (R and F Alignment)
-  Monument (Hachure)
-  Monument (Cropmark)
-  Monument (Earthwork)
-  Building or Structure
-  Monuments, Buildings and Structures (Points)
-  Monument (Location Uncertain)
-  Monument (Extent Undefined)
-  Listed Buildings
-  Delisted Buildings
-  Locally Listed Buildings
-  Deer Parks
-  Findspots
-  Findspots (Portable Antiquities Scheme)
-  Placename or Settlement
-  Civil Parish Boundaries
-  District Boundaries
-  HER Consultation Area





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
















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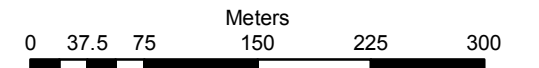
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Staffordshire Historic Environment Record

Interests Recorded on the Staffordshire
Historic Environment Record

Elford Parish (Inset Map)

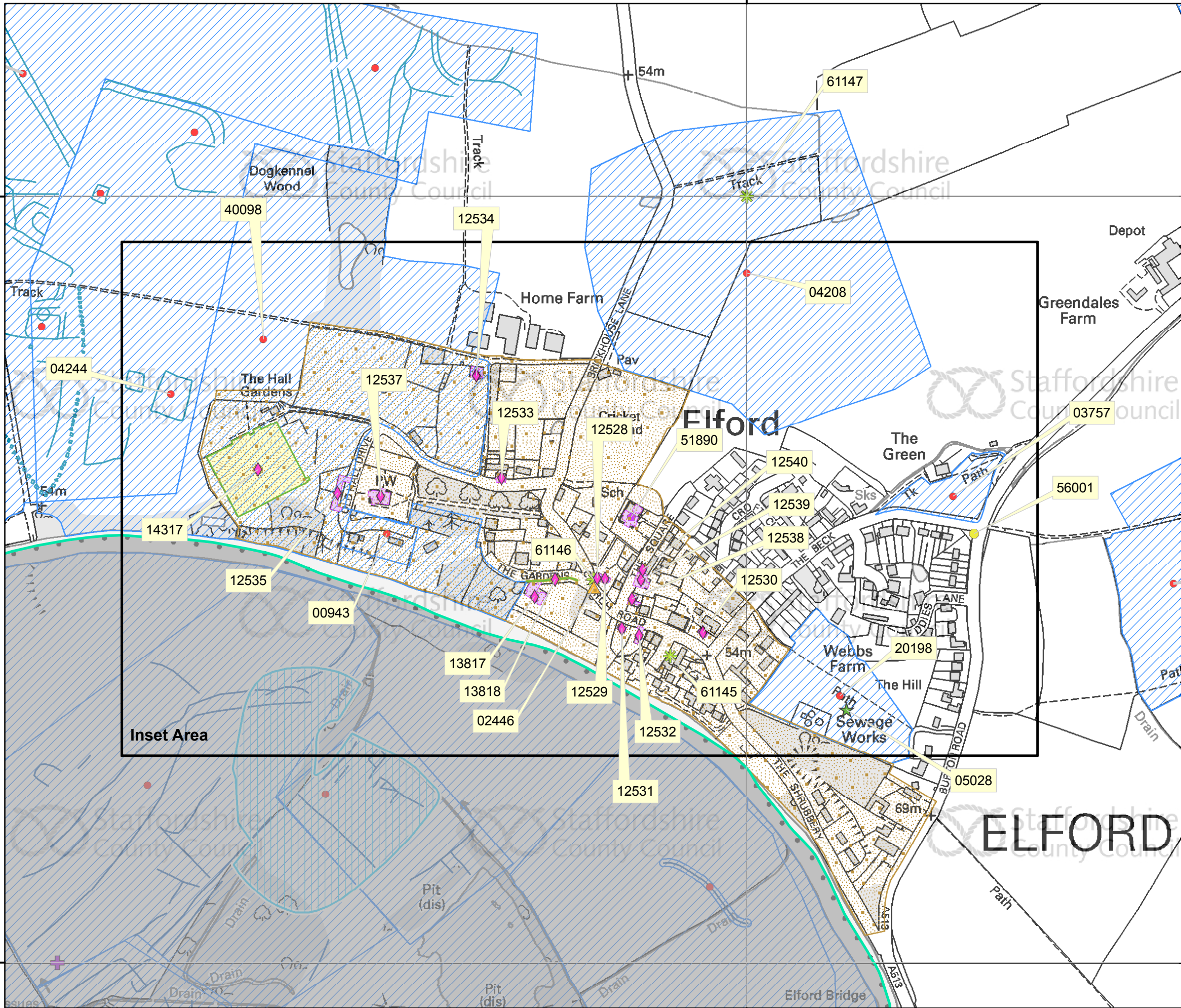
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-  Registered Battlefields
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Inset Area

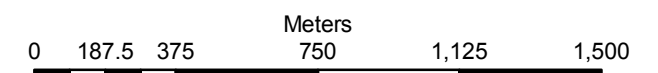
ELFORD

Staffordshire Historic Environment Record

Historic Landscape Character

Elford Parish

-  18th/19th Century Planned Enclosure
-  18th/19th Century Semi Planned Enclosure
-  Artificial Water Bodies
-  Early Irregular Enclosure
-  Early Reorganised Piecemeal Enclosure
-  Early Small Rectilinear Fields
-  Historic Parks and Gardens
-  Industrial and Extractive
-  Miscellaneous Floodplain Fields
-  Other Early Woodlands
-  Other Parkland
-  Other Recent Woodlands
-  Piecemeal Enclosure
-  Plantations
-  Post 1880s Reorganised Fields
-  Post 1880s Settlement
-  Post 1880s Small Replanned Enclosure
-  Post War Amalgamated Fields
-  Pre 1880s Settlement

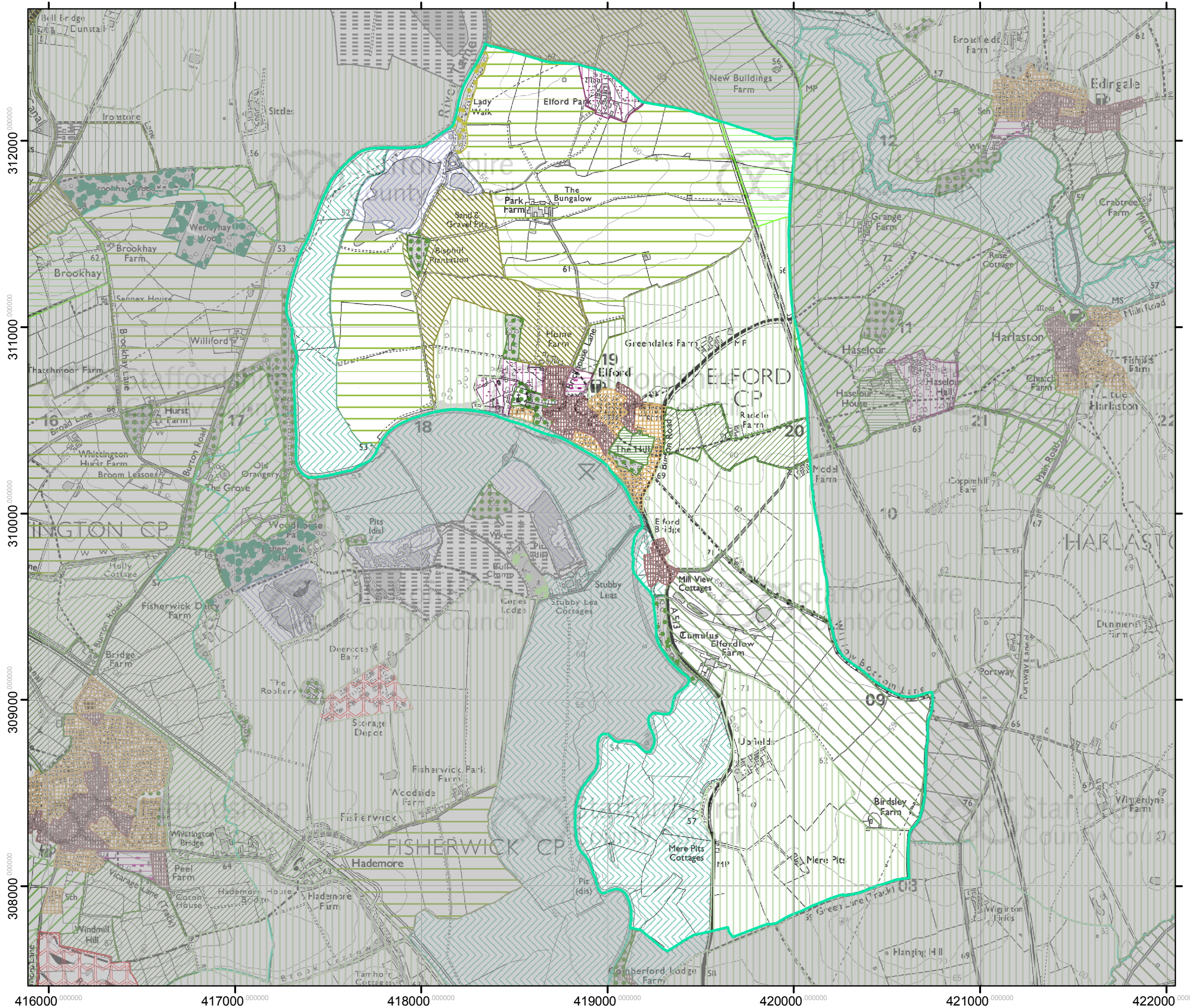


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Date: 2015



12. Appendix B: Vernacular and Townscape Assessment

Elford Village

Vernacular and Townscape Assessment

Contents

- 1.0 Approach to the Assessment
- 2.0 Permeability
- 3.0 The Built Form
- 4.0 Materials

Document Title/ Job No:

...

Prepared By:
Charles Wright

Checked By:
Tom Hiles

1.1. Introduction

This Vernacular Study has been produced to complement the design process and guide future architectural development within the village of Elford, as well as provide a record of Elford's architectural identity.

There is evidence of a settlement located in Elford since the Saxon Era. The longest surviving building in the village however, is St Peter's Church being having been constructed in the 14th century. The village itself has a mixture of buildings which display a rich historic variety of architectural styles, from nogged wooden frame farmsteads with decorative brick infill to modern glass, brick, and render houses.

2.0. Permeability and Streetscape

Overview

2.1

Elford's streetscape strongly reflects its historic rural past with many of the original buildings being workers cottages with typically low ceiling heights, small casement windows with leaded lights and timber frame infill walls of varying style located in the center of the village. Through the centuries, development in the village featured individual properties filling existing spaces within the historic core, as well as building on the outlying land surrounding St Peter's Church. Many of these later properties grew in size along with the affluence of their occupants, especially in the 1800s. In the nineteen fifties and sixties, several residential properties were constructed to the north of the village, adding to the Beck and Croft Close. These new builds were characteristic of their time, with a popular use of roughcast, pebbledash and brick with larger floor plans and driveways for automotive transport. The latest developments in the Village's morphology have been the three modern infill developments on The Osiers, the A513 and Croft Close. These modern builds have maintained some elements of historic vernacular detailing in order to fit in with the overall townscape.

Permeability

2.2

The natural morphology of Elford means that some elements of the village's street and footpath structure are not as permeable as in a planned settlement. For road users, driving in Elford is not particularly fluid due to the narrowness of the village streets. Elford's pedestrian facilities are similarly affected by the narrowness of the roads, which has led to a lack of space for pavements. At non-peak hours, the roads themselves are relatively pedestrian friendly and easy to navigate. Cycle infrastructure in Elford is somewhat limited, however, the roads within the village centre are quiet enough to cycle easily.



(Figure 1: Elford Village Roads and Footpaths)



(Figure 2: Main Road)



(Figure 3: Principle Road)



(Figure 4: Culs-de-sac)

The images above illustrate the changing character of streetscape from rural farmsteads, main roads and principle roads to the village centre where the predominant road patterns are narrow, organic streets with culs-de-sacs.

Local Roads, Tracks and Footpaths

2.3

Elford's roads, tracks and pathways have not changed much since the medieval period. The early village had a natural morphology from St Peter's Church following Church Road adjacent to the River Tame and expanding northward via 'The Square'. many of the streets in Elford are characteristically narrow as they were originally used by pedestrians and horse drawn transportation.

Key Streetscape and Design Points:

- Organic street layout in Village Centre
- Narrow streetscape in Centre of Village with larger connecting roads bordered with hedgerows
- Walkable due to settlement size and quietness of roads

3.0 Built Form

Figure ground Analysis

3.1

The figure ground for Elford is demonstrative of an organic street pattern which follows geographic features such as rivers, steep gradients and topographical features. Organic street patterns also follow boundary lines, particularly agricultural border lines. What is immediately clear from this figure ground is the quantity of historic farming cottages spread evenly throughout the settlement.



(Figure 5: Figure Ground of Elford Village)

Building Lines

3.2

The figure below demonstrates how inconsistent and irregular the building lines are in Elford. The explanation for this is that many of the properties constructed in the village were built incrementally over a long period of time often on an individual basis without any planning or design regulation. The only consistent building lines are located on the Beck and Croft Close where several buildings have been planned and built together. One of the key aspects of the inconsistency of the settlement building lines is the variety of setbacks and infill properties giving the village its unique organic charm.

The building lines in the centre allow for greater enclosure and emphasize the human scale of the settlement, this dissipates in the periphery of the settlement due to the increase of garden sizes and position of building set back from the road. The image below demonstrates how the building lines get further away from roads and paths the further they are from the urban core. Like with many older settlements with similar unplanned natural morphologies, Elford's centre has the majority of the village's oldest buildings, and which dissipate from a character area defined by rural village cottages into historic farmsteads and modern infill buildings which are designed for cars and people.



(Figure 6: Elford building Set-backs)

Building Footprints



The Beck and A513 Early 1920s Footprint



3.3
 The footprint above shows the uniform building line of early 1920s housing along the north end of the Beck. These properties, located in the periphery of the village, have large front and back gardens, and are all a standardized size and floor-plan, with 2 storeys and designed to house small modern families. These properties, as with many examples of municipal housing in the village, follow a linear format with the road as the dominant factor in their layout.



Church Road and The Ossiers Modern Footprint



3.4

Some of the most recently constructed properties constructed in Elford are located on the banks of the River Tame. Unlike the 1920s municipal properties discussed above, the contemporary properties in Elford are not as uniformly organized and are much smaller in footprint size. The layout of these properties follow a characteristic Cul-de-Sac orientated structure typical to most modern suburban developments, however, they have also been planned as infill developments, trying to blend in with the existing settlement's character.



The Beck footprint



3.5

Many of the original properties in Elford were constructed as functioning farmsteads and cottages. The footprint shown above is a classic example of an early 19th century set of farmers cottages and farmsteads, identifiable by the long narrow footprint of the buildings and purposive interconnecting buildings. These buildings are often not aligned with the main roads, and instead are often disjointed from the main settlement with narrow roads which follow the sides of fields. Gardens are generally not uniformly or symmetrically shaped and give the impression that they were an afterthought as the town developed around them.

Character Areas

3.6

In this section of the built form analysis, the study will identify character areas within Elford, based on building age, vernacular and architectural period. The image below displays the village's various character areas. It is key to note that due to Elford's natural incremental growth as a settlement, many buildings located within the character areas do not fit the prevailing profile and are thus colour coded to show their individual time period.

From the rendered character areas map, it is easy to see how the village has grown from west to east, with a number of pocket like infill developments over the years. Another key point to note is the linear layout of the village's eastern side compared with the more natural centre and western areas.



(Figure 7: Character areas)

Before 1900

3.7

The image below shows the varying character areas of Elford based on easily distinguishable architectural forms. The character areas focused around Elford hall, St Peter's Church and Elford House are predominantly of the Victorian revival era while the core and outlying farmsteads are mostly farmers cottages and farmsteads dating from the 17th century onward which have a more robust vernacular.



20th Century Housing

3.8

Displayed below is an image showing the large addition of properties to Elford in the mid 20th century. This development followed a more linear morphology on the periphery of the settlement, and has been located near the main road for easier vehicular access. These properties were constructed in groups and built under the welfare state's mandate, which embraced equality and modern technology.



Post 1980s Housing

3.9

Shown in the diagram below are the key developments which have taken place in Elford from the 1980s onward. It is interesting to note that many of the contemporary developments within the village have been well contained in the village boundaries and reflect a more natural infill pattern, thus preserving the village's strong character.



Archetypes

Traditional Farmhouses and Cottages

General Characteristics:

3.10

The oldest surviving residential buildings within the Elford conservation area can be classified as 17th century timber frame houses, many of which will served economic functions as well as residential. Examples include The Forge and The Cottage. Apart from St Peters Church it is unlikely that any of the existing buildings in Elford predate the 17th century, however many of the buildings have been upgraded from thatch roofing material and wattle and daub infill walls, to brick infill combined with tile or slate roofing materials.

Fenestration:

3.11

The shape and size of the windows of Elford's older buildings generally tend to be either bay windows or smaller timber framed casement leadlight windows. In the roof spaces, the fenestration is typically dormer styled with slated gable roofs with decorative gable end barge boards. On some properties in Elford there are some strong examples of Rondelle glass pains, often known as bullseye or bottle bottom glass.



(Figure 8: 17th century cottage)

Detailing:

3.12

Much of the detailing in the 17th century properties is not particularly ornate, but intended for more a practical farming lifestyle. Most of these buildings are detached with the occasional extension. Key features are the timber building frames with brick infill walls, bracketed porches, gable porches, lead step flashing, and purlins which extend beyond gables. On some of the properties there is fish-scale tiling on the roofs, although this is uncommon. One particular detail which is evident in some properties is the use of decorative barge boards located on the gable ends and dormer window gables, which also have decorative wooden finials.

Massing:

3.13

Many of the buildings from this period follow a typical farm house construction style which commonly have a long and slender footprint with outlying agricultural buildings in close proximity. The height of these structures tend to be two to three storeys high with low floor to ceiling heights.



(Figure 9: Timber Frame Brick Infill Gable)



(Figure 10: Stepped Lead Flashing)



(Figure 11: Bullseye Glass Panels)

Victorian Gothic Revival

3.14

Perhaps the most legible archetype in Elford can be found in Elford House and its surrounding buildings, which strongly reflect the late 19th century Gothic Revival architectural style. This style was heavily influenced by medieval ecclesiastical architecture and followed a detached or semi-detached layout. Chimney stacks, walls and window surrounds were intricately patterned, and symmetry was generally avoided in the built layout.

Fenestration:

3.15

The window detailing during this architectural period had a strong emphasis on tall and slender design. Lancet windows were often used, however, in Elford, the buildings from this period tend to feature sash windows with dormer and bay window styles.

Detailing:

3.16

The construction of this period tended to favor the use of gauged and rubbed brick work on walls and chimneys. This brick work was generally quite decorative with Gothic cathedral column style chimneys and patterned gables. On the corners of the buildings there are examples of dressed stone quoins and similarly dressed stone window surrounds. The Gothic revival style also commonly featured patterned gable end barge boards, turrets, and fish-scale roofing tiles, all of which are present in many of the late Victorian buildings in Elford.

Massing:

3.17

Because the Gothic revival style was so ornate, it can be associated with opulence and the upper classes in Victorian society who favoured larger houses with three or more storeys and large footprints.



(Figure 12: Gauged Brickwork)



(Figure 13: Elford House in Manorial Farm)



(Figure 13: Gothic Revival Chimney Stack)

Victorian Domestic Revival

General Characteristics:

3.18

The Victorian Domestic revival style has its roots in Tudor and late medieval construction styles. The domestic revival style is apparent in Elford and can be identified by key features like jettied upper floors, decorative Tudor style wooden veneers and leadlighted windows. Buildings of this style were generally detached or semi-detached.

Fenestration:

3.19

The fenestration of properties featuring the domestic revival commonly have Diamond shaped leadlight casement windows which are frequently arranged in a dormer style for the upper floors and a bay window style on the lower levels.

Detailing:

3.20

Some of the finer details of this style which are present in Elford's late Victorian built form are bracketed porches or decorative treillage porches. On some properties, there are strong examples of decorative crenelated chimney pots. The materials commonly used for these buildings were brick with timber decoration and slate roofs. Another detailing feature of this style which can be seen in many examples across Elford is decorative lead step flashing used on sloping corners where roof meets brickwork.

Massing:

3.21

The Victorian domestic revival, although embracing historic tradition in detailing and fenestration, departs from tradition in terms of height and massing. Generally, properties tend to be larger, with two or three storeys, with much larger footprints and with larger planned gardens.



(Figure 15: crenelated chimney pot)



(Figure 14: Casement gable window)



(Figure 16: mixed shingle tiled roof)



(Figure 17: Victorian Domestic Revival house)

Victorian Functional

General Characteristics:

3.22

Many of Elford's 19th century buildings are relatively simply designed and functional Victorian dwellings. These are often constructed from brick with minimal decoration and in either a terraced or semi-detached style. Examples can be found in the Old School building and Village Pub.

Fenestration:

3.23

These properties generally tend to feature casement windows with segmented arch window surround tops.

Detailing:

3.24

Functional Victorian buildings in Elford were almost all built from brick in Elford with very few decorative features. Although non-decorative, some properties in Elford feature retaining anchor plates to assist the structure of the buildings which add to the historic vernacular of the village.

Massing:

3.25

This style of building generally tends to be functionally designed as a measure of quality and not style, thus these properties are relatively small in footprint and height, with two to three storeys and low floor to ceiling heights.



(Figure 19: Old School House)



(Figure 20: Wall Tie)



(Figure 21: Victorian functional style)



(Figure 22: Victorian Functional cottage)

20th Century Modern Municipal Housing

General Characteristics:

3.26

Identifiable by the use of materials such as pebbledash or roughcast, timber cladding and brick, the standardized buildings constructed in the 1950's and 60s are probably the easiest to distinguish in the village townscape. This housing style arrived at a time of suburban idealism, in which it supposed that every family could have a house and car. The buildings are generally structured to the same symmetrical specifications in a semi-detached form with well-proportioned front and back gardens.

Fenestration:

3.27

The window detailing of these properties is generally simplistic PVC windows which are either inset or flush with the outer wall. Some properties also have arched window frames. In some cases, the fenestration of the 1960s features mock diamond leadlight windows pains.

Detailing:

3.28

The detail specifics on these properties is the use of pebbledash roughcast as a veneer which is either painted or left bare. Many of the properties have driveways and garages, as well as bracketed porches above the entrance. Another key detail is the wooden gable veneer clad on the upper levels of the houses. The roofs are generally tiled with ceramic tiles, and have a single central chimney which also serves adjoining property.

Massing:

3.29

The height of these houses is between two to three storeys with a relatively uniform rectangular footprint. In some cases, the style of the properties is that of a bungalow design and thus are very low density with single level utilized space.



(Figure 23: 1950s municipal Housing)



(Figure 24: 1920s municipal housing)



(Figure 25: Decorative arc sill windows)

Contemporary Housing

General Characteristics:

3.30

The most extensive developments in Elford have occurred in the last 30 years with construction of a high volume of infill homes behind existing properties along The Beck road. These buildings are generally semi-detached or detached and homogeneous in look with few individualized features. Almost all the contemporary housing in Elford have enclosed garages within the property and drive space for car parking. Other key features are the small size of gardens and white detailing on sills, gutters, garage doors and barge boards. Chimneys are also rare feature, if featured at all, they are usually relatively slender for gas fireplaces.

Fenestration:

3.31

Windows on these modern properties are almost all PVC windows with white sills. Also very common is the reflection of traditional vernaculars by including mock leaded casement style windows, and bracketed casement style bay windows.

Detailing:

3.32

Although there is very little ornamentation featured in this style of building there are a few interesting vernacular details including the loggia style porch canopies which add to the overall footprint of the buildings, and the ceramic tiled roofs. These buildings are also almost all made from brick.

Massing:

3.33

The footprints of this style of building are relatively small in order to accommodate a larger number of houses in an area with low two to three storey building heights. The floor to ceiling height is also relatively low compared with many of the historic properties in Elford



(Figure 26: contemporary cul-de-Sac)



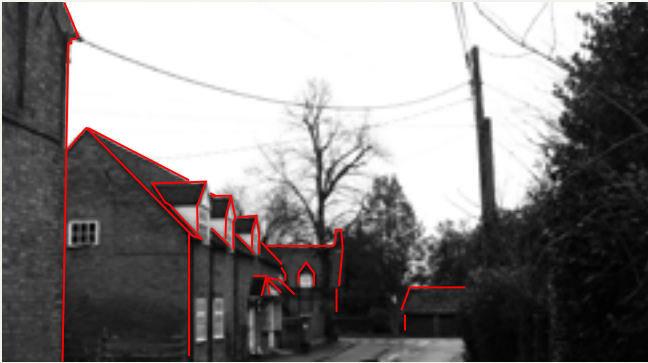
(Figure 27: Contemporary residential property)

RoofScape and Landmarks

3.34

In Elford, the majority of properties have front to rear roofing pitches, however, due to the inconsistency and lack of strong building lines combined with poor alignment of buildings, there are few characteristics that repeat across Elford's entire roofscape.

Relatively common to Elford's skyline is a combination of low rise buildings with casement and gabled dormer windows arranged symmetrically on either side of a front door, with decorative chimney stack on the end gables of the buildings.



(Figure 28: Village Centre Cottage Roofscape)



(Figure 29: 1970's residential Roofscape)



(Figure 30: 1920 Residential Roofscape)



(Figure 31: Victorian Functional Roofscape)



(Figure 32: Gothic Revival Roofscape)

Enclosure

3.35

Many properties on Elford are well enclosed with high brick garden walls, these generally tend to be the more affluent properties constructed in the Victorian era. Most of the properties however are enclosed by natural boundary vegetation such as shrubberies and trees, or wooden fences.

Key Features of Built Form

3.36

- Rural farmsteads, cottages and municipal housing most prevalent
- Non-uniform building lines in village centre
- Uniform planned building lines in peripheral areas
- Detached and semi detached building footprints most common
- Casement windows
- Gablett windows
- Dormer windows
- Bullseye glass
- Timber treillage porch detailing
- Leadlight style window detailing
- Timber frame brick infill walls
- Stepped lead flashing
- Materials used: brick, timber, pebbledash, resin
- Crenelated chimney pots
- Gauged and rubbed brickwork
- Fish-scale and flat shingle tiling
- Decorative barge boards
- Low level roofscape, between 2 to 3 storeys

4.0 Materials

Materials Palette

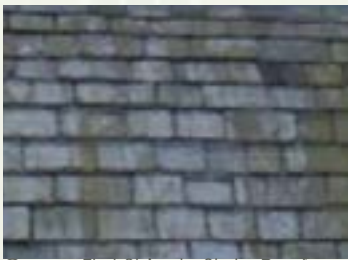
4.1

The predominant building material utilized in Elford is brick. There are also, many examples of painted brick and pebbledash. Generally, painted buildings are white but there are exceptions to this. Many properties are also constructed using wooden frames and have either slated or ceramic tiled roofs.

Boundary walls are also commonly made from brick, and border partitions are in most cases created from wood or hedgerow.



Materials Colour Pallet



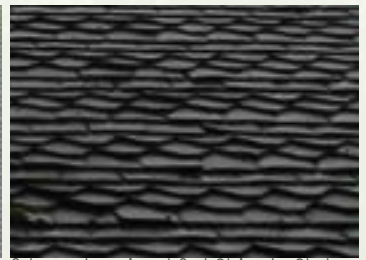
Course Flat Shingle Slate Roof



Ceramic flat shingle Tiles



Flat Shingle Slate Roof tiles



fish scale mixed flat Shingle Slate Roof



Victorian Brick work



Sandstone Lintels and decoration



Victorian Brick work



Victorian Brick work



Brick infill with painted timber frame



Lime-wash exterior wall



pebble dash infill on timber frame



Lime-wash with painted decoration