



Longdon Parish

Draft Neighbourhood Plan 2015 - 2030

Executive Summary

Moving from Policy to Delivery

While taking care to develop policies which are right for the Parish, the Working Group is mindful that we have to turn policies into practice.

As an example of the need to get things done, priorities for action have been identified as follows:

- Traffic management measures throughout the Parish.
- Creation and maintenance of public footpaths and bridleways.
- Promotion of (and contribution towards) a dedicated cyclepath along the A51 (within the Parish), as part of an enhanced cycle path between Rugeley and Lichfield.
- Assessment of the need for, and possible consolidation of, community halls to create a community Hub.
- Provision of, or improvements to, outdoor recreational facilities at suitable locations across the Parish, including the provision of a Multi-Use Games Area within Longdon Village.
- An assessment of the need for mobile service provision e.g. health facility.

Further Consultation

From the time you receive this Executive Summary there will be a six week period from October 1st - November 1st 2015 for you to contribute your comments, suggestions and amendments. Discussions with organisations and businesses in the area will be held during this period and public meetings have been arranged in;

Gentleshaw School Hall
October 3rd 2015,
11am – 1pm.

Longdon Village Hall
17th October 2015,
11am – 1pm.

Longdon Village Hall
7th November 2015,
11am – 1pm.

Additionally you are encouraged to use the website www.longdon-staffs.info to give your comments and ideas:

or email
Longdonpc@gmail.com

or write to
The Clerk to the Parish Council,
c/o 5 Hillside,
Lichfield.

The Plan will also be discussed at the monthly meetings of the Parish Council (September, October and November 2015)

Even that will not be the end of your involvement. Informal consultation will continue as we refine the draft Plan in light of your comments, and the final stage of this whole process will be your chance to vote in a Parish wide referendum, to decide whether the Neighbourhood Plan is adopted or rejected.

THE PARISH COUNCIL AND NEIGHBOURHOOD PLANNING WORKING GROUP WOULD LIKE TO THANK YOU FOR ALL THE HELP AND SUPPORT WE HAVE RECEIVED SO FAR, IN PRODUCING THIS FIRST VERSION OF THE PLAN.

Introduction – what this paper is about.

Over the past 18 months you have received flyers, read articles in Longdon Life, answered questionnaires and attended public meetings, about a long term land-use plan for the Parish. You have responded to requests for information and given your thoughts on a Vision for the future of where you live. Your comments and observations have been listened to!

A working group of the Parish Council has produced this short summary to give you, the people of the Parish of Longdon, a clear idea of the proposals contained in the draft Neighbourhood Plan. This summary is not a substitute for reading the actual Plan, copies of which are available throughout the Parish, in local schools, pubs, the Post Office, village halls, institutes and the Church. The Plan is also available on the Parish Council's website, www.longdon-staffs.info

This paper describes the policies which lie at the heart of the draft Plan. They have been derived by the Neighbourhood Plan Working Group after a thorough and widespread consultation process. They represent the working group's understanding of your priorities and your preferences – this is your opportunity to tell us if you agree.

However, it must be stressed that this is not the end of the consultation process. In fact this summary is only a stage in the process, enabling any amendments to be incorporated into the final plan for the future of our community. Please read it and involve yourself in the next stage of the consultation, details of which are to be found at the end of this leaflet.

The Draft Plan

The draft Neighbourhood Plan contains a substantial amount of information about our history and the way the Parish of Longdon has developed over time. It also deals with the economic and social context in which we are developing the Plan. However, the heart of the Plan concerns itself with five areas of village life, and proposing policies to improve them over a fifteen year period. The five areas are;

1. **Landscape and the Built Environment**
2. **Housing**
3. **Movement**
4. **Community Facilities and Leisure**
5. **The Rural Economy and Infrastructure**

The following policies are the key components of this executive summary, but evidence and justification is contained within the full document – please take the time to read and comment on it.

The Policies

None of the policies contained within this document are to be read in isolation. They should be viewed as an integral suite, reflecting the views and wishes of the local communities living and working in Longdon Parish. In that way, change can be accommodated and managed, whilst still retaining the aspirational nature of the area.

1. Landscape and Built Environment Policies

Policy 1

To protect and enhance the natural landscape and designated wildlife sites, projects and developments which increase wildlife habitats and species, in accordance with the Staffordshire and Lichfield District's Biodiversity Action Plans, will be supported in principle. Where possible, the removal of hedgerows will be resisted.

Policy 2

In principle, the creation of new public footpaths/bridleways, especially to improve the access to Cannock Chase, will be encouraged.

Policy 3

There will be a presumption against built development outside of the village boundaries (rural exceptions notwithstanding). Proposals for new agricultural workers dwellings will need to be accompanied by a robust demonstration that the principal criteria of need, distance etc., have been fully explored and can be justified.

Policy 4

Applications for new development must be accompanied by design statements that clearly demonstrate how the design has regard to the traditional village vernacular (including the use of materials) and the impact such development could have on existing landscapes, and vistas. Development will be resisted where inappropriate, artificial/contrived measures are proposed as mitigation (such as ground reprofiling).

2. Housing Policies

Policy 5

To assist the sustainability of the villages, limited small scale development will be supported in principle. For example, minor linear infilling (including courtyard development), as opposed to new 'estates'; culs-de-sac are not appropriate. The size, scale and density of any new development (in terms of their individual or collective appearance) must respect the traditional local rural vernacular and be fully integrated into the villages. Artificial mitigation measures, such as ground re-modelling will also be resisted, to help protect the character and appearance of the rural landscape.

Policy 6

New housing primarily for local people, especially for starter families and the elderly, will be supported within appropriate village locations, so that the distance to travel for bus services, shopping and recreational activity is reasonable.

Policy 7

Conversion of non-residential properties to residential use, and windfall residential development on previously developed 'brownfield land' will be considered on their merits, provided the general design principles of local character, massing, appearance etc., are respected and that such development does not lead to creeping encroachment into the Green Belt, leading to a merging of settlements.

Policy 8

Lichfield District Council's affordable housing policies will apply to all new development within the Plan area. Any affordable properties that are provided below market value (for sale or rent), will be secured in perpetuity through s106 agreement or legal covenant, to ensure that they remain affordable.

The occupation of such properties will be targeted at people living locally in the first instance, or at those with relatives living within the Parish, before being placed on the open market.

In disposing of such affordable properties for sale or rent, the vendor/landlord will have to demonstrate that all reasonable efforts to comply with the policy have been undertaken, in that the property has been marketed locally for a minimum period of 6 months prior to being opened up to the general market, during which the property will be offered to a local Registered Social Landlord for short term let, until successfully sold/let (to avoid properties remaining void for lengthy periods).

3. Movement Policies

Policy 9 Improving Access:

Working with the Highways Authority and landowners, this Plan will in principle, support proposals that improve safety, create footways where lacking, enhance public footpaths / bridleways and cycle routes across the area, including better facilities along and across the A51 for pedestrians and cyclists.

Working with bus operators, this Plan will support improvements to public transport provision, providing more frequent bus services into the principal settlements, with supporting infrastructure.

Policy 10 Improving safety:

This Plan will actively encourage and support; a review of speed limits on roads throughout the Plan area; 20mph variable speed limits outside schools; and traffic calming measures on Upper Way (Upper Longdon), Stockings Lane (Longdon), School Lane and Malthouse Rd (Gentleshaw). Measures to create safer vehicle access arrangements at junctions with the A51 will be supported.

Working with Staffordshire County Council we will seek to review the proliferation of traffic regulation signs along the A51, with a view to minimising their number and thereby leading to improved effectiveness and road safety.

Working with the County Council, the Parish Council will consider the effectiveness of the highway maintenance works programme (including hedgerow pruning, gully emptying and winter gritting), and where appropriate, support enhancements that benefit the communities living within the Plan area.

Policy 11 Supporting development:

Any new development (inc change of use or conversion) within the Plan area must demonstrate that there would be no material adverse impact on the safe and efficient operation of the local road network, including residential roads, rural lanes and parking.

Any new development proposal must demonstrate that its traffic implications (including parking) have been fully considered and assessed. This must include a real shift to make developments more sustainable, by ensuring that proposals are suitable for the area and contribute to the policy areas outlined above i.e. 'improving access' and 'improving safety.'

4. Community Facilities and Leisure Policies

Policy 12

There will be a presumption against any development which causes the loss of any of the existing community and recreational facilities, unless it can be demonstrated that there will be a net gain in both the quantity and the quality of any new provision.

Policy 13

Opportunities to create a purpose built, multi-functional community 'Hub' in Longdon Village will be explored.

Policy 14

To promote outdoor community activity and general fitness;

(a) Support will be forthcoming for the creation (and maintenance) of both a dedicated children's playground

and a multi-purpose outdoor recreation ground (with appropriate equipment), capable of accommodating team games, including any necessary small scale built facilities.

b) Should a suitable location(s) be identified all new development within the Plan area is expected to contribute towards delivering the facility(s)

5. The Rural Economy and Infrastructure

Policy 15

Development that creates local employment opportunities will be supported in principle, where they add to the diversification of the rural economy, provided that their impact does not compromise other policies and objectives contained within this Plan.

Policy 16

Delivery of a comprehensive Superfast Broadband network across the Parish (not only within the principal settlements) will be supported in principle.

Policy 17

All new developments will be expected to make a financial contribution towards Parish-wide infrastructure works, designed to ensure that regardless of the size or type of development, every new addition makes a worthwhile contribution to the sustainability of the communities in which they choose to live and / or work.

