

## **ALREWAS PARISH COUNCIL**

### **Development and House Building Charter**



This charter has been developed by Alrewas Parish Council to help and advise potential future development of new and existing homes within our picturesque Village.

The information we provide is intended to be useful for anyone planning to submit a planning application and to ensure any changes to the Village are in keeping with the local ethos. We also ask that anyone applying to submit an application should also view the adopted Neighbourhood Plan. You can find a link to the Neighbourhood Plan on page 5.

We would welcome an early dialogue before applications are submitted to encourage a good working relationship with both the Parish Council and local residents.

### **Eco-friendly & Sustainable Homes:**

The Parish Council supports the implementation of eco-friendly and sustainable homes and encourages the use of renewable technology as appropriate. Examples of which are:

- Solar Panels,
- Heat Pumps (Air Source Heat Pump and Ground Source Heat Pump),
- Home Insulation,
- Smart Energy Meters,
- Electric Charging Points,
- Underfloor Heating,
- Reclaimed Materials (including Timber).

The list is not exhaustive, and we are aware that more renewable technologies will be invented in the future. Consideration of renewable technologies will have to be evaluated within the context of the conservation area of the village.

We also advise that any building/development is sympathetic to the look of the neighbouring area/properties. If the development is an extension to the property, it is advised that this also is in keeping with the existing dwelling.

Any planning application must also include off-road car parking for a minimum of two average sized vehicles.



**Protecting the local wildlife and building houses in a nature-friendly way:**

Development of Green Space is actively discouraged, and where damage to existing habitat is unavoidable mitigation must bring about an overall gain in habitat.



The creation of new habitats would be encouraged, including

- Strategically placing bird and bat boxes on new homes,
- The use of native wildlife friendly plants of local origin,
- Wildlife friendly green walls,
- Introducing trees that provide shade and give privacy and help to reduce pollution,
- Hedging would be preferred instead of fencing, but where this is not possible, hedging can be placed alongside a fencing line.

### **Construction of Site and Traffic Management Plan:**

Alrewas is an historic village, containing many listed buildings and properties. Many of these are without parking facilities and therefore, a lot of kerbside parking takes place, particularly on Main Street. This impacts directly on movement of heavy plant and large delivery vehicles. As such, we kindly suggest thought is given to where trades vehicles would park during the day (ideally within the curtilage of the construction site) and ensuring these vehicles are not causing an obstruction to other road users.

In addition, please be conscious of the locality of schools/nurseries when formulating movements of vehicles (HGV) and avoid periods when children are going to and from school.

During construction, minimising the creation of dust by regular road sweeping and generally keeping the site tidy and secure.

We appreciate that any construction will involve a certain amount of noise, but we ask, on behalf of residents, that this is kept to within normal working hours within the weekday.

We hope that constructors will keep to the Considerate Constructors' Scheme, which can be found at: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)



### **Being Good Neighbours:**

Alrewas is a very attractive and sought-after area, and we have prided ourselves in the many organisations and groups that have been formed over many years and serve the local community. We look after each other and care for those most vulnerable in our village.

We would hope that any potential developer would wish to engage with the village and its residents particularly those closest to any building work undertaken. We know from experience that well informed residents are the key to a good relationship with little confrontation construction.

We would advise anyone planning to submit a planning application to liaise with the Parish Council pre-submission, and to inform their surrounding neighbours of the proposed application.

Large developers are asked to keep in contact with the Parish Council throughout the period of construction.

## **Alrewas Neighbourhood Plan**

This approved Plan can be found on the public website of Lichfield District Council at

[www.lichfielddc.gov.uk/neighbourhood-plans/alrewas-neighbourhood-plan](http://www.lichfielddc.gov.uk/neighbourhood-plans/alrewas-neighbourhood-plan)

- The village wishes to protect the existing retail provision and to provide for new commercial enterprise and encourage travel and tourism.
- The long-term aim is to provide sustainable, proportionate, incremental growth, sympathetic to Alrewas' unique heritage and sensitive to its man-made and natural constraints.
- The Plan aims to protect and enhance the quality and natural environment and ensures that any future development will deliver these key elements through high quality design, landscaping, natural environment and access to surrounding areas. The plan also has regard to the protection and enhancement of listed buildings and conservation areas.



## **Contacts :**

We encourage at the earliest opportunity a two-way conversation with key individuals on the Parish Council including the Clerk and the Chair.

Their contact details are provided for your reference:

Clerk : Ms Kathryn Powell, [Clerk@alrewasparishcouncil.org.uk](mailto:Clerk@alrewasparishcouncil.org.uk)

Chair : Cllr Dave Whatton, [Dave.whatton@alrewasparishcouncil.org.uk](mailto:Dave.whatton@alrewasparishcouncil.org.uk)

Chair of the Environment and Development Working Group: Cllr Jessica Nicklin, [jessica.nicklin@alrewasparishcouncil.org.uk](mailto:jessica.nicklin@alrewasparishcouncil.org.uk)

The Parish Council are very keen to work with developers to ensure that the day-to-day operation of any building site and it's surroundings has due regard for the local residents, businesses and visitors to our picturesque village.

Thank you.

Alrewas Parish Council,

May 2022.

