



GUILDEN SUTTON NEIGHBOURHOOD PLAN

2020-2035



POLICIES

This plan has been prepared by the Neighbourhood Plan Steering Group.

It has been shaped by the residential and business community of Guilden Sutton and Pipers Ash by means of questionnaires and meetings and serves to focus on the 5 main issues of concern affecting life in the village:

- Housing
- Environment
- Traffic, Transport & Local Travel
- Community & Social
- Business

The area is designated by CWAC as greenbelt which means only in exceptional circumstances will new developments be considered.



HOUSING

Small developments of up to 10 properties, which include smaller dwellings and homes for older people will be supported with priority given to brownfield developments.

They should comprise of both open market and affordable homes with adequate parking provision and be available for eligible people and those with a local connection.

Homes designed to meet the needs of older people will be encouraged.

Any new development should be in-keeping with the character of existing buildings. Hedgerows should be retained and new hedgerows as opposed to fencing would be encouraged.

Long views, open spaces and key landscape features will be maintained and protected.



ENVIRONMENT

Proposed buildings or extensions will only be supported where views and landscape character are protected.

Local green spaces are protected from development in the same way as green belt.

Any future development should not result in any loss of natural assets nor should it adversely affect wildlife sites.

Developments making a contribution towards ecological networks, including habitat creation or enhancement using locally native species will be supported.

Trees, woodlands and hedgerows should be designed and integrated into development proposals.

Developments which would harm heritage assets would not be supported.



TRAFFIC, TRANSPORT & LOCAL TRAVEL

Any proposals that result in improvements to the free flow of traffic in the village will be supported.

Any proposals which would increase the flow of traffic will need to avoid further impact in key areas of the village, on parking and conflict with larger vehicles.

Proposals which improve the safe movement of children to schools on foot or bicycle will be supported.

Proposals providing safe pedestrian access linking to existing footpaths, to bus stops, schools and other village facilities will be supported.

All new 2/3 bedroomed homes will need to provide at least 2 off-street parking spaces, 4 bedroomed homes will need at least 3 off street spaces.

COMMUNITY & SOCIAL

Community facilities and assets will be protected and any proposal to extend or improve community buildings will generally be supported.

Any development enabling new community services and activities to thrive, like GP services will be supported, especially in the vicinity of the existing shops.

Any development which protects and enhances facilities like the football pitch, children's play areas and services for young people will be supported.

Proposals including improvements to existing rights of way or the creation of new ones and new connecting routes will be supported.



BUSINESS

The visual impact of any new development on views and vistas must be minimised.

Any proposal for the conversion of an existing building for local employment will be supported provided it does not materially change the character of the local community.

Any proposals for the expansion of business premises resulting in additional local employment or greater efficiency of the business will be supported provided it was relevant to employment needs with no adverse effects on surrounding amenities, it maintained or enhanced pedestrian and cycle access and the safety and security of the employment area and that of neighbouring users.

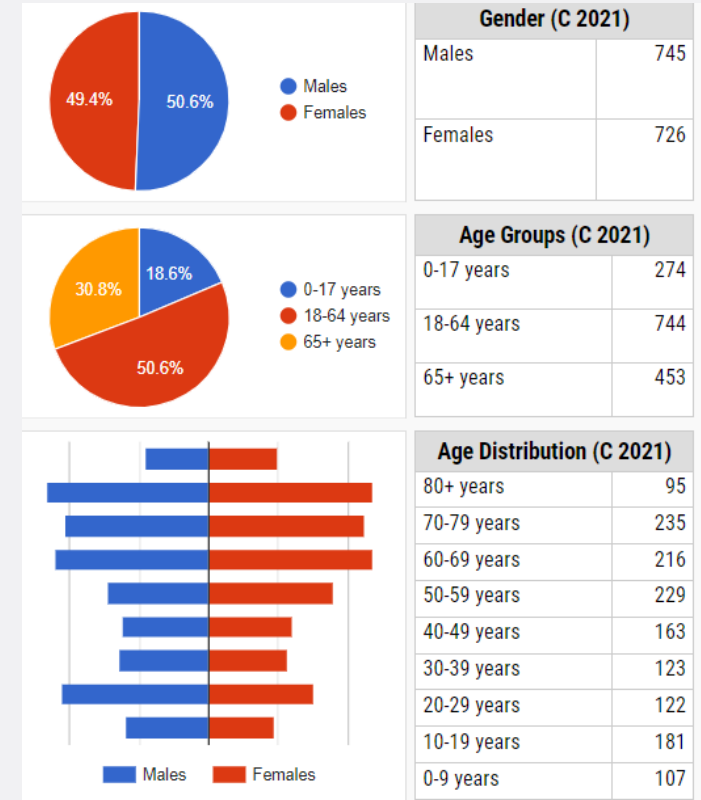
Any proposal for the redevelopment or change of use of redundant brownfield land or sites will only be supported if the business is no longer viable and the site has been marketed for at least a year for any suitable employment use.

How do we plan for our community's future needs?

CURRENT POPULATION PROFILE

- This highlights the split between males and females over different age groups.
- How do we encourage more young people into the village?
- How do we meet the needs of each age group?
- Would older residents consider downsizing if there was suitable accommodation?

THIS IS HOW FIGURES LOOK

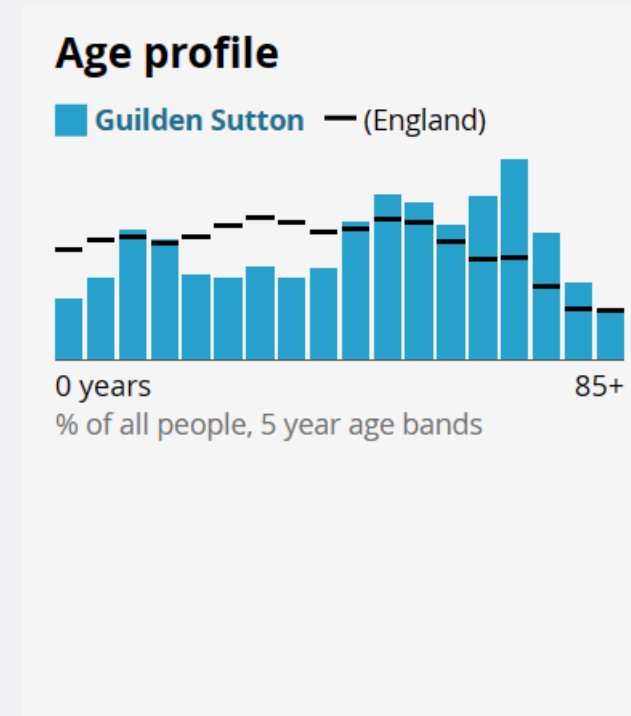


How do we plan for our community's future needs?

THE ISSUES ARE

- Our population is ageing with proportionately many more over 60's than the UK average.
- Empty nesters stay in the community because they have nowhere to downsize, locally.
- Our primary school relies on out of area admissions to keep viable. This figure currently is over 50%.
- Younger people cannot afford to buy homes in Guilden Sutton.

POPULATION DEMOGRAPHICS



How do we plan for our community's future needs?

NEIGHBOURHOOD PLAN

- In the current planning period, the quota for new builds has already been met.
- However, if more houses need to be built in Guilden Sutton, what size should they be?
- Do you agree with our Neighbourhood Plan policies? See above for details.

OUR BEDROOM FIGURES COMPARED TO ENGLAND

