

HIXON PARISH NEIGHBOURHOOD PLAN

# Consultation Statement

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November 2015





## Hixon Neighbourhood Plan

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# Hixon Neighbourhood Plan Consultation Statement November 2015

## Introduction

The Neighbourhood Plan process enables communities to shape the environment where they live and inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit. The community of Hixon has a strong history of taking local decision making into its own hands. Neighbourhood Planning now provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish. The Neighbourhood Plan is based on extensive research and shaped by local people and local views.

The Hixon Neighbourhood Plan encompasses the whole area of Hixon Parish and identifies nine policies. The Plan covers the period 2011 – 2031, the same as the Plan for Stafford Borough. The Policies in the Hixon Neighbourhood Plan are designed to enhance and expand on the Policies of the Plan for Stafford Borough and to tailor them to ensure that Hixon Parish retains its unique character and history. Once the Neighbourhood Plan is adopted, the policies will form part of the Development Plan for the area and will be used by the Local Planning Authority (Stafford Borough Council), alongside the planning policies detailed in the Plan for Stafford Borough, to determine planning applications in the Parish. The Neighbourhood Plan Policies will also be used to inform and underpin Hixon Parish Council's consultation responses to planning applications within the Parish.

## Regulatory Requirements

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 requires that when a proposed Neighbourhood Plan is submitted to the Local Planning Authority, the Plan must be accompanied by a consultation statement. A consultation statement is defined in the Regulations as a document which:

- Contains details of the persons and bodies that were consulted about the proposed neighbourhood development plan.
- Explains how they were consulted.
- Summarises the main issues and concerns raised by the persons consulted and describes how those issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood development plan.

The above regulatory requirement relates to the statutory pre-submission consultation stage. This report fulfils the above legal requirements and also more generally explains the consultation and community engagement activities which have been undertaken during the production of the Hixon Neighbourhood Plan.

## **Development of the Plan**

In July 2013, Hixon Parish Council was successful with its application to Stafford Borough Council to allow for the preparation of a Neighbourhood Plan. The boundary of the Plan area was the existing Parish Council boundary.

A group of local volunteers came together in September 2013 for the first meeting of a 'fledgling' Hixon NP Steering Group. A properly constituted group was formalised in January 2014 and this group agreed a project plan and time frame, with the first action to develop a questionnaire for distribution to all 770 households in Hixon parish in May 2014. Funding to cover printing costs and venue hire was received from the Community Development Foundation.

### **Questionnaire to Residents: Content and Publicity**

The questionnaire asked peoples' views on the facilities in Hixon, asking people to provide a score on many questions and say whether or not they wanted certain other new facilities or improvements on other questions. The amount and type of both housing development and industrial development was included in the questionnaire, with a site map for both residential development and industrial development included. The proposed residential development sites on the map were all the sites included in the Strategic Housing Land Availability Assessment (2013) which had all been assessed for Availability, Suitability, Achievability and overall development status by Stafford Borough Council. In addition, the map included all sites put forward for industrial use. Residents were asked to indicate which sites, if any, they preferred for future housing development and for further employment land, if an increase in employment land was required.

The questionnaire was advertised by the use of a newsletter in Autumn 2013 (reference Appendix 1), followed by door-to-door distribution of a post card informing residents of the imminent arrival of the questionnaire (reference Appendix 2). Volunteers hand-delivered questionnaires (reference Appendix 3 Questionnaire to Residents) door-to-door within the Parish about 2 weeks later, and spoke to local people to explain the questionnaire and the Neighbourhood Plan. The Parish Council received 463 responses, equating to 60% of households.

The key issues raised by respondents to the residents' questionnaire, including potential areas of new housing and employment developments for Hixon Parish, are set out below.

A large majority of residents would like to see the provision of the following amenities in Hixon:

- A Doctor's surgery
- A Pharmacy
- A Community Centre, with facilities for more societies/ clubs as well as facilities for larger events
- Highway safety features to slow traffic down
- Residents asked for the protection of existing open spaces and provision of additional open areas/woodland/nature reserves and additional footpaths

Many residents stressed the need to keep Hixon as a rural village and not allow it to become urbanised.

The whereabouts, number of and scale of future development sites was of great importance to many people. Many people thought that 20-30 houses in a single development was too many and that 125 houses during the Plan period was too many. The vast majority of people favoured small developments (maximum 20 to 30 houses) and a maximum of 125 extra houses in Hixon over the Plan period.

Hixon had seen a lot of development over the past 40 years, but the facilities and amenities had not changed significantly during this time. There was a perceived danger of the village losing its community spirit and rural feel if allowed to grow beyond a further 125 houses.

The sites marked by residents as suitable for housing development showed that some were clearly more preferred than others and the residential boundary has been drawn to include the more preferred sites, as well as those for which planning permission had already been granted/was likely to be granted at the time of the public exhibition.

The vast majority of people did not want, or see the need for, additional employment land to be allocated and preferred that any new businesses setting up in Hixon should not be heavy industry/haulage and storage type but should be more researched-based or Hi-tech types of companies, administrative office type businesses or e.g. small craft- type "cottage" industries.

Analysis of the responses was completed in November 2014. The Parish data and responses received to the questionnaire were used as the foundation for the Neighbourhood Plan, detailed through the Introduction and Hixon Households Analysis leading to the Neighbourhood Plan policies.

### **Public Exhibition**

A public exhibition to raise awareness of the Neighbourhood Plan and the analysis of the questionnaire results, including the proposed new residential and industrial estate boundaries, took place in Hixon Memorial Hall on 6th & 7th December 2014. Approximately 200 people attended.

The Public Exhibition was advertised by way of a hand-delivered Visions and Aspirations Proposals Newsletter (reference Appendix 4) to each household, on the Parish Council website, notice boards and community Facebook page. Several key stakeholders in the village were invited to attend the exhibition, to find out what the outcome of the consultation process was and to partake in discussions of the issues with residents. The opportunity was given for both verbal and written feedback on the display of the results from the questionnaire.



Local people at the Public Exhibition on 6th and 7th December 2014



## **Business Questionnaire**

During December 2014, a business questionnaire was distributed to all the businesses and shops in Hixon parish, including all of the industrial estates. Questions relating to subjects including number of employees, long term plans, details of what would help the business to grow/had hindered growth in the past. Reference Appendix 5, Questionnaire to Businesses.

The key issues raised by respondents to the business questionnaire are set out below.

Better public transport was requested, as more than 90% of people employed in Hixon live outside of Hixon and therefore have to travel in to the village. Traffic lights at the A51/New Road junction were suggested to help with the traffic congestion and delays when leaving Hixon on New Road. More competitive rental rates for the employment units (there are many empty units) and lower business rates were requested. More trade needed, interest free loans to allow refurbishment, more revenue needed.

42% of businesses said that they are likely to expand of which 58% did not need any more space and 40% would not require any additional staff.

## **Development of the Plan**

During the period January to July 2015 the Vision and Objectives proposals, responses to community engagement exercises and the local evidence base were used to develop and inform the draft Neighbourhood Plan, in line with Neighbourhood Planning (General) Regulations 2012. The responses from the business questionnaires were evaluated and the data compared to that from residents. The Steering Group decided the best way to format, prepare and write the draft Hixon Neighbourhood Plan was to keep the plan as simple as possible, to encourage the residents of Hixon Parish to read the plan and become engaged with it. The policies were established in March and by June the plan was nearly complete, with the draft plan being ready for pre-submission consultation launch on July 10th.

## **Pre-submission Consultation and Consultees**

The Parish Council invited comments from all households within the parish, local landowners, and businesses on the draft Hixon Neighbourhood Plan. This consultation took place between 10th July and August 21st 2015

The consultation was advertised on several notice boards, bus shelters, in Hixon shops, on the Parish Council and Borough Council websites and on the Hixon Community Facebook page, reference Appendix 6, 7, 8 and 9. People were invited to comment by emailing the Parish Clerk on [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk), or E-mailing Brendan McKeown, the Chair of the Parish Council on [bsamckeown@aol.com](mailto:bsamckeown@aol.com) or writing to Hixon Parish Council, 79 Sycamore Drive, Stafford ST18 0FB. The full Neighbourhood Plan was advertised as being available to view online on the Hixon Parish Council website ([www.hixon.gov.uk](http://www.hixon.gov.uk)) and the Stafford Borough Council website (<http://www.staffordbc.gov.uk/hixon-neighbourhood-plan>) and as hard copies (by appointment) at:

Parish Council Clerk, Catherine Gill, at 79 Sycamore Drive, Tel 01889 272679, e-mail [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

Councillors Brendan & Susan McKeown, at Ferrers, Puddle Hill, Tel 01889 272666

Councillor Nigel Baxter at 3 Hall Farm Close, Tel 01889 270903.

In addition to posters, websites and Facebook advertising, all households, local land-owners and businesses were invited to comment after copies of a summary of the Neighbourhood Plan in the form of a newsletter were hand delivered to local people and businesses, again with details of how to view the whole plan. Reference Appendix 10, Newsletter.

The other consultees invited to comment on the draft Hixon Neighbourhood Plan were:

- Staffordshire County Council
- Staffordshire Borough Council
- The Coal Authority
- The Homes and Communities Agency
- Natural England
- The Environment Agency
- The Historic Buildings and Monuments Commission for England (English Heritage)
- The Highways Agency
- Electronic Communications
- South Staffs. Primary Care Trust
- North Staffs. Primary Care Trust
- National Grid
- Western Power
- Severn Trent Water
- Rugeley District Council
- Cannock Chase District Council

- East Staffs. Borough Council
- Lichfield District Council
- Weston Parish Council
- Stowe by Chartley, Parish Council
- Ingestre with Tixall Parish Council
- Colwich Parish Council
- St Peter's Primary School, Hixon
- St Peter's Church, Hixon
- Hazeldene House Surgery, Great Haywood

Residents were generally supportive of the Plan.

All the responses to the consultation that were received and the response/action taken as decided by the Hixon Neighbourhood Plan Steering Group are detailed in the document "HNP comments from Public Consultation", reference Appendix 11. Please refer to this document for the full breakdown of comments and any actions taken.

### **Final Plan and Submission For Independent Examination**

A revised and final draft of the Hixon Neighbourhood Plan has been produced for submission to Stafford Borough Council, together with the supporting documentation including the Consultation Statement, the Basic Conditions Statement and The Screening Assessment. These documents will be used for wider public consultation and independent examination.

Following successful examination, the Hixon Neighbourhood Plan will proceed to a local referendum. If the community votes in favour of adopting the Plan, it will be brought into legal force and become part of the statutory 'development plan' for Stafford Borough. This means that any development proposals within the Parish of Hixon will need to be in accordance with the Hixon Neighbourhood Plan.



## **Appendices**

1. Newsletter to Residents to raise awareness of the Hixon Neighbourhood Plan
2. Post card to all residents and local landowners, in advance of the questionnaire
3. Questionnaire to Residents and local landowners
4. Visions and Aspirations Newsletter, promoting the Public Exhibition
5. Questionnaire to Businesses
6. Poster placed on notice boards and bus shelters in Hixon Parish
7. Post on Parish Council website
8. First post on Hixon Community Facebook Page
9. Second post on Hixon Community Facebook Page
10. Newsletter advertising the Neighbourhood Plan consultation and inviting comments
11. HNP comments from Public Consultation

## Appendix 1

# HIXON

## PARISH COUNCIL

NEWSLETTER

AUTUMN 2013

### Hixon Road Safety Schemes Exhibition

Hixon Parish Council, together with Staffordshire County Council highways engineers have agreed a number of road safety improvement schemes that it is hoped can be implemented throughout the Hixon parish area over the next four or five years.

The schemes include plans to improve pedestrian safety in High Street, additional road markings and signage, speed reduction measures, re-alignment of the road at Lea Heath, rumble strips at Pasturefields and a blanket 20mph speed limit on all estate roads.

A public exhibition of the proposed schemes will be held in Hixon Memorial Hall on **Saturday November 23<sup>rd</sup>** between 10am and 4pm. All residents of Hixon parish are welcome to attend and offer their comments. If the schemes get the backing of residents, the first pedestrian safety improvement scheme in High Street could go ahead in 2014.

### HS2 Consultation Deadline

The consultation period on the proposed HS2 high speed train routes linking Birmingham and Manchester via Staffordshire ends on **31st January 2014**.



Before that, there is an information event hosted by HS2 personnel at Staffordshire County Showground on **Tuesday December 10th**.

The current proposed HS2 route does not pass through Hixon parish, but two other alternative routes would run through Hixon. The options open to Hixon residents would appear to be:

- Object to HS2 per se because it would bring no tangible benefits to the area and cannot be financially justified;
- Support the current proposed route passing over the A51 near Great Haywood and through Ingestre to the A518 at the County Showground;
- No comment or other thoughts.

**The consultation documents can be accessed via the following link:** <http://www.hs2.org.uk/phase-two/route-consultation/document-library>

### Who to contact;

All telephone numbers begin with 01889:

Clerk: Mrs Catherine Gill: 79, Sycamore Drive. 272679.

E-mail: [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

Chairman: Cllr. Brendan McKeown, Ferrers, Puddle Hill. 272666

Vice Chairman: Cllr. Jim Carmichael, 10 Meadow Glade. 270032

Cllr. Carol Hassall, 36, Meadow Glade. 207006

Cllr. Paul Hopcroft: 34 Meadow Glade. 270516

Cllr. Susan McKeown, Ferrers, Puddle Hill. 272666

Cllr. David Sephton: Knowle Cottage, Lea Road. 500685

Cllr. Roly Tonge: The Manor House, Weston. 270362

Cllr. Graham Tummey: 6, Vicarage Way. 271015

**Keep up to date with Hixon Parish Council news via the Website**

[www.hixon.gov.uk](http://www.hixon.gov.uk)

Next Hixon Parish Council meeting is Tuesday 19th November at 7.30pm

### STAFFORD BOROUGH WARD BOUNDARY REVIEW

Residents of Hixon have until 7th January 2014 to comment on the decision to reduce the number of Stafford borough councillors from 59 to 40. Hixon Parish Council objected to the original proposal in July because it would lead to less representation. Reducing the number of councillors will now mean a re-designing of borough council ward boundaries. Since Hixon Parish was first amalgamated into the Haywoods and Colwich in 2003, many Hixon residents have felt their views and opinions have not been listened to. This is a chance to design a new ward boundary structure. It is a complicated process and Hixon Parish Councillors are currently working on developing a structure that will hopefully mean better representation for Hixon in the future. More details will be circulated at a later date for public consideration via the Hixon Parish Council website.

# HIXON

## PARISH COUNCIL

## NEWSLETTER

## AUTUMN 2013

### Planning Applications in Hixon

Hixon Parish Council has been asked to comment on a rush of planning applications for housing developments in the village. Housing developers are trying to take advantage of a 'window of opportunity' to gain planning permission because Stafford Borough Council has failed to have in place an agreed development plan that would clearly define where housing development should be accepted or rejected. The largest of the housing proposals in Hixon is 81 houses off New Road. Some 20 + houses are also proposed on land to the North of Hall Farm Close and three houses are proposed adjacent to Pasturefields Lane. If all are approved, it would mean Hixon landed with over one hundred new houses with none of the developers offering (again) to improve Hixon's lack of medical facilities, public transport provision or improve highway safety and traffic congestion.



And because Stafford Borough Council does not have a robust Local Plan in place, planners are struggling to raise objections to similar developments in other so-called Key Service Villages. Gnosall (330 properties), Barlaston (200 properties) and Swynnerton (250 properties) have been deluged with planning applications as well. Despite Stafford Borough Council's target of 529 new houses in Key Service Villages over the next 20 years, nearly 1,000 are already in the pipeline. This does not auger well.

For the time being, Hixon Parish Council will have no option but to oppose all new housing and employment land planning applications and will use all arguments at its disposal to ensure Hixon does not get swamped with housing developments ahead of a new Plan for Stafford being adopted and a Hixon Neighbourhood Plan being submitted (see below).

### Hixon Neighbourhood Plan Progressing

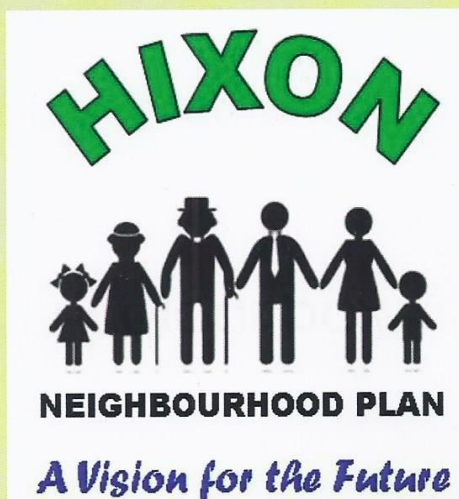
A dozen Hixon residents have so far offered to be part of the process to create a Hixon Neighbourhood Plan. The group has met three times and is currently devising a questionnaire that will be delivered to each household within Hixon parish.



The questionnaire will invite households to say what they think about existing amenities in Hixon: what they think about public transport service, health care provision, education, child care, recreational facilities etc. The questionnaire will also ask about members of the household: how long have they lived in Hixon, how many are in employment or being educated, where they go to work/school/college (general locations rather than specific details) and how they travel there. There will also be a section for members of the household to give their views on possible future housing development or employment land.

The responses the questionnaire generates will be essential to the development of the Hixon Neighbourhood Plan. This is an opportunity for the people of Hixon to shape the future of Hixon, to take control of development rather than have undesirable development inflicted upon us. Look out for the questionnaire early in the new year and please complete it as openly as you can. A draft Hixon Neighbourhood Plan will be developed in the Spring of 2014 and the final plan will need to be supported by a majority of Hixon residents in a referendum.

More people are invited to join the Hixon Neighbourhood Plan group to bring along whatever knowledge, experience or passion they have to offer. The group is looking for volunteer website designer to create and maintain a Hixon Neighbourhood Plan website. **Contact Catherine Gill on 01889 272679** if you can help. Volunteers are needed to distribute the questionnaire and collect the responses to ensure as many households as possible take part in the survey. **Could you take charge of your street? Contact Hixon Parish Council Clerk**



**HIXON'S FUTURE IS IN YOUR HANDS;  
COMPLETE THE QUESTIONNAIRE  
(SEE OVERLEAF)**

In a few days time your household will receive a very important document. It will be a questionnaire for you and your family members to complete. It will be YOUR chance to have YOUR say about Hixon today and YOUR ideas for how YOUR household believes Hixon should evolve over the next seventeen years.

The questionnaire is aimed at all members of the household, so please invite everyone to express their point of view about existing and future developments, amenities, facilities and services in Hixon, Lea Heath and Pasturefields. The questionnaire has been created by Hixon Neighbourhood Plan Steering Group, a group of a dozen Hixon residents who have volunteered their time to create a Plan for Hixon that will be used as a legal reference point for all planning applications in the future. So, please complete the questionnaire when it arrives.

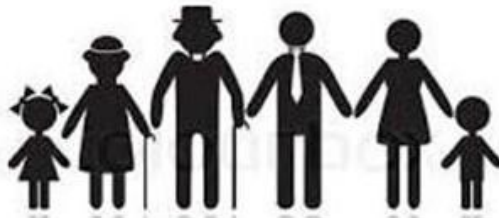
For further details call Catherine Gill on 01889 272679.

E-mail: [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk).

Website: [www.hixon.gov.uk](http://www.hixon.gov.uk)

**Appendix 3** (13 pages)

**HIXON**



**NEIGHBOURHOOD PLAN**

*A Vision for the Future*

**HOUSEHOLD  
QUESTIONNAIRE  
APRIL 2014**

**Please complete this questionnaire as accurately and as fully as you can. Please have it ready for collection on.....**

## <sup>2</sup> Hixon Neighbourhood Plan Questionnaire

April 2014



Dear Hixon resident,

Since the early 1970's, Hixon village has seen a significant rise in housing and industrial development. Between 1991 and 2011 the overall population rose from 1071 to 1917; a massive 79% increase. However, as residents who have lived in Hixon for 20 years or longer will know, there has been little or no corresponding improvement in the facilities and amenities for the residents of some 400 new dwellings built since 1970 to enjoy.

Hixon, along with Eccleshall, Gnosall, Haughton, Great Haywood, Little Haywood & Colwich, Weston, Barlaston, Tittensor, Yarnfield and Woodseaves, has been identified by Stafford Borough Council as a Key Service Village. Which means that further housing development, and possibly additional employment land, is considered to be sustainable in these villages.

Hixon Parish Council believes that further growth must be better controlled than in the past and that the residents of Hixon (which includes residents of Pasturefields and Lea Heath) must have a say in what is acceptable and what is not acceptable. To do this, the local community has to agree a Hixon Neighbourhood Plan.

In the Autumn of 2013, Hixon Parish Council invited local residents to be part of a Hixon Neighbourhood Plan Steering Group. That group has been formed and comprises the Clerk and Chairman of Hixon Parish Council and a dozen local residents, each of whom bring a range of skills and knowledge, but mostly enthusiasm, to see the project through.

The first task for the Hixon Neighbourhood Plan Steering Group is to gather information from the residents of Hixon, Pasturefields and Lea Heath.

The attached questionnaire has been designed to gain as much information as possible about the overall 'profile' of Hixon households. I would really appreciate you taking some time to complete the questionnaire as fully as you can. Your response will be anonymous and the information gathered will only be used to help create a Hixon Neighbourhood Plan.

If you feel uncomfortable about answering some questions, feel free to ignore them. But the more information you can share, the more robust a Hixon Neighbourhood Plan will be. If you need any help with completing the questionnaire, you might ask a neighbour, alternatively, call me and I will arrange for a member of the Steering Group to visit you.

Once a Hixon Neighbourhood Plan has been adopted it will outline our ambitions for how our community will evolve in the next two decades and will be an integral reference point for all future planning applications within Hixon parish. It will ensure the aspirations of Hixon residents today will help create a village for future generations to enjoy.

Finally, if you would like to be involved in the Hixon Neighbourhood Plan Steering Group, please contact me. Thank you for your co-operation.

Yours faithfully, Brendan McKeown, Chairman, Hixon Parish Council

Tel: 01889 272666 E-mail: bsamckeown@aol.com

**HH About your household**



HH1 How many people live in your household?  
 (Please indicate 'the number of people' by age range below).

- 0-4 Years
- 5-15 Years
- 16-24 Years
- 25-44 Years
- 45-64 Years
- 65+ Years


HH2 How many years have you lived in Hixon?  
 (Please select only one of the options with a tick below).

- 0-5 Years
- 6-20 Years
- 20+ Years


HH3 Which of these best describes the ownership of your property?  
 (Please select only one of the options with a tick below).

- Owner /occupier
- Rented (housing association)
- Rented (other)
- Shared ownership ( Part Rent, Part Buy)
- Prefer not to say
- Other


HH4 How many people in your household are in the following categories?  
 (Please indicate 'the number of people' by category below).

- Self employed
- Work full time
- Work part time (16 hours or less / week)
- Unemployed
- In full time education
- Retired


HH5 Where / how do people in your household travel to work / study?  
 (In the tables below, please indicate the location/ direction, and the mode of travel to place of work/study by each person).

Where do people travel to work /study (If not Hixon or Stafford; use the north, south, east or west directions)						
	N	S	E	W	Stafford	Hixon
Person 1						
Person 2						
Person 3						
Person 4						
Person 5						
Person 6						
Person 7						

What mode of transport is used				
Car/ Van	Cycle	Walk	Public Transport	School Bus

Legend

- N = towards Stone and beyond
- S = towards Rugeley and beyond
- E = towards Uttoxeter and beyond
- W = through Stafford and further West

The number in your household that **do not** travel to work / study?

Number





**EF About existing / future facilities in HIXON**

EF1 How would your Household rate the quality of the following amenities/ facilities/ services in HIXON?  
(Please indicate with ticks below, leave blank if not applicable.)

	Excellent	V. Good	Good	Poor	V.Poor
Doctor's Surgery/ Clinic within the Village Hall					
The Village Hall					
Pre School/ Nursery/ Child Care					
Primary School					
Shops					
Church Lane Playing Field					
Hixon Millennium Green					
Places of Worship					
Pubs					
Bus Shelters					
Allotments					
Broadband / Mobile Telephone/ Digital Communications					

EF2 Hixon is a community which comprises all age groups.  
In the opinion of your household, are there enough facilities/ services to meet your needs?  
(Please indicate with ticks for each category below).

	Enough	Need More	Don't Know
Facilities for the under 5's			
Things to do for the 5-15 year olds			
Things to do for the 16-24 year olds			
Things to do for the 25-44 year olds			
Things to do for the 45-64 year olds			
Things to do for 65 year olds & above			
Facilities for organised sport			
Children's play grounds			
Parks & open spaces			
Health services & GP surgery/clinics			
Adult education			
Clubs / Societies			

EF3 What additional facilities would members of your household like to see available in HIXON over the next 20 years?

(Please indicate with ticks below).

	Yes	No	Don't Know
New community centre			
New health clinic /GP's surgery			
Football / rugby pitch / cricket pitch			
Parks / open spaces			
Skate boarding area			
Nature reserve			
Pharmacy			
Re-cycling facilities			
Indoor sports facilities			
Community café			
Community meeting rooms			
Clubs / Societies (If yes, specify below)			

Specify clubs  
or societies \_\_\_\_\_

Other Ideas \_\_\_\_\_

**PT About public transport in HIXON**



PT1 Public transport in Hixon is limited to bus services running east to west; (to Uttoxeter and Stafford) Monday to Saturday. The service ends at 19:00 and there is no service on Sundays, overall how does your household rate existing public transport services in Hixon?

(Note: There is a limited service from Lea Heath to Rugeley during week days and residents of Pasturefields have limited service to Stafford).

Excellent	V. Good	Good	Poor	V.Poor	Not Used

PT2 How important is public transport to any members of your household?

Very Important	Not	For the Future

PT3 What improvements in public transport services would members of your household like to see in the future?

Greater frequency / Extension of existing service  
 Evening/ Late bus service  
 Sunday service  
 A direct service to the North (Stone & beyond)  
 A direct service to the South ( Rugeley & beyond)  
 Service to / from Lea Heath  
 How many in your household would use an improved service? \_\_\_\_\_

Yes	No	Don't Know

## EV About protected areas / buildings in HIXON



EV1 Hixon may not boast dozens of listed buildings, but it does have areas of scientific, environmental, historical and heritage value. Would members of your household wish to ensure that certain locations are protected against undesirable development?

	Yes	No
<b>Pasturefield Salt Marshes</b>		
(Site of Special Scientific Interest)		
<b>Trent &amp; Mersey Canal at Pasturefields</b>		
(Conservation Area)		
<b>Hixon Airfield</b>		
(Undesignated Heritage Asset-only 2 in the Borough)		
<b>Hixon Millennium Green</b>		
<b>Existing parks &amp; open spaces</b>		
<b>Public Footpaths / Bridleways</b>		

EV2 Please specify any other examples below:-

**a.** Land / buildings that provide a habitat for rare/ endangered wildlife /wildflowers ?

specify:

**b.** Buildings with historical interest?

specify:

**c.** Important views/aspects in the Parish?

specify:

**d.** Other suggestions?

specify:

## HW About the highway infrastructure

HW1 Hixon Parish Council, in partnership with Staffordshire County Council highways Engineers, has developed a number of highway safety schemes for locations in Hixon, Lea Heath and Pasturefields. Please indicate whether you support or do not support each scheme as detailed below.



	Yes	No	Not Sure
Pedestrian safety scheme in High Street and priority vehicle 'up hill'			
Raised 'zebra' crossing near St Peter's school			
Gateway features, extra road marking and signage at village entrances			
Small painted island at Featherbed Lane / Church Road/ Martin's Way/ New Road junction			
Raised 'pillows' in Martin's Way			
Re-alignment of junction in Lea Heath			
20 mph speed limit on all estate roads			
40 mph speed limit on A51 at Pasturefields			
Ripple surface on A51 at Pasturefields			

HW2 Would you propose any other road user / pedestrian schemes?

Please specify:

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**EM About future employment development in HIXON PARISH**

There is currently some 20.6 hectares (over 50 acres) of undeveloped land designated for employment use in Hixon. Just over 21 acres are located near the control tower on Hixon Airfield and 29 acres adjoining New Road on the Airfield side between the railway lines and the existing lower access to the industrial estate. For people who like to think of land area compared to football pitches, this is more than sixteen regulation size football pitches.



EM1 Do you think there should be more employment land made available in Hixon for employment use?

Yes	No

EM2 What type of businesses / employment uses should the land ideally be for?

- Retail
- High-tech manufacturing
- Light Engineering
- Heavy Engineering
- Haulage & Storage
- Recycling
- Leisure Industry
- Construction Industry
- Information Technology
- Finance / Insurance
- Education
- Child Care
- Research / Scientific / Technical
- Administration and Support Services
- Social Enterprise
- Small scale units for emerging businesses
- Arts & Crafts
- Other, please specify

Yes	No	Don't Know

EM3 Would you support high quality building design rather than large sheds?

Yes	No	Not Sure

**HF About future housing development in HIXON PARISH**



In Hixon village, Lea Heath and Pasturefields, there are currently some 750 household properties; comprising a mixture of privately owned and rented. It would be naïve to think that there will not be further housing development over the next 18 /20 years. Indeed, Stafford Borough Council has recently granted permission for 76 houses to be built off New Road. Hixon Neighbourhood Plan Steering Group think that a maximum of 50 more housing units should be approved and built over the next 17 years. The important thing is for housing schemes to be of appropriate scale and to be located in parts of Hixon Parish where they can be accommodated without adversely impacting on the immediate local community. Ideally, these should be small scale and phased developments. Development should also be conditional on providing improved service, facilities and amenities.

HF1 Hixon Neighbourhood Plan Steering Group supports a target of 50 new homes in the next 20 years.

What do you think of this target?

About right	Too Many	Too Few

HF2 Hixon Neighbourhood Plan Steering Group supports a target of individual developments in the order of 20 to 30 homes.

What do you think of this target?

About right	Too Many	Too Few

HF3 This section is the most important part of the questionnaire because it provides your household with an opportunity to say where you think any additional housing or employment land should be provided over the next twenty years.

Unfortunately, since the process of creating a Hixon Neighbourhood Plan began, Stafford Borough Council planners agreed to approve 76 houses on a site off New Road in March 2014. 76 houses represents over 10% of the existing number of housing units in Hixon. The table below, and the village plan opposite, identify the locations of sites put forward by landowners for development. They show Hixon is surrounded by potential development sites. Each site location has a site reference number, land area and type of development being proposed. Where housing is proposed there is a projected number of houses possible on the site.

Assuming you agree with the Hixon Neighbourhood Plan that Hixon should have no more than 50 new builds over the next 20 years, where do you think development(s) should be? You can use the possible number of homes that can be built on each site as the guide to how many homes you would like to see at each site. You can choose to have one large site or several smaller sites. If you don't think there should be any more housing then put a cross against all sites.

Employment land that has been put forward by landowners to Stafford Borough Council is shown in blue. Site references 94 on Hixon Airfield and 141 off New Road are already included in the Plan for Stafford. The combined area of both sites is 50 acres (about 16 football pitches) and remains undeveloped at this time. Site reference 164 in Pasturefields Lane is not in the plan. Do you think this site should also be included in the plan for employment land?

**Use the map opposite to help you prioritise future development in Hixon.**

**To view the map online go to: <http://stafford.addresscafe.com/app/exploreit/>**

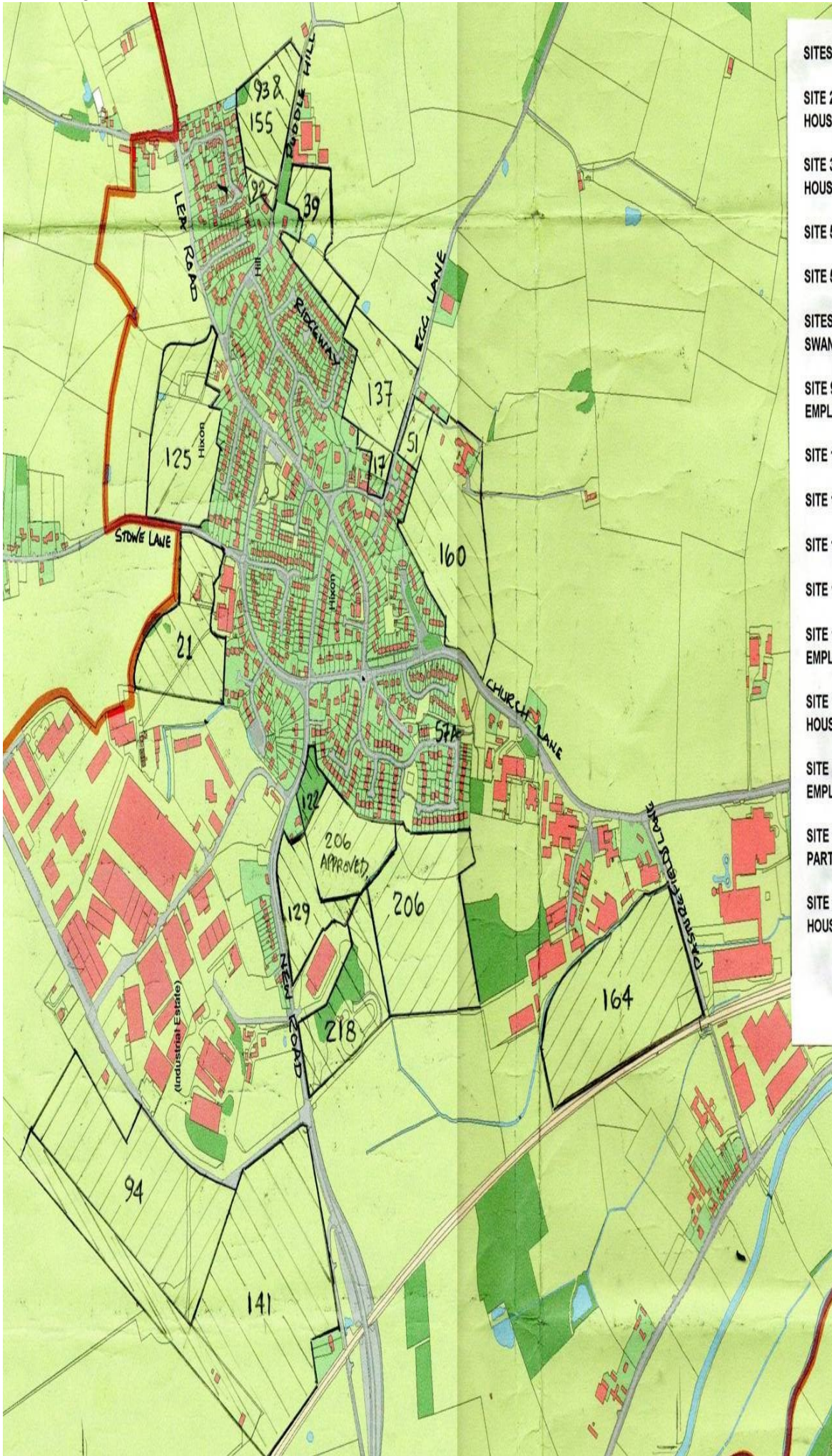
for information: 1 Hectare( ha) = 100m x 100m. Assume approx 25 dwellings per Hectare.

76 units approved by SBC March 2014

Part of site included in site 129 above

Site Ref No	Hectares	Proposed land usage	Possible housing	Priority
17	0.60	Housing	15	
21	3.95	Housing	99	
39	2.05	Housing	51	
51	0.45	Housing	11	
57a		Housing 10 units	10	
92	0.17	Housing	4	
93	2.13	Housing	53	
94	8.67	Employment		
122	0.30	Housing	8	
125	3.60	Housing	90	
129	1.77	Housing	44	
137	2.10	Housing	53	
141	11.92	Employment		
155	2.13	Housing	53	
160	5.30	Housing	133	
164	6.50	Employment		
206	7.50	Housing	188	
218	2.65	Housing	66	





- SITES 17 & 137 EGG LANE; HOUSING
- SITE 21 STOWE LANEREAR /HALL FARM CLOSE: HOUSING
- SITE 39 PUDDLE HILL/ REAR OF RIDGEWAY: HOUSING
- SITE 51 EGG LANE; HOUSING
- SITE 57A SYCAMORE DRIVE; HOUSING
- SITES 92, 93 & 155: PUDDLE HILL/REAR SWANSMOOR DRIVE HOUSING
- SITE 94 HIXON AIRFIELD: APPROVED FOR EMPLOYMENT
- SITE 129 NEW ROAD: APPROVED FOR HOUSING
- SITE 122: HOUSING
- SITE 125 REAR OF GREEN MAN PUB: HOUSING
- SITE 160 CHURCH LANE: HOUSING
- SITE 141 NEW ROAD: APPROVED FOR EMPLOYMENT
- SITE 137 EGG LANE/REAR OF RIDGEWAY: HOUSING
- SITE 164 PASTUREFIELDS LANE; PROPOSED FOR EMPLOYMENT
- SITE 206 REAR SYCAMORE DRIVE: HOUSING. PART APPROVED WITH SITE 129
- SITE 218 NEW ROAD, FORMER POLICE SKID PAN: HOUSING

**HIXON**

**NEIGHBOURHOOD PLAN**

*A Vision for the Future*

**LOCATION OF SITES  
SUBMITTED BY  
LANDOWNERS FOR  
DEVELOPMENT**

# HIXON NEIGHBOURHOOD PLAN

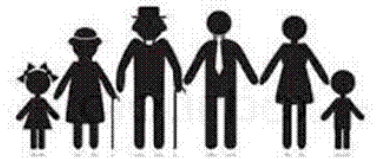
## STEERING GROUP

NEWSLETTER No. 1

NOVEMBER 2014



# HIXON



NEIGHBOURHOOD PLAN

*A Vision for the Future*

Over the last twelve months, residents of Hixon, Lea Heath and Pasturefields have taken the first steps towards developing a Hixon Neighbourhood Plan.

### What is a Neighbourhood Plan?

Neighbourhood Planning is a new way for communities to decide the future of the places where they live and work. A Neighbourhood Plan seeks to set out a vision for the future and influence planning policies for local land development.

A Neighbourhood Plan must conform to the Plan for Stafford document that was adopted in June 2014 and the National Planning Policy Framework. A Hixon Neighbourhood plan can shape and influence where development might go and what it will look like.

### Household Questionnaires

Earlier this year, the Hixon Neighbourhood Plan Steering Group delivered questionnaires to each of the 770 households in Hixon, Lea Heath and Pasturefields.

**63%** of households completed a questionnaire

484 questionnaires were returned, equating to 63%,



**770 Households**

A detailed analysis of the responses has revealed important information about what Hixon residents think about existing public amenities, facilities, utilities, healthcare services, childcare, education, employment, public transport, highways and infrastructure.

**Read on to find out more and come to the public exhibition on 6th and 7th December.**

**PUBLIC EXHIBITION  
SATURDAY  
& SUNDAY  
6th & 7th DECEMBER  
10am to 4pm  
HIXON MEMORIAL  
HALL  
All residents of Hixon,  
Lea Heath and  
Pasturefields invited.**

# A small sample of some of the things you like,



## Doctors and Nurses...

2/3rds of households rated the Tuesday and Friday morning satellite surgeries in Hixon as Good, Very Good or Excellent. 1/3rd thought the service Poor or Very Poor.

**87%** Of responses said Hixon needs a new surgery and clinic.

"Play park at Hixon Millennium Green needs upgrading for younger children."



"Another Doctor's surgery is urgently needed.. You can't get an appointment."

Highways issues generated most comments: 217 in



"Need traffic lights at New Road/A51"

"Stop HGVs coming into the village"

"Chicanes on Martins Way"

57% said mobile phone and Broadband services are poor or very poor. "No mobile signal in Swansmoor Drive."

Nearly half of households said Hixon should have more clubs and societies

"We need a Youth Club"



84  
Hi  
a  
vi

81  
of

3 out of 4 responses said Hixon Memorial Hall was Good, Very Good

# ... don't like, want to keep, want to change....



Over 150 households responded to questions about pre-school and primary school education in Hixon. **98%** rated Hixon primary school "excellent, very good or good." **95%** said the same about pre-school provision in Hixon.

**Hixon was recently rated as the 9th best village in England and Wales to bring up children.**



**280 households** rated places of worship in Hixon.

**365 households** rated Hixon's two pubs.



**436 households** rated Hixon's shops.



**4%** of us say Hixon should have a pharmacy in the village.



**92%** of responses rated Church Lane playing fields good, very good or excellent

**80%** of householders said they had lived in Hixon for six years or longer. 4 out of 10 householders have lived in Hixon for over 20 years.

**Good or Excellent.....6 out of 10 supported a new community centre**

# Hixon's households

484 (63%) Hixon households completed questionnaires. 1089 people live in those 484 households. These figures are broadly in line with the 2011 Census.



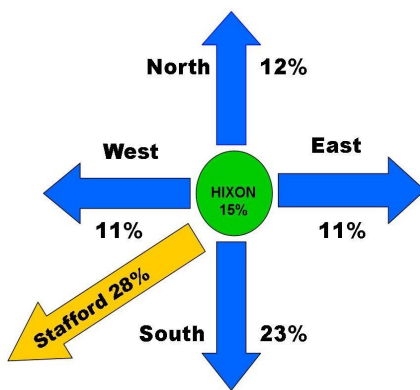
# HIXON



**NEIGHBOURHOOD PLAN**

*A Vision for the Future*

Secretary: Catherine Gill  
Chairman: Brendan McKeown  
Project Manager: Clare Murdoch  
Data Analyst: Susan McKeown



## In work, education or retired...

695 people said they travel to a place of work or education. 322 people said they are retired. 7% are self-employed and 2% unemployed.

84% of people travel away from Hixon, with 28% going to Stafford. 23% travel to the south. 70% travel by car. 9% use public transport and 2% cycle.

Of the 15% who travel within Hixon, half are schoolchildren

## Housing Developments

The household questionnaire invited Hixon residents to indicate which areas of the village would be most suitable for housing development. 281 households (65%) agreed with a total of 125 new houses over the next 15 to 20 years. 25% thought 125 too many and 10% too few. 65% of households also thought small scale developments of 20 to 30 units was 'about right'. 26% thought this scale of developments too many.

Householders were also invited to indicate which sites in Hixon would be most suitable for development. This information has enabled the Neighbourhood Plan Steering Group to map those sites to put forward as a new draft settlement boundary. The map will be displayed at a public exhibition on 6th & 7th December in Hixon Memorial Hall.

The drawing of a new 'Settlement Boundary' will be a key part of the draft Hixon Neighbourhood Plan to be submitted to Stafford Borough Council in the first months of 2015. Once agreed by SBC, Hixon residents will vote to accept or reject the plan.

All the work to develop a Hixon Neighbourhood Plan has been undertaken by a group of Hixon residents who have worked on the project without payment or reward. The cost of developing the plan to date has been met by a £1,656 grant from the Department for Communities and Local Government.



## Appendix 5 (6 pages)



Hixon Neighbourhood Plan Group  
79, Sycamore Drive  
Hixon  
Stafford ST18 0FB  
Tel: 01889 272679  
Email: [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

November 2014

Dear Sir/Madam

### **The Hixon Neighbourhood Plan Business Questionnaire**

By way of introduction, the Hixon Neighbourhood Plan Steering Group is a group of Hixon residents who have volunteered their time to produce a Hixon Neighbourhood Plan. The Neighbourhood Plan will form the basis for where development, for both housing and employment uses, should be located in Hixon over the next seventeen years. The plan will also set out the changes to infrastructure, provision of new amenities and improvements to services that residents have told us they as priorities. Once adopted, a Hixon Neighbourhood Plan will form part of the planning policies contained in the Stafford Borough Council Local Plan.

Earlier this year, the steering group distributed a questionnaire to each of the 770 households in Hixon parish. An amazing 485 households (63%) completed and returned questionnaires. The analysis of the responses is currently being finalised.

The Hixon Neighbourhood Plan Steering Group now wishes to engage with the local business sector so that proposals can be developed for a harmonised and integrated community with appropriate services, facilities and amenities that will benefit residents and local employers.

The attached questionnaire offers your business the opportunity to indicate how it may change in the years ahead. If you feel uncomfortable about answering some questions feel free to leave them blank, but the more information you provide the more robust the final Hixon Neighbourhood Plan will be. Could you please return in the attached self addressed envelope before 12th December 2014.

It is intended that a Hixon Neighbourhood Plan will be put to a public referendum in the first quarter of 2015 and this must receive a majority in favour before it can be included in the Stafford Borough Council Local Plan. As part of the consultation stages of the Neighbourhood Plan, the Steering Group will be actively engaging with local businesses and this questionnaire is the first part of that consultation process.

The Steering Group are holding a Public Exhibition for residents of Hixon Parish on December 6th and 7th, 10am to 4pm in the Memorial Hall on Hixon High Street, to present the results of the answers to the residents Neighbourhood Plan questionnaire distributed earlier this year and you are welcome to come along and find out what residents are asking for.

And finally, Hixon Neighbourhood Plan Steering Group is keen to map the location of defibrillators within the parish area, particularly within local companies. A section on defibrillators has been included in the questionnaire.

After a cardiac arrest, every minute without CPR (cardiopulmonary resuscitation) and defibrillation reduces the chance of survival by 10 per cent. A defibrillator costs about £1000.

If the emergency services know of the location of a defibrillator within 200 metres of a person making an emergency call, they can advise them accordingly while the paramedics make their way to the scene. If you've installed a defibrillator in workplace, you should check that your ambulance trust knows about it.

Thanking you in anticipation.

**X**

---

Catherine Gill

Secretary of the Hixon Neighbourhood Plan Steering Group

**PS**

Could I take this opportunity to mention the 7.5tonne weight limit which generally covers the 30mph area of Hixon village. Vehicles over 7.5tonne are only allowed into the weight-limited zone if they delivering or collecting from properties within the zone. Drivers of such vehicles should enter the village from an approach road closest to the delivery/collection destination within the weight limit zone. Thank you.

# Hixon Neighbourhood Plan Questionnaire-Business

November 2014

Business Name:

Which Industrial Estate are you based on?



## EB About your existing Business



EB1 How long has your business been established in Hixon?

- 0-5 Years
- 6-10 Years
- 11-15 Years
- 16-20 Years
- 20+ Years


EB2 How would you categorise your business?

- Retail
- High-tech manufacturing
- Light Engineering
- Heavy Engineering
- Haulage & Storage
- Recycling
- Leisure Industry
- Construction Industry
- Information Technology
- Finance / Insurance
- Education
- Child Care
- Research / Scientific / Technical
- Administration and Support Services


Other, please specify

---

EB3 How many people do you employ in your business at the Hixon Sites?

Please input number of employees

--



**EB4 How many of your employees permanently reside in Hixon?**

Please input number of employees

**EB5 How many of your employees live outside Hixon?**

Please input number of employees

**EB6 How many of your employees travel to your Hixon site by:-**

- Car /Van (alone)
- Car sharing
- Public Transport
- Motorcycle
- Cycle
- Walk
- Other


**EF About your future Business requirements**



**EF1 In terms of growth over the next 20 years, do you have plans to expand your business premises?**

- YES
- With next 12 months
- Within the next 5 years
- Within the next 10 years
- Within the next 20 years


NO

**EF2 What additional space will your business require over the next 20 years?**

- None
- 200 to 500m<sup>2</sup>
- 501 to 1000m<sup>2</sup>
- 1001 to 2000m<sup>2</sup>
- More than 2000m<sup>2</sup>


**EF3 How many new employees would this represent?**

- None
- Up to 10
- Up to 20
- More than 20


**EF4 What, if anything, would assist your business to grow?**

**EF5 What, if anything, currently prevents your business from expanding?**

**EC About your Business and the Community**

**EC1 Does your Business get involved in community work in Hixon?**



If Yes, please specify:-

- NO
- YES




**ED Defibrillators**

**ED1** Does your company have a defibrillator on site?

**NO**  
**YES**


**ED2** In an emergency situation, would your company be prepared to make it available to others?

**NO**  
**YES**  
**N/A**


**ED3** If yes, what hours per day, days per week, would the defibrillator normally be available?

**ED4** If yours and other companies responses shows gaps within the availability of access to a defibrillator would your company be willing to co-sponsor the purchase of one?

**NO**  
**YES**


**Comments (if applicable)**

## Appendix 6



Hixon Parish Council are now consulting on their draft Neighbourhood Plan and encourage you to read the draft plan and send us your comments.

The Consultation takes place for period of 6 weeks and ends 21 August 2015.

The draft Neighbourhood Plan can be viewed and downloaded via the Stafford Borough Council Website

<http://www.staffordbc.gov.uk/hixon-neighbourhood-plan>

A full copy of the Hixon Neighbourhood Plan can be viewed by appointment at the following locations:

Parish Council Clerk, Catherine Gill, at 79 Sycamore Drive,  
tel 01889 272679, e-mail [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

Councillors Brendan & Susan McKeown's house at Ferrers, Puddle Hill,  
tel 01889 272666

Councillor Nigel Baxter's house at 3 Hall Farm Close,  
tel 01889 270903.

You can send us your comments by emailing: [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

or you can write to Hixon Parish Council, 79 Sycamore Drive, Stafford  
ST18 0FB

Comments must be received no later than 21 August 2015.

All comments received will be considered by the Parish Council and then summarised into a Consultation Statement for submission to the Borough Council.

# Appendix 7

The screenshot shows a web browser window displaying the Hixon Parish Council website. The browser's address bar shows 'hixon.gov.uk'. The website has a green header with the 'HIXON' logo. Below the logo is a navigation menu with tabs for NEWS, AGENDAS, MINUTES, PLANNING, HIGHWAYS, FINANCE, EVENTS, CONTACTS, and NEIGHBOURHOOD PLAN. A secondary row of tabs includes NEIGHBOURHOOD PLAN DOCUMENTS, CLUBS SOCIETIES CONTACTS, and PUBLICATIONS.

**Home**

The Council's work is administered by a part-time paid clerk, [Mrs Catherine Gill](#), see contacts page. The Council represents the interests of the people of Hixon and comments on all matters that impact on the community. Please use the tabs above to see further information and current news on various matters.

Click on the Hixon logo above to return to this Home page.

We welcome your feedback, please E-mail [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk)

**News....**

The Hixon Neighbourhood Plan Working Group, a subgroup of Hixon Parish Council, have prepared a draft Neighbourhood Plan. To view [please click this link](#). To see the evidence base from the Public Exhibition posters [please click this link](#).

The draft Neighbourhood Plan is based on local people's views, it sets out a Vision with key objectives and planning policies to help shape future development in Hixon Parish. Hixon Parish Council is now consulting on the draft Neighbourhood Plan. You are encouraged to take a look at the content of the plan, including the planning policies, and to provide the Parish Council with your comments. The consultation period ends on 21st August 2015.

[Read More...](#)

The page also features three images: a 'WELCOME TO HIXON' sign, a modern two-story building, and an outdoor basketball court.

The Windows taskbar at the bottom shows the date as 13/11/2015 and the time as 14:25.

## Appendix 8



### Hixon Parish Stafford Community Forum (Facebook Page)



[Brendan McKeown](#)

[10 July](#)

It's been a long time in the making, but the draft Hixon Neighbourhood Plan is now available for you to view and comment on over the next six weeks. Any comments you make will be taken into consideration before you will have a chance to vote in referendum to decide if the plan should be adopted or not. If adopted it will become part of Stafford Borough Council planning policy. We have had some technical problems with the Hixon Parish Council website today, so the link below will take you to the documents via Stafford Borough Council.

<http://www.staffordbc.gov.uk/hixon-neighbourhood-plan>

Hard copies of the draft Neighbourhood Plan can be viewed by appointment at: the Clerk's house at 79 Sycamore Drive, tel 01889 272679, e-mail [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk) at Councillor Nigel Baxter's house at 3 Hall Farm Close, tel 01889 270903.

If you would like to make any comments on the draft Hixon Neighbourhood Plan please do so via e-mail to [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk) or post to 79 Sycamore Drive, Hixon, Stafford ST18 0FB.

All comments received will be considered by the Parish Council and then summarised into a Consultation Statement for submission to the Borough Council.

The consultation period ends on 21st August 2015.

This is your chance to influence the draft plan before it is submitted to Stafford Borough Council (for an independent examination and subsequent Parish referendum). If the plan is approved for referendum, the Neighbourhood Plan will form part of the Development Plan for Stafford Borough and will be used in determining planning applications within Hixon Parish until 2031.

I would like to take this opportunity to thank all the members of the Hixon Neighbourhood Plan Steering Group for their hard work and dedication over the last two years. Hundreds of hours of work given freely for the community.

## Appendix 8 (continued)

### [Stafford Borough Council - Hixon Neighbourhood Plan](#)

Hixon Parish Council submitted proposals to prepare a Neighbourhood Plan for the parish of Hixon based on the parish boundary. A map showing the extent of the proposed Neighbourhood Area and a statement from Hixon Parish Council explaining why and how they intend to prepare a Neighbourhood Plan for...

STAFFORDBC.GOV.UK

[Like](#) [Comment](#) [Share](#)

[8 people](#) like this.

#### Comments



[Brigitte Barton](#) Wow Brendan! This plan is incredibly well presented. Very clear aims and objectives. Brilliant work! Thank you!

[10 July at 21:15](#) · [Like](#) · [1](#)



[Brigitte Barton](#) Very clear aims and objectives....

[10 July at 21:16](#) · [Like](#) · [1](#)



[Jan Kelly](#) Well done all those who gave up their time to work in it and thank you.

[10 July at 23:02](#) · [Like](#) · [1](#)



[David Skinner](#) Very interesting reading. Well done!

[11 July at 08:26](#) · [Like](#)



[Christine Ralston](#) What a well written and comprehensive report well done to those who gave up their time to do this. Let's hope the powers that be acknowledge this!

[12 July at 06:27](#) · [Like](#) · [2](#)

## Appendix 9



### Hixon Parish Stafford Community Forum (Facebook Page)



[Brendan McKeown](#)

[10 August](#)

All households in Hixon Parish should have received a Hixon Neighbourhood Plan newsletter over the weekend. The newsletter sets out 8 core policies for how development will evolve in Hixon over the next 16 years. Your feedback and comments on any of the policies (whether you agree or disagree) are welcome. Please send them directly to me via e-mail: [bsamckeown@aol.com](mailto:bsamckeown@aol.com). The closing date is Friday 21st August. A referendum on the final Hixon Neighbourhood Plan will be held in the Autumn. Call me on 01889 272666 or 07966 135536 if you would to talk. Regards Brendan

[Like](#) [Comment](#)

[2 people](#) like this.





# HIXON NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER No. 3



## Your chance to comment on the proposed Hixon Neighbourhood Plan

The Hixon Neighbourhood Plan steering group has now finalised eight core policy statements for how Hixon should evolve over the next sixteen years (to 2031). The eight policy statements and policy objectives are reproduced on the



inside pages and back page of this newsletter. A full version of the draft Hixon Neighbourhood Plan including the maps can be accessed via the Hixon Parish Council website: [www.hixon.gov.uk](http://www.hixon.gov.uk) or from Brendan McKeown at Ferrers, Puddle Hill or Nigel Baxter at 3 Hall Farm Close. Details of how you can submit comments about the policies are shown on the back page of this newsletter.

**The closing date for comments is 21st August 2015.**

### Hixon Parish Council News.....

- Hixon PC has five new councillors, details on PC website.
- More volunteers are needed to help get the Community Speedwatch project up and running again. Contact Cllr. Paul Hopcroft 01889 270516 if you are interested:
- Hixon Parish Council has organised the installation of two Publicly Accessible Defibrillators. One will be at the Bank House pub, the other at the main entrance to Hixon Airfield.
- Judging for Hixon Best Garden awards has been completed (thanks Cllr Marilyn Aberley)... Winning householders will be invited to an awards evening in late September.

# Hixon Neighbourhood Plan

## **Policy No. 1: Residential Development in Hixon statement:**

*“Proposals for new housing development will be permitted within the new Settlement Boundary as identified on Map 1 herein subject to other policies. Proposals for new development within the new Settlement Boundary of up to 30 dwellings, and that are no more than two storeys in height, will be supported.”*

## **Policy No. 1: Residential Development in Hixon policy objective:**

*“To ensure future residential development in Hixon is within the Settlement Boundary and that new development will be of a scale that reflects and complements the local character and identity of Hixon as a rural village.”*

## **Policy No. 2: Housing mix policy statement:**

*“Proposals for new housing developments should seek to provide a diverse range of housing provision. Proposals that include ten or more dwellings shall include 20% of single storey dwellings (bungalows).”*

## **Policy No. 2: Housing mix policy objective:**

*“To provide new housing that meets local need and to ensure people have the opportunity to stay in Hixon parish via a diverse housing mix.”*

## **Policy No. 3: Housing design, access and landscaping policy statement:**

*“The design and layout of future housing developments must seek to complement the existing pattern of streets and connectivity with Hixon village. Design and layouts should seek to create street scenes that have evolved over time. New developments should seek to provide attractive and high quality open spaces within the proposed development sites. Housing developments shall respect adjoining properties and not be intrusive or over-bearing in relation to existing properties. Future development sites should have a minimum of 10% of the proposed number of housing units set aside for self design-and-build houses projects.”*

## **Policy No. 3: Housing design, access and landscaping policy objective:**

*“To create more individual and distinctive house designs and street scenes in Hixon parish to ensure all properties make a positive contribution to a diverse street scene. Create more individual design and build opportunities. Protect and enhance existing open spaces and woodland. Minimise impact of new development on existing adjoining development.”*

# Policies: Public Consultation

## **Policy No. 4: Open spaces and the natural environment policy statement:**

*“Future development shall help deliver a diverse range of local open spaces for play and leisure activities for all ages and abilities. Future development shall provide integrated safe cycling and pedestrian routes to other amenities and networks within Hixon parish. Future development will not occur on the 7 identified Local Green Spaces”*

## **Policy No. 4: Open spaces and the natural environment policy objective:**

*“To ensure new development adds to the provision of open spaces and connectivity to network of footways and canal towpath. To ensure new development helps contributes to local health and wellbeing through increased participation in outdoor physical activities, walking and cycling. To ensure the natural environment and wildlife are protected against potentially damaging development or practices. To protect the 7 identified Local Green Spaces from development.”*

## **Policy No. 5: Heritage and Culture policy statement:**

*“Initiatives that promote Hixon’s historical heritage will be supported, as will schemes which help preserve, protect and enhance Hixon’s historic buildings (not just Listed Buildings) and their settings. Projects which preserve and protect heritage buildings by well-considered and appropriate restoration will be supported subject to consideration of other impacts on the landscape, highway infrastructure and the environment.”*

## **Policy No. 5: Heritage and Culture policy objective:**

*“To ensure the protection of existing Listed Buildings in Hixon parish and their settings. Further, to identify other buildings and sites of historic and cultural value so that they may be protected from neglect or adverse development and where deemed appropriate, make an order for Listed Building or other protected status.”*

## **Policy No. 6: Community facilities, amenities, and services policy statement:**

*“Future new developments (housing or employment) shall address identified shortfalls in local service provision. This will be by planning gain agreements set within the conditions of planning permissions or financial contributions from developers to improve services and/or create new facilities that make a positive contribution to local sustainability in terms of community facilities, amenities and services.”*

## **Policy No. 6: Community facilities, amenities, and services policy objectives:**

*“To ensure future new developments (housing or employment) address the shortfall in local service provision and provide a planning gain for the Hixon community by enabling the construction and provision of appropriate facilities to help deliver improved services and address gaps in services.”*

# Hixon Neighbourhood Plan Policies: Public Consultation

## Policy No. 7: Highways, Gateways and Public Transport policy statement:

*“New development (housing and employment) will be expected to provide suitable measures to mitigate impacts on the local highway and visual landscape at key gateways of the village, reduce carbon emissions, while protecting long views across the open countryside. Developments should be integrated within the public transport network to encourage public transport use and provide new routes for cyclists and pedestrians to use while promoting road safety.”*

## Policy No. 7: Highways, Gateways and Public Transport policy objectives:

*“To ensure new developments help improve existing road networks where appropriate to create attractive and accessible gateways at Church Lane and New road and create new links to improve accessibility within and around Hixon village.”*

## Policy No. 8: Employment Land policy statement:

*“New economic development will be considered within the Recognised Industrial estates (RIE's are shown on the appended maps), Proposals which provide employment opportunities that suit the local demographic profile and skills base of Hixon; Hi-Tec Information Technology, Research and Development, scientific, administration, education and social enterprise will be supported.”*

## Policy No. 8: Employment Land policy objectives:

*“To ensure employment development takes place within the defined employments site boundaries. To increase local prosperity by providing employment opportunities that match local demographic profile, skills and aspirations and reduce the carbon footprint of the outward flow of workers from Hixon.”*

## **What do you do next?**

If you have any comments on any of the eight policies you can make them via E-mail to Brendan McKeown, Chairman of Hixon Parish Council:- [bsamckeown@aol.com](mailto:bsamckeown@aol.com), to the Clerk of Hixon Parish Council:- [clerk@hixon.gov.uk](mailto:clerk@hixon.gov.uk) or in writing to the Clerk at 79 Sycamore Drive, Hixon, Stafford ST18 0FB

**The closing date is 21st August 2015.**

**A public referendum on the final Hixon Neighbourhood Plan will be held in September 2015.**

## Appendix 11

## Hixon Neighbourhood Plan Pre-submission Public Consultation Comments

*All communications below were received during the public consultation period 10th July to 21st August 2015*

Date Received	REF	Sub REF	Name	Type	Communication Type	HNP Policy Ref	Summary of Comment	Action
17.08.2015	1	a	Rabjohns Steve	Resident/ Land Owner	Letter	1	Proposed boundary does not include the play area and caravan park that is associated with the Greenman business.	New settlement boundary has been agreed, leave unchanged.
19.08.2015	2	a	Pope M	Agent	Letter	1	On behalf of Mr Brown. Amend the RDB to include the whole of the field between the 30 houses and the back of the croft.	New settlement boundary has been agreed, leave unchanged.
06.08.2015	3	a	Historic England	Statutory Consultee	Letter	1	Commends HNP for recognition of significant local historic environment. However, use the umbrella term 'HERITAGE ASSETS' instead of historic, cultural or heritage.	Wording changed to Heritage Asset.
06.08.2015	3	b	Historic England	Statutory Consultee	Letter	5	Commends HNP for recognition of significant local historic environment. However, use the umbrella term 'HERITAGE ASSETS' instead of historic, cultural or heritage.	Wording changed to Heritage Asset.
06.08.2015	3	c	Historic England	Statutory Consultee	Letter	5	Commends HNP for recognition of significant local historic environment. However, use the umbrella term 'HERITAGE ASSETS' instead of historic, cultural or heritage.	Wording changed to Heritage Asset.
06.08.2015	3	d	Historic England	Statutory Consultee	Letter	5	Commends HNP for recognition of significant local historic environment. However, use the umbrella term 'HERITAGE ASSETS' instead of historic, cultural or heritage.	Wording changed to Heritage Asset.
06.08.2015	3	e	Historic England	Statutory Consultee	Letter	5	The NPPF urges that all designated and UNDESIGNATED heritage assets should be conserved in a manner proportionate to their significance.	All identified heritage assets need to be conserved in a manner proportionate to their significance. Including Hixon Airfield.
06.08.2015	3	f	Historic England	Statutory Consultee	Letter	1	Minor comment on the wording of two storey height.	Has been re-phrased to suit wording suggested by Historic England
06.08.2015	3	g	Historic England	Statutory Consultee	Letter	5	Objective implies HPC can make orders for listed buildings.	Has been re-phrase to suit wording suggested by Historic England
21.08.2015	4	a	White Sandy	Resident/ Land Owner	Email	8	The RIE does not include Heath Farm.	Heath Farm is not designated industrial land, it has residential status. No change made.

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13.08.2015	5	a	Ochiltree Iain	Resident/ Land Owner	Email	8	Shouldn't the plan specify only companies that qualify as 'light industry' be along side housing? Noise and pollution problems	Policy 8 added to, to say there will be a significant and sufficient buffer of open fields/woodland between industry and residential developments, with heavy industry having an even larger buffer than light industry. This is to protect both residents (from noise and air borne pollution) and the industries (from complaints).
21.08.2015	6	a	Natural England	Statutory Consultee	Email	3	Coverage of open space. See information on <a href="http://publications.naturalengland.org.uk/pulication/40004">http://publications.naturalengland.org.uk/pulication/40004</a>	Input welcomed.
21.08.2015	6	b	Natural England	Statutory Consultee	Email	4	National Character Area (NCA) profile includes Hixon parish and provides background information <a href="http://publications.naturalengland.org.uk/pulication/44925887?category=587130">http://publications.naturalengland.org.uk/pulication/44925887?category=587130</a>	Input welcomed.
21.08.2015	6	c	Natural England	Statutory Consultee	Email	4	Hixon Parish borders Cannock Chase NCA National Conservation Area	Add to notes within Policy 4
21.08.2015	6	d	Natural England	Statutory Consultee	Email	4	Pasturefields Saltmarsh is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) recognition of its importance at European Level.	Amended
21.08.2015	6	e	Natural England	Statutory Consultee	Email	1	Policy 1 appears to be incomplete	Corrected.
20.08.2015	7	a	Gladman	Developer	Email	Gen.	The Hixon Neighbourhood Plan (HNP) must be in general conformity with the adopted version of the Plan for Stafford Borough (PSB) . The policies set out within HNP do not conform to what has been provided in the adopted PSB. In particular, the HNP seeks to impose an arbitrary constraint on housing development in the village. HNP will therefore fail to meet basic condition (e).	The Hixon Neighbourhood Plan conforms with Plan for Stafford Borough. An additional 151 houses have been permitted in Hixon since the inception of the PSB. <u>PSB Policy SP4 and SP7 applies</u>

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20.08.2015	7	b	Gladman	Developer	Email	Gen.	It is Gladman's view that the Hixon Neighbourhood Plan is fundamentally flawed and requires substantial redrafting or removal of the policies before progressing any further.	No further action.
20.08.2015	7	c	Gladman	Developer	Email	1	Policy H1 allows for up to 30 dwellings to take place within the defined settlement boundary. Gladman submit that any reference to infilling is unrealistic and highly misleading when there are no sites for infilling to occur. The settlement boundary has been drawn very tightly to restrict any further development within the village. Gladman consider that this approach to development is fundamentally flawed and contrary to the presumption in favour of sustainable development as outlined in paragraph 14 of the Framework and embodied in the Plan for Stafford Borough. It is therefore in conflict with basic conditions (a), (d) and (e)	The policy refers to developments of up to (a maximum of) 30 dwellings within the new settlement boundary. Two infill sites have very recently been granted planning permission for a further ten properties.
20.08.2015	7	d	Gladman	Developer	Email	1	Gladman contend that 125 dwellings allocation for Hixon is not sufficiently growth orientated to reflect the significant amount of employment within the immediate vicinity of the village. Further, that 125 dwelling figure stated in Policy 1 is not based on any credible evidence base, demonstrating housing need in the Parish.	Hixon has already had permission for 152 houses granted during the PSB, only a very small percentage of Hixon residents accept work within Hixon parish therefore housing for people who work in Hixon, is not required in Hixon . The Neighbourhood Plan Questionnaire showed that the vast majority of local people wanted less than 125 new houses built in Hixon, this demonstrates the local requirements. The development as indicated within the new settlement boundary is proportionate with the amount required in the KSV's over PSB period and accords with the PSB.

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Date Received	REF	Sub REF	Name	Type	Communication Type	HNP Policy Ref	Summary of Comment	Action
20.08.2015	7	e	Gladman	Developer	Email	1	Gladman consider that it would be appropriate for the Parish Council to amend the settlement boundary to allow for a more flexible approach to development surrounding Hixon. Gladman would like Hixon Parish Council to consider "Land off Stowe Lane" as a submission to the Neighbourhood Plan. Planning applications 14/20863/OUT & 15/21806/OUT refer.	This site has been turned down twice for planning permission by SBC with tyhe reasons being well documented and the challenge to the first decision has been withdrawn. The settlement boundary remains as it is.
20.08.2015	7	f	Gladman	Developer	Email	8	It is considered that the approach undertaken in Policy 8 does not proactively drive and support economic development, however instead restricts the ability of existing businesses in the RIEs to grow. Gladman note the Parish Council's desire to deliver employment development which better reflects the local demographic profile, however this should not be at the expenses of existing businesses.	Policy 8 does not restrict growth of existing businesses. Additional employment areas in Hixon employment have already exceeded proposed levels. There are two large areas of undeveloped employment land at Hixon Airfield.
20.08.2015	7	g	Gladman	Developer	Email	8	It is considered that, at present, Policy 8 does not accord with paragraph 17 of the NPPF Policy E4 of the PSB and thus fails basic conditions (a), (d) and (e)	Policy 8 conforms with paragraph 17 of the NPPF and Policy E4 of the PSB is not relevant to Hixon.
20.08.2015	7	h	Gladman	Developer	Email	3	Policy 3 states that future development should have a minimum of 10% of the proposed number of housing units set aside for self-design-and-build house projects. Gladman would submit that there is no evidence base to support this approach. If the Parish Council wish to pursue a requirement of 10% self-design-and-build there should be a credible evidence base demonstrating the need for such housing.	Policy 3 encourages innovative design that fits in with rest of the village, including self-design-and-build. This part of Policy 3 is aspirational and seeks to create more diverse and individual design to enhance street scenes.
18.08.2015	8	a	SCC	Statutory Consultee	Letter	3	In general, policy 3 supported.	Support welcomed.
18.08.2015	8	b	SCC	Statutory Consultee	Letter	3	Support for distinctive street furniture' any new street furniture to be informed by Hixon's historic character and by joint Department of Transport's 'Streets for All: West Midlands'.	Support welcomed.
18.08.2015	8	c	SCC	Statutory Consultee	Letter	5	Policy 5 supported as is the statement 'which helps preserve, protect and enhance Hixon's historic buildings (not just listed buildings) and their settings. SBC do not have a list; such a list might assist the stated goal.	Support welcomed. List of historic buildings made, Wychdon Lodge included (see 8d below).



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18.08.2015	8	d	SCC	Statutory Consultee	Letter	5	Policy 5 does not include the collective structures at Wychdon Lodge comprising walled garden, stable block, hay barn, coach house, shelter and the villa itself. All are grade II listed buildings	Wychdon Lodge added
18.08.2015	8	e	SCC	Statutory Consultee	Letter	5	Policy 5 to include not just WW2 history but that Hixon was predominantly rural for much of its history. Hixon is recognised in the Domesday (1086) but its name may suggest pre-Norman settlement. Also settlement location close to the northeast of the river Trent might have potential for prehistoric activity.	Rural history added to Policy 5.
18.08.2015	8	f	SCC	Statutory Consultee	Letter	5	Policy 5 view <a href="http://www.staffordshire.gov.uk/Historic-Environment-Records">www.staffordshire.gov.uk/Historic-Environment-Records</a> and <a href="http://www.staffordshire.gov.uk/Historic-Environment-Assessment.aspx">www.staffordshire.gov.uk/Historic-Environment-Assessment.aspx</a>	Noted
18.08.2015	8	g	SCC	Statutory Consultee	Letter	3	The principles of this policy are supported. Modify to include 'Planning for Landscape Change' there has been a loss of features, hedgerows, oaks ashes, broadleaved woodlands. In order to stem this loss extent policy 3 to encourage provision of buffers between the settlement boundaries.	Recommendation supported, reference to types of trees for buffers between different settlements and between residential and industrial areas added.
18.08.2015	8	h	SCC	Statutory Consultee	Letter	4	Policy 4 is welcomed and supported	Support welcomed.
18.08.2015	8	i	SCC	Statutory Consultee	Letter	4	Pasturefields Saltmarsh is a Special Area of Conservation (SAC) recognition of its importance at European Level. Plan may be required under the 'Conservation of Habitats and Species Regulations 2010'.	Reference to SAC added.
18.08.2015	8	j	SCC	Statutory Consultee	Letter	4	Flood Risk - The Plan does not contain any mention of a flood risk or SuDS	Covered by National Policy
18.08.2015	8	k	SCC	Statutory Consultee	Letter	7	Policy 7 generally supported	Support welcomed.
18.08.2015	8	l	SCC	Statutory Consultee	Letter	7	Policy 7 improvements and schemes; to assist in securing potential developer contributions suggest further discussions with Community Highways Liaison Manager.	Disussions ongoing.
19.08.2015	9	a	Barton Brigitte	Resident/ Land Owner	Email	Gen.	Really like the proposals.	Support welcomed.

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19.08.2015	9	b	Barton Brigitte	Resident/ Land Owner	Email	8	Supports technology companies to settle in Hixon.	Support welcomed.
19.08.2015	9	c	Barton Brigitte	Resident/ Land Owner	Email	3	Supports small developments and maximum 2 storey housing.	Support welcomed.
20.08.2015	10	a	Whitfield Michael	Resident/ Land Owner	Email	Gen.	Supports Policies 1 to 5.	Support welcomed.
20.08.2015	10	b	Whitfield Michael	Resident/ Land Owner	Email	7	Policy 7 disagree entirely with the statement. Unfair on businesses to spend money to smarten up their premises.	Attractive gateways to village are likely to benefit the businesses as
20.08.2015	10	c	Whitfield Michael	Resident/ Land Owner	Email	8	Policy 8 disagree with policy. Response rate too low to draw accurate conclusions.	All businesses asked to take part, response considered satisfactory and higher than many other villages Neighbourhood Plan Questionnaire response rates. No requirement to re-consult.
04.08.2015	11	a	The Coal Authority	Statutory Consultee	Email	Gen.	No specific comments	-
17.08.2015	12	a	Highways England	Statutory Consultee	Email	Gen.	No comment as Hixon is of such distance from their strategic road network.	Noted.
15.08.2015	13	a	St Peter's	Local Consultee	Email	3	More housing would be welcomed.	With 152 new houses permitted in Hixon, St Peter's Primary is likely to receive a considerable number of new pupils in next few years, once properties occupied.
29.08.2015	14	a	Network Rail	Statutory Consultee	Email	Gen.	No comment as the proposal area does not include any railway land and not adjacent to any rail way land	The west coast mainline does run through the proposed plan area.
21.08.2015	15	a	SBC	Statutory Consultee	Email	Gen.	Amendments to general layout and presentation.	Corrected
21.08.2015	15	b	SBC	Statutory Consultee	Email	Gen.	Amendments to wording of polices 1,3,4,5,7	Corrected
21.08.2015	15	c	SBC	Statutory Consultee	Email	5	Objective to be deleted.	Policy 5 to be retained. New policy 9 added.
21.08.2015	16	a	Anon	Resident/ Land Owner	Letter	1	Appears very Hixon based. Words should be added to express nature of other settlements in the parish.	Add information on the rural outskirts of the parish.

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21.08.2015	16	b	Anon	Resident/ Land Owner	Letter	2	Appears very Hixon based. Words should be added to express nature of other settlements in the parish.	Add information on the rural outskirts of the parish.
21.08.2015	16	c	Anon	Resident/ Land Owner	Letter	3	Focused on street design. Offers very little on actual landscaping connected to developments.	Add information on the rural outskirts of the parish.
21.08.2015	16	d	Anon	Resident/ Land Owner	Letter	4	Open spaces and play areas are not part of natural environment.	New policy 9 added: Local Green Spaces
21.08.2015	16	e	Anon	Resident/ Land Owner	Letter	5	Supports.	Support welcomed.
21.08.2015	16	f	Anon	Resident/ Land Owner	Letter	6	New facilities should be commensurate with a rural community and not risk making the settlement the same as larger urban areas. They should be distinct and in keeping with rural character.	Comments noted
21.08.2015	16	g	Anon	Resident/ Land Owner	Letter	7	The distinctiveness of other more rural settlements (within Hixon parish) needs to be acknowledged as well as provision for safety of the highways for rural residents. Some gateways provisions can support this.	Comments noted. Improved highway safety scheme in Lea Heath is currently an objective of Hixon PC.
21.08.2015	16	h	Anon	Resident/ Land Owner	Letter	8	Supported. Particularly provision based around securing employment that fits the skills of local residents.	Support welcomed.
10.07.2015	17	a	Barton Brigitte	Resident/ Land Owner	Community Facebook Page	Gen.	This plan is incredibly well presented. Very clear aims and objectives. Brilliant work! Thank you!	Support welcomed.
10.07.2015	18	a	Kelly Jan	Resident/ Land Owner	Community Facebook Page	Gen.	Well done all those who gave up their time to work in it and thank you.	Support welcomed.
10.07.2015	19	a	Skinner David	Resident/ Land Owner	Community Facebook Page	Gen.	Very interesting reading. Well done!	Support welcomed.
10.07.2015	20	a	Ralston Christine	Resident/ Land Owner	Community Facebook Page	Gen.	What a well written and comprehensive report well done to those who gave up their time to do this. Let's hope the powers that be acknowledge this!	Support welcomed.