



# HIXON NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER No. 4 SEPTEMBER 2016



.....developed by local people for  
local people

## REFERENDUM DAY

The Hixon Neighbourhood Plan is finally ready to be voted on by residents of Hixon, Lea Heath and Pasturefields. **A referendum will be held on Thursday 15th September.** Households in Hixon Parish should have already received voting cards.

The plan has been developed following extensive consultation with residents;- A twelve page questionnaire was sent to each of the 770 households in Hixon Parish in May 2014. 484 (62.8%) of households returned completed questionnaires.

**YOU** informed us about the people in your household and where you go to work.

**YOU** commented on local services and amenities, such as health care provision, children's education, community facilities, public transport and road safety issues.

Most importantly, **YOU** said where and how many new houses should be built in Hixon over the next 15 years. **YOU** said you did not want agricultural land being changed to industrial use. Following analysis of your responses, a new Hixon settlement boundary was drawn up to define where houses could be built and boundaries for industrial use defined. These were displayed at a public exhibition in Hixon Memorial Hall in December 2014.

The Hixon Neighbourhood Plan was subject to another six week public consultation in July and August 2015. Stafford Borough Council (SBC) and other statutory bodies were also required to comment on the content of the plan. In February this year an independent examiner declared the plan to have been properly developed and approved it for a public referendum. He complimented the plan on its "refreshing concise and punchy style."

**The referendum will take place on Thursday 15th September.** The vote is a simple YES or NO. If the vote is YES, Hixon Neighbourhood Plan will become part of Stafford Borough Council planning policies and will help determine where future development takes place. It will also help protect open spaces, the environment and our heritage, together with providing significant evidence for improved services, facilities and amenities in Hixon.

**USE YOUR VOTE ON SEPTEMBER 15th.**

For full details go to: [http://hixon.gov.uk/Neighbourhood\\_Plan\\_Documents](http://hixon.gov.uk/Neighbourhood_Plan_Documents)

# Summary of Hixon Neighbourhood Plan Policies

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

*“Proposals for new housing developments, of up to 30 dwellings and that are no more than two storeys in height, will be supported within the new Settlement Boundary. 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). This is to ensure new housing meets local need and that people will have the opportunity to stay in Hixon parish.”*

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

*“The layout of future housing developments must complement the existing pattern of streets and connectivity with Hixon village. Individual and distinctive house designs and diverse street scenes will be supported. New developments shall respect adjoining properties and not be intrusive or over-bearing in relation to existing properties.”*

## **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. The natural environment and wildlife should be protected against potentially damaging development or practices.”*

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

*“Initiatives that promote Hixon’s historical heritage will be supported. Projects which preserve and protect heritage buildings and landscapes will be supported subject to consideration of other impacts on the landscape, highway infrastructure and the environment.”*

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

*“Future new developments (housing or employment) shall address identified shortfalls in local service provision. Financial contributions will be sought from developers to address gaps in services and/or create new facilities.”*

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

*“New development (housing and employment) will provide suitable measures to mitigate impacts on the local highway network. Developments should contribute to an improved cycle network and public transport service to encourage more use of public transport.”*

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

*“New economic development will be considered within the Recognised Industrial estates. Proposals which provide employment opportunities that suit the local demographic profile and skills base of Hixon will be supported within existing industrial estate boundaries.”*