

THE PROPOSED DRAFT SUDBURY TOWN NEIGHBOURHOOD PLAN

WHAT IS THIS ABOUT?

The Sudbury Town Residents' Association, with the support of Brent Council, achieved Neighbourhood Forum status which has given them powers which, with your help, will allow them to decide the planning policies for any development in Sudbury. This will take the form of a neighbourhood plan.

WHAT HAPPENS NOW?

Following earlier consultation events and working with residents and businesses, the Sudbury Town Residents' Association has produced a draft neighbourhood plan and policies for Sudbury Town.

Now we need your views.

This is an exciting opportunity for local residents and businesses to influence change and improvements. So if you care about where you live, shop and work, please let us know what you think about the draft neighbourhood plan and policies

With your input we will then finalise the Sudbury Neighbourhood Plan which will reflect our community's views. Brent Council will then publicise the neighbourhood plan for public scrutiny and examination. Following this, a referendum will take place, where everyone of voting age within the Neighbourhood Plan area will have a chance to vote on whether or not the plan should come into force. If more than 50% vote "yes" then the plan can be used for planning purposes.

Images from previous public participation exercises



It is **IMPORTANT** that you tell us what you think by completing the questionnaire

Questionnaires can be completed online at www.stra.org.uk, or downloaded at the website and when completed, posted or hand delivered to 8 Watford Road, Sudbury HA0 3EW (Hair Salon) by Friday 7th March



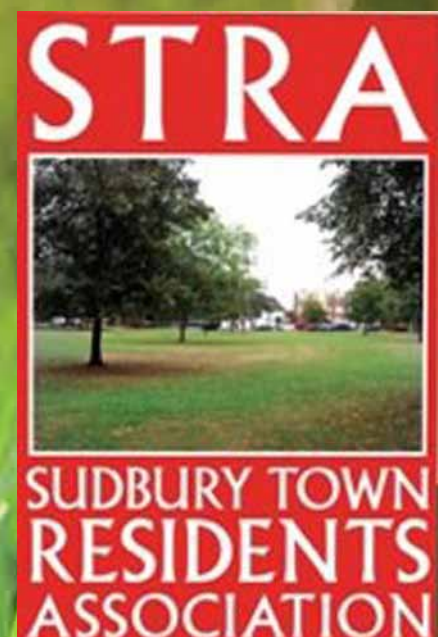
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PROBLEMS AND SOLUTIONS

The focus for the Neighbourhood Plan area is the town centre in Sudbury, Vale Farm and the Sudbury stations.

During the production of the plan many local residents, businesses and other stakeholders were consulted. The key concerns and issues raised included:

- the type and mix of shops in the town centre;
- the quality and appearance of the environment;
- general accessibility and the pedestrian environment.

WHAT WE WANT FOR SUDBURY

Our vision is to create:

“A greener, cleaner, safer Sudbury, with a high street at the heart of the community that we can all be proud of”

We want Sudbury Town to be:

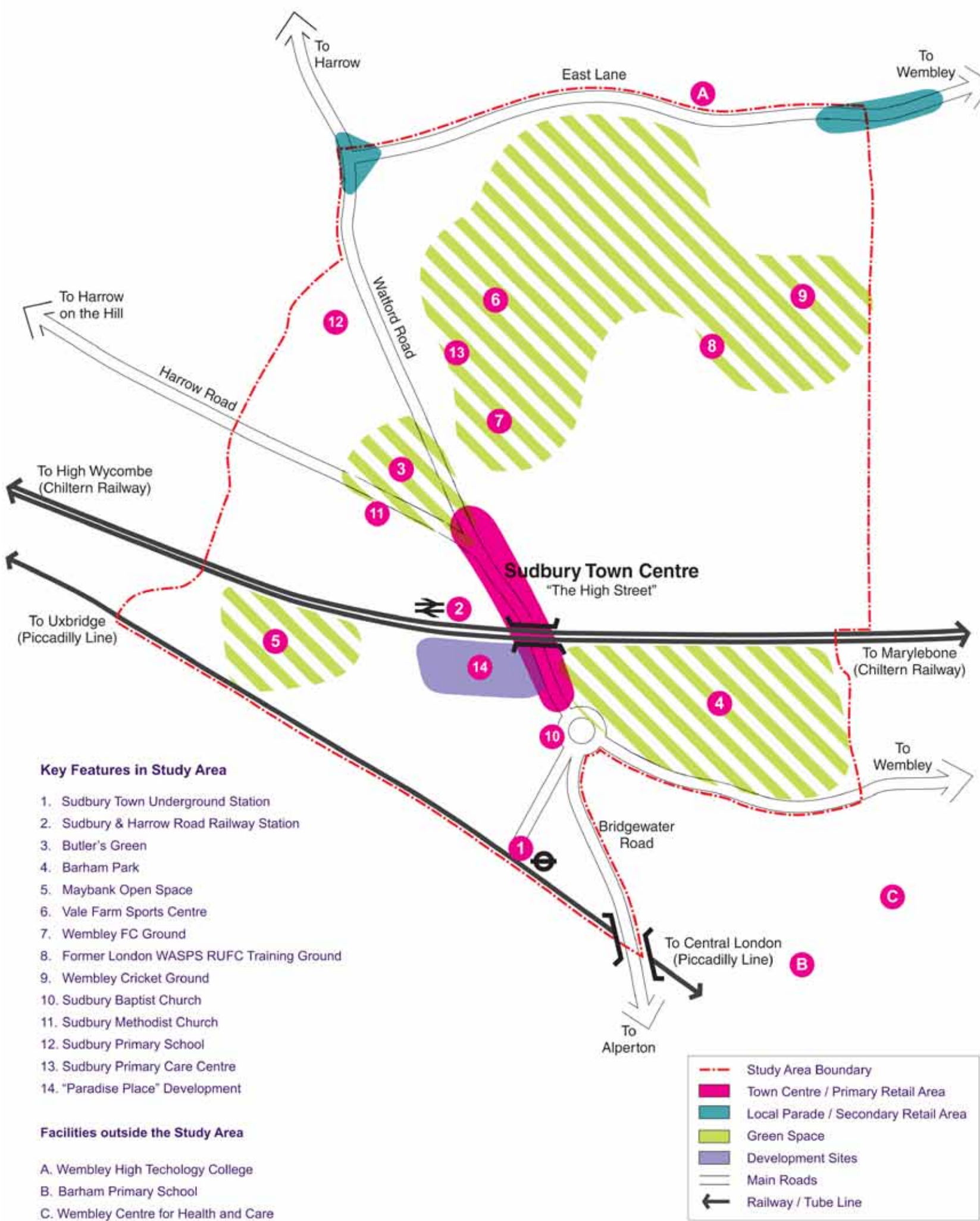
- *A vibrant place with a mix of shops and services*
- *A more attractive place with an improved public realm, and good quality green spaces.*
- *A place that is easier to get around, to and from.*
- *A place where development and change enhances the local area and reflects the needs of the community.*

Example shopfront improvements in Leyton - we want to promote a similar scheme in Sudbury Town



image source: Jan Kattein

The neighbourhood plan area



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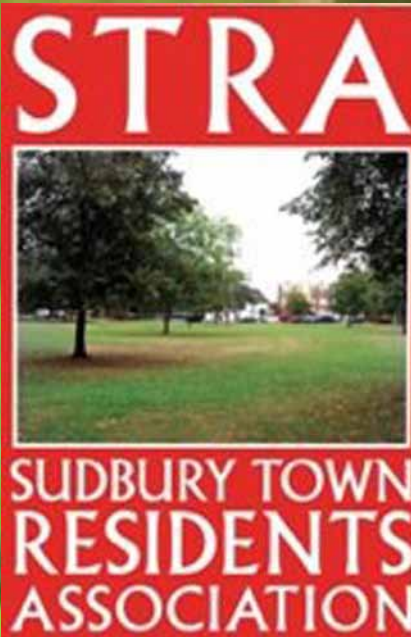
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THE TOWN CENTRE

The lack of variety of shops and the large number of betting shops and hot food takeaways is a key concern for local residents. While there is limited scope within the existing planning and licensing laws to limit the increasing number of these types of establishments, we have considered some potential approaches to improve the mix and types of shops in the town centre.

WHAT WE COULD ACHIEVE

Our proposed policy for the neighbourhood plan is:

- *To encourage new town centre uses that lead to a more diverse range of activities and which enhance the vitality and viability of the area.*
- *To encourage new local retail and community facilities to locate along the High Street.*
- *To assess the impact of proposals for new fast food takeaways and betting shops on the diversity of the High Street and quality of the local amenity.*
- *To promote a shopfront improvement scheme, including a unified approach to signage and shutters, with new artwork to enliven the street.*
- *To reduce street clutter and litter.*
- *To work with the Council to prepare a Sudbury specific shopfront guide.*

The 'High Street' today: we want to promote a greater mix of uses



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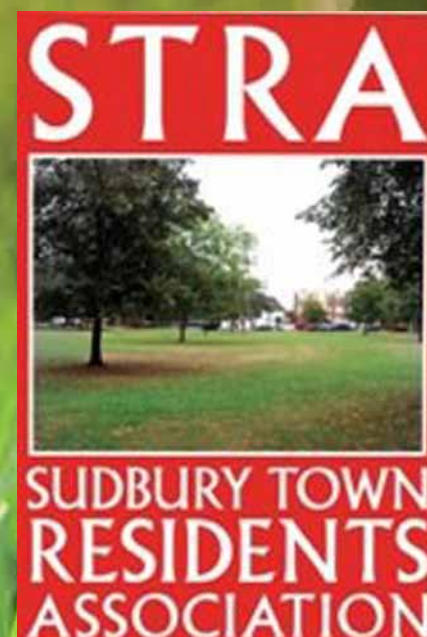
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PUBLIC AREAS

Improvements to the quality of the high street and paving have recently been undertaken. We believe this could be extended further. Our proposed policy for the neighbourhood plan is:

- *To encourage an expanded public realm scheme, including improvements to the railway bridge, pedestrian crossing points, an enhanced town square outside the station and reuse and redevelopment of the toilet block in Butler’s Green.*
- *To ensure that further public realm works follow the style of that work already undertaken along the High Street.*

Examples of improvements to bridge environments. Could we promote something similar for Sudbury Town?



There are a number of green spaces in the area which should be protected and enhanced. Our proposed policy for the neighbourhood plan is:

Green Space	Potential improvements
Butler’s Green	Retain and protect the green space, and redevelopment of the redundant toilet blocks for alternative uses, such as a cafe or market.
Barham Park	Retain and protect the green space, provide sports/play facilities and provision of community facilities such as a library or an adult education and training centre.
Brent Council’s outsourced Vale Farm sports centre	Encourage the centre to improve indoor and extensive outdoor recreation facilities and affordable space for youth groups and schools to use.
Former Wasps Rugby Training Ground and Club House	Work with Brent Council to enable use of the club house and pitch for community use for up to eight hours per week in line with the terms of the lease.
Land to the rear of the Crowngate Estate (behind Chilcott Close)	Maintain and improve this strip of land to discourage anti-social behaviour and fly tipping, and open negotiations with Brent Council on the possibility of the adjoining householders purchasing this land.

We want to redevelop the redundant toilet blocks at Butler’s Green and improve the quality of the area.



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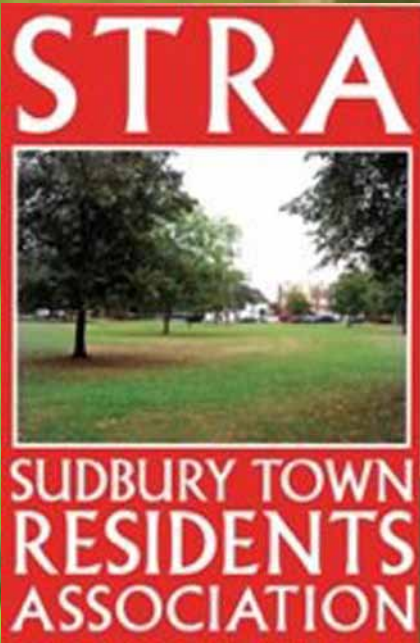
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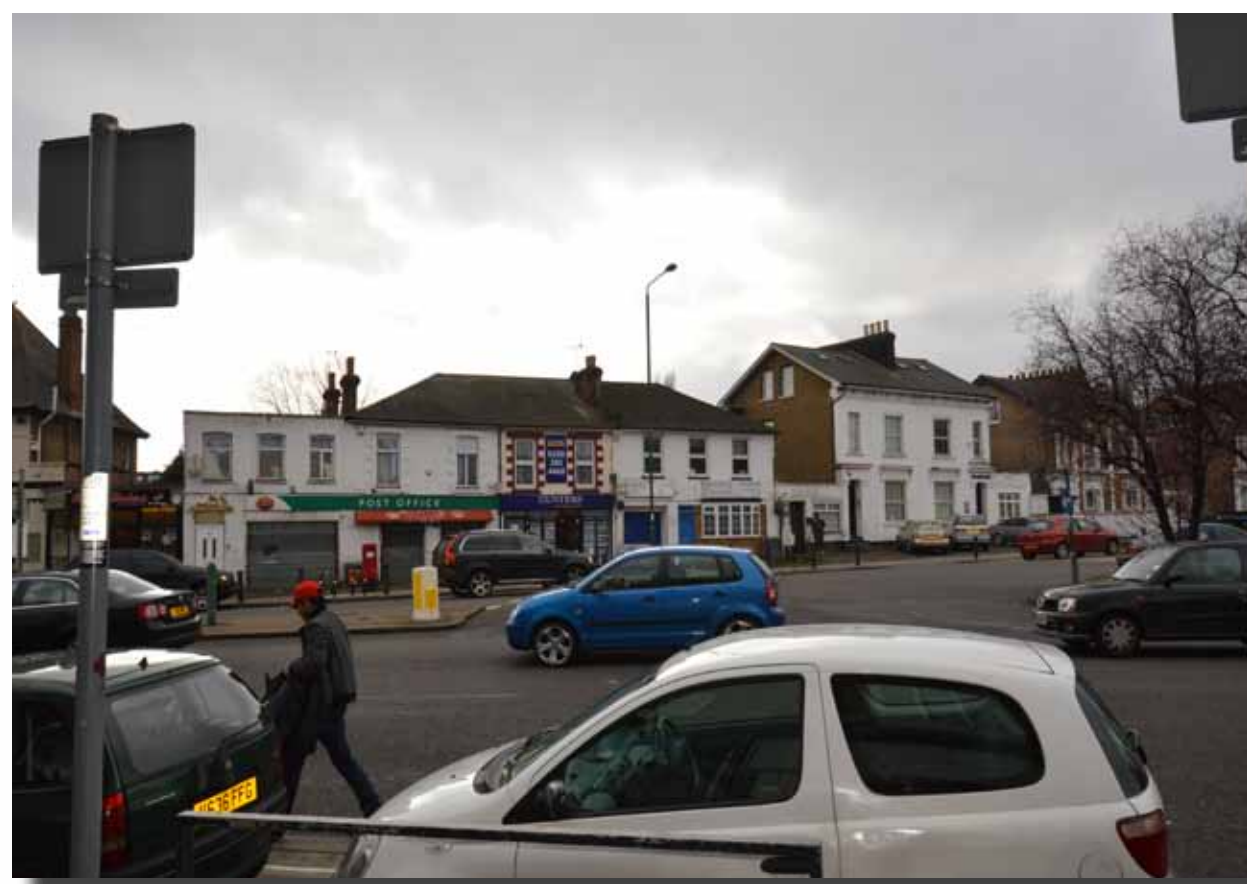
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ACCESS AND MOVEMENT

We would like to see better access for everyone in Sudbury and provide better opportunities for people to move around by foot, bike, and public transport or by car and those with disability requirements. Our proposed policy for the neighbourhood plan is:

- *To promote better environmental conditions for pedestrians in line with the proposed public realm improvements, helping to make Sudbury a more attractive and safer place to be.*
- *To promote improved cycle facilities, including secure and covered cycle parking in the town centre and at the stations.*
- *To promote new, segregated cycle lanes away from vehicular traffic, making cycling more attractive and safer for all people of all ages.*
- *To promote new, well lit cycle routes across Vale Farm and improvements to existing road junctions, particularly the roundabout at Barham Park to include space for cyclists.*
- *To lobby Chiltern Railways for more frequent services at the railway station.*

The public space along the High Street has recently been improved. We want to extend the area of improvements.



We want to introduce segregated cycle lanes at the Barham Park roundabout. These could be similar in style to those in The Netherlands.



image source: Bicycledutch

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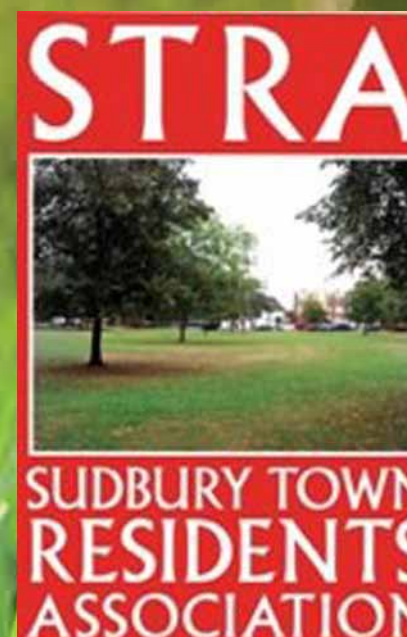
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DEVELOPMENT AND CHANGE

What the plan can do

The Neighbourhood Plan can be used to influence what developments should happen and the location. It can also direct where monetary contributions towards local infrastructure received by Brent Council as part of approved planning applications should be directed.

What we suggest

Should any development happen in Sudbury, proposed neighbourhood plan policies would like to see contributions made towards:

- a shop front improvement scheme;
- an expanded public realm scheme;
- road improvements, including cycle routes and facilities, as well as safer pedestrian crossings and the potential remodelling of the Bridgewater Road roundabout; and
- new community facilities.

Development Opportunities

Our proposed policy for the neighbourhood plan is:

- *To encourage high quality new developments and refurbishment where appropriate.*
- *Should opportunities for redevelopment or reuse be proposed they should include appropriate town centre uses at the ground floor, including local shops and community facilities. New homes will be encouraged on upper floors.*
- *Any new development should respect the height and scale of existing buildings in Sudbury town.*
- *To support a strengthening of Vale Farm as a regional sports centre.*
- *To see the redundant toilet block on Butler's Green redeveloped and the buildings in Barham Park reused for community purposes.*



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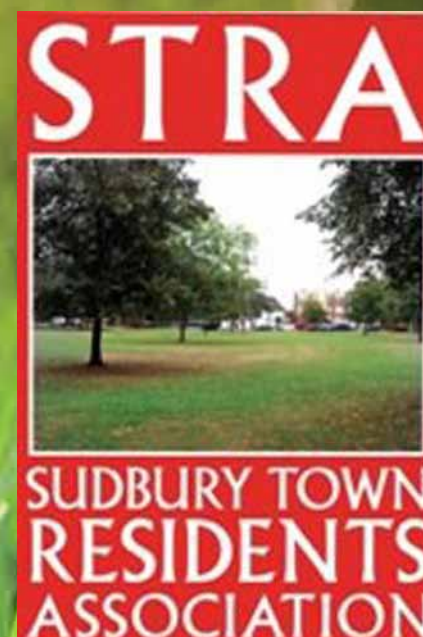
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