

HIXON



NEIGHBOURHOOD PLAN

A Vision for the Future

**SUBMISSION DOCUMENT TO
STAFFORD BOROUGH COUNCIL
NOVEMBER 2015**



CONTENTS

- **Pages 2 & 3** **CONTENTS**
- **Page 4** **FOREWORD**
- **Page 5** **INTRODUCTION TO HIXON NEIGHBOURHOOD PLAN**
- **Page 6** **HIXON HOUSEHOLD ANALYSIS**
- **Page 7** **POLICY 1: RESIDENTIAL DEVELOPMENT**
- **Page 8** **POLICY 2: HOUSING MIX**
- **Page 9** **POLICY 3: HOUSING DESIGN, ACCESS, LANDSCAPING**
- **Page 10** **POLICY 4: OPEN SPACES AND NATURAL ENVIRONMENT**
- **Page 11** **POLICY 5: HERITAGE ASSETS & CULTURE**
- **Page 12** **POLICY 6: COMMUNITY FACILITIES & AMENITIES**
- **Page 13** **POLICY 7: HIGHWAYS, GATEWAYS AND PUBLIC TRANSPORT**
- **Page 14** **POLICY 8: EMPLOYMENT LAND**
- **Page 15** **POLICY 9: LOCAL GREEN SPACES**
- **Page 16** **Appendix 1: CURRENT AMENITIES AND FACILITIES IN HIXON**



HIXON



NEIGHBOURHOOD PLAN

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Appendices (continued)

Page 17 Map 1—Residential Boundary for Hixon

Pages 18 – 21 Map 2—Protected Local Green Spaces map for Hixon

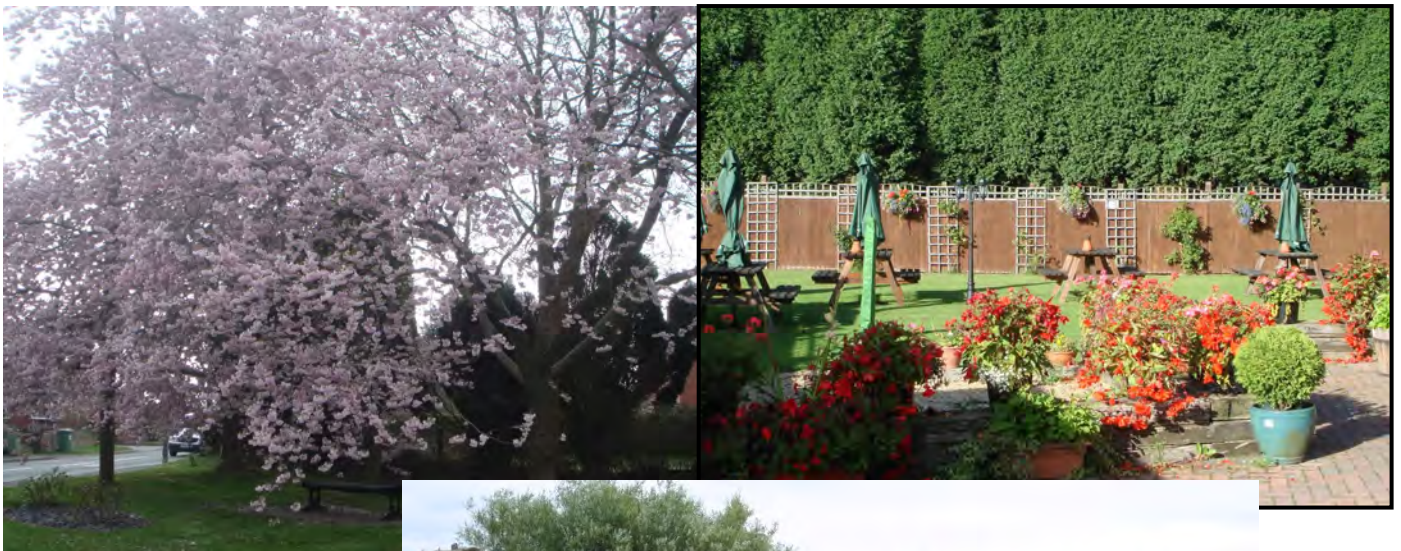
Page 22 Map 3—Industrial Estate Boundary, Hixon Industrial Estate

Page 23 Map 4—Industrial Estate Boundary, Hixon Airfield Estate

Page 24 Map 5—Industrial Estate Boundary, Pasturefields

Page 25 Map 6—Hixon Parish Boundary

Page 26 - 35 Evidence Base—Results from Hixon Neighbourhood Plan Questionnaire



FOREWORD



Hixon village has been a focus for housing development for the last forty years. The question of how development is managed over the next twenty years is the objective of the Hixon Neighbourhood Plan.

Between 1970 and 2010, some 400 new houses were built in Hixon, more than doubling the number of properties in the village. In the twenty years between 1991 and 2011, the overall population of Hixon parish rose by 79%, from 1071 residents in 1991 to 1917 residents twenty years later. Despite this highly significant population increase, there has been little or no corresponding improvement in the facilities and amenities serving the community of Hixon.

This Hixon Neighbourhood Plan seeks to support appropriate development that enhances the village landscape and which brings positive benefits to the local community.

The Neighbourhood Plan sets out key policies that will influence how Hixon evolves over the lifetime of the plan period (same as Plan for Stafford 2011 to 2031). It sets out where developments are acceptable and unacceptable. It sets the tone for acceptable development. It sets out policies to protect and enhance Hixon's historic, natural and built heritage. It sets out resident's demands for improved services, facilities and amenities. It sets out to shape a Hixon Vision for the Future designed by residents rather than developers.



Most of all, it is YOUR plan, based on what YOU said.

Producing this Hixon Neighbourhood Plan has been a challenging but very rewarding. Its production brought together a group of people who had only one goal, and that was to see a Hixon Neighbourhood Plan become a reality. Thanks to the Hixon residents listed below, who have contributed hundreds of hours (free of charge) over more than two years, to produce what you are now reading.

- | | | | |
|------------------|-------------------------|----------------------|-------------|
| Nigel Baxter | Sarah Brookes | | |
| Catherine Gill | Karen & Stan Jones | | |
| Mick & Jan Kelly | Brendan & Susan McKeown | Andy & Clare Murdoch | Andy Haynes |

There are dozens of others, too many to mention, who also made contributions and who helped with delivering leaflets and organising public exhibitions.

INTRODUCTION TO HIXON NEIGHBOURHOOD PLAN

1.1 A Neighbourhood Plan enables communities to shape the environment where they live and inform how development takes place by influencing the location, type and extent of development.

1.2 The Hixon Neighbourhood Plan conforms with the National Planning Policy Framework (NPPF) and the strategic policies and vision of the Plan for Stafford Borough (PFSB), adopted June 2014.

1.3 Hixon Neighbourhood Plan covers the whole of Hixon parish, including Hixon village, Lea Heath and Pasturefields (see map). It sets out key policies that will influence how Hixon evolves over the Plan Period (to 2031.)

1.4 The Hixon Neighbourhood Plan addresses nine key priorities that over-arch the entire local community:

- **Residential settlement boundary and number of residential properties;**
- **Housing mix;**
- **Housing design, access and landscaping;**
- **Open spaces and the natural environment;**
- **Heritage and culture;**
- **Community facilities, amenities and services;**
- **Highways, gateways and public transport;**
- **Employment land;**
- **Local Green Spaces.**

DEVELOPMENT OF THE NEIGHBOURHOOD PLAN

1.5 In November 2012, Hixon Parish Council discussed the need for a Hixon Neighbourhood Plan. In January 2013 the parish council sent a request to Stafford Borough Council to designate the whole of the parish as the plan area.

1.6 At the Hixon parish meeting in May 2013, a call was made for volunteers to be part of a steering group.

1.7 On July 3rd 2013 Stafford Borough Council confirmed Hixon parish as a designated Neighbourhood Plan area (refer to Map 6).

1.8 The first meeting of the Hixon Neighbourhood Plan steering group took place in September 2013. A properly constituted Hixon Neighbourhood Plan Steering Group was formalised in January 2014.

1.9 A public awareness campaign was conducted to inform of the consultation process and a household questionnaire was delivered to all 770 households in Hixon Parish, including Lea Heath and Pasturefields in May 2014.

1.10 483 (63%) of households returned completed questionnaires.

1.11 Analysis of the data received was completed in November 2014. A newsletter was produced to update residents on progress and a public exhibition of the findings of the household survey was held in Hixon Memorial Hall on the 6th and 7th December 2014.

1.12 Plans of the proposed Hixon residential settlement boundary and employment boundary were also displayed at the exhibition.

1.13 The Hixon Neighbourhood Plan is based on robust research and influenced by extensive engagement with the local community. It has been drawn up to be precise about policy objectives.

Hixon Neighbourhood Plan Vision statement:

“By 2031, Hixon will be a more attractive village, providing a range of quality homes to meet local needs. New development will be well integrated; connecting new and existing pedestrian and cycling links with the provision of new quality open spaces to help promote health and wellbeing. New development will help complement the rural character of Hixon Parish and maintain a strong local identity and distinctiveness of the village.”

HIXON HOUSEHOLDS ANALYSIS

2.1 The response to the household questionnaire provided very important data about the demographic of Hixon residents.

2.2 Analysis of the completed questionnaires showed that just over 25% of the Hixon population is 65 years old or over.

2.3 The largest age group is between 45 to 64 years old, making up 32% of the population.

2.4 17.5% are in the age group 25 to 44 (although the 2011 Census) registered 24% in this age group). The anomaly was probably because fewer people in this age group returned completed questionnaires.

2.5 Young adults, (age 16 to 24) make up less than 10% of the population.

2.6 15% are under 15 years old.

2.7 86% of Hixon households are owner/occupier, while 10% are housing association properties. 4% are other types of rent or did not say.

2.8 38% of Hixon householders have lived in the parish for 20 years or longer.

2.9 Over 30% of Hixon adults are educated to university degree level or higher.

2.10 49% of Hixon residents are employed in some capacity. 2% are unemployed. 32% of Hixon residents are retired. 17% of Hixon residents are in full time education.

2.11 85% of Hixon residents who travel to a place of work or education travel out of Hixon.

2.12 Of the 15% who travel within Hixon, at least half are schoolchildren going to St. Peter's School.

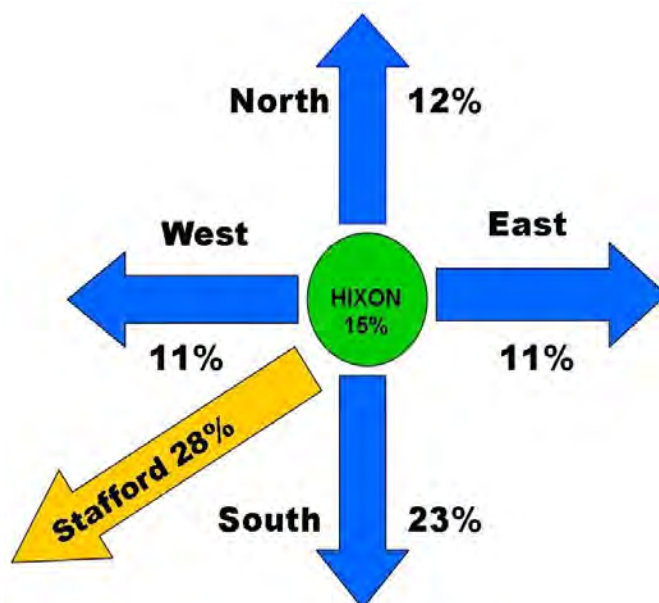
2.13 93% of Hixon residents who travel to a place of work or education leave the village to do so. This statistic is backed up by a survey of local businesses.



2.14 Over 700 Hixon residents leave their homes to go to places of work or education each day. Over 1,000 people come from outside Hixon to work in the village each day.

2.15 The logical conclusion is that Hixon employment opportunities do not meet the need or aspirations of local job seekers. See Policy 8

Where Hixon residents travel to work or education



Employment.

Policy No. 1: Residential development

“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.”

3.1 In terms of total number of properties (some 770 as at May 2014) and a total population of 1,917, (Census 2011) Hixon is not a large village. These figures include Lea Heath and Pasturefields.

3.2 Hixon, is one of eleven Key Service Villages (KSVs) in Stafford borough and should therefore take a share of the 1200 new homes to be built in the KSVs over the plan period (2031).

3.3 The Hixon Neighbourhood Plan steering group proposed a figure of 125 new properties, equating to 10.4% of the total requirement for all eleven KSVs. 125 new units also represents a 16.2% increase in the total housing stock in Hixon (125/770).

3.4 65% of households agreed with this proposal, 25% of households thought this too many and 10% of households thought this too few.

3.5 Historically, ‘large’ housing developments in Hixon have been of the order of 20 to 50 units in any one given development or phase of development.

3.6 This scale of development has allowed new development and new residents to integrate into the community. For this reason, Hixon Neighbourhood Plan Steering Group proposed

future residential developments should be ‘small scale’ (no more than 30 units) in each development.

3.7 65% of households agreed with this suggestion, 26% of households thought this too many and 9% of households thought this too few.

3.8 Houses of one or two storeys represent the locally characteristic vernacular of Hixon and this aspect should be respected in new development in order to sustain the local distinctiveness of the village.

3.8 The settlement boundary for Hixon is defined in accordance with the Plan for Stafford Borough. (See Map 1). New housing developments in accordance with the policies set out in this plan will be supported within this boundary only.



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

“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).”

4.1 Hixon is a stable community: 38% of residents say they have lived in Hixon for twenty years or longer.

4.2 The majority of the existing housing stock (770 units) in Hixon Parish comprises two-story detached or semi-detached properties.

4.3 191 (24.8%) properties in Hixon parish are bungalows. Bungalows are an important part of the housing mix in Hixon, enabling a fluidity of movement within the internal housing market for both up-sizing and down-sizing.

4.4 Bungalows offer level access accommodation for residents with additional needs. However, no bungalows have been built as part of a larger



housing development since the 1980s.

45 With an ageing population, a policy to ensure bungalows represent at least 20% of all new builds will enable appropriate accommodation is available for all ages, individuals and families.

4.6 Hixon residents have expressed their opposition to so-called ‘townhouses’. Hixon is a village not a town.

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

“The design and layout of future housing developments must seek to complement the existing pattern of streets and connectivity within Hixon village. Design and layouts should seek to create street scenes that have evolved over time. Innovative use of brick colours, window frame colours, of cladding/rendering, front doors, different colour brick under window-sill, window-sill treatments, roof pitch of $\geq 35^\circ$. 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 aspire to include innovative self-design and build properties within the site.”

5.1 In general, housing developers prefer to build standard design housing units with little or no regard for the site location. This has led to many villages and towns having almost identical development, irrespective of any local vernacular or choice of materials.

5.2 With few exceptions, housing development in Hixon is the same as anywhere else.

5.3 Despite this, a start shall be made to create a more individual and built landscape to achieve Hixon community distinctiveness.

5.4 A housing mix of 20% bungalows will contribute to the creation of more diverse and individual street scenes.

5.5 Provision of 30% affordable housing should be seen as an integral aspect of the whole site design and make a positive contribution to a diverse street scene.

5.6 Housing designers will be required to be more imaginative in the external appearance of future development and make use of a varied pallet of external building materials and finishes.

5.7 Semi-detached properties shall have ‘broken’ lines at the party wall fronting the street, reinforced by use of different external building materials.

5.8 Staffordshire Blue will be the preferred choice of colour for roof tiles.

5.9 To encourage more diverse street scenes, 10% of future new builds will be individual designs within the street scene. These may be self design & build sites or the developer may use this policy to create a number of distinctive design variations that add value to the diversity of the street scene.



5.10 Future developments shall include distinctive street furniture as an integral part of the creation of unique street scenes.

5.11 Future developments shall include measures (such as a buffer zone of open space and/or woodland) to minimise impact on nearby existing development, through the following:

- Creation of additional open spaces and woodland for diverse uses
- A Hixon nature reserve.
- Enhance existing open spaces and recreational facilities.

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 provide diverse open spaces and woodland. Minimise impact of new development on existing adjoining development.”

Policy No. 4: Open spaces and the natural environment

“Future development shall help deliver a diverse range of local open spaces for play and leisure activities for all ages and abilities. New housing developments of 10 dwellings or more should seek to provide attractive, high quality and well-equipped open spaces within proposed development sites. This could include improvements to existing open spaces within the village and not necessarily the creation of new open spaces.”

6.1 There are over ten miles of ‘ancient’ footpaths and bridle paths in Hixon Parish. They are designated in a Definitive Footpath Map maintained by Staffordshire County Council.’

6.2 The footpaths criss-cross the parish in a network that provides internal connectivity and connecting Hixon with neighbouring communities.

6.3 Hixon Airfield has a number of such footpaths. The airfield site boasts up to 74 different species of birds, nearly half of which are classified as being at significant risk. Hixon airfield is thought to be the most important remaining site in lowland Staffordshire for Skylarks.

6.4 Pasturefields Salt Marsh is the only known remaining example in the UK of a natural salt spring with inland salt marsh vegetation and is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

6.5 The Trent & Mersey Canal and towpath are designated a Conservation Area.

6.7 Throughout Hixon parish there is a shortage of publicly-accessible woodland and wildlife meadows. This shortage in provision will be addressed through Community Infrastructure Levy (CIL) funds and Section 106 agreements where appropriate.

6.8 Hixon parish is less than six miles from Cannock Chase Area of Outstanding Natural



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.”

Policy No. 5: Heritage Assets and Culture

“Initiatives that promote Hixon’s heritage assets 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 assets by well-considered and appropriate restoration will be supported subject to consideration of other impacts on the landscape, highway infrastructure and the environment.”

7.1 Hixon Parish has a rich and diverse historical and cultural heritage. Hixon is listed in the Domesday Book of 1086, under the name Hustedone, probably meaning *The House on the Hill*. It was described as very small with just five households. Hixon has an active History Society.

7.2 As recently as 1939, the number of households in Hixon village was only about 55 with a population of 311.

7.3 Hixon parish is predominantly rural and agricultural in nature. Hixon village itself is surrounded by both arable farmland and land for livestock.

7.4 Lea Heath is a small hamlet of approximately twenty properties within Hixon parish but remote from Hixon village. Lea Heath has its own distinctive character. Pasturefields is a remote ribbon development of mainly small cottages alongside the A51 and facing the Saltmarsh.

7.5 Hixon Airfield was built by the Ministry of Defence in the early 1940s. At its peak, 2,938 service personnel were stationed there. Hixon Airfield is classed as an undesignated Heritage Asset. Four T2 type hangars and one MAP B1 aircraft hangar were constructed, together with 1941 pattern control tower. Three hangars still survive, as does the control tower.

7.6 Hixon parish area is dotted with dozens of former MOD accommodation buildings. The most notable and at risk of falling into disrepair, is the former RAF hospital complex off Egg Lane. It is thought to be a very rare surviving example of a 1940s RAF military hospital.

7.7 There are several Listed Buildings in Hixon, including: The Bank House Pub; Mount Pleasant Farmhouse Puddle Hill; New Road Farmhouse; Ivy House Farmhouse; Wychdon Lodge and St. Peter’s Church.

7.8 There are other buildings that belie their heritage relevance. Notable examples being: Zion Chapel; Baths House; Orchard Cottage; Sunnyside Cottage; Laundry Cottage; the Old Vicarage; The Old School House; Rushey Pits Farm, Mount Cottage and Green Mount Cottage in Church Road and a row of cottages in Legge Lane.

7.9 Heritage Assets are defined as; *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage Assets include designated heritage assets and assets identified by the local planning authority (including local listing).”*

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 that are heritage assets so that they may be protected from neglect or adverse development and where appropriate put forward for statutory or local listing or other protected status.”

Policy No. 6: Community facilities and amenities

“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. “

8.1 A first glance, Hixon appears to be a well-serviced community, with most of the basic requirements of a key service village being available.

8.2 Appendix No, 1 shows a list of the main community facilities and amenities available in Hixon.

8.3 Most public services, including Healthcare provision (two hours on Tuesday and Friday mornings in Hixon Memorial Hall) are basically the same as they were in the mid 1970s, when the population was approximately 50% of what it is today. Highway infrastructure is essentially as it was in the mid 1970s.

8.4 There have been improvements to shops due to private business investment. The playing fields in Church Lane have been extensively improved as a result of Hixon Parish Council initiatives.

8.5 Hixon is a great place to live, as a national survey in 2014 proved, placing Hixon 9th best place to live in England and Wales (Family Friendly Hotspots Report 2014 by Family Investments).

8.6 However, the household questionnaire survey responses showed that:

- 87% of respondents said the provision of doctor’s surgery/ health clinic needs to be

improved;

- 84% called for a pharmacy service in Hixon;
- 60% support a new community centre;
- 65% supported more parks and opens spaces;
- 70% supported a nature reserve’
- 60% called for household recycling units.
- 56% would like indoor sports facilities;
- 56% voted for a Community café.

8.7 Financial contributions sought from S106 and the Community Infrastructure Levy (CIL) relevant to the Parish shall be used to address local needs as highlighted above. Contributions will be prioritised to help deliver the following :

- A new/improved community building to host community meetings, events and private functions;
- A new/improved doctor’s surgery and/or health clinic;
- A Hixon village pharmacy;
- Provision of publicly-accessible woodland and wildlife meadows.



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.”

Policy No. 7: Highways, Gateways and Public Transport

“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. New housing development should seek to provide an integrated network of safe cycling and user friendly pedestrian routes within the settlement boundary, while promoting road safety. Where necessary, developments should seek to improve the visual landscape of key gateways in to the village”

9.1 There are four gateways into Hixon; two connect the village to the A51 via Church Lane and New Road, one from Stowe-by-Chartley (and A518 Uttoxeter) and one from Lea Heath and beyond to Abbots Bromley.

9.2 Church Lane and New Road are the busiest gateways during the working week, with frequent long queues at the A51 junctions at peak times.

9.3 The New Road gateway provides access to Hixon from Stafford and the North. Hixon Airfield Industrial Estate, New Road Industrial Estate and other companies to the south of New Road, are accessed from New Road.

9.4 Planning permission has also been granted for 19 acres (approx 6.5 hectares) of employment land on Hixon Airfield.

9.6 The Church Lane gateway serves traffic from Rugeley and the south. Church Lane provides access to employment sites in Pasturefields Lane,

Hixon Industrial Estate and a ribbon of industrial units to the north side of Church Lane.

9.7 Industrial buildings facing Church Lane are generally of low quality appearance and have a negative impact in the street scene.

9.8 There is a need to improve the visual appearance at both the Church Lane and New Road gateways.

9.9 Hixon is remote from the urban areas of Stafford, Stone, Rugeley and Uttoxeter and is not well served by public transport.

9.10 Young people and non-drivers are particularly disadvantaged with respect to accessing leisure facilities (swimming, cinema etc)



9.11 There is currently no public transport serving Hixon after 7.00pm in the evening or on Sundays. There are no direct public transport services to Stone/Stoke. There is a very limited service to Rugeley.

9.12 Financial contributions sought from S106 agreements and the Community Infrastructure Levy (CIL) shall be used to :

- Improve highway safety for all users;
- Create more attractive village gateways;
- Improve public transport.

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

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

Policy No. 8: Employment Land

“New economic development will be considered within the Recognised Industrial estates (RIE's are shown on the appended Maps 3, 4 and 5). Industrial development sites will be a separated from existing and future residential properties by significant and proportionate buffer area of open fields or woodland. 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.”

10.1 The above statement is based on the results from the Hixon neighbourhood Plan household questionnaire and a separate survey of businesses in Hixon parish.



10.2 Analysis of the household responses showed that only 7% of Hixon residents who travel to a place of work actually work in Hixon.

10.3 This was supported by analysis of the responses to a questionnaire sent to all local businesses. Eighty questionnaires were sent to all businesses, including local pubs, shops, child care and industry.

10.4 Twenty three businesses (29%) responded. The total number of employees at the twenty three businesses was 973. Only 74 (7.6%) of the employees were reported as living in Hixon.

10.5 Of the 899 (92.4%) employees who travel into Hixon, Over 90% use their own car/van or car share. Less than 1% said they use public

transport to access employment in Hixon.

10.6 Eight businesses said they thought they would need additional space and create more employment opportunities over the plan period (up to 2031)

10.7 Four businesses reported they would need between 500m² and 1000m² of additional floor space. Two business reported they would need between 1000m² and 2000m² of additional floor space. Three businesses reported they would need over 2000m² of additional floor space.

10.8 It seems unlikely that existing employers in Hixon will require any more than 15,000 m² of additional floor space over the life time pf the plan period. Total number of new jobs forecast was in the range 10 to 150.

10.9 Separate research (source Census 2011) shows that more than 30% of Hixon residents are educated to a university degree level or higher.

10.10 The Hixon household questionnaire asked what type of employment opportunities would be most supported. More Hi-tec and IT employment opportunities were supported. (see Evidence Base showing analysis of employment preferences)

Policy No. 8: Employment Land policy objectives:

“To ensure employment development takes place within the defined employments site boundaries. This is to protect both residents (from noise and air borne pollution) and the industries (from complaints). 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.”

Policy No. 9: Local Green Spaces

“Local Green Spaces have been identified and designated on Map 2 for protection. New development is not permitted on any of the Local Green Spaces identified. Only in very special circumstance should this policy be overridden.”

9.1 Local Green Space is defined in the National Planning Policy (NPPF) and the National Planning Guidance (NPPG) as being a designation which is a way to provide special protection against development of green areas of particular importance to local communities.

9.2 Open green spaces that are considered valuable to the local community have been designated as “Local Green Spaces” to ensure future protection from development so that these spaces can continue to be used by the community.

9.3 Hixon Neighbourhood Plan identifies identified seven Local Green Spaces that are considered to be in close proximity to the community they serve. The green areas are demonstrably special to the local community and hold a particular local significance, due to their recreational value as a place for children to play or dogs to be walked. This positive protection seeks to conserve and enhance the special character, heritage and distinctiveness of the areas and their recreational value to the community. All the green spaces in Hixon are local in character and none are an extensive tract of land.

9.4 The Church Lane playing fields have a tennis court size all weather multi-use games pitch and outdoor gym equipment. All free to use. There is also children’s play equipment for the 6 to 12 year age group.

9.5 Hixon Millennium Green is, in effect Hixon village green with footways and seating. There is a small children’s play area for under 5s.



9.6 Hixon Parish Council allotments in Egg Lane were opened in 2011 and provide up to 63 individual plots of 15m x 5m.



Policy No. 9: Local Green Spaces Policy Objective:

To protect identified Local Green Spaces from development.

Appendix 1: Amenities and facilities in Hixon as at June 2015

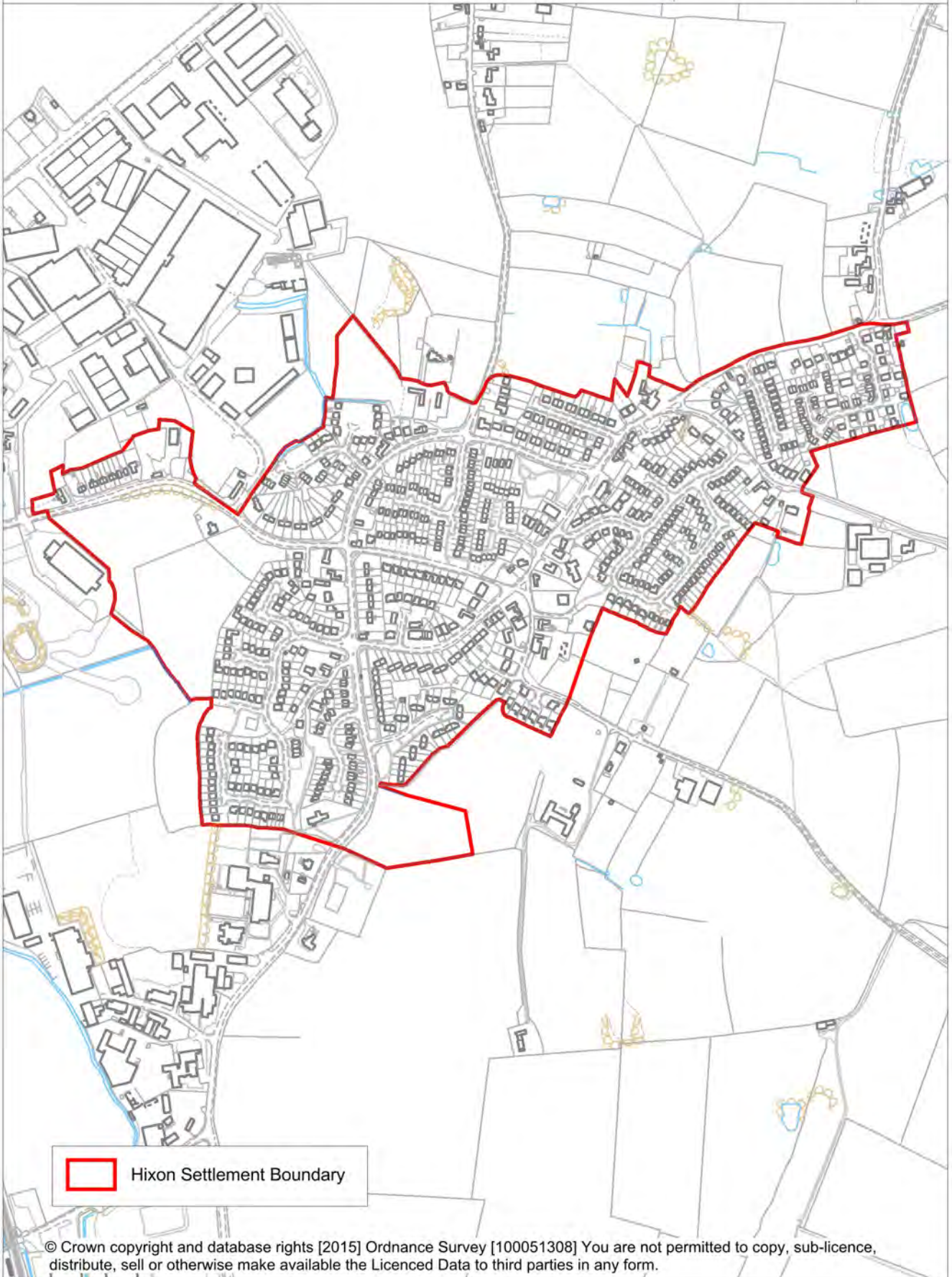
- A Primary school (Pre-school and Reception to Year 6)
- A private day nursery.
- A Church of England church;
- Two pubs;
- A village hall (Memorial Hall)
- A small supermarket with Post Office;
- A fish and chip shop;
- A Cantonese take-away;
- Two hairdressers;
- A pet shop;
- A Millennium Green;
- Parish Council-owned playing fields;
- Parish Council-owned allotments.




Map 1: Hixon Settlement Boundary

Not to scale

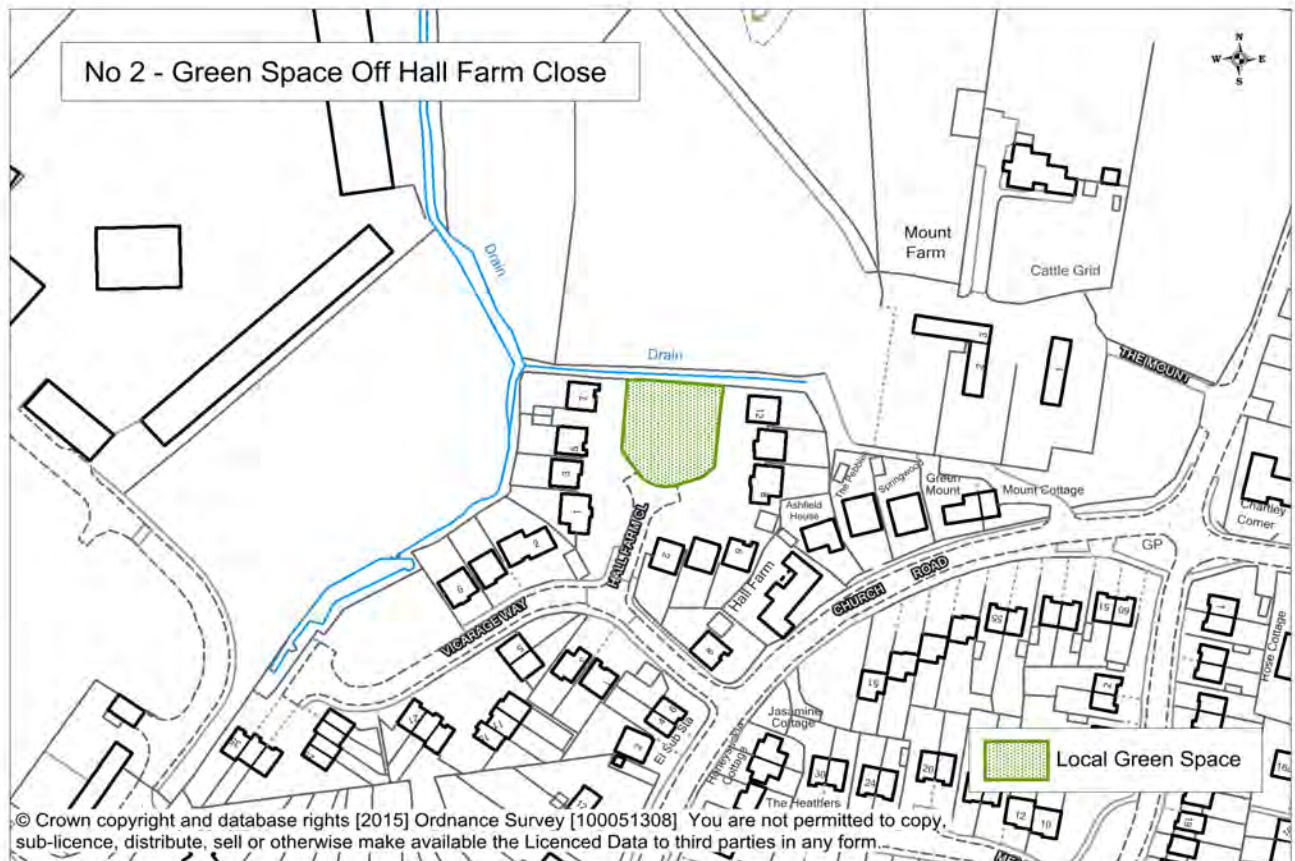
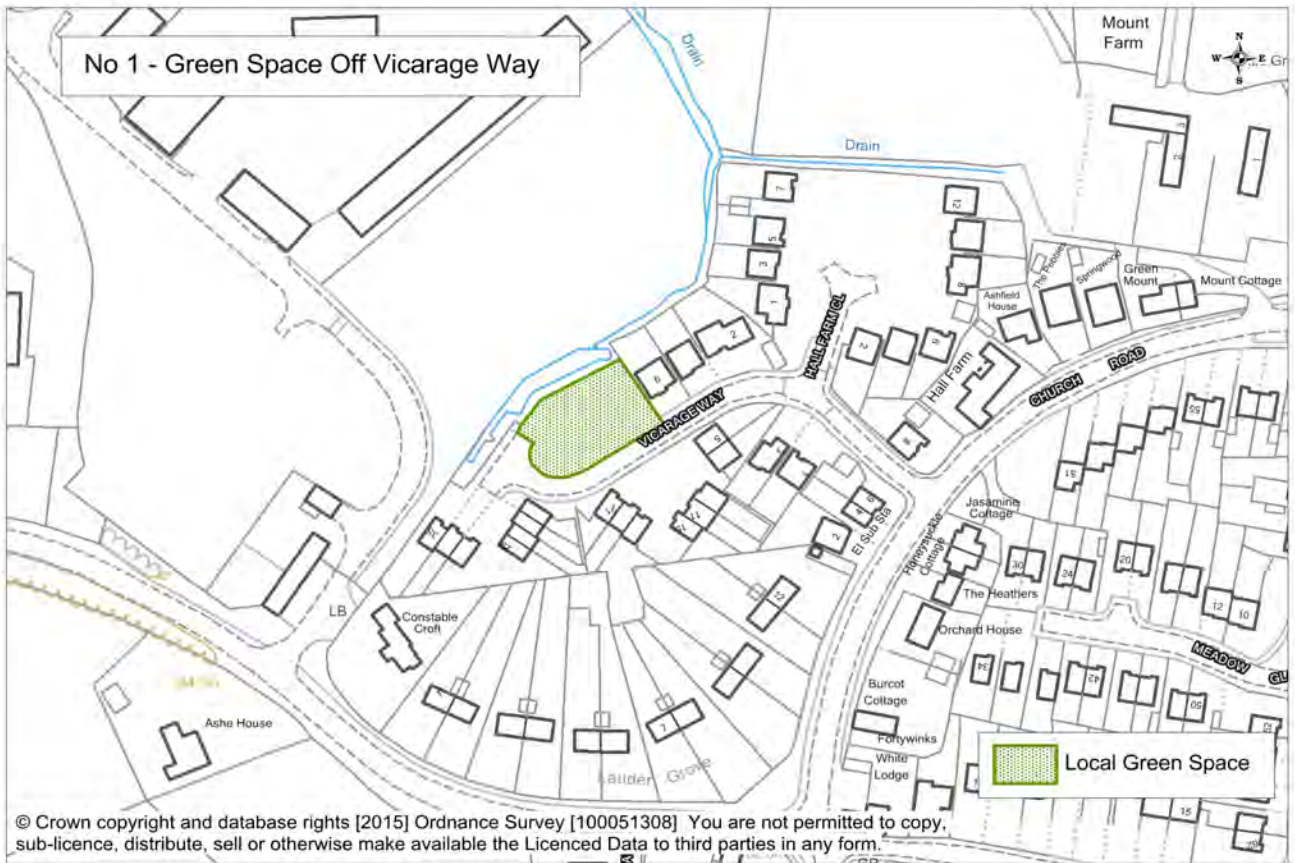
Date: November 2015



 Hixon Settlement Boundary

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Map 2: Protected Local Green Spaces



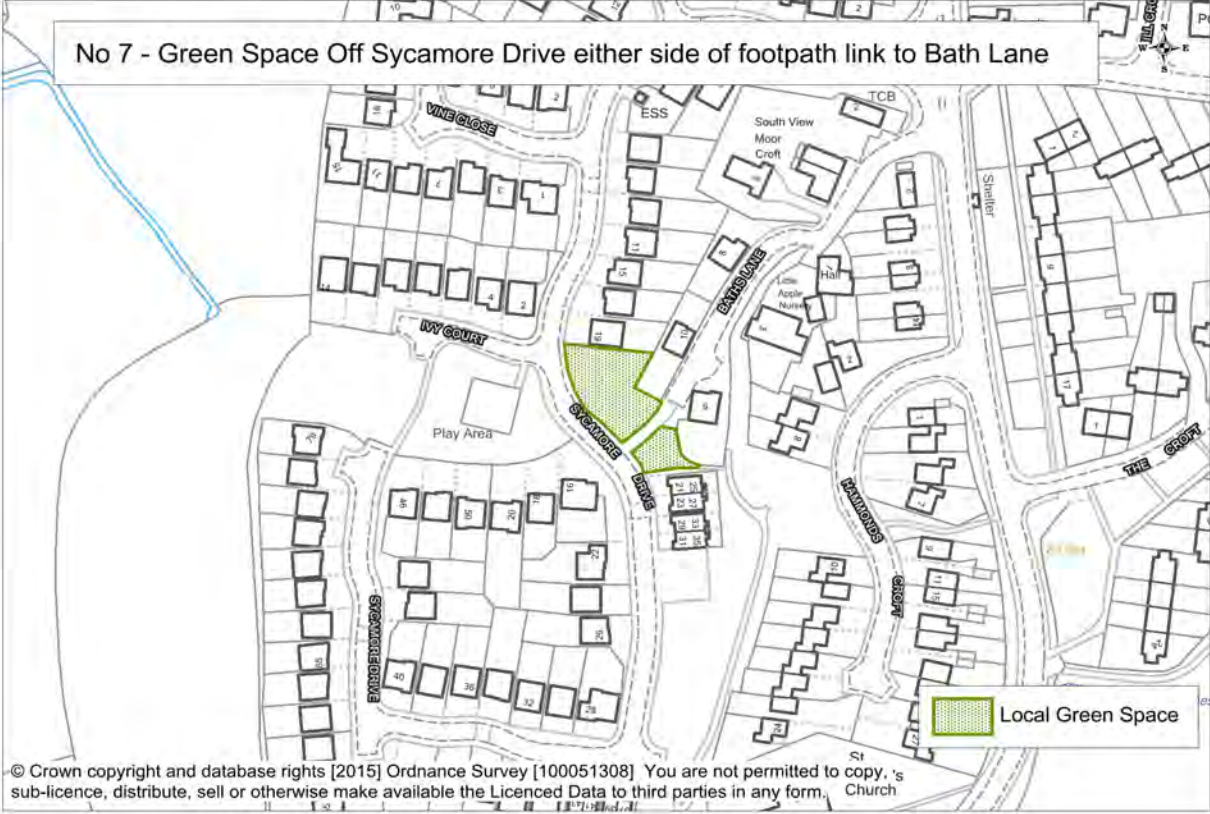
Map 2: Protected Local Green Spaces



Map 2: Protected Local Green Spaces



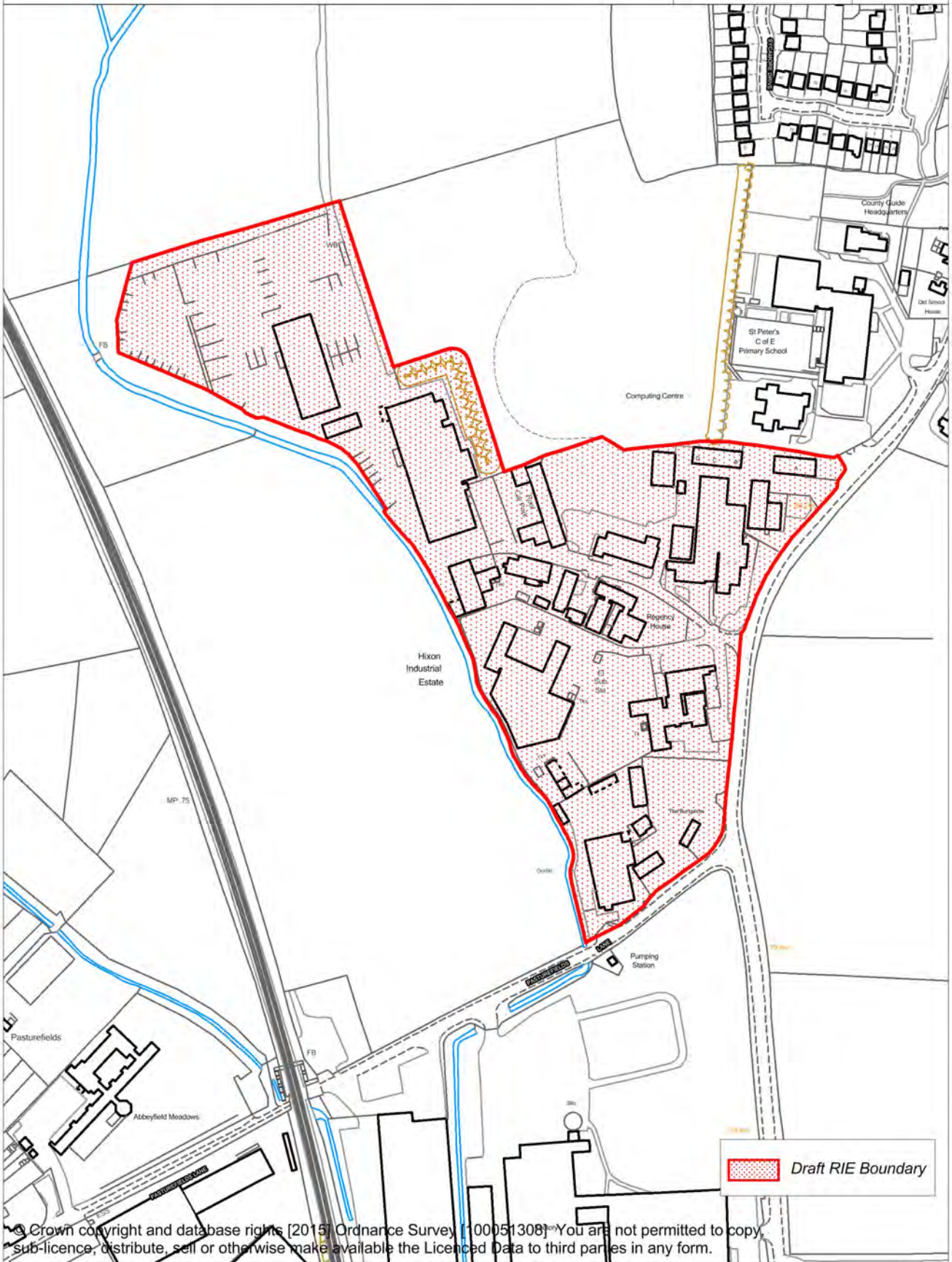
Map 2: Protected Local Green Spaces



Map 3: Hixon Industrial Estate (Church Lane)

Not to scale

Date: November 2015

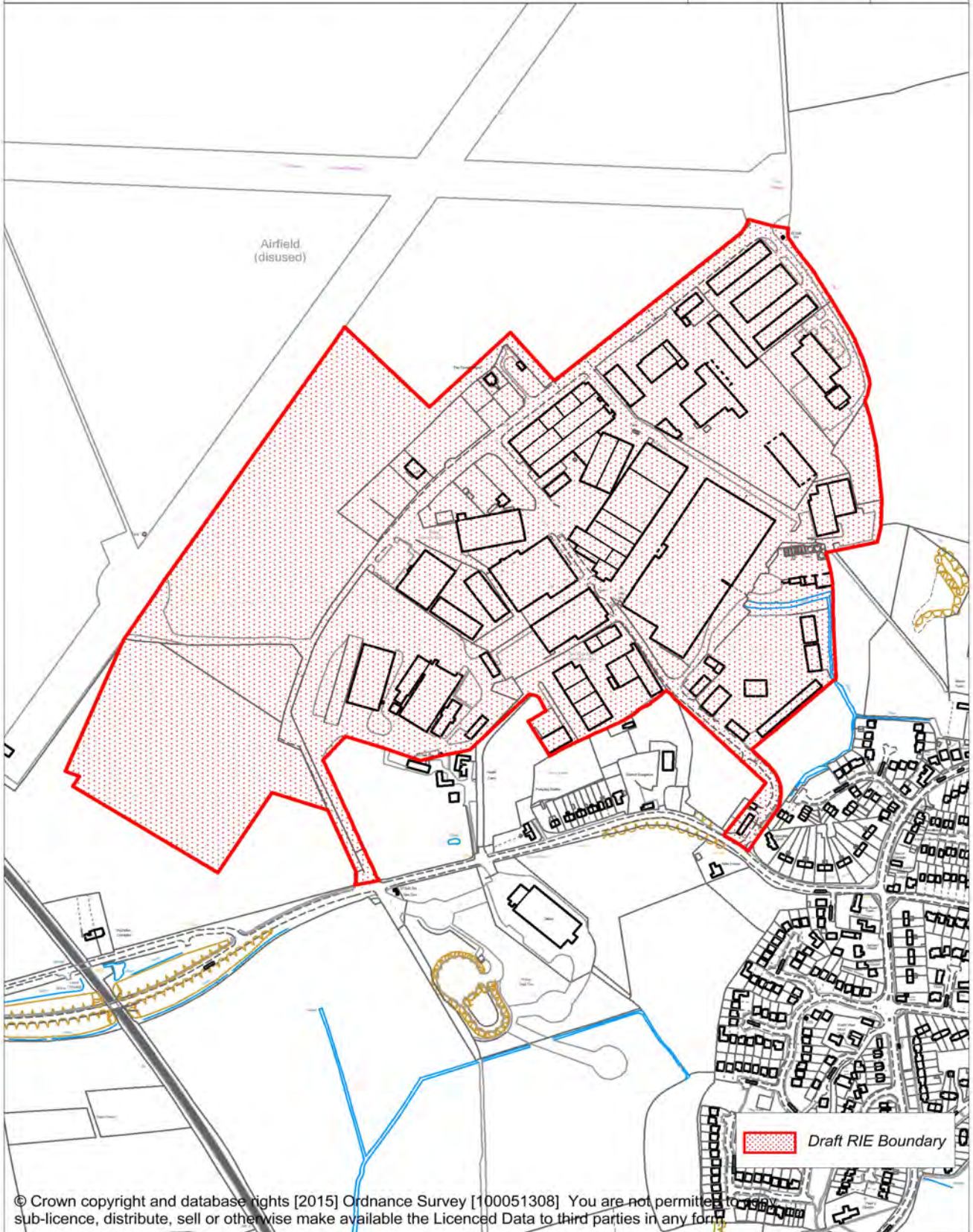


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Map 4: Hixon Airfield Industrial Estate

Not to scale

Date: November 2015

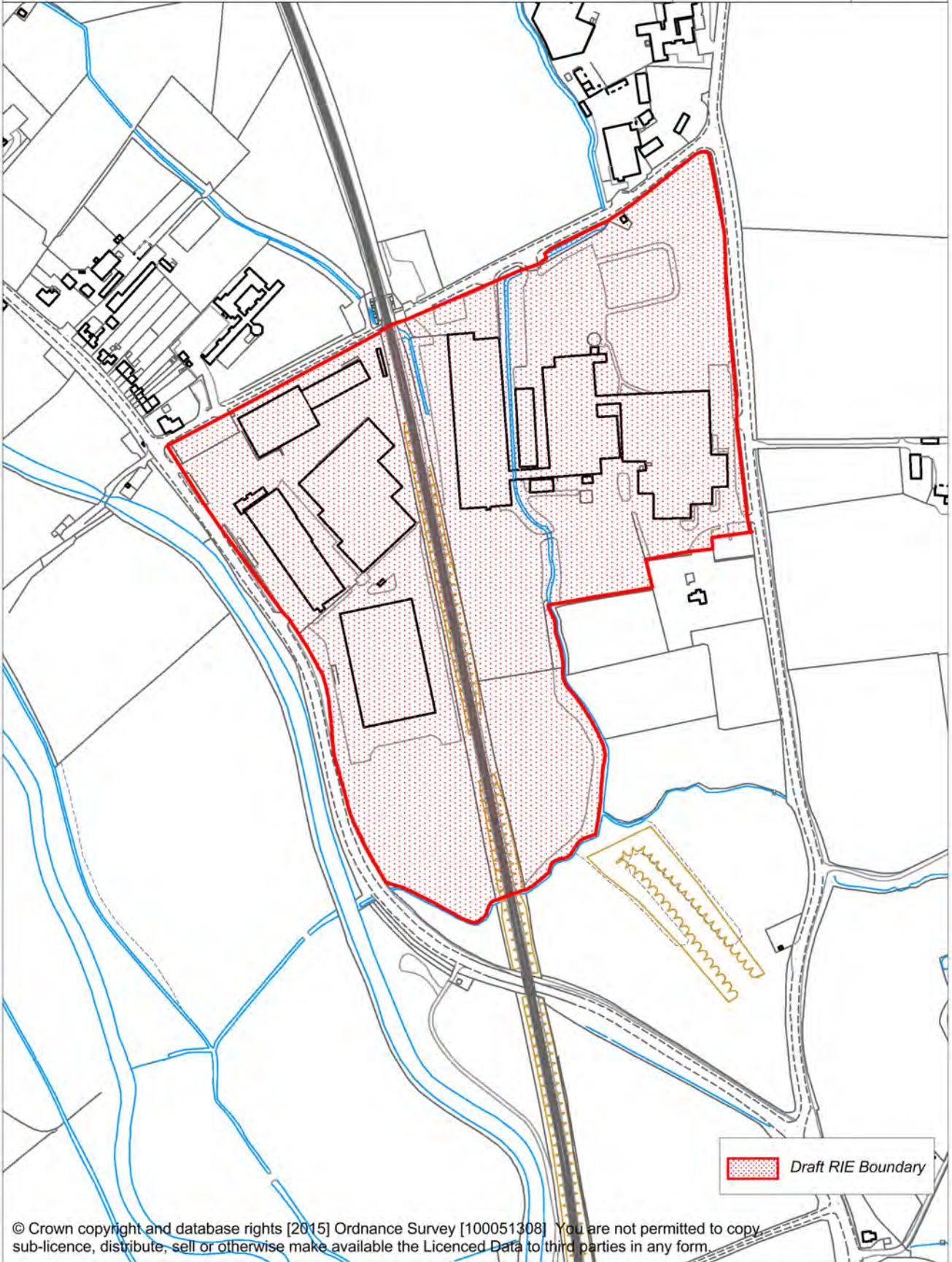


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Map 5: Pasturefields Industrial Estate

Not to scale

Date: November 2015

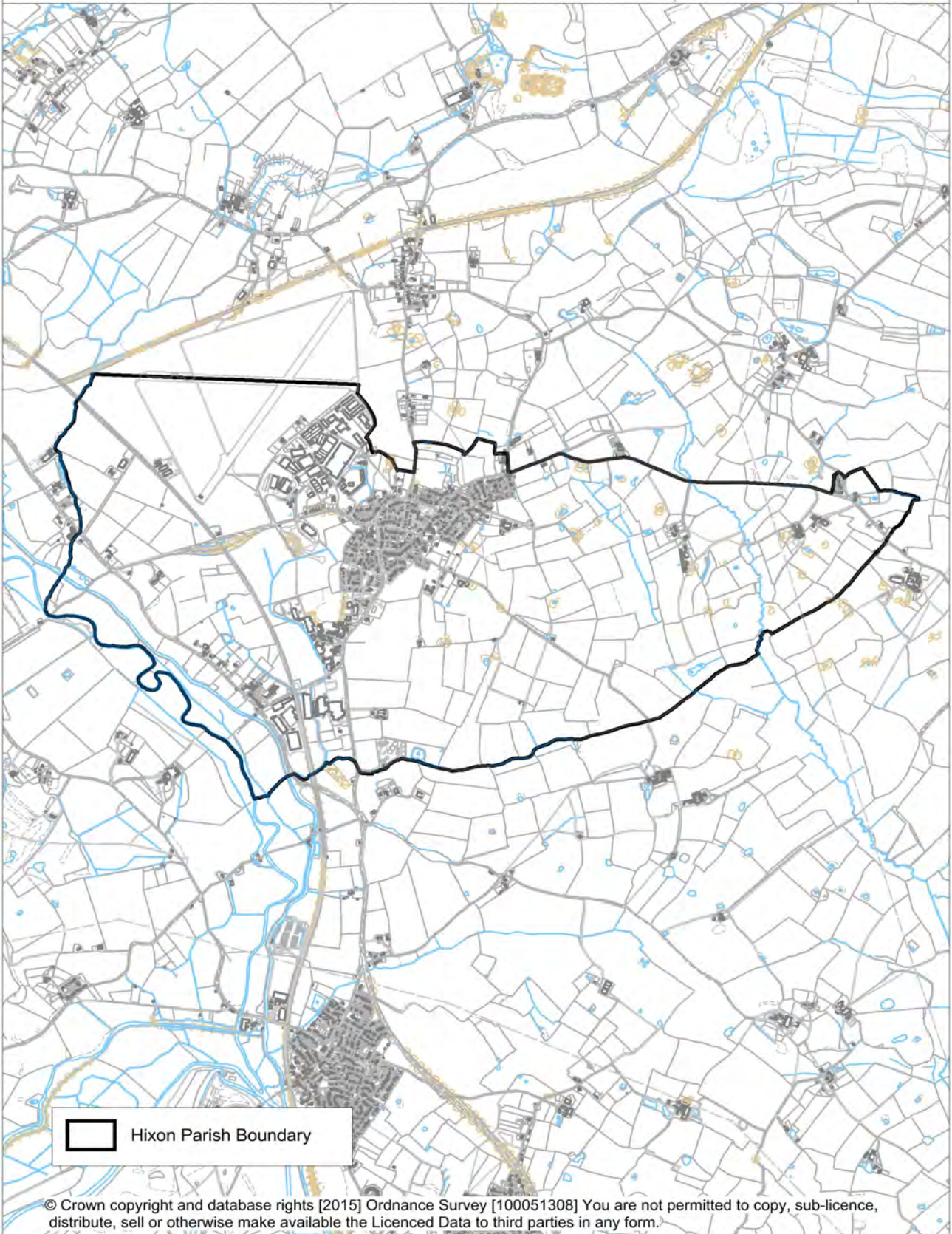


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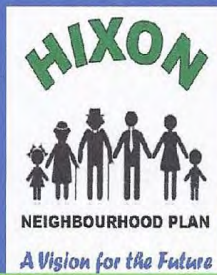
Map 6: Hixon Parish Boundary

Not to scale

Date: November 2015



**THERE ARE 770 HOUSEHOLDS IN HIXON,
LEA HEATH AND PASTUREFIELDS.
A TOTAL POPULATION OF 1917 PEOPLE
(Source: Census 2011)**



**DESPITE POPULATION NUMBERS INCREASING BY 79%
IN THE 20 YEARS BETWEEN 1991 AND 2011, HIXON PARISH IS
STILL A RELATIVELY SMALL COMMUNITY.
WE NEED TO KEEP THE SAME SENSE OF PROPORTION!**

Age profile of Hixon residents

Analysis of the completed questionnaires shows that just over 25% of the Hixon population is 65 years old or over. The largest age group is between 45 to 64 years old, making up 32% of the population. Young adults, (age 16 to 24) make up less than 10% of the population. New born to 15 years old account for 15% of the population.

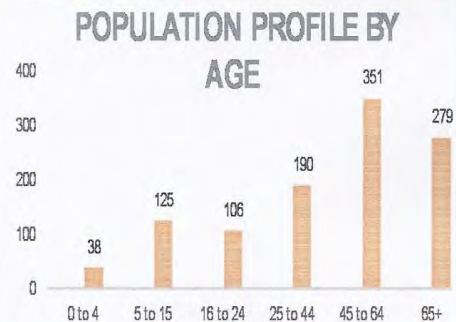
What can we learn from these figures?

The figures are broadly in line with the Census 2011 results, the only significant difference being the 25 to 44 age group, which registered 17.5% against 24% in the Census. Both the questionnaire and the Census suggest that Hixon is an ageing population. If current trends continue, nearly 700 Hixon residents could be over 65 years old in 10 years time.

What are the implications of that for local services? Especially for health and social care.

How might new house building impact on population profile?

The normal school of thought is that new homes attract young families. But young families demand access to amenities that Hixon does not offer. More mature single people and couples also buy new houses and they demand a different set of services. Hixon cannot move geographically closer to surrounding towns, but Hixon residents can demand that services in Hixon are improved if new houses are to be built.



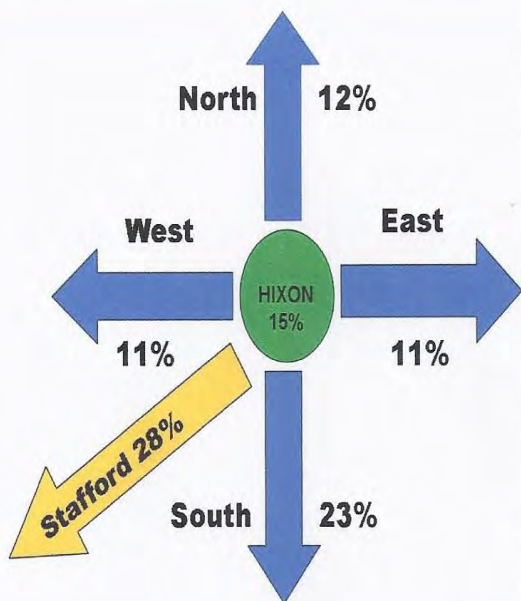
Hixon is a place where people put down their roots; 38% of householders have lived in Hixon for 20 years or longer.

**86% of Hixon households are owner/occupier.
10% of households are housing association properties.
4% other types of rent or did not say.**



WHO GOES WHERE.....?

HIXON IS A WORKING VILLAGE, BUT DO THE EMPLOYMENT AREAS OFFER HIXON RESIDENTS EMPLOYMENT OPPORTUNITIES?

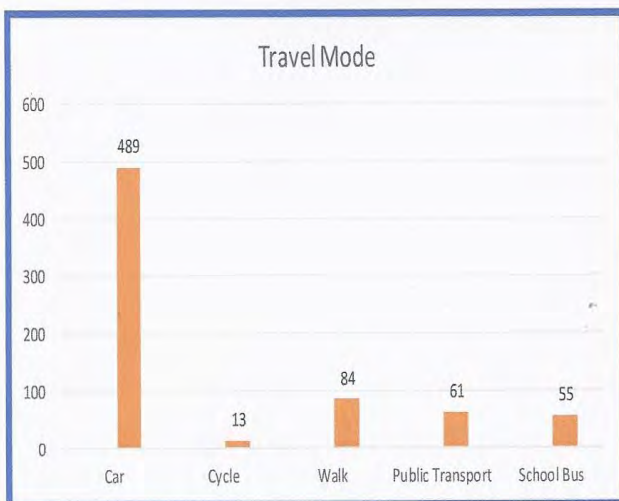
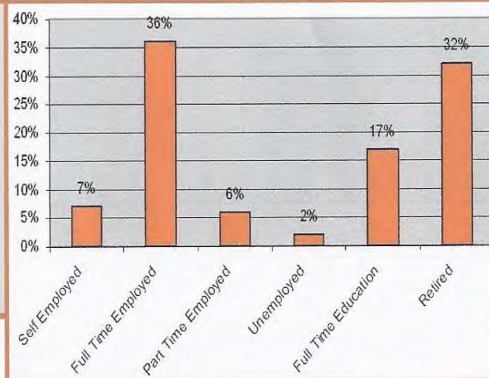


85% of Hixon residents who travel to a place of work or education travel out of Hixon. Over 50% travel to Stafford or to the South. Of the 15% who travel within Hixon, at least half are schoolchildren going to St. Peter's School. This means that less than 7% of Hixon residents who travel to a place of work are employed within the village.

The tailbacks at the New Road/A51 junction during peak morning and evening 'rush hours' reinforce this conclusion.

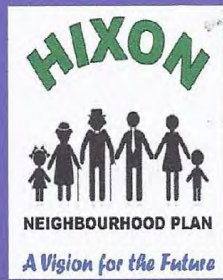
Is it right therefore to justify planning applications for large housing developments in Hixon on the basis that there are suitable employment opportunities for local residents?

The 2011 Census showed that over 30% of Hixon adults are educated to university degree level or higher. Responses to the questionnaire show that 49% of residents are employed in some capacity. Only 2% are unemployed. 17% are in full time education. 32% of Hixon residents are retired.



Over 700 Hixon residents leave their homes to go to places of work or education each day. 489 (70%) use a car or van. 12% walk to work or school and 9% use public transport. 13 people said they cycled to their destination. Separate research shows that about 90 schoolchildren use school buses.

HIXON VILLAGE HAS A NUMBER OF ESSENTIAL PUBLIC BUILDINGS AND AMENITIES. THIS IS HOW YOU RATE THEM AND WHAT NEW FACILITIES YOU SUPPORT



Hixon Facilities	Excellent	Very Good	Good	Poor	Very Poor	
Doctor's Surgery/Clinic	7%	17%	40%	30%	6%	Action required
Hixon Memorial Hall	6%	19%	53%	20%	3%	Action required
Pre-school nursery (s)	15%	30%	50%	4%	1%	
Primary School	28%	30%	40%	2%	0%	
Shops	8%	22%	55%	14%	2%	
Church Lane Playing Fields	13%	26%	54%	6%	1%	
Hixon Millennium Green	5%	16%	54%	20%	5%	Action required
Places of worship	11%	23%	62%	3%	1%	
Pubs	6%	28%	61%	4%	1%	
Bus Shelters	4%	18%	59%	16%	3%	
Allotments	14%	28%	50%	6%	2%	
Broadband & Mobile phone	4%	10%	29%	33%	24%	Action required
Average satisfaction levels	10.1%	22.3%	50.6%	13.2%	4.1%	

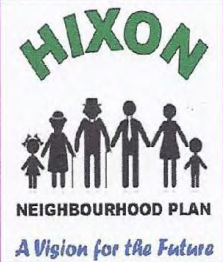
The average satisfaction level allows a comparison between the overall perception of an individual existing facility. It may be better than the norm (Hixon Primary School) or poorer than the norm (Broadband and mobile services.)

For example 50.6% is the average score for 'Good.' Any facility that scores below 50.6% would suggest that there is a variation from the norm either better or poorer.

More importantly, the average of poor and very poor is 13.2% + 4.1% = 17.3%. Any facility scoring significantly higher than 17.3% needs action.

By this measurement, the doctors surgery/clinic, Hixon Memorial Hall, Hixon Millennium Green and Broadband/mobile phone service all require action to improve.

WHAT ADDITIONAL FACILITIES WOULD HIXON HOUSEHOLDS LIKE TO SEE AVAILABLE IN HIXON IN THE FUTURE? THIS IS WHAT YOU SAID....



New Facilities	Yes	No	Don't Know	
New Community Centre	60%	21%	19%	PRIORITY
New clinic/surgery	87%	8%	5%	PRIORITY
Football/cricket pitches	52%	24%	24%	
Parks and open spaces	65%	24%	11%	PRIORITY
Skateboarding area	31%	45%	24%	
Nature Reserve	70%	17%	13%	PRIORITY
Pharmacy	84%	8%	7%	PRIORITY
Re-cycling facility	60%	27%	12%	PRIORITY
Indoor sports facilities	56%	24%	20%	
Community Café	56%	25%	18%	
Community meeting rooms	43%	30%	27%	
More clubs and societies	29%	18%	53%	

Average level of support	57.8%	22.6%	19.4%
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The average level of support for new/additional facilities was 57.8%. Therefore, any level of support above this percentage might be considered priorities for the future.

87% of responses supported the building of a new health clinic/surgery in Hixon and 84% backed the idea of Hixon having a pharmacy. 60% supported building a new community centre.

Could one new building accommodate all these uses, perhaps with a community café?

Creating one or more nature reserves received 70% support and these could possibly be created as part of other developments.

60% of respondents wanted more domestic re-cycling facilities.

HIXON IS A COMMUNITY COMPRISING ALL AGE GROUPS. ARE THERE ENOUGH FACILITIES TO MEET POPULATION NEEDS? THIS IS WHAT YOU SAID....



Facilities and things to do. This is how you voted.

	Enough	Need More	Don't Know	% say need more
Facilities for under 5s	48	74	186	24%
Things to do for 5 to 15 year olds	28	152	142	47%
Things to do for 16 to 24 year olds	25	132	162	41%
Things to do for 25 to 44 year olds	78	86	141	28%
Things to do for 45 to 64 year olds	85	109	129	34%
Things to do for 65 year olds and over	67	136	159	38%
Facilities for organised sport	50	142	134	44%
Children's play-grounds	129	136	75	40%
Parks & Open Spaces	162	155	37	44%
Health Service & GP Surgery/clinic	71	306	34	74%
Adult Education	35	116	195	34%
Clubs & Societies	47	162	152	45%

As might be expected, households with different age groups tended to 'vote' to support facilities that fit their needs. In most of the above categories, around 50% of respondents ticked the *don't know* box in one or more of the categories.

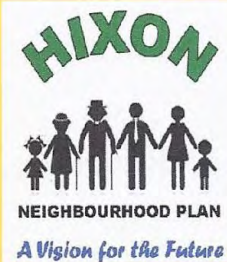
However, the outstanding vote for an improvement in facilities in Hixon is for more Health Service and GP Surgery/Clinic provision, registering 306 'votes' and a level of support equating to 74%.

It appears more 'things to do' are needed for 5 to 15 year olds and 16 to 24 year-olds in Hixon. 25 to 64 year-olds seem to be quite well catered for, probably because they are able to travel out of the area. Although there appears to be considerable support for more organised sports facilities in Hixon, which might be satisfied by accessing existing education authority facilities (St. Peter's School sports pitch for example.)

More adult education classes and clubs and societies received between three times more ticks for 'need more' than 'enough' indicating a demand that needs to be addressed. Such activities are generally best initiated by enthusiastic local leaders.

Could you start a new club or society in Hixon?

**PUBLIC TRANSPORT GOOD OR BAD?
IMPORTANT OR NOT IMPORTANT?
THIS IS WHAT YOU SAID....**



At the time of the survey (May 2014) Arriva was the main public transport provider in Hixon. The main service connected Hixon with Stafford and Uttoxeter with no evening service after 6.30pm and no service on Sundays. There was no direct service to Stafford Hospital, Rugeley or Stone. Since May, D & G Buses has become the main public transport provider in Hixon.



464 households commented on the quality of public transport in Hixon

Excellent	Very Good	Good	Poor	Very Poor	Not used
2 (less than 1%)	12 (3%)	66 (14%)	140 (30%)	75 (16%)	169 (36%)

465 households commented about the importance of public transport

Very important	Important	Not important	For the future
77 (17%)	102 (22%)	117 (25%)	169 (36%)

251 households said buses should run more frequently

227 households would support a bus service to the South (Rugeley)

211 households would support a bus service to the North (Stone)

72 households would support a bus service serving Lea Heath

242 households would support an bus service to Stafford

175 households would support a Sunday bus service

Is public transport in Hixon better now when the survey was carried out earlier this year?

**HIXON PARISH COUNCIL IS PLANNING TO
INTRODUCE HIGHWAY SAFETY MEASURES
THROUGHOUT THE PARISH. THIS IS WHAT
YOU SAID.....**

HIXON



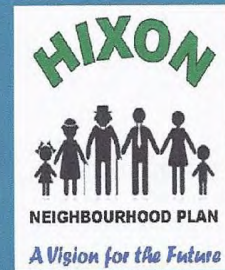
NEIGHBOURHOOD PLAN

A Vision for the Future

Highway schemes in Hixon -

Proposed schemes	Support	Against	Don't know
Raised crossing near school entrance	75%	17%	8%
Gateway features at village entrances	70%	15%	15%
Small painted island at Martins Way/New Road	61%	25%	14%
Raised pillows traffic calming on Martins Way	35%	43%	22%
Re-alignment of Lea Heath T Junction	34%	19%	47%
20mph speed limit on all estate roads	71%	20%	9%
40mph speed limit on A51 at Pasturefields	43%	41%	16%
Ripple surfacing on A51 at Pasturefields	30%	47%	23%

OVER 650 COMMENTS WERE MADE ABOUT HIXON INFRASTRUCTURE, FACILITIES, SERVICES AND AMENITIES, THIS IS A SMALL SAMPLE. ADD YOUR COMMENTS TODAY.



SHOPS ARE TOO EXPENSIVE. NOT AS GOOD AS LONDIS; SPAR HAD BETTER RANGE

OPEN SCHOOL FACILITIES FOR COMMUNITY USE/ INDOOR SPORT

PLAY PARK AT MILLENNIUM GREEN NEEDS UPGRADING

DOCTOR'S IS TERRIBLE; CAN'T GET AN APPOINTMENT: NEW HEALTH CENTRE IN HIXON: DAILY SURGERY NEEDED.

VILLAGE HALL NEEDS UPDATING: IMPROVE VILLAGE HALL:

MORE DAYTIME ACTIVITIES. ART, ZUMBA, READING GROUP, SEWING, CRAFTS ETC

THE AIRFIELD LOOKS A MESS/EYESORE; BUSHES AND TREES AT VILLAGE ENTRANCES TO SCREEN FACTORIES

PROTECT VIEWS ACROSS OLD HOSPITAL SITE:

NO MOBILE SIGNAL: BROADBAND VERY POOR; BROADBAND EXCELLENT.

STAFFORD HOSPITAL DOWNGRADED, NEED PUBLIC TRANSPORT TO STOKE.

FORM GROUP TO BULK BUY GAS AND ELECTRICITY: INSTALL PHOTO-VOLTAIC PANELS ON SOUTH FACING LAND

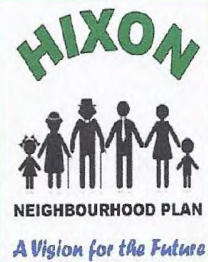
GREATER USE OF COMMUNITY SPEEDWATCH

TRAFFIC CALMING ON BACK LANE: CHICANES ON MARTINS WAY. RAISED PILLOWS IN LEA ROAD.

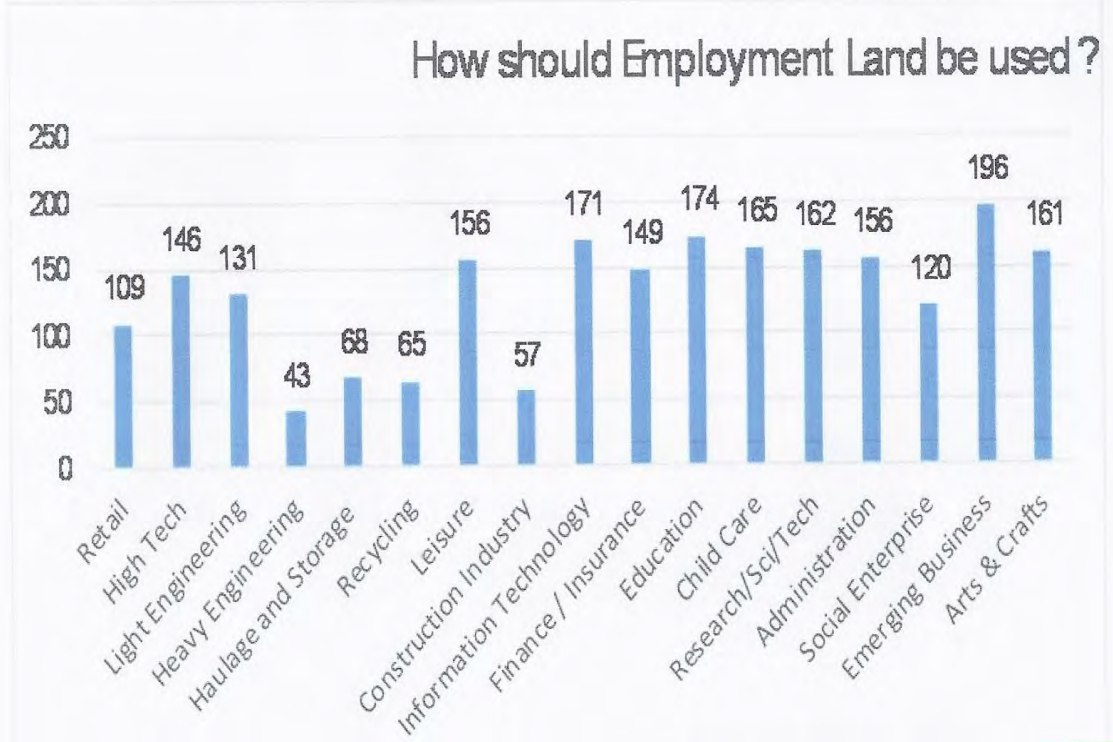
SOMETHING NEEDS TO BE DONE ABOUT NEW ROAD/A51. PLEASE, NO RIPPLE SURFACE ON A51 AT PASTUREFIELDS:

IMPORTANT TO KEEP LEA HEATH SEPARATE. IT'S VERY RURAL. NO STREET LIGHTS IN LEA HEATH.

THERE IS CURRENTLY OVER 50 ACRES (16 FOOTBALL PITCHES) OF UNDEVELOPED LAND IN HIXON WITH PLANNING PERMISSION FOR EMPLOYMENT USES.

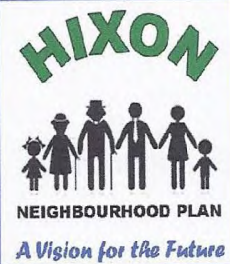


80% of respondents said there is enough employment land in Hixon and there should be no more land made available. So what types of businesses should be located on the existing employment land? This is what you said.....



The above chart shows the number of 'votes' for each type of business that might be developed on the 50 acres of employment land that already has planning permission. It is quite clear that there is no support for heavy engineering, recycling, haulage & storage and construction businesses. It is also clear that future employment opportunities in Hixon need to match more closely the skills and ambitions of local residents in High Tech Industry, Information Technology, Research & Development and Education, together with supporting small emerging businesses and arts & crafts.

**DEVELOPMENT IN HIXON OVER THE NEXT
17 YEARS.
DRAFT SETTLEMENT PLAN**



Hixon Neighbourhood Plan Steering Group recommended a total of 125 new house builds in Hixon over the next 17 years.

65% "Yes, we agree"

25% "no, too many"

10% "not enough"

Hixon Neighbourhood Plan Steering Group recommended small scale housing developments of no more than 30 properties.

65% "Yes, we agree"

26% "no, too many"

9% "not enough"

With approval for 76 new houses off New Road and three new houses in Puddle Hill already granted, and with decisions for applications to build 30 houses off Church Lane and 10 houses in Egg Lane pending, potential housing developments in Hixon are already near the 125 target.

A new settlement boundary needs to be drawn around the village to define where development takes place. Development is not just about housing. Employment land needs to be clearly defined. Parks, open spaces, woodland, nature reserves and leisure activities also need to be part of the future plan for Hixon. A Hixon Neighbourhood Plan will serve to address all these issues and will be subject a public referendum in 2015. See draft settlement boundary plan.