

Sherfield English Neighbourhood Development Plan

September 2021 Residents Update & Feedback Request

Following on from our parish surveys and our latest meeting with our Neighbourhood Planning advisors from Bluestone Planning, we are pleased to report that we have a number of topics and the basis of policies for inclusion within the proposed Neighbourhood Plan. We are now at a stage where we are looking for your initial feedback please.

Please send your comments and questions on the following proposed policies to the SEDCA Editor:

- SEDCA@SherfieldEnglish.org.uk
- Drop a note off at the Post Office marked "SEDCA – NDP Response"
- Contact any of the Parish Councillors, details at <https://www.sherfieldenglish.org.uk/parish-councillors>

Housing

Our focus is on providing affordable housing within the Parish. As we have discussed before, there is an imbalance in our housing stock and we would like more smaller properties to address this. The addition of smaller homes (2-3 bedrooms) would enable more young people to remain in the area or live in an area that they work in and also enable older people to downsize and free up larger properties for families.

There are a number of different ways we can introduce smaller properties. For example, these could take the form of smaller open market (2-3 bedroom) and discounted housing for sale (a permanent 30% discount for example), shared ownership properties or dwellings for rent.

- ***Do you feel that we should encourage more affordable housing?***
- ***If so, what type would you prefer and where would you propose that these plot areas should be located?***
- ***Should we encourage self-build for the smaller open market properties?***
- ***Should we have a 'Design Code' which illustrates how these new homes should be designed based on the local character of our area?***

Local Green Spaces

We would like to designate a number of Local Green Spaces. These are areas of particular importance to local communities and we would be seeking to give these areas special protection against future development.

We need to demonstrate why it is important to the parish and how it meets certain criteria. These can include village greens, informal open spaces, allotments, churchyards, larger highway verges, paths, sports pitches and playgrounds, areas of historic or ecological interest, etc. These areas cannot have any existing planning permission for development, cannot be significantly large areas of land, and must be near to the local community.

- ***Are there any areas within the Parish that you would like to be designated as a Local Green Space have protection to prevent future development?***

Important Views

Sherfield Parish is a very visually attractive parish, with many medium and long-distance views of importance. Inappropriate development can cause the loss of these views if not regulated. As such, the Neighbourhood Plan seeks to identify these views to ensure that they are preserved and enhanced where possible.

- ***Do you have any views within or out of the parish that you'd like us to consider as being important? If so, please provide the location of the viewpoint and direction(s) of the view in question and let us know why you believe we should include it.***

Protecting Wildlife and Environment

Sherfield English is an extremely ecologically diverse parish and the Neighbourhood Plan will seek to retain and enhance these habitats. Such features include ancient woodlands, veteran / notable trees and hedgerows, as well as ponds, watercourses, grassland, meadows, old gravel pits and many other habitats. We will be looking to create wildlife corridors (and encourage this into neighbouring parishes) to enable wildlife to move safely and prevent habitat loss.

- ***Are there areas that you think should become wildlife corridors?***
- ***Or are there any sites within the parish that you believe are not already protected and if so, could you let us know where they are and for what reason they should be protected?***

We will be seeking the provision of at least a 10% biodiversity net gain from any new development proposal, which means that there will be a positive impact upon natural environment. Even small measures such as installing bird and bat boxes can make a big difference.

- ***Do you agree that there should a 10% improvement to biodiversity on a site or greater?***

Rights of Way and Permissive Paths

The Parish benefits from a wide network of footpaths and Rights of Way, of which some are in need of improvement and maintenance and some where it would be a great improvement if they could be extended further.

- **Where are problems on the current Rights of Way network? Are there any particular locations that you would like to see new footpaths and connections, or improvements?**
- **Would you support a footpath along Branches Lane between the A27 and the Caravan Park / Village Post Office.**

Rural Employment and Tourism

We want to support appropriate rural employment and maintain our remaining agricultural operations.

- **What kind of employment should we be encouraging in the Parish? What could be done to help rural businesses in our area?**
- **What kind of farm diversification should we be supporting?**
- **Would you like to see support for our village amenities such as shops, the pub and sports facilities?**
- **Are there any employment uses that are causing problems within the Parish, and what do you think could be done to improve this when future planning applications come in?**
- **Should we offer support for tourism-related uses? If so, what scale is appropriate? Would you support small touring caravans and/or camping sites or larger permanent holiday lodges? What are your main concerns with these uses?**

General Policies

We will be including many other policies, covering a range of issues and publishing all our evidence to support these policies. We will keep you updated throughout the process and ask for your input into each stage.

- ***Is there anything specifically that you would like to see a policy on?***