



**SUDBURY TOWN**  
NEIGHBOURHOOD  
FORUM



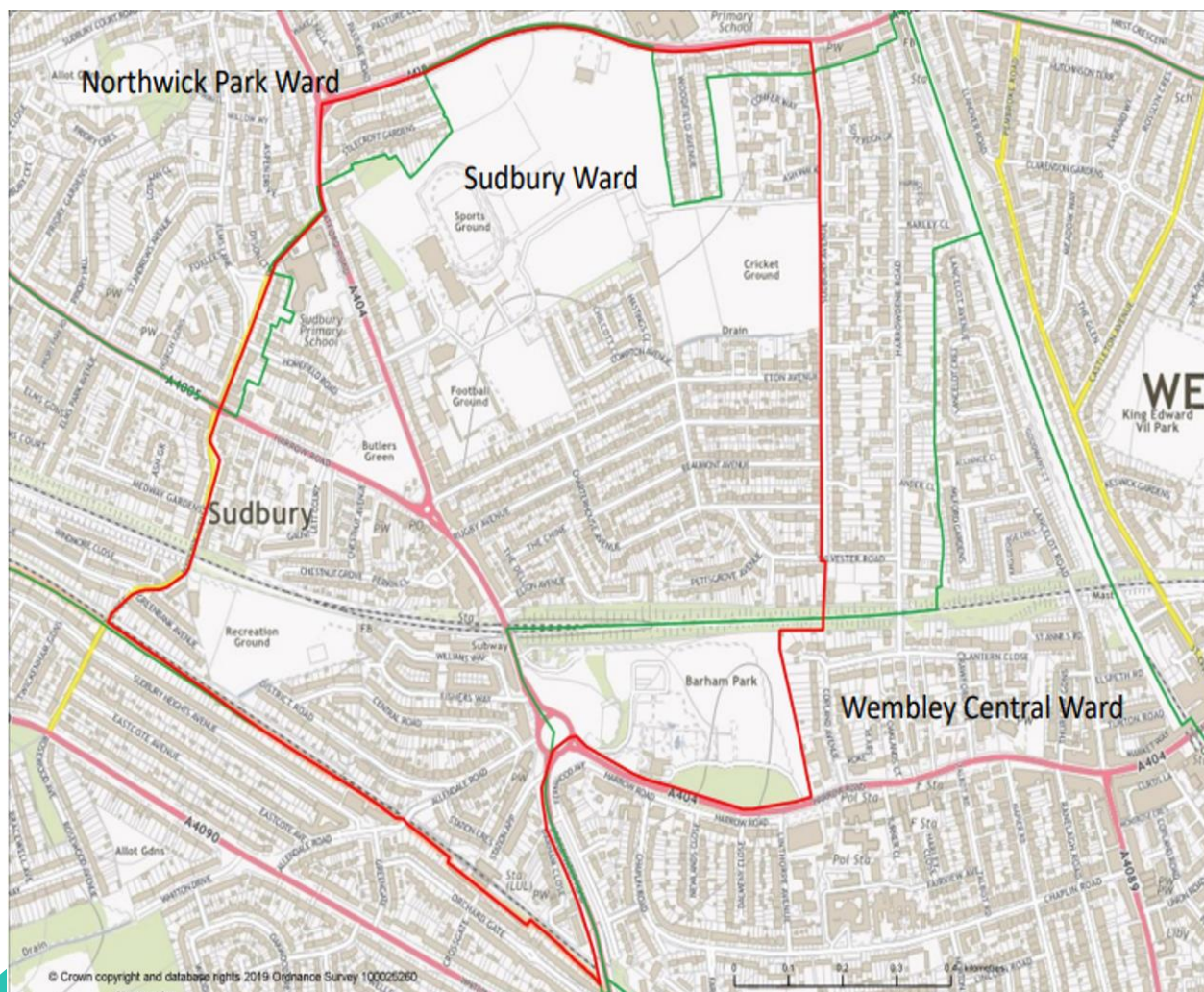
# Agenda

- Neighbourhood Plan Health Check
- Background to the Sudbury Town Neighbourhood Plan and Area
- Review of Objectives 1 and 2
- Next Steps

# Neighbourhood Plan Health check

- Review the Plan against current and emerging policy framework (NPPF, London Plan, Brent Local Plan)
- Review the larger planning applications – how has the Plan been considered by the Council
- Contact Brent Council officers for feedback
- Prepare draft Health check
- Meet with the Neighbourhood Forum Committee Officers
- Update and finalise the Health check
- Prepare a presentation for Forum members and attend a members' meeting.

# Neighbourhood Area



## Sudbury Town Forum Street Names

Allendale Road	Allot Gardens
Ash Walk	Barham Close
Beaumont Avenue	Brewery Close
Bridgewater Road - From South after Orchard Gate to North Sudbury Roundabout	
Central Road	Chestnut Avenue
Chestnut Grove	Charterhouse Avenue
Chilcott Close	Compton Avenue
Conifer Way	District Road
East Lane - From top of Watford Rd - East to Sudbury Ave Elms Lane	Elton Avenue
Eton Avenue	Fishers Way
Graham's Close	Gauntlet Court
Green Bank Avenue	Homefield Road
Harrow Road	Hastings Close
Maybank Avenue	Perkins Close
Perrin Road	Pettsgrove Avenue
Repton Avenue	Roundtree Road
Rugby Avenue	Saunderton Road
Station Crescent	Station Approach
Stilecroft Gardens	Sudbury Crescent
Sylvester Road	
Sudbury Ave - From North of East Lane to South of Harrow Road	
The Chine	The Croft
The Dell	Watford Road
Williams Way	Woodfield Avenue

## Green Spaces

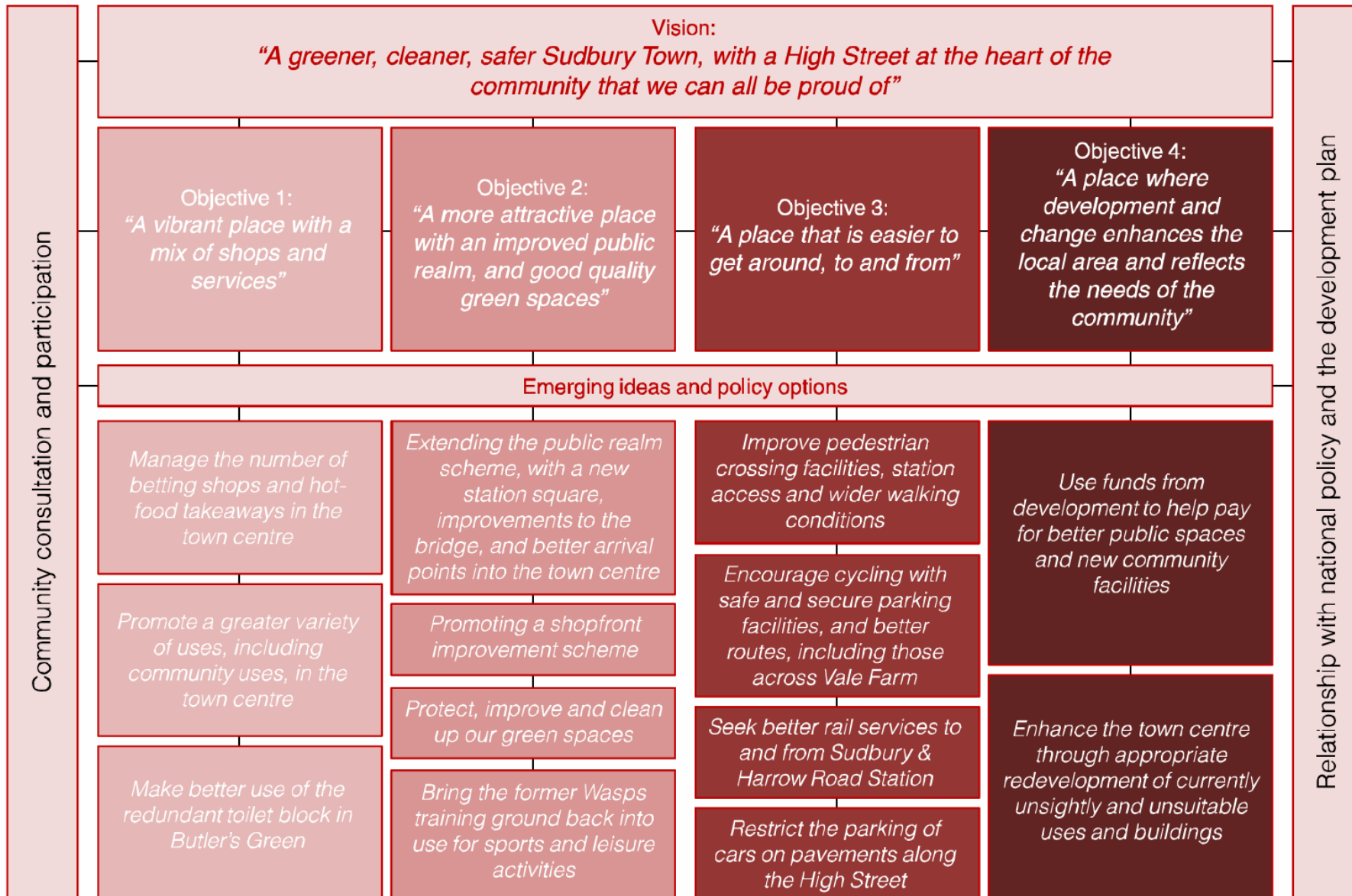
Barham Park	Butlers Green
Maybank Open Space	Vale Farm

# Neighbourhood Plan

- Neighbourhood Plan was drawn up after substantial community involvement
- 4 key Objectives are set out reflecting the areas of most development and concern raised by the community at the time
- Each Objective has detailed Aspirations and policies
- Brent Council must consider any policies set out in the Plan when viewing any planning or development applications.







# Objective 1: A vibrant place with a mix of shops and services

## Shops and Services

### POLICY TCU1: Town Centre

- Uses Proposals for new development and changes of use within the town ...should provide active ground floor uses that contribute to the diversity of the High Street and enhance the vitality and viability of the area.
- Retail (A1 use), cafes (A3 use), drinking establishments (A4 use) and community facilities (D1 or D2 uses) will be permitted along the High Street.
- Proposals for new hot food takeaways (A5 use) and betting shops (currently A2 use<sup>12</sup>) will be assessed in terms of their impact on the diversity of the High Street and local amenity.

## POLICY PR1: Public Realm

- Any further public realm works in Sudbury Town should be of the same quality of and follow the style of work already undertaken along the High Street, providing a consistent and unified appearance across the town centre. Public realm schemes should also be prepared in accordance with the guidance and principles set out in the Brent Placemaking guide, or any other appropriate good practice

## • ASPIRATION 1

- We will promote further public realm improvements in Sudbury Town.

# Objective 1: A vibrant place with a mix of shops and services

## **POLICY SFS1: Shop Fronts and Signage**

Well-designed improvements to existing shopfronts will be welcomed. Proposals for new shop fronts should be designed to be well proportioned and enhance the character of Sudbury Town.

Proposals for new or altered shop fronts should be prepared in accordance with the guidance and principles set out in Brent Council Shopfront Guidance, or any other appropriate good practice guidance.

The use of shop signage on pavements should be limited to reduce clutter within Sudbury Town. There is a presumption against general advertising on premises along the High Street unless it is directly associated with the business that takes place on the premise. Any new signage on pavements that is associated with the business of individual premises should have due consideration for the character and design of the street furniture in the wider area and should seek to enhance the public realm.

- **ASPIRATION 2**
- We will promote a shopfront improvement scheme and associated guide for Sudbury Town.



## Objective 2: A more attractive place with an improved public realm, and good quality green spaces

### **POLICY LGS1: Local Green Space**

Sudbury Town Neighbourhood Plan designates Local Green Space in the following as shown on the Policies Map:-

LGS1 Butlers Green;  
LGS2 Barham Park;  
LGS 3 Vale Farm;  
LGS4 Maybank Open Space.

These areas will be given long term protection and proposals for development which is not ancillary to the use of the land for recreational purposes will be resisted.

### • **ASPIRATION 3**

We will seek to enhance public open spaces to make them safer and provide further community uses. Pedestrian crossing points across Harrow Road will be promoted in order to better improve access to parks.

We will also promote an increase in the amount and range of sports facilities and play equipment in Barham Park.

Funding for such projects will be sought from appropriate sources including CIL funds from development in Sudbury Town.

## Objective 2: continued

**POLICY BG1: Butlers Green Butlers Green is defined in Policy LGS1 as an area of Local Green Space.**

The reuse, or appropriate redevelopment, of the redundant toilet block on Butlers Green to provide a new community use will be encouraged. ....

Should the redundant toilet block be demolished and redeveloped, any replacement development should be a high quality design that enhances the character of Butlers Green and Sudbury Town. The development should take into consideration the open character of the wider public space and should not exceed the footprint of the existing buildings. Any improvements to Butlers Green should be considered alongside an extension of the public realm scheme in order to help integrate the green space with the High Street.

**POLICY BP1: Barham Park Barham Park is defined in Policy LGS2 as an area of Local Green Space.**

Proposals for the re-use of the existing Barham Park buildings to provide a new community facility (D1 or D2 Use) or any other use that would support and complement the function of the park will be supported. Any proposals for the re-use or redevelopment of park buildings for residential use (Use Class C3) will not be supported.

## Objective 2: continued

### Vale Farm

#### **POLICY VF1: Vale Farm**

Vale Farm is defined in Policy LGS3 as an area of Local Green Space.

The Plan supports development that results in the strengthening of Vale Farm as a regional centre for sports excellence. Improvements to Vale Farm should not result in the loss of green or open space.

Change of use and development other than for uses which support recreation, sporting and amenity use will not be permitted at Vale Farm.

- **ASPIRATION 4**
- Proposals that result in the improvement and enhancement of Vale Farm Sports Centre facilities will be supported.

## Objective 2: continued

### Former Wasps RUFC Training Ground and Club House

Up until the late 1990s London Wasps Rugby club were based in Sudbury, playing their home games at Vale Farm. The former ground has now been redeveloped for housing, but the club house and former training ground remain, though leased to new owners.

...The adjacent fenced-off sports pitch is owned by the Council but has been leased to the owners of the former Clubhouse. The terms of the lease and the legal agreement that was attached to the planning permission for the redevelopment of the former Wasps ground requires that the pitch and Clubhouse be made available at certain times for public use<sup>27</sup>. Unfortunately, the pitch has fallen into disuse and has been allowed to become overgrown and the Clubhouse is not open to the public.

.....The Council are currently exploring ways of ensuring that the pitch and Clubhouse is brought back into public use. ...

- **ASPIRATION 5**
- We will work with the Council in order to enforce the requirements of the deed for the former Wasps Training Ground and Club House

- **ASPIRATION 6**
- We will work with the residents of the Crowngate Estate and the Council to provide an appropriate approach to the management and ownership of the aforementioned strip of land currently leased to the former Wasps RUFC Clubhouse.

# Summary

- The Neighbourhood Plan contains a lot of information, and we need to drill down further into the detail
- The Health check report will guide the direction of the detailed review
- The Forum will need input from the members and the wider community in this review
- Workshops will be one part of this process, and regular meetings will also be used to update everyone
- The next General meeting on April 28<sup>th</sup> will look at Access and movement (Objective 3) and Development and change (Objective 4)
- Please note the date and share with neighbours and friends.





Thank you

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