

### **POLICY STNP 1**

Proposals for new development and changes of use within the town centre should provide active ground floor uses that contribute to the diversity of the High Street and enhance the vitality and viability of the area. Appropriate and well located local retail (A1 use), cafes (A3 use) and community facilities (D1 or D2 uses) will be permitted along the High Street. Proposals that result in an excessive concentration of particular uses that are oversupplied in the area will not be permitted. In particular, proposals for new fast food takeaways (A5 use) and betting shops (A2 use) will be assessed in terms of impact on the diversity of the High Street and local amenity.

### **POLICY STNP 2**

We will promote further public realm improvements in Sudbury Town. The priority areas for improvements are listed in the "Proposed additional public realm improvements" section above. Funding will be sought from relevant sources, including CIL funds from new development in the Neighbourhood Plan Area. Any further public realm works in Sudbury Town should follow the style of that work already undertaken, 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.

### **POLICY STNP 3**

We will promote a shop front improvement scheme in Sudbury. Improvements to existing shop fronts will be encouraged. Proposals for new shop fronts should be designed to be well proportioned and enhance the character of Sudbury Town. Any new shop front and shop sign proposals should be prepared in line with Brent's Supplementary Planning Guidance. The use of shop signage on pavements should be limited to reduce clutter within Sudbury Town. Any new signage on pavements 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. We will lobby for a Sudbury Town signage strategy to be prepared by Brent Council. This should create a unique Sudbury style that strengthens the character of the town centre. Should this be prepared, any proposals for new shop fronts, shop signs and pavement signs will be expected to comply with this guidance. Funding will be sought from appropriate sources, including CIL funds from development within Sudbury Town.

### **POLICY STNP 4**

Existing open spaces within Sudbury town will be protected and retained. 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. Funding will be sought from appropriate sources, including CIL funds from development within Sudbury Town. The following improvements are prioritised for Butler's Green and Barham Park.

#### Butler's Green

The re-use, or appropriate redevelopment, of the redundant toilet block on Butler's Green to provide a new community use will be encouraged. The preferred developments for the Butler's Green redundant toilet blocks are as follows:

- Refurbishing and using the existing buildings for alternative uses, such as a cafe in the park, or a pop-up shop (e.g. Empty or vacant space or buildings used on a temporary, short-term basis).
- Reusing the space for temporary activities, possibly including a weekly farmers market or similar and summer events, including the screening of films at an outdoor cinema for example

Should the redundant toilet block be demolished and redeveloped, any replacement development should be a high quality design that enhances the character of Butler's 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 Butler's Green should be considered alongside an extension of the public realm scheme in order to help integrate the green space with the High Street.

#### Barham Park

Proposals that provide for the long term sustainable use of the Barham Park buildings will be permitted. Proposals for the re-use of the Barham Park buildings should include a community use.

We will promote an increase in the amount and range of sports facilities and play equipment in the Park. Funding will be sought from appropriate sources including CIL funds from development in Sudbury Town.

### **POLICY STNP 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 specifically relating to:

- a) the public use of the Eastern Land between 4pm and 6pm on weekdays and Saturday mornings during school term time; and
- b) making the Clubhouse available for use by local community groups for meetings on two weekday nights for between two to three hours on each occasion.

**POLICY STNP 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.

**POLICY STNP 7**

We will promote the improvement of the pedestrian environment in Sudbury Town. These improvements will include:

- a) Improving conditions under the railway bridge by enhancing the quality of the environment to create a welcoming arrival point that is attractive and safe. This could include new lighting and art work under the railway bridge;
- b) Improving crossing facilities, particularly across the Harrow Road to Butler's Green and Barham Park; and
- c) Improving the quality of space outside the railway and tube station entrances by creating an attractive and high quality environment that people enjoy being in, is safe and acts as a welcoming arrival point.

Funding will be sought from appropriate sources, including CIL funds from development in Sudbury Town.

**POLICY STNP 8**

We will promote the improvement of cycle facilities in Sudbury Town. These improvements will include:

- a) New secure cycle parking facilities along the high street and at the railway and tube stations.
- b) Safer and more attractive cycle routes, including improved connections across Vale Farm, linking to the wide4r cycle network and helping to encourage more cycle use.
- c) Improved cycle routes incorporated into any extension of the public realm scheme, including a potential remodelling of the Bridgewater Road roundabout noted above, which should follow Dutch-style principles of cycle segregation and be in accordance with the soon to be update London Cycle Standards to make cycling a safer and more attractive proposition for all people, of all ages and abilities.

**POLICY STNP 9**

We will lobby Chiltern Railways to increase the frequency of services operating from Sudbury & Harrow Railway Station. Funding will be sought to provide a community notice board in the public space next to Sudbury & Harrow Railway Station.

**POLICY STNP 10**

CIL funds will be targeted at the following schemes, which are listed in order of priority:

- a) contributions towards a shop front improvement scheme.
- b) contributions to an expanded public realm scheme.
- c) contributions towards road improvements, including new cycle routes and facilities, as well as safer pedestrian crossings and the potential remodelling of the Bridgewater Road roundabout.
- d) contributions towards new community facilities, such as new library space.

We would also like to explore whether an electronic community notice-board could be funded through the levy.

**POLICY STNP 11**

High quality new developments will be encouraged within Sudbury Town where appropriate.

In particular the redevelopment of inappropriate uses within the town centre will be encouraged. Developments within the town centre should comprise an appropriate active town centre use at ground floor level, in line with Policy STNP 1, and residential units (C3 use) on upper floors.

The community will promote and support development that results in the strengthening of Vale Farm as a regional centre for sports excellence.

As set out in Policies STNP 4 the re-use or redevelopment of the vacant toilet block on Butler's Green and the re-use of buildings in Barham Park will be supported.