



## **Sidlow Neighbourhood Planning Plan**

Prepared by Sidlow Community Association (SCA)

Date: November 2025

### **1. Introduction**

This Neighbourhood Planning Plan has been prepared by the Sidlow Community Association (SCA) to set out a clear, high-level vision and planning framework for the Sidlow area. It represents the interests of Sidlow residents independently of the Salfords and Sidlow Parish Council plan and will guide development and community decision-making under the new Unitary Authority structure. The plan aligns with the National Planning Policy Framework (NPPF) and seeks to protect and enhance the unique rural and community character of Sidlow.

### **2. Vision for Sidlow**

Sidlow will remain a vibrant, rural community where residents can enjoy a high quality of life in balance with the natural environment. The community's vision is to maintain its rural setting, support sustainable local development, and protect key assets such as The Hub Land, the Three Horseshoes pub, and Emmanuel Church, ensuring they continue to serve future generations. Emmanuel Church will also be recognised as a focal point for community gatherings and heritage value.

### **3. Community Context**

The Sidlow Community Association area is defined by the Association's boundary map (see Sidlow Community Association Area Map). Sidlow is a rural village characterised by agricultural landscapes, small clusters of housing, and key community assets. The Hub Land, the Three Horseshoes public house, Emmanuel Church, and local green spaces form the heart of the community. Emmanuel Church, located centrally within the village, is an important spiritual, historical, and community landmark.

### **4. Planning Objectives**

- - Support sustainable and proportionate development that meets local housing needs.
- - Protect the rural landscape and maintain the character of Sidlow's built environment.
- - Preserve and enhance local green spaces, public rights of way, and biodiversity.
- - Safeguard The Hub Land, the Three Horseshoes pub, Emmanuel Church, and other community facilities for long-term community benefit.
- - Improve road safety, public transport access, and walking/cycling connectivity.
- - Encourage small-scale local enterprises that align with Sidlow's rural identity.
- - Promote community wellbeing, resilience, and inclusivity through local initiatives and engagement.

## 5. Key Policies and Priorities

The following high-level policies are proposed to guide development and decision-making in the Sidlow Community Association area.

### Policy SCA-ENV1: Protecting Rural Character

Development in Sidlow should respect the area's rural character, landscape setting, and historic environment. New housing or business uses should be small-scale, well-designed, and consistent with the village's visual identity.

### Policy SCA-CA1: Protection of Community Assets

The Sidlow Community Association identifies the following as key community assets for protection and enhancement:

- The Hub Land (community recreation and event space)
- The Three Horseshoes public house
- Emmanuel Church (heritage and community focal point)
- Local green spaces and footpaths

Development proposals that would result in the loss or detriment of these assets will be resisted. The Three Horseshoes pub and Emmanuel Church are recognised as vital community meeting places and should be designated and safeguarded as Assets of Community Value (ACVs).

### Policy SCA-INF1: Sustainable Infrastructure

Infrastructure improvements, including sustainable drainage, renewable energy integration, and connectivity upgrades, should be prioritised to support community resilience.

## 6. Governance and Delivery

The Sidlow Community Association will act as the coordinating body for the implementation and monitoring of this plan. It will liaise with the Unitary Authority, local organisations, and residents to ensure the plan's objectives are achieved. The Association will review progress annually and report findings at the Annual General Meeting (AGM).

## 7. Implementation and Review

Implementation will be phased to align with changes under the new Unitary Authority. Short-term priorities include establishing formal recognition of SCA's planning area, protecting The Hub Land, the Three Horseshoes, and Emmanuel Church, and engaging residents in future consultations. The plan will be reviewed every five years to ensure it remains responsive to local needs.

## Appendices

- A. Sidlow Community Association Area Map (reference only)
- B. Extracts from the Sidlow Community Association Constitution
- C. Community Engagement Summary (to be developed)