

Hayton Parish Neighbourhood Plan

Strengths, Weaknesses, Opportunities & Threats

(SWOT Analysis)

January 2021

SWOT - Strengths

- Rural Location
- Proximity to Retford (and A1) and Gainsborough
- Proximity to open countryside
- Proximity to Clarborough (schools, shop, public houses)
- Proximity to Chesterfield Canal
- Footpath network across and between local villages and Parishes
- Mixed housing types
- Village Hall
- Village social structures – Parish Council, Playing Field Committee, Footpaths Warden, Village Community Groups
- Public House (Boat Inn)
- St.Peter's Church
- Long term residents with associated community spirit and volunteering
- Established walking routes with associated visitors
- Established route for narrow boats
- Relatively high standards of care for the village and Parish
- Village attracts middle aged to elderly, retired people

SWOT - Weaknesses

- Linear village – Main Street – No “centre”
- Through route to north and south
- Poor traffic control – volume and associated speeding issues
- No school (proximity to Clarborough)
- No facilities - shops (proximity to Clarborough)
- Middle aged to elderly population
- Few families with children
- Lack of modern housing
- Ageing housing stock and need for on-going maintenance or renovation
- Low community engagement (despite social structures in place)
- Drainage issues
- Lack of diversity in population
- Under utilised facilities – park, village hall, St.Peter's Church
- Increasing volume of heavy haulage vehicles
- Lack of lower priced housing
- Lack of housing for elderly
- Village doesn't attract younger people and families

SWOT - Opportunities

- Manage development over 15 years (via Neighbourhood Plan)
- Manage standards of development (via Neighbourhood Plan)
- Match facilities to resident's profile and needs
- Enhance country pursuits – walks, views, open spaces
- Attract more people to country pursuits – equestrian, cycling, boating, fishing
- Promote restoration and/or change of use of farm buildings
- Promote Chesterfield Canal through route for walkers and boating – provide better facilities
- Widen interests and engage more village people for improved community spirit
- Provide more facilities for people visiting the village
- Make better use of brownfield/farm/in-fill sites by supporting development

SWOT - Threats

- Flooding – Main Street and land adjacent to Chesterfield Canal (see Flood Plain Map)
- Poor maintenance of properties and housing stock
- Traffic and speeding
- Over and/or under development
- Failure to maintain the character of the village
- Bassetlaw DC – continual changing of plans
- Tilm Solar Farm (unless it can provide an opportunity to the Parish – financial and environmental)
- Village apathy
- Broadband & telephone issues
- Relatively high house prices
- Community budget constraints – path, road and waterway maintenance
- “Nimby” attitude – opposition to the right type of change
- Failure to attract “committed” residents as properties change hands
- Increasing volume of heavy haulage vehicles
- Risk of disuse, misuse and dereliction of brownfield sites over time