



# Sutton

REPLACEMENT NEIGHBOURHOOD PLAN  
2023-2036



SUBMISSION DRAFT PLAN - NOVEMBER 2023

SUTTON PARISH COUNCIL

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Prepared by Sutton Parish Council  
with support from

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# INTRODUCTION

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made", become part of the legal planning framework for the designated area.
- 1.2 A Neighbourhood Plan is, therefore, a community-led planning plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.
- 1.3 Parish councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 In May 2019, following a successful Parish Referendum at which almost 90% of those residents that voted supported the Sutton Neighbourhood Plan, it was "made" by East Cambridgeshire District Council. It was the culmination of five years' work by a team of volunteers working on behalf of the Parish Council, during which time they had prepared and consulted on the form and content of the Plan. Since that time, it has been used by the District Council when deciding planning applications in the parish.
- 1.5 Circumstances nationally and locally have changed since the original Neighbourhood Plan was prepared. The Parish Council has therefore commenced the review and replacement of the adopted Neighbourhood Plan. The starting point has been to appraise whether the policies in the 2019 Plan remain fit for purpose and whether there are gaps in the Plan that could now be addressed. The 2019 Plan contained 12 policies and the status of these in this new version of the Plan is set out below:

## How the 2019 Neighbourhood Plan Policies are dealt with in this Plan

2019 Policy	Status in this Plan
Policy NP1 - Local Green Spaces	Additional spaces added and now Policy SUT 9
Policy NP2 - Protecting and Maintaining Features of Landscape and Biodiversity Value	Replaced by Policy SUT 8 - Biodiversity Net Gain
Policy NP3 - Sutton Development Envelope	Policy retained with minor amendments and now Policy SUT 1
Policy NP4 - Land north of The Brook and west of Mepal Road	Deleted as site has detailed planning permission
Policy NP5 - Land East of Garden Close	Policy retained as Policy SUT 3
Policy NP6 - Land North of Mill Field, Mepal Road	Policy retained as Policy SUT 4
Policy NP7 - Housing Mix	Policy retained and amended to provide greater clarity as to the mix of dwelling sizes
Policy NP8 - Preserving the Historic Characteristics of Sutton	Principle of policy retained but amended and now Policy SUT 12.
Policy NP9 - Protecting existing services and facilities	Policy merged with Policy NP11 and now Policy SUT 16
Policy NP10 - Elean Business Park	Policy retained and expanded to support renewable energy schemes. Now Policy SUT 14
Policy NP11 - Retail premises	Policy merged with Policy NP9 and now Policy SUT 16
Policy NP12 - Sport and Recreation Facilities	Policy retained and amended and now forms Policy SUT 18

**Neighbourhood Plan Preparation**

- 1.6 The new Plan also contains additional planning policies that cover:
- i. affordable housing;
  - ii. conserving and enhancing internationally designated sites;
  - iii. biodiversity net gain;
  - iv. employment sites;
  - v. public rights of way;
  - vi. hot food takeaway premises;
  - vii. design considerations
  - viii. dark skies
  - ix. flooding and sustainable drainage
  - x. sustainable building practices
  - xi. renewable energy

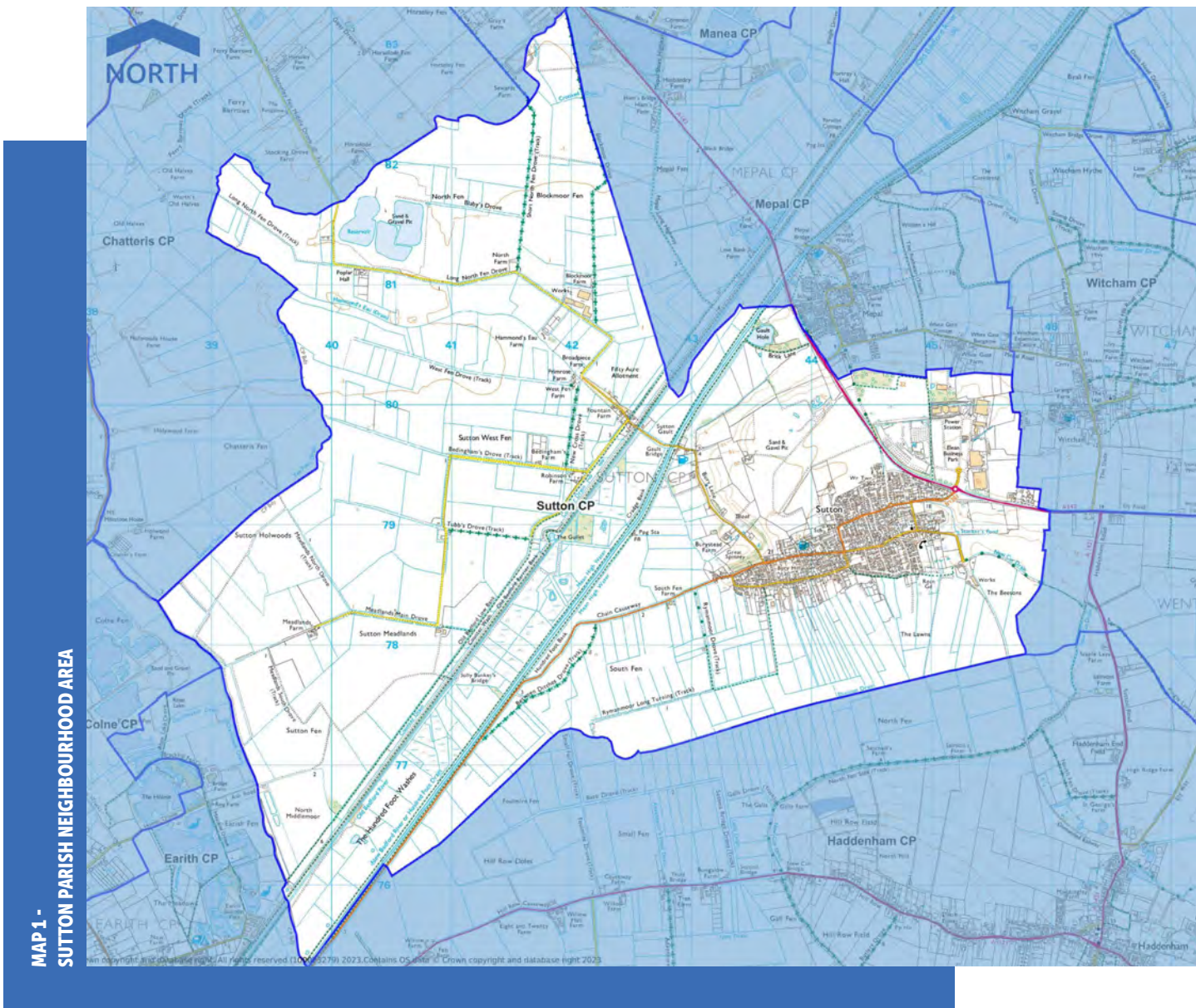
The inclusion of these additional matters has been informed by a consideration of the original issues that the 2019 Plan addressed and the preparation of additional evidence to support the Plan. This additional evidence is referenced in the appropriate sections later in the Plan.

**The Neighbourhood Area**

- 1.7 Sutton in the Isle Parish Council originally applied to East Cambridgeshire District Council to designate a Neighbourhood Area covering the whole parish on 6 November 2014. East Cambridgeshire District Council approved the application on 8 January 2015 and formally designated Sutton parish as a Neighbourhood Area. However, in 2021, the parish boundary was amended, to align the parish boundaries between Sutton and Mepal to better reflect the two communities. As a result, the Neighbourhood Area boundary was amended in 2021 to that illustrated in **Map 1** and this Neighbourhood Plan covers that area.

**Community Engagement**

- 1.8 Given that the Plan is updating and replacing the 2019 Plan, an extensive round of evidence gathering and community engagement has not been necessary to date. A community drop-in event was held in March 2022 to provide information about the Plan and the main matters to be addressed in this Replacement Plan, as identified in paragraph 1.5.

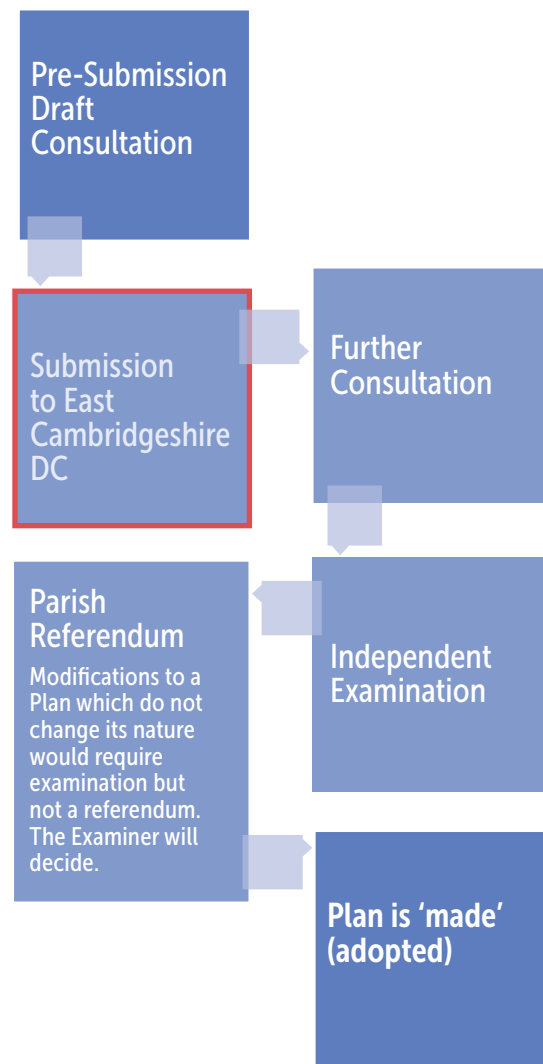




1.9 This is the Submission Draft Replacement Neighbourhood Plan document. It was the subject of the “pre-submission” stage public consultation in June and July 2023, following which all comments received have been reviewed and necessary amendments made. The Neighbourhood Plan will now follow the steps illustrated, before the planning policies in it can be adopted by East Cambridgeshire District Council to replace the 2019 Neighbourhood Plan. It can then be used alongside those in the adopted Local Plan and the National Planning Policy Framework (NPPF) when the District Council determines planning applications. Occasionally the NPPF is updated and, in such circumstances, those changes will supersede the policies in the Neighbourhood Plan. For example, in May 2022 the Government announced proposed major reforms to the planning system that will result in new national planning policies. There is currently no time-frame as to when these will be introduced but, when they are, they will potentially replace policies in the Plan.

#### The Plan

- 1.10 The ‘Have your say’ survey carried out in January 2015 for the original Neighbourhood Plan, identified issues that fell into six topic areas, namely:
- A. Biodiversity and the Natural Environment
  - B. Housing and Built Environment
  - C. Local Services and Amenities
  - D. Business, Retail and Employment
  - E. Traffic and Transport
  - F. Sport, Recreation and Leisure
- 1.11 These issues have been revisited as part of the review of the Neighbourhood Plan and a focused residents’ survey was carried out in July 2022 to consider whether the original issues still remained and whether, post COVID pandemic, there were new issues that faced the village and its residents. The outcome of that survey is published on the Neighbourhood Plan pages of the Parish Council website.
- 1.12 Unlike the 2019 Plan, the issues relating to each topic area are included in the related sections that follow later in this Plan. Only those issues where the residents’ survey identified that 50% or more respondents thought the issue remains, or new significant issues were raised are included in the Plan document.
- 1.13 The structure of the new Plan has also been amended to split the Housing and Built Environment into two distinct sections while the Historic Environment is introduced as a separate section, as illustrated opposite.



1.14 Each theme section contains planning policies that will, when the Plan is completed, form part of the statutory development plan and will be used when planning applications are determined by the District Council. In addition to the planning policies, community actions to address potential local projects that could be delivered in Sutton are also included. It must be emphasised at the outset that community actions do not form part of the “statutory” neighbourhood plan. They are included for completeness to identify other areas of improvement and change residents have identified during the preparation of the Plan. For this reason, the planning policies appear in boxes numbered SUT1, SUT2 etc and distinctly different boxes define the non-statutory community actions.

#### THEMES

- Housing
- Biodiversity & Natural Environment
- Historic Environment
- Business & Employment
- Traffic & Travel
- Retail Community Facilities
- Development Design

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## 2. ABOUT SUTTON

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### Location

- 2.1 Sutton-in-the-Isle, as the parish is officially known, is on the south-western edge of the Isle of Ely. The Neighbourhood Area, the whole Parish of Sutton, comprises the large village of Sutton, the outlying hamlet of Sutton Gault, farmland on the 'Isle' and low lying 'Fen' to the south and west. This includes a section of the Ouse Washes, a drainage scheme that runs from Earith to the south, more than 20 miles to Denver Sluice to the north. It is 7 miles west of Ely and 16 miles north of Cambridge. The village was once served by the railway that connected Ely with St Ives. However, passenger services were withdrawn in 1931 and, although the line remained in use for freight, the final part of the line between the village and Ely closed in July 1964.

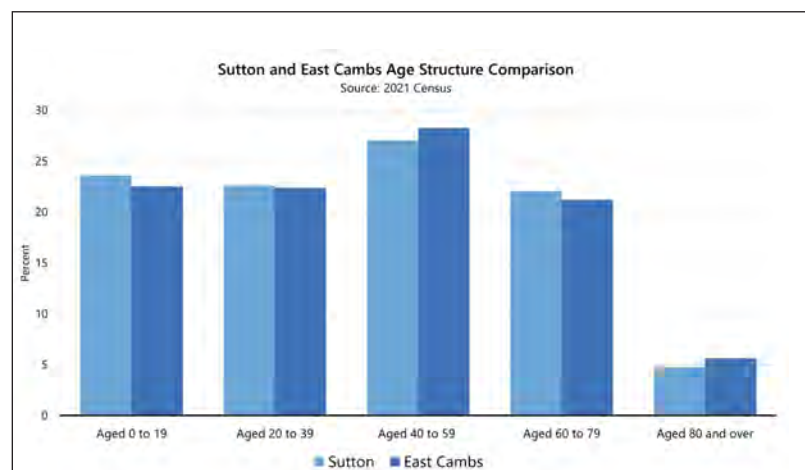
### Landscape and Natural Environment

- 2.2 The Parish landscape is split between Fen Island, Kimmeridge Clay and sands and gravels, and drained peat fenland. The main road through the village centre is along the ridge on the highest land, around 20m above sea level. The village spreads down the southern slope to the fen edge, coinciding roughly with the 5 metres contour.
- 2.3 Land to the north of the village is relatively flat fen island (20 – 25 m). Previously the Sutton open fields, it was occupied by Mepal Airfield, a WWII Bomber Command Station from 1942. Later it became a base for Thor Intermediate Range Ballistic Missiles. This use removed historic features including a corn windmill and it is now a relatively featureless area.
- 2.4 Fen farmland to the west and south is drained by a close network of drainage ditches. The Bedford Rivers, the New and Old Bedford rivers with the Ouse Washes between, cut north-east at Sutton Gault. These waterways are key to the drainage of the Fens. Though the island on which Sutton was built is above sea level the surrounding land is very low lying, some below sea level. The Ouse Washes are an internationally important wetland Site of Special Scientific Interest (SSSI) that is also partly designated as a Special Area of Conservation and has the international Ramsar wetland designation due to its importance for wildfowl.

- 2.5 There are no other designated sites within the parish, but it is recognised that trees, hedgerows and verges play an important role in the wider biodiversity network, especially on the edge of the built-up area.
- 2.6 Sutton's position on the southern slopes of the Isle of Ely provided excellent land for fruit growing. Fruit growing is recorded from the 17th century and large-scale maps of the area, up until the mid-20th century, show extensive orchards. These orchards, with one dwelling on a large orchard plot of several acres, led to much of the current pattern of development with each orchard being filled with a close of houses. Thus, in the second half of the 20th century the area covered by the village did not grow significantly but the density of population gradually increased.

### Population

- 2.7 Sutton is the fifth largest settlement in East Cambridgeshire with the 2021 Census recording a population of 4,004, a 1.3 percent increase over the 2011 figure. The population age profile of the village is similar to that of East Cambridgeshire as a whole, as is illustrated in the graph below. In 1991 13% of the population was aged 65 and over. This had grown to 20% in 2021 and by 2031 it is predicted that a quarter of the village's population will be 65 or over.





## Housing

- 2.8 The current housing stock in Sutton is made up of a concentration of older properties in the central conservation area with a scattering of pre-WWI dwellings across the whole area of the village. There has been infill, first along the existing roads, with some expansion to the north post-WWII. Most recently, development has filled the orchards and small fields with small developments. A significant proportion of dwellings are in cul-de-sacs.
- 2.9 The 2021 Census returned that there were 1,734 dwellings in the former parish, an increase of 57 from the 2011 figure (at the time the Plan was prepared, parish Census data for the number of dwellings had not been published). Of the 2021 households, almost half (44.7%) were living in detached dwellings and the average household size was 2.4 people, the same as in 2011. Of 2021 households, 76.8% are owner-occupied, 10.5% are social rented and 11% private rented.

## Employment

- 2.10 The 2019 Plan noted that most people travelled out of the village for work, including some long-distance commuting. In 2011 some 60% of working residents travelled over 10 kilometres (6.2 miles) to work, but the results of the 2021 Census are influenced by the Covid pandemic and it is not possible to accurately reflect travel to work data. The number of working residents living in the parish in 2021 remained similar to that in 2011 while the number of residents aged 16 or over that were retired increased by 76% in the same period.

## Heritage

- 2.11 The historic village centre was designated as a conservation area in February 1973. The District Council produced a Conservation Area Appraisal in May 2013 that provides an analysis of the important characteristics of the area and highlights matters that detract from the area.
- 2.12 The parish contains 17 listed buildings, most of which are located in the conservation area although three are in the Row and two on the route to Sutton Gault. The Burystead incorporates a late C13 - early C14 chapel of a former monastic grange, which makes it at least as old as the fine Parish Church at the other end of the village. The parish has a long history of occupation. Cambridgeshire Historic Environment Records have nearly 100 records for Sutton including a Palaeolithic hand axe, Roman and medieval finds. In the more remote parts of the parish there are three burial mounds (barrows) that are designated Ancient Monuments.

## Transport Links

- 2.13 Sutton is seven miles from Ely by the A142 road and around 18 miles from the centre of Cambridge. It is possible to cycle all the way to Ely on cycle/pedestrian routes and 30mph areas. The railway station in Ely has very good connections south to Cambridge and London, East Anglia and west to Peterborough, Birmingham, Nottingham and Liverpool. There is also quick access (15/20 minutes) to major roads with links east, west, north and south via A14, M11 and A1. The Ely Zipper bus service to Ely runs roughly every two hours each way during the day, Monday to Saturday but there is no Sunday service. There is also a once-a-day service to and from Cottenham. The Guided Bus route to Cambridge is nine miles to the south beyond Willingham with no public transport connection to the nearest stop at Longstanton. The limited availability of public transport services is reflected in a high vehicle ownership where 91% of households have at least one car or van and over half of the households have at least two cars or vans. In 2011, of those residents in work, 82% travelled there by car.

## Living in the area

- 2.14 The village has a large Primary School, which currently has some surplus capacity, though it is a concern that the school has almost reached its capacity to extend on its current site. At the time of preparing this new Plan there was some doubt about the future of Priors Field Surgery which provides medical services for the village. The surgery had been due to close in March 2023 due to a shortage of doctors and the imminent retirement from the NHS contract of some of the GP partners, but NHS Cambridgeshire and Peterborough have secured an interim contract to continue services. A fire station staffed by on-call fire fighters is based in the village.
- 2.15 The village is less well served with shops which have steadily declined in number and quality over recent years. There is one post office and general shop in the centre of the village together with a pharmacy. Within the village there is a takeaway, an Indian restaurant and a pub. The "gastro pub" at Sutton Gault closed in at the start of 2020 and although there is planning permission for a cafe/B&B on the site it has yet to open. More recently a further convenience store and hot-food take-away at the entrance to the village from the A142 have opened.
- 2.16 The village prides itself on the number and variety of societies that provide leisure activities for its residents including uniformed groups such as the Cubs and Scouts, sports groups for football, cricket and bowls and other groups covering a wide variety of activities from photography, to gardening and quilting. An ancient tradition in the village, known as Sutton Feast, which provided a special meal for the needy at harvest time, was reshaped in 1999 to arrange a programme of events in connection with the Millennium. The Sutton Feast Committee has, through a changing membership since then, survived and thrived and is now, on a voluntary basis, a co-ordinating group for a wide range of inclusive events in the village. Some events it organises itself and it also provides co-ordinating services to minimise date clashes between other sports and social groups.



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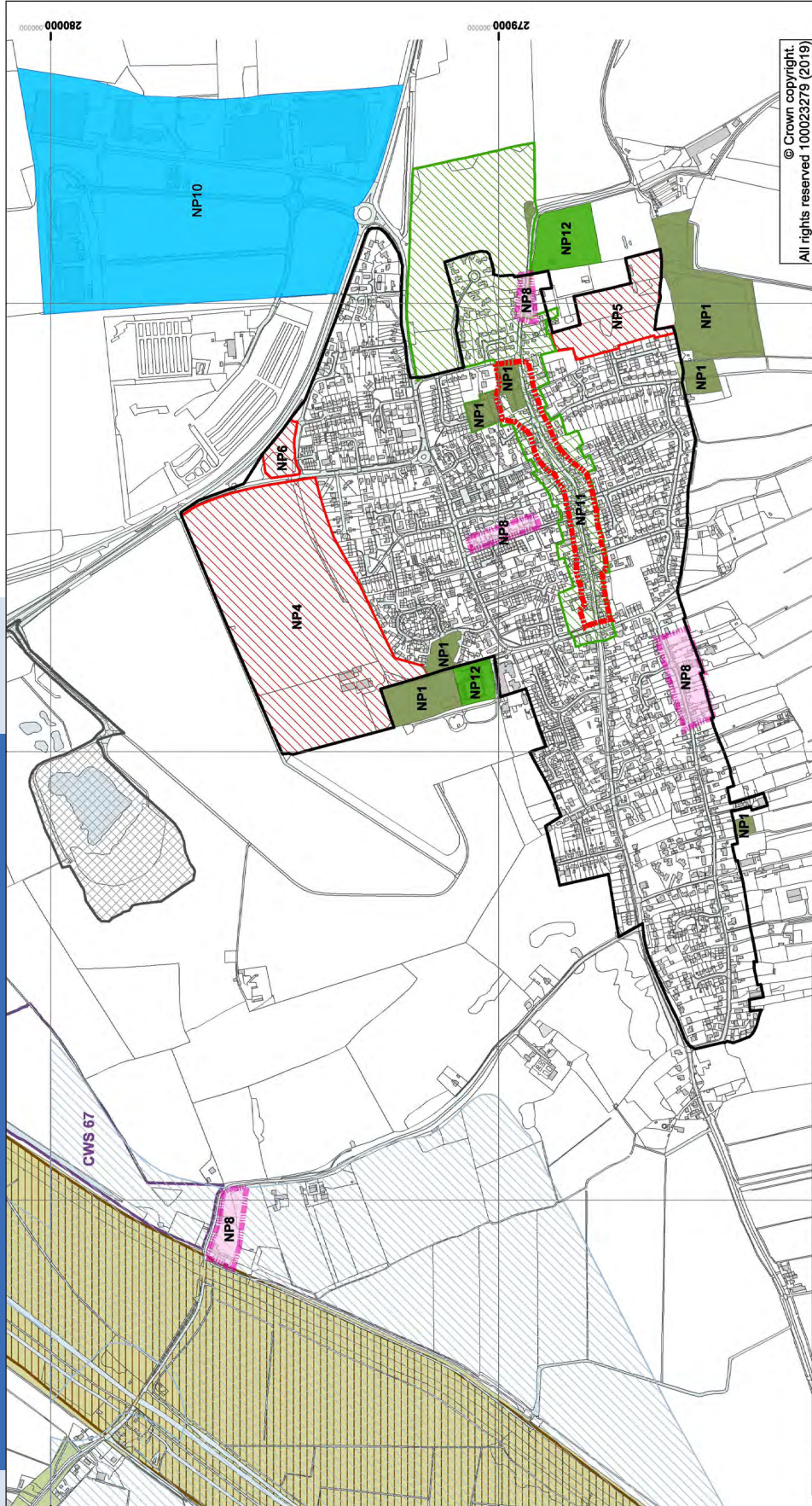
## 3. PLANNING POLICY CONTEXT

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- 3.1 The Sutton Neighbourhood Plan must:
- have appropriate regard to national planning policy;
  - be in general conformity with strategic policies in the development plan for the local area and contribute to sustainable development; and
  - be compatible with European Union (EU) obligations and human rights requirements.
- 3.2 In September 2023 the Government published a revised NPPF which includes a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:  
Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:
- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
  - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole
- 3.3 For communities preparing Neighbourhood Plans the NPPF states that they should:
- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.
  - Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.
- 3.4 At a more local level, the relevant Local Plan is the East Cambridgeshire Local Plan adopted in 2015. The Local Plan focuses most growth on Ely, Littleport and Soham. For Sutton, the adoption of the Neighbourhood Plan in 2019 provided a mechanism of bringing some policies of the Local Plan up to date and the Local Plan Inset Map for the village was updated to reflect the content of the Neighbourhood Plan. The current Inset Map is illustrated in **Map 2**.
- 3.5 On 19 October 2023 the District Council adopted a revision to its Local Plan. It addressed Policy Growth 1 and its associated supporting text and updated the housing requirement figure for East Cambridgeshire as a whole. The revision does not impact the Neighbourhood Plan in terms of future housing development in the parish.



**MAP 2  
CURRENT LOCAL PLAN INSET MAP (2019)**



**Policies Map (May 2019) Sutton (Insert Map 8.39)**

**Key:**

	NP10	Elean Business Park		Area of International Importance for Wildlife
		Development Envelope		Mineral Safeguarding Area
		Housing allocation		Mineral & Waste Existing Site
	NP X	Neighbourhood Plan Policy Ref Number		NP1
		Conservation Area		NP12
		Site of Special Scientific Interest		NP8
				NP11
				Village Centre

**Please Note**  
This Policies Map contains Local Plan Allocations, Sutton Neighbourhood Plan Allocations and Minerals and Waste Local Plan Allocations

East Cambridgeshire  
District Council

Not to scale

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## 4. VISION AND OBJECTIVES

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### WHAT THE 2019 PLAN SAID

- The Plan contained a Vision and seven Objectives.

### WHAT'S NEW IN THIS PLAN

- The Vision and Objectives remain
- Objective 8 has been added to address the historic built environment

- 4.1 Arising from the information gathered during the preparation of the 2019 Plan, it was clear that residents wanted to protect the many attractive and unique features of Sutton's historic and natural environment. But at the same time, there was also a recognition that there will continue to be a need for new development in the village to provide for new homes, jobs and services over the coming years. These matters remain important in 2021 and reflecting this, the 2019 Vision for the village has been retained and sets out how Sutton-in-the-Isle will look and feel in 2036.

### VISION

**Sutton should be a Parish where its unique character is appreciated and cherished, the quality of the environment is maintained and continues to improve, the opportunities presented to all, young and old, to live and prosper continue to be enhanced, and the life led by its residents remains a healthy and happy one.**

- 4.2 The Vision is supported by eight objectives that have informed the policies and community actions in the Neighbourhood Plan.

**Objective 1.** The important habitats and natural assets of the Parish should be protected and strengthened and, where appropriate, opportunities for their enjoyment by residents should be enhanced.

**Objective 2.** All new development should be focussed on the way it can best meet the needs of the residents of the Parish, young and old.

**Objective 3.** New housing should be delivered in a way that ensures it is supported by essential community infrastructure and that ensures the character of the village, in particular the central core and conservation area, is retained and, wherever possible, enhanced.

**Objective 4.** Existing shops, services and community infrastructure should be protected and supported by the policies of the Plan to ensure that Sutton remains a thriving and fully inclusive rural community.

**Objective 5.** Small businesses and the opportunities provided to the local workforce should be supported and strengthened through a positive approach to rural diversification and enterprise.

**Objective 6.** All new development to be delivered in a way which facilitates improvements for pedestrians and cyclists alongside adequate vehicular access and where possible promotes public transport links.

**Objective 7.** The retention, provision and productive use of open space and leisure facilities in and around the village should be secured wherever reasonably possible.

**Objective 8.** The character and quality of the historic environment will be protected and enhanced.

- 4.3 The following sections of the Neighbourhood Plan contain the planning policies that will supplement the policies in the adopted Local Plan and the content of the National Planning Policy Framework when East Cambridgeshire District Council are determining planning applications in the village. Land related designations and policies are identified on the Policies Map and more detailed Inset Map at the rear of the Plan.



## 5. A PLANNING STRATEGY FOR SUTTON

### WHAT THE 2019 PLAN SAID

- The previous Plan did not contain this section.

### WHAT'S NEW IN THIS PLAN

- The Planning Strategy sets out principles for the location of sustainable development in the parish.
- It focuses all development within the existing defined Development Envelope around the built-up area of the village, or within existing employment areas outside the Development Envelope.
- Elsewhere, the emphasis is on protecting the countryside and development will only be allowed in specified exceptional circumstances.

#### Context

- 5.1 As noted earlier, the planning policy framework for East Cambridgeshire is currently contained in the 2015 Local Plan. It sets out the spatial strategy and policies for the future development of the district, and identifies sites for different types of development, such as housing and employment, to deliver the planned growth for the district to 2031. The focus of growth is Ely, Littleport and Soham. For Sutton, the Local Plan defined a Development Envelope where proposals for housing, employment and other development within the Envelope "to meet local needs" will normally be permitted - provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied.



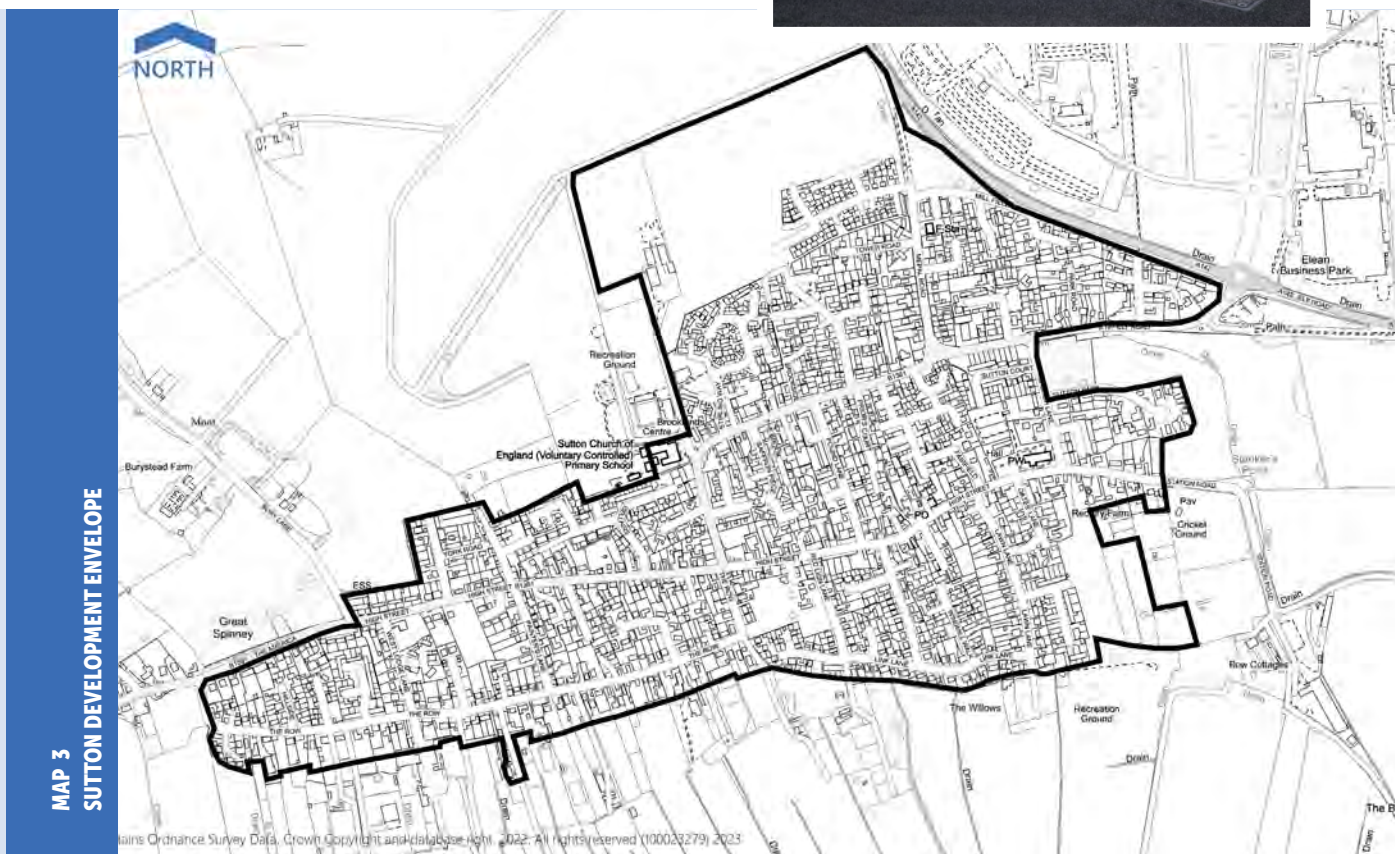
- 5.2 The 2019 Neighbourhood Plan provided an opportunity to review the Development Envelope within the context of the overall development strategy for East Cambridgeshire. Revisions were made to the Development Envelope at the time to make provision for recent planning permissions and development allocations in that version of the Neighbourhood Plan. Issues
- 5.3 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

Ensuring that, if the village grows, it does not grow onto meadowland	79%
The proximity of new housing to services and facilities and the ability for infrastructure provision to match housing growth	69%
The avoidance of piecemeal infilling and the provision of a proper vision in terms of how housing will be delivered in a well-planned fashion, including a consideration of the further promotion of additional land to the north of the village	58%

- 5.4 No significant new issues were raised in the 2022 survey, although the Parish Council also considers that, in relation to this matter:
- There is limited capacity of services and facilities in Sutton to accommodate any further significant growth.
  - The elevated built-up area is largely surrounded by fenland liable to flooding, limiting opportunities for further growth.
  - The prominent nature of the built-up area of the village is such that further development could have a detrimental visual impact on the surrounding countryside.

### Neighbourhood Plan Policy

- 5.5 A further assessment of the 2019 Development Envelope has been undertaken as part of the review of the Neighbourhood Plan. However, based on the wider strategy for the location of development set out in the 2015 Local Plan, it is not considered necessary to amend the Development Envelope further at this time. It will therefore remain as illustrated on **Map 3**.



- 5.6 The Neighbourhood Plan supports limited growth in the Parish, with the development being focused within the Development Envelope, reflecting the close proximity of existing services and facilities. Any development must not have a detrimental impact on the setting of historic assets, landscape features and the natural environment, as well as the amenity of residents in terms of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), access to the countryside, or volume or type of vehicular activity generated.

- 5.7 There may be situations where it is necessary for development to take place outside the Development Envelope. Any such proposals will be considered as an exception in the context of the policies in the National Planning Policy Framework and the adopted Local Plan. Such instances might include those where agricultural related development requires planning permission, the provision of community services for residents where suitable sites are not available within the Development Envelope and additional outdoor recreation facilities.

Policy NP3 is retained as Policy SUT1 with minor amendment to allow for community services and facilities to be provided outside the Development Envelope.

## Policy SUT 1 - Spatial Strategy

A Development Envelope is defined on the Policies Map. Sustainable development proposals within the Development Envelope will be supported in principle, subject to being of an appropriate scale and not having an unacceptable impact on:

- i. the amenity of residents;
- ii. the historic and natural environment;
- iii. the provision of services and facilities; and
- iv. the highway network.

Land outside the Development Envelope is defined as countryside where development will normally only be allowed for agriculture, horticulture, forestry, community services and facilities, outdoor recreation, proposals in accordance with Policy SUT 6, and other uses which can demonstrate a need to be located in the countryside.



## 6. HOUSING

**Objective 2:** All new development should be focused on the way it can best meet the needs of the residents of the Parish, young and old.

**Objective 3:** New housing should be delivered in a way that ensures it is supported by essential community infrastructure, and that ensures the character of the village - in particular, the central core and conservation area - is retained and, wherever possible, enhanced.

### WHAT THE 2019 PLAN SAID

- The previous Plan made provision for at least 300 new homes in the parish between 2017 and 2036.
- Many of the homes have now been built or have planning permission ahead of being built

### WHAT'S NEW IN THIS PLAN

- The policy for the size of new homes on developments has been enhanced to specify the mix of bedrooms on developments of 10 or more homes.
- A new policy has been included to enable, as an exception, affordable housing to meet identified local needs outside the Development Envelope.

### Context

- 6.1 The 2015 Local Plan identifies the minimum housing requirement for the district for the period up to 2031. It plans for most growth to take place in Ely, Soham and Littleport but also plans for some growth at Sutton, stating that 173 new homes would be built in Sutton between 2013 and 2031, averaging just under 10 a year. By comparison, between 2002 and 2020 355 new homes were built across the parish, averaging just under 20 homes a year.
- 6.2 In November 2018, when the original Neighbourhood Plan was being prepared, the District Council wrote to the Parish Council concerning the Housing Requirement for the Neighbourhood Area. This was in accordance with paragraph 66 of the 2019 NPPF (now para. 67 of the 2023 NPPF). The District Council stated, "that the housing requirement for Sutton Neighbourhood Area over the plan period 2017 – 2036 is a minimum of 150 dwellings." In view of the planning situation at the time of preparing the 2019 Plan, provision was made for at least 300 new homes during the period 2017 to 2036 through site allocations in the Neighbourhood Plan, referred to below. It was also recognised that opportunities would arise, through infill and windfall sites within the defined Development Envelope, that are in accordance with the adopted policies in the Local Plan and Neighbourhood Plan.
- 6.3 Given that the Local Plan Single Issue Review referred to earlier does not currently identify a need for further housing allocations across the district over and above those in the 2015 Local Plan, no further allocations for additional housing are made in the new Neighbourhood Plan, especially given that those allocations in the 2019 Neighbourhood Plan are at an advanced stage in their development.

### Issues

- 6.4 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

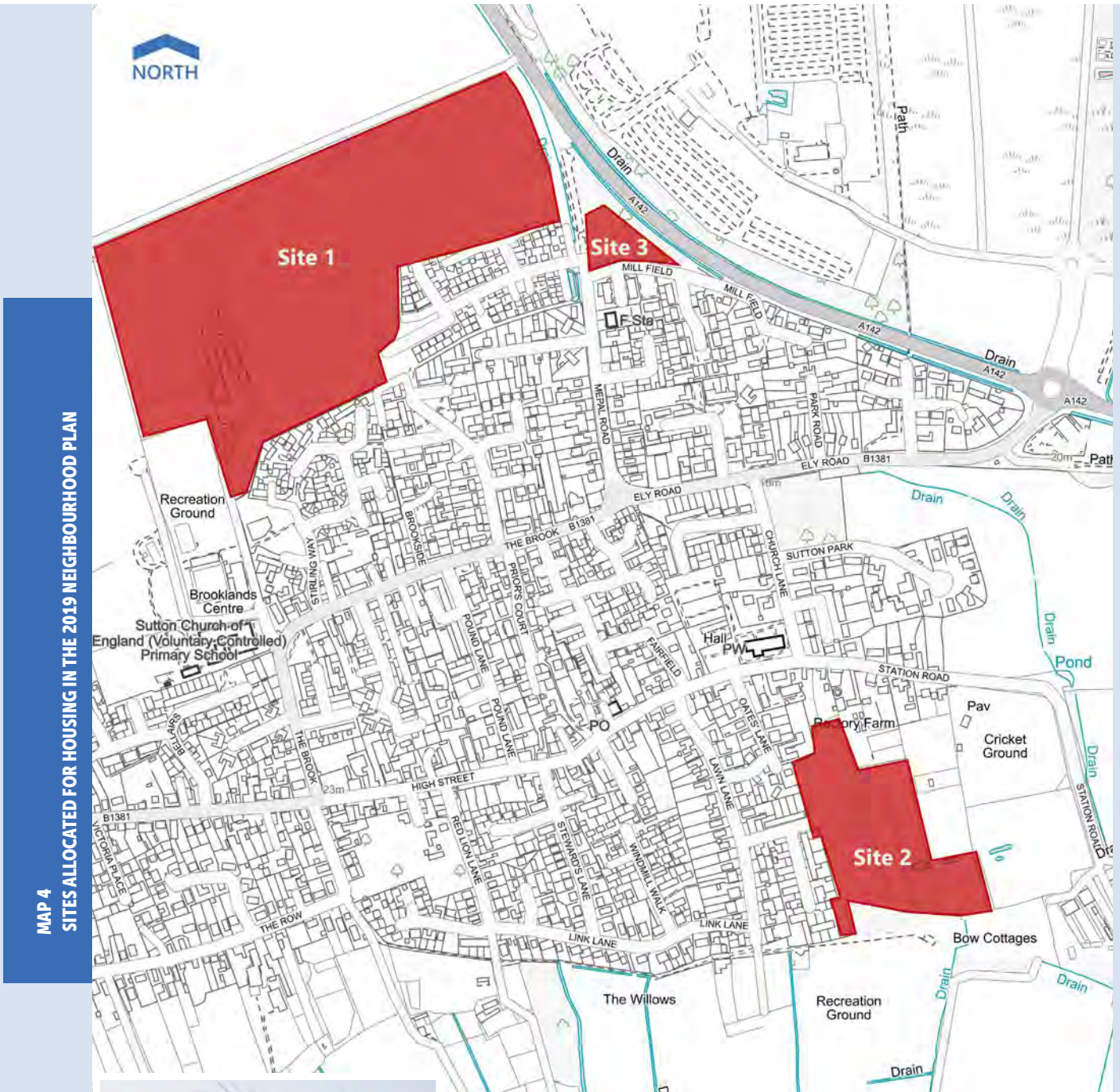
Maintaining a mix of house sizes, types and tenure within the village	74%
The provision of housing to meet all sectors of the community including older people and people with limited mobility	71%
The proximity of new housing to services and facilities and the ability for infrastructure provision to match housing growth	69%
A need for more smaller houses for first time buyers and those seeking to downsize	65%
The avoidance of piecemeal infilling and the provision of a proper vision in terms of how housing will be delivered in a well-planned fashion, including a consideration of the further promotion of additional land to the north of the village	58%
The provision of an adequate supply of affordable (social) properties in the village	54%



6.5 No significant new issues were raised in the 2022 survey.

### Neighbourhood Plan Policies

6.6 In order to fully meet the housing requirement, as identified by the District Council, three sites were allocated for housing development in the 2019 Neighbourhood Plan, as identified on **Map 4**.



6.7 In the interim, there has been varied progress on the development of these sites, namely:

#### Site 1 - Land north of The Brook and west of Mepal Road

Phase 1 of this site was granted planning permission on appeal in 2018 for 77 dwellings and is now complete. A further outline planning application for the remainder of the site, amounting to up to 173 dwellings and the provision of land for community facilities (sports pitches and burial ground), was granted planning permission in April 2022, with detailed planning permission being granted in December 2022. Given the planning status of the site it is no longer necessary to allocate it for development in the Neighbourhood Plan.

#### Site 2 - Land east of Garden Close

The 2019 Neighbourhood Plan noted that an outline planning application for 53 dwellings including public open space on this site had been approved at appeal by the Secretary of State in January 2019. Since that time, detailed proposals for the development of the site have been refused twice, including once at appeal, and a third "reserved matters" application was with the District Council for determination at the time of preparing this Replacement Neighbourhood Plan. Given that the 2019 Neighbourhood Plan allocates the site for development but that, at the time of preparing the new Neighbourhood Plan, detailed planning permission had yet to be approved, it remains appropriate to continue to allocate the site.

#### Site 3 - Land North of Mill Field, Mepal Road

The 2019 Neighbourhood Plan noted that this site was granted planning permission after the base date of the Plan. A further outline planning application for 9 dwellings, effectively to renew the permission, was granted in July 2021 but no detailed planning applications have been submitted to the District Council at the time the new Neighbourhood Plan is being prepared. Given this situation, it remains appropriate to allocate the site for development.

6.8 Combined, the three sites referred to above will deliver an additional 235 homes in the Neighbourhood Area by 2036. In addition, there may be occasional opportunities for additional dwellings to be built as "infill" plots of one or two dwellings or perhaps the redevelopment of existing "brownfield" sites within the defined Development Envelope. Such proposals are, by their nature, likely to be small in scale and will be supported if they can be demonstrated to be in accordance with planning policies of this Neighbourhood Plan, the Local Plan and the NPPF. The development of new housing outside the Development Envelope will only be supported in specific circumstances, such as through the conversion of suitable agricultural buildings or where it can be demonstrated that the need for the dwelling is supported by the NPPF and/or district level planning policies.



Policy SUT2 is a new policy and identifies how the indicative housing requirement for the Neighbourhood Area, as provided by East Cambridgeshire District Council, will be delivered.

### Policy SUT 2 - Housing

This Plan provides for at least 235 additional dwellings to be developed in the Neighbourhood Plan area between 2023 and 2036. This growth will be met through:

- i. the implementation of planning permissions that had not been completed as at 1 April 2023; and
- ii. site allocations identified in Policies SUT 3 and SUT 4 in the Plan and identified on the Policies Map; and
- iii. the development of small brownfield "windfall" sites and infill plots within the Development Envelope identified on the Policies Map.

#### Land east of Garden Close

6.9 The 2019 Neighbourhood Plan acknowledges that the site was granted planning permission on appeal in January 2019 and requires the development to be constructed in accordance with the conditions set out in the Planning Inspector's Decision Letter. A detailed application for the development of this site in September 2020 was refused by the District Council and a subsequent appeal, was dismissed by the Secretary of State. The Planning Inspector considering that appeal noted that:

*"the predominance of two storey dwellings that would be perceptible from outside of the appeal site's boundaries would erode the rural character of the surrounding area" and that the overall reduction in the number of trees on the sites "would be particularly harmful to the area's character."*

A "reserved matters" planning application was submitted in January 2022 for 47 dwellings on the site and, at April 2023, the application had yet to be determined. Given the lack of a detailed approval for the development, the conclusions of the Planning Inspector and the evidence of concern raised in his decision, dated 23 December 2021, the policy in the 2019 Neighbourhood Plan remains appropriate and is retained in the Neighbourhood Plan Review.

Policy NP5 is retained as Policy SUT3.

### Policy SUT 3 - Land East of Garden Close

3.1 hectares of land east of Garden Close, as identified on the Policies Map, was granted outline planning consent on appeal on 18 January 2019 and is allocated for up to 53 dwellings including public open space to be constructed in accordance with the conditions set out in the Inspector's Decision Letter – appeal ref: APP/V0510/W/18/3195976, or any subsequent approval.

Additionally, the development should:

- i) be predominantly low-density, single-storey dwellings;
- ii) retain existing mature trees and hedgerows;
- iii) preserve and enhance views from the south towards the Church, from Lawn Lane eastwards and Station Road westwards across the cricket fields and open spaces.



### Land north of Mill Field, Mepal Road

6.10 In 2017 an outline planning application for residential development on land north of Mill Field was submitted to East Cambridgeshire District Council (ref 17/00284/OUT). The site had an area of 0.39 hectares and the application proposed ten dwellings. The application was approved in September 2017 and a further outline planning application for 9 dwellings, effectively to renew the permission, was granted in July 2021 but no detailed planning applications have been submitted at the time of preparing the Replacement Neighbourhood Plan. Given that such detailed applications have to be submitted by 30 June 2023, the site remains allocated in the Neighbourhood Plan to provide certainty should such an application not be submitted in time.

Policy NP6 is retained as Policy SUT4.

### Policy SUT 4 - Land North of Mill Field, Mepal Road

0.39 hectares of land north of Mill Field is allocated for up to 10 dwellings that:

- i) retain the existing screen belt to the north and east of the site boundary; and
- ii) provide measures to reduce the impact on occupants of traffic noise from the A142.

### Housing mix

6.11 Sutton has a smaller proportion of two-bedroomed homes than the other designated "Larger Villages" in the Local Plan. Some 22.5% of the village homes had two bedrooms in 2011 compared with an average of 25% across all larger villages. As part of the Government's support for the preparation of Neighbourhood Plans, a Housing Needs Assessment for the parish was prepared in 2021 by AECOM Consultants. The final report, available on the neighbourhood plan pages of the Parish Council website, suggests that new development might benefit from a focus on smaller sized dwellings, particularly 2 bedroom properties. These are predicted to be increasingly in demand towards the end of the neighbourhood plan period to meet the needs of the growing population aged 65 and over. The report also noted that smaller properties would also serve to provide entry level, cheaper options suited to younger residents.

6.12 The Housing Needs Assessment suggested that, based on the predicted demographic change, new development might involve the following share of dwelling sizes:

- 23% as 1 bedroom,
- 47% as 2 bedrooms,
- 18% as 3 bedrooms,
- 0 % as 4 bedrooms and
- 12% as 5 or more bedrooms.

Therefore, on larger developments in the Neighbourhood Plan Area,, it is expected that, unless the particular circumstances dictate otherwise, such as meeting an identified affordable housing requirement on a site, the highest proportion of new homes on a site of ten or more homes should be two-bedroomed properties. This proportion could be adjusted during the lifetime of the Plan should new and relevant evidence be published.

Policy NP7 is retained as Policy SUT 5 and amended to provide greater clarity, supported by evidence, as to the mix of dwelling sizes to be provided in new developments.

## Policy SUT 5 - Housing Mix

Housing development must contribute to meeting the needs of the village. Planning proposals will be supported where development provides a mix of housing types and sizes.

On sites of 10 or more dwellings the following mix of dwellings should be provided, in accordance with the Sutton Housing Needs Assessment, unless more up-to-date evidence of need for the tenure proposed has been published:

1 bedroom dwellings	23%
2 bedroom dwellings	47%
3 bedroom dwellings	18%
4 bedroom dwellings	0
5 bedroom dwellings	12%

New dwellings should be designed to be adaptable in order to meet the needs of an increasingly aging population and those with access requirements, as well as enabling home working. The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

### Affordable Housing

6.13 The 2021 Housing Needs Assessment for the parish prepared by AECOM Consultants concluded that:

"a household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home. Home ownership through the mainstream market is not an option for the majority of local people." Affordable housing provides a potential accommodation solution for those that need to live in the village but are unable to access open market housing. The adopted Local Plan policy for affordable housing requires new developments, on sites of over ten houses, to provide a minimum of 30% of the total as housing that meets the "affordable" definition (see Glossary).

6.14 National planning policy enables an alternative mechanism for meeting locally identified housing needs through "rural exception sites" located outside but adjoining the Settlement Boundary where housing would not normally be permitted. This has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. On occasions the cost of delivering affordable housing, even with discounted land costs, can exceed the grant money that is available to construct such schemes. In such instances, government policy allows consideration of providing the bare minimum market housing on the site to make the development viable. It must be stressed that market housing would only be considered when there are viability issues for the deliverability of the affordable housing, and this would need to be proven through assessment by the District Council when considering the planning application.



6.15 To deliver affordable housing through the "exception sites" approach, the following steps would be required:

1. A local need has to be established, usually through a detailed parish housing needs survey; and
2. A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
3. A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

6.16 A recent and up-to-date affordable housing needs survey has not been carried out in Sutton, but having a planning policy in place does facilitate the exploration of a scheme at any point in the future. The Neighbourhood Plan provides an enabling policy for the provision of an exception site should a local need be identified during the period up to 2036.



Policy SUT 6 is a new policy

### **Policy SUT 6 - Affordable Housing on Rural Exception Sites**

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 78 of the NPPF) on rural exception sites outside the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Homelink Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a specific detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a. that no other means of funding the construction of the affordable homes is available; and
- b. the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

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## 7. BIODIVERSITY AND NATURAL ENVIRONMENT

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**Objective 1:** The important habitats and natural assets of the Parish should be protected and strengthened and, where appropriate, opportunities for their enjoyment by residents should be enhanced.

### WHAT THE 2019 PLAN SAID

- Seven sites were designated as Local Green Spaces
- Development proposals were expected to retain existing features of landscape and biodiversity value and, where practical, provide a net gain in biodiversity.

### WHAT'S NEW IN THIS PLAN

- The Local Green Spaces designation remains and an additional three additional sites are added.
- A new policy seeks protection of the internationally important nature conservation sites in the parish and its vicinity.

### Context

7.1 The fen landscape that dominates the Neighbourhood Plan Area and beyond is a distinctive feature of the East Anglian landscape. While this landscape provides highly fertile agricultural land, the intensification of farming has had a detrimental impact on biodiversity. As such, East Cambridgeshire contains a number of protected sites of international, national and local importance for nature conservation. The Fenland Special Area of Conservation covers Wicken (approximately 13km south east), Chippenham Fen (approximately 22km east) and Woodwalton (approx. 22km west). The Ouse Washes run through the Plan Area and are designated as a Site of Special Scientific Interest, Special Protection Area, Ramsar and Special Area of Conservation. The Ouse Washes is an area of seasonally flooded washland habitat that is managed in a traditional agricultural manner in order to retain its conservation interest. This ongoing protection and management is of the highest priority when considering the scale and location of future development in the Neighbourhood Area.

7.2 Biodiversity is described as the variety of all life on Earth. It includes all species of animals and plants – everything that is alive on our planet. Across the parish there are many locally important features that play a significant role in providing habitats for flora and fauna. These include individual trees and tree belts, grassland and streams, ditches and ponds. In addition, there are two County Wildlife Sites in the parish, the Hundred Foot Bank Swamp and Ditch, and Old Bedford Low Bank Drains.





7.3 Protecting habitats and enhancing them should be given the highest priority when proposing new development. In November 2021 the Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. In August 2021 a British Standard for Biodiversity Net Gain was published (BS8683) to provide a standard for designing and implementing such requirements.

### Issues

7.4 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

Ensuring that, if the village grows, it does not grow onto meadowland	79%
Planting of trees and new hedgerows in the often quite barren rural area surrounding the village	77%
The value of mature trees and planting around the village	76%
Any future master planning of the land to the north of the village to include areas for biodiversity and wildlife	75%
The potential for the creation of additional areas for the enjoyment of leisure and wildlife within the Parish, in particular on the Old Rec	70%
Encouragement of planting of more wildflower species throughout the village, including on verges and in gardens	68%
Encouragement of the production and use of local food and produce	68%
Protection of other local level habitats and green spaces capable of supporting wildlife	66%
Appreciation of local species, both in terms of flora and fauna	63%
Impacts of rural industry of local ecology and habitats, including the use of pesticides and the operation of the straw burning plant	63%
Promotion of the Sutton Conservation Society	62%
Educating and building an appreciation within the people of the village in relation to local wildlife and its value.	62%
Encouragement of bat boxes, bird houses and other appropriate contributors to the local habitat provided by the village	59%
Ensuring people make the most of their gardens as either a potential habitat or an opportunity to produce sustainable foodstuffs	58%
Protection of the Ouse Washes Special Protection Area	53%
The extension of the Sutton Conservation Area	52%

7.5 No significant new issues were raised in the 2022 survey.

## Neighbourhood Plan Policies

7.6 In respect of internationally protected sites, Policy ENV7 of the adopted Local Plan, states "Proposals which have an adverse impact on a site of international importance will not normally be permitted unless there are exceptional overriding reasons of public interest (human health, public safety or environmental benefit)." The District Council admits that Policy ENV7 is somewhat dated and does not accurately reflect the latest international law, and provides some doubt through the use of the phrase 'not normally'. The NPPF provides a more up to date policy framework for considering such sites. Whilst the thrust of the NPPF is that there should be a presumption in favour of sustainable development, at paragraph 182 it clarifies that such a presumption does not apply to internationally protected sites (referred to as a 'habitats site'):

"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with

other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."

7.7 Having taken account of the above, the District Council's Supplementary Planning Document (SPD) "Natural Environment", adopted in September 2020, sets out a detailed supporting policy in respect of considering development proposals that might affect internationally designated sites in the district. However, the SPD is not part of the development plan for the area and therefore has only limited weight in the decision making process. In the absence of an up-to-date policy being set out in a Local Plan, the Neighbourhood Plan has included the SPD Policy as a formal planning policy which will ensure that it carries more weight in the decision-making process.

### Policy SUT 7 is a new policy

#### **Policy SUT 7 - Conserving and Enhancing Internationally Designated Sites**

The highest level of protection will be afforded to international sites designated for their nature conservation importance. Proposals having an adverse impact on the integrity of such sites, either alone or in combination, that cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in exceptional circumstances. These circumstances will only apply where a Habitats Regulations Assessment has been undertaken and it has not been possible to conclude no adverse effect on integrity (either alone or in-combination) and:

- (a) there are no suitable alternatives;
- (b) there are imperative reasons of overriding public interest; and
- (c) necessary compensatory provision can be secured.

Development will only be permitted where the local planning authority is satisfied that any necessary avoidance and / or mitigation measures are included to ensure there are no adverse effects on integrity either alone or in-combination. Development proposals that are likely to, or have the potential to, have an adverse effect, either alone or in-combination, on European designated sites must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation, post the UK leaving the EU), determining site specific impacts (which could be off-site as well as on-site) and avoiding or mitigating against impacts where identified. Mitigation may involve providing or contributing towards a combination of the following measures:

- (i) Access and visitor management measures within the designated site;
- (ii) Improvement of existing greenspace and recreational routes;
- (iii) Provision of alternative natural greenspace and recreational routes;
- (iv) Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures;
- (v) Other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.

Where avoidance or mitigation measures are necessary there is likely to be a requirement to undertake monitoring of the effectiveness of such measures to inform the necessary mitigation requirements and any future refinements.



## Local Biodiversity

- 7.8 The timing of the introduction of the minimum requirement for biodiversity net gain required by the Environment Act is unclear at present, but within the Neighbourhood Plan Area, residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals. Cambridgeshire County Council has produced a Biodiversity Checklist and Biodiversity Guidance Notes which provides more information on habitats for developers and the District Council's "Natural Environment" Supplementary Planning Document provides a framework for the consideration of proposals, primarily in Policy SPD.NE6 "Biodiversity Net Gain", albeit that the policy is not part of the development plan. Given that the Supplementary Planning Document has gone through a consultation process ahead of it being adopted, Policy SPD.NE6 is included in the Neighbourhood Plan to ensure it is given greater weight when determining planning applications.



### Policy SUT 8 is a new policy

In the absence of any nationally mandated mechanism to secure biodiversity 'net gains', the following policy applies. If and when a nationally mandated mechanism to secure 'net gains' is introduced, the policy will not be implemented.

### Policy SUT 8 - Biodiversity Net Gain

In addition to the provisions set out in the Local Plan, all development proposals should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible, and secondly where avoidance is not possible, minimising impacts on biodiversity and providing measurable net gains for biodiversity.

All development proposals (except householder applications - see below) must provide clear and robust evidence setting out:

- (a) information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the Defra metric,
- (c) the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and
- (d) the ongoing management strategy for any proposals.

Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will significantly exceed the pre-development value will be refused.

Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted. The District Council strongly recommends the use of available toolkits or biodiversity calculators and/or ecology surveys.

Where insufficient, incomplete or inaccurate information is submitted, meaning the local planning authority is not able to determine whether a proposal is likely to lead to a net gain in biodiversity, a proposal will be deemed to fail the policy requirements (as set out in the Local Plan, the NPPF and East Cambridgeshire Natural Environment SPD) to take biodiversity opportunities and provide a biodiversity net gain.

Only in exceptional circumstance, the local planning authority may (but is not obliged to) accept off-site biodiversity gains in exchange for on-site biodiversity net gain, but only in instances whereby:

- (i) it is not possible to provide significant net gains on site;
- (ii) the overall net outcome is a significant net gain in biodiversity; and
- (iii) a robust agreement is in place to deliver and maintain such off-site gains.

For householder applications, the detailed provisions of this policy do not apply, but there is still an expectation, in most instances, that an element of biodiversity gain should be incorporated into the proposal, such as bird boxes, insect 'hotels', bee blocks, swift bricks, bat boxes and/or hibernation holes. More detailed biodiversity gain would be welcomed.

Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

- 7.9 The Plan has sought to identify additional spaces and features where they contribute to the enjoyment of leisure and wildlife within the Parish and seeks to preserve existing woodland and hedgerows that are important both to the setting of the village and the habitats that they provide. Trees in the conservation area are protected by the conservation area planning legislation whereby permission from the District Council must be sought to carry out works to them.
- 7.10 Outside the conservation area there are many important trees that play an important role in the setting of the village and where their loss would cause potential harm to the character of the village and its contribution to the biodiversity network. The Neighbourhood Plan supports the retention of these trees when proposals for new development are being considered. The Plan also seeks to ensure that new development reinforces the tree cover through the implementation of new tree planting.
- 7.11 The meadowland areas north of the High Street and in the vicinity of Bury Lane play an important role in providing a natural backdrop for the village. Development outside the Development Envelope is classified as being in the countryside and Policy SUT1 will apply to proposals in these areas, restricting development to that which is justified to be located in a rural location. Initiatives to manage and enhance the biodiversity in these areas will be supported.

### Local Green Spaces

- 7.12 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:
- In reasonably close proximity to the community it serves;
  - Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - Where the green area concerned is local in character and is not an extensive tract of land.
- 7.13 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy SUT 9 and are illustrated on Map 5 and the Policies Map. The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Policy NP 1 is retained as Policy SUT 9 and sites (8-10) are additions

## Policy SUT 9 - Local Green Spaces

Local Green Spaces are designated in this Plan and identified on Map 5 and the Policies Map:

1. The play area and open space at Stirling Way;
2. The churchyard and burial ground;
3. Stanker's Pond, Station Road;
4. Allotments, Lawn Lane;
5. Allotments, south of The Row;
6. The Sports Fields off The Brook;
7. The Old Recreation Ground, Lawn Lane;
8. The grass verges along the eastern side of Bury Lane;
9. The verges along Station Road;
10. Open space on western side of Windmill Walk.
11. Village Green, High Street; and
12. Amenity Open Space, Adjacent 61 The Brook

### Community Action

- 7.14 The old recreation ground off Lawn Lane offers an opportunity to provide improved habitats given that it is no longer used for organised recreation.

## COMMUNITY ACTION 1 - OLD RECREATION GROUND

The Parish Council will work with Sutton Conservation Society and other interested community members to create an informal nature reserve on the old recreation ground.

The Council are keen to support this aim with the help of village residents for whom the recreation ground is a valued aspect of village life.





## 8. HISTORIC ENVIRONMENT

### Objective 8

The character and quality of the historic environment will be protected and enhanced.

#### WHAT THE 2019 PLAN SAID

- A policy protected the historic character and assets of the village, including the conservation area, buildings of local historic interest, and four areas of distinct local character.

#### WHAT'S NEW IN THIS PLAN

- The Plan now has a separate chapter on the historic environment, reflecting its local significance.
- Separate policies now cover heritage assets, buildings of local interest and the local character areas.

#### Context

- 8.1 The centre of the village retains many fine historic buildings and features reflecting the continued settlement dating back to at least medieval times. The centre of the village is designated as a Conservation Area, as illustrated on the Policies Map and a Conservation Area Appraisal was published by East Cambridgeshire District Council in May 2013, although it was not accompanied by the management plans encouraged by Historic England. Across the parish there are 17 buildings and features that are "listed" as being of historic or architectural interest (listed buildings). In addition, there are three scheduled monuments. The list is identified in Appendix 1 of the Plan. The Parish is known to be rich in archaeological finds and records. Cambridgeshire Historic Environment Record provides details of finds and the Cambridgeshire Historic Environment Team should be consulted at the earliest possible stages of preparing a planning application in respect of potential impacts of development proposals that impact known or anticipated, designated or non-designated heritage assets.

#### Issues

- 8.2 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

Protect the historic built environment, such as the conservation area and listed buildings	63%
Protecting and enhancing the conservation area and its setting	62%

- 8.3 No significant new issues were raised in the 2022 survey.

### Neighbourhood Plan Policies

- 8.4 While it is difficult to manage factors that do not require planning permission or a separate Conservation Area Consent, there are general matters that can have a detrimental impact on the character of these areas such as a proliferation of overhead wires, the indiscriminate placing of street furniture, (litter bins, benches, notice boards, grit bins etc) as well as a proliferation of highways signs and lines that both individually and combined can have a detrimental impact on the character of the area. The appraisal particularly noted that one of the most noticeable problems at the time was the loss of traditional style timber windows and the prevalence of PVCu replacement, especially to the west of the Conservation Area, along the High Street where very few of the properties still retain their traditional windows and doors.
- 8.5 Careful consideration of proposals that might impact on these heritage assets or their setting will be needed, and a balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.



Policy SUT10 is a new policy

### Policy SUT 10 - Heritage Assets

To ensure the conservation and enhancement of Sutton's heritage assets, including archaeological records, proposals must:

- a. preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the Conservation Area as identified on the Policies Map;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area;
- c. contribute to the village's local distinctiveness, built form and scale of its heritage assets through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- e. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and/or setting of the asset.

### Buildings and Features of Local Interest

- 8.6 The character of the built environment of the village has been identified as an important asset that should be protected and enhanced and the Conservation Area helps to achieve this for that part of the village that it covers. However, there are important features outside this area that contribute to the character and history of the village and where insensitive development would diminish the overall contribution that those features make. In addition to the many Listed Buildings in the parish, the District Council has identified a number of buildings that are of local importance that have been included in its Register of Buildings of Local Interest, published in February 2017. Appendix 2 of the Neighbourhood Plan contains details of the buildings in Sutton that are on the Register.
- 8.7 The inclusion of a building or site on a local list means that its conservation as a heritage asset is an objective of the NPPF and its significance is a material consideration when determining the outcome of a planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.



The matters addressed in Policy SUT11 were included in Policy NP8

### Policy SUT 11 - Buildings and Features of Local Interest

The retention and protection of buildings of local interest, as identified in the East Cambridgeshire Register of Buildings of Local Interest (February 2017) or any adopted subsequent Register will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

### Areas of Local Character

- 8.8 The preparation of the 2019 Neighbourhood Plan identified groups of buildings in The Row, Pound Lane, Station Road and Sutton Gault that are especially important and that should be protected. Most of these buildings are listed and therefore already carry an element of protection, but insensitive development in the vicinity of these buildings will also be discouraged given the overall group value.

#### The Row

The Row was predominantly a farming settlement with orchards to the north and Fen farms and orchards to the south. The designated area is a line of ten older dwellings, including three listed buildings, most on the south side of The Row backing on to open fields. Victorian and early 20th century maps show buildings next to the road with fields and orchards behind, those to the south extending into the Fen. The gardens and paddocks behind the dwellings on the south side of The Row are undeveloped and afford uninterrupted views from the Row to the Fen and from the Fen to the village edge.

#### Pound Lane

Pound Lane starts in the Conservation Area and runs north. On the east side is an almost continuous stretch of pre-WWI dwellings, some much older. The Ordnance Survey map of 1887 shows this development opposite small fields and orchards.

#### Station Road

This is a cluster of three older buildings on either side of the road, framing a view up to the Parish Church. It is on the edge of the Conservation area and comprises the former Royal Arms public house and two buildings on the East Cambridgeshire District Council list of Buildings of Local Interest.

#### Sutton Gault

This is a cluster of three buildings adjacent to the road that crosses the Bedford Rivers at Sutton Gault. It includes the 17th Century Anchor Inn. All three buildings are on the District Council's list of Buildings of Local Interest.

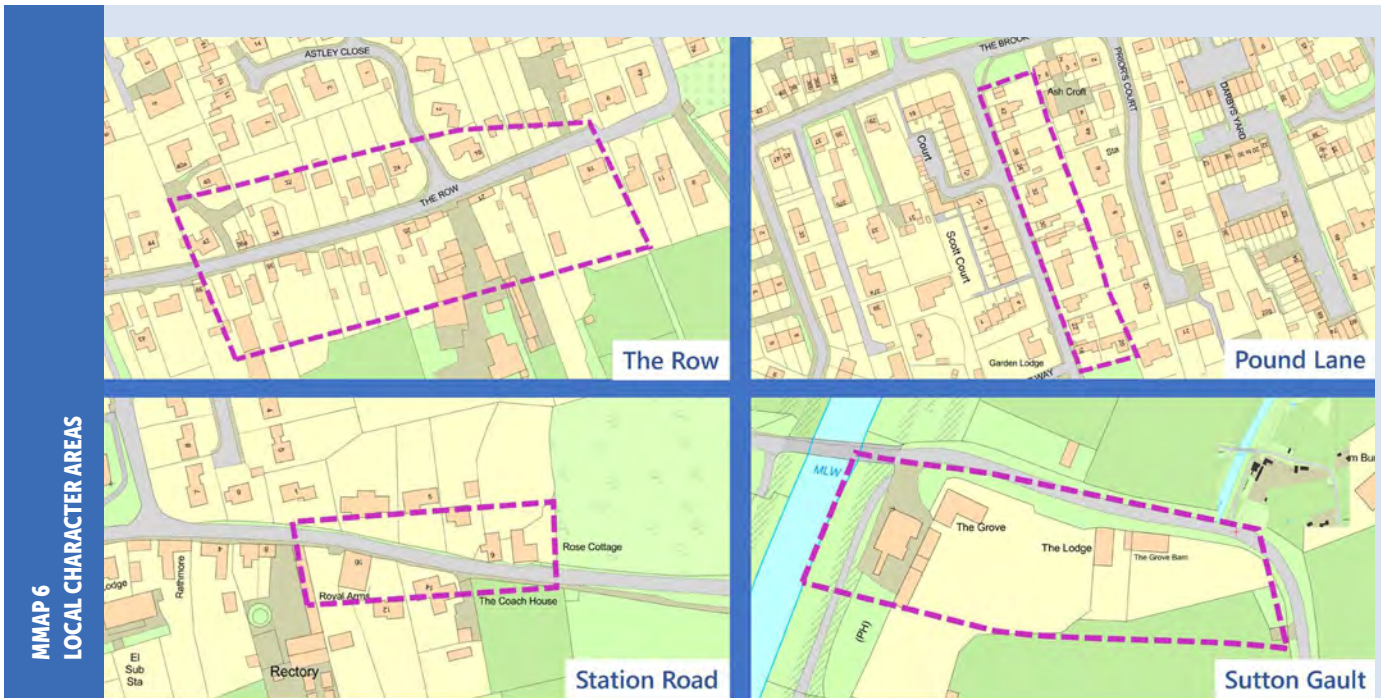
8.9 The Neighbourhood Plan designates these four distinct areas as "Local Character Areas", as illustrated on **Map 6**, within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

The matters addressed in Policy SUT12 were included in Policy NP8

### Policy SUT 12 - Local Character Areas

Local Character Areas are identified on the Policies Map. Within these areas, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.



# 9. BUSINESS AND EMPLOYMENT

## Objective 5

Small businesses and the opportunities provided to the local workforce should be supported and strengthened through a positive approach to rural diversification and enterprise.

### WHAT THE 2019 PLAN SAID

- The previous Plan included a policy that supported further employment development at Elean Business Park.

### WHAT'S NEW IN THIS PLAN

- The new Plan includes a general policy to support additional employment development in the parish as well as seeking to protect existing employment premises from being lost and losing local jobs.



### Context

9.1 The recently published 2021 Census results indicate that, for the pre-2021 parish boundary, some 65% of residents aged 16 and over are economically active and in employment. Probably reflective of the impact of the Covid pandemic of 2002/21, 33% of those in employment worked mainly at home at the time of the 2021 Census, compared with just 11% ten years earlier. The Elean Business Park provides an important source of jobs for Sutton and the wider area. Elsewhere in the parish, there are dedicated employment sites at Crown Yard and Three Pillars Business Park, both off Station Road. New units have recently been constructed at Crown Yard.

### Issues

9.2 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

The reuse of some vacant units of the Elean Business Park	71%
Provision of small business units to encourage workers based at home to grow their enterprise	56%

9.3 No significant new issues were raised in the 2022 survey.

### Neighbourhood Plan Policies

9.4 Although one third of those in employment worked mainly from home in 2021, a similar number travelled in excess of 10 kilometres (6.2 miles) to work. It is also known that a large number of people working in the parish travel into the area. As working practices change and evolve, so the need for premises and facilities that meet modern requirements may also change. The retention and intensification of existing employment opportunities is supported where they do not have a detrimental impact on the local landscape character, heritage assets, residential amenity (including noise, light and air pollution, loss of privacy and overlooking) and traffic generation.

9.5 There may be instances where proposals come forward for non-employment uses at existing premises which would require planning permission. Where this is required, careful consideration will be given to the impact of the loss of any employment floorspace and whether such a loss is supported through evidence.



## Policy SUT 13 - Employment Sites

Additional development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.

Where planning consent is required, proposals for non-employment or business uses that are expected to have an adverse impact on existing employment uses or employment generation will only be permitted where one or more of the following criteria has been met:

- i. evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future marketing for minimum 6 months;
- ii. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- iii. an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- iv. it is for an employment related support facility, such as employment training/education or workplace crèche;
- v. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

Policy NP 10 is retained as Policy SUT 14 and expanded to address proposals for renewable energy.

## Policy SUT 14 - Elean Business Park

Further development of the Elean Business Park, as identified on the Policies Map, for employment uses will be supported, in particular where they include small business start-up units and make provision for safe pedestrian and cycling routes between the Business Park and the main part of the village.

Proposals for renewable energy schemes on the Business Park, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable:

- i. as a result of its scale, siting or design, the impacts on the following issues are satisfactorily addressed: landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; historic assets; and highway safety; and
- ii. aviation and defence navigation system/communications; and
- iii. impacts on the amenities of sensitive neighbouring uses (including local residents) are minimised (including by virtue of noise, dust, odour, wind turbine shadow flicker, air quality or traffic).

### Elean Business Park

- 9.6 Given the extensive out-commuting from Sutton to work, it is considered that the Elean Business Park has the potential to offer a better balance of the size and type of business, thereby potentially reducing the need to travel. The site is well positioned with a direct access onto the A142, although the same road creates a significant barrier for Sutton residents seeking to access the site on foot or by cycle. Improved safe crossings should be provided as part of the continued development of the Business Park.
- 9.7 The Neighbourhood Plan therefore encourages the creation of small business start-up units and better safe pedestrian and cycling links between the Business Park and the main part of the village. Large areas of the Elean Business Park currently remain undeveloped. Given the current need to produce greener energy, there may be opportunities for sensitively located and small-scale energy generation to be developed, especially in the context that a power station is already located on the site. Where proposals include wind turbines, project level environmental impact assessments are likely to be required in order to demonstrate that the proposal would not have a detrimental impact on internationally designated sites and species.

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# 10. TRAFFIC AND TRAVEL

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## Objective 6

All new development to be delivered in a way which facilitates improvements for pedestrians and cyclists alongside adequate vehicular access and where possible promotes public transport links.

### WHAT THE 2019 PLAN SAID

- The previous Plan contained community actions concerning managing heavy commercial vehicles and managing traffic speeds.

### WHAT'S NEW IN THIS PLAN

- A new policy covers public rights of way.
- Additional community actions cover a range of additional matters concerning traffic management, walking and cycling.
- Additional community actions to address traffic and travel issues in the parish.



### Context

- 10.1 The main road through the village, the B1381, provides an important link for traffic travelling between Ely and St Ives or Huntingdon. Heavy commercial vehicles often use the road as a short cut to and from the A14 instead of the recommended Freight Advisory routes, causing increased noise pollution and vibration. The Parish Council continues to lobby for weight restrictions to deter HCV traffic. The volume and speed of traffic also causes problems for pedestrians and cyclists. The Parish Council is therefore working with the County Council to reduce traffic speed and improve crossing points in the village.
- 10.2 The historic core of the village, between the Church and Pound Lane is dominated by signs and lines to control traffic and parking. A sensitively designed parking scheme has been installed outside the Post Office / One Stop shop, but there remains clutter that distracts from the important buildings in this historic environment. Schemes have been installed elsewhere in the country that reduce such impacts and it is considered that such improvements should be carried out in Sutton.

10.3 The A142 is a location for many serious traffic collisions, some of which have resulted in fatalities. As identified elsewhere, it creates a significant barrier to travelling to and from the Elean Business Park by foot or cycle.

**Issues**

- 10.4 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.
- 10.5 The need for more and safe pedestrian crossing points in the village was a new matter raised by many responding to the 2022 Survey.



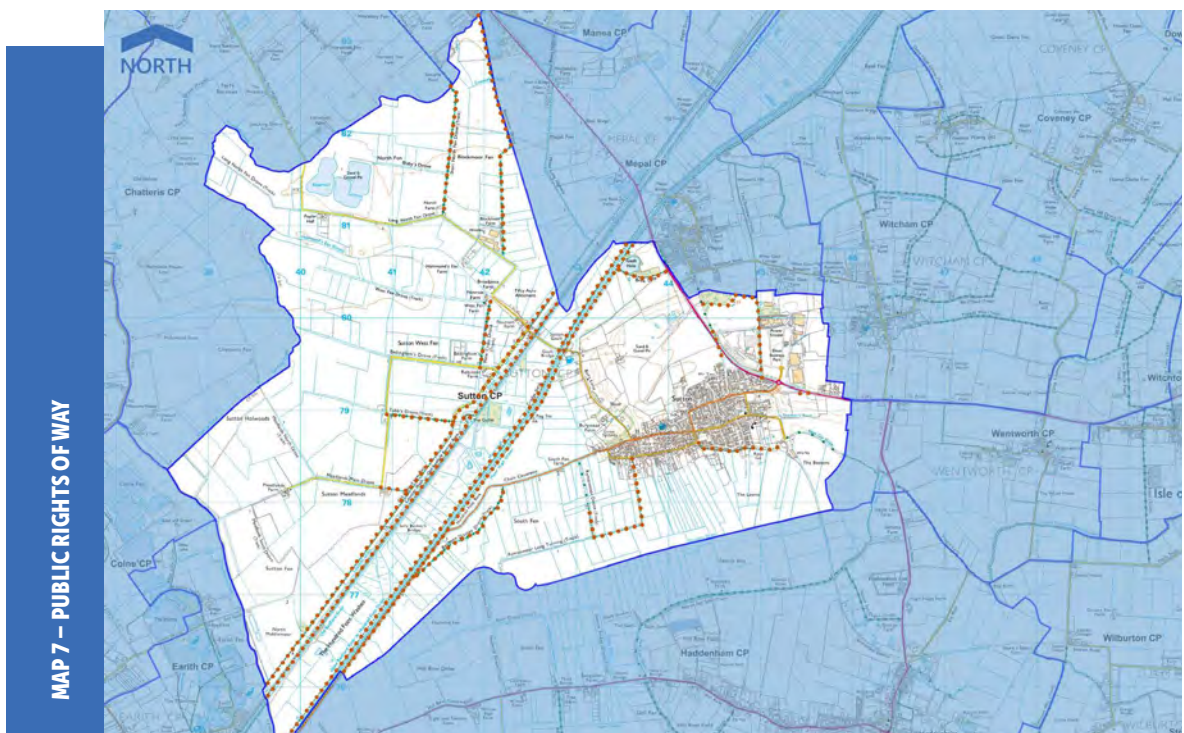
Provision of a better public transport service through liaison with providers	78%
Traffic management measures, including speed calming, HGV routing, additional parking and junction improvements	78%
The retention and enhancement of local footpaths and cycle ways, including the provision of new routes	75%
Provision of adequate off-street parking to serve new development	71%
Longer distance footpaths and cycleways linking the village to towns such as Ely and Chatteris	63%
Local police enforcement on the roads	62%
Implementation of new road schemes, such as a bypass for Sutton	62%
Street lighting and highways maintenance	60%
Linking new development to existing shops, services and amenities	59%

**Neighbourhood Plan Policies**

10.6 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council’s Highways Department for investment in projects. For this reason, and with one exception, the main content of this chapter focuses on community actions.

**Public Rights of Way**

10.7 When compared with nearby parishes, there is a generally limited network of public rights of way in Sutton and, for example, there are no circular walks from the village centre. The current network of public rights of way is illustrated on **Map 7** There are instances where landowners allow paths across their land to be used even though they are not part of the public rights of way network. There may be further opportunities to create additional “permissive” paths to improve access to the countryside and prospects for walking to achieve healthy lifestyles.



Policy SUT15 is a new policy

## **Policy SUT 15 - Public Rights of Way**

Development proposals which improve and extend the existing network of public rights of way will be supported. As appropriate to their scale, nature and location, such development proposals should take account of the existing value of the right of way concerned as a biodiversity corridor and where practicable incorporate measures to enhance biodiversity as part of the proposal.

### **Community Actions**

- 10.8 Opportunities may arise to improve existing or create new "permissive paths" where landowners allow access to paths across their land on the understanding that these do not have an unrestricted public right of way. One such initiative might include the reopening of the path along the former railway line towards Haddenham.

### **COMMUNITY ACTION 2 - PERMISSIVE PATHS**

The Parish Council will work with landowners and the County Council's Rights of Way officer to improve and promote existing and new permissive access to provide several circular routes for walkers out into the surrounding countryside from the village.

- 10.9 Lorries passing through the village as a short-cut between Ely and the A14 and A1 have been an ongoing issue for many years. Cambridgeshire County Council's approach to lorry management, as updated in October 2022, is to enable communities to broker their own solutions where possible. Parish Councils can ask local hauliers to sign a voluntary routing covenant, while local volunteers can establish 'lorry watch' groups in liaison with Cambridgeshire Police to establish data to support an application to the County Council for a signing scheme. The Parish Council considers that the impact of lorries using the B1381 is such that weight restrictions should be placed on the section through the village to reduce their impact on residents and the environment.
- 10.10 As well as the volume of heavy goods vehicles passing through the village, traffic speeds are also a concern of residents. The Parish Council proposes a number of actions to seek to reduce speeds in the built-up area of the village.

### **COMMUNITY ACTION 3 - WEIGHT RESTRICTIONS**

The Parish Council will apply to the County Council for the introduction of weight restrictions on the B1381 between the A142 roundabout and Earith Bridge to prevent lorries using the B1381 as a short cut to and from the A14 and instead to use the Freight Advisory Routes.

### **COMMUNITY ACTION 4 - TRAFFIC SPEED**

The Parish Council will work with the County Council to reduce traffic speed and improve crossing points in the village.

### **COMMUNITY ACTION 5 - TRAFFIC SPEEDS ON THE AMERICA**

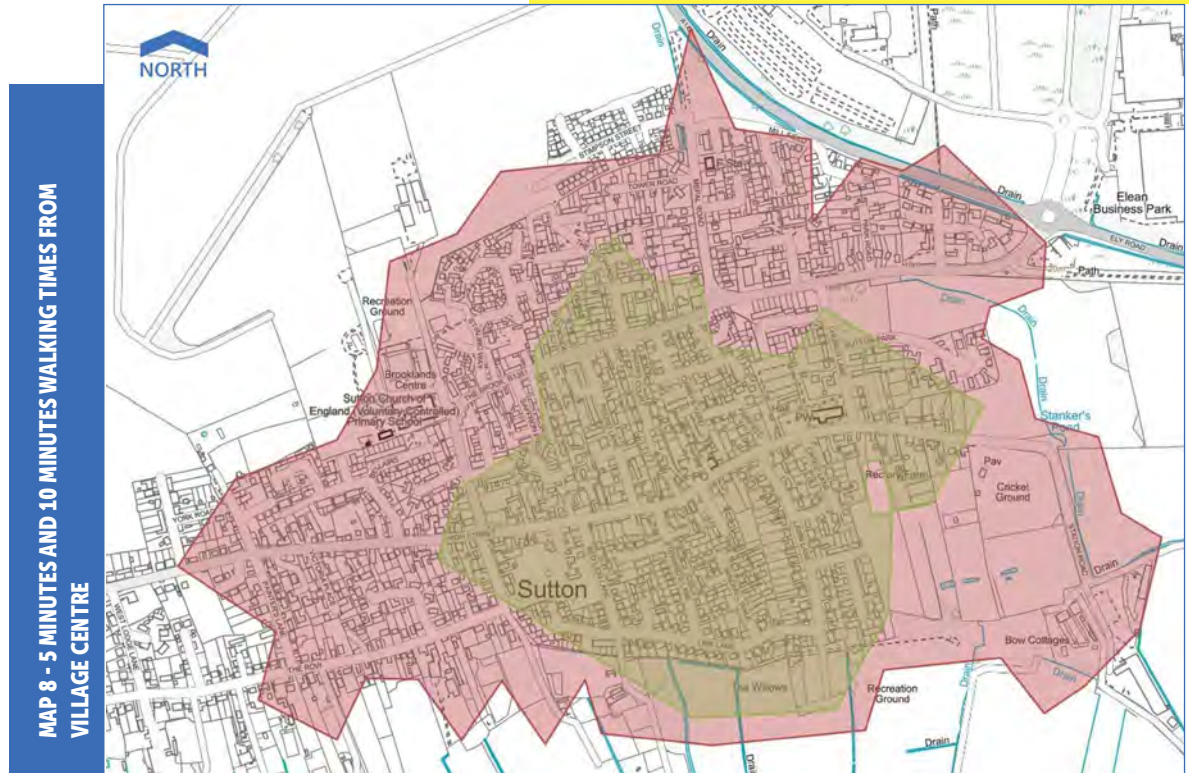
The Parish Council notes the particularly high speed of traffic entering and leaving the village on The America. It will work with the County Council to identify traffic management measures to reduce speeds.

10.11 The village has a relatively compact form which means that walking times to the village centre for many residents would be less than 10 minutes, as illustrated **Map 8**. However, the condition of walking routes and the ability to safely crossroads are deterrents to making such journeys by foot. A number of possible enhancements have been identified which the Parish Council will pursue in order to improve pedestrian routes.

## COMMUNITY ACTION 6 - 20 MPH ZONES

The Parish Council will seek the introduction of 20mph speed limits:

- i. Along the length of The Row and the side roads adjoining The Row; and
- ii. Along Mepal Road including all roads off including Millfield and the Linden Homes development.



## COMMUNITY ACTION 7 - PEDESTRIAN IMPROVEMENTS

The Parish Council will pursue a series of enhancements to routes and crossings, as identified on **Map 9** to improve opportunities for safe walking.

## COMMUNITY ACTION 8 - CYCLE ROUTES

The Parish Council will lobby for the establishment of a cycle route between Sutton and Earith to connect with the cycle path into St Ives, potentially using the haul road from Sutton Gault alongside the Middle Level Barrier Bank.

10.12 The flat nature of the landscape around Sutton means that it should provide an opportunity to cycle between villages either for recreation or, perhaps, to work. There is currently a shared cycle path and footway between Earith and St Ives, but there is nothing between Earith and Sutton. Delivering such links would enable residents to make longer cycling journeys, perhaps to work or for exercise. Initially, the priority for the Parish Council is to seek a link to Earith and the already established path west to St Ives.

10.13 Within the village centre there are locations, primarily near road junctions, where on-street parking reduces visibility and road safety. The County Highways Department are responsible for making parking restriction orders and the Parish Council will seek to liaise with them to introduce parking restrictions where visibility is reduced.

## COMMUNITY ACTION 9 - PARKING

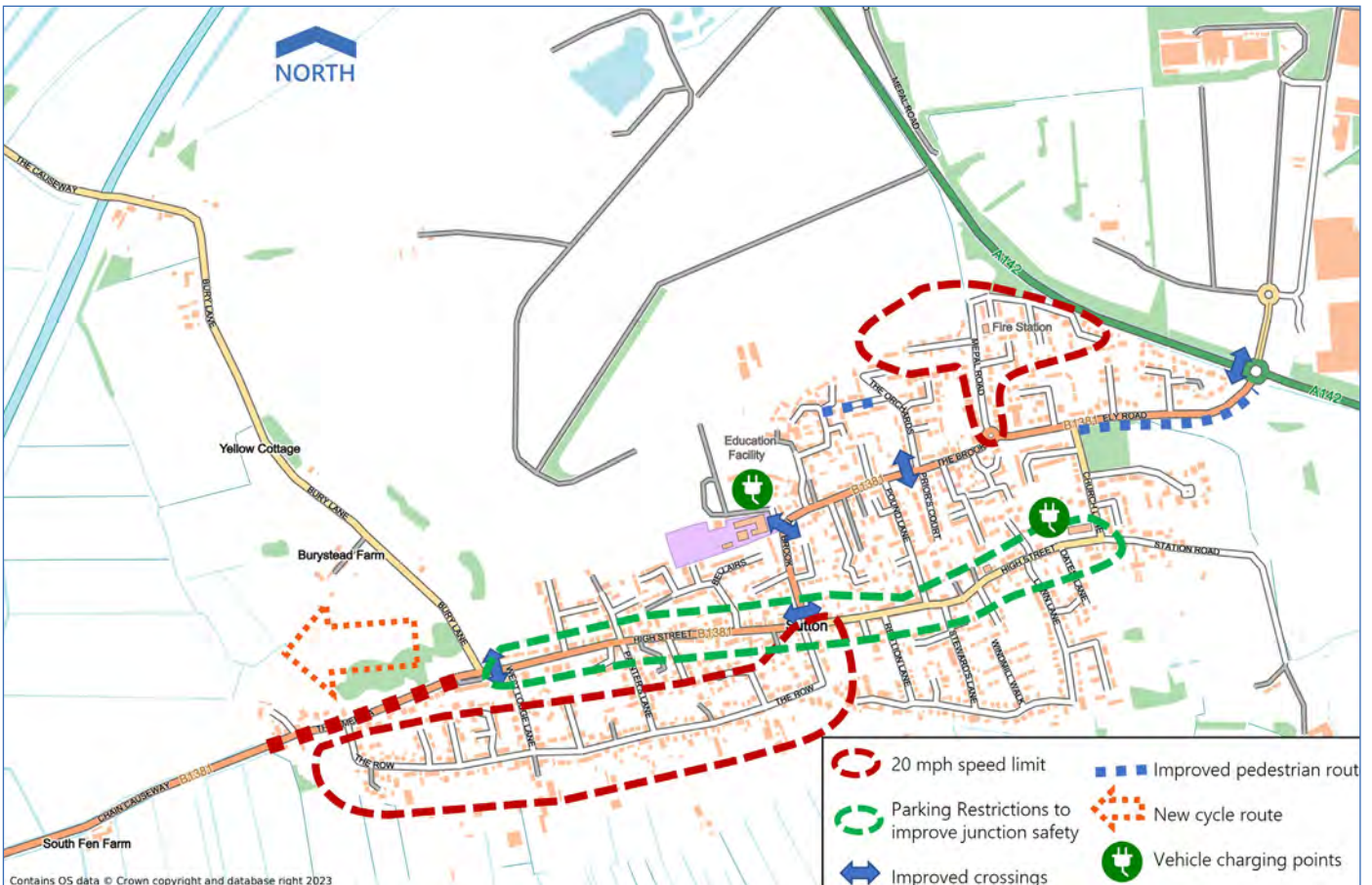
The Parish Council will seek the introduction of parking restrictions at the junctions of roads joining the High Street where there is poor visibility.

10.14 With the planned end of the sale of new petrol and diesel cars by 2030, the demand for electric vehicle charging points will continue to grow. While the construction of new homes will include vehicle charging points, it is essential that publicly available charging points are also available for visitors to the village. The car parks at The Glebe and Brooklands provide an opportunity for such provision.



## COMMUNITY ACTION 10 - VEHICLE CHARGING POINTS

The Parish Council will pursue the provision of electric vehicle charging points in the Glebe and Brooklands car parks.



MAP 9 - SUTTON'S HIGHWAYS ASPIRATIONS

# 11. RETAIL, COMMUNITY FACILITIES AND LEISURE

## Objective 4:

Existing shops, services and community infrastructure should be protected and supported by the policies of the Plan to ensure that Sutton remains a thriving and fully inclusive rural community.

## Objective 7:

The retention, provision and productive use of open space and leisure facilities in and around the village should be secured wherever reasonably possible.



## WHAT THE 2019 PLAN SAID

- Matters relating to this theme were contained in the “Local Services and Facilities” and the “Business, Retail and Employment” chapters.

## WHAT’S NEW IN THIS PLAN

- Previous policies relating to retail, community and leisure uses have been retained and amended where necessary.
- An additional policy addresses how proposals for hot food takeaway uses will be considered.

## Context

- 11.1 Community facilities, shops and services in the village make an important contribution towards maintaining the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of residents, and in reducing the need to travel. In Sutton, these facilities and services include shops, post office, pub, the primary school, healthcare facilities, community centre, allotments, village hall, indoor sport facilities and public transport. A replacement Scout Hut at The Gault will, when complete, also provide additional facilities for the community and young people. The retention of these facilities and services is therefore essential to the livelihood of the village and helps reduce rural isolation and social exclusion.
- 11.2 The 2015 Local Plan recognised that there are priorities for the improvement of community facilities, including:
- Addressing the demand for additional school capacity;
  - Additional or expanded medical facilities;
  - Additional play equipment; and
  - The creation of a new equipped youth play area.
- 11.3 The Neighbourhood Plan endorses this list and it is important that every opportunity is sought to deliver the facilities. The Parish Council can play an important role in identifying locations for play areas and potentially using its Community Infrastructure Levy receipts to contribute to the provision of facilities.

## Issues

- 11.4 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

Support towards the retention and possible upgrade of the doctor's surgery and pharmacy in the village	89%
Retention of the existing range of shops, services and facilities in the village, along with the encouragement of new businesses that broaden the village's offer	83%
Protection and retention of existing open space and sports pitches	77%
Protection of community services, facilities and amenities	73%
Encouragement of a greater range of shops and businesses	73%
Provision of additional children's play facilities and play equipment as a part of new developments	72%
Encouragement of use of the countryside as a source of recreation through enhanced walking and cycling links into and out of the village	72%
Investment in existing open spaces and play areas	71%
Protection of useable open space against development	69%
Maintenance of the public realm, including grass cutting, dog fouling and outdoor facilities	69%
Maintenance of local facilities (vandalism, dog fouling, litter, renewal of old pieces of equipment)	69%
Provision of additional open space, including recreation land, other types of amenity space including allotments and the additional burial land	67%
Increasing the ability for people to both live and work in Sutton	65%
The reuse of the old Recreation Ground	62%
The provision of superfast broadband throughout the village	60%
The creation of a village directory of small businesses	60%
Attendance of and participation in local clubs, groups and societies	58%
Encouragement of the use of local businesses	58%
Encourage people to appreciate the leisure value of the surrounding countryside	58%
Promotion of, and the encouragement of the use of, local small businesses	58%
The availability of a range of clubs that are suitable for all age groups	58%
The valuing and encouragement of, as well as support provided to, small businesses in the Parish	57%
Community enterprises such as a community shop or pub	57%
Ease of access to local shops and businesses by a means of transport	55%
Provision of additional open space to accommodate local sports clubs	55%
A designated area for dog walkers	53%
Encouraging greater usage of the multi-use games area (MUGA)	53%
Greater engagement with local small businesses to identify their needs	52%

- 11.5 No significant new issues were raised in the 2022 survey.

### Neighbourhood Plan Policies

- 11.6 Within the village centre there remain a number of shops and associated businesses that serve an important role in providing for the day-to-day needs of residents. However, unlike many settlements, the services are not found within a cluster but are spread the length of the High Street. In the same area there is evidence of former shop fronts in buildings that are now converted to residential use. The continued erosion of these uses through the granting of planning permission for alternative uses, could have a significant detrimental impact on the sustainability of the community and would potentially leave residents isolated from day-to-day shopping needs.

- 11.7 It is therefore vital that services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time, and when planning permission is required to change the use of existing premises, it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstance it might be appropriate for those uses to be lost where specific criteria can be met.



## Policy SUT 16 - Retail Premises, Services and Facilities

Proposals that will result in the loss of valued facilities or services, defined as retail premises, public houses, community halls, education and other public services, (or premises last used for such purposes) will only be permitted where:

- i. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale or rent for a minimum of 12 months; and
- ii. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- iii. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Proposals for new or extended retail premises within the existing centre, as defined on the Policies Map, will be permitted provided that there is no adverse effect on residential amenity or environmental quality or the role, function and hierarchy of other centres in the district.

### Hot Food Takeaway Premises

- 11.8 The use of premises for hot-food takeaways can cause particular problems within a village centre, such as Sutton, where there are a mix of uses including a high level of residential properties. Paragraph 92 of the NPPF states that "Planning policies and decisions should.....enable and support healthy lifestyles". Proposals for the use of premises for the sale of hot food, where consumption of that food is mostly undertaken off the premises, requires planning consent and careful consideration must be given to the potential impacts of such a proposal on the character of the area and the amenity of residents living in the vicinity of the premises.

### Sport and Recreation Facilities

- 11.9 The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. Within the Neighbourhood Plan area, the focus for such facilities is at the Brooklands Centre where there is a football pitch, bowls green and multi-use games area (MUGA). In addition, there is an equipped play area at Stirling Way. However, this is remote from many parts of the village and beyond the Fields in Trust recommended 400 metres walking distance for Locally Equipped Areas of Play.
- 11.10 These existing facilities will be protected from being lost to development unless new facilities are provided in the village that are of equal or better standard and as equally accessible to residents. The development north of The Brook and west of Mepal Road (referred to in the Housing chapter) will provide additional sports pitches and a burial ground.

Policy SUT 17 is a new policy

## Policy SUT 17 - Hot Food Takeaway Premises

Proposals for hot food takeaway uses will be permitted where:

- a) the proposal would not give rise to unacceptable environmental effects which could not be overcome by the imposition of conditions; and
- b) the proposal has safe and convenient access and would not be detrimental to highway or pedestrian safety.

Where necessary, permission will be granted subject to conditions restricting hours of opening in order to protect the amenity of surrounding occupants and the vitality and viability of the area generally.

This policy will also apply to applications to relax or vary conditions to allow hot food takeaway facilities in conjunction with existing restaurants, cafés and other hospitality uses.

- 11.11 Policy GROWTH 3 of the Local Plan refers to the District Council's Supplementary Planning Document (SPD) on Developer Contributions. The SPD was adopted in 2013 and sets out that the amount of open space and play facilities required on-site is based on benchmark standards set out in the Council's Sports Facilities and Play Areas Assessment (2005) and Informal Open Space Assessment (2005).

## Policy SUT 18 - Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of sport or recreation open space or facilities will be permitted subject to compliance with the Local Plan and other local development documents, as appropriate.

Development which will result in the loss of existing sport or recreation open space or facilities, as identified on the Policies Map, will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the village and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Proposals for floodlighting will be permitted where:

- i. the alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky;
- ii. the lighting intensity is no greater than necessary to provide adequate illumination;
- iii. there is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users; and
- iv. there is no harm to biodiversity, natural ecosystems, intrinsically dark landscapes and/or heritage assets.

### Community Actions

- 11.12 The village does not currently have a fixed library building, the nearest facility being in Haddenham. One option that would be available is a Library Access Point run by volunteers with the support of the Cambridgeshire Library Service.

#### **COMMUNITY ACTION 11 - LIBRARY ACCESS**

The Parish Council will investigate the provision of a Library Access Point (LAP) in the village.

- 11.13 While the village has a good range of sport and recreation facilities available to residents, there may be sections of the community where there is an unmet demand.

#### **COMMUNITY ACTION 12 - ADDITIONAL SPORTS FACILITIES**

The Parish Council will investigate ways to promote 'Sport for All' across all sections of the community, including consideration of suitable locations for new facilities.

- 11.14 Access to facilities for young people is important in villages such as Sutton where access to larger centres, such as Ely, is limited.

#### **COMMUNITY ACTION 13 - PLAY AREAS AND YOUTH FACILITIES**

The Parish Council will seek to identify a location for a new equipped youth recreation facility in the village and enhance areas for juniors and toddlers.

## 12. DEVELOPMENT DESIGN

### Objective 2:

All new development should be focussed on the way it can best meet the needs of the residents of the Parish, young and old.

#### WHAT THE 2019 PLAN SAID

- The 2019 Plan did not have a chapter covering Development Design

#### WHAT'S NEW IN THIS PLAN

- This new chapter addresses matters relating to the design and impact of all new development where planning permission is required
- Policy SUT 19 is supported by Design Guidance that has been prepared for the Parish Council as part of the Government's neighbourhood planning support
- Additional new policies covering flooding and sustainable drainage, lighting, sustainable construction and renewable energy.

#### Context

- 12.1 The NPPF makes it clear, in paragraph 126, that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." New development should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset can have a significant detrimental impact on the area.
- 12.2 In January 2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.
- 12.3 At a local level, East Cambridgeshire District Council has published a Design Guide Supplementary Planning Document (2012) which contains detailed guidance on how development should complement landscape, setting, local architectural traditions, and how sustainable construction techniques can be incorporated.

#### Issues

- 12.4 The 2022 survey reviewing the Issues in the 2019 Plan identified the matters where more than 50% of respondents thought that the issue remained in Sutton today.

Ensuring that adequate parking is provided to keep the streets uncluttered and accessible	79%
Ensuring that the village does not lose its character due to inappropriately dense development	77%
Respecting and preserving the character of the village through the promotion of high-quality design	74%
Encouragement of sustainable building practices	66%

- 12.5 No significant new issues were raised in the 2022 survey.

## Neighbourhood Plan Policies

- 12.6 In support of the preparation of the new Neighbourhood Plan, the Sutton Design Guidelines and Codes was prepared by consultants AECOM as part of the Government's Neighbourhood Plan support programme (November 2019). It has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of the Neighbourhood Area and has been used to inform specific design guidelines to promote sustainable development. In Sutton parish, the Design Guidelines and Codes recommend that new development proposals should include evidence that development proposals have considered and applied the following general design principles:

### Design Principles

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

- 12.7 The Design Guidelines and Codes provide a development management checklist against which development proposals should seek to respond where applicable. The checklist is included as Appendix 3 of the Plan.

Policy SUT 19 is a new policy

## Policy SUT 19 - Design Considerations

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment. Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements off the Development Design Checklist in Appendix 1 of the Neighbourhood Plan and take account of the National Model Design Codes and the Sutton Design Codes (October 2021).

In addition, proposals will be supported where they:

- a. Recognise and address the key features, characteristics, landscape/ building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. Maintain the locality's sense of place as defined in the Sutton Design Code;
- c. Do not involve the loss of gardens, open, green or landscaped areas, which make a significant contribution to the character and appearance of the locality or Parish as a whole;
- d. Taking mitigation measures into account, do not affect adversely:
  - i. Any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance and the Listed Buildings;
  - ii. Important landscape characteristics including trees, ancient hedgerows, green edges and other prominent topographical features identified in the Design Code document;
  - iii. Identified important views into, out of, or within the settlements as identified on the Policies Map;
  - iv. Sites, habitats, species and features of ecological interest;
  - v. The amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity; *contd...*



*Policy SUT 19 contd...*

- e. Do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. Produce designs that respect the character, scale and density of the locality;
- g. Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided in accordance with adopted guidance and designed to be integrated into the development without creating an environment dominated by vehicles, avoid parking in tandem within plots and seek always to ensure satisfactory permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. Wherever possible ensure that development faces on to existing roads;
- i. Where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- j. Include suitable ducting capable of accepting fibre to enable ultrafast broadband (fibre to the property); and
- k. Provide one electric vehicle charging point per new off-street parking place created.

Where new off-highway car parking provision is created for non-residential uses or public car parking, ducting and cabling shall be laid to enable charging points to be provided at every space and the minimum number of charging points shall be provided in accordance with adopted standards at the time of the application.



## Dark Skies

- 12.8 Paragraph 180 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

### Policy SUT 20 is a new policy

## Policy SUT 20 - Dark skies

**Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.**

## Flooding

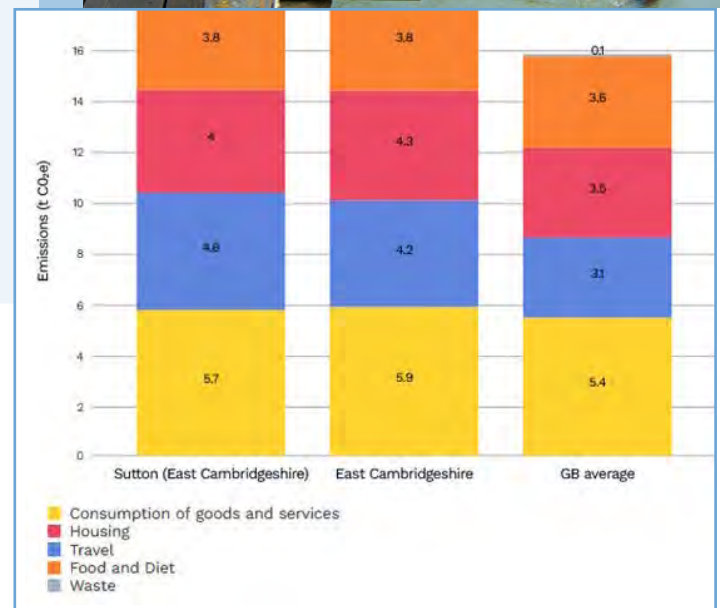
- 12.9 Some eighty percent of the Parish is within Environment Agency designated Flood Zone 2 or 3, with Zone 3 having the highest risk of flooding. However, the main built-up areas of the village are built on relatively higher ground and outside the Flood Zones. National planning policy restricts the type of development that can take place in the areas likely to flood.
- 12.10 Within the village there are locations where the risk of surface water flooding is high, especially along The Brook and Ely Road. It is essential that development proposals across the parish do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and storm water harvesting and grey water recycling, and the management of run-off in order to reduce the potential for making the situation worse. In designing for sustainable drainage, reference should be made to the Sutton Design Guidelines and Codes regarding rainwater harvesting (Code 22), permeable paving (Code 24), and storage and slow release (Code 25).

## Policy SUT 21 - Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and storm water harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.



### Energy Consumption

12.11 The Centre for Sustainable Energy (CSE), has developed a community carbon calculator in response to a demand from smaller settlements to have robust and accurate data on their carbon footprint, so that they can best direct their efforts to tackle the climate emergency. For Sutton, it identifies that the consumption of goods and services is the biggest source of CO<sub>2</sub> followed by travel, with housing in third place.

12.12 Energy consumption and the demand for energy is a major determinant of climate change. Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.

12.13 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met.

12.14 Where energy use is necessary, priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

1. minimising energy demand;
2. maximising energy efficiency;
3. utilising renewable energy;
4. utilising low carbon energy; and
5. utilising other energy sources.

## Policy SUT 22 - Sustainable Building Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they:

- i. maximise the benefits of solar gain in site layouts and orientation of buildings;
- ii. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- iii. avoid fossil fuel-based heating systems and;
- iv. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and pV systems;

12.15 In June 2019, the government committed to a legally binding target requiring the country to be net zero carbon by 2050. The NPPF requires plans to develop a positive strategy to promote energy generation from renewable and low carbon sources and encourages plans to maximise renewable and low carbon energy development, whilst ensuring that adverse impacts are addressed. It further states that when determining planning applications for renewable and low carbon development, local planning authorities should approve the application if its impacts are (or can be made) acceptable.

12.16 In Autumn 2019, East Cambridgeshire District Council declared a climate emergency. In doing so, they agreed to explore a wide range of actions to improve their local environment and help mitigate climate change, but without careful consideration, renewable energy developments can have adverse impacts on the natural and built environment, as well as residential amenity. A balanced approach will therefore be needed when considering proposals for renewable energy in the Neighbourhood Plan Area.



## Policy SUT 23 - Renewable Energy

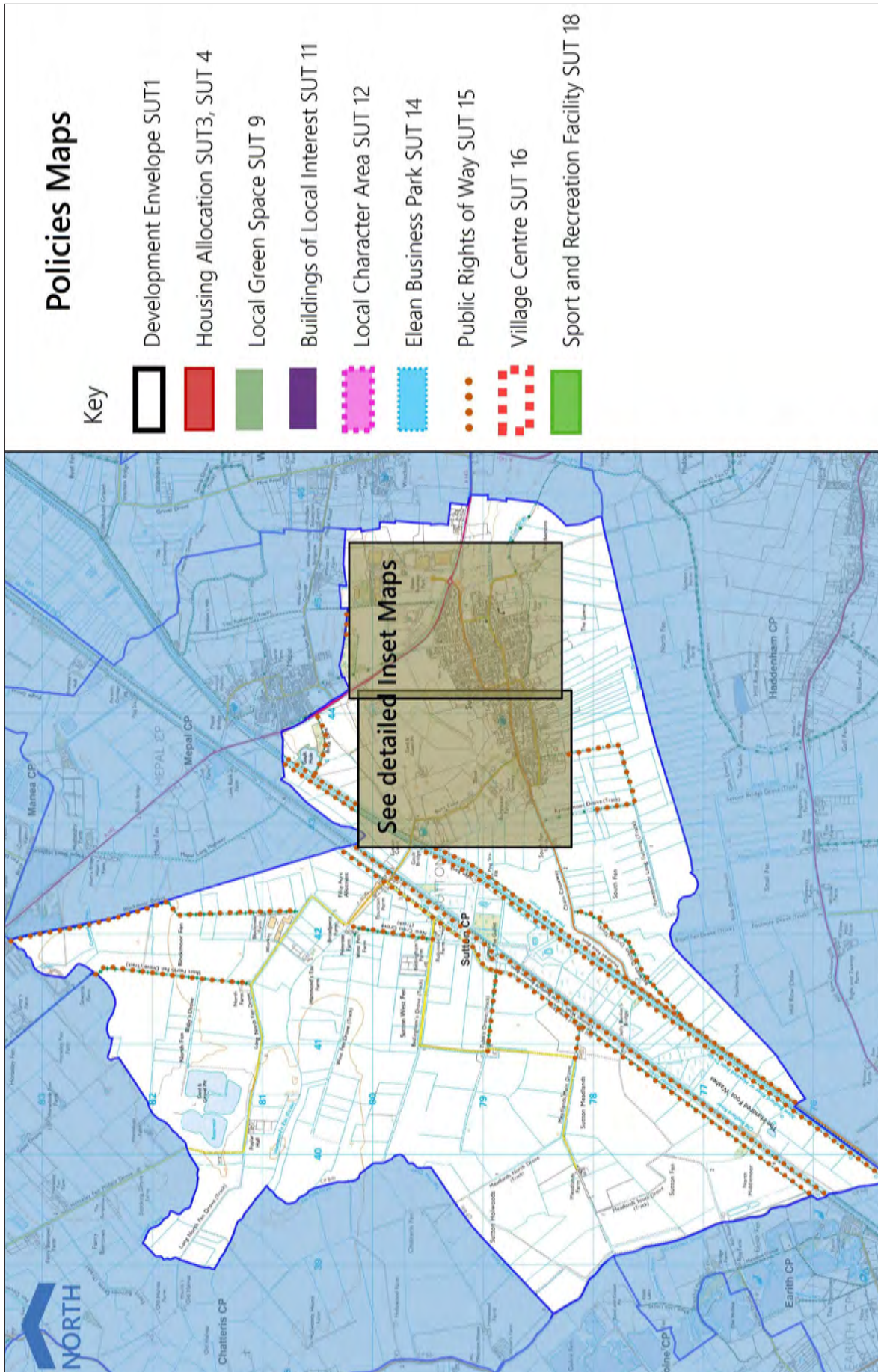
Renewable energy generation schemes, including those that form part of wider development proposals, will be supported where their scale, siting and cumulative effects would not have a significant adverse impact on:

- i. neighbouring uses or amenity;
- ii. visual amenity, particularly from sensitive viewpoints;
- iii. environmental and heritage assets;
- iv. the best and most versatile agricultural land; and
- v. highway safety.

Where development is permitted, mitigation measures, such as landscaping, may be required to minimise any potential negative visual amenity and/or highway impacts.

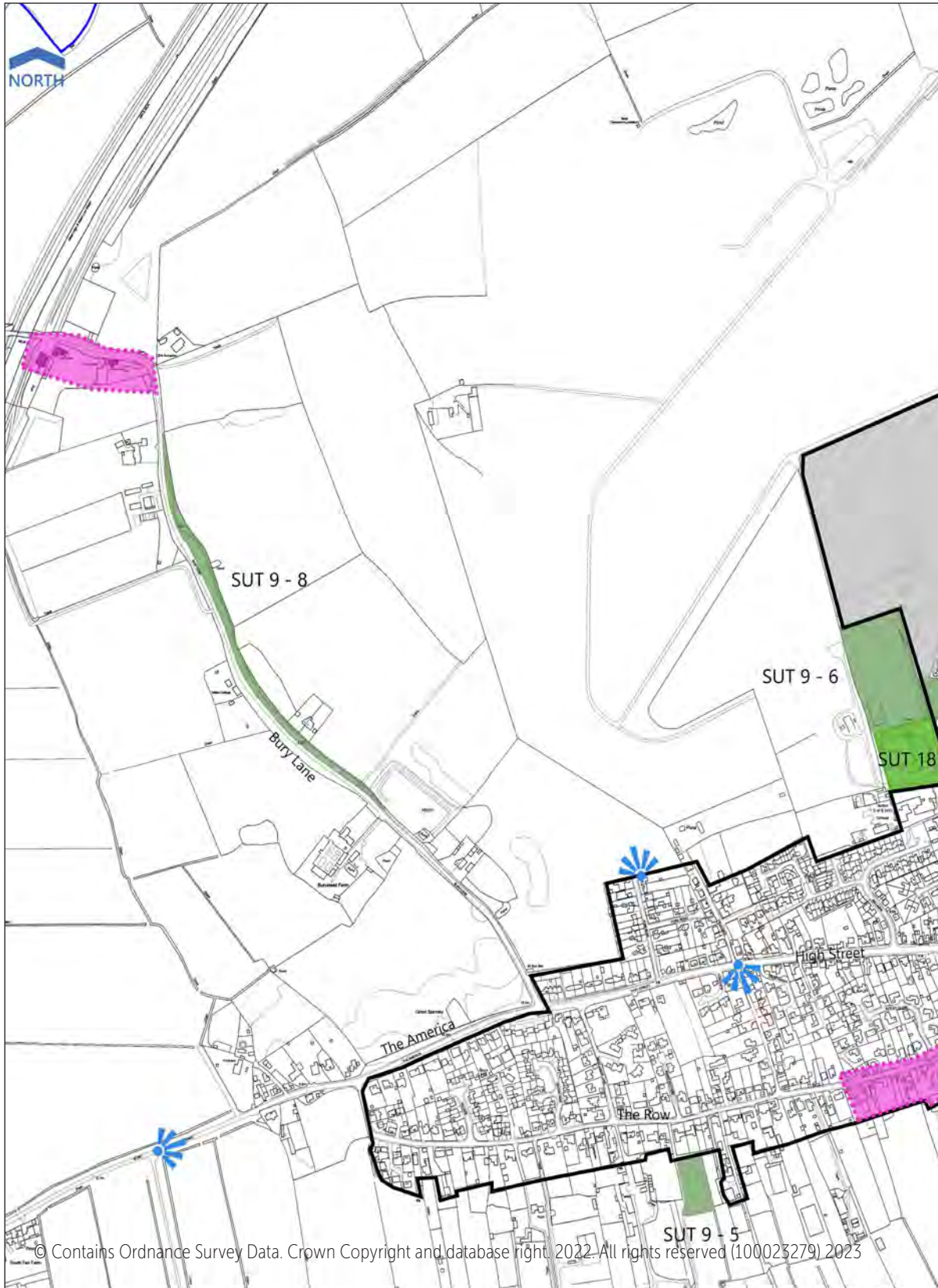


# POLICIES MAPS

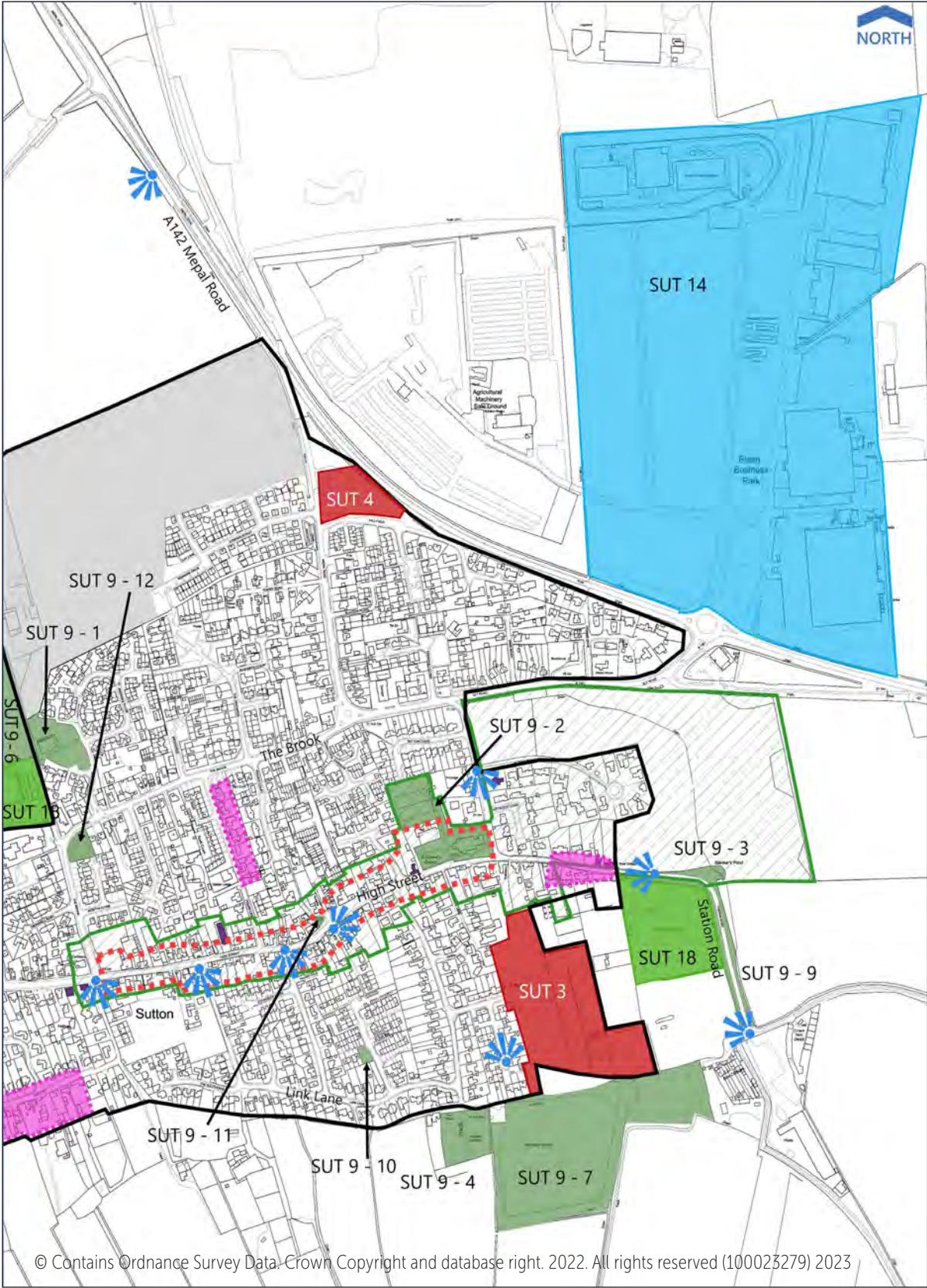




# INSET MAP - WEST



# INSET MAP - EAST



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## APPENDIX 1 - DESIGNATED HERITAGE ASSETS

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Source – Historic England <https://historicengland.org.uk/listing/the-list/>  
NB. The entries below are as they appear in the Historic England list.

### **Grade I**

The Burystead, Bury Lane  
Church of St Andrew, High Street

### **Grade II**

Mostyn, 76 High Street  
Dundas House, 17 High Street  
Fairhill, 22 and 22A High Street  
Baptist Church, High Street  
Cambria House, 19 High Street  
The Gables, 3 High Street  
31 High Street  
K6 Telephone Kiosk, opposite Windmill Lane, High Street  
War Memorial, St Andrew's Churchyard, High Street  
The Granary, 17 The Row  
25 The Row  
33 The Row  
Rathmore, Station Road  
Rectory Farmhouse, Station Road  
Barn, 150 yards west of Burystead Farm, Bury Lane

### **Scheduled Monuments**

Long barrow at South Fen, 180m south east of Between Ditches Drove  
Round barrow 690m SSW of Stocking Drove Farm  
Long barrow at South Fen, 90m south west of the west end of Rymanmoor Long Turning

## APPENDIX 2 BUILDINGS OF LOCAL INTEREST REGISTER

Extract from East Cambridgeshire

District Council "Buildings of Local Interest Register" February 2017

### CRITERIA FOR LOCAL LIST

#### Age & Condition

The older a building or structure the more likely it is to be of historical significance;

b) Does it survive in anything like its original form or condition? This would exclude buildings that have been subject to unsympathetic extensions and alterations, including the installation of UPVC windows and doors.

A5	Post 1945	Buildings or structures of exceptional quality and of significant landmark value
A4	1939 - 1945	Rare example of surviving war time building or structure
A3	1914 - 1939	Buildings or structures that are substantially complete and unaltered and a good example of the style
A2	1840 - 1914	Buildings or structures affected by only minor alterations that could be easily reversed
A1	Pre 1840	Buildings or structures where form is clearly identifiable and there is the potential to restore

**Buildings or structures where form is clearly identifiable and there is the potential to restore.**

#### Historical Association

Buildings or structures with well documented associations with locally important people or events that also retain some quality in their physical fabric.

- B1 Is it associated with any important historical figure or family?
- B2 Is it a rare or fine example of a building or structure that illustrates the local social, economic or industrial history?
- B3 Is it associated with an important local historic event?

#### Architectural Interest

Consideration will be given to a building or structure that is of local architectural value and includes design qualities typical of the local area.

- C1 Is it a good example of a local vernacular?
- C2 Is it related by age, materials or in any other historically significant way to adjacent listed buildings and contributes positively to their setting?
- C3 Is it a rare or pioneering example of a building type or structure?
- C4 Was it built by a famous local or national architect?
- C5 Is it a particularly good example of an architectural style?

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- C5 Is it a particularly good example of an architectural style?

### Local Characteristics

Consideration will be given to buildings or structures that contribute to local identity and distinctiveness.

- D1 Is it a structure that exhibits distinctive characteristics relative to the area (i.e. post box, milestones, street furniture, etc)?
- D2 Is it a structure that is a landmark feature that makes a particularly positive contribution to the distinctive character of the place?
- D3 Is it a locally important building type, such as a Church, Chapel, School or water feature?

### Townscape Significance

There are individual or groups of buildings that contribute positively to the character or identity of a local townscape, street scene or rural area. These include key landmark buildings, notable buildings on important routes in to the area and those, which create an important vista or contribute to the skyline.

- E1 Is the structure associated with a designated park or landscape such as walls, terracing or minor garden buildings?
- E2 Is it of identifiable importance to the historic design?

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<b>Local reference</b>	<b>BL68 The Grove, Sutton Gault</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A3,C1,C3
<b>Date</b>	1841-1914
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of a more formal manor house that retains a number of original features that mark the building out as being quite high status. The architectural detailing and quality is unique and makes a positive contribution to the character of the area.
<b>Description</b>	The property is constructed of gault brick with a clay pegtile roof and parapet gables with finial detailing. There is a large double chimney stack to the road and stone mouldings about the windows on the front elevation .



<b>Local reference</b>	<b>BL69 Grove Barn, Sutton Gault</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A3
<b>Date</b>	1841-1914
<b>Use</b>	Agriculture
<b>Reason for Inclusion</b>	The building is believed to have formerly been used as an Ecclesiastical barn dating from the 15th century (possibly relocated from another location). The building makes a positive contribution to the character of the area .
<b>Description</b>	The building sits on the corner of Bury Lane and is constructed of gault brick with clay tile roof and timber boarding.



<b>Local reference</b>	<b>BL70 The Anchor, Sutton Gault</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A1,B2,D3
<b>Date</b>	Pre 1700
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The property is a good example of a traditional public house and is one of only a few surviving public houses that survive along the levels. The property is included for its rarity and heritage value.
<b>Description</b>	The building is two storeys with a one and half storey extension to the rear. It is constructed of rendered brick with a slate roof to the front and pantile roof to the rear. It forms an H plan with two end stacks and a central ridge stack on the rear gable. The building has also been extended to the south where there is a third end stack. The building also retains its timber sashes.





<b>Local reference</b>	<b>BL71 6 High Street</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A3,C1,C5
<b>Date</b>	1841-1914
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of the traditional vernacular architectural style found in the village. It makes a positive contribution to the street scene.
<b>Description</b>	The building is constructed of gault brick with a modern concrete tile roof and is one and half storeys. It features dutch gables and tumbled brickwork on the gables. There are three three bay casements at ground floor, three modern flat roof dormers above and two end stacks. There is scarring on the front elevation that suggests there were at least two doorways that have been blocked up.



<b>Local reference</b>	<b>BL72 Methodist Chapel, High Street</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A3,B2,D3
<b>Date</b>	1914
<b>Use</b>	Residential (was Ecclesiastical)
<b>Reason for Inclusion</b>	The chapel is one of a number of non conformist places of worship within the village. The building features a high amount of decorative detailing and is a prominent feature in the street scene, making a positive contribution to the character of the area .
<b>Description</b>	The building is constructed of red brick with stone banding and detailing with a slate roof. The chapel features a porch with an arched doorway with a stone pediment above. There is a central geometrical tracery window with stone surround, flanked by two plate tracery windows. The front elevation also features a number of finial details.



<b>Local reference</b>	<b>BL73 83 High Street</b>
<b>Group Value</b>	Yes
<b>Selection Criteria</b>	A3, C1
<b>Date</b>	1841-1914
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of the traditional vernacular style found in the village. It occupies a visually prominent location in the village and makes a positive contribution to the character of the area forming a pleasant pair with No. 85.
<b>Description</b>	The building is constructed of gault bricks with a slate roof, featuring two end stacks. It features a building mark 'E*b' to the right side of the front door. The roof is a shallow pitch and it has a pronounced overhang to the front elevation. A large centrally placed door with a recessed arch above, the property also retains its traditional tripartite sash windows . There is remnants of earlier red brickwork to the rear elevation which may be evidence of an earlier dwelling.



<b>Local reference</b>	<b>BL74 85 High Street</b>
<b>Group Value</b>	Yes
<b>Selection Criteria</b>	A3,C1
<b>Date</b>	1841-1914
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of the traditional vernacular style found in the village. It makes a positive contribution to the character of the area with a number of quality features surviving. The building also forms a pleasant pair with No.83
<b>Description</b>	The building is constructed of gault bricks with a slate hipped roof with a large modern extension to the rear . The property features two canted bay windows with a central doorway with timber surrounding and lintel. Three bays with timber sashes and an end stack to the west gable.



<b>Local reference</b>	<b>BL75 The Chequers, High Street</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A2,B2,C1
<b>Date</b>	1701-1840
<b>Use</b>	Public House
<b>Reason for Inclusion</b>	The building is a good example of early-mid 19th century architecture and makes a positive contribution to the street scene. The property remains in active use as a public house and is of social significance in the village.
<b>Description</b>	The building is two storeys and constructed of gault brick with a slate roof, although the return appears to be constructed of a red brick mix. The front elevation is of three bays with recessed timber sashes with 8-over-8 panes. There has been a large oversized porch added to the front elevation at some point in the past and the property features an end stack to the east gable and an external stack to the west elevation.



<b>Local reference</b>	<b>BL76 Rose Cottage, Station Road</b>
<b>Group Value</b>	Yes
<b>Selection Criteria</b>	A2,C1
<b>Date</b>	1701-1840
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of the traditional vernacular style found in the village and has group value with the property known as East wood. The building makes a positive contribution to the character of the area.
<b>Description</b>	Two storeys constructed of red brick with a clay tile, steeply pitched hipped roof and a large brick stack to the rear gable. The building is three bays with recessed sashes on the ground floor and three flush casements on the first floor. The front elevation has been extensively repaired in the past with a lot of scaring on the brickwork.



<b>Local reference</b>	<b>BL77 Eastwood, Station Road</b>
<b>Group Value</b>	Yes
<b>Selection Criteria</b>	A2, C1
<b>Date</b>	1701-1840
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The building is a good example of the traditional vernacular style found in the village and has group value with the property known as Rose Cottage.
<b>Description</b>	Two storeys and gable end to the road, the property is constructed of red brick with a clay tile roof. There is an end stack to the southern gable and a ridge stack approx. ¾ of the way down the roof. The building appears to have been extensively altered in the past with a first floor added and possibly an extension to the north. The windows are all modern replacements.



<b>Local reference</b>	<b>BL78 18 Sutton Park</b>
<b>Group Value</b>	No
<b>Selection Criteria</b>	A5, C5
<b>Date</b>	Late 20th century
<b>Use</b>	Residential
<b>Reason for Inclusion</b>	The property is a good example of 20th century domestic architecture and is an unusual addition to the street scene. Features such as the hipped roof, and vertical windows give it a recognisable architectural style.
<b>Description</b>	Two storey constructed of gault brick with slate hipped roof, the building is set back from the main road and features a half circular detail and lean to facing the street. There is an oversized chimney stack to the western elevation and a linked garage to the east.



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# APPENDIX 3 - DEVELOPMENT DESIGN CHECKLIST

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SOURCE - Sutton Design Guidelines and Codes - AECOM (October 2021)

## 1. General design guidelines for new development

Does the proposal:

- 1.1 Integrate with existing paths, streets, circulation networks and patterns of activity;
- 1.2 Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- 1.3 Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- 1.4 Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- 1.5 Reflect, respect, and reinforce local architecture and historic distinctiveness;
- 1.6 Retain and incorporate important existing features into the development;
- 1.7 Respect surrounding buildings in terms of scale, height, form and massing;
- 1.8 Adopt contextually appropriate materials and details;
- 1.9 Provide adequate open space for the development in terms of both quantity and quality;
- 1.10 Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- 1.11 Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- 1.12 Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- 1.13 Positively integrate energy efficient technologies;
- 1.14 Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- 1.15 Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

## 2. Street grid and layout

- 2.1 Does it favour accessibility and connectivity? If not, why?
- 2.2 Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- 2.3 What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- 2.4 How will the new design or extension integrate with the existing street arrangement?
- 2.5 Are the new points of access appropriate in terms of patterns of movement?
- 2.6 Do the points of access conform to the statutory technical requirements?

## 3. Local green spaces, views and character:

- 3.1 What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- 3.2 Does the proposal maintain or enhance any identified views or views in general?
- 3.3 How does the proposal affect the trees on or adjacent to the site?
- 3.4 Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- 3.5 Has the proposal been considered within its wider physical context?
- 3.6 Has the impact on the landscape quality of the area been taken into account?
- 3.7 In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- 3.8 How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- 3.9 Can any new views be created?
- 3.10 Is there adequate amenity space for the development?
- 3.11 Does the new development respect and enhance existing amenity space?
- 3.12 Have opportunities for enhancing existing amenity spaces been explored?
- 3.13 Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- 3.14 Is there opportunity to increase the local area biodiversity?
- 3.15 Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- 3.16 Can water bodies be used to provide evaporative cooling?
- 3.17 Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

#### **4. Gateway and access features:**

- 4.1 What is the arrival point, how is it designed?
- 4.2 Does the proposal maintain or enhance the existing gaps between settlements?
- 4.3 Does the proposal affect or change the setting of a listed building or listed landscape?
- 4.4 Is the landscaping to be hard or soft?

#### **5. Buildings layout and grouping:**

- 5.1 What are the typical groupings of buildings?
- 5.2 How have the existing groupings been reflected in the proposal?
- 5.3 Are proposed groups of buildings offering variety and texture to the townscape?
- 5.4 What effect would the proposal have on the streetscape?
- 5.5 Does the proposal maintain the character of dwelling clusters stemming from the main road?
- 5.6 Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- 5.7 Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- 5.8 Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

#### **6. Building line and boundary treatment:**

- 6.1 What are the characteristics of the building line?
- 6.2 How has the building line been respected in the proposals?
- 6.3 Has the appropriateness of the boundary treatments been considered in the context of the site?

#### **7. Building heights and roofline:**

- 7.1 What are the characteristics of the roofline?
- 7.2 Have the proposals paid careful attention to height, form, massing and scale?
- 7.3 If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- 7.4 Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- 7.5 Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

#### **8. Household extensions:**

- 8.1 Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- 8.2 Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- 8.3 Do the proposed materials match those of the existing dwelling?
- 8.4 In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- 8.5 Are there any proposed dormer roof extensions set within the roof slope?
- 8.6 Does the proposed extension respond to the existing pattern of window and door openings?
- 8.7 Is the side extension set back from the front of the house?
- 8.8 Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- 8.9 Can any materials be re-used in situ to reduce waste and embodied carbon?

#### **9. Building materials and surface treatment:**

- 9.1 What is the distinctive material in the area?
- 9.2 Does the proposed material harmonise with the local materials?
- 9.3 Does the proposal use high-quality materials?
- 9.4 Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- 9.5 Does the new proposed materials respect or enhance the existing area or adversely change its character?
- 9.6 Are recycled materials, or those with high recycled content proposed?
- 9.7 Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- 9.8 Can the proposed materials be locally and/ or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

**10. Car parking:**

- 10.1 What parking solutions have been considered?
- 10.2 Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- 10.3 Has planting been considered to soften the presence of cars?
- 10.4 Does the proposed car parking compromise the amenity of adjoining properties?
- 10.5 Have the needs of wheelchair users been considered?
- 10.6 Can electric vehicle charging points be provided?
- 10.7 Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- 10.8 If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

**11. Architectural details and design**

- 11.1 If the proposal is within a Conservation Area, how are the characteristics reflected in the design?
- 11.2 Does the proposal harmonise with the adjacent properties?
- 11.3 This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- 11.4 Does the proposal maintain or enhance the existing landscape features?
- 11.5 Has the local architectural character and precedent been demonstrated in the proposals?
- 11.6 If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- 11.7 Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/ shutters to provide shading in hotter months?
- 11.8 Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- 11.9 Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

# Glossary

**Amenity** - a general term used to describe the tangible and intangible benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

**Biodiversity** - a contraction of biological diversity, all species of life on earth including plants and animals and the ecosystem of which we are all part.

**Biodiversity Net Gain** - an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

**Birds and Habitats Directives** - European Directives to conserve natural habitats and wild fauna and flora.

**Brownfield Land** - also known as Previously Developed Land, see NPPF.

**Community Facilities** - facilities including leisure facilities, libraries, public houses, cultural facilities (such as arts and museum facilities), places of worship and community halls.

**Conservation Area** - a formally designated area of special historic or architectural interest whose character must be preserved or enhanced.

**Development Envelope** - a boundary on a map beyond which the local planning authority proposes that a village should not be able to extend.

**Habitats Regulations Assessment** - the identification of any aspects of the emerging Neighbourhood Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified.

**Heavy Commercial Vehicle (HCV)** - This is defined by s20 of the Roads and Traffic Act 1988, and includes, for example, any goods vehicle which has an operating weight exceeding 7.5 tonnes.

**Infill** - the use of vacant land and property within a built-up area for further construction or development (see also "windfall site").

**Infrastructure** - a collective term which relates to all forms of essential services like electricity, water, and road and rail provision

**Listed Building** - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures.

**National Planning Policy Framework (NPPF)** - the Government's national planning policies for England and how these are expected to be applied.

**Open Space** - areas of undeveloped or largely undeveloped land for leisure purposes - including village greens, allotments, children's playgrounds, sports pitches and municipal parks.

**Policies Map** - a map on an Ordnance Survey base which shows where policies in Local Plans apply.

**Settlement Hierarchy** - settlements are categorised into a hierarchy based on the range of facilities, services and employment opportunities available, plus the ability to access other higher ranking settlements by public transport.

**Special Areas of Conservation & Special Protection Areas** - designations under the European Union Directive on the Conservation of Wild Birds.

**Strategic Environmental Assessment** - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary Planning Document** - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Development** - usually referred to as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland, 1987).

**Sustainable Drainage Systems (SuDS)** - an overall term for systems of surface water drainage management that take into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes to enable infiltration and gradual discharge into watercourses.

**Use Classes** - contained within the Use Class Order: a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.

**Windfall Site** - a site that comes forward on unallocated land for residential development.



# Sutton

REPLACEMENT NEIGHBOURHOOD PLAN  
2023-2036



SUBMISSION DRAFT PLAN - NOVEMBER 2023

SUTTON PARISH COUNCIL