



Sutton

REPLACEMENT NEIGHBOURHOOD PLAN
2023-2036



CONSULTATION STATEMENT
NOVEMBER 2023

SUTTON PARISH COUNCIL

Prepared for Sutton Parish Council by
Places4People Planning Consultancy
November 2023



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1. Introduction

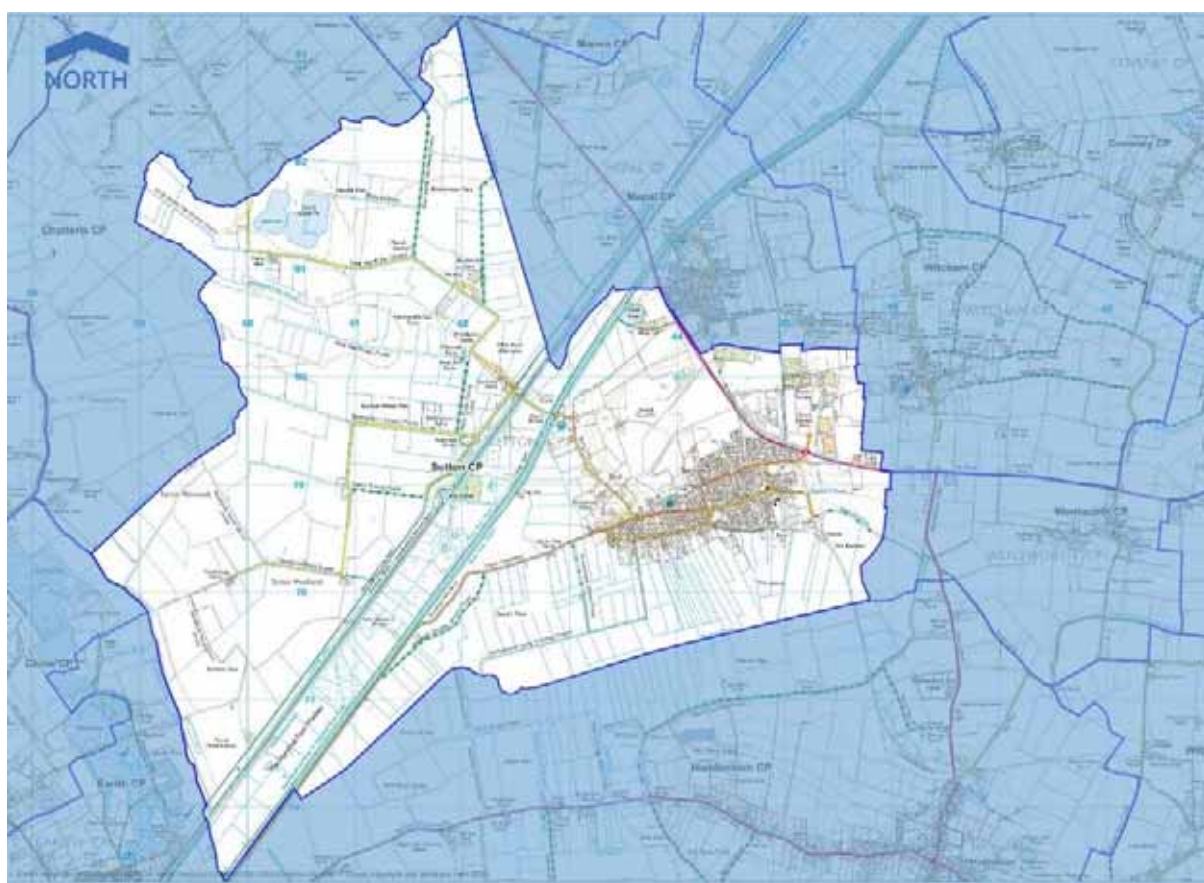
- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Replacement Sutton Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the submitted Replacement Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Sutton as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the preparation of the Replacement Neighbourhood Plan

- 2.1 On 30 May 2019, East Cambridgeshire District Council formally 'made' the Sutton Neighbourhood Plan. Circumstances nationally and locally have changed since the original Neighbourhood Plan was prepared. The Parish Council has therefore decided to replace the made Neighbourhood Plan with a more up-to-date Plan that reflects the changing circumstances and fills planning policy vacuums for the Parish. The starting point was 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 Neighbourhood Area

- 2.2 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.



Map 1 – Neighbourhood Area

3. How the Replacement Neighbourhood Plan has been prepared

3.1 The Replacement Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has built upon previous local community engagement to gather evidence for the content of the plan and the need to update its content.

3.2 Given that the Plan is updating and replacing the 2019 Plan, an extensive round of evidence gathering and community engagement has not been necessary. A community drop-in event was held in March 2022 to provide information about the Plan, the main matters to be addressed and seek opinions as to whether the issues for Sutton identified in the 2019 Plan remained. A separate "Issues Survey", which received 97 responses, informed the review of the Plan and what changes might be required to adopted policies.

3.3 Additional evidence reports were prepared to support the review of the 2019 Plan and the new policies in the Plan, namely:

- Sutton Design Guidance and Codes, AECOM, October 2021
- Sutton Housing Needs Assessment, AECOM, September 2021
- Local Green Space Assessment, June 2023 and updated November 2023
- Appraisal of Views, June 2023

The reports were made available to view and download on the Neighbourhood Plan pages of the Parish Council website.

3.4 Initially it was intended that a Neighbourhood Plan Review would be prepared and on 25 April 2023 the Parish Council approved the Draft Neighbourhood Plan Review for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). Given that it was originally intended as a Review, a Modification Statement for the Regulation 14 consultation was published and is reproduced in Appendix 1. At the time the Parish Council considered that the nature of the modifications to be not so significant or substantial as to change the nature of the made Plan. The Parish Council considered that the modifications would require examination but, subject to the decision of the independent examiner, would not require a referendum.

4. Regulation 14 Pre-Submission Consultation

- 4.1 Consultation commenced on Saturday 3 June 2023 and ran until 21 July. An explanatory leaflet, illustrated in Appendix 2 was published and distributed to every household.
- 4.2 A drop-in consultation event was held at The Glebe Hall on Saturday 3 June which was well attended. The display boards used at the event are illustrated in Appendix 3.
- 4.3 A dedicated Neighbourhood Plan website, with a link from the Parish Council website, provided a copy of the Draft Neighbourhood Plan, links to the supporting evidence documents and details on how to comment on the Plan. An online comments form was made available, linked from the Neighbourhood Plan pages. It was also made available in paper form should respondents be unable or unwilling to submit comments online.
- 4.4 The District Council provided a list of statutory consultees, as listed in Appendix 4, and these were notified of the consultation by email at the start of the consultation period. A copy of the consultation email content is included as Appendix 5.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

- 5.1 A total of 29 people or organisations responded to the Pre-Submission Consultation as listed below.

Residents

C Petchey	B Macleod	G Redman
P Martin	C Zaris	D Nothard
D Ashpole	P Moan	D Abraham
A Brown	J Green	A&E Monk
R Brown	M&J Middleton	J Megginson

Plus, one anonymous response

Organisations

East Cambridgeshire District Council
Cambridgeshire County Council
Norfolk County Council
Isleham Parish Council
Mepal Parish Council
Red Lodge Parish Council
Anglian Water
The Coal Authority
The Marine Management Organisation
National Gas
National Grid
National Highways
Natural England
Historic England

- 5.2 Appendix 6 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 7. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of the Appendix. Further amendments were made to the Plan to bring it up-to-date. Appendix 8 provides a comprehensive list of all the modifications made to the Pre-Submission Plan following consultation.
- 5.3 Following the consultation, two further potential Local Green Spaces were suggested, the Village Green in the High Street, and the amenity open space adjacent to 61 The Brook. A limited consultation of

Supplementary and focused consultation on LGS

Appendix 1 – Modification Proposal – Regulation 14 Statement

Sutton Neighbourhood Plan

MODIFICATION PROPOSAL

REGULATION 14 STATEMENT

1. This statement is made by Sutton Parish Council (“the Qualifying Body”) pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and 2017.
2. Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood development plan. It requires that *“in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”*.
3. Government Planning Practice Guidance notes that there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:
 - Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
 - Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
 - Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

Paragraph: 106 Reference ID: 41-106-20190509

4. The Sutton Neighbourhood Development Plan was made by East Cambridgeshire District Council on 30 May 2019. The Plan contains 12 planning policies covering:
 - the location of development,
 - the allocation of three sites for housing development,
 - housing mix,
 - designating local green spaces,
 - protecting and maintaining features of landscape and biodiversity value,
 - preserving historic character,
 - protecting services and facilities,
 - identifying Elean Business Park as a location for employment development,
 - protecting retail premises from being lost, and
 - protecting sport and recreation facilities from being lost.


5. The Qualifying Body proposes to modify the existing made plan to amend some existing policies and include additional policies that cover:
 - affordable housing,
 - conserving and enhancing internationally designated sites,
 - biodiversity net gain,
 - employment sites,
 - public rights of way,
 - hot food takeaway premises,
 - design considerations,
 - dark skies,
 - flooding and sustainable drainage,
 - sustainable building practices, and
 - renewable energy

6. The Qualifying Body considers that the nature of the modifications to be not so significant or substantial as to change the nature of the made Plan. It considers that the modifications would require examination but, subject to the decision of the independent examiner, would not require a referendum.

Sutton Parish Council

May 2023

Appendix 2 – Pre-Submission Consultation Leaflet



NEIGHBOURHOOD PLAN REVIEW

Sutton ²⁰²³

Community Consultation
Drop-in Event
Saturday 3rd June
10am - 2pm
The Glebe Hall, 4 High Street

Sutton Parish Council

NEW NEIGHBOURHOOD PLAN CONSULTATION 3rd JUNE - 21st JULY
Find out inside how you can view and comment on the New Plan

The background of the leaflet features a photograph of a large, historic stone church with a prominent tower, situated on a grassy hillside with trees in the foreground under a blue sky with light clouds.

Community Consultation Drop-in
Saturday 3rd June
10am - 2pm The Glebe Hall, 4 High Street

Please come along to look at the New Plan and find out more about it at an extensive Neighbourhood Plan display.

Refreshments will be on offer throughout the event so you can read the Plan over a cuppa.



BACKGROUND TO THE REVIEW

The 2019 Neighbourhood Plan

In May 2019 a Neighbourhood Plan for our parish was adopted by East Cambridgeshire District Council after it was supported by 90% of residents that turned out at a parish referendum. Since then, the Neighbourhood Plan has been used by them when making decisions on planning applications in the parish.

Our Plan was one of the first to be prepared in the East Cambridgeshire District and put us in a strong position to ensure that planning decisions reflected the local priorities expressed in our Plan. However, the world of planning continuously changes. In the four years since the Plan was finished there have been a number of changes nationally and locally that mean that our Plan is now not up-to-date and doesn't cover important matters.

We are about to commence consultation on our Neighbourhood Plan Review document, and we want you to provide feedback on it over the coming weeks.



The NEW Draft Neighbourhood Plan

The New Plan has a very different look and feel to the 2019 Plan, but it remains focused on delivering our agreed vision that:

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.

The main task of the review has been to appraise whether the planning policies that were supported in the 2019 Plan remain fit for purpose, given the national and local changes since that date. We have also assessed whether there are gaps in the Plan that should now be addressed.

PLAN THEMES

-  HOUSING
-  HISTORIC ENVIRONMENT
-  TRAFFIC & TRAVEL
-  DEVELOPMENT DESIGN
-  BIODIVERSITY & NATURAL ENVIRONMENT
-  BUSINESS & EMPLOYMENT
-  RETAIL COMMUNITY FACILITIES & SERVICES

WHAT'S CHANGED IN THE NEW PLAN

Most of the original policies of the 2019 remain and have been updated. Only two policies have been deleted, one relating to the new housing north of The Brook which has now got planning permission and the other that covered Landscape and Biodiversity has been replaced by a new policy on Biodiversity.

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. Now Policy SUT 5
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

The new Plan also contains additional planning policies that cover:

- affordable housing;
- conserving and enhancing internationally designated sites
- biodiversity net gain
- employment sites
- public rights of way
- hot food takeaway premises
- design considerations
- dark skies
- flooding and sustainable drainage
- sustainable building practices
- 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 includes new Design Guidance for the village that has been produced as a separate document.

Community Actions

These are non-planning matters that address issues raised during the preparation of the Plan. The 2019 Plan contained 6 Community Actions which have been reviewed and updated to so that the Plan now contains 13 Community Actions, primarily covering traffic and travel issues but also including village facilities and services.

How to view the NEW Neighbourhood Plan

This leaflet cannot do justice to the content of the new Plan. The full version will be available to download from 3rd June at www.sutton-cambs-pc.gov.uk or www.sutton-in-the-isle.org.uk where an online comments form will be available to complete. If you would prefer to look at a paper copy, these will be awaiting you at the Drop-in Event on 3rd June and will also be available to borrow for a short period from the Parish Council at The Glebe, 4 High Street (open Monday to Thursday 10:00am to 12:00pm)

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete. Although we would prefer you to use the online comments form, paper comments forms can be obtained at the Drop-in Event and from the Parish Council office. They must be returned to the Parish Council by 21st July.

We want your comments, even if you support everything in the Plan!

LOOKING AHEAD

Once the consultation ends, all comments received will be reviewed and the Plan will be amended as necessary. It will then be submitted to East Cambridgeshire District Council who will undertake further consultation before the Plan is assessed by an Independent Examiner. Because of the scale of the changes compared with the 2019 Plan, it may have to be subject to another Parish Referendum open to all on the Electoral Register. A simple majority in favour of the Plan will mean that it can be used by the District Council when making decisions on planning applications. We think this will happen towards the end of the year.

**COMMENTS MUST BE RECEIVED BY 21 JULY
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**

www.sutton-cambs-pc.gov.uk
www.sutton-in-the-isle.org.uk





Sutton Neighbourhood Plan Review 2023

WELCOME

Thanks for sparing the time to come and visit our
Neighbourhood Plan Consultation Launch

The exhibition that follows will explain:

- What a neighbourhood plan is
- The history of neighbourhood planning in Sutton
- Why we need to review the Plan we completed in 2019
- What the new Draft Plan contains
- How you can comment on the new Draft Plan
- What will happen after today



*Copies of the Draft Plan are
available to read while you have
a cuppa*

*If you have any questions, please
don't hesitate to speak to a
member of the Neighbourhood
Plan Group*





What is a Neighbourhood Plan

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it forms part of the statutory development plan for the area, meaning East Cambridgeshire District Council and Planning Inspectors take it into account when considering planning applications.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

The current Neighbourhood Plan

In May 2019 a Neighbourhood Plan for our parish was adopted by East Cambridgeshire District Council

It was supported by almost 90% of residents that turned out at a parish referendum.

The Plan was one of the first to be prepared in the East Cambridgeshire district.

Neighbourhood Plans cannot block development, but our Plan has ensured that proposals that are not in keeping with our distinct characteristics have not been allowed to proceed.

However, the world of planning continuously changes. In the four years since the Plan was finished there have been a number of changes nationally and locally that mean that our Plan is now not up-to-date and doesn't cover important matters.





The Review Process

The Neighbourhood Plan Review takes the original Plan and adds further value to it to ensure that it remains relevant when future planning applications in our parish are considered.

The main task of the review has been to appraise whether the 2019 planning policies remain fit for purpose, given the national and local changes since that date.

We have also assessed whether there are gaps in the Plan that should now be addressed.

The 2019 Plan will be replaced once the new Plan is complete and will ensure that our planning framework is up-to-date.

The Government regulations covering neighbourhood planning require that, where significant changes to a Plan are made, we have to take it through a full round of consultation and, if the scale of changes from the 2019 Plan deem it necessary, another parish referendum will have to be held to approve it.

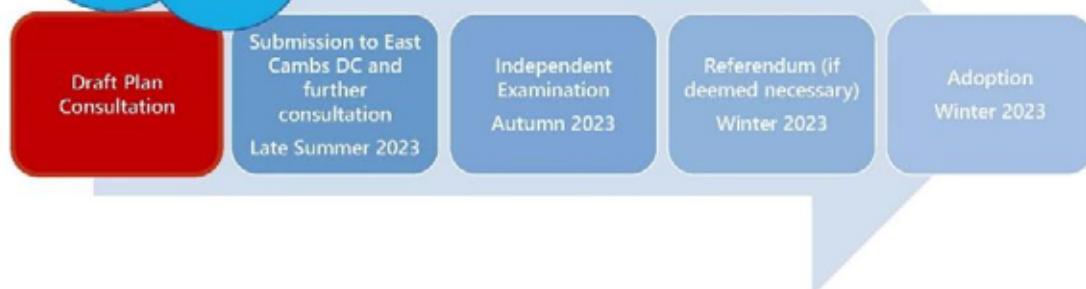
We will not know if a new referendum is needed until the Independent Examiner looks at the new Plan, likely to be in the Autumn.

If you want to complete a comments form online today, you can use this QR code via your mobile phone

Over the next 6 weeks you have an opportunity to read the new Plan and submit your comments.

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS
BY 21 JULY**





The New Plan

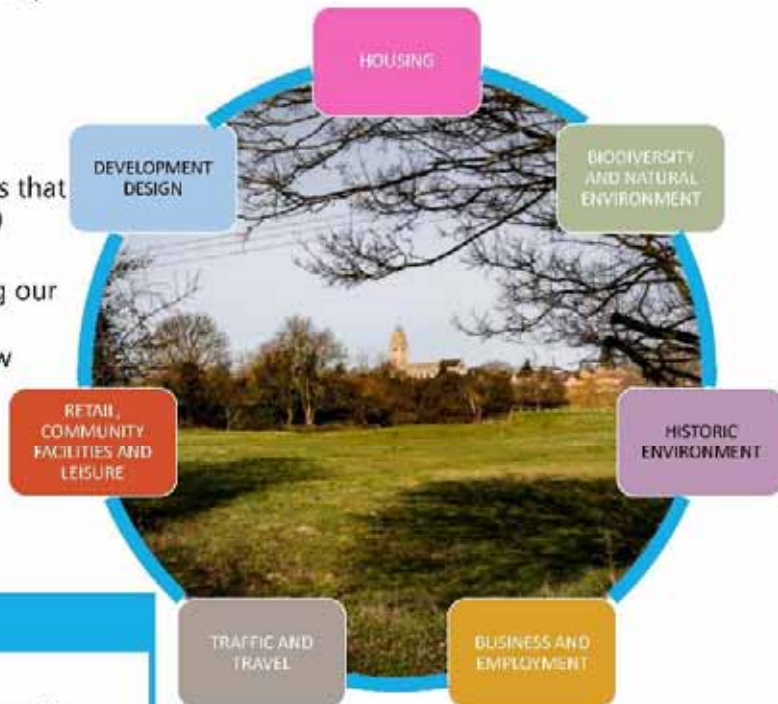
If we're going to continue to protect our village from inappropriate development, then it's important that there is an up-to-date Plan in place.

The new Plan provides an opportunity to cover matters that weren't included in the 2019 Plan, such as:

- protecting and enhancing our biodiversity
- guiding the design of new development
- tackling climate change

Plan Themes

The new Plan reflects the themes of the 2019 Plan but has been expanded to cover matters in more detail in the themes below



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns raised in preparing the 2019 Plan or that we've become aware of since.

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.



The New Plan in a nutshell

Many of the policies in the 2019 Plan have been retained and, where necessary, updated.

We've also included some new policies. This board provides some overall context for what has changed.

2019 Neighbourhood Plan Policy	Status in the new 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
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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

The new Plan contains additional planning policies that cover:

- the location of housing development
- conserving and enhancing internationally designated wildlife sites
- biodiversity net gain
- buildings and features of local interest
- local character areas
- local employment sites
- public rights of way
- hot food takeaway premises
- design considerations
- light pollution
- flooding
- sustainable building practices
- renewable energy



Vision and Objectives

The Vision of the 2019 Plan is retained

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.

- 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.

DO YOU SUPPORT THE VISION AND OBJECTIVES?



Planning Strategy

What the 2019 Plan said:

- The previous Plan did not contain a section on Planning Strategy

What's new in this Plan:

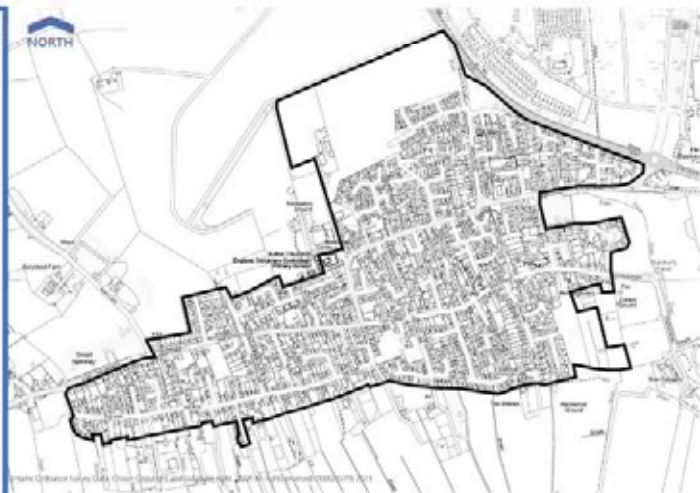
- The Planning Strategy sets out principles for the location of sustainable development in the parish.
- It focuses all development within the existing Development Envelope around the built-up area of the village (defined in the 2019 Plan), or within existing employment areas outside the Development Envelope.
- Elsewhere, the emphasis is on protecting the countryside and development will only be allowed in specified exceptional circumstances.

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 and other uses which can demonstrate a need to be located in the countryside.



Sutton Development Envelope

DO YOU SUPPORT THIS POLICY?



Housing

What the 2019 Plan said:

- The 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.

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.

Housing Sites

- There are currently three main sites in the pipeline that will provide new homes over the coming years which were originally allocated for development in the 2019 Plan.
- These are:
 1. **Land north of The Brook and west of Mepal Road.** The site currently has planning permission for 173 new homes
 2. **Land east of Garden Close.** The site was granted outline planning permission on appeal for 53 homes. The detail of how the site will be developed has yet to be approved despite three planning applications, with the most recent being refused in April.
 3. **Land north of Mill Field, Mepal Road.** Outline planning permission for 9 homes was renewed in 2021.
- There may be further opportunities for small scale housing on infill plots and brownfield sites within the Development Envelope.



DO YOU SUPPORT THIS POLICY?



Housing

The Neighbourhood Plan confirms the allocations for the two remaining sites from the 2019 Plan

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.

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

- A Housing Needs Assessment for the parish was prepared in 2021 by AECOM Consultants.
- The final report suggests that new development might benefit from a focus on smaller sized dwellings, particularly 2 bedroomed properties.
- The 2019 Policy is 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%

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 and is designed to meet the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.

DO YOU SUPPORT THESE POLICIES?



Housing

Affordable Housing

Affordability of housing remains a significant barrier for many seeking their own homes.

One mechanism for meeting locally identified housing needs is through "rural exception sites" located outside but adjoining the Settlement Boundary where housing would not normally be permitted.

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

- A need established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

Such schemes are not normally built by a housebuilder in isolation and need a housing association and the Parish Council on board.

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:

- remains affordable in perpetuity; and
- 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
- 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:

- that no other means of funding the construction of the affordable homes is available; and
- 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.

DO YOU SUPPORT THIS POLICY?



Biodiversity and Natural Environment

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 three additional sites are added.
- A new policy seeks protection of the internationally important nature conservation sites in the parish and its vicinity.

Internationally significant sites

- The new Plan provides an opportunity to update local plan policies to provide an up to date policy on the protection of our internationally recognised habitats, like the Ouse Washes.

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.

DO YOU SUPPORT THIS POLICY?



Biodiversity and Natural Environment

Biodiversity Net Gain

- A new Act of Parliament will require a minimum 10% net gain in biodiversity on development sites when it is brought into force.
- The District Council's "Natural Environment" Supplementary Planning Document provides a framework for the consideration of proposals but the Local Plan policy is out of date.
- **Policy SUT 8 is a new policy** to provide an up to date framework for protecting and improving biodiversity on development sites.

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, 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.

DO YOU SUPPORT THIS POLICY?



Biodiversity and Natural Environment

Local Green Spaces

- National Planning Policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans.
- Such designations rule out new development other than in very special circumstances.
- The 2019 Plan identified 7 spaces as Local Green Spaces and 3 further spaces are added to the Policy (8, 9 and 10 in the policy below).

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; and
10. Open space on western side of Windmill Walk



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.

DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTION?



Historic Environment

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.

Heritage Assets

- Heritage Assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.
- The Local Plan policy is now dated and so the New Neighbourhood Plan brings it up-to-date.

Policy SUT 10 is a new policy.

Policy SUT 10 - Heritage Assets

To ensure the conservation and enhancement of Sutton's heritage assets, 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.

DO YOU SUPPORT THIS POLICY?

14



Historic Environment

Buildings and Features of Local Interest

In addition to the many Listed Buildings in the parish, East Cambridgeshire 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.

The buildings identified are:

- The Grove, Sutton Gault
- Grove Barn, Sutton Gault
- The Anchor, Sutton Gault
- 6 High Street
- Methodist Chapel, High Street
- 83 High Street
- 85 High Street
- The Chequers, High Street
- Rose Cottage, Station Road
- Eastwood, Station Road
- 18 Sutton Park

The 2019 Plan addressed these and Policy SUT 11 formed part of NP8 in that Plan

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

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.

The 2019 Plan addressed these and Policy SUT 12 formed part of NP8 in that Plan

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.



DO YOU SUPPORT THESE POLICIES?



Business and Employment

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.

Existing Employment Sites

The retention and intensification of existing employment opportunities is supported where they do not have a detrimental impact on the village and residents.

There may be instances where planning applications come forward for non-employment uses at existing premises. 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 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.

DO YOU SUPPORT THIS POLICY?



Business and Employment

Elean Business Park

There remains scope for further employment development at Elean Business Park subject to any impacts being acceptable. The provision of small start-up units would especially be welcomed.

There may be opportunities to provide renewable energy schemes on the Business Park which could support energy needs of businesses.



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, shadow flicker, air quality or traffic).



DO YOU SUPPORT THIS POLICY?



Traffic and Travel

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.

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 the exception of a new policy on Public Rights of Way, the main content of this chapter focuses on community actions.

Policy SUT 15 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way will be supported where:

- existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way network;
- new bridleways are created to support the local equestrian community;
- their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal; and
- comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish.

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.

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.

DO YOU SUPPORT THIS POLICY AND THE COMMUNITY ACTIONS?



Traffic and Travel

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.

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.

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.

Sutton's Highway Aspirations



DO YOU SUPPORT THESE COMMUNITY ACTIONS?



Retail, Community Facilities and Leisure

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.

Retail Premises, Services and Facilities

Existing services and facilities need to be protected and enhanced for the use of current and future residents.

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.

Hot Food Takeaway Premises

The use of premises for hot food takeaways can cause particular problems within the village centre.

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.

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.

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.

DO YOU SUPPORT THESE POLICIES?



Retail, Community Facilities and Leisure

Sport and Recreation Facilities

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 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 Action 11 – Library Access

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

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.

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.

DO YOU SUPPORT THIS POLICY AND THE COMMUNITY ACTIONS?



Development Design

What the 2019 Plan said:

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

What's new in this Plan:

- The 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 programme.
- Additional new policies covering flooding and sustainable drainage, lighting, sustainable construction and renewable energy.

Design Principles

As a first step, there are a number of design principles that should be present in any proposal. In particular, new development should:

- Respect the existing settlement pattern in order to preserve the character.
- Integrate with existing paths, streets, circulation networks.
- Reinforce or enhance the established character of streets, greens and other spaces.
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
- 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.
- 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.
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area

Important Views

The Neighbourhood Plan identifies important views from publicly accessible areas. The new Plan seeks to protect these views from inconsiderate development.



The Design Guidance includes questions based on established good practice against which the design proposal should be evaluated.

The questions are included in the new Neighbourhood Plan and referred to in new Policy SUT 19



Development Design

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;
- 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.

DO YOU SUPPORT THIS POLICY?

23



Development Design

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.

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.

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.

Policy SUT 22 is a new policy

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;

New development will be required to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS).



Policy SUT 21 is a new policy

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.

The recent energy price hike has highlighted the need to be more self-sufficient in the generation of electricity. Policy SUT 22 takes a measured approach to renewable energy projects

Policy SUT 23 is a new policy

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.

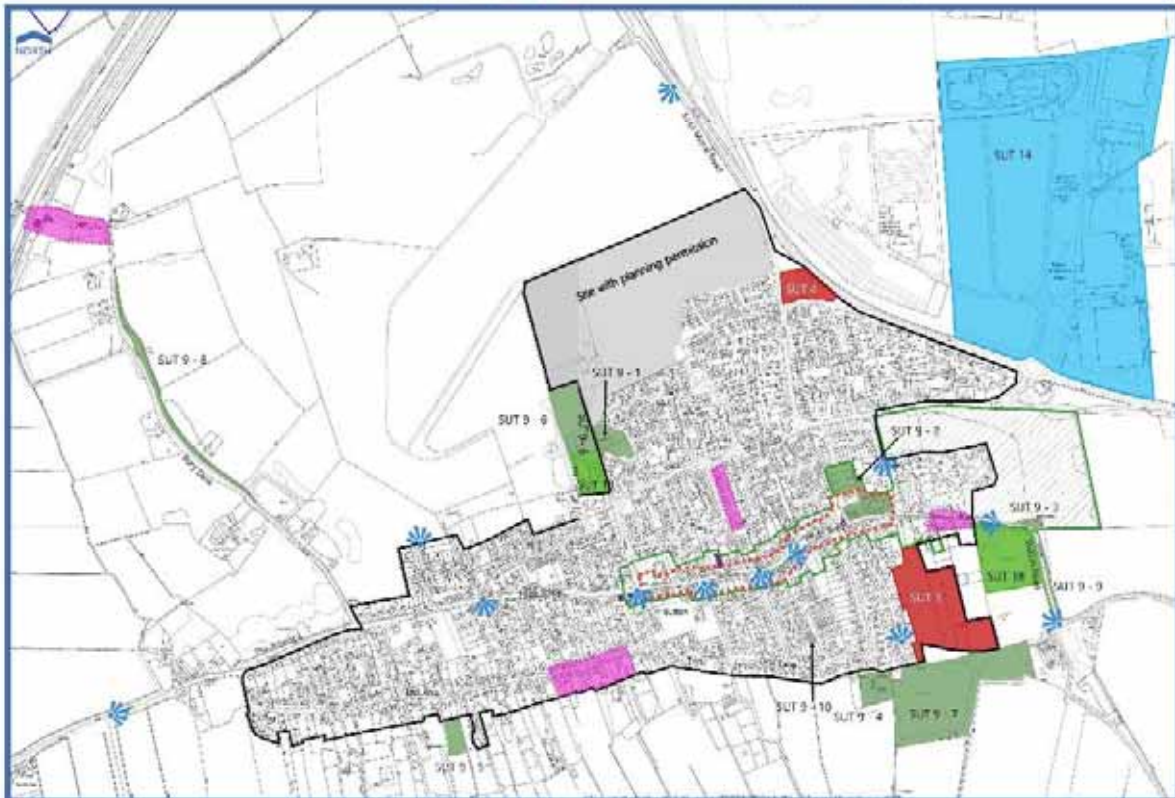
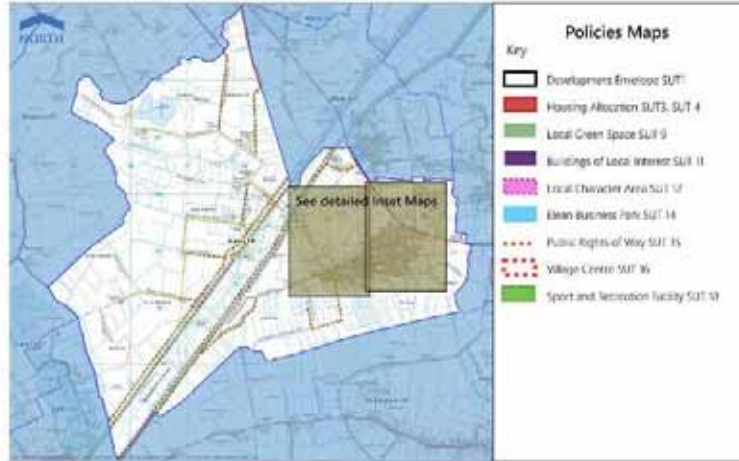
Where development is permitted, mitigation measures, such as landscaping, may be required to minimise any potential negative visual amenity and/or highway impacts

DO YOU SUPPORT THESE POLICIES?



Policies Maps

The Policies Maps illustrate any Neighbourhood Plan designations relating to land or buildings



DO YOU HAVE ANY COMMENTS ON THE POLICIES MAPS?



What next?

Consultation on the new Neighbourhood Plan ends on 21 July

At the end of the consultation the Parish Council will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to East Cambridgeshire District Council.

Further Consultation

East Cambridgeshire will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner will also decide whether the Plan, possibly with amendments, should be subject to another parish referendum or whether the new Plan changes are deemed such that one is not required.

Referendum

If the Examiner determines that a Parish Referendum on the Plan should take place, this will be organised and paid for by East Cambridgeshire District Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online via the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Thank you for visiting the Neighbourhood Plan consultation event today

Appendix 4 – Statutory Consultees Consulted at Pre-Submission Stage

Cambridgeshire & Peterborough Combined Authority	The Coal Authority
Fenland District Council	Ashley Parish Council
Huntingdonshire District Council	Bottisham Parish Council
East Cambridgeshire District Council	Brinkley Parish Council
King's Lynn and West Norfolk	Burrough Green Parish Council
Greater Cambridge Shared Planning	Burwell Parish Council
West Suffolk Council	Cheveley Parish Council
Cambridgeshire County Council	Chippenham Parish Council
Norfolk County Council	City of Ely Council
Suffolk County Council	Coveney Parish Council
Homes England	Dullingham Parish Council
Homes England	Fordham Parish Council
Natural England	Haddenham Parish Council
Environment Agency	Isleham Parish Council
Historic England	Kennet Parish Council
Network Rail	Kirtling Parish Council
Network Rail	Little Downham Parish Council
Network Rail	Littleport Town Council
National Highways	Little Thetford Parish Council
Marine Management Organisation	Lode Parish Council
BT Openreach	Mepal Parish Council
Mobile Operators Association	Reach Parish Council
Anglian Water Services Limited	Snailwell Parish Council
Cambridgeshire & Peterborough NHS Foundation Trust	Soham Town Council
Cambridgeshire County Council (LLFA)	Stetchworth Parish Council
Cambridgeshire PCT	Stretham Parish Council
Ely Drainage Boards	Sutton Parish Council
National Grid	Swaffham Bulbeck Parish Council
National Grid	Swaffham Prior Parish Council
NHS Cambridgeshire and Peterborough CCG	Wentworth Parish Council
NHS Property Services Ltd	Westley Waterless Parish Council
UK Power Networks	Wicken Parish Council
Western Power Distribution	Wilburton Parish Council

Witcham Parish Council	Hockwold cum Wilton Parish Council
Witchford Parish Council	Horningsea Parish Council
Wooditton Parish Council	Kentford Parish Council
Beck Row, Holywell Row and Kenny Hill Parish Council	Lakenheath Parish Council
Carlton Parish Council	Lidgate Parish Council
Chatteris Parish Council	Little Wilbraham Parish Council
Colne Parish Council	Manea Parish Council
Cottenham Parish Council	Moulton Parish Council
Cowlinge Parish Council	Newmarket Town Council
Dalham Parish Council	Ousden Parish Council
Earith Parish Council	Red Lodge Parish Council
Exning Parish Council	Southery Parish Council
Feltwell Parish Council	Stow cum Quy Parish Council
Fen Ditton Parish Council	Waterbeach Parish Council
Freckenham CP	Welney Parish Council
Great Bradley Parish Council	West Row Parish Council
Herringswell Parish Council	Willingham Parish Council
Hilgay Parish Council	

Appendix 5 – Statutory Consultees Notification

SUTTON (EAST CAMBRIDGESHIRE DISTRICT) NEIGHBOURHOOD PLAN REVIEW – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir / Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Sutton Parish Council is undertaking a Pre-Submission Consultation on the Draft Sutton Neighbourhood Plan Review. This is a review of the Neighbourhood Plan which was made by East Cambridgeshire District Council on 30 May 2019. The District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan Review would be welcomed.



The full plan and supporting documents can be viewed at https://www.sutton-cambs-pc.gov.uk/Sutton_Neighbourhood_Plan_38046.aspx together with information on how to send us your comments.




This Pre-Submission Consultation runs until Friday 21 July 2023



We look forward to receiving your comments. If possible, please submit them online at https://www.smartsurvey.co.uk/s/Sutton_Review/ or, if that is not possible, please send them in a reply to this email.



Sutton Parish Council




Appendix 6 - Summary of Pre-Submission consultation comments

1. Do you support the content of Chapters 1, 2, and 3?			
Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		0.00% 0
3	No opinion		27.78% 5




2. Do you support the Vision and Objectives in Chapter 4?			
Answer Choices		Response Percent	Response Total
1	Yes		66.67% 12
2	No		5.56% 1
3	No opinion		27.78% 5

3. Do you support Policy SUT1 - Spatial Strategy?			
Answer Choices		Response Percent	Response Total
1	Yes		88.89% 16
2	No		0.00% 0
3	No opinion		11.11% 2




4. Do you have any other comments on Chapter 5 – A Planning Strategy for Sutton?			
Answer Choices		Response Percent	Response Total
1	Yes		55.56% 10
2	No		44.44% 8

5. Do you support Policy SUT 2 – Housing?			
Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		11.11% 2
3	No opinion		11.11% 2




6. Do you support Policy SUT 3 - Land East of Garden Close?

Answer Choices		Response Percent	Response Total
1	Yes		62.50% 10
2	No		12.50% 2
3	No opinion		25.00% 4




7. Do you support Policy SUT 4 - Land North of Mill Field, Mepal Road?

Answer Choices		Response Percent	Response Total
1	Yes		70.59% 12
2	No		11.76% 2
3	No opinion		17.65% 3




8. Do you support Policy SUT 5 – Housing Mix?

Answer Choices		Response Percent	Response Total
1	Yes		75.00% 12
2	No		12.50% 2
3	No opinion		12.50% 2




9. Do you support Policy SUT 6 – Affordable Housing on Rural Exception Sites?

Answer Choices		Response Percent	Response Total
1	Yes		70.59% 12
2	No		5.88% 1
3	No opinion		23.53% 4




10. Do you have any other comments on Chapter 6 - Housing?

Answer Choices		Response Percent	Response Total
1	Yes		37.50% 6
2	No		50.00% 8
3	No opinion		12.50% 2



11. Do you support Policy SUT 7 – Conserving and Enhancing Internationally Designated Sites?

Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		5.56% 1
3	No opinion		22.22% 4




12. Do you support Policy SUT 8 – Biodiversity Net Gain?

Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		11.11% 2
3	No opinion		16.67% 3



13. Do you support Policy SUT 9 – Local Green Spaces?

Answer Choices		Response Percent	Response Total
1	Yes		88.24% 15
2	No		0.00% 0
3	No opinion		11.76% 2



14. Do you support Community Action 1 – Old Recreation Ground?

Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		5.56% 1
3	No opinion		16.67% 3



15. Do you have any other comments on Chapter 7 - Biodiversity and Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		17.65% 3
2	No		82.35% 14



16. Do you support Policy SUT 10 – Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



17. Do you support Policy SUT 11 – Buildings and Features of Local Interest?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



18. Do you support Policy SUT 12 – Local Character Areas?

Answer Choices		Response Percent	Response Total
1	Yes		82.35% 14
2	No		0.00% 0
3	No opinion		17.65% 3



19. Do you have any other comments on Chapter 8 - Historic Environment?

Answer Choices		Response Percent	Response Total
1	Yes		22.22% 4
2	No		77.78% 14



20. Do you support Policy SUT 13 – Employment Sites?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



21. Do you support Policy SUT 14 – Elean Business Park?

Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		0.00% 0
3	No opinion		22.22% 4




22. Do you have any other comments on Chapter 9 – Business and Employment?

Answer Choices		Response Percent	Response Total
1	Yes		22.22% 4
2	No		77.78% 14



23. Do you support Policy SUT 15 – Public Rights of Way?

Answer Choices		Response Percent	Response Total
1	Yes		88.24% 15
2	No		0.00% 0
3	No opinion		11.76% 2



24. Do you support Community Action 2 – Permissive Paths?

Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		11.11% 2
3	No opinion		11.11% 2




25. Do you support Community Action 3 – Weight Restrictions?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3




26. Do you support Community Action 4 – Traffic Speed?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



27. Do you support Community Action 5 – Traffic Speeds on The America?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		5.56% 1
3	No opinion		11.11% 2



28. Do you support Community Action 6 – 20 mph zones?

Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		11.11% 2
3	No opinion		16.67% 3




29. Do you support Community Action 7 – Pedestrian Improvements?

Answer Choices		Response Percent	Response Total
1	Yes		88.89% 16
2	No		0.00% 0
3	No opinion		11.11% 2




30. Do you support Community Action 8 – Cycle Routes?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



31. Do you support Community Action 9 - Parking?

Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		11.11% 2
3	No opinion		11.11% 2




32. Do you support Community Action 10 – Vehicle Charging Points?

Answer Choices		Response Percent	Response Total
1	Yes		55.56% 10
2	No		16.67% 3
3	No opinion		27.78% 5




33. Do you have any other comments on Chapter 10 – Traffic and Travel?

Answer Choices		Response Percent	Response Total
1	Yes		27.78% 5
2	No		72.22% 13



34. Do you support Policy SUT 16 – Retail Premises, Services and Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		5.56% 1
3	No opinion		11.11% 2




35. Do you support Policy SUT 17 – Hot Food Takeaways?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		5.56% 1
3	No opinion		11.11% 2




36. Do you support Policy SUT 18 -Sport and Recreation Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3



37. Do you support Community Action 11 – Library Access?

Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		5.56% 1
3	No opinion		22.22% 4



38. Do you support Community Action 12 – Additional Sports Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		72.22% 13
2	No		5.56% 1
3	No opinion		22.22% 4




39. Do you support Community Action 13 – Play Areas and Youth Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 15
2	No		0.00% 0
3	No opinion		16.67% 3




40. Do you have any other comments on Chapter 11 – Retail, Community Facilities and Leisure?

Answer Choices		Response Percent	Response Total
1	Yes		22.22% 4
2	No		77.78% 14



41. Do you support Policy SUT 19 – Design Considerations?

Answer Choices		Response Percent	Response Total
1	Yes		88.89% 16
2	No		5.56% 1
3	No opinion		5.56% 1




42. Do you support Policy SUT 20 – Dark Skies?

Answer Choices		Response Percent	Response Total
1	Yes		77.78% 14
2	No		5.56% 1
3	No opinion		16.67% 3



43. Do you support Policy SUT 21 – Flooding and Sustainable Drainage?

Answer Choices		Response Percent	Response Total
1	Yes		94.12% 16
2	No		0.00% 0
3	No opinion		5.88% 1



44. Do you support Policy SUT 22 – Sustainable Building Practices?

Answer Choices		Response Percent	Response Total
1	Yes		88.89% 16
2	No		5.56% 1
3	No opinion		5.56% 1




45. Do you support Policy SUT 23 – Renewable Energy?

Answer Choices		Response Percent	Response Total
1	Yes		88.89% 16
2	No		0.00% 0
3	No opinion		11.11% 2




46. Do you have any other comments on Chapter 12 – Development Design?

Answer Choices		Response Percent	Response Total
1	Yes		5.88% 1
2	No		94.12% 16



47. Do you support the content of the Policies Maps?

Answer Choices		Response Percent	Response Total
1	Yes		66.67% 12
2	No		16.67% 3
3	No opinion		16.67% 3

48. Do you have any comments on the Appendices?

Answer Choices		Response Percent	Response Total
1	Yes		33.33% 6
2	No		44.44% 8
3	No opinion		22.22% 4

49. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices		Response Percent	Response Total
1	Yes		43.75% 7
2	No		56.25% 9

Appendix 7 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

No changes have been made to the comments and they are as received.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Chapters 1 to 3				
	East Cambridgeshire District Council	Para 5.5 Reference to Local Plan SIR Check text up to date, at point of submitting the neighbourhood plan.	The Neighbourhood Plan will be updated to reflect the Local Plan situation at the time of its submission to ECDC	Bring the Plan up-to-date to reflect the situation with the Local Plan Single Issue Review
Vision and Objectives				
J Megginson	-	Para 2.16 mentions organised sport but there is no reference to sport in Chapter 4. This is an omission that should be rectified (120 residents and children play cricket over 150 play football) See comments on Policy sut18	Objective 7 refers to "leisure facilities" which would include sport	None
Policy SUT1 - Spatial Strategy				
B Macleod	-	Amenities, great care needs to be taken where healthcare is concerned, there is a national shortage of Drs and more cannot just be summons up, healthcare in terms of the Priors Field site is unknown as it is. School places, again, teacher shortages, we cannot just allow more housing without any real chance of providing suitable infrastructure.	The NHS and the County Council Education Department have been consulted on the Plan. The latest school roll data (May 2023) states that the school has a capacity of 362 and 267 on the school roll.	None
A&E Monk	-	But making sure the infrastructure is in place ie roads, drainage and schools	Noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		We are still concerned about the Lindons providing new burial ground in an area subject to flooding	The area proposed for the new burial ground is not within a flood risk area	
C Fitzsimons	Cambridgeshire County Council	Public Health supports a strategy to ensure developments are sustainable and understand the local topography of how the visual landscape is at risk without careful consideration - which could affect mental health outcomes for the residents if this were to be negatively affected. "A study from MIND comparing groups taking part in two walks in contrasting environments, a country park compared to a shopping centre found that the group in the country park reported significant improvement in self-esteem, depression, anger, tension, confusion, fatigue compared to the group walking in the shopping centre"	Noted	None
	East Cambridgeshire District Council	"community services and facilities" added. Not critical, but one wonders what exactly is covered by that phrase? Does it need defining (so that it is not abused by someone claiming their development is a 'community service)? For example, would these qualify: shop; farm shop; café; kids soft play centre; library; swimming pool; flood lit astroturf pitches; a pub; a B&B; a hotel with community café?	Use Class F2 of the Use Classes dated 1 September 2020 is defined as "Local Community" and defines what development is included	None
		Consider whether 'community facilities' needs defining. "normally" 'normally' potentially weakens the policy and undermines LP policy. Growth 2 (and associated policies) and the NPPF strictly controls development in the countryside. The supporting texts says 'only in exceptional circumstances' but not the policy.	The wording reflects that in the recently made Haddenham and Aldreth Neighbourhood Plan (Policy HAD1)	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Delete 'normally'?		
General Comments: Chapter 5 – A Planning Strategy for Sutton				
C Petchey	-	<p>I do not support development in Site 3.</p> <p>I cannot imagine who would be interested in purchasing a property built next to the 60mph (or more) A142, on a dangerous bend.</p> <p>In addition, I would not want to live so close to traffic noise with traffic fumes wafting in through windows and doors.</p> <p>It would be very unpleasant living in a small 2 bedroomed property during the 40 degrees hot weather experienced during summer 2022 with an equally unpleasant back garden, close to a 60mph road.</p>	<p>Noted</p> <p>Site 3 already has planning consent</p>	None
R Brown	-	Any new housing should be supported by more school places, medical facilities etc.	The primary school has capacity and the provision of medical facilities is a matter for the NHS	None
C Zaris	-	<p>Broadly agree with the plan. As regards Elean development, encouraging employment is important for local people if you can persuade companies to locate there. However, the straw burning plant has noise issues, at night you can hear it especially with windows open in the summer. I know Councillor Inskip has been trying to address this issue. Some of that land is unsightly scrub, if a small solar farm was installed there I would have no reason to object since it would be clean and quiet. However I would not support massive solar farm projects such as around the village of Isleham.</p>	Noted	None
M&J Middleton	-	We are perfectly happy with it	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Nothard	-	Only that which refers to development that has an acceptable impact - but who decides what is acceptable ?	The Neighbourhood Plan provides robust and evidence based locally relevant planning policies to be used when planning applications are determined.	None
D Abraham	-	<p data-bbox="506 293 1167 389">Map 3 "Sutton Development Envelope" has an unusual thin protrusion from The Row to the south. This seems specifically to surround the property at 67 The Row.</p> <p data-bbox="506 437 1167 676">This causes the planning envelope to extend considerably further into the fields/fenland than the rest of the houses along The Row. In the last 12 months, a house has been granted planning permission and has been built within that property, extending down the fields adjacent to the first few allotments. This property is substantially taller than the barn it replaced.</p> <p data-bbox="506 724 1167 820">There are other barns/farm buildings behind other properties along The Row that do not have the development envelope surrounding them.</p> <p data-bbox="506 868 1167 995">I recommend that, now that this house has been built, that the southern-most extent of this development envelope be reduced so that it does not extend any further south than the new house that has been built.</p> <p data-bbox="506 1043 1167 1347">The reasons are 2-fold: 1) the further out into the fields that you extend, the further towards/below sea level the land becomes. It seems inappropriate for the development envelope to include land so low 2) it does not seem appropriate to have the development envelope extend that far south, that it "virtually automatically" gives planning permission, which could set a precedent to extend the southernmost extend of the</p>	The Development Envelope reflects the adopted 2015 Local Plan.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		village into the fields. It would seem appropriate that if planning permission was to be requested on the area of the remaining barns, it should have to go through the same consideration process as any other land/farm building south of The Row. There does not appear to be any justification for this piece of land being a special case.		
	East Cambridgeshire District Council	Para 5.5 Refers to 'development framework' Presume this should be 'development envelope'?	Paragraph 5.5 will be amended	Amend Para 5.5 to refer to Development Envelope
Policy SUT 2 – Housing				
C Petchey	-	Subject to adequate land drainage. Opening up old A142 Mepal Road as a one way option to travel towards Mepal and Chatteris directions, to alleviate even more traffic on Ely Road and the Sutton A142 roundabout.	Noted	None
B Macleod	-	Particularly bear in mind where new housing has impacted existing housing by way of flooding from surface rain water.	See Policy SUT 21 - Flooding and Sustainable Drainage	None
C Zaris	-	Would it be possible to use some of the land at Elean Business Park adjacent to the main road for a small development of affordable housing?	The housing would be poorly located in relation to access to village services and facilities	None
A&E Monk	-	see item 3 above, roads inadequate and drainage also	Noted	None
	East Cambridgeshire District Council	Bullet (i) states: "the implementation of planning permissions that had not been completed as at 1 April 2023" Not sure this is appropriate phraseology for a policy?	There were at least six additional dwellings with planning permission in the parish that had not been completed at this time. The wording of the policy is therefore appropriate and has already	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Rephrase? "the delivery of homes on land north of The Brook and west of Mepal Road" (see also comment above, as this links to that comment)	been used in the made Haddenham and Aldreth Neighbourhood Plan.	
Policy SUT 3 - Land East of Garden Close				
C Petchey	-	Single storey over two storey development is preferred, with decent sized gardens and plenty of off-road parking.	Noted	None
		Improvement to the top of Lawn Lane/High Street junction to increase visibility for drivers.	Noted	
C Zaris	-	I feel that the developer will find a way to avoid the obligation to build affordable homes and to build one storey buildings. I'm not satisfied with the drainage issues created by this development. Although they have said individual householders will not be responsible for maintaining the shared drainage ditch, I wonder how the proposed management of it will be rigorously enforced. I still feel the development looks cramped, on street parking will be an issue and spill over into adjoining roads.	Affordable housing is a policy requirement	None
Policy SUT 4 - Land North of Mill Field, Mepal Road				
C Petchey	-	I do not support development in Site 3. I cannot imagine who would be interested in purchasing a property built so close to the A142 and, on a dangerous bend. In addition, I would not want to live so close to traffic noise with traffic fumes wafting in through windows and doors. Very unhealthy living, poor buyers who end up living there. It would be very unpleasant living in a small 2 bedroomed	The site already has planning permission	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		property during the 40 degrees hot weather experienced during summer 2022 with an equally unpleasant back garden, so close to a noisy, fummy, 60mph road.		
Policy SUT 5 – Housing Mix				
C Petchey	-	I do not support 23% 1 bedroom properties. I feel this is a high number especially if they will have no off road parking facilities. Buying 1 or 2 bedroom properties has never been a particularly attractive proposition as the gain in equity will always be relative to the initial purchase value and people will be trapped in a small, inadequate property for longer than they might have hoped for.	The Neighbourhood Plan Housing Needs Assessment has identified this requirement to address local need.	None
		Some of the older properties in the village are and could be converted to flats.	The Neighbourhood Plan would enable this subject to impact	None
		Younger, disabled people with mobility issues, not necessarily over 67, also need one level living. Where is provision for them in the Plan as I can only see reference to over 65's which will shift to 67 within the 2036 time frame of this Plan?	Policy SUT 5 will be amended to support the development of accessible homes.	Amend Policy SUT 5 to support the development of accessible homes.
R Brown	-	There should be as much affordable housing as possible, especially for local people.	Noted	None
M&J Middleton	-	why not a 4 bedroom dwellings instead of 5 bedrooms	The Neighbourhood Plan Housing Needs Assessment has identified this requirement to address local need.	None
C Fitzsimons	Cambridgeshire County Council	Public Health welcomes that the policy for the size of new homes on developments has been enhanced to specify the mix of bedrooms on developments of ten or more homes. With a higher proportion of residents with school age children in their households having sufficient space is essential. "Poor housing encompassing a lack of private study space for children is associated with underachievement. There is	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>strong evidence that children with better quality homes gain a greater number of GCSEs, "A" levels and degrees and therefore have greater earning power ...</p> <p>Studies have linked this with an increase in anti-social behaviour. Children especially, teenagers deprived of adequate space at home may be disruptive and aggressive. In addition, low space standards contribute to poor health and low educational attainment that can express itself in incidences of antisocial behaviour."</p> <p>Also larger floor space allows for future proofing housing stock and creating life time homes.</p>		
A&E Monk	-	Enough housing, what about services	Noted	None
Policy SUT 6 – Affordable Housing on Rural Exception Sites				
C Petchey	-	<p>An Affordable Housing Needs Survey needs to be carried out in Sutton otherwise it's just a guessing game and will never happen.</p> <p>A young, single, person cannot afford a private rent or purchase in Sutton on their own on one income.</p> <p>Equally, a young, single person cannot afford to pay a % in mortgage repayments plus a % in rent for shared equity schemes. They would be better off purchasing 100% of a property in the first place.</p>	The Neighbourhood Plan does not prevent this taking place but it is not required as part of the Plan preparation.	None
M&J Middleton	-	We don't want our green spaces lost	Noted	None
C Fitzsimons	Cambridgeshire County Council	<p>Public Health supports this is an important new inclusion. Where Housing remains affordable in perpetuity and for those in housing need as this supports positive health outcomes of residents.</p> <p>The Adult Social Care Accommodation Board has considered the Neighbourhood Plan and note that no reference is made to specialist housing for groups such as</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		older people or people with learning disabilities, and would ask that consideration be given to housing for these groups in the Plan		
J Megginson	-	There is a catch 22 to deliberations on affordable housing. It is achievable land value that determine prices of new housing, so land cannot be allocated within development envelope, but location of affordable housing needs to be close to shops and bus routes. I believe the land within the development envelop on site 1 (para 6.7) will have spare capacity for more housing once the current proposals by developers are completed. This should be acquired and used for affordable housing.	Noted Even if there were spare capacity, it would be within the Development Envelope and would have a market housing value.	N one
	East Cambridgeshire District Council	New policy Should SUT1 explicitly refer to this policy? i.e. that rural exception sites are allowed outside the development envelope?	Agreed. Policy SUT1 will be amended accordingly	Amend Policy SUT 1 to refer top affordable housing on exception sites
General comments: Chapter 6 - Housing				
C Petchey	-	Developers ought to consider the future by incorporating 'greener' issues such as energy when constructing new builds. I cannot see anything 'green' on the new development SUT 1. There's no solar panels, ground source heat pumps, gardens are small, barely any tree planting, inadequate off-road parking and drainage issues. It's an ugly concrete jungle.	These matters are primarily enforced through the Building Regulations and currently they do not require such measures.	None
R Brown	-	See above	Noted	None
B Macleod	-	It is not clear if additional housing would have suitable infrastructure, transport without a car is not helpful in terms of travel for work.	These are matters dealt with at the planning application stage	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Zaris	-	This village needs to improve affordable housing stock and more reasonably priced rentals.	Noted	None
G Redman	-	There should be a policy for the land opposite York Road (121/3 High Street). This site is >0.6Ha, so much larger than the Millfield site(SUT4) and currently has no planning permission. Previously it was earmarked by ECDC for 20+ homes.	This site is the subject of a current planning application for 9 dwellings. The site is within the Development Envelope.	None
	East Cambridgeshire District Council	<p>This may require a separate discussion, to ensure up to date and accurate, especially if the SIR local plan progress to adoption. Check if up to date prior to submission</p> <p>Para 6.7 "no longer necessary to allocate" site 1?</p> <p>Whilst the site has pp, it is yet to be completed. Alternative planning proposals may come forward. Isn't it better to retain a policy/allocation for the site, albeit acknowledging in the text that a pp exists and will likely be delivered? Reconsider deletion of allocation / policy.</p> <p>Para 6.10 Land north of Mill Field, Mepal Road Check text / status</p>	<p>The Plan will be updated as necessary when it is submitted.</p> <p>It is considered that the development of this site is sufficiently advanced so as to not continue its allocation in the Plan.</p>	<p>Update Plan if the Single Issue Review examination is complete by the time the Plan is submitted.</p> <p>None</p>
Policy SUT 7 – Conserving and Enhancing Internationally Designated Sites				
C Zaris	-	I support this. It states supporting the Sutton Conservation group. I noticed that yet again a small group of these volunteers were busy clearing overgrowth of nettles and brambles in the community orchard using hand tools. Gruelling work. Couldn't the contractor who mows this area be given the remit to clear this? Then they could	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		focus their energy on caring for the orchard trees and planting.		
C Fitzsimons	Cambridgeshire County Council	Public Health support the protection of the Local Green Spaces designation and the three additional sites across policies 7 – 9. Green space has significant positive physical and mental health outcomes whether a park, allotment, green corridor, or another space they all bring benefits. Green spaces proactively encourage physical activity and attributes such as toilet facilities, picnic areas, seating, paved and unpaved trails, signage, play spaces, shade etc all increase usage and for increased lengths of time. Also walkable green spaces near residences of older people aged 75+ significantly and positively influences five-year survival. Adequate green space and enhancement of biodiversity if beneficial from a health perspective.	Noted	None
Policy SUT 8 – Biodiversity Net Gain				
C Zaris	-	I hope these proposals will be rigorously applied to the Garden Close and Millfield development.	The policy can only be applied to new planning permissions.	None
G Redman	-	It should be clear that where offsite habitat is provided to mitigate impact on protected species, through payments into District Level Licensing scheme, that this offsite habitat is not counted toward the Biodiversity Net Gain calculation.	It is not necessary to state this in the policy	None
C Fitzsimons	Cambridgeshire County Council	We support the statement in Policy 8 that 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. "Providing adequate green space can promote physical	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		activity with the subsequent benefits of reducing overweight and promoting mental health.”		
J Megginson	-	BNG is not in my opinion a realistic option for any safeguarding or biodiversity enhancement in Sutton/. The chapter follows a predictable area for argument and takes us nowhere	Noted	None
	East Cambridgeshire District Council	This new policy is not required because mandatory BNG will be in place from November, well before the Plan is 'made'. However, householder applications will be exempt from BNG, therefore you may wish to retain (and adjust) that last two paras Suggest scale back the policy to just the last two paras.	The Parish Council considers that this is a matter for the examination given that some elements of the Environment Act will not come into effect until April 2024.	None
Policy SUT 9 – Local Green Spaces				
C Petchey	-	The old Burial Ground at St. Andrew's Churchyard is an absolute eyesore and disgrace to the dead buried there. Who wants to live next door to a rat infestation and Muntjacs who come out at night to eat garden plants? The grass verges down Bury Lane need to be cut regularly to avoid road traffic accidents. Why is the Village Green (which has dramatically shrunk over the decades) not included in this section? Also, the area of grass opposite the school where the village sign is situated?	Noted The Plan will be amended to include the area The Plan will be amended to include the area	Amend Plan to include Village Green and green area opposite school as Local Green Space
C Zaris	-	You state “with the help of local residents”. There are a number of people willing to help enhance and preserve the environment. Planting shrubs in the green space in	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Windmill Walk has made a difference although few were willing to help keep them watered during that dreadful drought last year. A little funding to help with planting up green spaces would be great.</p> <p>I like the sound of a designated nature reserve at the old rec.</p>		
P Moan	-	<p>Very good to include an additional 8 locations as Local Green Spaces.</p>	<p>It is not considered that the orchard meets the criteria referred to in paragraph 7.12 of the Plan</p>	None
		<p>Has consideration been made on whether the orchard bounded by Red Lion Lane, The Row, High St and The Southernns should be considered a Local Green Space? I would strongly support this being included due to its demonstrable beauty and historic significance. The orchard forms one of the last fruit orchards in the village, which has historically been a fruit-growing village due to the south-facing slope the village sits on. The green space is visible from the conservation area, so arguably forms part of the Conservation Area's setting, and provides much need habitats for local wildlife, as well as a break from built development within the village which enhances the landscape/visual aspects of local housing. I would strongly support this orchard being included in the Local Green Spaces designation.</p>		
	<p>East Cambridgeshire District Council</p>	<p>Amended policy - 3 LGSs added</p> <ul style="list-style-type: none"> • The grass verges along the eastern side of Bury Lane; • The verges along Station Road; • Open space on western side of Windmill Walk. <p>Of the three new additions, one is very small and the other two are narrow grass verges. However, none are classed as an extensive tract of land (over 2.5 ha) and the LGS assessment sets out evidence to show that the sites meet the criteria set out in the NPPF.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		No objections as such, but not overly convinced the three meet the criteria, especially 8 and 9 which are not under threat of loss from development?		
		Advisory only: are 8 and 9 really appropriate / necessary for LGS status?	The Parish Council believes they meet the NPPF criteria	
		Typo? Text missing? Is there a reason why the second half of NP1 (2019) is not carried forward?	Similar wording was used in a neighbourhood plan elsewhere in England and subject to a successful legal challenge as it was not in accordance with the NPPF. The wording is consistent with Policy HAD11 of the Haddenham and Aldreth NP.	
		Add rest of NP1 to end of policy		

Community Action 1 – Old Recreation Ground

J Megginson	-	Community action 1 must include the land owner (Sutton Poors Land) This is the most important enhancement for biodiversity over the next 20 years in the village	Agreed	None
C Petchey	-	It's ok as it is. I would not want to see it planted up and left to grow into yet another unkept jungle when interest subsides.	Noted	None
P Moan	-	Very happy to support the creation of an informal nature reserved on the Old Rec.	Noted	None
G Redman	-	It should be noted that the Old Rec belongs to Sutton Poors and so any changes would need to approved by them.	Agreed	None

General comments: Chapter 7 - Biodiversity and Natural Environment

G Redman	-	Require swift bricks in all new builds. Consider local species records as part of planning application biodiversity assessment.	Policy SUT 8 will amended to reference Swift Bricks	None
J Megginson	-	Safeguarding remaining meadowland and orchards remain key. There are orchards a meadow close to and	Policy SUT 7 will address such protection	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		within the development envelope. They should be given more protection		
Policy SUT 10 – Heritage Assets				
C Fitzsimons	Cambridgeshire County Council	From a public health perspective, policies 10 – 12 which seek to preserve local character, benefits the public realm and the visual landscape, all of which support positive mental health and wellbeing. “The forecast change in population by broad age groups for the period 2011-2031 predicts significant growth in the over 60 age group. The proportion of people aged 75+ years will rise by 93% and those aged 85+ years will grow by 144%”. Therefore a dementia friendly policy for street furniture inside and outside of the Conservation Area would be beneficial to Sutton.	Street furniture does not need planning consent as it is in the highway and/or falls with permitted development. A policy is not necessary	None
	East Cambridgeshire District Council	New policy Is this necessary? What does it add that is not covered by NPPF chapter 16? Risk of confusion / conflict with NPPF? Suggest delete – not necessary to include. If retained, advise you get written support from Historic England for it.	It is considered that the policy is complementary with the NPPF and reflects matters that are relevant to the heritage assets in Sutton. Historic England have not objected to the policy.	None
Policy SUT 11 – Buildings and Features of Local Interest				
C Fitzsimons	Cambridgeshire County Council	See Policy SUT 10.	Noted	None
	Historic England	Thank you for inviting Historic England to comment on the above consultation. We welcome the production of this revised version of the neighbourhood plan. We are pleased to note the new section on the historic environment, and emphasis on historic character and the heritage policies. We welcome the approach you have	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>taken and do not have any detailed comment at this stage.</p>		
		<p>As before for general advice we refer you to our detailed document on successfully incorporating historic environment considerations into your plan, alongside advice on planning policy writing and some useful case studies, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p>		
		<p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate your local Historic Environment Record.</p>		
		<p>There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: https://neighbourhoodplanning.org/, which you may find useful.</p>		
		<p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
		<p>Please do contact us, either via email or the number above, if you have any specific queries relating to the historic environment in your plan area or a particular issue, and we will endeavour to respond as soon as we can to assist.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	East Cambridgeshire District Council	<p>'local interest' buildings</p> <p>What does 'will be secured' mean?</p> <p>2nd para – isn't this paraphrasing NPPF 203?</p> <p>Not convinced the policy is adding anything to existing district or national policy?</p> <p>Suggest delete – not necessary to include.</p> <p>If retained, advise you get written support from Historic England for it.</p>	Without this policy the buildings referred to in the East Cambridgeshire Register of Buildings of Local Interest (February 2017) have no policy protection. The policy reflects Policy SUT 8 of the n=made Plan.	None
Policy SUT 12 – Local Character Areas				
C Fitzsimons	Cambridgeshire County Council	See Policy SUT 10.	Noted	None
J Megginson	-	I don't think this adds anything to the protection and the maps (Map 6_ is inaccurate and meaningless	Noted	None
General comments: Chapter 8 - Historic Environment				
C Fitzsimons	Cambridgeshire County Council	<p>Cambridgeshire County Council's Historic Environment Team (CHET) notes that an entire chapter of Sutton's Neighbourhood Plan is dedicated to the historic environment, which is to be commended. Policies relating to the protection of heritage assets and buildings of local interest are present. However, this chapter, and its policies, appear to relate to built heritage only – the valuable archaeological resource of the parish is not mentioned, and there are no policies included to protect it.</p> <p>The parish of Sutton contains three scheduled monuments, nationally significant archaeological sites that are designated and protected by law. These are all</p>	<p>Amend paragraph 8.1 to refer to The Cambridgeshire Historic Environment Record (CHER) and the need to consult the Cambridgeshire Historic Environment Team at an early stage of development in respect to archaeological records.</p> <p>Noted</p>	<p>Amend paragraph 8.1 to insert:</p> <p>The Parish is known to be rich in archaeological finds and records. Cambridgeshire Historic Environment Record provides details of finds and the Cambridgeshire Historic</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>prehistoric monuments, specifically a Bronze Age round barrow on North Fen, and two long barrows, most likely Neolithic, on South Fen. While these remains are protected, their presence suggests that the countryside around them may contain numerous similar monuments that do not benefit from that protection, and may be threatened by development. The Cambridgeshire Historic Environment Record (CHER) contains records of cropmarks of numerous such features, particularly on North Fen. Equally, within the village itself, there may be significant below ground medieval remains relating to its earlier history, particularly along the High Street and near St Andrews Church. Such remains have previously been identified by archaeological excavation e.g. at 31 High Street in 2004 (CHER ECB2142).</p>		<p>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.</p>
		<p>In our view this updated Neighbourhood Plan should contain a policy supporting the East Cambridgeshire Local Plan (2015 para. 6.12.1) and in accordance with the NPPF (2021 paras. 189 to 208), that provides for appropriate protection for Sutton's valuable below ground heritage assets of archaeological interest, whether designated or undesignated. CHET can suggest wording for such a policy on request.</p>	<p>Policy SUT 10 will be amended to reflect that it also applies to archaeological sites.</p>	<p>Amend Policy SUT10 to include reference to archaeological sites.</p>
		<p>The list of Buildings of Local Interest in Appendix 2 also needs some updating, as many more have come to light through the ongoing Local List project. We would suggest contacting your District Council Conservation Officer regarding the additions.</p>	<p>The policy refers to the published ECDC Register, which is currently dated 2017, or any subsequent Register. Although additional buildings may have "come to light" the details have not been published in an updated Register to the time the Plan has been prepared.</p>	<p>None</p>

Policy SUT 13 – Employment Sites

Name	Organisation	Comment	Parish Council Response	Changes to Plan
B Macleod	-	Employment sites - need to be supported by public transport. As it is businesses would not want to come to the High Street due to parking problems, where to customers park, not everyone can walk to the centre of the village. To cycle is very dangerous with huge freight vehicles constantly using the village streets.	Noted	None
C Fitzsimons	Cambridgeshire County Council	Policies 13-14 support economic growth and opportunity well, however considerations as mentioned in the NP that need to remain at the forefront of any planning development include making sure Elean Business Park or any development is fully accessible for active travel users. Public Health welcomes new development to incorporate renewable energy options from small scale such as rainwater harvesting through to much larger scale options.	Noted	None
	East Cambridgeshire District Council	New policy First para – clarify whether this applies only in development envelope? Or is it allowed outside as well? “impact on employment generation”. What about existing employment? Do you mean “impact on existing employment or future employment generation”? Clarify paras	The first paragraph applies to all sites with an existing employment use. The paragraph will be amended to refer to existing employment	None Amend second paragraph of policy to refer to existing employment as well as employment generation
Policy SUT 14 – Elean Business Park				
C Petchey	-	Should have happened 30 years ago.	Noted	None
C Zaris	-	Please see comments earlier in this survey	Noted	None
C Fitzsimons	Cambridgeshire County Council	While improving pedestrian and cycle links between the business park and the village is entirely laudable, it is not without its technical challenges. There is an outline planning permission on the undeveloped part of the	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		business park site (12/00301/VAR & 11/00452/OUM), so there is limited scope to require additional pedestrian / cycle provision from Reserved Matters applications when they come forward.		
	East Cambridgeshire District Council	<p>Policy SUT 14 is expanded to address proposals for renewable energy.</p> <p>It is a little confusing whether a wind proposal would, in principle, be acceptable on the site? The last bullet implies wind is an option (because it refers to flicker), and the second bullet is likely only used for wind based schemes.</p> <p>However, if wind is what you are potentially seeking, you need to be far more explicit i.e. that the business park is “an area identified as suitable for wind energy development” as per NPPF footnote 54.</p> <p>Also, if wind, you probably need some greater reference to habitat assessments etc, to enable the policy to be screened out.</p> <p>Perhaps this needs a separate discussion on intention. As it stands, we assume wind is not covered.</p> <p>Clarify whether wind is intended / supported. If so, policy will need some work in order for it to be NPPF and SEA/HRA compatible</p>	The Plan does include the possibility of a wind turbine but that would need to be subject to Environmental Appraisal and Habitats Appraisal at project level to ensure the proposal would not have significant impacts on designated sites. The Plan will be amended to clarify the situation.	Amend Para 9.7 to clarify the circumstances where wind power might be supported and Amend SUT 14 to clarify that the renewable energy scheme could include wind turbines.
General comments: Chapter 9 – Business and Employment				
B Macleod	-	I do think there is little to tempt a small to medium business here, we do not have the public transport links or parking. We are fortunate to have a good hairdresser, a barbers, a sewing/craft shop, two decent general stores, a pharmacy and 2 good hot food takeaways in the centre.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Nobody really knows what happened with the bicycle shop that never seemed to open, having been a failed cafe/shop.		
J Megginson	-	The Straw burning plant should be encouraged to make use of the surplus heat by way of developing heat exchange to horticulture (greenhouses) or innovative use for housing energy. It is a very wasteful current usage	Noted	None
Policy SUT 15 – Public Rights of Way				
Anonymous	-	It depends on how much Parish money will be spent to go through all the legal hoops to gain these rights of way and permissive paths.	Noted	None
		Especially when this money could be spent on other things		
D Abraham	-	The right of way from shown on Map 7 (heading south from The Row, and looping around to Chain Causway), has very little or no signage, either at the Row itself, nor at the end of the track just past the farm buildings, to indicate where the path goes. (i.e. to anyone that doesn't know about the path, it is not obvious to take the dogleg to the right to then follow the track past the paddocks). I wholeheartedly agree that improving signage would be beneficial, and should be a very small cost for 2-3 small signs. It could even be something that a local crafts-person could do by carving from pieces of wood. But even good quality commercially produced signs should be very low cost, and could significantly increase the visibility of the track which feels like trespassing at present given the lack of signs. I wonder if the plan could/should be more specific about what signs are required, and to be put in place?	Noted. The Parish Council will consider possibility of distinct signage as part of an improvement plan for public rights of way	None
		Or alternatively, maybe they are so straightforward to get		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		arranged, that they could be done by the parish council without waiting for/needing to be part of the Neighbourhood plan?		
J Megginson	-	The old railway line - Sutton to Haddenham should be opened up for public use. Its use as a permissive path has been curtailed by the farming company	This can only be achieved through the consent of the landowner	None
C Fitzsimons	Cambridgeshire County Council	The village's compact form means active travel such as cycling and walking should be choice transport options. According to the plan the poorer condition of walking routes and the ability to safely crossroads are deterrents to making such journeys by foot. Therefore Public Health supports any enhancements that the Parish Council will pursue to improve pedestrian routes, bridleways for equestrian users and cycle ways. As well as improvements to crossing points in the village. Provision of cycle parking may also be appropriate. Public Health welcomes community action re traffic speed, 20 MPH zones, cycle routes, pedestrian improvements, parking, and vehicle charging points. We also support the enhancement of biodiversity through the corridors of the Public Rights of Way.	Noted	None
	East Cambridgeshire District Council	New policy covers public rights of way. How will this policy be applied in practice? As part of new development schemes? This doesn't feel like a planning issue? Could be linked to new residential development but sounds like more of a community action. Community Action 2 covers permissive paths. Amend to a community aspiration? Or, if retained as policy, link it clearer to development proposals	The policy will be amended to make it clearer in the determination of planning applications.	Amend policy to: 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

Name	Organisation	Comment	Parish Council Response	Changes to Plan
				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 Action 2 – Permissive Paths

P Moan	-	Strongly support the adoption of further permissive paths, and would be keen for the Parish Council to see this as a key aim for the near future.	Noted	None
Anonymous	-	As above	Noted	None
J Megginson	-	Yes but Land owners/Farmers have been less than helpful in recent years. With a policy of public money for public benefit in agricultural support this may change	Noted	None

Community Action 3 – Weight Restrictions

B Macleod	-	Absolutely right this really really needs to happen. Having been a town dweller most of my life before moving here, as far as I can see the biggest blight to the village. It is quite shocking the size of some of the freight vehicles.	Noted	None
C Zaris	-	Immediate new signage to discourage HGVs. Surely the poor state of the Chain Causeway should be enough to warrant this? Maybe traffic calming humps on the America or the pavement extended so traffic has to give way/stop. But of	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		course that might create additional noise and fumes for residents there.		
P Moan	-	Strongly support this action	Noted	None
Community Action 4 – Traffic Speed				
C Petchey	-	The 20mph restriction in High Street is often ignored.	Noted	None
B Macleod	-	Anything that might put off big freight vehicles good by me, we residents are happy to comply I'm sure.	Noted	None
Community Action 5 – Traffic Speeds on The America				
B Macleod	-	Living close to this particular area definitely needs action, having personally seen some really reckless driving. Glad to see this here on the plan.	Noted	None
Community Action 6 – 20 mph zones				
P Martin	-	Get drivers to obey the current speed restrictions first before changing them	Noted	None
Anonymous	-	Although it wont make a difference unless the police will enforce it	Noted	None
D Abraham	-	<p>With regard to the proposal to reduce the speed limit on The Row, Painters Lane, and West Lodge Lane.</p> <p>We live on The Row. I believe strongly in drivers (including myself) staying below the 30mph limits on urban roads. I also see merit in the existing 20mph limit on the High Street as a way to discourage through-traffic from using that route.</p> <p>However, I do not agree with applying to reduce the speed limit to 20mph on The Row, Painters Lane, or West Lodge Lane, despite me living on one of those roads.</p> <p>As I understand it, from the letter circulated to residents in</p>	The extensive comments are noted. Should a proposal to reduce the speed limit at The Row to 20 mph be pursued, it would be consulted on by the County Council Highways Department, who will make the final decision.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>April "The mobile vehicle activated sign gives the council data on the speeding issues in the village, and it has highlighted some speeding above the limit in The Row and Mepal Road".</p> <p>The logical interpretation of that statement is that "some road users are exceeding the 30mph limit. Therefore, if it is a significant problem, we should consider enforcing the existing limit.". It does not seem logical to conclude that because some people already exceed the speed limit, that the speed limit should be lowered. Reducing the speed limit just makes it more likely that a few more people be likely to exceed the speed limit inadvertently!</p> <p>I will also add, from my experience of living around halfway along The Row, that although there may be the occasional driver that does exceeds the 30mph limit, I would be very surprised if it was a significant or frequent problem. Given the nature of all 3 roads, being relatively narrow, and cars being parked on one side or the other at various points along The Row, the visual physical environment naturally limits driver's speed.</p> <p>I particularly compare to The America where, when walking, I regularly see drivers very obviously exceeding 30mph – you can detect it with your ears even if the car is behind you. When the speed monitor was on The America, I regularly saw drivers doing between 40mph and 50mph. The visual physical environment, of a wide road, houses set back, downhill, and no cars parked, leads to drivers speeding much more commonly.</p> <p>To be clear, I'm not advocating a 20mph speed limit on The America. I'm just pointing out that enforcement</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>seems to be the appropriate approach to The America.</p> <p>So I do not believe that the evidence from the mobile speed signs gives any valid reason for changing to a 20mph limit on The Row.</p> <p>As to the “benefits of a reduced speed limit on noise, vibration, safety, and confidence to walk or cycle”. I can see some merit in that argument for some roads – but The Row is a relatively quiet road. There is very little traffic, and whilst the occasional car doing 30mph might feel slightly fast, I’ve never felt unsafe when walking along the road. We do have cats, and from a purely selfish point maybe it would be a fraction safer for them if the speed limit was lower. However, having lived on The Row for 17 years, we haven’t yet had an incident affecting any of our cats, and they regularly do cross the road. It would be devastating if one of our cats was hit on the road – but I don’t feel that the risk to our cats is high enough to justify lowering the speed limit.</p> <p>And at 30mph, noise and vibration are really not an issue. The only time we notice significant noise or vibration in the house is when a tractor goes past – and given that The Row has historically been a row of farms, with farmland behind the houses, the fact that there is only a couple of remaining working farms with tractors is perfectly acceptable, means the volume is perfectly acceptable – and wouldn’t be affected by a lower speed limit as they are unlikely to exceed 10mph – 15mph on The Row. The farmers and tractors were here before us and most other residents.</p> <p>Therefore, taking all the elements of the letter into</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		account, I do not agree with the suggestion of making an application to reduce the speed limit.		
Community Action 7 – Pedestrian Improvements				
C Petchey	-	<p>The proposed crossing in The Brook near to the Baptist Meeting House/Mostyn Close looks to be close to the junction with High Street. This might cause problems with large lorries turning off High Street down The Brook then having to brake sharply as people crossing. This could block the vision of traffic waiting to turn right out of The Brook onto High Street towards Earith direction. Traffic queuing behind could start overtaking to go along High Street and collide with traffic coming out of The Brook turning right.</p> <p>Vehicles often pull out of The Brook into the path of vehicles going straight on along the High Street as it is.</p> <p>Ideally site a crossing further down The Brook, away from the junction with High Street.</p>	This crossing has since been provided. Map 9 will be amended	Amend Map 9 to delete reference to proposed crossing near the Baptist Meeting House
B Macleod	-	Pedestrians do need help in our village with both regular traffic and large freight vehicles.	Noted	None
C Zaris	-	<p>A zebra crossing is desperately needed near the school. Also walking from the church to the Coop is awful- waiting to cross the road. A new pavement instead of just the grass verge would be great.</p> <p>It's dangerous to cross by the roundabout on the main road to access the footpath near the Elean business park. Traffic goes too fast approaching the roundabout. Many times with our walking group we've had problems , some cars seem to accelerate going round the roundabout. Any chance of slowing them down?</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Anonymous	-	We need safer routes for our children especially to walk on, without having to walk along the main roads like The Brook and High Street	Noted	None
J Megginson	-	Would like to see this proposal mapped out	Noted	None
Community Action 8 – Cycle Routes				
C Zaris	-	The chain link causeway is a death trap for cyclists. Relieved to read you are planning* a cycle route to Earth.	Noted	None
P Moan	-	Strongly support the establishment of a cycle route between Sutton and Earith. I personally have nearly been hit by vehicles when cycling on the main road between Sutton and Earith - it is an accident waiting to happen.	Noted	None
J Megginson	-	This would be a great benefit and will need coordinated action between county highways and environment Agency	Noted	None
Community Action 9 - Parking				
C Petchey	-	A driver's vision leaving Fairfield is often blocked by vehicles parked too close to the junction, contrary to the Highway Code, on High Street.	Noted	None
B Macleod	-	I do agree with some action needs taking at the blind corner by the pharmacy but I also believe we have to be careful with parking restriction so as not to hamper access to the pharmacy, doctor's surgery (which doesn't have enough parking to the rear), village shop, times are hard enough without pushing people away with parking restrictions so as not to be "cluttered", practicalities should be first in consideration not how they appear to the eye.	Noted	None
C Zaris	-	Yes, please put double yellow lines to stop parking. I come out of Stewards Lane and can't see what's coming along the High Street. Charging points are essential as you pointed out but we will need many more!	Noted	None
Anonymous	-	If they are going to be enforced effectively, otherwise it is a waste of money	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Abraham	-	There already seem to be fairly sensible restrictions on parking near to junctions, plus the highway code. Whether people follow them or not is another question. But from what I've seen, the current restrictions seem sensible, and the document doesn't seem to specify any areas that do specifically need improvement, so it's unclear what's being proposed with this.	Noted	None
Community Action 10 – Vehicle Charging Points				
C Petchey	-	Is it really necessary to have a charging point at The Glebe. Isn't there two at the Co-op already? How often do the cycle racks get used? Could end up being another waste of money at tax payers' expense. Anyone buying an electric car should make their own provision for charging and not expect Sutton Council Tax payers to foot the bill. If the electric charging point provider foots the installation bill, then go ahead.	The increase in the number of electric vehicles on the road is resulting in a higher demand for charging points.	None
C Zaris	-	Not enough if we are to have more electric vehicles	Noted	None
Anonymous	-	This will encourage cars to take up spaces that are needed for normal use	Noted	None
J Megginson	-	In my opinion battery powered vehicles are for the wealthy 10% not interested they wont solve the global warming or effect climate change trends	The increase in the number of electric vehicles and gradual phasing out fossil fuel powered cars will result in a higher demand for charging points.	None
General comments: Chapter 10 – Traffic and Travel				
B Macleod	-	Having previously said we have a huge number of large freight vehicles using our village roads constantly, steps previously mentioned need to be implemented. I believe all talk around cycling/cycle paths is mute until such time as our village roads are safer, why would you cycle it's far too dangerous currently.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
M&J Middleton	-	The need for the zipper bus route to be extended so it goes to a supermarket in Ely. Or maybe even the railway station	Noted	None
D Nothard	-	Well covered in the proposals, but hoping for a covenant with hauliers is a bit pie in the sky because of non-cooperation and of course different drivers from time to time. Yes the ideal would be a village by-pass but that costs a lot of money and would entail carving across the old airfield and down onto the Gault through Burystead Farm to somehow meet with the existing Chain Causeway to Erith. A weight limit through the village would help but that would have to exclude agricultural vehicles. On balance, probably a 20mph speed limit through the whole village from the A142 to the exit at the America would do most good. At least those who consistently exceed the 30mph by 10mph might end up close to the 30mph ?? A few daring souls venture on bike along Ely Road towards the Co-op, taking their life in their hands, but most stick to pavements.	Noted	None

Policy SUT 16 – Retail Premises, Services and Facilities

C Petchey	-	Sadly, few shops remain in Sutton today. It is hoped the One Stop shop in High Street will renew the Lease next month, to retain a grocery shop and Post Office with cash machine facilities. Unfortunately, Sutton does not have a village pub similar to The Three Pickerels offering food, or The Three Kings in Haddenham. Maybe in the future The Chequers could have new Landlord/Landlady and improve along the liens as The Pickerels and Three Kings. It is hoped a brand new GP Surgery/Health Centre and	Noted	None
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Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Pharmacy will be built preferably in the centre of the village. Patients driving in from surrounding parishes have already accepted the need to travel to the current site by registering at Priors Field, therefore it is hoped the new surgery will be built in the centre of the village and not near the Co-op causing almost everyone to have to get into a car to drive to it. The current road layout along Ely Road and the Co-op would need to be upgraded to make it safer turning in to the site and a new path laid along the opposite side to the existing one in Ely Road.</p> <p>Portacabins would be fine for a year or two situated on the Brooklands Car Park.</p> <p>I would not encourage any more fast food outlets. I currently do not use any of the existing 3.</p>		
B Macleod	-	In general I do support SUT 16 but not without improvements to parking, public transport etc.	Noted	None
C Fitzsimons	Cambridgeshire County Council	<p>Public Health welcomes both retained Policies 16 and 18; and new Policy 17</p> <p>It is essential that careful consideration must be given to potential impacts positive or negative of changes to community services and leisure facilities.</p> <p>Public Health agree with improving play spaces for all ages because sport and play space is important for supporting healthy lifestyles. Therefore, Community action 13 Play areas and Youth Facilities is supported.</p>	Noted	None
Policy SUT 17 – Hot Food Takeaways				
C Petchey	-	I would not encourage any more fast food outlets. I currently do not use any of the existing 3.	Noted	None
A Brown	-	To many already	Noted	None
C Fitzsimons	Cambridgeshire County Council	See Policy SUT 16	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
J Megginson	-	Full or circular arguments. We have three in the village no more needed	Noted	None
Policy SUT 18 -Sport and Recreation Facilities				
C Petchey	-	None of my family and grown up children play football.	Noted	None
C Fitzsimons	Cambridgeshire County Council	See Policy SUT 16	Noted	None
J Megginson	-	This policy and community action 12 appears to rely on developers or existing sports clubs to implement it. I would suggest the parish council investigate sports development at Haddenham to see what a more proactive approach can achieve	Noted	None
Community Action 11 – Library Access				
Anonymous	-	We have the library bus that comes to the village and also the books that are left out around the village and the book library in the telephone box so do not see that there is a need for this and the cost for this to be implemented would also be a concern for the set up and ongoing costs. Staff, books, premises etc etc	Noted	None
Community Action 12 – Additional Sports Facilities				
Anonymous	-	We need more play spaces not football fields that are only beneficial to those with kids that play football. It seems a lot of money will be spent on the up keep of these and who pays for this, do the football teams pay enough to cover all of the costs involved in maintaining good quality football pitches,	The Lindon Homes development north of The Brook will provide an additional play area.	None
J Megginson	-	Fine words butter no parsnips	Noted	None
Community Action 13 – Play Areas and Youth Facilities				
C Petchey	-	Sutton is lacking in youth facilities, other than the Scouting movement which has always been very well supported by	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		its leaders. Maybe assist the Scout Group in paying for a new building on their land in The Gault?		
J Megginson	-	See 38	Noted	None
General comments: Chapter 11 – Retail, Community Facilities and Leisure				
B Macleod	-	Again school places and provision at the GP surgery which is already only assured for 1 year, other local GP provision is already swamped and unable to cope.	The latest school roll data (May 2023) states that the school has a capacity of 362 and 267 on the school roll.	None
Policy SUT 19 – Design Considerations				
C Petchey	-	Sutton has never been a 'chocolate box' attractive village but maybe improvements could be made.	Noted	None
C Fitzsimons	Cambridgeshire County Council	Public Health agrees with new Policy 19 and its efforts to ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other. To make a cohesive and agreeable public realm to support community and wellbeing. The importance of cohesive communities is highlighted in the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire: "2.3 Community cohesion and mental health The evidence shows that cohesive communities foster better mental health through the creation of neighbourhoods and communities that are in control and that pull together to shape the world around them. Evidence also shows that fostering and supporting social action, social inclusion and volunteering can improve wellbeing. Local community groups such as local voluntary groups; peer support services, user led self-help groups, mentoring and befriending enables service users to be both providers and recipients of support. This allows members of a community to play an active role in their own wellbeing and that of their community."	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		As well as its focus on sustainable waste management and integrated energy efficient technologies.		
	East Cambridgeshire District Council	New policy welcomed	Noted	None
Policy SUT 20 – Dark Skies				
C Petchey	-	Yes, supported - please tell my neighbours to reduce their lumens!!	Noted	None
C Fitzsimons	Cambridgeshire County Council	This policy should retain a focus on human safety at street level and on highways so that the dark skies approach is beneficial for all.	The policy seeks to balance safety with minimising light pollution	None
	East Cambridgeshire District Council	New policy welcomed	Noted	None
Policy SUT 21 – Flooding and Sustainable Drainage				
C Zaris	-	I would like to know which areas of the village are designated flood risk 2 & 3. Living at the bottom of the hill, I feel worried about surface water and flooding from the Garden Close development.	Details of areas at risk of flooding can be found on the Government website https://check-long-term-flood-risk.service.gov.uk/postcode	None
C Fitzsimons	Cambridgeshire County Council	Public Health support cross benefits of SuDS as part of all new developments, such as increased biodiversity and water harvesting. Another consideration is a Community Action that residents in flood prone areas might be encouraged to join a flood group which could be led by the Parish Council or by a nominated flood warden. This type of community action supports community resilience and well-being as well as reducing physical and mental health impacts from severe weather damage.	Noted	None
	Anglian Water	Anglian Water is supportive of the policy aims, particularly the requirement for sustainable drainage systems (SuDS) in new development to ensure that surface water run-off is managed effectively on site, whilst achieving multi-	Paragraph 12.10 will be amended to cross reference Design Guidelines and Codes	Amend paragraph 12.10 to cross reference the Sutton

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>functional benefits for biodiversity and amenity and opportunities for rainwater/storm water harvesting and reuse. Anglian Water would recommend that the Sutton Design Guidelines and Codes are referenced in the policy and/or the supporting text to signpost applicants/developers to the appropriate information regarding rainwater harvesting (Code 22), permeable paving (Code 24), and storage and slow release (Code 25).</p> <p>It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented and the necessary measures are in place.</p>		Design Guidelines and Codes
	East Cambridgeshire District Council	<p>New policy</p> <p>Not convinced the policy is adding anything to existing district or national policy, or the county SPD on flood risk?</p> <p>Suggest delete – not necessary. Perhaps just cross refer to existing national / district / county policy?</p>	The County SPD does not have the same status as adopted planning policy. The policy provides more detail in terms of SuDS examples than the current Local Plan policy.	None
Policy SUT 22 – Sustainable Building Practices				
C Petchey	-	I fail to see where any of this has been incorporated into the development on land north of The Brook and west of Mepal Road. However, can anyone actually afford to incorporate 'greener' energy systems into their own homes?	There was no such policy in place when the development was granted planning permission	None
G Redman	-	<p>There needs to be consideration of the noise impact of using air source heat pumps.</p> <p>Consideration for keeping building cool passively, e.g. by limiting hard landscaping etc.</p>	<p>Noted.</p> <p>Some elements, such as hard landscaping, do not need planning permission</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Anglian Water	<p>Policy SUT 22 - Sustainable Building Practices</p> <p>Anglian Water recommends that this policy should also incorporate measures to improve water efficiency in new developments. This is highlighted in the Sutton Design Guidelines and Codes (Figure 90 - sustainable design features).</p> <p>As a region identified as seriously water stressed we encourage plans to include measures to improve water efficiency of new development through water efficient fixtures and fittings, including through rainwater/storm water harvesting and reuse, and greywater recycling.</p> <p>The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. Given the proposed national approach to water efficiency, Anglian Water would encourage this standard to be included in the neighbourhood plan using a fittings-based approach.</p>	Policy SUT21 includes measures for rainwater/storm water harvesting and reuse, and greywater recycling. However, matters relating to water usage are enforced through the Building Regulations.	None
C Fitzsimons	Cambridgeshire County Council	Best practice in energy conservation is encouraged and that those measures should be integral to the building design and minimise any detrimental impact on the building or its surroundings. Avoiding fossil fuel-based heating systems and where feasible employing renewable practices is supported.	Noted	None
	East Cambridgeshire District Council	<p>New policy</p> <p>Whilst intent is welcomed, it's unclear how a decision maker should react to this policy.</p>	Until national planning policy incorporates such requirements and the Written Ministerial Statement, dated 25 March 2015 by the Secretary	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Unclear whether this is just a 'we support' policy (and in which case, it will in likelihood largely be ignored by developers and decision makers).</p> <p>If it is a 'you must' policy, it must be clearer what it is a developer must do.</p> <p>Asking a developer to do 'best practice' is somewhat meaningless – and will largely mean 'do recently upgraded Building regulations' only.</p> <p>If this is a 'you must' policy, probably best to discuss separately with ECDC intentions and options</p> <p>Reconsider / clarify intention of policy.</p>	of State for Communities and Local Government is revoked, neighbourhood plans are restricted in that they cannot impose additional local requirements in relation to energy conservation.	
Policy SUT 23 – Renewable Energy				
C Petchey	-	I fail to see where any of this has been incorporated into the development on land north of The Brook and west of Mepal Road. However, can anyone actually afford to incorporate 'greener' energy systems into their own homes?	There was no such policy in place when the development was granted planning permission	None
C Zaris	-	Isn't it time new housing was only granted permission if they have solar panels on the roof?	The Plan cannot require this	None
M&J Middleton	-	But we don't want fields full of solar panels	Noted	None
J Megginson	-	I would like to see this more explicit. No new developments would be supported unless all considerations and design incorporates such design principles	The Plan cannot require this	None
C Fitzsimons	Cambridgeshire County Council	The Council supports the plan and its policies covering sustainable building practices and renewable energy. We support renewable energy generation schemes that are sympathetic to visual amenity and sensitive to	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>environmental assets. Should this in the future include developing community heat schemes then there needs to be consideration re-joining costs as they can lead to health inequalities. The potential is those that cannot afford to join will not receive the benefit and will spend more on fuel. These individuals are already financially disadvantaged compared to others who can access community fuel schemes.</p> <p>The Sutton Neighbourhood plan is comprehensive covering all the key areas identified in the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire. It is responsive to the health and wellbeing needs of Sutton as it has evolved over recent years and will continue to do so.</p>		
	<p>East Cambridgeshire District Council</p>	<p>New policy</p> <p>Whilst written in a positive style, it is not actually that supportive of such development. Is that intentional? It effectively places a ban on solar on most of Sutton's farmland (intentional?)</p> <p>See earlier commentary on wind. This policy is insufficient to allow wind, therefore in effect wind proposals will continue to be banned in Sutton parish (intentional?)</p>	<p>The policy takes a balanced approach to the consideration of such proposals given the context of the neighbourhood area.</p>	<p>None</p>
		<p>Check intention of policy</p>		
General comments: Chapter 12 – Development Design				
	<p>East Cambridgeshire District Council</p>	<p>New Chapter</p> <p>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.</p>	<p>Noted</p>	<p>None</p>


Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Welcome the inclusion of development design in the Neighbourhood Plan.		
Policies Maps comments				
Anonymous	-	Where is the key or descriptions to show what all the numbers mean on the maps	The key is on page 48	None
D Abraham	-	As stated in earlier question, with respect to "Inset Map - West" I would propose that the unusual thin part of the development envelope that extends south from The Row at number 67, be reduced so that it only extends to the southern extent of the new house that is currently being built. i.e. protrusion would be approximately halved in size.	The Development Envelope reflects that in the adopted Local Plan	None
J Megginson	-	Less than clear what these add to text or what they mean	Where policies designate sites or land the extent of that designation must be illustrated on a map	None
Appendices comments				
C Petchey	-	What are 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 ??	Details can be found on Historic England's website at https://historicengland.org.uk/listing/the-list/	None
P Martin	-	Appendix 3 - sentence 3.9 is a duplicate of 3.8	Appendix 3 will be amended to delete 3.9 and renumber the remaining points	Delete point 3.9 and renumber the remaining points
J Green	-	Really helpful to see Glossary, may want to add a definition for Biodiversity net gain	Agree. Definition of biodiversity net gain will be added	Amend Glossary to add biodiversity net gain definition

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Nothard	-	<p>Good to see the building of local interest register detailed</p> <p>A lot of thought has been put into this document, and whilst it is sometimes not the easiest to follow because of the rearrangement of section titles, it is pretty well presented. The politics of local government are always up against the best interests of parish councils for their community.</p>	Noted	None
	East Cambridgeshire District Council	<p>Whilst this formatting probably works in a printed document, it is confusing with a pdf web version?</p> <p>Reconsider formatting?</p>	The formatting of Appendix 1 will be reviewed	Amend layout of Appendix 1 to make it easier for the user when reading online
General comments				
B Macleod	-	<p>For existing residents of Sutton, to me, top concerns are local flooding with constantly high river levels, frequency of huge freight vehicles passing through, speed limits in both the centre and American end of the village, new builds causing flooding around existing properties, getting the mix right for parking and parking restrictions in the centre, so as to not hamper businesses and not be difficult in term of whether parked cars are a little unsightly.</p> <p>I would commend you all on doing a great job on this plan for the benefit of so many people.</p>	Noted	None
J Green	-	<p>Chapter 11</p> <p>There is no specific reference to the new facility for the community and young people that is planned for The Gault, which will be run by 1st Sutton Scout Groups but open to all. Please can this be added to the chapter 11 please - in the lower text</p> <p>This will help us especially for funding purposes</p>	Reference will be made in paragraph 11.1	Amend Para 11.1 to refer to proposed new facility at The Gault.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
M&J Middleton	-	I Mavis would like a trim trail erected. Gyms are okay but it involves getting in a car or on a bus which is infrequent.	Noted	None
Anonymous	-	I support the plan, however anything that is undertaken needs to fully think out the costs involved and where this is coming from. With increasing prices the village residents I am sure would not want their council taxes to increase heavily for schemes that are not supported or consulted on.	Noted	None
D Nothard	-	A lot of work has gone into this plan. WELL DONE TO ALL CONCERNED	Noted	None
J Megginson	-	It is an excellent document But as before the community actions are too vague and no accountability built in to check progress	Noted	None
	Isleham Parish Council	Isleham Parish Council wish you every success in obtaining authorisation of your plan and in its future implementation.	Noted	None
	Mepal Parish Council	"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, on 13 July 2018, the parish boundary was amended, to align the parish boundaries between Sutton and Mepal to better reflect the two communities. This change occurred during the production of the current Sutton Neighbourhood Plan, however East Cambridgeshire did not re-designate the Sutton Neighbourhood Area until 27 May 2021. The Neighbourhood Area boundary was amended to that illustrated in Map 1 which is the current Parish boundary and this Neighbourhood Plan Review will now cover that revised Neighbourhood Area."	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>We should also make the point that the 'Modification Proposal' Statement that is required to accompany any NP being reviewed has only been placed on the Parish Council website but has not been put on the Sutton Neighbourhood Plan website. It is this latter website which their consultation email directs parties to, so consultees won't have seen this important statement.</p>	<p>The Modification Proposal Statement will be submitted to ECDC with the Plan. Ultimately the Neighbourhood Plan Examiner will determine whether a referendum is required.</p>	None
		<p>The 'Modification Proposal' Statement does not explain that the Neighbourhood Area has been amended, to us this seems to be a fundamental omission, particularly given the legal position that the Sutton NP (2019) will continue to apply to the three areas moved from Sutton to Mepal; until the Mepal NP is 'made' and replaces the Sutton NP (2019) for these three areas. The summary leaflet produced on the NP Review under the heading 'WHAT'S CHANGED IN THE NEW PLAN' also doesn't refer to the Neighbourhood Area having been amended. The change in Neighbourhood Area must be considered as one of the main changes.</p>	<p>Paragraph 1.7 of the Plan refers to the change in the area covered by the Plan. It is considered that the Neighbourhood Plan Review will replace the 2019 Plan when made.</p>	None
	Witcham Parish Council	<p>Witcham had no comments to feedback on the Sutton Neighbourhood Plan review. Thanks for inviting us to view and comment.</p>	Noted	None
	Red Lodge Parish Council	<p>Red Lodge Parish Council resolved a 'No Comment' regarding the pre-submission consultation.</p>	Noted	None
	Anglian Water	<p>Thank you for inviting comments on the draft pre-submission Sutton Neighbourhood Plan. Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area, and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan review process to ensure the plan</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. As a result we have the following comments: [see comments against specific policies above]</p> <p>Anglian Water welcomes the opportunity to comment and wish the Parish Council every success in taking the neighbourhood plan forward to submission.</p>		
	National Gas Transmission	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Distribution Networks Information regarding the gas distribution network is available by contacting:  Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>		
	National Grid Electricity Transmission	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Please also see attached information outlining guidance on development close to NGET infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>		
	National Highways	<p>Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 06 June 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Sutton Neighbourhood Plan.</p> <p>However, we refer you to the attached annex [available from the Parish Council on request] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact:</p>	Noted	None
	Historic England	<p>Thank you for inviting Historic England to comment on the above consultation. We welcome the production of this neighbourhood plan in principle but, owing to staff vacancies, we do not currently have capacity to provide detailed comments.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>We would refer you to any detailed comments we may have made at earlier stages of the plan's production including Regulation 14 and where it was required, SEA screening/scoping and draft report stages.</p> <p>Our detailed advice on successfully incorporating historic environment considerations into neighbourhood plan, alongside some useful case studies, can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any specific queries arising following this stage, and we will endeavour to assist at that time.</p>		
	The Coal Authority	<p>Thank you for your notification of 06 June 2023 regarding the Sutton Neighbourhood Plan Review - Pre-Submission Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As East Cambridgeshire District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.</p>	Noted	None
	Marine Management Organisation	<p>Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>us within your deadline, please consider the following information as the MMO's formal response.</p> <p>Marine Management Organisation Functions The MMO is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are: marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.</p> <p>Marine Planning and Local Plan development Under delegation from the Secretary of State for Environment, Food and Rural Affairs (the marine planning authority), the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the Mean High Water Springs (MHWS) mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of MHWS, there will be an overlap with terrestrial plans, which generally extend to the Mean Low Water Springs (MLWS) mark. To work together in this overlap, the Department of Environment, Food and Rural Affairs (Defra) created the Coastal Concordat. This is a framework enabling decision-makers to co-ordinate processes for coastal development consents. It is designed to streamline the process where multiple consents are required from numerous decision-makers, thereby saving time and resources. Defra encourage coastal authorities to sign up as it provides a road map to simplify the process of consenting a development, which may require both a terrestrial planning consent and a marine licence. Furthermore, marine plans inform and guide decision-makers on development in marine and coastal areas.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Under Section 58(3) of Marine and Coastal Access Act (MCAA) 2009 all public authorities making decisions capable of affecting the UK marine area (but which are not for authorisation or enforcement) must have regard to the relevant marine plan and the UK Marine Policy Statement. This includes local authorities developing planning documents for areas with a coastal influence. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that individual marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service: soundness self-assessment checklist. We have also produced a guidance note aimed at local authorities who wish to consider how local plans could have regard to marine plans. For any other information please contact your local marine planning officer. You can find their details on our gov.uk page.</p> <p>See this map on our website to locate the marine plan areas in England. For further information on how to apply the marine plans and the subsequent policies, please visit our Explore Marine Plans online digital service.</p> <p>The adoption of the North East, North West, South East, and South West Marine Plans in 2021 follows the adoption of the East Marine Plans in 2014 and the South Marine Plans in 2018. All marine plans for English waters are a material consideration for public authorities with decision-making functions and provide a framework for integrated plan-led management.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Norfolk County Council	Thank you for consulting Norfolk County Council on the Sutton Neighbourhood Plan review, the County Council has no comments to make.	Noted	None
	East Cambridgeshire District Council	<p>General comments</p> <p>Overall, the Plan is very well presented, with useful and engaging images and a generally easy to read writing style.</p> <p>The Plan explains well to the reader how this Plan is an update to the current Plan, and what elements are taken forward or are new. However, whilst this will be of no relevance to the general reader, what is not clear from the Plan is whether or not this 'review' is a full review of the previous plan, or a modification of the previous plan. This is a slightly complex area of the law, but as ECDC reads it, Sutton PC has two choices. It either:</p> <p>Option 1: Does a 'full review' under section 38A(11) of the 2004 Act (https://www.legislation.gov.uk/ukpga/2004/5/section/38A). In simple terms, this means the 2019 Plan is completely replaced by a new Plan.</p> <p>Option 2: Do a 'modification' under schedule A2 of the 2004 Act. If this option is taken, there are levels of degree of modification, from minor to material changes.</p> <p>The Plan as published has mixed messages on the above. In some places, it refers to the document as being the 'new plan' (para 1.6, 1.13, 2.14 for example), but the flow chart on page 7 hints at it being a 'modification' plan. We think you need to be absolutely clear which route you are taking. In our view, the scale of changes in the Plan, compared with the 2019 version, are so extensive, that it is virtually impossible for the public or an examiner to know</p>	Noted	<p>The Plan content will be amended to make reference to it being a Replacement Plan</p> <p>Make changes throughout the Plan to refer to it being a Replacement Plan.</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>what is 'modified' and what is retained (and, by retained, therefore not subject to representations). We therefore strongly advise that you take the 'full review' option, and make that clear in the Plan.</p> <p>If you pursue the modification option, not only do you need to be clearer that that is the case, but you need to be clear in the Plan what elements are modified, and what elements are retained (and therefore not subject to consultation / representations).</p>		
		<p>The table below sets out more detailed comments on specific aspects of the Plan. Please note we have not read or commented on every detailed wording of the Plan, and instead have aimed to focus on the most important aspects.</p>	Reproduced above in table of comments	
		<p>In respect of SEA, we are currently preparing an SEA report for you, and will undertake consultation with statutory bodies in due course. We do not envisage any significant issues to arise from that process.</p>	Noted	

Appendix 8 – Post Pre-submission Consultation Modifications

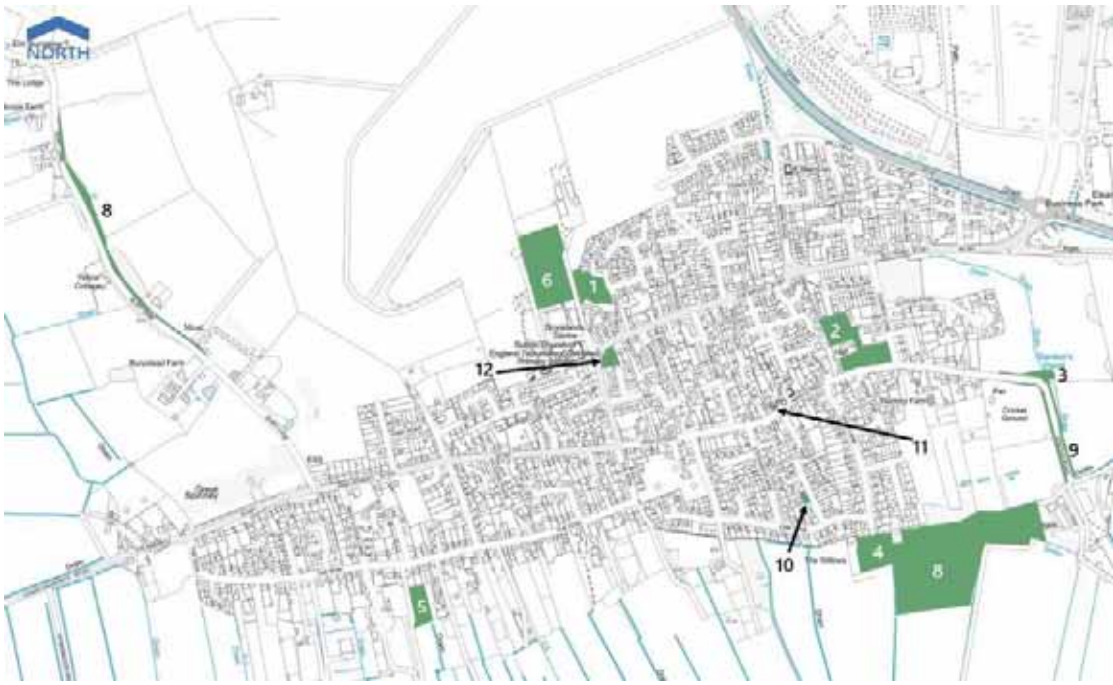
In this table, deletions are shown struck through - ~~deletion~~ and insertions are shown underlines – insertion

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Front cover		<p>Before NEIGHBOURHOOD PLAN insert <u>REPLACEMENT</u></p> <p>Delete REVIEW</p> <p>After 2023 insert – <u>2036</u></p> <p>Delete PRE-</p> <p>Amend date JUNE <u>OCTOBER</u> 2023</p> <p>Insert <u>Sutton Parish Council</u></p>	To bring the Plan up-to-date and to reflect the period covered by the Plan
2-3		Amend contents page as necessary as a result of changes the follow in this schedule	To bring the Plan up-to-date
5	1.5	Amend second sentence as follows: The Parish Council has therefore commenced the review <u>and replacement</u> of the adopted Neighbourhood Plan.	To bring the Plan up-to-date
6	1.8	Amend as follows: Given that the Plan is updating and reviewing <u>replacing</u> 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 Review document <u>Replacement Plan</u> , as identified in paragraph 1.5.	To bring the Plan up-to-date

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
7	1.9	Amend as follows: This is the Pre-Submission Draft <u>Replacement Neighbourhood Plan Review</u> document. It is now <u>was the subject of a period of the "pre-submission stage public consultation in June and July 2023, following which all comments received will be have been reviewed and necessary amendments made.</u> The Neighbourhood Plan will then <u>now</u> 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.	To bring the Plan up-to-date
8	2.7	Amend first sentence as follows: Sutton is the fifth largest settlement in East Cambridgeshire with the 2021 Census recording a population of 4,027 <u>4,004</u> for the former parish area, just under a two a <u>1.3</u> percent increase over the 2011 figure	To bring the Plan up-to-date to reflect the publication of 2021 Census data for the parish
9	2.9	Amend paragraph as follows: The 2021 Census returned that there were 1,734 dwellings in the former parish, an increase of 57 from the 2011 figure (<u>at the time the Plan was prepared, parish Census data for the number of dwellings had not been published</u>). 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 <u>the</u> 2021 households, 76.8 <u>78.1</u> % are owner-occupied, 40.5 <u>10.6</u> % are social rented and 44 <u>11.1</u> % private rented.	To bring the Plan up-to-date to reflect the publication of 2021 Census data for the parish
10	3.2	Amend first sentence as follows: In July 2021 <u>September 2023</u> the Government published a revised NPPF which includes a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:	To bring the Plan up-to-date

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
10	3.3	Amend first sentence as follows: At the time the <u>Replacement Neighbourhood Plan Review</u> was prepared, the District Council were progressing a "Single Issue Review" of the Local Plan.	In response to comments
10	3.5	Amend paragraph as follows: At the time the Neighbourhood Plan Review was prepared, the District Council were progressing a "Single Issue Review" of the Local Plan. In April 2023, Hearing Sessions conducted by a Government Planning Inspector had recently been completed on the submitted Single Issue Review Document. The Single Issue Review is a limited partial update of the 2015 East Cambridgeshire Local Plan in respect of the housing growth requirement for the district. The submitted Single Issue Review concluded that there is no need to identify any further housing allocations across the district, as the housing supply already comfortably exceeds the calculated requirement during the Local Plan period. This will not be confirmed by the Government Planning Inspector until the Examination Report is published, expected to be later in 2023. 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.	To bring the Plan up-to-date
14	5.5	Amend second sentence as follows: 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 Framework <u>Envelope</u> further at this time. It will therefore remain as illustrated on Map 3.	In response to comments
15	Policy SUT 1	Amend second paragraph of Policy SUT1 as follows: 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, <u>proposals in accordance with Policy SUT 6</u> , and other uses which can demonstrate a need to be located in the countryside.	In response to comments
16	6.2	Amend second sentence as follows:	To bring the Plan up-to-date

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		This was in accordance with paragraph 66 of the 2019 NPPF (now para. 67 of the 2024 <u>2023</u> NPPF).	
18	6.7 Site 2	Amend second sentence as follows: 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 <u>Replacement Neighbourhood Plan Review</u> .	In response to comments
18	6.9	Amend final sentence as follows: 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 <u>Replacement Neighbourhood Plan Review</u> .	In response to comments
19	6.10	Amend penultimate sentence as follows: 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 <u>Replacement Neighbourhood Plan Review</u> .	In response to comments
20	Policy SUT 5	Amend third paragraph as follows: <u>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 and is designed to meet the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.</u>	In response to comments
25	SUT 8	Amend penultimate paragraph as follows: 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	In response to comments

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		into the proposal, such as bird boxes, insect 'hotels', bee blocks, <u>swift bricks</u> , bat boxes and/or hibernation holes. More detailed biodiversity gain would be welcomed.	
26	Map 5	<p>Replace Map 5 to illustrate two additional Local Green Spaces referred to in Policy SUT 9</p> 	In response to comments
27	SUT 9	<p>Amend to include: 11. Village Green, High Street 12. Amenity Open Space, Adjacent 61 The Brook</p>	In response to comments

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
28	8.1	Amend paragraph 8.1 to add the following to the end: <u>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.</u>	In response to comments
29	SUT 10	Amend fist sentence as follows: To ensure the conservation and enhancement of Sutton's heritage assets, <u>including archaeological records,</u> proposals must	In response to comments
33	SUT 13	Amend second paragraph as follows: Where planning consent is required, proposals for non-employment or business uses that are expected to have an adverse impact on <u>existing employment uses or</u> employment generation will only be permitted where one or more of the following criteria has been met:	In response to comments
33	9.7	Amend paragraph by inserting the following at the end: <u>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.</u>	In response to comments
33	SUT 14	Amend iii as follows: iii. impacts on the amenities of sensitive neighbouring uses (including local residents) are minimised (including by virtue of noise, dust, odour, <u>wind turbine shadow flicker,</u> air quality or traffic).	In response to comments
36	SUT 15	Amend policy as follows: Measures to improve and extend the existing network of public rights of way will be supported where: i. existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way network;	In response to comments

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<p>ii. new bridleways are created to support the local equestrian community;</p> <p>iii. their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal; and</p> <p>iv. comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish.</p> <p><u>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.</u></p>	
39	11.1	<p>Amend by inserting following as third sentence: <u>A replacement Scout Hut at The Gault will, when complete, also provide additional facilities for the community and young people.</u></p>	In response to comments
41	11.8	<p>Amend second sentence as follows:</p> <p>Paragraph 92 of the NPPF (2021) states that "Planning policies and decisions should.....enable and support healthy lifestyles".</p>	To bring the Plan up-to-date
45	12.10	<p>Amend paragraph by adding the following to the end: <u>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).</u></p>	In response to comments
47	12.15	<p>Amend second and thirds sentences as follows:</p>	Grammatical amendment

Page In Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		The National Planning Policy Framework (NPPF) <u>NPPF</u> requires plans to develop a positive strategy to promote energy generation from renewable and low carbon sources. The NPPF and encourages plans to maximise renewable and low carbon energy development, whilst ensuring that adverse impacts are addressed	
50	Inset Map East	Amend map to include additional Local Green Spaces in SUT 9	Consequential amendment
55-58		Amend layout to make more user friendly for reading online	In response to comments
60	Appendix 3	Delete one of the repeated points 3.9	In response to comments
63	Glossary	Insert: <u>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.</u>	In response to comments
Back cover		Delete REVIEW After 2023 insert – <u>2036</u> Delete PRE- Amend date JUNE <u>OCTOBER</u> 2023 Insert <u>Sutton Parish Council</u>	To bring the Plan up-to-date