

Sutton cum Lound Neighbourhood Plan



Consultation Statement

Neighbourhood Plan Review 2020



Overview of the Neighbourhood Plan Review

The Sutton Neighbourhood Plan Steering Group (SG) undertook a review of Policy 6 in the Neighbourhood Plan to include a new paragraph to provide clarity on what constitutes “infill development” within the Sutton Neighbourhood Plan Area.

The review did not involve extensive re-consultation with the public as previous consultation took place in 2017. However, due to the proposed change to an existing policy, we were advised to undertake a Regulation 14 draft plan consultation exercise with the community. This consultation specifically focused on the proposed change to Policy 6.

The community were asked their opinion on the proposed change through a six-week public consultation period where the document was available online. A public event was also held where residents could come and view the documents and speak to the team.

Regulation 14 – Consultation on proposed amendment

The consultation period ran from the 18th December 2019 until the 7th February 2020. The documents were available online at:

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/sutton-cum-lound-neighbourhood-plan-made/>

A public consultation drop-in meeting was also held in Sutton Village Hall on the 10th January concerning the review of Sutton’s Plan. The purpose of the meeting was to answer any questions members of the public had regarding this review. The event was publicised by means of a flyer to all the residents of Sutton cum Lound Parish.

On hand to answer questions were members of the original Neighbourhood Plan Steering Group and Bassetlaw District Councils Neighbourhood Plan Officer.

In the two hours allocated for the event, 22 residents attended. There were comment forms available but none were completed. The majority of attendees sought an explanation of what we were trying to achieve and why. Some seemed to be just checking whether we were allocating any further sites for development and when they ascertained we weren’t went away happy. An individual asked about green spaces and she was told that these would be considered when a more substantial review of the Plan was undertaken in the future.

No negative comments were made about the proposed amendment to Policy 6.

Regulation 14 Responses

Respondent	Comment	Response from the Neighbourhood Plan Group
<p>Resident/ Landowner</p>	<p>Thank you for sending the e-mail with attachments regarding the Neighbourhood Plan Review Consultation 2020 and Bassetlaw Draft Local Plan 2020. I am unable to open the attachments, however; please see my response below.</p> <p>I would like to propose land East of Sutton Cum Lound, which is a field located on the Low Road totalling 1.56 hectares. In 2016 it was labelled as BDC06. There are houses to the South and North of this site with utility services connected. The site has water connected and is currently agricultural with no buildings.</p> <p>Would you please forward the above reference BDC06 for inclusion in the Neighbourhood Plan Review consultation 2020 and the Bassetlaw Draft Local Plan 2020.</p>	<p>The current review of the Neighbourhood Plan is not looking at the inclusion of any additional development land. Only seeking comments to the proposed amendments Policy 6.</p>
<p>Highways England</p>	<p>Highways England welcomes the opportunity to comment on the Sutton cum Lound Neighbourhood Plan which covers the period of 2016 to 2031. We note that the document provides a vision for the future of the area and sets out several key objectives and planning policies which will be used to help determine planning applications. Highways England has been appointed by the Secretary of State for Transport as 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). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Sutton cum Lound Neighbourhood Plan, Highways England's principal interest is safeguarding the A1 which routes approximately 3km to the west of the Plan area.</p>	<p>Thank you for your comments. No action required.</p>

Respondent	Comment	Response from the Neighbourhood Plan Group
	<p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Sutton cum Lound is required to be in conformity with the emerging Bassetlaw Local Plan and this is acknowledged within the document.</p> <p>The Neighbourhood Plan aims to enhance the existing rural communities whilst supporting appropriate growth. As such there are three housing site allocations on the outer edges of the Plan area, though no details are provided on the number of dwellings that these would provide for. From review of the site boundary plans and existing housing density these appear to be capable of accommodating no more than approximately 40 dwellings. Sutton cum Lound is identified in the emerging Bassetlaw Local Plan as one of many small rural settlements suitable for growth of 20% by 2037. Accordingly, this would result in the Parish accommodating a total of 65 additional dwellings. Based on the above, we do not consider that the growth plans in Sutton cum Lound will result in any material traffic impact on the SRN. We therefore have no further comments to provide.</p>	
National Grid	<p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Thank you for your comments. No action required.

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Natural England	<p>Thank you for your consultation on the above dated 18 December 2019 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. Natural England does not have any specific comments on this Regulation 14 (amendments) draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Thank you for your comments. No action required.
Nottinghamshire County Council Highways	<p>Policy 3(2) The opportunity for the proposed link road (which I fully supported) appears to have been missed due to application reference 18/01232/RSB and 17/01137/OUT. This situation won't be improved by the pending application 19/01580/OUT. The supporting text is also now out of date.</p> <p>Policy 4 It would be useful if the Policy included the need to extend the street lighting and speed-limit on Lound Low Road to a point passed the development, that development demonstrates suitable access and parking arrangements, and includes improvement to the footway passing the site frontage.</p>	Thank you for your comments. However, we are only seeking comments to the proposed amendments Policy 6.

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	<p>Policy 5(e) A development would require the provision of a footway on Sutton Lane rather than a footpath. The definition of a footpath is a highway over which the public have a right of way on foot only, but which is not a pavement or footway at the side of a public road, Highways Act 1980. It would also be useful If the Policy required the development to demonstrate suitable access and parking arrangements. This may be somewhat irrelevant given application reference 18/01175/OUT was granted.</p> <p>Policy 6 It would also be useful If the Policy required any development to demonstrate suitable access and parking arrangements.</p> <p>Policy 9 It may not be possible for a development to improve on highway safety when compared to there being no development. It may be better if the Policy was worded so not to compromise pedestrian and highway safety.</p>	
<p>Nottinghamshire County Council</p>	<p>Thank you for consulting the planning policy team at Nottinghamshire County Council on the proposed amendments to the Sutton cum Lound Neighbourhood Plan.</p> <p>I can advice that the County Council do not have any comments to make to these proposed changes.</p>	<p>Thank you for your comments. No action required.</p>
<p>Severn Trent Water</p>	<p>Policy 1: Design on Residential Development Severn Trent have no objection to the design elements included within this policy, but we would advise that to ensure that the site is designed sustainably consideration for how surface water will</p>	<p>Thank you for your comments. However, we are only seeking comments to the proposed amendments to Policy 6. All policies</p>

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	<p>be manage needs to be undertaken at the beginning of the design stage. Current industry best practice is to design the onsite sewerage as 2 separate systems (Foul & Surface Water), it is also important therefore that the outfalls for the surface water systems is considered from an early stage. The outfall should be identified in accordance with the Drainage Hierarchy (Planning Practice Guidance (PPG) Paragraph 80). It is also important that new development site design the surface water system to manage surface water appropriately through the use of SuDS. Severn Trent would recommend that SuDS are design in accordance with current best Practice Guidance the SuDS Manual (C753) in particular in accordance with the 4 pillars of SuDS (Quantity, Quality, Amenity and Biodiversity). It is also recommend that policy references the need to retain open watercourses as open features, within new development to support the identification of a sustainable outfit. Water efficiency should also be considered as part of the design standards, however as water supply or Sutton Cum Lound is provided by Anglian Water we would recommend that you seek advice on this point from them.</p> <p>Policy 3: Land East of Mattersey Road Severn Trent would note that this site contains a pressurised foul sewer within the site boundary, as such any development layout will need to account for feature and ensure that it is not damaged and access for maintenance is not restricted. It is also noted that there is a surface water sewer in close proximity to the proposed development site, based on the drainage hierarchy as detailed in out comments to Policy 1 there are viable alternatives to a surface water</p>	<p>within the Sutton Neighbourhood Plan are made policies and have been subject to extensive consultation.</p>

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	<p>connection to the foul sewers. Not connection of surface water should be permitted to the foul sewers.</p> <p>Policy 4: Land South of Lound Low Road Severn Trent would highlight the need to consider the Drainage Hierarchy for this site, and ensure that any site designs have incorporated appropriate Surface water management through the development of SuDS Features.</p> <p>Policy 5: Land West of Sutton Lane Severn Trent would highlight the need to consider the Drainage Hierarchy for this site, and ensure that any site designs have incorporated appropriate Surface water management through the development of SuDS Features. The site is also indicated to be located near to a Surface water Sewer and therefore not surface water flows should be accepted into the foul sewers.</p> <p>Policy 8: Improving Green Infrastructure Severn Trent understand and respect the local plan objectives to try and protect and improve green spaces within our built environment, however we are also aware of the opportunities and multiple benefits that can be achieved, through the delivery of Flood alleviation schemes within areas of public open space. It is however key that these are undertaken sensitively to ensure the right solution. We would therefore request that an additional bullet point is included within Policy 8 to reference that flood alleviation schemes proposed within areas of green spaces, and green</p>	

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	infrastructure are supported providing that they do not have an adverse impact on the primary functions of the local green space.	
Sport England	No general comments	Thank you for your comments. No action required.
Anglian Water	We note that an amendment to the wording of Policy 6 is proposed to address an omission from the Neighbourhood Plan. The change does not appear to raise any issues of relevance to Anglian Water as a water undertaker. There we have no comments to make relating to the amendment as proposed.	Thank you for your comments. No action required.
Resident	My wife, Jenny, and I attended the consultation meeting in the Village Hall last Friday. We spoke to a planner from Bassetlaw and we have read the associated Information Statement dated 18 December 2019. I confirm that my wife and I have no objection to the amendment of the Neighbourhood Plan by inserting the new section 1(d) under Policy 6: Infill and Redevelopment in Sutton cum Lound village.	Thank you for your comments. No action required.
Bassetlaw Conservation	No heritage concerns with these proposed amendments.	Thank you for your comments. No action required.
Coal Authority	Thank you for the notification of the 18 December 2019 consulting The Coal Authority on the above Neighbourhood Development Plan. The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing. As you will be aware the Neighbourhood Plan area lies	Thank you for your comments. No action required.

Respondent	Comment	Response from the Neighbourhood Plan Group
	<p>within the current defined deep coalfield. However the Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. On the basis of the above the Coal Authority has no specific comments to make on the Neighbourhood Plan.</p>	