

Consultation Statement Sutton cum Lound Full Review Neighbourhood Plan



Prepared by Planning With People on behalf of the Sutton cum Lound Neighbourhood Plan Group

14 October 2025

Table of Contents

Introduction.....	3
Pre- Regulation 14 Consultation.....	3
Regulation 14 Consultation	7
Consultation with the local community	7
Responses from Residents	9
Additional Resident Comments.....	12
Statutory Consultees and other organisations	18
Appendix A List of Statutory Consultees.....	30
Appendix B Spotlight Article Promoting the Regulation 14 consultation.....	31
Appendix C Residents' Additional Comments	32

Introduction

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Sutton cum Lound Review Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
 - a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan,
 - b) explain how they were consulted,
 - c) summarise the main issues and concerns raised by the persons consulted,
 - d) describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2. Using information gathered through a series of consultation sessions with residents which reflected their thoughts, feelings and opinions, the Neighbourhood plan has been produced by a Neighbourhood Plan Group (NPG), which is a group of volunteers living in the Parish acting on behalf of the Parish Council, the qualifying body.

Pre- Regulation 14 Consultation

3. The Sutton cum Lound Full Review Neighbourhood Plan (ScLRNP) was 'made' in 2018 and updated in 2021.

4. The Parish Council decided to review the 2021 Neighbourhood Plan to:
 - a) ensure the neighbourhood plan remained aligned with the new strategic policies in the Bassetlaw Plan,
 - b) commission Design Codes and a Housing Needs Assessment (support that was not previously available under the neighbourhood plan program) to provide a robust evidence base to support the policies,
 - c) to update the Neighbourhood Plan to reflect the residential development on the allocated and unallocated sites,
 - d) reflect the changes in the National Planning Policy Framework (NPPF).

5. Sutton cum Lound benefited from being part of a pilot project run by BDC which successfully sought engagement with Sutton cum Lound residents in June 2024. Drop-in sessions were arranged as part of the Know Your Place consultation. The feedback from this was an important component of the review work and is listed in the Review Neighbourhood Plan Appendix B.

KNOW YOUR PLACE

Sutton cum Lound

*Are you curious about your local area?
Do you want to help shape the future?*

Come and join the conversation and help to inform the review of the Sutton cum Lound Neighbourhood Plan, at two upcoming community events:

Thursday 27th June 2024, 5pm – 8pm
Saturday 29th June 2024, 11am – 2pm

at Sutton cum Lound Village Hall,
38 Town St, Sutton cum Lound, DN22 8PT


SCAN ME

Contact: Neighbourhood Planning Team,
Bassetlaw District Council
Email: neighbourhoodplanning@bassetlaw.gov.uk
Tel: 01909 533 495


Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Know Your Place Consultation Events June 2024



6. The village had a community event called Sutton on Show. In September 2024 the event was used as an opportunity to consult residents on the emerging map work for the Review. The maps were identifying Areas as Landscape Sensitivity, Key Views and Local Green Spaces.

Sutton on Show Village Event opportunity to consult on the emerging map work, September 2024



Regulation 14 Consultation

Consultation with the local community

7. The Regulation 14 consultation ran from the 2nd June 2025 until the 21st July 2025. A dedicated web site was set up with the Pre Submission Review Neighbourhood Plan and all the supporting documentation at <http://www.suttoncumlound.neighbourhoodplan.uk/> . There was also an online survey on the web site.
8. Flyers were hand delivered to all the homes in Sutton cum Lound and a poster put on all the public notice boards and inside and outside the village hall. The consultation was also advertised in the local Sutton Spotlight newsletter (see Appendix B) and published on the village website.

The PC has access to an email list of residents who have signed up to get village news. The NPG used this as a form of contact for 70 residents to informed them of the progress of the Neighbourhood Plan Review.

The consultation was promoted on the village fb page weekly.

Flyer Promoting the Regulation 14 Consultation



Neighbourhood Plan 2025

Sutton cum Lound Full Review
Neighbourhood Plan

Pre- submission Consultation

2nd JUNE 2025 - 21st JULY 2025



OPEN HOUSE DATES

Thursday 19 th June 2025 7pm - 9pm Village Hall	Saturday 28 th June 2025 9am - 11am Village Hall
---	---

For more information please visit our website
www.suttoncumlound.neighbourhoodplan.uk
Or contact us via email
scneighbourhoodplan@gmail.com

ALL COMMENTS MUST BE RECEIVED BY 10am 21st JULY 2025



SCAN ME

Sutton cum Lound Full Review Neighbourhood Plan 2025

Regulation 14 Consultation Notice

In accordance with Neighbourhood Planning (General) regulations 2012, part 5, notice is hereby given that a formal pre-submission public consultation on the Sutton cum Lound Full Review Neighbourhood Plan (ScLFRNP) will start at 10am on 2nd June 2025 for a period of approximately 7 weeks ending at 10am on 21st JULY 2025.

Sutton cum Lound Neighbourhood Plan was first adopted in 2018 with a minor revision in 2021 and more recently, Sutton cum Lound Parish Council asked the Sutton cum Lound Neighbourhood Plan Steering Group to undertake a review, which they started in 2024.

Sutton cum Lound Parish Council are inviting comments and responses via Survey on the Sutton cum Lound Full Review Neighbourhood Plan. All responses received will be considered by the Sutton cum Lound Neighbourhood Plan Steering Group to inform the final version of the reviewed plan before it is submitted to Bassetlaw District Council (BDC) as the local planning authority, for examination by an independent examiner.

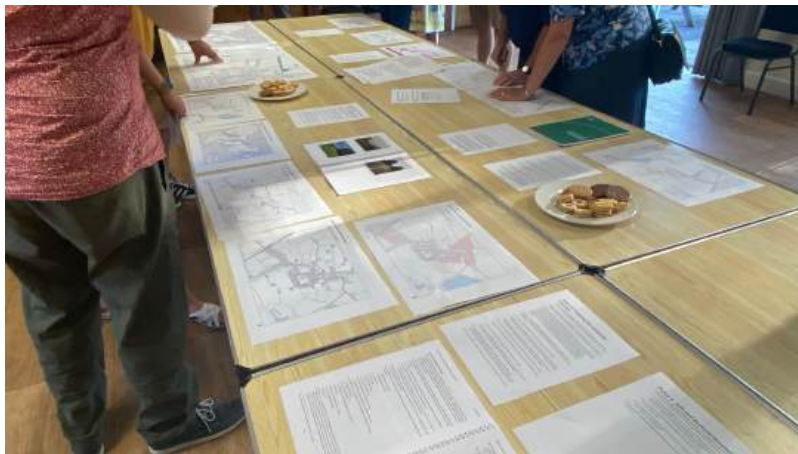


SCAN ME

PLEASE SCAN TO TAKE THE SURVEY
OR VISIT
www.suttoncumlound.neighbourhoodplan.uk

OR contact us for a hard copy of the survey
scneighbourhoodplan@gmail.com

Photos of the Drop In Sessions June 2025

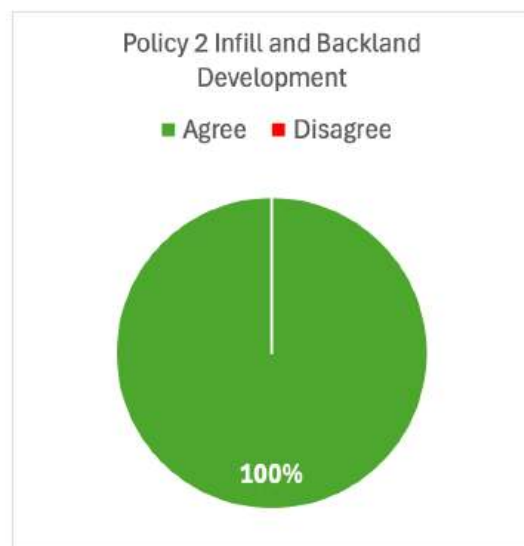
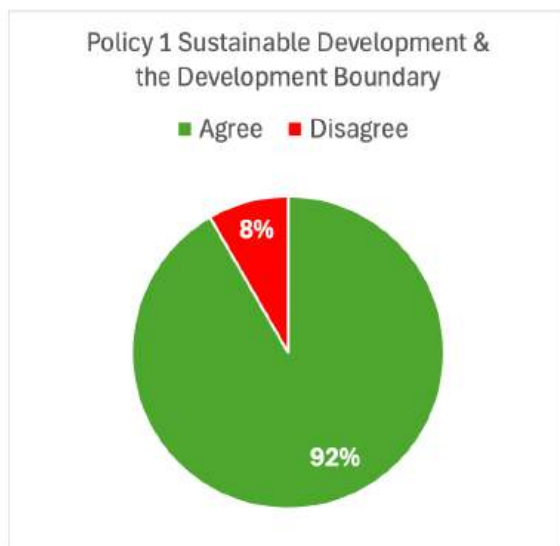


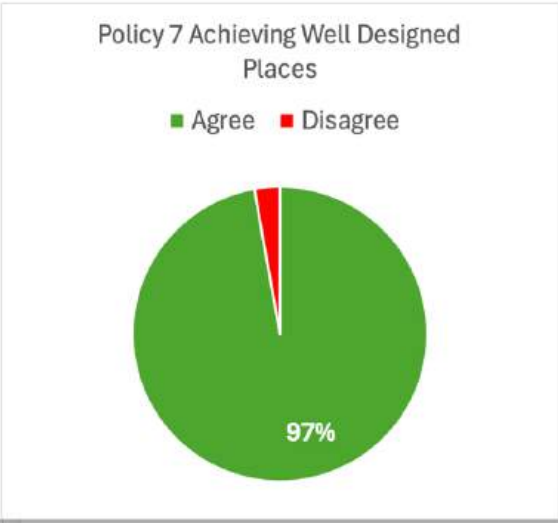
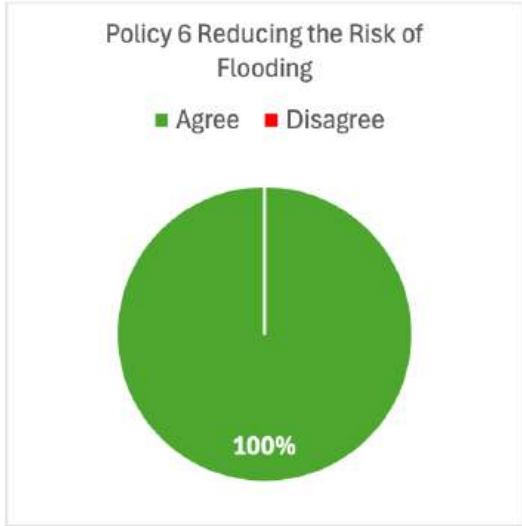
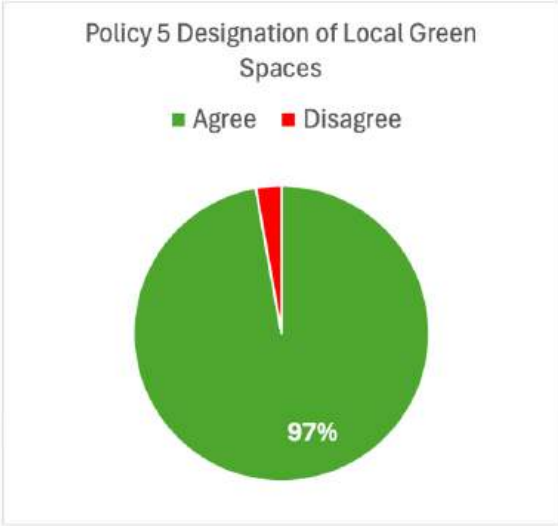
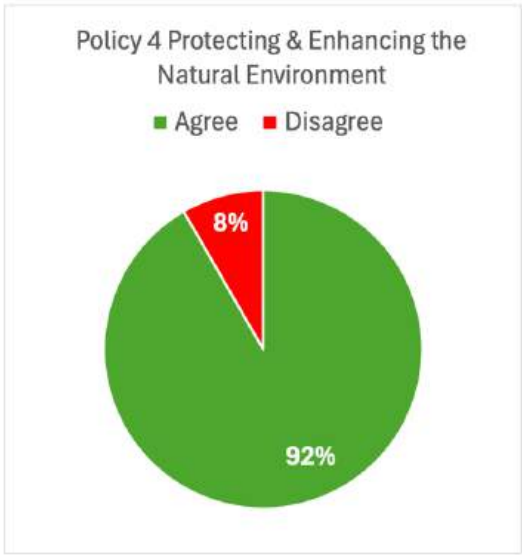
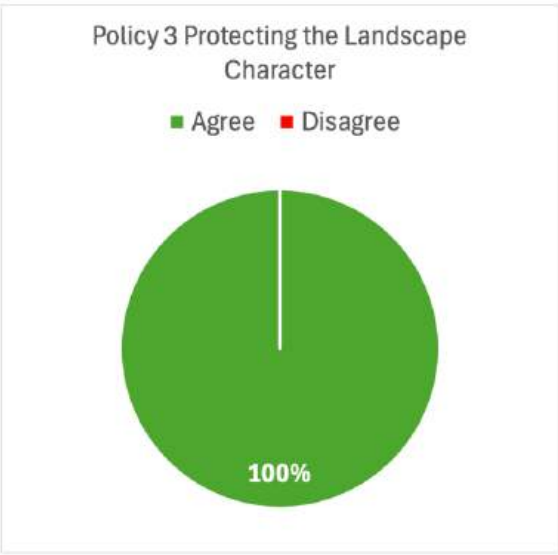
Responses from Residents

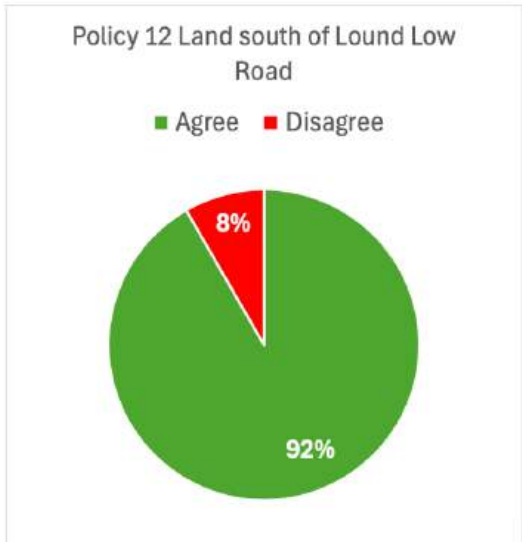
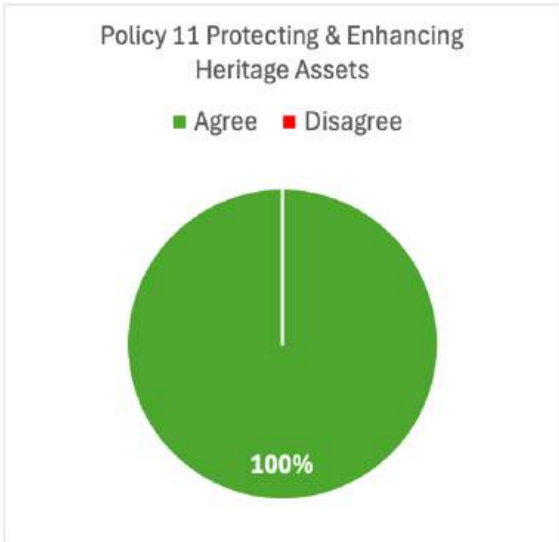
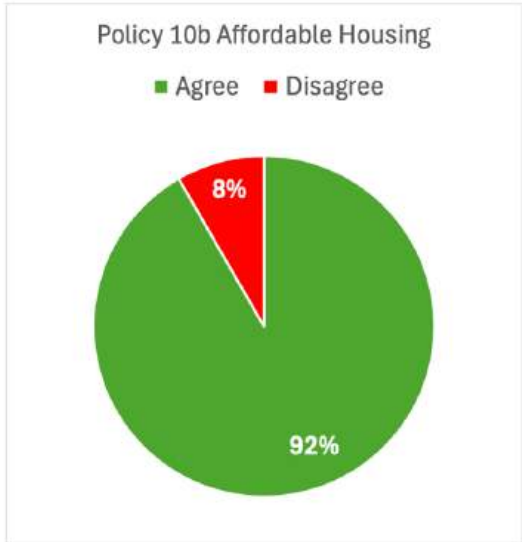
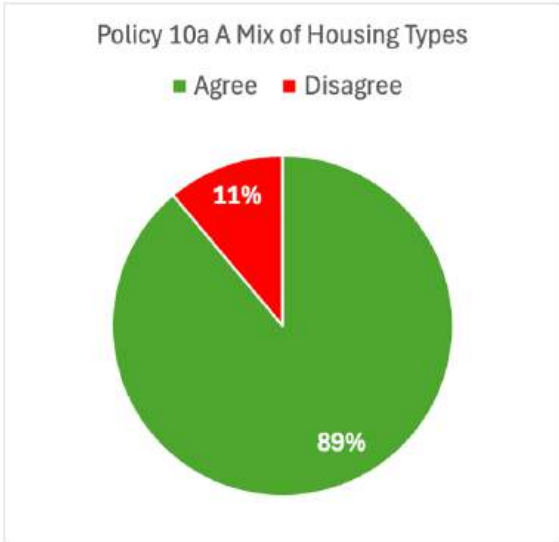
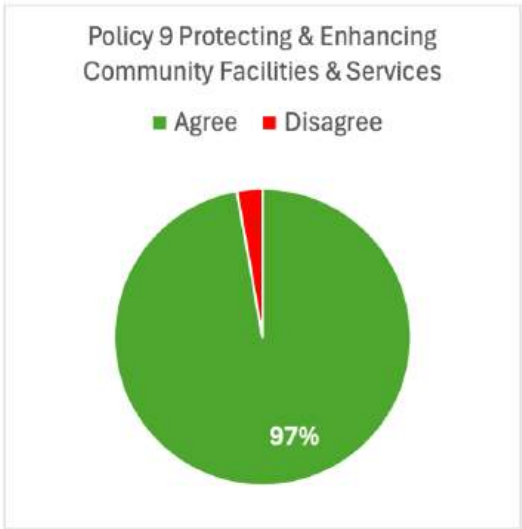
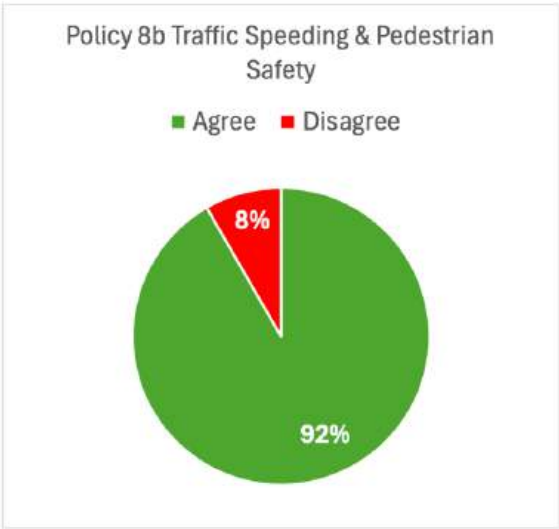
9. Below is the feedback from the online survey, there were 36 completed online responses. The findings show that there was resounding support for the policies and approach in the Review Neighbourhood Plan.

Online survey stats	Agree	Disagree
Policy 1 Sustainable Development & the Development Boundary	33	3
Policy 2 Infill and Backland Development	36	0
Policy 3 Protecting the Landscape Character	36	0
Policy 4 Protecting & Enhancing the Natural Environment	33	3
Policy 5 Designation of Local Green Spaces	35	1
Policy 6 Reducing the Risk of Flooding	36	0
Policy 7 Achieving Well Designed Places	35	1
Policy 8a Improving Walking & Cycling Routes	35	1
Policy 8b Traffic Speeding & Pedestrian Safety	33	3
Policy 9 Protecting & Enhancing Community Facilities & Services	35	1
Policy 10a A Mix of Housing Types	32	4
Policy 10b Affordable Housing	33	3
Policy 11 Protecting & Enhancing Heritage Assets	36	0
Policy 12 Land south of Lound Low Road	33	3

Pie charts showing percentage of policy agreement vs disagreement







Additional Residents' Comments

10. The survey included an open comment section. All these comments were collated and are at Appendix C. Most of them endorsed the approach in the neighbourhood plan or were complimentary of the work done. Those below are the ones that either require a specific response or where the ScLFRNP was consequently amended.

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 1	As a resident with a key view I am totally opposed to any building outside of the development boundary. The appeal of the village not looking or feeling like a housing estate was a key factor moving to the area along with the community aspect of the village	The NP provides landscape analysis to justify very limited additional expansion.	NA
Policy 1	Matters such as drainage should not be overlooked. The new development on Sutton Lane was allowed despite the potential for this land to flood. Now that driveways have been completed, it remains to be seen, whether this will have a negative effect on surface water, with the lack of drainage.	Agree and this issue has been added to the NP.	Y
Policy 3	<p>when was the last time any new planting was undertaken to replace the mature trees on their demise. Should consideration be given to new planting on some of the wide verges through the village</p> <p>However it appears that an opportunity still exists to broaden the scope with some areas, specifically the boundary to the village hall grounds. To the east side a full wooden panel fence line sits on top of concrete plinths. Two improvements to this could be:</p> <ol style="list-style-type: none"> 1. Remove a panel and plinth to provide a direct connection from the green space opposite the Portland place garages. This would create a flowing connection / corridor from the green spaces in Portland place through to the other verges beyond and into the hall grounds themselves. It would appear to be an opportunity for wildlife and for residents too. 2. Further south along the same fence line, it would be a good idea to cut a gap in the concrete plinth in a couple of places to allow hedgehogs to cut through from one green space to another. These gaps are unobtrusive and are a positive be if it to nature. 	NPG to work with residents on a community planting and nature project and funding. Community Action 2 also expanded.	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	3. The boundary to the VH field on the West side is chain-link fence. This is again a barrier to hedgehogs and may even become a trap for mammals trying to navigate through. Consideration should be given to a more natural and empathetic boundary such as post and rail and natural native hedging.		
	Point 3 is worded in such a way that once again, the actual view of the community can be brushed aside if some higher party wants to force development through. Key views are just that.... Key to the landscape surrounding the village. There can be no level of empathetic design of building that would enhance the key views, this is a contradiction and a designed loophole to be exploited by district council planners.	The policies have to be worded in such a way that they will be in general conformity with district and national policy. The detail in this NP will assist the PC and BDC resisting development in areas that have landscape sensitivity.	N
Policy 4	maybe also incorporate a reference to Community Orchards.	The NPG support this idea in principle LGS10 could potentially be a location but will depend on funding, legal agreement and maintenance. Action added at appendix A.	Y
Policy 4	Given that you can buy "Off site Biodiversity Units" this clause should be specify that the gain is to be within the Parish.	The wording is specific and has to be in accordance with legislative requirements.	N
Policy 5	LGS10 and LGS2 are shown as "Notts Community Foundation" [NCF] is now named Forever Notts. Piece from their website is shown below.	Amended	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>“Nottinghamshire Community Foundation, a cornerstone of local philanthropy since 1997 has been renamed to Forever Notts in a determined push to grow local funding to support the essential work of our city and county’s grassroots charities.”</p> <p>LGS11 is not owned by Forever Notts it is privately owned by local resident Monica Hockenhull.</p> <p>I'd hope that the Portland Green that the PC are about to buy is just the Green itself and does not incorporate all of LGS7 (areas in front of Portland Flats) otherwise could be taking on more risk/cost of maintaining.</p>	<p>It has been leased to Forever Notts wording amended to clarify this.</p>	
Policy 6	<p>A recent development on Sutton Lane was highlighted as a flood area (local know). Advise ignored and site flooded again mid build creating considerable issues.</p> <p>The NCC highways then further exacerbated the historic flood issues by failing to understand the absence of any gully drains adjacent to the site. Furthermore the developer, working to NCC specific plans, raised the verg to exacerbate the lack of drainage. This will be an ongoing hazard to road users and pedestrians until highways are made to unpick there cock up and install proper drainage.</p>	<p>Additional text added reflecting this issue</p>	Y
Policy 8b	<p>I would ask that Town Street be added to this Policy, a lot of residents from Sutton Lane and Station Road need to walk down Town Street to get to the village hall and the pub. One side of the street is quite narrow in places, therefore the opposite side needs to be kept clear for pedestrians, who may be walking with children, pushing prams/pushchairs or indeed in wheelchairs.</p>	<p>Amended</p>	Y
Policy 9	<p>Might this perhaps frighten off someone who might otherwise be interested in opening a shop without such an agreement, maybe over prescriptive?</p> <p>And I'm not sure what this legal agreement would look like, new to me.</p>	<p>Ref to legal agreement removed – planning permission for village shop would only be for this use</p>	Y
Policy 10b	<p>What is a affordable home ownership tenure and how does it differ from affordable housing for rent?</p> <p>I'd like to see definitions: i.e Social Rent (maybe they are in the documentation somewhere</p>	<p>The definition is explained at para 173</p>	N

Section of the Plan	Comments	NPG Comments	Amendments Made
	but I couldn't find it.		
	Whilst I agree, there is a need for rental properties, smaller, first-time buyer 'cottages' would surely represent a better alternative for our younger residents.	Policy 10a supports 95% of homes being smaller market houses – 2-3 bed	N
	Perhaps we might enquire of Severn Trent as to the maximum capacity of the sewage system generally. I'm not sure how this might be achieved but anecdotally the system is running at near capacity. Maybe an FOI on Severn Trent to get a feel for how often their engineers are out in Sutton looking after pumping stations on Station Road and Lound Low Road (believe new oversized pump here). This however is a magnificent piece of work. So much more comprehensive than the current NP, things have certainly moved on. A credit to all involved. Well done Team Neighbourhood Plan Review.	Before planning permission is granted BDC consult with Severn Trent Water so development should only be permitted where there is capacity but it is important that they have an up to date understanding of the capacity of their system. The PC are aware that there is a capacity issue and will continue to flag this as part of their planning application responses.	N
	Well done on this report, very comprehensive and easily understood in the main.	Noted	

Respondent 2

Section of the Plan	Comments	NPG Comments	Amendments Made
Development boundary	We have lived in the village for over 40 years & as you will be aware we have applied for Planning consent on the land	The made NP allocated sites to meet the Housing Requirement Figure (HRF) –	N

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>behind our house on 3 occasions. The last application was in October 2019 & there was no objection from Bassetlaw District Council Planning dept as we had fulfilled all the requirements . At the meeting in the Town Hall at Worksop when it came to the vote by the Councillors they unamously rejected our plan. They initially were unable to give a valid reason for this despite the Planning officers saying it cannot be refused without a valid reason . After an interval they came back with a reason of access issues despite the Highways authority prior approval</p> <p>Subsequently this went to an appeal which we lost, as I understand, not on access grounds but on Infill interpretation . In the current Neighbourhood plan our land is shown on page 50 section 9 as being potentially suitable for up to 5 houses & is a logical infill site .</p> <p>This area is now shown as being outside the planning boundary . Section 50 of the new plan is now dismissing our site as it is contrary to, the made ScLNP .</p> <p>Numerous independent & professional people who look at our site cannot understand why our land is being excluded & building on the green belt area appears to be allowed.</p> <p>We are aware that Sutton has delivered more houses than required & Planning has been given for further houses on Lound Low road but presumably there will be a need for more sites in the future .</p> <p>We maintain that planning on our land should be granted & that the introduction of new housing in the heart of the village right next to the village hall would be in the interests of the Sutton community .</p> <p>The latest plans to place our land outside the Planning boundary is clearly singling us out for refusal .</p> <p>A development of 5 plus houses</p>	<p>the site assessment referred to in the letter (page 50 of the made NP) was prepared by AECOM and took a policy off approach to each site submitted for consideration. Once the criteria of the NP was applied it was <u>not</u> considered suitable for allocation in the NP. The criteria included the need to reinforce existing rural character, which is lower density development with open spaces and gaps within the village.</p> <p>The planning issues were set out most recently in the Appeal Ref: APP/A3010/W/19/3239309</p> <p>The appeal was dismissed after the inspector considered all the factors which are set out again in your letter submitted at Reg 14. This review neighbourhood plan does not allocate sites (this was done as part of the original preparation of the NP in 2018.) In fact since 2018 the village has exceeded its HRF by 52; there is no requirement or desire from the community to allocate further sites. Site allocation was outside the remit of this Review. As such the focus in the Review NP was on providing more information on landscape and built character. This work has reinforced the understanding of the importance of gaps and greenery within the village.</p>	

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>would not be to the detriment of the houses neighbouring us . It has been brought to our attention that many people in the village are not aware of our land in the heart of the village & fewer still have seen it . We would happily welcome any member of the Committee to actually view our site if they have not seen it , so they might appreciate the potential of the site for the village .</p> <p>To draw focus, once more, to the best interest of the village. If our site was developed this would use our second access on to Town Street . This would serve as a rare & invaluable opportunity to the council to also put in additional measures to help tackle the major issue of speeding traffic passing through the village , benefitting all Sutton residents .</p> <p>We encourage you to reconsider the current stance against our applications & see the significant potential benefit to the village of infill development on a prime site abutting the village hall . This would benefit the village & community far more than the introduction of more & more housing on greenfield sites that risk compromising the aesthetic of the village .</p>		

Statutory Consultees and other organisations

11. BDC provided a comprehensive list of statutory consultees who were emailed seeking a response to the Pre-Submission ScLFRNP. This list of statutory consultees is at Appendix C.

12. Below are the written responses from the statutory consultees along with the NPG comment indicating if and how the Plan was consequently amended.

Bassetlaw District Council

Neighbourhood Planning

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Inclusion of extracts from the Sutton cum Lound Design Code are particularly useful but, to improve accessibility / enable use of screen readers, they would be better incorporated as text rather than as flat images.	Amended so design codes written out in text boxes	Y
P7, para 14	By way of contextualisation, it would be useful to explain where the PFA initially came from.	New para 15 added	Y
P7 para 15	London Northeast Railway Line' should read 'East Coast Mainline'.	Amended	Y
P8 map 2a	This should be replaced by the map on p12 of the Design Codes and Guidance.	Amended	Y
Page 28	The references to Rural Monitoring can be updated, following publication of updates to the data by BDC in March 2025.	Amended	Y
Policy 1 part 2	Removal of the word "only" would retain the intent of the policy but be more positive in stance.	Amended	Y
P19 para 53	This statement seems to link more to Policy 1 than Policy 2 – or Part 4 of Policy 1 could be moved to Policy 2.	Amended para moved to precede policy 1	Y
P38	The Local Habitat Survey is a really positive addition to the Plan. However, the list of species of note in each section, particularly under Nature Reserves, may benefit from refinement, as there	Amended lists for species put in alphabetical order	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	appears to be some overlap / duplication, and it's not particularly easy to read (use of bullet points, and / or alphabetical order might help).		
P52, Map 7b	It is not immediately clear from the map what the numbers and arrows relate to (until you get to the footnote). It might be useful to add this into the key.	Request for key on map to be amended to 'Photos taken from point identified to show extent of flooding'	Y
P58 Map 8b	This should be replaced by the map on p21 of the Design Codes and Guidance	Amended (assume meant to say map on p19)	Y
P65 Map 9 7a	The section denoting No Public Access appears to parallel or overlap a Public Right of Way – is this correct? Also, what does the letters on the map relate to?	Map Amended	
P68 para 137	The reference to the pub still relates to the situation in March 2025.	Amended	Y
P69 Map 10	The community facilities identified on the map don't appear to be accompanied by a list of their names – this could be incorporated either in the supporting text or within Policy 9.	Policy 9 includes identification of each facility and school playing fields added	Y
P79 minor editing		Amended	Y

Bassetlaw District Council

Planning Policy

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The Plan is comprehensive, locally specific and well written so our comments relate to specific points within the following policies.	Noted.	NA
Policy 1	We welcome Policy 1 , which supports sustainable development within the defined Development Boundary of Sutton cum Lound village. This aligns with the Local Plan's Policy ST1 (Part 1) objective of managing	Amended as suggested	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>sustainable growth appropriate to the scale and function of settlements.</p> <p>We support the inclusion of criteria in Part 3 of the policy, which promotes well-designed development, biodiversity net gain, and sustainable construction methods. This is consistent with ST1 (Part 1a–c), which promotes efficient land use and timely provision of infrastructure. The emphasis on supporting proposals that incorporate walking, cycling, SuDS, and low-carbon construction reflects the strategic aspirations of sustainable development in the District.</p> <p>We also support Part 5, which refers to development outside the Development Boundary being limited to rural economy and utility infrastructure uses. However, we advise reviewing this in light of Policy ST2 Part 3, which identify a broader range of potential housing development appropriate in the countryside This could improve clarity for applicants and ensure consistency with the District-wide approach.</p>		
Policy 2	<p>We support the policy’s intent to guide infill and backland development in a manner that reflects and reinforces the rural character of Sutton cum Lound. The emphasis on context-sensitive design, the protection of open spaces, and maintaining a soft transition to the countryside is consistent with paragraph 135 of the NPPF (2024) and Local Plan Policy ST36, ST38, 39 which encourages neighbourhood plans to set out design guidance informed by local character and community expectations.</p> <p>We welcome the integration of Design Code B7 from the Sutton cum Lound Design Guidance and Codes, which provides specific and locally relevant criteria. This reinforces the National Design Guide principles and will aid in providing clarity to developers and decision-makers.</p> <p>The distinction between infill and back-land development is clearly articulated in paragraphs 47–49 (p. 20), and we support</p>	Amended as suggested	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	the principle of resisting schemes that would erode the village's rural grain and character, especially in its more spacious and open parts.		
Policy 3	<p>We support the strong focus in the review relating to protecting and enhancing the landscape character of the Parish – by doing so it emphasises the importance of landscape character to the community and to the village setting.</p> <p>Policy 3 deals with two issues: landscape sensitivity and key views, both of which the Policy looks to protect. We'd suggest changes to following parts to make it consistent with Local Policy.</p>	Amended as suggested apart from amendment to policy 3 5 b – the NPG have done a lot of work identifying the significance of existing trees – part of the amendment is agreed but not the removal of the wording that identifies the significance of trees and their contribution to the street scene.	Y
Policy 4	This policy is welcomed and demonstrates a strong local commitment to biodiversity. A few amendments are suggested to ensure consistency with national and local policy (including Policies ST38 and ST39 of the Bassetlaw Local Plan) and to strengthen implementation.	Amended as suggested	Y
Policy 6	This policy plays an important role in managing flood risk locally. For consistency a minor change is suggested to align with national policy.	Amended as suggested	Y
Policy 7	This policy is welcomed and demonstrates a strong local commitment to good design quality. A minor formatting change is suggested to ensure consistency with national and local policy (including Policies ST33 of the Bassetlaw Local Plan) and to strengthen implementation.	Amended as suggested	Y
Policy 9	We welcome the detailed approach the neighbourhood plan takes with regard to this policy and recognise the strong desire for a village shop. However, a shop is a commercial enterprise and would presumably need to be open to the general public to be successful. It	The reference to a legal agreement reflects the NPGs concern that it may be	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>is unclear how the use of a legal agreement could be used to secure a community benefit as the 'benefit' would be the provision of a shop that local people can use. For a shop to open in the village planning permission would need to be granted for that development use. That should be sufficient to reassure the community that the consented use is a shop. Reference to a legal agreement should be removed</p>	<p>possible for permission for a shop to be secured then a change of use obtained in the future that does not provide the same community benefit.</p> <p>Policy amended as suggested but para 142 amended to reflect the issue and the building's use as a village shop (or similar service meeting local needs) be certain. It is accepted that for a shop to open in the village planning permission would need to be granted for that use specifically.</p>	
Policy 10a	<p>We welcome the detailed approach the neighbourhood plan takes to securing a housing mix to meet the communities' needs. But it is unclear how 1) can be implemented. As the neighbourhood plan is not allocating any sites, and the plan says that housing proposals are likely to be infill or windfall development each proposal will be considered as it comes forward.</p> <p>As currently worded, we are concerned that the policy inadvertently might not achieve its aims. There is no time period to apply the 95% to, providing considerable scope for proposals to deliver other types of housing.</p>	<p>Amended as suggested but reference to 95% kept as this reflects the community's concern that although 2-3 bed homes are required much larger houses have been built recently.</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	We would suggest re-wording 1) to link to the Local Housing Needs Assessment which provides up to date and robust evidence to support the requirement for 2/3 bed properties. This would also align well with 2) which refers to the Local Housing needs Assessment.		
Appendix A	We welcome Appendix A Community Actions. The inclusion of this table identifies the community's clear priorities. By doing so, and should the neighbourhood plan be made, it provides a credible basis for considering appropriate developer contributions should they be required. Should any other funding become available it will also provide strong evidence to support the Parish Council and/or partners to inform bids.	Noted – a new action added re getting additional TPOs	Y

Bassetlaw District Council

Conservation Team

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>This policy is the same as that contained in the original NP, which itself was put together following our advice. There are also no concerns with the proposed housing site allocation.</p> <p>Reference to the WW2 pillbox is very much welcomed. This is an important part of local heritage so its inclusion will help ensure its significance is preserved through any planning functions.</p> <p>Appendix: I would recommend that the pillbox is added onto the 'non-designated heritage asset' database contained on pages 100-105.</p>	Additional reference to WW2 pillbox added to non-designated heritage asset list in appendix	Y

Environment Agency

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>Map 7a & 7b: Note that our flood risk data was updated nationally on 25th March 2025, our understanding of flood risk has changed within your plan area. Please refer to the latest flood zone outlines at: Get flood risk information for planning in England</p> <p>We support the sequential approach taken in policy 6, and welcome the absence of any sites being proposed within Flood Zones 2 or 3.</p> <p>We support the promotion of SuDS within the Neighbourhood plan.</p>	Maps updated	Y
BNG	The Environment Agency is aiming for our own projects to provide 20% BNG and providing BNG within Blue-Green Infrastructure interventions could be a positive way of reaching and exceeding national requirements where feasible.	Para 93 added The NPG endorses EAs aim of 20% BNG and new criteria policy 4 (5) added.	Y
Water efficiency	<p>New development has the opportunity to provide exemplar design and as such we would welcome the inclusion of a requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day, unless it can be demonstrated that this is not feasible.</p> <p>Producing mains water, treating waste water and in-home water heating has significant embedded energy and requires chemical inputs, therefore reducing water demand per capita by</p>	Para 44 and 45 added and new criteria policy 1 (4) added	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	requiring the tighter standard of 110 l/p/d could lead to significant reductions in the associated carbon emissions.		

Nottinghamshire County Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Map 7b	Map 7b notes viewed flooding in the area and shows this split into deep and shallow. To add to the usefulness of these classifications they should be noted with approximate depth ranges.	Amended	
Flood risk mapping	Environment Agency's updates were intended to do more than just reflect the impacts of climate change – they also incorporated new data and aimed to improve digital services. It may be worth rephrasing the justification for using the most up-to-date mapping to emphasise that it provides the most accurate and current reflection of flood risk overall. This would acknowledge that while some areas may now be shown as newly at risk, others previously identified may no longer be included.	New para 107 added	Y
	Paragraph 107 focuses on SuDS as features that promote infiltration. While infiltration is indeed the preferred option at the top of the drainage hierarchy, it is not always possible or appropriate due to site-specific conditions – such as poor permeability, high groundwater levels, or the presence of protected aquifers. In many cases, the key function of Sustainable Drainage Systems is to manage and reduce surface water runoff rates, often to Greenfield rates calculated using specialist drainage software. This can involve incorporating storage features like ponds or basins, along with flow control devices such as hydrobrakes or orifice plates, to restrict discharge into the surface water outfall (e.g. watercourse, ditch, or sewer). In areas where infiltration is not feasible, these systems are designed to mimic the site's	New para 113 added	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	existing natural runoff characteristics while providing a sustainable approach to managing surface water. It may be worth reviewing and updating this section to reflect this broader and more nuanced role of SuDS.		
	Overall, the County Council does not consider that the policies within the Sutton cum Lound Neighbourhood Plan review conflict with the policies contained within the Nottinghamshire Minerals Local Plan (adopted March 2021)	Noted	NA
	The County Council is also developing a new Waste Local Plan jointly with Nottingham City Council, which once adopted will replace the Waste Core Strategy. The Plan has now been through examination and found sound by the Inspector subject to modifications; it is the County Councils intention to adopt the Plan in September 2025.	New para 6 added to reflect this	Y
	it is noted that the Neighbourhood Plan references the permission granted by the County Council, as the Mineral Planning Authority, for the extraction of PFA, a secondary aggregate. The Councils welcome the acknowledgement that the use of PFA as a secondary aggregate is supported by Local and National Policy and is a matter outside the scope of the neighbourhood. The County Council recognise that the local impacts on the neighbourhood, both social and environmental, from the PFA extraction remains a concern. The Neighbourhood Plan therefore in Community Objective 9 seeks to reduce the impacts from nearby quarrying/ excavation activities and Project 8 in Appendix A seeks to ensure the establishment of the Community Liaison Group, as conditioned through condition 10 of the planning permission for the PFA extraction. The County Council wishes to reassure the neighbourhood that the planning permission includes a robust suite of environmental controls and conditions, some of which require further details to be submitted prior to the conditions being discharged and works commencing, including the establishment of the community liaison group. When the extraction does commence, an inspection and monitoring programme to proactively monitor the development over its lifespan, including the	Text added to reflect these comments at para 98	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>aftercare period, will also be set up by the County Council, which the operator will cover the cost for. Reference to these measures could be included within the Neighbourhood Plan to ensure clarity that such controls of local and environmental impacts are conditioned by the planning permission and that the County Council will ensure their enforcement.</p>		
	<p>It is noted that Community Objective 9 refers to quarrying activities in general, with paragraph 14 and 89 of the Neighbourhood Plan referencing the presence of previous sand and gravel quarries.</p> <p>As identified in the Nottinghamshire Minerals Local Plan policies map the entire neighbourhood plan area is covered by the mineral safeguarding area for sand and gravel. The Neighbourhood Plan could mention the presence of the resource and safeguarding area, referring to the Nottinghamshire Minerals Local Plan.</p>	<p>Text added at para 14 and map of safeguarded area at Appendix H</p>	<p>Y</p>
	<p>Explanation of bus and community transport services provided by NCC and the issue of reducing funding to provide this</p>	<p>New section para 140 – 142 added</p>	<p>Y</p>
	<p>The County Council welcomes the inclusion of Section 16 – Protecting Heritage Assets and Policy 11 – Protecting and Enhancing Heritage Assets within the draft Neighbourhood Plan. The recognition of both listed buildings and a further 60 non-designated buildings/structures of local interest is noted and supported. Highlighting the significance of these assets is a positive step in promoting their long-term protection.</p> <p>In addition to the built heritage assets referenced, the County Council recommends the inclusion of the significant archaeological interest within the Parish, as recorded on the Nottinghamshire Historic Environment Record (NHER). As much archaeological interest is not visible at the surface and may only be identified during groundworks, the County Council recommends that Policy 11 be amended to include a specific</p>	<p>Appendix E updated with archaeological interest listed and new para 182 and 183 added</p> <p>New criteria 4 added to Policy 11</p>	<p>Y</p> <p>Y</p>

Section of the Plan	Comments	NPG Comments	Amendments Made
	reference to archaeology in the development process.		
	Given the scale of growth and potential impacts on local health outcomes identified in the Neighbourhood Plan area, it is recommended that the Neighbourhood Plan itself is subject to a Rapid Health Impact Assessment (RHIA), using the template set out in the County Council's Spatial Planning for Health Framework.	The NPG supports a comprehensive assessment of the impact of development on health but the scale of growth does not reach the 50 dwellings threshold.	N

Sport England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document</p>	Policy 8a encourages the use of footpaths and improving safety for cyclists. Policy 9 identifies the value of the school playing fields.	N

Historic England

Section of the Plan	Comments	NPG Comments	Amendments Made
	No specific comments to make but encourages liaison with conservation team at BDC and NCC	Noted – the NPG have liaised with both these teams.	NA

Anglian Water

Section of the Plan	Comments	NPG Comments	Amendments Made
	Area identified by EA as an area that is seriously water stressed.	Amendments already made based on EAs comments – so no further amendment required here.	N
Policy 4	<p>Anglian Water supports the policy of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing green and blue infrastructure.</p> <p>We also support opportunities to maximise green infrastructure connectivity, including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens, for example.</p> <p>In Policy 4 Part 1, there would be benefit in referencing what the Local Nature Recovery Strategy is, as it is not clear. See the emerging Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) Local Nature Recovery Strategy for Nottinghamshire as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>	<p>Noted – additional amendments made based on EAs comments that support this approach.</p> <p>Amended</p>	<p>N</p> <p>Y</p>
	Anglian Water has assets forming part of our water supply network located within or in the vicinity of these designated areas of local green space. We consider the policy provides scope for Anglian Water to undertake operational development to maintain and repair any underground network assets that may be within these areas.	Noted and agree	NA

Appendix A List of Statutory Consultees

<p>National Federation of Gypsy Liaison Group Environment Agency Natural England Water Management Consortium (Internal Drainage Board) Coal Authority NHS Historic England Notts CC Planning Policy Notts CC Planning Archaeology Sport England (East Midlands) Highways England Sustrans Notts CC Public Health Notts CC Highways Nottinghamshire Wildlife Trust National Grid (Avison Young) National Grid National Grid Electricity Transmission Cadent (Gas Network)</p>	<p>British Horse Society Severn Trent Water Anglian Water Nottinghamshire County Council Councillor BDC Estates BDC Housing BDC Strategic Housing BDC Development Management BDC Conservation BDC Planning Policy BDC Neighbourhood Planning BDC, District Councillor for Sutton cum Lound Lound Parish Council Torworth Parish Council Barnby Moor Parish Council Babworth Parish Council Hayton Parish Council Retford Town Council</p>
--	--

Appendix B Spotlight Article Promoting the Regulation 14 consultation



Issue 55 July 2025

The Sutton Spotlight

Funded by Sutton cum Lound Parish Council and produced by volunteers

80 VE DAY FLOWER FESTIVAL

The church held a spectacular Flower Festival to mark the 80th anniversary of VE Day over three days in May.

This involved so many local people and organisations – the church looked stunning: bunting was everywhere, and the poppies crocheted by Knit and Natter were draped from the balcony.

Thank you to the following organisations for their flower displays:

- | | |
|--------------------------|-------------------------|
| Sutton Primary School | Torworth Lakes |
| Sutton Pre- School | Sutton Art Group |
| Sutton Gardening Club | Womens Institute |
| Austen Addicts | Lunch for Locals |
| Knit and Natter | Branching Out (Retford) |
| Sutton Parish Council | Workshop Fold Club |
| Sutton Village Hall Team | Aimi's Macrame |
| Sutton Bell Ringers | The Gate Inn |
| Issy's crafty Bees | |

Three individuals, Shirley (who masterminded the entire event), Trish and Gladys also contributed arrangements.

Thanks to the many people who provided the delicious cakes and raffle prizes

A particular highlight was a concert by the Dukeries Ukelele Band- and there really was dancing in the aisles! There was


bell ringing and the loan of a military uniform, medals and copies of newspapers from the time amongst other exhibits.



Overall, £865 was raised for church funds. A particular thanks is due to the gardening club for donating some of the money they made from plant sales. We want to thank everyone who contributed in any way to a memorable event.

Dates for your diary - a Harvest Lunch on Saturday October 4th in the Village Hall- and our ever popular Christmas Tree Festival over the weekend of December 12th to 14th. More information in future editions of Spotlight.

Basic Life Support Training Course



If you want to learn some basic life skills and be able to save a life then this course is for you! The Parish Council are again funding a FREE life support training course in the Village Hall on Monday 14th July from 6.30pm - 9pm. As well as level 1 resuscitation and CPR you'll also learn safe AED (Defibrillator) use. Places will be limited if you are interested please email paulamgraham78@gmail.com

NEIGHBOURHOOD PLAN 2025



Pre submission Consultation Period
10am Monday 2nd June 2025
until 10am Monday 21st July 2025

Sutton cum Lound Neighbourhood Plan was first adopted in 2018 with a minor revision in 2021 and more recently, Sutton cum Lound Parish Council asked the Sutton cum Lound Neighbourhood Plan Steering Group to undertake a review, which they started in 2024.

Sutton cum Lound Parish Council are inviting comments and responses via Survey on the Sutton cum Lound Full Review Neighbourhood Plan. All responses received will be considered by the Sutton cum Lound Neighbourhood Plan Steering Group to inform the final version of the reviewed plan before it is submitted to Bassetlaw District Council (BDC) as the local planning authority, for examination by an independent examiner.

Please visit www.suttoncumlound.neighbourhoodplan.uk to read the plan and all supporting documents. We can loan a copy of the plan if you are unable to access it online. For this and any other questions, please email sclneighbourhoodplan@gmail.com



NEXT OPEN HOUSE DATE
Saturday 28th June 2025
9am - 11am Village Hall

ALL COMMENTS MUST BE RECEIVED BY 10am on 21st JULY 2025

Appendix C Residents' Additional Comments

Policy 1 Sustainable Development and the Development Boundary

Do not agree that the design should be compatible with the "local character" as this is difficult to define given the mix of property type developed in recent years.

As a resident with a key view I am totally opposed to any building outside of the development boundary. The appeal of the village not looking or feeling like an housing estate was a key factor moving to the area along with the community aspect of the village.

Development should not impact other amenities (water supply, sewerage, power demands, surface water drainage) to the detriment of existing residences. Preservation of areas and buildings of historical significance should be considered when planning is sought.

Whilst I agree with sustainable development, matters such as drainage should not be overlooked. The new development on Sutton Lane was allowed despite the potential for this land to flood. Now that driveways have been completed, it remains to be seen, whether this will have a negative effect on surface water, with the lack of drainage.

Point 4 is particularly important. We have currently covered our housings needs well into the future, therefore the only credible development permissible is that of a village convenience store. A central location is essential as if this was at one end or other, the distance would encourage residents to use the car to navigate around the village. This would further impact to the volume of traffic, risks impacting negatively to our ongoing speeding issues and contributes negatively to environmental goal. Point 5 makes me suspicious with its sweeping overarching statements that a higher authority can just brush away the results of the village consultation, and bend the meanings to allow the very thing the villagers don't want.

Sutton has always been a linear settlement and the plan protects this for future generations. The facilities within the village cannot support any large scale developments. There only a few places in the school.

Any development should maintain the unique linear structure and rural nature of the village. It should not become a satellite to Retford.

There are a lot of new builds not sold we do not need anymore housing in the village of any kind affordable housing isn't even being viewed let alone sold

As stated we have had more than our allocated share of new builds and whilst most of the village is not liable to flooding sustainable drainage screens to prevent accumulation of surface water need incorporating and more importantly maintained.

Totally agree. As long as it can be enforced and builders do not do their own thing.

Policy 2 Infill and Backland Development

It is important to recognise that Sutton is a linear village so any backfill should not be considered as it would compromise the look and feel of the village.

I would only support this if there was no objections from neighbours in the wider area. In particular I'm opposed to most backland developments.

Sutton cum Lound is principally a linear village. Therefore there should be no circumstances that allow for backland development

Its understood that the village holds a strong attraction to development but if we allow this to go unfettered then the village community will be destroyed and Sutton will become a satellite for the expanding conurbations of Retford and Doncaster

The village needs to remain as a village and not become a satellite connected to Retford

There are a variety of houses and styles that reflect this village over time. There are no large developments and generally those that have been completed have in general, been sympathetic. These developments have maintained the openness and rural feel and this should be maintained.

Infill should only be carried out if it fits cosmetically with surrounding. Back fill only if it does not restrict views.

We are already overdeveloped in this village

Policy 3 Protecting the Landscape Character

Any new development should create and incorporate semi-natural space within it's design.

While the feel within the village is green and leafy landscape, I would have to ask when was the last time any new planting was undertaken to replace the mature trees on their demise. Should consideration be given to new planting on some of the wide verges through the village.

Above anything, I feel we need to preserve unique areas of ScL, that make this such a beautiful village. In the past, mature trees and hedgerows have been ripped out without regard or consequence. This cannot be allowed to happen, hundreds of years of village heritage, gone, on personal whim!! Not only aesthetically wrong but for the sake of our wildlife.

Policy 3 Protecting the Landscape Character (cont'd...)

The undeveloped areas of the parish are important natural habitats for many aspects of wildlife. The many trees and verges also have a marked contribution to the habitat for nature.

However it appears that an opportunity still exists to broaden the scope with some areas, specifically the boundary to the village hall grounds. To the east side a full wooden panel fence line sits on top of concrete plinths.

Two improvements to this could be:

1. Remove a panel and plinth to provide a direct connection from the green space opposite the Portland place garages. This would create a flowing connection / corridor from the green spaces in Portland place through to the other verges beyond and into the hall grounds themselves. It would appear to be an opportunity for wildlife and for residents too.

2. Further south along the same fence line, it would be a good idea to cut a gap in the concrete plinth in a couple of places to allow hedgehogs to cut through from one green space to another. These gaps are unobtrusive and are a positive benefit to nature.

3. The boundary to the VH field on the West side is chain-link fence. This is again a barrier to hedgehogs, and may even become a trap for mammals trying to navigate through. Consideration should be given to a more natural and empathetic boundary such as post and rail and natural native hedging.

Point 3 is worded in such a way that once again, the actual view of the community can be brushed aside if some higher party wants to force development through.

Key views are just that.... Key to the landscape surrounding the village. There can be no level of empathetic design of building that would enhance the key views, this is a contradiction and a designed loophole to be exploited by district council planners.

All footpaths need to be protected and increased with the village.

With local industry/shale extraction etc encroaching on the natural environment of the village it is extremely important to maintain the open areas around the village and to ensure the room for wildlife with which we share our homes.

Yes keep village green and animal friendly.

Policy 4 Protecting and Enhancing the Natural Environment

Some provision for after care needs to be agreed if these features are to be adopted in order that they provide long term value once the developers move out.

But maybe also incorporate a reference to Community Orchards.

Can more wild life corridors be created in the village.

Given that you can buy "Off site Biodiversity Units" this clause should specify that the gain is to be within the Parish.

Exceptions where access enhancements are required.

Policy 4 Protecting and Enhancing the Natural Environment (cont'd...)

Wherever possible, serious effort should be made to maintain the beautiful tree lined entrances to the village. We should be mindful of replanting where needed, to maintain full hedgerows and provide a line of succession for aged trees, which will inevitably perish over time.

See policy 3 comments (starting 'The undeveloped areas of the parish are important....')

Extending the natural footprint can only be a good thing.

With the passing of the local shale extraction close to the village, which a large proportion of the village and community were against, the natural environment needs to be protected and preserved for future generations.

We are the guardians of these open/rural spaces. We have a duty to protect them for both the wildlife and for future generations.

There should be no more development

Rain gardens and ponds are so important. We have so many house martins and swifts despite declining numbers so all new builds should have nest boxes. Also more nest boxes should be provided for all houses in the village.

I feel sometimes our ditches in the village are not maintained enough.....the ditch along the footpath to Portland place and now which borders Knights Gate is hardly ever dredged or cleared.

Dry ditches are great but maintaining them is then required.

Policy 5 Designation of Local Green Spaces

LGS10 and LGS2 are shown as "Notts Community Foundation" [NCF] is now named Forever Notts. Piece from their website is shown below.

"Nottinghamshire Community Foundation, a cornerstone of local philanthropy since 1997 has been renamed to Forever Notts in a determined push to grow local funding to support the essential work of our city and county's grassroots charities."

LGS11 is not owned by Forever Notts it is privately owned by local resident Monica Hockenhill.

I'd hope that the Portland Green that the PC are about to buy is just the Green itself and does not incorporate all of LGS7 (areas in front of Portland Flats) otherwise could be taking on more risk/cost of maintaining.

See policy 4 ref re wild life corridors. (reads 'Can more wild life corridors be created in the village.')

Green spaces are important for the character of the village and should be maintained.

We are very lucky in ScL to have two notable 'green' spaces, aside from the play park and the Meadow. These two spaces should be protected, in perpetuity, for use by residents of the village. These two spaces events help the n these two spaces are well attended. Perhaps the addition of seating and floral planters would enhance enjoyment further.

Policy 5 Designation of Local Green Spaces (Cont'd...)

See comments in policy 3 (again starting 'The undeveloped areas of the parish are important...')	
Point 2 again has the catch all statements that external powers can override the plan if they want to. Very suspicious/ mistrusting the higher authorities	
The village plan is worthless if the national policy can overrule it. The village plan should have greater weighting. We are the people who live here and care for the village	
The views of people who live in the village should not be overlooked or overruled by those who do not live here and do not know the area.	
Very important to have green space.	
There should be no more encroachment on green spaces	
Some of our green spaces along the roadsides could be planted with meadow flowers	

Policy 6 Reducing the Risk of Flooding

With climate change making weather patterns more unpredictable than ever this is for me a vital area of concern with any development.	
A recent development on Sutton Lane was highlighted as a flood area (local know). Advice ignored and site flooded again mid build creating considerable issues. The NCC highways then further exacerbated the historic flood issues by failing to understand the absence of any gully drains adjacent to the site. Furthermore the developer, working to NCC specific plans, raised the verg to exacerbate the lack of drainage. This will be an ongoing hazard to road users and pedestrians until highways are made to unpick there cock up and install proper drainage.	
The fields around the village already flood and no development should be allowed	
The fields on the village side of the railway have flooded for many years and have, on occasions, flooded into Station Road.	
More trees please	

Policy 7 Achieving Well Designed Places

Do you mean Station Rd and Sutton Lane?	
Re 7b. This should not be enforced to the effect that all buildings look the same. The village has a character that reflects centuries of development and as such has an already varied palette.	
Again, I fully support any addition of native trees and infilling of hedgerows, for aesthetics and in support of our wildlife.	
3 should be Station Road and Sutton Lane	

Policy 7 Achieving Well Designed Places (Cont'd...)

Point 3

It is Station Road & Sutton Lane (miss print)

New developments should be in keeping with the historic makeup of the village NOT at the whim of architects with an eye on bias towards modern thinking. In the words of our king "Monstrous Carbuncle"

Any development needs to fit into the village character

One only has to look at the development on Trinity Fields, Retford to see an example of as many houses as possible being crammed into every available space with little or no attention given to the previous rural nature of the area. This sort of would be an anathema for this village.

Suttons character must be maintained.

More green the better.

Policy 8a Improving Walking and Cycling Routes

Styles on rural footpaths need upgrading to disabled kissing gates specifically the footpath link between Mattersey road and Lound road.

Unfortunately, in today's world, there are more cars than was ever anticipated, trying to park, drop off, pick up and negotiate around the village. I regularly walk to the school to collect our grandchildren and this short journey can be quite hazardous. The school itself has frequent issues with parking. There has to be some safety improvements that could be implemented including safer access to the play park.

Walking to be encouraged, not happy with large cycling groups coming through the village and yelling obscenities at the tops of their voices

Cycling on the byways round Retford is very popular. National cycle races take place but it is also a very popular area for leisure cyclists. Many cyclists come through the village and improving cycle routes needs to be supported. There is also a need to have a larger number to footpaths around the village. The possibility of paths to the south west is impossible because of the railway line. These activities improve the population's wellbeing.

We know from the experiences during Covid how important access to the countryside is for our mental health as well as physical well being.

I think we need the footpath markers improving(ie to where they go and the distance). A local footpath map would also be good, I think the last one is quite old

Keep footpaths clear so they can be utilised

Policy 8b Traffic Speeding and Pedestrian Safety

I do not support the installation of physical road obstructions, as at each end of Mattersey. They are an unacceptable inconvenience to residents, who are most affected by their presence. I do not support the installation of speed cameras, or any other form of cameras, in the village.

Excessive vehicle speeding is not a serious issue in the village, in my opinion.

Speeding through the village is a constant problem and measures to slow traffic entering, passing through and even residents moving around would improve the 'feel' of the village.

I haven't read the detail but why not Town Street and Lound Low Road as well?

Town street being the main route through requires targeted traffic calming measures. Regulated traffic flow measures would act to slow traffic through this area.

Excess speed through the village is a problem and needs monitoring.

Just no speed bumps, while they may reduce the overall speed they are terrible for local residents and increase erratic driving and increase road noise due to breaking and accelerating.

Speed measures (eg speed bumps and chicanes) should not be used outside residences. They may decrease speeds but also create distractions.

I would ask that Town Street be added to this Policy, a lot of residents from Sutton Lane and Station Road need to walk down Town Street to get to the village hall and the pub. One side of the street is quite narrow in places, therefore the opposite side needs to be kept clear for pedestrians, who may be walking with children, pushing prams/pushchairs or indeed in wheelchairs.

On kerb parking is a significant problem in parts of the village. This is more prevalent in some places around certain times, and in others almost unavoidable due to poor design and a failure for planning to acknowledge the changes in society and the use of the motor car.

The 1970's development of Portland place failed to address car ownership and provision of sufficient parking space. This creates an issue for emergency vehicles who cannot thread there way through double parked cars. And pedestrian are blocked in the paths by cars parked on the pavement.

This is a great example of a bad designed development and should not be repeated.

The roads come under NCC.

The village has a well documented issue with speeding issues, and yet NCC. have failed to engage and support the village with their requests for physical traffic calming issues, such as chicanes or alternative priority flows.

Sutton also has to absorb increasing traffic flows from all communities north of it, as they commute to Retford

Any development either in Sutton or the Northern communities must trigger a responsibility from NCC to address this issue in Sutton.

Speeding is a massive issue in the village. The addition of speed enforcement cameras on the North Rd has led to Sutton becoming a "Rat Run" with vehicles traveling at speeds way above the 30MPH This needs addressing before there is a fatality on our roads

Policy 8b Traffic Speeding and Pedestrian Safety (Cont'd...)

Mattersey have speed humps approaching their village. These need to be installed in Sutton. The community village speed team have evidence of drivers ignoring the speed limits. It shouldn't take a fatality to improve the road safety in Sutton	
Speeding through the village is a real problem. Residents may respect the 30mph however it is not unusual for vehicles to be overtaken by those passing through. The village community speed unit regularly find people travelling through the village at over 60mph!!	
Yes big priority, how to slow traffic through village, without speedups?	
In order to expand safe cycling roads need to be widened	
How to do without speed humps is the question.	

Policy 9 Protecting and Enhancing Community Facilities and Services

2. Might this perhaps frighten off someone who might otherwise be interested in opening a shop without such an agreement, maybe over prescriptive? And I'm not sure what this legal agreement would look like, new to me.	
Should the opportunity arise for a village shop, it is important that this be located in the centre of the village with appropriate off street parking.	
Village pub already open. I don't believe a village shop would ever be a viable business unless it was run on by volunteers. It's less than a 5 minute drive to the nearest (mini) supermarket and online ordering is available. Allotments for village residents could possibly be a great addition though.	
Having a shop facility in the village again would be fabulous! Obviously this needs to be some kind of sustainable version, a 'local' version of some major player would probably work best. However, as mentioned previously, with high numbers of cars already in the village, additional visitors would require designated parking.	
A village shop and better bus service	
Any provision for a village shop should be supported. However, for it to be viable prices need to be similar to supermarket prices. The village community will not use the facility if prices are drastically inflated.	
Village shop would be brilliant, where to put an allotment and how to police it to keep it safe and tidy.	
We need a village shop	
Allotment site would be good and a village shop too.....where do we put them though?	
Pub now open really helps, but needs locals to use it.	

Policy 10a A Mix of Housing Types

There is clearly a need for smaller, more affordable housing as most new developments are far too expensive for young residents wishing to stay in the village. A range of social housing for both young and the elderly/ less able is also needed to maintain the social mix.

Affordable housing should consist of private ownership. Rental rates are generally higher than mortgages so trap residents and prevents them reach aspirational futures.

Properties for 1st time buyers is essential if any new properties are built.

I foresee the need for inter generational family homes as it's increasingly difficult for young people to get on the housing ladder, and for the elderly to have appropriate levels of care in the community.

This will lead to a need for homes with more than 2/3 bedrooms.

Neither agree or disagree at I would prefer no new housing.

Having raised three children in the village, when they, as adults, were looking to purchase their first homes, the choice of 2/3 bed first time buyer homes was practically zero!! Successive developments within the village have failed to provide any suitable housing for young, working adults to buy outright. There are a number of suitable, single story homes for people to downsize into, but in the main, these people are vacating large family homes.

Consideration to community needs with elderly homes and new family homes being a priority rather than £1million + housing!!

The village needs to have a greater number of bungalows. Building two or three bedroom homes are more likely be suitable to first time buyers.

There are already quite enough 'luxury' 4/5 bedrooms houses in the village and indeed many of the most recent houses built have been in this category. Younger members of our community who may wish to stay in the village have few opportunities to buy a 'first time' home and older residents have to move away to 'downsize'.

There are bungalows that have been for sale for 4 years and not sold we do not need anymore housing more development in this village

Sutton like the rest of the country has an aging population, we need more 1-2 bed bungalows allowing the elderly to stay in the village whilst freeing up some of the currently occupied 3 bed houses. More building like those on Portland place.

Affordable house is a must.

Policy 10b Affordable Housing

More garages blocks (such as at the top of Portland Place) owned and let by BDC to residents (private and renting) would be welcome. This could help to reduce the impact of increased vehicles where they might not be incorporated into house design e.g. social housing.

What is a affordable home ownership tenure and how does it differ from affordable housing for rent?

I'd like to see definitions: i.e Social Rent (maybe they are in the documentation somewhere but I couldn't find it.

Refer to policy A (*which reads 'Affordable housing should consist of private ownership. Rental rates or generally higher than mortgages so trap residents and prevents them reach aspirational futures.'*)

But this is never enforced in my view

I agree in principle but again would prefer no new housing. My previous experience of developers under performing on their promise of AH on new build sites leaves me cold.

Whilst I agree, there is a need for rental properties, smaller, first time buyer 'cottages' would surely represent a better alternative for our younger residents.

There needs to be more affordable housing

Affordable housing is important while maintaining the village feel eg cottage type buildings.

As long as local need is researched

We also need to keep our youngsters in the village they were brought up in, this helps to protect the village and make it feel cherished. Again more affordable 2 bed houses with gardens.

Just got to get the builders on board.

Policy 11 Protecting and Enhancing Heritage Assets

Not enough is done to highlight local buildings and there need to be protected for future generations

All heritage assets should be protected

Any new housing should not diminish what is already here.

Policy 12 Land south of Lound Low Road

See my previous responses

I am led to believe that Sutton cum Lound is currently significantly above quota on building developments. People move to 'a village' BECAUSE it provides unique residential properties, of various size and design, built over several hundreds of years. We value this uniqueness, our 'open countryside views', for which we pay a premium for. Villages lose their uniqueness and 'village' status when they join up with other villages and local towns.

This developer seeks to exploit the small development scheme. The design already builds into the design a missing house which will in time become a contentious reapplication to build behind the current granted small development scheme. They have permission for the frontage development and that's all. BDC planners know how the developers work the system with the 9 - 10 sized schemes and are complicit in developing beyond the original remit of development.

Linear development is far better for the village rather than developments like Trinity fields that consume large tracts of land. Therefore if this small development meets our village quota for new houses rather than a large development it should be supported.

These have already been built this is now irrelevant

Again getting the builds and designers to agree and comply?

Do you have anything else you would like to add?

I'd have like some comment to the effect that new builds of size, maybe all new builds, should be subject to sewage capacity inquiry. Over an above what Severn Trent as Consultees to the Planning process make, indeed if they actually do respond to a consultation.

Perhaps we might enquire of Severn Trent as to the maximum capacity of the sewage system generally. I'm not sure how this might be achieved but anecdotally the system is running at near capacity. Maybe an FOI on Severn Trent to get a feel for how often their engineers are out in Sutton looking after pumping stations on Station Road and Lound Low Road (believe new oversized pump here).

This however is a magnificent piece of work. So much more comprehensive than the current NP, things have certainly moved on. A credit to all involved. Well done Team Neighbourhood Plan Review.

While I'm pretty much against any increase in housing stock within the village boundary taking into account the previous targets have been hit and passed I believe the neighborhood plan is trying to protect Sutton cum Lound from being ruined and on the whole totally support it. My worry is that I've seen unwanted housing developments in other areas I've lived in happen despite the best efforts of the local community. We can always move .. Again.

Do you have anything else you would like to add? (Cont'd...)

Although the QR code idea is a good one, unfortunately not everyone has access to a mobile phone or knows how to scan a QR code. Maybe there should have been a printed option available in the village hall for the less techy residents to complete, that way more people might have completed this survey

Very well drafted document, just some of the compulsory statements from the national policies diction, are worrying, especially with the current government who are threatening to concrete over the rural landscape and close down the agricultural way of life. The document is a consultation with the community but is still laced with double speak that the NPPF uses to threaten / overturn these great peaces of community consultation. It must be very difficult to gain trust or engagement from the community given the backdrop of recent decisions from the planning inspectorate.

The village plan should shape the future of the village and supported by all residents of Sutton

I would like to thank those who have worked hard to draw up the plan and it should be treated with respect by those who may seek to undermine/overrule the views and desires to the local community who live, work and love the area. If central government can overthrow the decisions made by the local community then it makes the process pointless.

There should be no more planning approved until current new builds are sold which they aren't and have been lying empty for 2 years

Well done on this report, very comprehensive and easily understood in the main.

Improvements to our roads, resurfacing, junctions, cleaning of existing drainage road gullies, a retaining pond for surface water in which it then allows for settlement and natural cleansing before being released into the water courses.

Thank you . Well put together.