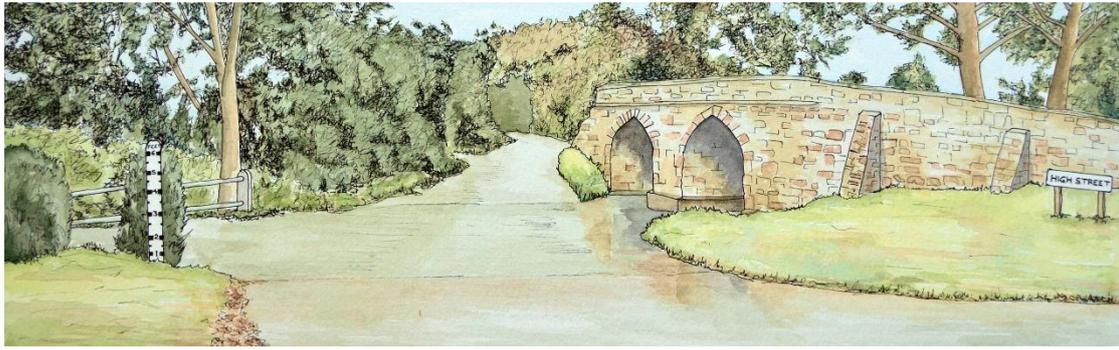


Sutton Neighbourhood Plan



Consultation Report

Appendix CR27

Regulation 14 Online Feedback Form

 info@suttonneighbourhoodplan.uk

 www.suttonneighbourhoodplan.uk

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Consultation on Draft Sutton Neighbourhood Plan (Regulation 14 of The Neighbourhood Planning (General) Regulations 2012)

1. Introduction

This survey is split into two parts:

- (i) the first few questions cover details about you;
- (ii) the second part collects your feedback on the policies and your comments on the policies, the Draft Sutton Neighbourhood Plan and supporting documents.

Important: You must complete and submit your survey for your responses to be registered.

You can also email us at: info@suttonneighbourhoodplan.uk

or write to us at: Sutton Neighbourhood Plan, Sutton Parish Council, 2 Leeds Smith Drive, Sandy, SG19 1LU.

This consultation and survey closes on Monday 19th October 2020.

2. About You

You must provide your contact details. Without your contact details, your views cannot be considered.

Important note: Please be aware that, due to the process of having an independent examination, your name, your feedback on each policy and your comments may be made public and passed to other bodies involved in the making of the Sutton Neighbourhood Plan, including Central Bedfordshire Council and the official examiner (your address and

email address will not be made public).

You may optionally agree to the sharing of your address and email address with organisations or persons with a legitimate interest in the process of making the Sutton Neighbourhood Plan, for example: Central Bedfordshire Council, the official examiner or other statutory consultees. They may then contact you in relation to the Sutton Neighbourhood Plan, for instance, to make you aware of later stages of the process. If you do not agree to share your details with these other organisation or persons, then your views will still be taken into account.

Sutton Parish Council of 2 Leeds Smith Drive, Sandy, SG19 1LU is collecting this personal data to assist in neighbourhood plan making and to contact you, if necessary, regarding the remaining stages of the neighbourhood plan process. The personal data will be held until 6 months after the draft Plan is either 'made' or fails to pass the referendum.

1. Do you consent to Sutton Parish Council sharing your address and email address with persons or organisations with a legitimate interest in the process of making the Sutton Neighbourhood Plan, for example: Central Bedfordshire Council, the official examiner or statutory consultees. If you do not agree to share details, your views will still be taken into account. *

I agree

I do not agree

2. What is your name? *

3. What is your address and postcode? *

4. What is your email address?

5. What is your connection with Sutton? *

Resident

Land Owner (other than home owner)

Farmer / Grower

Business Owner / Company Director

Employee / Work in Sutton

Provider of Leisure Facilities

Allotment Holder

Other (please specify):

3. Section 6 - Rural Character and Natural Environment

Policy RC1: Landscape and Natural Environment (p20).

(a) Development must preserve or enhance and have no adverse impact on the natural environment of Sutton, including the landscape setting of Sutton village.

(b) Development must retain and should take opportunities to enhance the area's landscape heritage, including field patterns, estate parkland, ponds, woodlands and watercourses.

(c) Where development causes adverse impacts on Sutton's natural environment, they must be offset through environmental gains in the design, layout and landscaping of the scheme.

6. Do you agree with Policy RC1: Landscape and Natural Environment?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Policy RC2: Trees and Hedgerows (p24).

(a) Development must have no adverse impact on woodlands, mature trees and hedgerows. Woodlands, trees and hedgerows must be retained as part of any development and be incorporated into the layout and landscaping of the scheme.

(b) Loss of trees will need careful justification and replacement trees of similar or native species must be planted within the site, or in an agreed location in close proximity. Where pre-emptive action has been taken to remove existing trees or hedgerows, a similar level of new tree planting will be expected as part of any development.

(c) Incorporation of new woodlands, trees and hedgerows into development will help to respond to the rural context and to offset any adverse environmental impacts. This includes planting in gaps in existing hedgerows or rows of trees, where they have previously been removed.

7. Do you agree with Policy RC2: Trees and Hedgerows?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC3: Sensitive Tree, Hedgerow and Wildlife Areas (p25)

(a) In the application of Policies RC1 and RC2, the sites and areas identified in this policy are of particular sensitivity (see plan RC3).

(b) Development must have no adverse impact on the following:

- Waterloo Wood (designated Ancient Woodland);
- Dunton Fen (the part within Sutton parish) (designated Wet Woodland);
- Millhouse Fen (designated Wet Woodland);
- Carthagea Bridleway (County Wildlife Site);
- Sutton Fen and Woods (County Wildlife Site);
- The canopy of trees along Church Road (locally important site);
- The Belt (alongside Potton Brook) (locally important site);
- Pegnut Wood (the part within Sutton parish) (locally important site);
- Crow Grove (locally important site);
- Sutton Additional Wildlife Corridors (the parts within Sutton parish) (locally important site);
- Clay End High Street Hedgerow (locally important site).

8. Do you agree with Policy RC3: Sensitive Tree, Hedgerow and Wildlife Areas?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC4: Important Green Gaps (p27)

(a) To preserve the distinctive character and landscape setting of Sutton, development must not compromise the open landscape character of the Important Green Gaps shown on plan RC4.

(b) Sustainable development that involves use of open land, retaining the open landscape character, will be supported, subject to there being no significant adverse impact on the amenities of nearby residential properties.

9. Do you agree with Policy RC4: Important Green Gaps?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC5: Agriculture (p29)

Grade 1 and Grade 2 agricultural land must not be developed for non-agricultural purposes.

10. Do you agree with Policy RC5: Agriculture?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC6: Watercourses (p30)

(a) Development must have no significant adverse impact on watercourses, above and below ground. This includes impacts on biodiversity, landscape, or the trees and woodlands that rely on the watercourses.

(b) In considering adverse impacts on the natural environment in the application of Policy RC1, including impacts on trees and woodlands, regard will be made to impacts on soils and watercourses.

(c) Development adjacent to or containing a watercourse should include a 12 metre ecological buffer from the top of the watercourse bank. Watercourses must not be culverted or covered.

(d) Development should take opportunities to enhance the recreational value of watercourse and their corridors in its design, layout and landscaping.

11. Do you agree with Policy RC6: Watercourses?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC7: Wildlife Habitats and Corridors (p31)

(a) Development must have no adverse impact on wildlife habitats and corridors. Any adverse impacts must be balanced by positive features within the development that are beneficial to wildlife.

(b) Development must achieve a minimum of 10% biodiversity net gain overall.

(c) Development should take opportunities to enhance wildlife habitats. Development that connects wildlife habitats and corridors will be welcomed.

12. Do you agree with Policy RC7: Wildlife Habitats and Corridors?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC8: Tranquillity, Amenity and Dark Skies (p33)

(a) Development must have no significant adverse impact on the tranquillity of the rural area and on the amenities of residential properties. This includes consideration of noise, disturbance and additional traffic movements.

(b) Development should limit the impact of light pollution from externally visible light sources, so as to support the integrity of the dark night skies within the Parish.

13. Do you agree with Policy RC8: Tranquillity, Amenity and Dark Skies?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy RC9: Local Green Spaces (p34)

(a) The following areas are designated as Local Green Spaces (see plans LGS1, LGS2, LGS3, LGS4 and LGS5):

- **LGS1: Pegnut Wood (south)**
- **LGS2: The Belt (woodland)**
- **LGS3: Church Field**
- **LGS4: Sutton Millennium Wood**
- **LGS5: Sutton Voluntary Aided Lower School Playing Field.**

(b) Development must not encroach onto Local Green Space or have any adverse impact on the special community value, accessibility, safety, amenity or setting of the space.

14. Do you agree with Policy RC9: Local Green Spaces?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

4. Section 7 - Heritage

Policy HE1: Local Heritage (p40)

(a) Development should preserve and take opportunities to enhance non-designated heritage assets and their setting.

(b) New-build development affecting designated or non-designated heritage assets and their setting must

demonstrate high standards of design, including high quality materials, against the context of Policy DC1 of this Neighbourhood Plan.

15. Do you agree with Policy HE1: Local Heritage?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy HE2: Sutton Park (p45)

Development must preserve or enhance and have no adverse impact on Sutton Park and its historic parkland character, including on the mature trees (see plan HE2).

16. Do you agree with Policy HE2: Sutton Park?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy HE3: Bear Garden (p47)

Development must not encroach onto the Bear Garden (former kitchen garden of Sutton Park), including the

enclosing circular hedge. Development must preserve or enhance the setting of the Bear Garden (see Plan HE3).

17. Do you agree with Policy HE3: Bear Garden?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy HE4: Packhorse Bridge and Ford (p51)

(a) The historic character of the Packhorse Bridge and its setting must be preserved or enhanced (see plan HE4). The setting of the Packhorse Bridge includes the brook, ford, rural lane, landscape and trees.

(b) Built development must not encroach onto the Packhorse Bridge or its setting.

(c) Consideration of harm to the historic character of the Packhorse Bridge and its setting includes physical or environmental impacts and also any additional traffic movements.

18. Do you agree with Policy HE4: Packhorse Bridge and Ford?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy HE5: Lantern Lane (p55)

(a) The historic character of Lantern Lane and its setting must be preserved or enhanced. The character includes the informal and unmade track, the ditch, hedgerows and trees.

(b) Development must not encroach onto the historic route of Lantern Lane and its landscape setting (see plan HE5).

(c) Development adjacent to Lantern Lane and its setting must have no adverse impact on amenity, accessibility or safety.

19. Do you agree with Policy HE5: Lantern Lane?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy HE6: Sutton Conservation Area (p60)

(a) Development within the Sutton Conservation Area and its setting must preserve or enhance the character or appearance of the conservation area, taking account of the following aspects of that character or appearance:

- the predominant two-storey residential character of the area, with some properties having taller chimneys;
- the variation in the setback of properties, with rear-of-the-pavement frontages and frontages set back behind shallow or longer front gardens;
- the mix of trees, hedges, sandstone and brick walls as boundary treatments;
- the mix of traditional materials and the architectural diversity of the area.

(b) Within or adjacent to the conservation area, traditional materials should be used, to complement the existing palette of materials.

20. Do you agree with Policy HE6: Sutton Conservation Area?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

5. Section 8 - Sustainable Growth

Policy SG1: Housing (p64)

- (a) For development of between three and nine dwellings, at least a third of dwellings should be of 2 bedrooms or less, with a further third of 3 bedrooms or less.**
- (b) The mix of accommodation in schemes of ten or more dwellings must respond to local need, in particular through inclusion, as a predominant proportion of the mix, smaller starter homes (2 bedrooms or less) and small family homes (3 bedrooms).**
- (c) Housing development in flood risk areas must demonstrate how the risks of surface and fluvial flooding will be managed, both within the site and in terms of impacts on the surrounding area.**
- (d) Self-build homes are encouraged, especially where they meet specific local needs or include innovative or creative design or superior environmental performance.**
- (e) Homes that incorporate Lifetime Homes principles are encouraged.**

21. Do you agree with Policy SG1: Housing?

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

Comments:

Policy SG2: Rural Economy (p65)

(a) Development to provide or expand local employment will be supported, including uses to diversify the rural economy, agricultural sites or equine activities.

(b) Development that provides facilities to support home working or local small businesses will be supported.

(c) Support for employment related development is subject to there being no significant adverse impact on the amenities of nearby residential properties or the rural environment, including through noise, disturbance, dust, vibration or additional traffic movements.

(d) New-build development must include, including within the curtilage of new all dwellings, fibre to the premises (FTTP) or similar cable broadband infrastructure which supports ultrafast (or better) broadband services.

22. Do you agree with Policy SG2: Rural Economy?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Comments:

Policy SG3: Sustainable Local Energy Schemes (p67)

Small-scale schemes for local sustainable energy generation will be supported. This is subject to there being no significant adverse impact on the amenities of nearby residential properties or the rural environment, including through noise, disturbance, dust, vibration or additional traffic movements.

23. Do you agree with Policy SG3: Sustainable Local Energy Schemes?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

6. Section 9 - Design and Character

Policy DC1: Local Distinctiveness and Character (p71)

- (a) Development must complement the character of the surrounding context in terms of scale, height, massing, gaps between properties, garden provision, and degree of setback from the road.**
- (b) The treatment of site boundaries to roads must reflect the rural character of the area by including hedgerows, low walls (below 1 metre) of sandstone or other local materials. Existing boundary hedgerows or sandstone walls should be retained and incorporated into development. Where pre-emptive action has been taken to remove existing hedgerows or sandstone walls, reinstatement will be expected as part of any development scheme.**
- (c) Development on the edge of the built and rural area must include suitable boundary treatments, such as hedgerows and landscape design, to create a green transition between built and rural areas.**
- (d) Development should respond to the topography and natural features of sites and their context, including allowing views to the surrounding countryside in the design and layout.**
- (e) Building materials must be of high quality, to complement the local character of the area, in particular in areas of historic or landscape sensitivity. Use of locally sourced, recycled or low-embodied energy materials is strongly encouraged.**
- (f) Variation of house types should be used, so as to respond to and enhance the architectural diversity of the area. This includes variety in materials, built forms and styles.**

(g) Innovative, creative, site-specific design is encouraged, including green buildings with superior environmental performance.

24. Do you agree with Policy DC1: Local Distinctiveness and Character?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy DC2: Sutton Character Areas (p74)

Development should complement the below characteristics and built form of the following character areas (see plan DC2).

(a) High Street (East) (SCA1 on the plan), predominant characteristics are: architectural variety, mainly with frontages set back behind front gardens with larger rear gardens;

(b) Church Road (SCA3 on the plan) – predominant characteristics are: architectural variety, buildings set well back on large plots, extensively landscaped frontages with hedgerows and trees to the front boundaries partially screening the properties from view from the road;

(c) Sutton Crossroads (SCA4 on the plan) – predominant characteristics are: mainly with frontages set back behind front gardens with larger rear gardens.

25. Do you agree with Policy DC2: Sutton Character Areas?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy DC3: Sustainable Design (p77).

- (a) New-build development must include landscape design and infrastructure as an integral part of the design and layout of development including, where appropriate, paths and green spaces and sustainable drainage, including permeable hard surfaces.**
- (b) Landscaping planting should include a variety of local species of trees and shrubs, including tree planting within the garden space of new dwellings.**
- (c) The layout of new-build development must prioritise pedestrian convenience and safety by linking to surrounding footpaths and the creation of safe and attractive paths within the development.**
- (d) New-build development must include active frontages (with windows) to adjacent streets and spaces, to provide natural surveillance.**
- (e) New-build development should be designed and located to avoid and minimise adverse impacts on existing properties, by reason of proximity, access for maintenance, over-shadowing and loss of light.**
- (f) New dwellings must include screened storage for bins and recycling, located away from street frontages.**
- (g) The orientation of new dwellings should take account of natural light, solar gain and summer over-heating.**
- (h) Particular support is given to development that incorporates green design features, such as grey water collection and reuse, on-site energy generation, green walls, green or brown roofs, or other green features.**

26. Do you agree with Policy DC3: Sustainable Design?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy DC4: Clay End, High Street (p79)

- (a) Development of the Clay End site must retain the front boundary ditch and hedge.**
- (b) A green landscaped space must be provided between the hedge and the front boundary or road of the housing development.**
- (c) The rear boundary to Sutton Millennium Wood must include boundary and landscape treatment to provide a green edge to the development.**

27. Do you agree with Policy DC4: Clay End, High Street?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

7. Section 10 - Recreation and Community Facilities

Policy CF1: New Village Hall and Car Parking (p84)

- (a) Land to the north of the current village hall (see plan CF1) is allocated for a new village hall.**
- (b) Parking spaces will be provided both for the village hall and to serve existing village amenities.**
- (c) Planting will be required to provide a landscaped setting for the new hall and car park.**
- (d) Development of the site for other purposes will not be supported.**

28. Do you agree with Policy CF1: New Village Hall and Car Parking?

- Strongly Agree

- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy CF2: New Cemetery (p90)

(a) Land to the south of Church Road (see plan CF2) is allocated for a new cemetery.

(b) Development of the site for other purposes will not be supported.

29. Do you agree with Policy CF2: New Cemetery?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy CF3 Community Facilities (p92)

(a) New community facilities or the expansion of existing community facilities is supported, subject to there being no significant adverse impact on the amenities of nearby residential properties, including through noise, disturbance, dust, vibration or additional traffic movements.

(b) Development leading to the loss of community facilities will not be permitted unless:

- i. similar facilities of equal or better quality and accessibility for users, are provide in close proximity, or:**
- ii. it can be demonstrated that the facility is no longer economically viable, including having marketed the site.**

(c) Local community facilities of particular importance are:

Sutton Village Hall and Grounds, High Street;
Church Field Recreation Ground, Church Road;
All Saints Church and churchyard, Church Road;
The John O'Gaunt Inn (Public House), High Street;
Sutton Voluntary Aided Lower School and Playing Field, High Street;
Sutton Millennium Wood, Clay End, High Street;
The Farm Shop and Café, Biggleswade Road (north side);
Clay End Allotments, Sutton Hill.

30. Do you agree with Policy CF3: Community Facilities?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

8. Section 11 - Infrastructure, Transport and Rights of Way

Policy INF1: Sustainable Transport (p98)

(a) Development that generates additional traffic movements must incorporate a balanced provision of transport facilities, including accessible, secure and covered storage for cycles (including for all new dwellings).

(b) Development must not encroach onto footpaths, bridleways, cycle paths and byways.

(c) Development adjacent to footpaths, bridleways, cycle paths and byways must have no adverse impact on their amenity, accessibility, or safety.

(d) Development should take opportunities to promote cycling and walking, including by providing links to

adjacent footpaths, bridleways, cycle paths and byways.

(e) Transport infrastructure works required to accommodate new development must have no adverse impact on the rural or historic character of the area.

(f) New-build development must include charging points for electric vehicles, in close proximity to garage and/or parking spaces.

(g) Parking for residential properties must be within the curtilage of each dwelling or in close proximity, in clear view of the properties being served. Proposals for rear or remote parking courts will not be supported.

(h) A mix of parking provision is encouraged, including garages and private spaces, so that the public realm is not dominated by car parking. The provision of wider garages and garage entrances, to accommodate larger family vehicles, is encouraged.

31. Do you agree with Policy INF1: Sustainable Transport?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

Policy INF2: Infrastructure Priorities (p99)

In allocating expenditure of infrastructure monies, the priorities for this Neighbourhood Plan are:

Provision and improvement of off-road cycle and pedestrian routes between Sutton & Biggleswade, and, Sutton & Pottton;

New village hall with associated landscaping and parking;

Improvement of children's play facilities on Church Field.

The following priority Aspirational Green Infrastructure Enhancements contained within the Sutton Green Infrastructure Plan:

strategic tree planting for the Important Green Gaps (as identified in policy RC4);
creation of accessible green space for quiet / informal recreation;
improve the condition of BW3 (Lantern Lane) to enable cycling, whilst complying with policy HE5;
create publicly accessible greenspace;
extend Pegnut Wood southwards;
enhance and link hedgerows for biodiversity.

32. Do you agree with Policy INF2: Infrastructure Priorities?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Comments:

9. Comments

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

33. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

34. Do you have further comments you wish to add?

- Yes
- No

10. Comments 2

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

35. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

36. Do you have further comments you wish to add?

Yes

No

11. Comments 3

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

37. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

38. Do you have further comments you wish to add?

Yes

No

12. Comments 4

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

39. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

40. Do you have further comments you wish to add?

Yes

No

13. Comments 5

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

41. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

42. Do you have further comments you wish to add?

Yes

No

14. Comments 6

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

43. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

44. Do you have further comments you wish to add?

Yes

No

15. Comments 7

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

45. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

46. Do you have further comments you wish to add?

Yes

No

16. Comments 8

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

47. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

48. Do you have further comments you wish to add?

Yes

No

17. Comments 9

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

49. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

50. Do you have further comments you wish to add?

Yes

No

18. Comments 10

Please be as specific as possible, setting out the document, page, section and policy number and comment you wish to make.

51. Please provide your comments on the policies, the Draft Sutton Neighbourhood Plan and/or the supporting documents.

You have reached the limit on the quantity of comments that can be added with this online survey.

If you have further comments, please email these to: info@suttonneighbourhoodplan.uk

Please include your name and address in your email.

19. Survey Feedback

52. How easy did you find this survey to complete?

- Very Easy
- Easy
- Difficult
- Neutral
- Very Difficult

Comments:

Thank you for completing this questionnaire and providing your feedback.