



Wendy Hague
East Cambs District Council
Forward Planning
Nutholt Lane
Ely
Cambridgeshire
CB7 4PL

Our ref: AC/2007/104375/AP-
04/IS1-L01
Your ref:
Date: 18 December 2014

Dear Wendy,

Proposed Neighbourhood Plan at Sutton

We refer to the proposed Neighbourhood Plan (NP) designation and can confirm that we have no objections in principle to a plan. We would like to comment as follows:

The proposed plan area covers the whole Parish which I believe is a standard requirement for NP's. You will be aware contains part of the Ouse Washes. The designations to note are the Functional Floodplain, and extensive floodplain alongside it behind raised defences.

Parts of the NP area are also a SPA/RAMSAR/SSSI site. I would suggest that future work on the plan makes it very clear that there is no proposed development in vicinity of the SPA and is kept out of the Flood Zones 2 and 3. This will mean that the plan is less likely to require SEA, Appropriate Assessment and the various evidence that would need to inform these processes.

We suggest that we are consulted early in the concept and objective making stages to see if there are any related issues that may be showstoppers or opportunities for further development.

Yours sincerely

Chris Swain
Principal Planning Advisor

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