

## Chart Sutton Local Neighbourhood Plan

The programme of presentations by agents/developers/landowners has gone well, being well attended and has allowed residents to learn what is being proposed and have an opportunity to ask questions. At a public meeting on 22<sup>nd</sup> November, Macar, the entity proposing a development on the Ivansfield site, explained their ideas which was useful even if the proposed development is not universally popular. On December 6<sup>th</sup>, B.Yond, the housing developer with an interest in the Salmon Trust land to the south of Warmlake Road, presented their proposal. While linking the centre of the village to the Memorial Playing Field, residents were left with doubts as to tractor access to the orchards. Subsequent to the meeting, B.Yond informed the Steering Group of their intention to submit an outline planning application.

On 24 January, the owner of the field opposite the Village Hall, Mr Ali Bodin Saphir presented, along with his professional team, his ideas for developing the land while providing a legacy to the community. In essence, there are three options and he is keen to learn which option has the most appeal to residents. The chosen developers, Wedgewood Homes, have produced a pamphlet outlining the options and it also contains a feedback form, in paper and QR formats. Spare copies are available in the Village Shop, where there is a box to collect paper responses.

As for the fourth shortlisted site (land to the south of Plough Wents Road), the agent for the owners has confirmed that their proposal for development will not be progressed.

Regarding the actual Local Neighbourhood Plan, the creation of the policies and the collecting of the supporting evidence, along with formal analysis of the three remaining sites, is nearing completion despite a hiatus due to Christmas and the New Year. As local support is crucial to the Plan being approved, a **public meeting** has been scheduled for **22 February (at 2.30pm in the Village Hall)** so that residents can see the Plan in its (virtually) complete form (which will be presented by Alison Eardley our planning consultant) and openly discuss the merits of the three sites without the presence of landowners and developers. It is very much hoped that residents will come along and support the process as it is important that local opinions are expressed.

The process that has to be followed in order to have the LNP formally approved is laid down in law and is somewhat lengthy. The schedule below outlines the steps to be taken and provides estimated dates for each step. The schedule will be updated as we move through the process.

<b>Purpose</b>	<b>Responsibility</b>	<b>Formal Stage</b>	<b>Date (Actual, Estimated)</b>
Area covered by LNP defined	MBC	Designated Area	28 November 2024
Review of LNP and shortlisted sites with residents	RS/Consultant	LNP Presentation	22 February 2026
Endorsement of LNP	Steering Group	Parish Council Approval	<i>March 2026</i>
First formal consultation with residents and statutory consultees*	Steering Group	Regulation 14 (Pre-submission of LNP)	<i>April 2026</i>
Second formal consultation with residents and statutory consultees*	MBC	Regulation 16 (After submission of LNP)	<i>June 2026</i>
Examination by Independent Planning Inspector	MBC	Regulation 17	<i>September 2026</i>
Voting by Residents on LNP	MBC	Regulation 18 - Referendum	<i>December 2026</i>
Formal Adoption of LNP	MBC	Making	<i>January 2027</i>

\*Statutory consultees include MBC, Historic England, Natural England and the Environmental Agency

Robert Sagrott  
Chair, Chart Sutton LNP Steering Group