

## Draft Neighbourhood Plan Policy overview

NP Objectives	Policies	Community Action Points	Evidence
<h3 style="color: #0070C0;">1. Sustainable Stutton</h3>			
<p>To contribute to efforts to combat the climate emergency and to increase the sustainability of the village, its community and natural environment.</p> <p>See also: Policies and Community Actions in Section 2, Natural Environment.</p>	<p><b>P1 We will support any action taken, in proposed new developments, to address the climate emergency, including:</b></p> <ul style="list-style-type: none"> <li>• zero-carbon housing and incentives to reduce consumption of energy and natural resources</li> <li>• action to minimise carbon emissions</li> <li>• action to minimise use of plastics</li> <li>• reducing water consumption</li> <li>• action to increase bio-diversity and protect wildlife</li> <li>• planting of trees</li> <li>• re-using and recycling</li> <li>• working together with farmers to create a natural environment which enhances and protects biodiversity and reduce carbon emissions.</li> </ul>	<p><b>CA1</b> Encourage households and businesses in the village to reduce their use of plastic.</p> <p><b>CA2</b> Encourage the use and development of renewal energy.</p> <p><b>CA3</b> Explore the possibility of planting a village orchard</p> <p><b>CA4</b> Identify valued trees and take any necessary action to protect them.</p> <p><b>CA5</b> Identify valued green spaces and take action to protect them.</p>	<p>National Planning Policy Framework (NPPF) para. 152 (renewable energy policies)</p> <p>Joint Local Plan: Preferred Options LP16.</p> <p>Consultation: Examples -                      “Identify the trees we want to keep so we can act quickly if they are threatened”                      “Specify that new housing developments should have e.g. hedgehog runs, swift boxes, water butts, systems for re-using water, etc”                      “Protect the school playing field as a green space that can’t be sold off for housing”.</p>

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	<p><b>P2 We will support community-led initiatives for renewable and low carbon energy.</b></p>	<p><b>CA6</b> Install an electric charging point in the Community Hall/Community Shop car park.</p> <p><b>CA7</b> Shop Committee to ask suppliers their plans to reduce plastic packaging.</p> <p><b>CA8</b> Promote best environmental practices by working with landowners and with other villages on the peninsular to encourage wider action.</p>	
<h2 style="color: #0070C0;">2. Natural Environment</h2>			
<p>To preserve the character of Stutton and ensure the natural environment and surrounding landscape is enhanced.</p> <p>See also: [cross-reference to other relevant Policies and Community Actions]</p>	<p><b>P3 Mitigating the impact of development on the Stour &amp; Orwell estuaries Special Protection Area (SPA)</b></p> <p>Where appropriate, contributions from new housing developments will be required to provide mitigation measures identified in the Suffolk Coast RAMS Strategy. Pri-</p>		<p>NPPF paragraph 177 (protection of Habitats Sites)</p> <p>Babergh &amp; Mid-Suffolk Joint Local Plan preferred options consultation document:</p> <p>Policy SP09 - Cross-boundary mitigation of effects on Protected Habitats Sites</p>

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	<p>or to RAMS completion, contributions will be required, where appropriate, through project level HRAs or otherwise, to mitigate any recreational disturbance impacts on the Stour and Orwell Estuaries SPA and Ramsar site, in compliance with the Habitats Regulations 2017.</p>		<p>NPPF paragraphs 170, 171, 172, 173, 174, 175</p> <p>Babergh &amp; Mid-Suffolk Joint Local Plan preferred options consultation document: Policy LP17 – Biodiversity</p> <p>Consultation comments: “Biodiverse roofs on bus shelters”</p> <p>Policy SP09 - Cross-boundary mitigation of effects on Protected Habitats Sites NPPF paragraphs 170, 171, 172, 173, 174, 175</p> <p>Babergh &amp; Mid-Suffolk Joint Local Plan preferred options consultation document: Policy LP17 – Biodiversity Consultation comments: “Biodiverse roofs on bus shelters”</p>

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	<p>Suffolk Coast RAMS Strategy. Prior to RAMS completion, contributions will be required, where appropriate, through project level HRAs or otherwise, to mitigate any recreational disturbance impacts on the Stour and Orwell Estuaries SPA and</p> <p>Ramsar site, in compliance with the Habitats Regulations 2017.</p>		<p>Consultation comment:            “Can we find out what species need encouraging in our locality and what particular planting/environment would help, and create such environments and planting?”</p>

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	<p><b>P4 Enhancing the natural environment</b></p> <p>Any proposals must meet with the following requirements:</p> <ul style="list-style-type: none"> <li>• All development proposals will be expected to provide a net gain for biodiversity.</li> <li>• All new development appropriately contributes to the creation of biodiversity features through the use of landscaping, building and construction features and sustainable drainage systems (SuDS).</li> <li>• All new developments take measures to avoid or reduce adverse impacts on existing biodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where</li> </ul>	<p><b>CA9</b> Enhancing the countryside</p> <p>In view of the challenge of climate change and the threats to biodiversity, Stutton shall seek to promote best environmental practices by working with landowners in the first instance and to work with other villages on the peninsula to encourage wider action. If government grants are made available to landowners to promote such environmental objectives we will encourage landowners to consult with the Parish Council.</p>	

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	<p>mitigation is not possible, full compensatory provision should be made in accordance with the Mitigation Hierarchy.</p> <p><b>P5 Enhancing the Suffolk Coast and Heaths AONB</b>                      Development proposals in the AONB will only be permitted where they:</p> <ul style="list-style-type: none"> <li>• protect or enhance the special landscape qualities of the area, identified in the AONB Management Plan</li> <li>• are designed and sited so as to harmonise with the landscape setting and take account of the Village Character Assessment are assessed against AONB planning policy guidance, including Dark Skies and Colour in Design.</li> </ul>		

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<p>To protect, improve the connection of, and promote the creation of green spaces in and around the village.</p> <p>See also: [cross-reference to other relevant Policies and Community Actions]</p>	<p><b>P6 Protecting and enhancing Green Spaces</b>                      Areas designated as Green Space or of clear recreational value to the community will be protected. Proposals that improve these locations will be supported.</p> <p>Development proposals that may impact them must compensate for their loss with an area of similar or greater size in a location that will be of equal use and value to the community.</p>	<p><b>CA10</b> The Parish Council will identify valued green spaces within the village.</p>	<p>NPPF paragraph 99, 100, 101</p> <p>Babergh &amp; Mid-Suffolk Joint Local Plan preferred options consultation document:</p> <p>Policy LP28 - Designated Open Spaces</p>
<p>To integrate appropriate biodiversity features and minimise light pollution in new developments.</p>	<p><b>P7 Enhancing the natural environment</b>                      All development proposals will be expected to provide a net gain for biodiversity.</p>		<p>NPPF paragraphs 170 to 175</p> <p>Babergh &amp; Mid-Suffolk Joint Local Plan preferred options consultation document:                      Policy LP17 – Biodiversity</p>

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<h3 style="color: #0070C0;">3. Housing</h3>			
<p>To provide appropriate housing of good design, suitable for people’s changing needs over their lifetimes, which respects the rural character and boundaries of the village, and which is served by adequate infrastructure.</p> <p>To provide affordable housing (both to rent and to buy), in particular suitable for single people, young families, and older people wishing to downsize.</p> <p>To provide housing for those who wish to remain in, or move back to, our village</p> <p>To ensure a diverse demographics amongst our community</p>	<p><b>P8 Location of development</b> Any new housing development must be within the current (2019) boundaries of the village (except where Policy X applies - see below</p> <p>All new housing development should take account of, and respect, the special landscape within and surrounding the village</p> <p>Development proposals in the AONB will only be permitted where they protect or enhance the special landscape qualities of the area, and are designed and sited so as to harmonise with the landscape setting.</p>	<p><b>CA11</b> The Parish Council will welcome the opportunity to work with developers at an early stage to help to ensure the policies contained in the Neighbourhood Plan are promoted and implemented.</p>	<p>Consultation responses:</p> <ul style="list-style-type: none"> <li>- Protect village borders</li> <li>- Keep local villages separate- no urban sprawl</li> <li>- Don’t want any developments past entrance to Alton Water.</li> </ul>

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	<p><b>P9 General principles for development</b></p> <p>New development must preserve and enhance the character and appearance of the village and its AONB setting for the enjoyment of future generations</p> <p>All new housing development must ensure that an appropriate level of services, facilities, and infrastructure are available, or provided, to serve the proposed development.</p> <p>Housing development must contribute to meeting the existing and future needs as established by the Housing Needs Survey and other local evidence. New housing must reflect the need for affordable two and three bedroom homes for social rent or shared ownership, and for single storey homes for older people wishing to downsize.</p> <p>Housing development must be without detrimental impact to the</p>		<p>Consultation responses: E.g. “More housing is a good plan as long as it is small and affordable, predominantly for elderly downsizing and young people trying to get onto the property ladder. However a smallish amount is key so as not to destroy the lovely spaces of nature and environment we have in this lovely village.”</p> <p>“Fully recognise the need for additional housing. However too much expansion creates larger pressure on local infrastructure: country lanes, schools, doctors – difficult enough to get appointments as it is. Expansion must come at the same time as broadening the local infrastructure.”</p> <p>Community Action Suffolk: Stutton Housing Survey Report, September 2019</p>

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	<p><b>P9 General principles for development contd.</b> amenities of adjoining occupiers by reason of loss of light, overlooking, or overbearing impact.</p> <p>Housing development must incorporate off road parking within the development.</p>		
	<p><b>P10 Housing Mix</b> New development should favour smaller dwellings reflecting the need for affordable two and three bedroom homes to rent or buy. It should aim to meet the established need amongst single people, couples and young families and for single storey homes suitable for older people wishing to downsize.</p> <p>Developments of between four and eight new homes should provide a mix comprising predominantly one to three bedroom dwellings, in accordance with the principle above.</p>		<p>Community Action Suffolk: Stutton Housing Survey Report, September 2019</p> <p>Consultation responses: widespread support for homes suitable for single people, couples and young families.</p>

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	<p><b>P11 Affordable Housing</b>  Proposals for new residential development of 11 units or more in Stutton must include 35% of affordable housing in accordance with the policies set out in the Local Plan.</p> <p>Any affordable housing must:</p> <ul style="list-style-type: none"> <li>• be of a size and type which meets the requirements of those in housing need</li> <li>• be indistinguishable in appearance from the market housing on site</li> <li>• be distributed evenly across the site</li> <li>• initially be offered to people with a strong local connection to the village and whose needs are not met by open market housing.</li> </ul> <p>Affordable housing will be supported on Rural Exception Sites for small scale developments, provided that the housing:</p> <ul style="list-style-type: none"> <li>• always remains affordable</li> </ul>	<p><b>CA12</b> The Parish Council will explore the possibility of a Community Land Trust to provide affordable housing within the village.</p>	<p>Joint Local Plan: LP07</p> <p>Consultation responses: widespread support for affordable housing.</p> <p>“There isn’t enough affordable housing for young people”.</p>

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	<p><b>P11 Affordable Housing cont'd</b></p> <ul style="list-style-type: none"> <li>• is for people in housing need who are unable to buy or rent properties within the area at open-market prices</li> <li>• is offered in the first instance to people with a strong local connection and thereafter to people registered on Home choice who are in housing need according to Babergh District Council's Allocations Policy.</li> </ul> <p>These restrictions must be delivered through a legal agreement attached to the planning consent for the housing development.</p> <p>A strong local connection means an applicant(s):</p> <ul style="list-style-type: none"> <li>• who is currently resident here</li> <li>• whose parents or children are living here</li> <li>• who wish to return to the village having lived away for a period of time.</li> </ul>		

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	<p><b>P12 Accessible and adaptable homes</b></p> <p>Any new housing development must meet the M4(2) standards for accessible and adaptable homes. Any new development of 10 or more homes must provide 10% to M4(3) standard for wheelchair accessible homes</p>		<p>The UK government has announced its intention to consult on making Part M4(2) a requirement for all new dwellings, instead of the current Part M4(1) building regulation.</p> <p>“There isn’t enough housing suitable for elderly/disabled people”.</p> <p>“We need housing suitable for older people to downsize to”.</p>
	<p><b>P13 Design and aesthetics</b></p> <p>We welcome new development which:</p> <ul style="list-style-type: none"> <li>• complement and enhance the local character of the area as evidenced in the Village Character Assessment. Proposals should show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the surrounding area</li> </ul>		<p>Consultation responses:</p> <p>E.g.</p> <p>“If we must have more housing it should meld in with the other buildings in the vernacular style.”</p> <p>“More innovation of design is necessary to incorporate shared housing, living roofs etc ”</p>

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	<p>-designs within the proposed development must demonstrate how they enhance the character of the village and the immediate area they are located within - include innovative and modern design features which add to the character of the area.</p> <p>- where appropriate:</p> <ul style="list-style-type: none"> <li>• give due respect to traditional scale, form and materials, as well as traditional techniques and detailing</li> <li>• retain and preserve thatch and pargeting</li> <li>• respect historic plot boundaries and enclosure walls</li> </ul>		

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	<p><b>P14 Amenity</b>                      All new development must satisfy all of the following wherever relevant:</p> <ul style="list-style-type: none"> <li>• result in no significant adverse impact on the amenities of neighbours by reason of noise, odour and light.</li> <li>• light pollution in particular is to be minimised wherever possible and security lighting, if required, must be appropriate, unobtrusive and energy efficient.</li> <li>• groups of houses shall include communal green spaces of sufficient size for children to play freely, with added security provided by adjacent housing overlooking the green space.</li> <li>• provide sufficient private external amenity space, refuse and recycling storage</li> </ul>		

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	<ul style="list-style-type: none"> <li>• comply with Suffolk Parking Guidance regarding numbers, size and design of parking provision. All parking provision should use permeable surfaces.</li> <li>• each dwelling must have the ducting in place to allow a suitable wattage wall charging unit to be installed and connected to a suitable household consumer unit, that has the capacity to charge an electric vehicle and run other household electrical appliances when required by the resident</li> <li>• have provision for fast internet access.</li> </ul>		

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<h3 style="color: #0070C0;">4. Community, Recreation and Wellbeing</h3>			
<p>To support access to the natural environment</p> <p>To support and create spaces for shared recreation</p>	<p><b>P15 Protecting and enhancing Green Spaces and Recreation spaces</b></p> <p>Areas designated as Green Space or of clear recreational value to the community will be protected. Proposals that improve these locations will be supported.</p>	<p>(See <b>CA10</b> - The Parish Council will identify valued green spaces within the village)</p>	<p>PPG17: Planning for Open Space, Sport and Recreation “ensure that the needs of local communities are known in order to effectively plan for open space, sport and recreation.</p> <p>Consultation: residents say access to the green spaces is important for wellbeing</p>
<p>To sustain and grow a vibrant community life in the village across a range of interests, ages and needs</p> <p>To sustain and build existing facilities, organisations and activities;</p>	<p><b>P16 Public Houses</b></p> <p>Where applications for a change of use or redevelopment of a public house are received, supporting evidence regarding its viability and marketing will be required to demonstrate:</p> <ul style="list-style-type: none"> <li>• a comprehensive and sustained marketing campaign has been undertaken for a period of at least 12 months before</li> </ul>	<p><b>CA13 New village charity</b></p> <p>Set up a new charity and new structure to support existing activity and develop new. This will encompass Community Council and Community Hall - plus new committees/working parties/action groups with the potential to encourage community action projects.</p>	<p><b>Local Plan 8.3</b></p> <ul style="list-style-type: none"> <li>• The provision and retention of recreation and leisure facilities has increasing importance as a result of attitudes to healthy living, more leisure time and active participation. There is, therefore, a need to safeguard existing facilities and make good recognised deficiencies.</li> </ul>

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<p>To grow new community activity that specifically addresses barriers to wellbeing; and ensure the potential for young people to have a bigger stake in the village</p> <p>To encourage and support more people to get involved in creating this vibrant community</p>	<p>submission of the planning application, offering the public house for sale as a going concern and based on a realistic valuation of the premises;</p> <ul style="list-style-type: none"> <li>• if marketing is based wholly or partly on an alternative community or employment use, there must be prior discussion with the Local Planning Authority on the principle of the proposal.</li> <li>• an appraisal, such as the CAM-RA Public House Viability Test, has been carried out to assess the viability of the business and demonstrate that the public house is no longer economically viable</li> </ul>		

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	<p><b>P17 Community Assets</b> Development proposals should not lead to the loss of a community asset or loss of value to the community.</p>	<p><b>CA14 Village Hall Development</b> Update the village hall to support existing and new activity better, and create the potential to generate income for the upkeep of the hall as a village resource</p>	<p><b>Local Plan 8.3</b> • The provision and retention of recreation and leisure facilities has increasing importance as a result of attitudes to healthy living, more leisure time and active participation. There is, therefore, a need to safeguard</p>
	<p><b>P18</b> Where a proposal makes provision for new community assets it will be looked upon favourably - providing it is sympathetic with the rural nature of the village, and is in accordance with the Neighbourhood Plan as a whole</p>	<p><b>CA15 Eco Village project</b> Develop an initiative that enables and supports people and organisations in the village to work together to address climate emergency</p>	<p>existing facilities and make good recognised deficiencies.</p>



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			their activity using information technology.
<p>To ensure the continued existence of community assets - shop, cafes, pubs, hair-dresser, repair and servicing garage, small businesses</p> <p>To make this a good place to run a small business or work from home</p> <p>To encourage economic growth in a way that reduces dependency on cars, long distance commuting and mitigates the impact on our roads and environment</p> <p>Support the closer links with local farming and agriculture</p>	<p><b>P20 Business opportunities</b> Applications for planning permission for new business services or units will be favourably considered provided they:</p> <ul style="list-style-type: none"> <li>• would not lead to unacceptable increases of traffic to and through the village</li> <li>• would not have adverse impact on neighbours</li> <li>• have adequate off-road parking</li> <li>• would not have unacceptable adverse impact on the AONB, local green spaces or sites of biodiversity and geodiversity importance.</li> </ul>	<p><b>CA17 Create Business Directory</b> sharing information about existing businesses, including any resources that can be shared.</p>	<p><b>Consultation:</b> community shop, shops ad services and pubs important in feedback</p> <p><b>Consultation:</b> making this a good place to work from home important to villagers</p> <p><b>Consultation:</b> interest in developing climate emergency strategies across the village</p> <p><b>Consultation:</b> desire to work in tandem with farmers more in future on climate emergency issues</p>

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	<p><b>P21 Existing business premises</b></p> <p>No loss of existing business premises, including shops, will be permitted, through change of use, except where one or more of the following circumstances can be demonstrated:</p> <ul style="list-style-type: none"> <li>• the site has been marketed for the same planning use for a period of one year with no viable offers received</li> <li>• the change of use would result in the creation of other facilities of community value</li> <li>• the change of use would result in the creation of employment on-site.</li> </ul>		
<h3 style="color: #0070C0;">6. Getting Around</h3>			
<p>To reduce to adverse effect of traffic on pedestrians through the village.</p>	<p><b>P22</b> New developments will be required to clearly demonstrate that they are sustainable in terms of infrastructure and road safety.</p>	<p><b>CA18</b> Stutton Parish Council will take action to secure traffic calming measures, including:</p>	

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<p>To reduce traffic pollution, particularly around the school.</p> <p>To ensure Stutton offers a safe environment for people and vehicles to move around.</p>	<p><b>P23</b> Where new developments involve construction of a new roadway, highway design should give priority to pedestrians.</p>	<ul style="list-style-type: none"> <li>• picket fences to emphasise entrances to the village</li> <li>• 20mph speed limit on B1080 within the village and Bentley Lane as it approaches the village</li> </ul> <p><b>CA19</b> The Parish Council will negotiate with local schools with the aim of reducing motorised traffic through Stutton.</p> <p><b>CA20</b> The Parish Council will investigate the possibility of having a segregated cycle route on the B1080 from Brantham to Holbrook.</p> <p><b>CA21</b> In tandem with the Eco-Village Initiative, Stutton Parish Council will pursue the potential for (safe) car share, shared transport and public transport that supports commuters better and reduces the number of car journeys taken for work purposes.</p>	<p>Evidence in 2019 from Stutton Parish Council that in the morning during school term time 16 coaches and mini buses came through the village towards Holbrook. These vehicles were significantly under-occupied.</p> <p>Parish Council speed indicator data shows that on a school day the increase in traffic is about 500 vehicles each way (1000 vehicles a day).</p> <p>Traffic speed and the increasing size and amount of vehicles traveling through the Village are high up on the list of what Stutton residents are concerned about.</p>

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<p>To ensure that public transport reflects local people’s needs for work, leisure, education, medical services and shopping</p> <p>To seek better public and community transport services to enable travel to Manningtree, Ipswich and to other peninsular villages</p>		<p><b>CA22</b> The Parish Council will work with Stutton Support Network to:</p> <ul style="list-style-type: none"> <li>• investigate the possibility of a community transport service shared with other villages</li> <li>• make the case for smaller, more frequent and wheelchair accessible buses</li> <li>• encourage car sharing within the village.</li> </ul>	<p>Children and adults alike have said they don’t feel safe on the pavements along the B1080 with traffic “brushing “ past them.</p> <p>Consultation responses:</p> <p>Busses are too big, the timetable is insufficient for most needs and the service has too many gaps in it.</p>
<p>To ensure that new development does not exacerbate - and where possible mitigates - current problems with traffic, parking and road safety.</p> <p>To ensure that new housing development complements safe movement through the village.</p>	<p>See <b>P9</b> and <b>P14</b> in Section 3 Housing.</p>	<p><b>CA23</b> The Parish Council will work with the School to create parent parking at the Church Road junction, with the aim of reducing parking congestion around the school.</p>	<p>Suffolk County Council: Parking Guidance.</p>
<p>To reduce congestion around Post Office Corner and the School.</p>			

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<p>To minimize the adverse effect of traffic on pedestrians throughout the village by providing dedicated pedestrian and cycle routes away from traffic.</p> <p>To enable people of all ages and physical mobility levels to move safely and easily around the village accessing village facilities.</p> <p>To ensure that new development provides connectivity throughout the village by incorporating a cycle and pedestrian route <u>through</u> the development which links up with the Greenway, footpaths and village pavements.</p> <p>To promote healthy lifestyles by encouraging walking and cycling and to reduce pollution from car use.</p>	<p><b>P24</b> New developments should take every opportunity to link and enhance existing networks and provide new pedestrian networks where appropriate.</p>	<p><b>CA24</b> The Parish Council will work to create a surfaced Greenway using existing footpaths back from but parallel to the B1080, linking existing and new developments and village facilities to include (see xx map).</p> <p>This will be done in three stages:</p> <ol style="list-style-type: none"> <li>1. The footpath parallel to Larksfield, and joining this to Alton Hall Lane, along an existing footpath.</li> <li>2. A Greenway extension from the housing development on the village filed, behind the shop, to join Lewis Lane.</li> <li>3. A Greenway extension from the footpath parallel to Larksfield to the Alton Water footpath, skirting the caravan field.</li> </ol>	<p>NPPF, Para 91, 110.</p> <p>Consultation responses: Pavements are too narrow, no continuity, not suitable for wheelchair users and buggies, not enough dropped kerbs. No designated cycle routes or space for cyclist.</p>