



Introduction

Sutton Parish Council working with Hastoe Housing Association and Cambridgeshire ACRE have undertaken a housing needs survey to identify the need for affordable housing in their village.

The results of the findings have been discussed and approved at Parish meetings and this has been followed up by a village walk round to identify possible development opportunities.

Once these have been reviewed and ranked in priority order, the landowners will be contacted to see if they are willing to sell their land. The sites identified as part of the walk round are shown below.

Services and Facilities

Sutton is one of the larger villages in East Cambridgeshire and has all services available including schools, shops pubs and Church. Additional services are available in Witchford and Ely

Planning Applications

There have been a number of planning applications over the last few years the larger ones being:

18/01503/OUM – 53 dwellings – Garden Close Sutton

18/01815/OUM – 61 dwellings The Row Sutton

18/01817/OUM – 18 dwellings The Row Sutton

19/01504/OUT - 9 dwellings Millfield Sutton

19/01707/OUM – 173 dwellings Mepal Road Sutton

Flooding

Sutton is not in an area identified as having any potential flooding issues relating to planning.



Gov.uk – Flood map for Planning

Site Finding Exercise



An initial desk based mapping exercise was prepared using ordnance survey data and information for East Cambridgeshire and Cambridgeshire County Council mapping records. This identified listed buildings, TPO trees, the planning development framework and initial sites considered possible for development. This was used as the basis of the discussions with the Parish with some sites added and others discounted.



Site 1 – Bury Road



Ownership Status:	Known to the Parish Council
Public Rights of Way:	None
Overlooking/Boundaries:	The site is well screened from the Bury Road by hedging and due to the contours of the site would be much lower than the dwellings on York Road
Views:	There would be good views to the rear and west
Development Boundary:	The site bounds the development boundary for the village and so meets the planning requirements for an affordable housing rural exception site
Services:	It is presumed that all services are in the main road
Flooding/Drainage:	There are no flooding issues
Trees:	There are trees on the boundary with Bury Road. These would be retained except for the newly formed access
General:	A good site but care will be needed to accommodate the contours of the site.



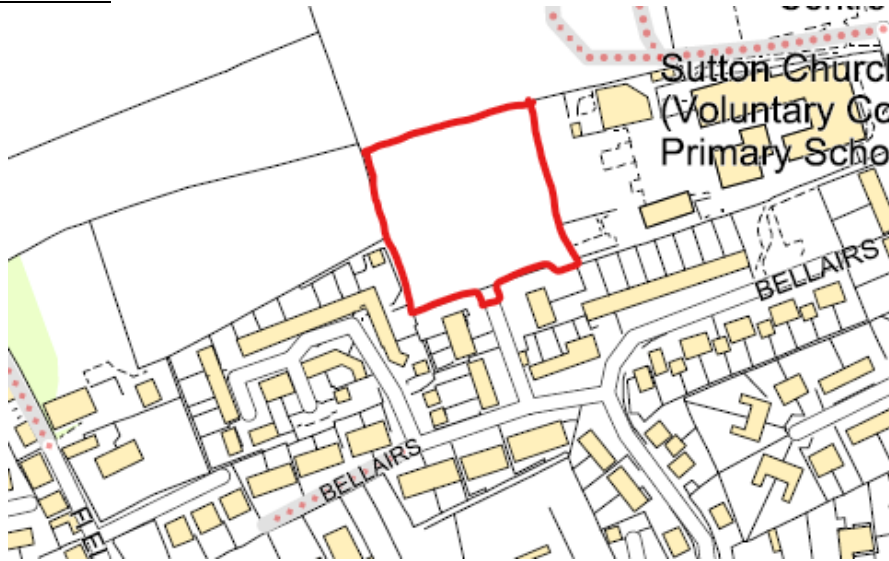
Site 2 – York Road



Ownership Status:	Known to the Parish Council
Public Rights of Way:	None
Overlooking/Boundaries:	The site is well screened to the north and east although open to the west. Care will need to be taken with the proximity of the two existing dwellings at the end of York Road
Views:	There will be excellent views over open countryside
Development Boundary:	The site bounds the development boundary for the village and so meets the planning requirements for an affordable housing rural exception site
Services:	It is presumed that all services are in the main road
Flooding/Drainage:	There are no flooding issues
Trees:	There are no trees
General:	This site is in an excellent location with an easy access in from York Road. The site will add benefit to the street as it will add a formal turning head to the end of the road.



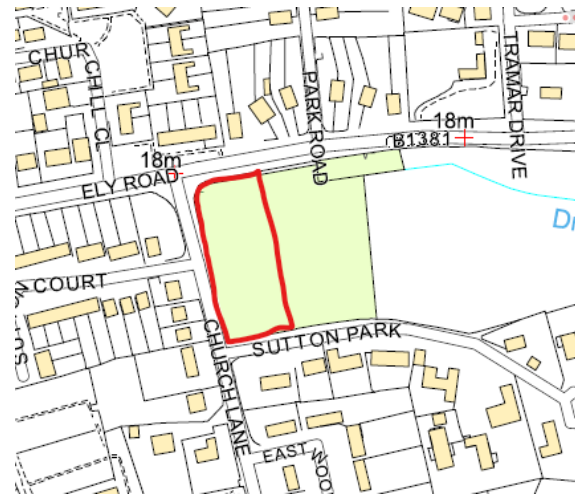
Site 3 – Bellairs



Ownership Status:	Not known
Public Rights of Way:	None
Overlooking/Boundaries:	None
Views:	None
Development Boundary:	The site bounds the development boundary for the village and so meets the planning requirements for an affordable housing rural exception site
Services:	It is assumed all services will be in the main road
Flooding/Drainage:	There are no flooding issues
Trees:	The site is bounded by hedging although no trees
General:	A good site with access off an existing adopted roadway. It was unsure at the meeting if this site had been reserved for the possible extension to the school



Site 4 – Church Lane



Ownership Status:	Known to Hastoe Housing
Public Rights of Way:	None
Overlooking/Boundaries:	None, the site is very well screened
Views:	None
Development Boundary:	The site bounds the development boundary for the village and so meets the planning requirements for an affordable housing rural exception site
Services:	It is assumed all services will be in the main road
Flooding/Drainage:	There are no flooding issues
Trees:	There are trees along the front boundary which can be retained with the development set back into the field.
General:	This site was identified by the landowner who approached Hastoe Housing. The site is within the conservation area and so the design of the new dwellings will need to reflect this. There are trees on the frontage but within the site the majority are self-set and so makes the area look more established than it probably is. I am sure there would be opposition to this site locally but that shouldn't be a reason for discounting it early