



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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This matter is being dealt with by:

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My Ref: /SuttonNP/HousingReq

Your Ref:

Date: 21 November 2018

Dear Ms Hughes

RE: Sutton Neighbourhood Area Housing Requirement

Thank you for your email dated 19 November 2018, in which you request the Council identify a housing requirement for the Sutton Neighbourhood Area for the purposes of neighbourhood planning.

I understand the emerging Neighbourhood Plan covers the period 2017 to 2036.

The current Local Plan was adopted in 2015, and sets out policies covering the period 2011 to 2031. The Local Plan 2015 identifies one site allocation in Sutton for approximately 50 dwellings. The site is currently undeveloped.

At present, East Cambridgeshire district cannot demonstrate a five year supply of available housing land. In accordance with paragraph 11 of the National Planning Policy Framework, the relevant policies of the Local Plan 2015 are currently considered out-of-date.

The Council has prepared and submitted a new Local Plan. This is currently being examined by a Planning Inspector, who is yet to report her findings. The submitted Local Plan covers a plan period of 2016 to 2036.

The submitted Local Plan does not identify a specific housing requirement for individual settlements or parishes. In its settlement hierarchy¹ the submitted Local Plan identifies Sutton as a 'Large Village', the second tier of the hierarchy. The Local Plan's development strategy directs most growth to the highest order settlements, with a lesser proportion of growth to lower order settlements.

The submitted Local Plan identifies three site allocations within the Sutton Neighbourhood Area². This provides a net increase of 75 dwellings (minimum) above the level of growth identified by the Local Plan 2015.

In calculating the Local Plan housing requirement and preparing its Five Year Land Supply report, the Council has taken into consideration sites completed since the start of the plan period and sites with planning consent.

¹ Draft Policy LP3

² Policy refs: SUT.H1, SUT.H2 & MEP.H1

The Council's housing monitoring system shows that in the 2017/18 reporting year, there were two net housing completions within the Sutton Neighbourhood Area. At 01 April 2018, there was outstanding net commitment from sites with planning permission for 21 dwellings.

Failure to deliver growth equivalent to that identified by the submitted Local Plan through its site allocations and other identified sites could result in the district's housing requirement not being met.

It is therefore concluded that the housing requirement for Sutton Neighbourhood Area over the plan period 2017 – 2036 is **a minimum of 150 dwellings**.

Sutton Parish Council should ensure its Neighbourhood Plan contains policies to meet the identified housing requirement. For the avoidance of doubt, this could include site allocations and policies promoting windfall development. I note that through its draft Neighbourhood Plan, Sutton Parish Council expects to exceed the housing requirement figure. This approach is welcomed.

Yours faithfully

Richard Kay
Strategic Planning Manager
East Cambridgeshire District Council