

# SUTTON



## 1. Settlement characteristics

**Sutton** is a large village located six miles west of Ely, and close to the villages of Mepal and Witcham. The village is one of the old islands in the fen, and has an attractive historic core with a number of listed buildings and a designated Conservation Area. There are extensive views from the highest parts of the village, across the surrounding fenland.

Sutton has a good range of local services, including several shops and takeaways, a post office, doctor's surgery, pharmacy, Royal British Legion, public house, community rooms and pavilion, two hairdressers, a primary school, pre-school and children's centre and a regular bus service to Ely and Cambridge. There are a number of sporting facilities which offer a range of activities including bowls, cricket and football. There are also a number of businesses within the village, and in the Elean Business Park to the north-east. The main features of the village are shown on Map xxx.

## 2. Key statistics

<i>Sutton</i>	
<i>Population<sup>1</sup></i>	3590
<i>Dwellings</i>	1522
<i>New dwellings built 2001-2011 (net)</i>	333
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment<sup>2</sup></i>	10% work from home, 55% travel up to 20km, 31% travel >20km
<i>Current public transport services</i>	A regular service to Ely and Cambridge (Mon-Sat)

<sup>1</sup> Population and dwellings numbers for Sutton village, Cambridgeshire County Council Research Group (mid-2010)

<sup>2</sup> Distance travelled to work, East Cambridgeshire 005A and 005B Lower Layer Super Output Areas (covering Sutton), Census 2001

### **3. Housing**

Sutton is likely to continue to grow, with new housing being built on suitable ‘infill’ sites within the village. Additionally, a new housing allocation site is proposed at land north of the Brook. Details of the allocation site are set out in the section below.

A ‘development envelope’ has been drawn around Sutton to define the built-up part of the village where development (infill and the allocation site) may be permitted. The purpose is to prevent sprawl into the open countryside. Development on infill sites will need to be in line with Policy xx. Development on the allocation site will need to be in line with Policy SUTT 1.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

#### **Housing allocation – land north of The Brook**

The site is located to the north side of the village, and is currently open farmland. The area was previously part of the Mepal airfield, used during WW2 and post-war period.

The site is considered to be a sustainable location for new housing development, and it is proposed that an initial development of 50 dwellings should come forward within the Plan period. The site is shown on the Map below. It should be noted that the boundary of the site could be subject to alteration, if an applicant can demonstrate through further investigative work that an alternative boundary would be more appropriate and deliver a higher quality scheme. In connection with this, the applicant will also be expected to consider the future potential of the whole area to the north of The Brook (between the primary school and Mepal Road), and to demonstrate how the 50 dwelling scheme fits with potential longer-term plans for the area. This should take the form of an Indicative Development Framework or broad concept plan, which will need to be submitted alongside the planning application for the development. Future development is likely to be predominantly housing, but there is also an identified need for a new burial ground and additional playing fields in the village. These facilities will need to be provided as part of a comprehensive future scheme of development on land north of The Brook (phase 2+).

The site is in a sensitive setting on the edge of the village, and visible from the A142. It will be important for any development to respect this rural setting, and to provide an attractive edge to the village. This should include open space and landscaping – particularly on the north-eastern edge which is most visible from the A142. Vehicular access to the site will need to be provided off Mepal Road, with an additional cycle and footpath link provided via land adjacent to 26 The Orchards. This pedestrian and cycle link will provide easy access to the village centre via Priors Court. It will also provide an alternative route to the primary school via Stirling Way, once the link between The Orchards and Stirling Way is opened up. This link was planned as part of the Stirling Way development, but has not yet been implemented.

The development will need to be designed to allow for future vehicular, pedestrian and cycle access to adjoining land. In order to facilitate further development of the whole area, an additional vehicular access point is likely to be required in future plans, potentially via Stirling Way.

The site is owned by two landowners. The District Council will require the site to be developed in a comprehensive way, and will expect the landowners to work together to facilitate comprehensive delivery.

The District Council will require the preparation of a Masterplan for the development of 50 dwellings, prior to approval of a development proposal. The Masterplan will establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SUTT 1, whilst having regard to potential future phases of further development of land north of The Brook. The Masterplan will need to be submitted alongside any initial planning application.

**Policy SUTT 1: Housing allocation, land north of The Brook**

Approximately 2.5 hectares of land is allocated for residential development on land north of The Brook, for 50 dwellings.

A Masterplan will need to be prepared and submitted as part of a planning application, and approved by the District Council.

Development proposals will be expected to:

- Demonstrate how they fit with the longer-term plans for the area to the north of The Brook – via an Indicative Development Framework or broad concept plan for the whole area
- Provide an element of affordable housing (currently 30%) as required under Policy x, with priority being given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Sutton, including provision for an element of self-build properties
- Have particular regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties, and to provide an attractive setting to Sutton
- Provide a minimum of 0.35 hectares of public open space on-site, including provision of a play area
- Provide safe vehicular access from Mepal Road
- Provide a new pedestrian and cycle link to the village centre and primary school via land adjoining 26 The Orchards, and facilitate the opening of the planned link between The Orchards and Stirling Way.
- Provide necessary highway and walking/cycling network improvements, as demonstrated in the Transport Assessment for the development proposal
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network
- Comply with the other policies of the Local Plan.

## **4. Employment**

Sutton has a range of employment opportunities, mainly provided on the Elean Business Park to the north-east of the village. The Business Park contains an auction house, industrial units and a straw-burning power station – and also has space for further development. There are also a number of small businesses elsewhere in the parish, including a car-sales garage and road haulage firm. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances (see Policy xxx).

No new employment allocation sites are proposed on the edge of Sutton. However, suitable new employment proposals on the edge of the village will be supported in principle, subject to Policies xx, xx and xx.

## **5. Infrastructure and community facilities**

As outlined in Chapter x, the District Council will continue to work with infrastructure providers to enable the delivery of necessary infrastructure and facilities. The District Council will also seek to secure planning obligations and Community Infrastructure Levy monies from developers towards new infrastructure and facilities required as a result of new development.

It will also be important to protect existing community facilities. The current community facilities in Sutton (including the shops, pubs, community halls, post office and churches) contribute to the quality of people’s lives. As set out in Chapter x, the loss of community facilities will be resisted under Policy xx. Proposals for new community development that benefits Sutton will be supported in principle, subject to Policies xx and xx.

The key future infrastructure and service requirements for Sutton are set out in the table below. These have been identified through discussions with infrastructure providers, and community consultation. They have also been informed by the Sutton Parish Plan, which was produced in 2008. The priority order is as identified by the local community and Parish Council.

	<i>Priority</i>	<i>Suggestions</i>
1	More local retail facilities	District Council to support proposals for new retail facilities, and protect loss of existing sites through Policy x.
2	Traffic Management Proposal for The Brook, High Street and The America	Parish Council to work with District and County Council to explore specific priorities from the proposal to which future funding sources can be directed e.g. <ul style="list-style-type: none"> <li>• Reduction of speed limit to 20 mph on High Street</li> <li>• Provision of enhanced 30 mph signage along The America and Bellairs</li> </ul>
3	Improvements to pedestrian/cycle routes	Provision of additional footpaths along Bury Lane and The Americas.  Work with neighbouring parishes to explore the completion of the cycle path from Sutton to Witchford.
4	Other traffic calming/highway improvements	Explore alternative to the traffic calming island at the entrance to the village

		<p>Installation of a pelican crossing by the school at The Brook</p> <p>Explore provision of on-street parking restrictions</p> <p>Seek improvements to bus service, including provision of a larger bus for peak hours on Thursdays and Saturdays</p> <p>Work with County Council to explore potential for further restrictions on HGV vehicles; and ensure that existing restrictions to HGV vehicles are enforced</p> <p>Work with District and County Council to ensure better maintenance of footpaths and improved road/footpath surfacing.</p>
5	Improvements to community facilities	<p>Identify specific improvements to be considered for future funding sources, including:</p> <ul style="list-style-type: none"> <li>• New play area equipment on existing site</li> <li>• New play areas in the village</li> <li>• Improvements to existing green areas</li> <li>• Provision of new open space and walks</li> <li>• 2 new senior football pitches, ideally located adjacent to the existing provision off The Brook</li> <li>• Burial ground (approximately 0.2ha) with parking provision and water supply, to be provided on land north of The Brook</li> <li>• Expanded GP provision</li> </ul>
6	Need for more school places	<p>Work with County Council to ensure that the current shortage of spaces and future demand for additional capacity is fully considered and addressed within the next capital expenditure programme.</p>

6. Spatial strategy for Sutton (Map x)

