

7.36 Sutton

7.36.1 Sutton is a large village 6 miles west of Ely, close to the villages of Mepal and Witcham. Sutton is a thriving village with a distinct historic core, including a number of listed buildings and a Conservation Area. From its elevated isle position, Sutton enjoys extensive views across the surrounding fen.

7.36.2 Sutton has a good range of local services, including a shop, takeaways, post office, doctor's surgery, pharmacy, primary school, pre-school, children's centre and a number of sports facilities.

7.36.3 Policy Sutton1 aims to preserve and enhance the special qualities of Sutton.

Sutton1: Sutton's Local Character and Facilities

Development proposals in Sutton which directly contribute to maintaining and/or expanding the community facilities present within the village will, in principle, be supported.

Through employing good design, development proposals should respect the unique character of the village. Applicants should consider carefully the village's built form and prevalence of certain materials and designs, particularly in locations close to the historic village centre.

To retain the villages' 'isle' character, the protection of key views from the village across the surrounding fenland is of particular importance.

7.36.4 A number of infrastructure items have been identified, for Sutton, either by the community themselves or by local service providers. The following policy captures those items which are considered important and deliverable, and which development in Sutton should contribute towards.

Sutton2: Infrastructure and Community Facilities

To assist meeting and in accordance with the requirements set out in Policy LP16, development proposals in Sutton should consider whether it is appropriate and necessary to contribute towards one or more of the identified priority infrastructure items below (listed in no particular order). The contribution could either be direct provision on-site or through developer contributions for off-site provision. The scale of contribution, if deemed necessary and appropriate, should be proportionate to the scale of development proposed.

- a. Provision of community facilities, including:
 - i. Expansion of Sutton C of E Primary School and provision of additional pre-school facilities;
 - ii. Additional or expanded medical facilities;
 - iii. Additional play equipment at Stirling Way play area, particularly catering for toddlers and juniors;
 - iv. The creation of a new equipped youth play area;
- b. A new burial ground at land north of The Brook or other suitable location elsewhere in the village.
- c. Traffic management at The Brook, High Street and The America;
- d. Improvements to pedestrian/cycle infrastructure, such as:
 - i. Additional footpaths at Bury Lane and The America.
 - ii. Installation of pedestrian crossing at The Brook;

Policies for Places

7.36.5 In terms of allocations for Sutton, two sites for housing development and one for employment and two Local Green Spaces have been identified, as set out below and as indicated on the Sutton Inset Policies Map. Please note that an additional allocation site in the parish of Sutton is also included in this Local Plan, but due to its proximity next to Mepal village, it is set out in the Mepal village section of the Local Plan (section 7.23).

Sutton3: Allocation Sites

Ref	Site Address	Area (Ha)	Indicative No. Dwellings	Site Specific Requirements
SUT.H1	Land north of The Brook and west of Mepal Rd	18.3	50-250	See policy Sutton4
SUT.H2	Land east of Garden Close	1.8	25	See policy Sutton5
SUT.E1	Elean Business Park	34.7	N/a	<ul style="list-style-type: none"> The site is an existing business park, of which approx. 18ha is predominantly developed and approx. 17ha is undeveloped employment land; To be developed in accordance with principles established by a variety of existing consents for the site.
SUT.LGS1	Recreation Ground, off The Brook	1.5	N/a	See Policy LP29
SUT.LGS2	Old Recreation Ground, Lawn Lane	4.6	N/a	See Policy LP29

7.36.6 Of the above preferred allocation sites, SUT.H1 and SUT.H2 are of sufficient scale to warrant their own bespoke policies, as set out below.

Sutton4: Site SUT.H1 - Land north of The Brook and west of Mepal Road

The following special considerations/requirements apply to proposals for site SUT.H1:

- Subject to the last point, development of the site should provide in the region of 250 dwellings, and supporting community facilities;
- A concept plan for the whole site will need to be prepared and submitted as part of a planning application, for approval by the Council;
- On-site provision of open space should include new football pitches and areas of play for infants, juniors and youths. The development should provide land for a new burial ground on-site, or facilitate provision at a suitable location elsewhere in the village;

- d. Provide a detailed Travel Assessment and Travel Plan, which will demonstrate, amongst other matters, how any adverse impacts on the local highway network will be mitigated. This Assessment should pay particular attention to demonstrating how cost effective improvements to the transport network will be provided, as required by policies LP16 and LP17, in order to appropriately mitigate against the impacts of development
- e. The site's principal vehicular access should be located at Mepal Road;
- f. Pedestrian and cycle routes should link the site with adjacent development and to key locations including the primary school and village centre;
- g. A landscaped buffer at the northern boundary is required to frame the development from the open countryside and reduce noise and other health impact from the A142;
- h. Ensure sufficient capacity at the village primary school exists, and if it does not, make appropriate developer contributions to fully mitigate the impact on school places. If a practical option to expand the school (in order to mitigate the impact of the development) does not exist, then a reduction in the residential capacity of the site will be necessary to the point where mitigation becomes deliverable.

Sutton5: Site SUT.H2 - Land east of Garden Close

The following special considerations/requirements apply to proposals for site SUT.H2:

- Development of the site will be low density, providing approximately 25 dwellings. This will maintain residential amenity and enable mature trees and hedgerows of value to be retained, and responds appropriately to the built character and proximity to the Conservation Area;
- The development should conserve and enhance views of St Andrews Church;
- A site-specific flood risk assessment of the site will be required as part of a planning application. Development of the site should provide betterment, mitigation and management of flood risk, particularly in relation to surface and/or groundwater matters.

SUT:E1

SUT:H2

SUT:LGS2

SUT:H1

SUT:LGS1



