

Sutton: Key points from feedback

Question 1. Housing: Which Sites?

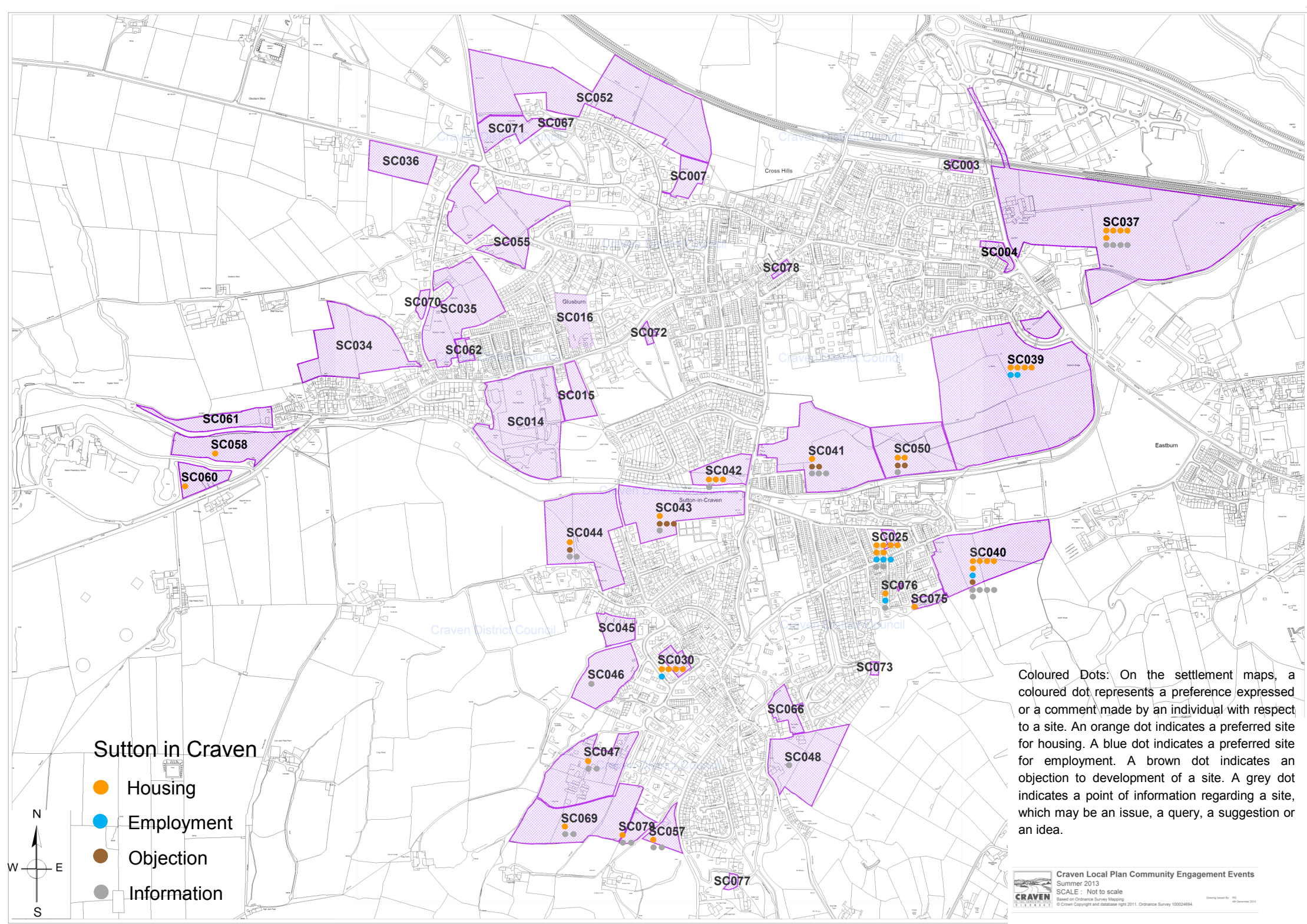
- Preferences have been expressed for a number of sites, but a few sites have generated little or no comment
- Two modest, brownfield, infill sites within the existing built-up area (SC025 and SC030) appear to be amongst the most preferred
- SC040 – a greenfield site on the eastern edge of the settlement – would also appear to be amongst the most preferred sites provided road and footpath improvements can be implemented at the same time
- Preferences have been expressed for two sites in the neighbouring parish of Glusburn & Cross Hills. SC037 is preferred on grounds that it could provide housing over a long period for both Sutton and Glusburn & Cross Hills; it may be of a sufficient scale to enable improvement of the railway crossing; it would benefit from easier access to the trunk road; and it would avoid already congested parts of each village. SC039 is preferred on grounds that it would benefit from easier access to the main road and would cause less disruption to the village.

Question 2. Employment Land: Which Sites?

- A few preferences have been expressed and a few suggestions have been made, but the question of employment land in Sutton has not generated a great deal of comment
- SC025 and SC039 appear to be the most preferred sites for employment

Other Information

- Some sites within the current Green Wedge appear to be preferred (SC037, SC039, SC042), whereas others have generated a more mixed response including objections (SC041, SC043, SC044, SC050)
- There appears to be some support for choosing sites on the eastern edge of the built-up area, in order to avoid or minimise additional traffic passing through the village, which is considered to be congested already



Sutton in Craven

- Housing
- Employment
- Objection
- Information

Coloured Dots: On the settlement maps, a coloured dot represents a preference expressed or a comment made by an individual with respect to a site. An orange dot indicates a preferred site for housing. A blue dot indicates a preferred site for employment. A brown dot indicates an objection to development of a site. A grey dot indicates a point of information regarding a site, which may be an issue, a query, a suggestion or an idea.

Settlement Event Feedback Report: Sutton-in-Craven



The questions below were presented at settlement drop-in events along with background information. The questions and information were discussed with those attending—on a one-to-one basis and around a Discussion Table—and feedback was recorded on Post-It notes. Attendees also posted general comments on a Post-It Wall. All responses and comments have been collated and transcribed below.

Event Venue: South Craven Baptist Church, Sutton-in-Craven

Date & Time: Tuesday 23rd July 2013, 3pm—8:30pm

Number of attendees: 56

Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Site	Comment
Group of sites on southwest edge of village.	Look like they could accommodate new houses provided access can be resolved.
SC025	Happy for this site to be developed. Should use brownfield and waste land before greenfield.
SC025	Preferable because its a good brownfield infill site.
SC030	Preferable because its a good brownfield infill site.
SC030	The most suitable site that could take a reasonable number and would naturally continue the existing housing.
SC025 and SC030	These two brownfield infill sites look like sensible options. Preferable to use them first, if possible.
SC037, SC039 and SC040	These sites are on the edge of Sutton / Crosshills and would avoid impact on the old village including highways.
SC037	Could provide housing for Sutton as well as Glusburn and Crosshills for a long time to come and may provide an opportunity to improve the railway crossing. Traffic from this site would not need to travel through the congested parts of the villages.
SC037	This site could accommodate the housing requirements of Sutton, Glusburn and Crosshills, and the scale of development would enable a much needed improvement of the railway crossing.
SC037	Using this site to provide for the housing requirements of Sutton, Glusburn and Crosshills would avoid existing congested areas, enable crossing improvements and provide easier access to trunk road.

Site	Comment
SC037	Support the idea of using this site for housing to serve Sutton, Glusburn and Cross Hills, plus crossing improvements and keeping traffic out of centres.
SC039	This is my preferred site because it is nearer main road so would cause less disruption to the village.
SC039	The most suitable housing site and for mixed use because of proximity to the main road and existing housing estate. Point seconded.
SC0041 and SC050	Very poor sites because would spread development and traffic into constrained village.
SC040	Would be OK if the road can be sorted out.
SC025	Preferable because it's a good brownfield infill site.
SC025	Park adjacent to —could this not be included and improved?
SC040	Area around is used as a rat run. Additional traffic would exacerbate the situation.
SC040	Part nearest the existing village could be developed with open space adjacent to Bradford boundary, provided access road can be sorted out.
SC040	Preferable because traffic could reach the main road without going through the congested village centre. Road and footpaths could be improved as part of development.
SC041	This land is particularly suitable for the provision of football pitches, for example which there is a local need (Sutton Juniors FC). Part of site (min 4 acres) could be used. Pitches would help maintain the existing Green Wedge.
SC041 and SC050	Access would be required through the car park (for nearby houses) because where SC041 abuts Holme Lane access will have to negotiate a sharp drop in levels. Also relevant to SC050.
SC047	Traffic problems will be exacerbated. There are severe flooding issues.
SC048	Highways safety / vehicle access difficulties with steep road sloping down into village.
SC042 and SC043	SC042 is a good site but SC043 is located adjacent the narrower winding section of Holme Lane that floods more frequently than the rest of Sutton.
SC042	A good site that is crying out for development. A flat site.
SC041 and SC042	Road safety concerns re: elderly and South Craven school children.
SC043	Should be removed and not considered due to appeal decision.
SC043	Should not be developed. Appeal has recently been dismissed due to site being within green wedge land.
SC044	Part surrounded by existing development would be okay, with remainder left as open space.

Other Comments

Housing

Would rather see smaller sites—that fit in with the character of existing village.

The mix of house sizes is imbalanced so there is a real danger of bedroom tax forcing people out of Sutton.

All housing should be affordable. The priority should be to enable local people in lower paid jobs to live locally. Unsustainable community.

What has happened to the site of the former Yeadon House? If it was to be redeveloped for housing, at a higher density, it could affect the need to allocate additional land.

Housing at Hazel Grove and Crag View has had to have its drainage redone in the last 10 years and Beaumont Company dredged the beck as bridge works had silted beck. Hasn't flooded since.

No affordable housing need in Sutton as oversupply rather than backlog.

Employment

Support land for new business premises in the south sub-area to achieve more of a local focus on balancing living and working opportunities.

General

Important to keep Sutton an independent village—do not want to lose.

Within the last 5 years alone, a lot of people are migrating from Sutton from Southern England and Poland.

Cumulative impacts of development—3 ways out of the village, none have been improved.

Sutton Lane needs widening should land be allocated.

Proposals to drain sewage into Beck. Traffic a concern. Infrastructure to support new housing.

Lost S106—Bradford MDC would not build footpath.

One Way system. Holme Lane—Sutton Lane, Bridge Road, clockwise. Works well during road works. A permanent system would ease existing congestion and traffic problems.

Green Wedge—it is important to maintain a green break between wedge between the two built-up areas. Parts of some sites might be OK.

CIL should go towards local GP surgeries and higher policing requirements associated with more households.

Other Sites

Comment

SC041, SC050,
SC040

Are used for farming and should continue being used for this purpose. Apart from that SC041 and 050 if this is built on another essential peaceful area will be lost. It is daft to make people travel further and further to enjoy health pursuits. In addition to this some of these fields join up to the Bradford area. Bradford will also want to build. Once one field is used, that is the end, ruining the whole area.

SC043

In view of the dismissal of the appeal relating to the proposed development, I consider it should be deleted from the plan, together with any other fields forming part of the "Green Wedge". Brownfield sites should be considered for development before Green fields.

Other Comments

There are many homes for sale, empty, or already being built. This area is already "full" with crowded roads and overstretched amenities. No more!

Question 2. Employment Land: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites (these are in our Strategic Housing Land Availability Assessment or SHLAA), but some sites might be needed to meet our employment land requirements instead. We therefore need to identify the best sites for employment, or for a mixture of housing and employment, from those available. Our SHLAA contains a lot of useful information, but we also need to know what you think.

Do you think employment land is needed in this location and, if so, which site or sites look particularly suitable to you? Let us know why.

Yes / Suitable Site	Comment
SC040, SC076	I think the elevated position of SC040 and SC076 would make it an ideal location for the building of a Hotel / Spa holiday home / sports facility. This would provide not only some employment but also much needed leisure facilities for the area.
SC025	Sutton <u>NEEDS</u> a mini-market—not everyone has a car! SC025 would be an ideal location for this.
SC025, SC030	Only one possible site for employment left. Sorry two sites. SC025 and redundant factory SC030. All the other sites have been built on already.
SC025	Due to the village having mainly narrow roads it limits employment land that requires large delivery vehicles. SC025 may be possible.

No	Comment

Other Comments

If new homes continue to be built, then where will all these people work? At some point, it must be acknowledged this area is at saturation point...or will it continue growing, till we live cheek to cheek in one mass sprawl, with no green spaces left and no quality of life. Please think!

Other Feedback (Summarised)

A written statement of just over six pages in length has been received from Johnson Brook Planning & Development Consultants, in lieu of a Settlement Feedback Form. The statement deals in detail with sites SC043, SC041 and SC050, advocating their suitability for allocation and development, including their suitability when assessed against Part Two of the SHLAA Site Checklist. Summaries of previous submissions to the Council are incorporated within the statement. All three sites are advocated as being available, deliverable, achievable and viable, and free from any insurmountable planning objections.