

SUTTON PARISH COUNCIL

Redlands
Old Post Office Lane
Sutton
Woodbridge
Suffolk IP12 3JQ
01394 411793
email: suttonparishcouncil@gmail.com

Mr Mark Edgerley
Planning Policy and Delivery
Suffolk Coastal District Council
Council Offices
Melton Hill
Woodbridge
Suffolk IP12 1AU

31 October 2014

Dear Mr Edgerley

CIL Consultation

We have received your consultation response to our letter from the parishes of Bawdsey, Alderton, Shottisham, Sutton and Bromeswell (The Sutton Ward excluding Sutton Heath). Our letter stated that we did not agree that the house prices in these villages and surrounding area should be anything less than the top level which is hatched pink on the CIL proposal. The reason that this change is appropriate is that we do not think that your consultants understood, or perhaps chose to ignore, the fact that Sutton Heath has a considerable effect on the average house value in the area.

Sutton Heath is an ex USAF airbase with small married quarters housing which has outlived its design life by many years, hence the low value. It is in a confined, fenced area which is now occupied by a UK military barracks with the attendant disruption. Sutton Heath is an urban environment within a large rural area but is of sufficient population to

affect average house prices in the ward. It should therefore be excluded from any calculation concerning the wider area. Suffolk Coastal recognized Sutton Heath's unusual status in April 2012 by allowing it to become a parish in its own right, separate from Sutton village which is 3 miles away by road.

We are not seeking a revision of this decision for any reason other than a lower CIL charge will, we believe, encourage development pressure on this area which is probably the most sensitive part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

You say in your response that you would 'welcome the provision of additional comparables in order that we can ensure that our viability testing is as accurate as possible.' We have set out below the data that we have produced from publicly available sources.

House numbers sold and average values (£000) for the last 3 years

Bawdsey	16	£315
Alderton	22	£267
Shottisham	8	£318
Sutton village	8	£352
Bromeswell	9	£478

Average house price sold in Ward (EXCL Sutton Heath) £326

Sutton Heath 36 £163

Average house price sold in Ward (INCL Sutton Heath) £267

(source Zoopla)

This demonstrates that Sutton Heath most definitely affects average prices for the Ward. It also shows that the area commands some of the highest prices in Suffolk Coastal and should be hatched pink on your map.

We would like your confirmation that this rebuttal of your response will

be put in front of the Inspector together with our original response. We also wish to be heard at the public meeting before the Inspector.

Yours faithfully

Susan Collins
Clerk to the Sutton Ward

PS We are grateful to you for sending the data used by the Brett Associates. We have analysed this thoroughly and found that it also bears out our conclusions.