Online Comment

Application	H20-1073-24
Location	The Orchards Broadgate Sutton St James PE12 0EL
Proposal	Erection of 3 No Dwellings

Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	07-01-25
For/Against	Comments

I do not wish to raise any objections to this proposal. The site is adjacent to the village centre, grade II listed remains of the St Ives cross. However, I do not consider the extant open nature of this proposal site to be crucial to the character and setting of that important asset.

Nevertheless, the site is in adjacency to an extremely important heritage asset and therefore, the final proposed dwellings bear immense capacity to influence the character of that asset and its setting.

The applicant should, therefore, be made aware that the success of the reserved matters stage application shall be heavily dependent upon the provision of high quality and contextually sensitive design and materials.