



Witchford is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, a farm shop, a few churches, vets, sports and recreation facilities, and employment opportunities, many of which are within walking distance from the site.

The nearest bus stops are located on Sutton Road some 180m (westbound) and 260m (eastbound) from the proposed development.

Ely provides the largest range of services and facilities including additional employment opportunities, food stores, GP surgeries and Ely Rail Station. The rail station is situated 6.3km from the site and provides links to Cambridge, King's Lynn, Peterborough and by connection to the rest of the country.



## 2. CONTEXT ANALYSIS

### SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT