



**DULLINGHAM**  
Parish Council News – August 2018  
Potential Large Development

**White Crown Meadows (Formally known as Clare House Stables)**  
**Stetchworth Road Dullingham.**

The Parish Council have heard about a potential (No current planning application) development at the above and on Wednesday evening (8th August) we met with the developers Lynwood Associates to get some insight into the 'proposed' outline plans.

The basic outline and a consultation date for feedback they had circulated to all residents the same day as the meeting. Their consultation is on the 5th Sept from 15:30 until 19:00. This is very much a consultation and feedback evening for you to see the possible plans and make any comments on the project.

The PC will be having an open forum meeting from 19:00 until 20:00 on the 6th Sept prior to our normal PC meeting to discuss this and a formal notice of such will go out. All are obviously welcome and encouraged to attend this and to give us your feedback having viewed the proposed plans. Please write to the parish clerk [dullinghamparishclerk@dullingham.org.uk](mailto:dullinghamparishclerk@dullingham.org.uk) you can also email or hand letters to any Parish Councillor.

The developers will be in attendance also at the PC forum and if you haven't seen the proposed plans you will have an opportunity that evening from 18:30 and prior to the 19:00 start.

The PC have had feedback and questions from a cross section of the village, we are keen to get, and it is imperative we do get, written feedback from all residents with your thoughts on this and its potential impact on the village be that positive or negative. As a result we can then represent and pass these on to ECDC planning should a planning application be submitted.

As with all planning applications a variety of considerations have to be taken into account, unfortunately for planning applications non material items such as 'loss of view' are not considered. Therefore you may want to consider the following. These are not the views of the PC they are consideration points on all applications, which include but are not limited to:

- Potential traffic i.e. The number of cars at peak hours on/ off a site circa 2 per house.
- Road type and visibility.
- Junction onto main 'B' road, visibility and safety.
- Traffic volumes through the village to/from Cambridge and other directions.
- Traffic volumes through village to station (often doubled if dropping off).
- Construction traffic, single access and period of construction.
- Is the infrastructure and local roads (unclassified) a concern and suitable.
- Status of local schools and capacity for growth - Kettlefields for primary education, Bottisham and Linton for secondary both of which have building work completing and no plans for any more they have said. This current expansion is for known and approved developments, not any new.
- Local bus service quality and frequency.
- The main sewer through the village is an ongoing concern, it over flows and could not handle more, an ongoing discussion with Anglian water by PC.

- Water supply and pressure.
- Surface water dispersal.
- Does the development bring any economic benefits to the village.
- Does it serve a local housing requirement. Large developments serve and should be near the requirement i.e. Cambridge.
- Is the possible planning application outline only, so what will be delivered is an unknown.
- What is the current land use. Local plan favours continued equestrian usage.
- Any part development of a site that is approved would open the rest of the site, if owned by the same person or sold on, for potential development over time. How many houses and what impact would that have.
- Other points not listed which you may have as concerns.

Many of these items are covered in the current Local Plan and the new Local Plan currently going through approval.

The PC is also aware that parishioners may have positive views and as such a development could have as a result of development a positive impact on the village in a variety of ways. All these we are also keen to hear so do let us have these as well. Some ideas on these/questions, that could be in any plan and may be delivered are:

- Is there housing for older members of community.
- Are local amenities i.e. shops included.
- Is there provision for Affordable/Land trust housing.
- Are there open spaces.
- What facilities are provided (i.e. play parks).
- Does it provide a mixture of housing types and sizes.
- Is the style of houses compatible with the local area?
- Is provision made to improve utilities.
- How are neighbouring houses impacted.

The PC and the Local Plan are not against development and appropriate small 'infill' sites are considered and have been allowed for. All large developments previously have been considered to have a negative impact on the village, the life of the village and its residents as a result. Dullingham is one of a handful of small rural villages left and why many people live in it as a result.

The PC is as always keen to represent the views of the village so please do let us have your views.

Finally, please do look at the plans if you can on these days the developers Lynwood Associates will have in these an 'outline' proposal with some detail on the 'potential layout' and property types for you to view and comment on.

**We look forward to hearing from you and seeing you on the 6<sup>th</sup> Sept.  
Dullingham Parish Council**

### **Parish Open Forum**

Thursday 6<sup>th</sup> Sept 2018  
7pm until 8pm @ Taylor Hall  
Proposed plans available to view from  
18:30pm  
Followed at 8pm by PC meeting  
**ALL WELCOME**

### **Councillor Contact Details**

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