



DULLINGHAM

Parish Council News – October 2018

Large Development

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

The Parish Council have three planning applications in currently, the largest of these and as per recent meetings is the Outline Planning application for White Crown Meadows, the planning application has been submitted and details on this are below.

White Crown Meadows – Plans for this and other applications can be viewed at:

ECDC Planning Applications - <https://www.eastcambs.gov.uk/planning/current-planning-applications>
Planning application number - 18/01435/OUM

Planning application description - Proposal for up to 41 new homes to include 12 new affordable dwellings, 250sqm commercial units (Class B1a office, Class D1 community uses), accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways. | Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk.

You can go to the East Cambs District Council planning web site (link above) and click on 'Search For Planning Application' then enter where shown the above application number or type in 'Stetchworth Road Dullingham'

With this application and on line there are currently 20 documents.

You can express views directly on the site or email -
ECDC Planning - plservices@eastcambs.gov.uk

Or you can write to them at - Planning Department
East Cambs District Council, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE

If you email ECDC Planning services on this or any other application please do copy Dullingham Parish council - dullinghamparishclerk@dullingham.org.uk

As with all planning applications a variety of considerations have to be taken into account, The current Local plan 2015 is an ideal guide, unfortunately for planning applications non material items such as 'loss of view' are not considered.

You will see in the Application, Community Consultation, flood risk assessment and Transport Statement a number of points that you may wish to comment on: Items such as:

- Infrastructure and local roads suitability.
- Site plan different in Transport Assessment and Application
- Potential traffic, Road type and visibility.
- Junction onto main 'B' road, visibility and safety and accident report.
- Traffic volumes through the village to/from Cambridge, station and other directions.
- Traffic rates total from site and per dwelling, inc deliveries, post etc?
- Flood Risk and statements

- Status of local schools, primary and secondary and capacity for growth.
- Local bus service quality and frequency in reality.
- Station capacity, carriages and car park already over capacity. Train freq at Dullingham.
- 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.
- What is the current land use. Local plan favours continued equestrian usage, site expansion?

Any part development of a site that is approved would open the rest of the site, currently owned by the same person or sold on, for potential development over time. How many houses and what impact would that have?

These points have been raised and where aired at the PC Open Meeting and most of these items are covered in the current Local Plan and the new Local Plan currently going through approval.

Should you respond to the plans? – **YES** absolutely! It is your opportunity to have a say and influence the decision and the future of your village. This is NOT a 'Done Deal'

It is vitally important that every person puts their points forward directly to any planning. This one may not be right near you, but it will affect you and the village as a whole.

The PC would also urge you to look at all planning applications, currently we also have:

18/01365/FUL - Erection of 1 dwelling, landscaping and associated infrastructure | Site South Of 18 Cross Green Dullingham Suffolk, Dudley Developments. Note - Dudley Developments had an application in to develop land south of Stetchworth Road with a large development and continues to lobby through the local plan review currently.

18/01384/FUL – Erection of 1 Dwelling, Tilbrook Farm House 63 Station Road

The PC and the Local Plan are not against development and appropriate small 'infill' sites are considered and have been allowed for and are in the local plan and developments such Hill Farm where supported. A copy of the conservation area and development envelope is on Dull PC web site.

However, 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.

You can of course contact any Parish Council member - **Dullingham Parish Council**

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