



**Document Reference**  
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East Cambridgeshire  
District Council

## **Policies for Dullingham**

**November 2017**

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# 1. Introduction and Policy Context

## Introduction

- 1.1 East Cambridgeshire District Council is reviewing its Local Plan, which was last adopted in April 2015. The new Local Plan, which is hoped to be adopted in 2018, will provide a framework for development in the district until 2036 and beyond.
- 1.2 This Evidence Report (which is one of a collection) provides background information and justification for policies relating specifically to the village of Dullingham, including:
  - Dullingham1: Dullingham’s Local Character and Facilities
  - Dullingham2: Infrastructure and Community Facilities
  - Dullingham3: Preferred allocation sites
- 1.3 The purpose of this report is to provide justification for the inclusion of specific policies relating to an individual settlement, and should be read alongside other Local Plan evidence documents. For example, a detailed reasoning of the settlement’s position in the Settlement Hierarchy is contained in the Settlement Hierarchy report. For the findings of the assessment of individual sites, please refer to the Site Assessment Evidence Report Update 2017.
- 1.4 Collectively, the policies attempt to provide a coherent strategy for the settlement, over the plan period, which meets the area’s needs and reflects the views of the community.

## National policy

- 1.5 The National Planning Policy Framework (NPPF) was published in March 2012 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers ‘live’ government guidance.
- 1.6 Through its Core Planning Principles, the NPPF indicates that planning should:

*“...take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it...”*
- 1.7 The emerging Local Plan recognises the differing roles and characters of different areas through providing a suite of bespoke policies, specific to each settlement in the district. These policies are set out in individual settlement chapters, in Section 7: Policies for Places.
- 1.8 In paragraph 157, the NPPF sets out a series of requirements which Local Plans should fulfil. The following requirements are considered relevant to the settlement chapters contained within Section 7:

“...Crucially, Local Plans should:

...be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...

...not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives...

...plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework...

...be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date...

...allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate...”

- 1.9 In response to these requirements, Section 7 proposes the inclusion of policies relating to each settlement’s local character, infrastructure and facilities. Site allocations for a range of land uses are proposed for many settlements.

## 2 Dullingham in context

- 2.1 Dullingham is located 4 miles south of Newmarket and 14 miles east of Cambridge. Due to its population size and good range of services, the Settlement Hierarchy identifies Dullingham as a ‘medium’ village.
- 2.2 As a medium Village, it is considered that Dullingham offers the potential to accommodate growth, thereby contributing to meeting the development needs of the area. The overall scale of growth is influenced by the village’s position in the Settlement Hierarchy, the availability of suitable sites, and the presence of environmental and/or infrastructure constraints.

## 3 Local Plan Policy: Further Draft

- 3.1 A Call for Sites exercise was held as part of the Preliminary Draft Local Plan consultation, during which a number of site submissions were received for Dullingham. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Dullingham chapter of the Further Draft Local Plan proposed two draft policies:
- 3.3 Policy *Dullingham1: Dullingham’s Local Character and Facilities* seeks to ensure development proposals maintain Dullingham’s built character and maintain the village’s facilities expanding on them where possible.
- 3.4 Policy *Dullingham2: Infrastructure and Community Facilities* sets out the settlement’s priorities in terms of infrastructure and facilities.

- 3.5 The content of the policies was informed by the Local Plan 2015, engagement with the Parish Council (in 2016), and responses to the Preliminary Draft Local Plan consultation (where applicable).
- 3.6 A number of site submissions were assessed, but each was found to be not suitable for allocation at that stage. The results of the site assessment are presented in the *Site Assessment Report Update 2017*.
- 3.7 Dullingham has a Development Envelope to define the boundary of the built up area and extent of the countryside. No changes to Dullingham's Development Envelope were proposed during the Preliminary Draft Local Plan consultation.
- 3.8 In summary, the following comments were received during the Further Draft Local Plan consultation (January – February 2017) in response Dullingham draft policies:

#### Overarching Issues/Concerns

- Dullingham should be classified as a small village as population of village is smaller than parish population which is used to categorise the village in the settlement hierarchy.
- Parish council suggested rewording of paragraph 7:13:1.
- No reason for any changes to the current development envelope.
- Dullingham 2 – remove reference to speed reduction as this has been achieved.
- Dullingham House is a Registered Park and Garden and should be referred to as such in para 7.13.1.
- No new development means no affordable housing for local people and infill policy will not deliver affordable housing.
- Any development should be on previously developed land.

#### Infrastructure and Other constraints

- None

#### Site Specific Comments

##### **Site/09/01 Land south of Stetchworth Rd (rejected site)**

- Land to the south of Stetchworth Road should be reconsidered as can provide affordable housing, open space and community uses, and fund other much needed local infrastructure. Suitable location and can be delivered in short time.
- Object to site 09/01 as it will increase traffic in village and this will have impact on quality of life and on equine businesses.

##### **Site/09/02 Former Highways Depot (rejected site)**

- Former highway depot, Brinkley Road should be reconsidered even though it may be a little detached from the main village envelope.

#### New Site(s) suggested

- Site/09/03 Land at Kettlefields
- Site/09/04 Land west of Station Road

## 4 Local Plan Policy: Proposed Submission

- 4.1 Policy Dullingham2 has been amended for the Proposed Submission Local Plan following comments made by the parish council and list has been changed as a result. The Parish Council's request for Dullingham village to be categorised as a 'small' village is considered in the Settlement Hierarchy report . Dullingham House as a Registered Park and Garden is included in paragraph 7.13.1.
- 4.2 Policy Dullingham3 has been added and includes a site as follows:
  - DUL.H1 – Land at Kettlefields.
- 4.3 All comments relating to new and previously rejected sites were carefully considered, with full details as to the assessment of such sites available in the Site Assessment Report.
- 4.4 In addition, a change to para 7.13.4 was made, which now expresses the possible opportunity for growth at Dullingham in a future Local Plan review.

## 5 Alternative Reasonable Options

- 5.1 Option 1 is the preferred policy approach for Dullingham, comprising the five policies as set out.
- 5.2 Option 2 would be to not include either Policies Dullingham1 or 2, but these are rejected on the basis that they both give locally specific policy matters for the settlement, which would be lacking without such a policy.
- 5.3 Option 3 would be to include alternative site allocations. Such alternatives are assessed in both the Sustainability Appraisal report and the Site Assessment Report.

## 6 Conclusion

- 6.1 This Evidence Report demonstrates the rationale for the proposed Dullingham related policies as contained in the Proposed Submission Draft Local Plan (November 2017). It is hoped that this report helps demonstrate how we have responded to comments received during the previous Draft consultations, as well as how the latest evidence and national guidance has been taken into account.