

DULLINGHAM



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1. Settlement characteristics

Dullingham is a historic village set within wooded countryside, situated 4 miles south of Newmarket and 14 miles east of Cambridge.

There is an extensive Conservation Area as well as a registered Historic Park and Garden (attached to Dullingham House). The communities of Cross Green and Dullingham Ley are considered to form part of the parish of Dullingham, although they are separate hamlets. The main features of the village are shown on Map xx.

Dullingham has limited facilities, which include a primary school (shared with neighbouring Stetchworth), two public houses, a community hall (the Taylor Hall), a sports field and a children’s playground. The Ellesmere Centre in Stetchworth provides a variety of community facilities and is within walking distance, particularly from the eastern part of the village. Dullingham’s railway station is located about a mile from the village centre, and is on the Cambridge-Ipswich line (via Newmarket). In addition, the village has an infrequent bus service to Newmarket and Cambridge.

2. Key statistics

<i>Dullingham</i>	
<i>Population¹</i>	720
<i>Dwellings²</i>	310
<i>New dwellings built 2001-2011 (net)</i>	7
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment³</i>	15% work from home, 60% travel up to 20km to work, 20% travel over 20km to work
<i>Existing public transport services</i>	Regular services to Newmarket and Cambridge (Mon-Sat)

¹ Population for Dullingham parish, Cambridgeshire County Council Research Group (mid-2010)

² Dwellings in Dullingham parish, Cambridgeshire County Council Research Group (mid-2010)

³ Distance travelled to work, East Cambridgeshire 010D Lower Layer Super Output Area (Covering Dullingham, Stetchworth and Woodditton), Census 2001

3. Housing

Dullingham is likely to continue to grow at a slow rate, with new housing being built on suitable 'infill' sites within the village. No new housing allocation sites are proposed on the edge of Dullingham.

A 'development envelope' has been drawn around Dullingham to define the built-up part of the village where infill development may be permitted. The purpose is to prevent sprawl into the open countryside. Development on infill sites will need to be in line with Policy xx.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. The Parish Council are keen to explore the delivery of a small-scale affordable housing scheme on the edge of the village, possibly via a Community Land Trust mechanism. This and other housing schemes outside the development envelope will be assessed against policies xx, xx and other Local Plan policies as appropriate. The Parish Council wish to see the diversity of the village maintained, with the housing stock reflecting a range of sizes.

In developing any proposals for new housing, developers may wish to consult the Dullingham Parish Plan 2006 (http://www.dullingham.org.uk/Documents/Parish_plan/Parish_plan.pdf) as this sets out how the local community would like to see the character of the parish maintained and enhanced by any new development.

4. Employment

There are more than a dozen small and medium sized businesses in the village, including several stud farms, a number of high tech businesses and some offering services to the local community and further afield. The Parish and District Councils are keen to retain the stock of business land and premises in order to support local economic growth. Proposals to reuse employment sites for other purposes will only be permitted in certain circumstances (see Policy xx).

No new employment allocation sites are proposed on the edge of Dullingham. However, suitable new employment proposals within or on the edge of the village will be supported in principle, subject to policies xx, xx and xx.

5. Infrastructure and community facilities

Residents in Dullingham have identified a number of infrastructure and community improvements.

A list of priorities is set out in the table below:

	<i>Priority</i>	<i>Suggestions</i>
1	Improvements to main sewer	Main sewer through village runs near capacity and can overflow in heavy rain – needs improving.
2	Improvements to pedestrian/cycle/riding routes	B1061 needs to be made 30 m.p.h. through village to make walking, cycling and riding safer. Road to Newmarket is dangerous for cyclists. Keep heavy traffic off smaller roads where possible and encourage cycling and riding routes.
3	Improvements to village amenities	Encourage greater use of the Village Hall and improvements to Sports Pavilion.

6. Spatial strategy for Dullingham Map xx)

