

SWAFFHAM BULBECK



1. Settlement characteristics

Swaffham Bulbeck is a small village in a pleasant setting about 8 miles from Cambridge and 6 miles from Newmarket, incorporating the hamlet Commercial End. The village began as a farm of settlers from Swabia, then soon after 1066 it became the estate of Hugh of Bolbec. The village was also considered of great importance as a port for water-borne trade along Swaffham Bulbeck Lode to fenland waterways and flourished as a trading post from the 17th century. This success led to the construction of many of the attractive buildings, which give the village its distinctive character. Swaffham Bulbeck has an elongated shape with an attractive green in the heart of the village and is covered by a Conservation Area. The main features of the village are shown on Map xxx.

Facilities in the village include a shop and post office, church, public house, primary school, recreation ground with play facilities & Pavilion and fire station (retained duty service). The village has a regular bus service which runs to Newmarket and Cambridge during working hours.

2. Key statistics

| | |
|--|---|
| <i>Swaffham Bulbeck</i> | |
| <i>Population¹</i> | 840 |
| <i>Dwellings²</i> | 400 |
| <i>New dwellings built 2001-2011 (net)</i> | 1 (Downing Court ? – Planning application received 12/4/03 – 25 units. 6/10/03 – second land parcel – 20 units) |
| <i>Estimated new dwellings 2012-2031</i> | |
| <i>Employment³</i> | 11% work from home, 71% travel up to 20km to work, 13% travel over 20km to work |
| <i>Existing public transport services</i> | Regular services to Newmarket and Cambridge |

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

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

³ Distance travelled to work, East Cambridgeshire 009C Lower Layer Super Output Area (covering Reach, Swaffham Prior and Swaffham Bulbeck), Census 2001

(Monday-Saturday) (as at June 2012)

3. Housing

Swaffham Bulbeck 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 Swaffham Bulbeck.

A 'development envelope' has been drawn around Swaffham Bulbeck 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. Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

4. Employment

There are a number of current businesses in the village many of which are based on the Downing Park Business Park on Station Road and Burgh Hall, Park End. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use 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 Swaffham Bulbeck. 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 Swaffham Bulbeck have indicated a desire for improvements to infrastructure and facilities in the village. A list of priorities is set out in the table below.

| | Priority | Suggestions |
|---|---|--|
| 1 | Improvements to public realm | <ul style="list-style-type: none">• Improvement to pavements, more drop kerbs and marked crossings• Pedestrian crossing from the Denny to the High Street |
| 2 | Provision of a community/village hall | Provide Village Hall at the pavilion |
| 3 | Improvements to pedestrian/cycle routes | <ul style="list-style-type: none">• Cycle facilities around the triple bends in the central village• From Cemetery Corner to Heath Road/Commercial End crossroads• Proper surfaced cycle links to the Wicken Fen/Lode Way cycle route• Direct cycle links to Newmarket and to the Lodes Way.• New pedestrian/cycle crossing over the River Cam to Waterbeach, linking us directly with the station there and the fast riverside path to Cambridge City centre. |

| | | |
|---|--|--|
| 4 | Improved transport links/public transport services | <ul style="list-style-type: none"> • Improved footpath/cycle path to Bottisham • Cycle route from Swaffham Bulbeck to Cambridge should be made more direct. • Improvement to cycle route along High Street from the church to Stonebridge • Footpaths to the north and east of the village <p>Bus service to Ely</p> |
|---|--|--|

Many of the priorities identified are transport-related, involving improvements to pedestrian/cycle links and pavements, provision of pedestrian crossings in the village and improved public transport services. The second priority is for a community/village hall in Swaffham Bulbeck to provide premises to hold events and a meeting place for local groups. The District Council will work with the Parish Council and County Council to explore options and secure funding for community facilities and road and transport schemes in Swaffham Bulbeck. The District Council will also work in partnership to try to retain existing public transport levels, and encourage self-sufficient transport services, such as community transport.

The current community facilities in Swaffham Bulbeck (including the shop, pub, primary school, recreation ground, play area and church) contribute to the quality of people’s lives. The loss of community facilities will also be resisted under Policy xx. Proposals for new community development that benefits the village will be supported in principle, subject to Policies xx and xx.

6. Spatial strategy for Swaffham Bulbeck (Map xx)



| Key | |
|-----|---|
| | Development Envelope |
| | Housing allocation |
| | Employment allocation |
| | Scheduled Ancient Monument |
| | Historic Parks & Gardens |
| | Conservation Area |
| | County Wildlife Site |
| | Area of International Importance for Wildlife |
| | Listed Building |
| | Site of Special Scientific Interest |

**Map x
Swaffham
Bulbeck**

1:10,000