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**DODDINGTON**

Inset Proposal Map No. 7

**1. INTRODUCTION**

- 1.1. This statement contains detailed planning background, policies and proposals for the village of Doddington. These should be read in conjunction with the general policies set out in Part One of the Local Plan which applies throughout the District.

**2. LOCATION**

- 2.1. Doddington is situated 4 miles to the south of March on the old A141, now partly the B1093. It is closely related to the neighbouring village of Wimblington to the North.

**3. HISTORY**

- 3.1. The name comes from "Farm of Doddas People". There is a site of archaeological interest surrounding the Manor House and also settlement earthworks and ridge and furrow to the west of the village. The Bishop of Ely once had one of his palaces here and Doddington Rectory was classed as the wealthiest in the Kingdom.

**4. POPULATION**

- 4.1. The Parish population has risen from 1440 in 1981 to the current level of 1570 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 578 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 68 housing completions in Doddington.

**5. SERVICES AND FACILITIES****Shops and Associated Services**

- 5.1. The village has a range of shops, two churches, a part-time bank, a post office, a garage, two public houses and a public hall.

**School**

- 5.2. The Lionel Walden C. P. School has a capacity of 120 (90 in permanent accommodation; 30 in temporary) with a current roll of 113. (January 1990).

**Public Open Space**

- 5.3. Public Open Space is limited and according to NPFA Standards there is a shortfall of some 1.5ha (4 acres) overall. Some of the existing provision is in private ownership and may be withdrawn from use.

**Public Utilities**

- 5.4. Though on mains drainage this is limited by the size of sewers and there are some problems with existing pumping stations. These, however, are operational problems and are to be overcome. Any large development could exacerbate these problems. Only limited surface water sewers are available.

### **Doddington Hospital**

- 5.5. Doddington Hospital provides an important local health service to a wide area. Planning permission has recently been granted for a 16 unit residential hospital for the elderly mentally ill with attached day hospital and also for a residential close care drug rehabilitation centre. Rationalisation and decommissioning of some of the older buildings on the site may be a future possibility.

## **6. KEY FEATURES OF FORM AND CHARACTER**

- 6.1. The village has a definable centre based around the Church Hall, and junction of Benwick Road/High Street/New Street. From this historic core the village becomes more linear in form, stretching along the main roads. Recent developments have sought to consolidate the form of the village.
- 6.2. Open frontages on approaches to the village are visually important. There is an important gap of undeveloped frontage between Doddington and Wimblington.

## **7. DEVELOPMENT STRATEGY**

### **Constraints**

- 7.1. The shortage of Public Open Space is a major issue in the village, exacerbated by the fact that much of the existing facilities are in private ownership.

### **Commitments (1. 7. 90)**

7.2.

### **Housing**

- 7.3. There are currently planning permissions within the village for 103 additional dwellings. The principal sites are indicated on the Inset Proposals Map and listed below:

|                            | Hectares | (Acres) |
|----------------------------|----------|---------|
| Ingles Lane                | 0. 47    | (1. 2)  |
| off Burdett Close          | 0. 59    | (1. 5)  |
| Cooks Green/Newgate Street | 0. 66    | (1. 6)  |
| South of Benwick Road      | 0. 28    | (0. 7)  |

### **Employment**

- 7.4. Planning permission exists for six workplace homes plots on land east of Turf Fen Lane which has partially been implemented. This reflects a previous allocation and policy to encourage the start up of local 'industry'.

### **Policy**

- 7.5. Doddington has a good service base and a physical form which gives the opportunity for growth and development that will not detract from its attractive character. It is therefore proposed that Doddington be designated a Limited Rural Growth Settlement (Policy H6).

## **8. SETTLEMENT PROPOSALS**

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District. This section sets out the specific proposals for Doddington.

## Housing Allocations

**D/H1 IT IS PROPOSED TO MAKE PROVISION FOR 200 DWELLINGS IN DODDINGTON IN ACCORDANCE WITH POLICY H7. THESE SITES WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATION IS:**

|                                  | HECTARES   | (ACRES)      |
|----------------------------------|------------|--------------|
| <b>NORTH OF WIMBLINGTON ROAD</b> | <b>3.2</b> | <b>(8.0)</b> |

- 8.2. It is proposed to allocate 3.2 hectares of land north of Wimblington Road, subject to the provision of additional land for recreation purposes (see Policy D/R1 below). The residential development will be provided in phases, the first phase will need to be in the order of 1.6 hectares to fund the recreation provision.

## Development Area Boundary

- 8.3. The proposed Development Area Boundary for Doddington is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3) and this is particularly important to the east of the village. Here it is necessary to protect the visual break between Doddington and Wimblington and therefore the tightly drawn development area should not be compromised.
- 8.4. Similarly to the west, Primrose Hill is not considered an area suitable for development and is considered to fall within Policy H16. (Development in the open countryside).
- 8.5. It is proposed to exclude from the Development Area Boundary the site at the rear of 5-7 Benwick Road, the subject of planning permission for 8 dwellings (outline planning permission expired in June 1991). It is considered that the character of the north side of Benwick Road should remain as frontage development only.
- 8.6. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

## Employment

- 8.7. The planning permission for workplace homes on land to the east of Turf Fen Lane is considered to be an acceptable location for this use. (see Policy EMP5).

## Recreation

**D/R1 IT IS PROPOSED TO ALLOCATE 4.8 HA (12 ACRES) OF PUBLIC OPEN SPACE ON LAND NORTH OF WIMBLINGTON ROAD IN ACCORDANCE WITH POLICY R2.**

- 8.8. Doddington has a severe shortage of Public Open Space which the District Council will seek to rectify. It is intended that this proposal will be implemented by the private sector in association with the proposed residential development on adjacent land (see Policy D/H1).
- 8.9. Cambridgeshire County Council is also proposing to create a pocket park on approximately 6 hectares of land north of Newgate Street. This is an important archaeological area illustrating a ridge and furrow landscape which the County Council aims to improve and interpret for public use.

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**Environment**

- 8.10. Areas within the Development Area Boundary such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.

**Conservation**

**D/C1            IT IS PROPOSED TO DESIGNATE PART OF DODDINGTON AS A  
CONSERVATION AREA. THE AREA IS SHOWN ON THE INSET  
PROPOSALS MAP.**

- 8.11. The proposed area encloses the High Street from No. 31 to No. 69, all of Ingles Lane and nearly the whole length of Church Lane. The majority of the eastern side of New Street is also included.
- 8.12. The proposed boundary contains within it many features of environmental and historic merit which are considered worthy of Conservation Area status. The principal features consist of listed buildings, natural visual amenities such as tree cover and other landscaping, important open spaces and frontages.