





**Site Submission**  
Draft Fenland Local Plan

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Ordnance Survey 10023778

**Key**

Site submission

Date: 21 Sep 2020

Do not scale

<b>Site ID:</b>	40426	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south of Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Pasture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.9 ha   15.79 dph

#### Site description:

The site adjoins the existing built edge of the settlement. It lies opposite the GP surgery and hospital and is also within easy walking distance of the services and facilities in the centre of Doddington. A new cemetery has been established to the north west of the site.

#### Known constraints:

Adjacent to the Conservation Area but not within it. The proposal is for a sensitive design to respect and contribute to the setting of the conservation area.

#### Proposal:

C3 Dwellinghouses

Other: This is an opportunity to provide additional car parking to serve the GP surgery. This has been discussed with the surgery and the Parish Council.

Additional parking would reduce the on-street and verge parking and allow for long term expansion of the surgery.

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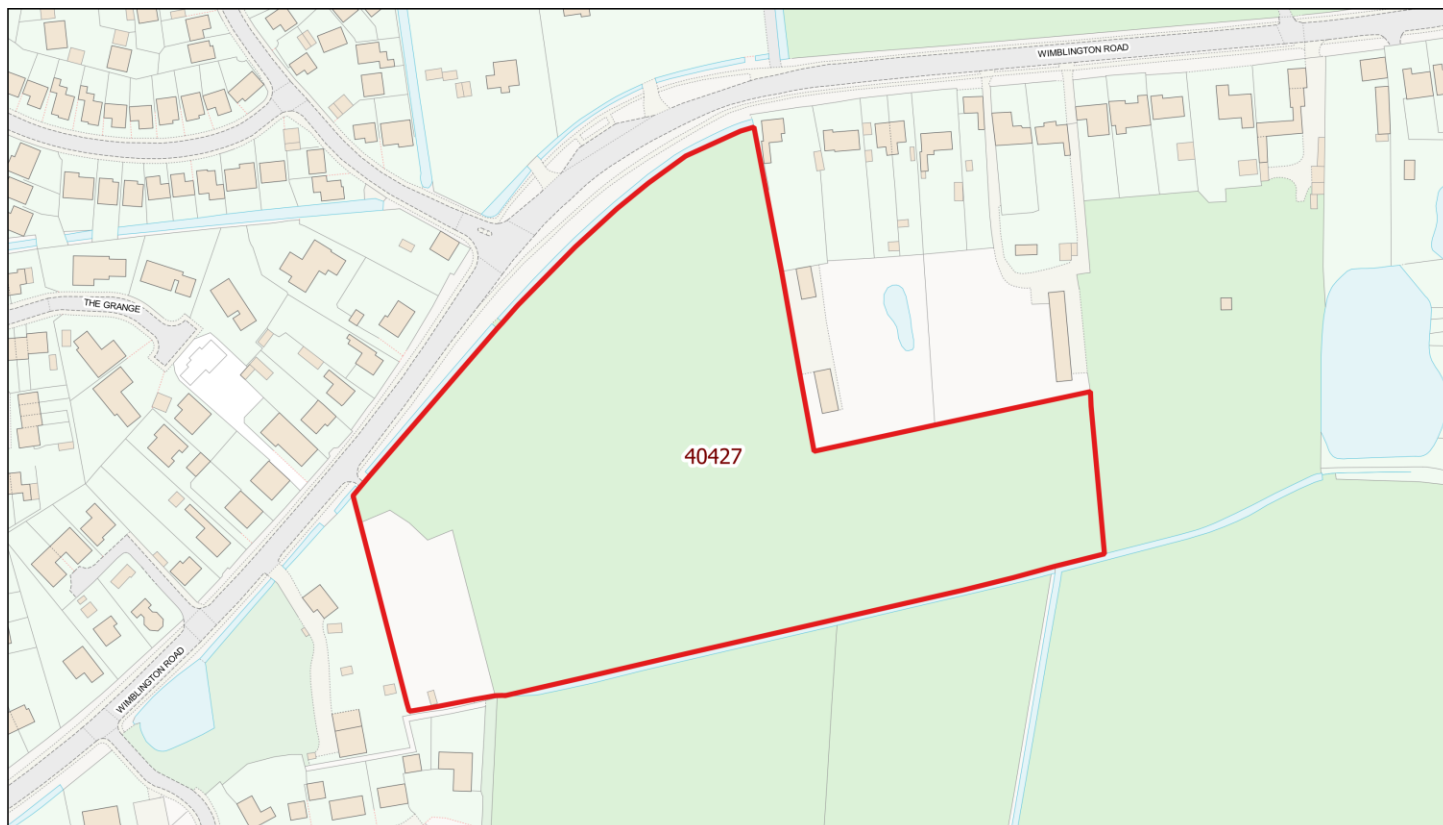
## 40426 | Land south of Benwick Road | Doddington, Doddington CP

The proposal is for residential development of around 30 homes with a mix of types and tenures to help meet local needs. There is an identified local need for at least 12 affordable homes evidence in a Housing Needs Survey by Cambridgeshire Acre. The development is to be sensitive to the opportunities and constraints of the site. Open space will be positioned to maintain a view across the site towards the centre of the village and the church.

### Proposed development:

Dwellings: 30		Non-res floorspace (sqm): 0		C1/C2/C4 beds: 0		Pitches: 0
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<b>Site ID:</b>	40427	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south of Wimblington Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	3 ha   13.33 dph

#### Site description:

The site lies between two existing stretches of development in Doddington. It is within easy walking distance of the services and facilities in the centre of the village.

#### Known constraints:

**Proposal:** C3 Dwellinghouses

The proposal is for residential development of around 30 to 40 homes with a mix of types and tenures to help meet local needs. There is an identified local need for at least 12 affordable homes evidenced in a Housing Needs Survey by Cambridgeshire Acre. The development is to be sensitive to the opportunities and constraints of the site and include public open space.

There is a lapsed orchard at one corner of the site and it is proposed to retain and enhance this.

#### Proposed development:

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**40427 | Land south of Wimblington Road | Doddington, Doddington CP**

Dwellings: 40 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





Fenland District Council

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**Key**  
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<b>Site ID:</b> 40444	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> 28 Wimblington Road	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Doddington, Doddington CP	<b>Settlement Hierarchy:</b> Growth Village
<b>Current use:</b> Agriculture None	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 0.4 ha   12.5 dph
<b>Site description:</b> Field behind 28 Wimblington Road	
<b>Known constraints:</b> Field	
<b>Proposal:</b> C3 Dwellinghouses 5 residential houses	
<b>Proposed development:</b> Dwellings: 5   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0	

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<b>Site ID:</b> 40445	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> May Meadows Estate May Meadows, North of Cathedral View Turf Fen Lane	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Doddington, Doddington CP	<b>Settlement Hierarchy:</b> Growth Village
<b>Current use:</b> Agriculture Garden Land, Field	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 0.495333 ha   52.49 dph

#### Site description:

The site is currently unoccupied former garden/field and is located to the East of Plots 1-4 May Meadows. The site is approximately 5000 m<sup>2</sup> and benefits from a 6 metre wide access road. The site is large enough to house the following affordable homes:

- 6 x 3 Bedroom End of Terrace/Semi Detached 2 story Homes
- 14 x 2 Bedroom Terraced 2 Story Homes
- 1 x 3 Story Block of Flats combining 3 x 2 Bedroom Flats, 3 x 1 Bedroom Flats, Bin Storage Area, 12 Space Car Park and a Recreational Area.

To the Eastern boundary is a large drain which can be utilized for drainage of treated effluent discharge, this could also be directed by means of an overflow to a polycell soakaway system in the centre of the development under the car parking area and recreational area which will serve the rainwater run off to the entire site. Mains Gas is located in the village, along with Mains Water and there is adequate space to install a power station if needed, which could be fed from the existing mains electric pylon located to the North Eastern point of the site. The Terraced properties could also

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utilize flush fitted solar panels on the roof as the roof's are West Facing and this would generate significant power subsequently combatting fuel poverty. The site has been designed to incorporate the 6 metre wide road to the development and then a 3 metre wide one way system around the estate. The footpaths which serve the site are 1.5 metres wide and will be installed at the road level in order for cars to cross over into the off road parking. The site has capacity for 52 off road car parking spaces which are designed in line with each dwelling frontage and will be installed with a SUDS approved permeable paving system in order to decrease the volume of water exiting the site via main drains. In regards to construction, there is a field owned by the land owner directly between the proposed development site and plot 4 of May Meadows. This area could be utilized for storage, welfare and material delivery throughout the phased programme of works. This site offers an area sufficient to be included in the local plan and could be constructed in line with the national planning policy framework. This development meets the criteria of the current Government Guidelines for affordable homes and would represent much needed housing for social and domestic person's needing housing in the Cambridgeshire area.

**Known constraints:**

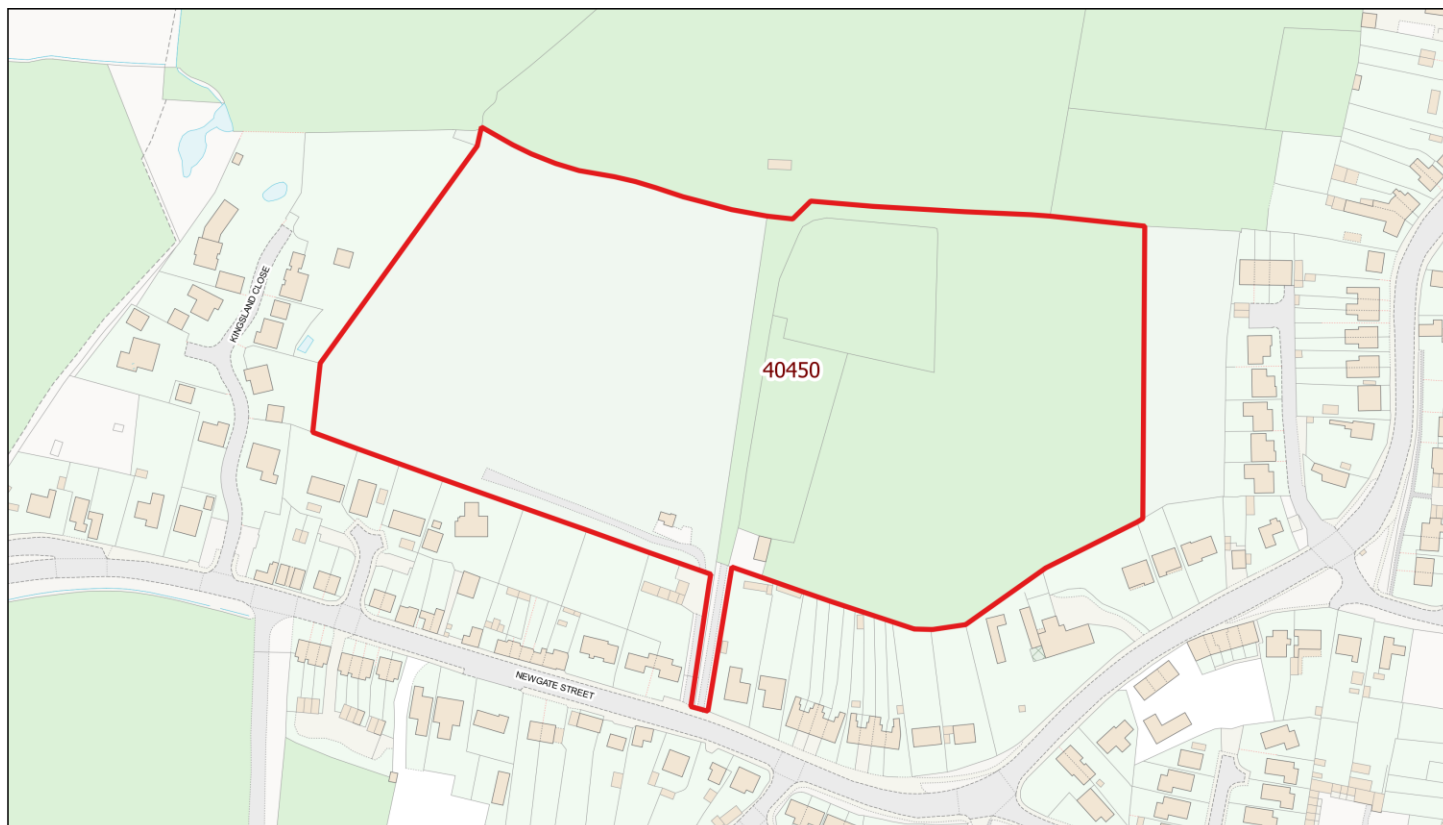
No known constraints, there is a footpath that is to be constructed from the Fen View Estate to May Meadows under planning reference F/YR15/0779/O (granted via appeal APP/D0515/W/16/3141736) and the new development foot traffic can link up to this footpath. The existing roadway of Turf Fen Lane that leads to the site has wide enough boundaries on both the Western and Eastern sides should passing places be needed for the increased vehicle traffic that the development would introduce. This development could take place without the need to occupy or use any public land or highways and as such offers self-sufficient infrastructure to serve the development.

**Proposal:** C3 Dwellinghouses

The proposal offers 26 properties in total with sufficient space surrounding to incorporate a green development. The plans have been compiled to incorporate sufficient off-road parking, private garden space, pedestrian and vehicle access and sufficient waste storage. The dwellings proposed will be affordable homes and have been designed with a mixture of 1, 2 & 3 bedroom properties that offer low cost housing to persons who are currently without a home. The mixture of 1 & 2 bedroom properties have been integrated to meet the need of the area where it is increasingly difficult to find dwellings for low occupancy housing. The Doddington area is surrounded by 3, 4, 5 & 6 bedroom properties and other near by developments offering homes that do not cater for couples, 1 child families or single persons; therefore this development will fill a gap in the current local plan and should be considered accordingly

**Proposed development:**

Dwellings: 26 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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Site submission

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<b>Site ID:</b>	40450	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Slaves Hill Land north of Newgate Street	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Paddocks and grazing land	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	11.5 ha   10.61 dph

### Site description:

Called 'Slaves Hill' as the land is too difficult to work the soil being heavy clay.  
One half used for paddocks the other grazing.  
Good access from Newgate Street.

### Known constraints:

None

### Proposal:

C3 Dwellinghouses

Proposed a mixed development of houses various sizes and 2 & 3 bed bungalows. Together with a number of £100k homes in the form of one bedroom bungalows.  
A 15m strip of trees and shrubs along Newgate Street to give residents a natural barrier.  
The roads can be extended to the north for further development in the future.

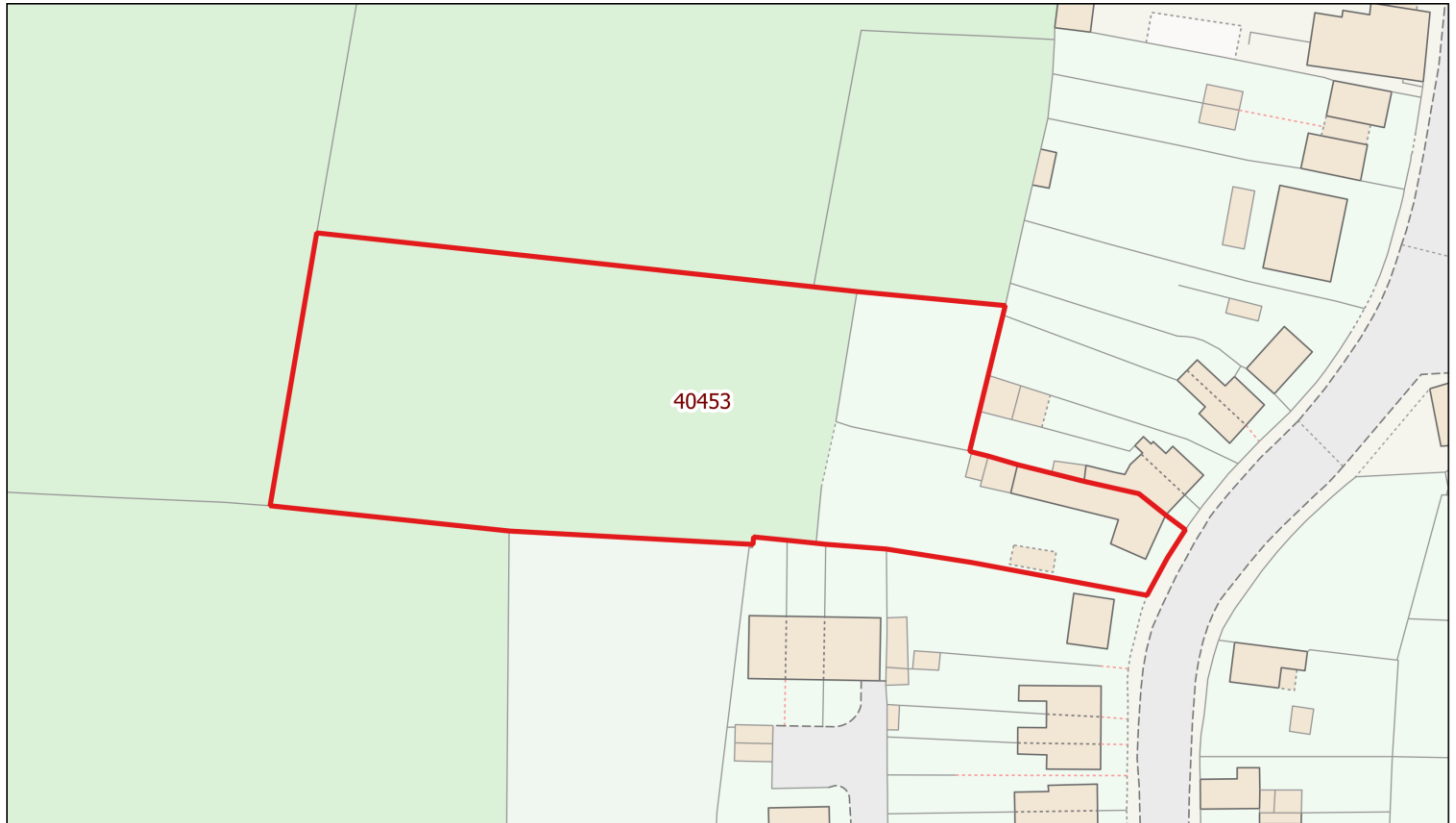
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**Proposed development:**

Dwellings: 122 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site submission

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<b>Site ID:</b>	40453	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land west of 35 New Street	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	C3 Dwellinghouses Amenity / garden land	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.49 ha   16.33 dph

#### Site description:

The site is outlined in red on the attached plan, it measures approximately 0.557 ha and has vehicular and pedestrian access directly from New Street. The site is generally clear with some mature boundary planting.

#### Known constraints:

No known constraints.

The site has pedestrian and vehicular access from New Street. The site is in single ownership and is fully available, deliverable and developable. The site is in Flood Zone 1 – see attached Environment Agency plan with no contamination or ground condition constraints.

**Proposal:** C3 Dwellinghouses

The site is available for residential development and is located in a predominately residential area. The landowner is keen to encourage a highly sustainable, 'local' development including life time homes that uses local consultants, labour,

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contractors and materials.

The development would be designed with people and the planet in mind. The development could be energy positive; these homes combine modern, open plan living with low or no energy bills and state of the art technology. The site could accommodate a mix of styles and design, from affordable to luxury.

The Government has published a Planning White Paper called “Planning for the Future”, setting out proposals for radical reform. The White Paper sets out the Governments aims and provides an indication of the direction of travel for planning going forward.

The White Paper aims to deliver a simpler, faster and more predictable planning system that encourages sustainable, beautiful and high-quality development. Part of these proposals include support for small and medium sized developers and self-builders to facilitate a more diverse and competitive housing industry. This site would accord with the aspirations set out in the White Paper.

Proposed dwellings: 7-8

**Proposed development:**

Dwellings: 8 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0