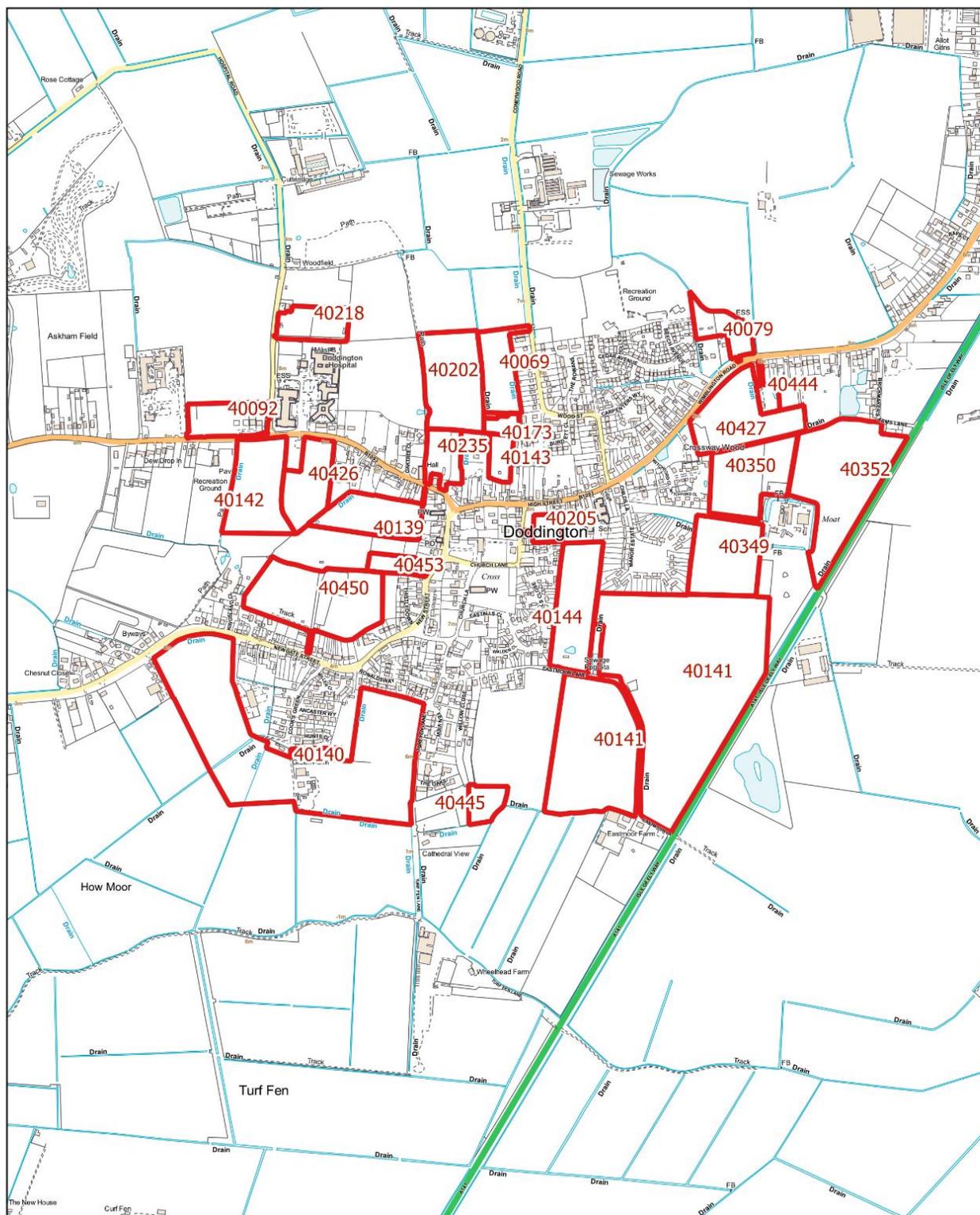


# Doddington



## Site Submissions

Draft Fenland Local Plan

### Key

 Site submission



Do not scale

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Date: 29 Apr 2022

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site has adjacent existing development, on its western boundary, and the B1093 along its southern boundary. Given this, and the size of the site, although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	5%	<b>3b.(iv) 1 in 1000yr event (area):</b>	24%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>				<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR18/0024/O Site has outline permission.				
<b>7.(ii) Planning History Search</b>	F/YR18/0024/O: Erection of up to 13 dwellings involving the formation of a new access and the d... (Grant)				

## Transport

<b>8a. Local road impacts:</b>					
<b>8b. Transport team comments:</b>	New access onto Wimblington Road				
<b>9a. Strategic Road Net. impacts:</b>					
<b>9b. Highways England comments:</b>					
<b>10a. PROW Opportunities:</b>					
<b>10b. PROW Team comments:</b>	N/A				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Childs Lane; Wimblington Road; Brickmaker's Arms Lane	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Doddington Surgery; Doddington Hospital	
11b.(v) Medical srvs 15-20 min walk:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Thomas Eaton Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	Lionel Walden Primary School is a community school with an age range of 4-11	

years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

**13a.(i) Secondary school catchment:** Cromwell Community College

**13a.(ii) Secondary school capacity:** Spare capacity in every year

A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site within 250m of potentially contaminated land

B

**14a.(ii) Intersects landfill for DI:**

**14a.(iii) Landfill for DI 0-50m:**

**14a.(iv) Landfill for DI 50-100m:**

**14a.(v) Landfill for DI 100-250m:**

**14a.(vi) Intersects Site for DI:**

**14a.(vii) Sites for DI 0-50m:**

**14a.(viii) Sites for DI 50-100m:**

**14a.(ix) Sites for DI 100-250m:** 377 (BRICK WORKS)

**14b. Env Health Officer comments:** F/YR18/0024/O - Unsuspected contamination condition recommended by EH. Nothing further to add.

**15a. Agricultural Land Classification:** 50% or more is Grade 3

C

**15b. ALC percentage site area:** GRADE 1: 0% | Grade 2: 2.23% | Grade 3: 97.77% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

**16a.(ii) Prox to County Wildlife Sites:** CWS more than 2.01km from site

A

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

**16a.(v) CWS 500m - 1km:**

**16a.(vi) CWS 1-2km:**

**16b. Record of protected species on site:** No

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** No      **16c.(iii) Grassland Buffer:** No      **16c.(iv) Grassland Stepping Stone Opp:** Yes

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE: NULL

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A17.(ii) TPO area: No TPO area within 15m of the site A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500.1 – 1000m of site C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building: Asset(s) within 500m of site D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: THE ROUND HOUSE

18c.(i) Prox to Scheduled Monument: Asset(s) within 500m of site D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m: Moated bishops' palace at Manor Farm

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:

18g. Archaeology comments:

## Site Visit

*Date / Time of Site Visit:* 23/03/2020 12:55:00*1a. Accessibility: Is the site capable of being accessible to all users?:* Yes*1b. Describe accessibility of site:* Narrow footway exists on site frontage,  
Would need upgrading.  
Existing wide access.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Dwellings to the west side.  
Countryside to the north and east.

3. Describe topography and lanscape: Flat, generally enclosed site which includes a large number of mature trees.

4. Describe layout, form, street pattern: Cul-de-sac development to the west.  
On main through road linking Doddington and Wimblington - just within 30mph zone.

5. Describe building types and features: Bungalows and 2 storey dwellings adjacent.

6. Describe site's boundaries: Mix of hedgerows and mature trees.  
Drain to the east, north and west.

7. Describe features / constraints: Mature trees on site - loss of biodiversity.

8. Describe views, sight lines or vistas: An enclosed site generally.

9a. Relationship to built form: Neutral

9b. Visual impact on wider landscape: Neutral

9c. Historic features: Neutral

9d. Justification: Due to its enclosed nature should assimilate well within existing built form.  
In the countryside but not encroaching on extensive openness of countryside beyond site.

19a. Character + Place Score: Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements). D

19b. Justification: Would be an extensive loss of mature trees on the sire with biodiversity implications - unless layout was provided to retain these(?)  
Potentially linking 'outlier' part of Doddington with main village creates an extensive built footprint and impact on the morphology.

19c. Key considerations for policy: Extant planning permission  
Loss of trees  
Village morphology - extending built form and linking to Wimblington  
Proximity to services  
Sustainable travel

## Local Preference

(i) Does Parish Council support site?: Yes

(ii) Reasons for support / object: Already supported

(iii) Parish Council site ranking (0-10): 2

## Recommendation

20a. Individual site score: Likely suitable A

20b. Comments: The site has extant planning permission and therefore has been determined to be suitable for development through the planning system.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	18%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	<p>F/YR17/3127/COND: Details reserved by conditions 4, 5 and 6 of planning permission F/YR17/0308/F (... (Approve)   F/YR13/0477/TRCA: Works to 3no Yew trees within a Conservation Area... (Grant)   F/YR11/0603/TRCA: Works to 3 Yew Trees and 2 Walnut Trees within a Conservation Area... (Grant)   F/YR12/0058/EXTIME: Erection of a single-storey rear extension and detached garage/car port to exist... (Grant)   F/YR15/0625/TRCA: Works to 3no Yew trees within a Conservation Area... (Grant)   F/YR16/0006/F: Erection of a 2-storey side extension, detached garage and shed/workshop and sit... (Refuse)   F/YR14/0504/TRCA: Works to 3no Yew trees within a Conservation Area... (Grant)   F/YR14/0989/F: Erection of a 2-storey 3-bed dwelling, 1.8m high wall/piers to entrance and the ... (Refuse)   F/1784/88/F: Erection of a single-storey and two-storey\nextension... (Finally Disposed of)   F/YR16/0346/TRCA: Fell a Yew tree within a conservation area... (Grant)   F/YR13/0761/TRCA: Works to 1 Birch Tree within a Conservation Area... (Grant)   F/YR12/0458/TRCA: Works to 3 Yew Trees within a Conservation Area... (Grant)   F/YR14/0184/TRCA: Felling of 4 Lawson Cypress trees and 4 Norway Spruce trees within a conservatio... (Grant)   F/YR14/0702/F: Erection of a 2-storey 3-bed dwelling with detached double garage and the format... (Refuse)   F/YR17/0308/F: Erection of a 2-storey side extension, detached double garage, and the temporary... (Grant)   F/YR14/0279/F: Erection of a 2-storey 3-bed dwelling with detached double garage and the format... (Withdrawn)</p>			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	New access required onto the B1093. 5.0m access with 6m kerb radii and suitable visibility may be difficult to achieve due to site constraints			

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities: Opportunities to connect to nearby PROWs outside the site boundary **D**

10b. PROW Team comments: Doddington Public Footpath No. 7 runs between B1093 and Newgate Street approx. 200m from south-west corner of site. Potential to provide a connection.

## Access to Services

11a.(i) Proximity to public transport: Less than 5 min walk (< 400m) **A**

11a.(ii) Bus stops / rail in 5 min walk: Ingle's Lane; Cook's Green; New Street; County Hospital; Thistledown

11b.(i) Prox to medical services: Less than 5 min walk (< 400m) **A**

11b.(ii) Medical srvs in 5 min walk: Doddington Surgery; Doddington Hospital

11b.(iii) Medical srvs 5-10 min walk:

11b.(iv) Medical srvs 10-15 min walk:

11b.(v) Medical srvs 15-20 min walk:

11c.(i) Proximity to shops: Less than 5 min walk (< 400m) **A**

11c.(ii) Shops within 5 min walk: One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH

11c.(iii) Shops 5-10 min walk:

11c.(iv) Shops 10-15 min walk:

11c.(v) Shops 15-20 min walk:

11d.(i) Prox to primary school: Less than 10 min walk (< 800m) **B**

11d.(ii) Primary schs in 5 min walk:

11d.(iii) Primary schs 5-10 min walk: Lionel Walden Primary School

11d.(iv) Primary schs 10-15 min walk:

11d.(v) Primary schs 15-20 min walk:

11e.(i) Prox to secondary school: Greater than 20 min walk (>1,600m) **E**

11e.(ii) Secondary sch in 5 min walk:

11e.(iii) Secondary sch 5-10 min walk:

11e.(iv) Secondary sch 10-15 min walk:

11e.(v) Secondary sch 15-20 min walk:

11f.(i) Proximity to employment: Less than 15 min walk (< 1,200m) **C**

11f.(ii) Emp area in 5 min walk:

11f.(iii) Emp area 5-10 min walk:

**40139 | Land at to south of 4-40 Benwick Road | Doddington, Doddington CP**  
**Suitability uncertain/mixed effects**

<b>11f.(iv) Emp area 10-15 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>11f.(v) Emp area 15-20 min walk</b>	Knowles Transport, Wimblington	
<b>12a.(i) Primary school catchment</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

**Land Quality**

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 100m of potentially contaminated land</b>	<b>C</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>	1047 (DEPOT); 729 (SMITHY)	
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>		
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b>	<b>C</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

**Natural Environment**

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>		

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ      **A**

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site      **A**

17.(ii) TPO area:      No TPO area within 15m of the site      **A**

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) located on site / site intersects asset      **E**

18a.(ii) CA intersects site:      Doddington

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site      **D**

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; 20, NEWGATE STREET; 2, INGLES LANE; 4, CHURCH LANE; 22, NEWGATE STREET; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500.1 – 1000m of site      **C**

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:      Moated bishops' palace at Manor Farm

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site      **A**

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site      **A**

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

**18f. Conservation Officer comments:** This will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal. Recent inspectors comments will need to be given weighting in the consideration to allocate this site.

18g. Archaeology comments:

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 11:10:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** To the side of a scout hut.  
Very narrow, tight corner at southern edge to enter site.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to the north and east.  
Fields to the south and west.

**3. Describe topography and lanscape:** Flat and open.

**4. Describe layout, form, street pattern:** Rural village road.

**5. Describe building types and features:** Bungalows and 2 storey dwellings in the vicinity.

**6. Describe site's boundaries:** Hedgerows, mature trees

**7. Describe features / constraints:** Conservation area?  
Access limited. Proximity to tight bend to the east.

**8. Describe views, sight lines or vistas:** Reasonably enclosed.

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Somewhat negative

**9d. Justification:** Will be some impact on the wider landscape but its relationship to built form should be acceptable.  
Potential impact on conservation area.  
Access from road and within site potentially problematic.

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

**D**

**19b. Justification:** Whilst it may relate acceptably to built form. Development would adversely impact to a degree on countryside character as well as the Conservation Area. Access is not straight forward past scout hut and dwellings.

**19c. Key considerations for policy:** Distance from services.  
Impact on open countryside.

Impact on conservation area.  
Access from road and within site.

## Local Preference

(i) Does Parish Council support site?: **No**

(ii) Reasons for support / object: This site is in our conservation area, and it obstructs the site of special interest that gives an unobstructed view of the St. Mary's Church from Benwick Road

(iii) Parish Council site ranking (0-10): **1**

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

**C**

20b. Comments

Development would adversely impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal.

Development would result in the loss of key views, and harm to the character of the open countryside. Constrained access - unlikely to be able to deliver a safe, suitable vehicular and pedestrian access on its own.

## Major Criteria

<b>1. Site Availability</b>	Available for development in med term (6 - 10 yrs)			<b>B</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	55.07%	<b>3a.(iii) Site area in FZ2:</b>	2.21%	<b>3a.(iv) Site area in FZ3:</b>	42.72%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	6%	<b>3b.(iii) 1 in 100yr event (area):</b>	13%	<b>3b.(iv) 1 in 1000yr event (area):</b>	43%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR12/0463/F: Single storey side and rear extensions to existing dwelling... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures			<b>C</b>
<b>8b. Transport team comments:</b>	Significant improvements required along Turf Fen Lane. Not suitable for significant increase in traffic flow without major improvement. Land not avoidable to widen and provide footway improvements. Vehicle access needs to be via Newgate Street with ped and cycle links through to Cooks Green and Turf Fen Lane. Footway improvements required along Newgate Street with potential requirement for pedestrian crossing improvements subject to modelling and PV2 calculations			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Doddington Public Footpath No. 19 commences along Turf Fen Lane to the south-			

east of the site. Potential to provide a connection.

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Cook's Green; Primrose Hill; Thistledown; New Street	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk:	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C

<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 250m of potentially contaminated land</b>	<b>B</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>	1047 (DEPOT)	
<b>14b. Env Health Officer comments:</b>	Large site, as farm is situated within site and proposal is to develop the farm, a Phase 1 desk study may be required to determine the extent of any contamination from agricultural use. Potential contamination could arise from demolition of existing structures.	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 93.37%   Grade 3: 6.63%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>		
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	

## 16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

Western field block has no wildlife interest, however eastern section potentially more valuable grassland habitat. Site is developable, however likely to be requirement for mitigation and compensatory habitats, so full built out unlikely.

## 16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Doddington

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; CLOCK TOWER; METHODIST CHAPEL; 20, NEWGATE STREET; 2, INGLES LANE; 4, CHURCH LANE; 22, NEWGATE STREET; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:      Moated bishops' palace at Manor Farm

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

## 18e.(iii) HAR within 500m of site:

**18f. Conservation Officer comments:** All proposed development sites for Doddington, to a greater or lesser degree fall within or adjacent to the conservation area, and within the setting of one or more listed buildings and scheduled monument 1019547. All sites should also consider previous refusals for back land development here, some of which have also been dismissed at appeal. Sites for Doddington warrant further specific conservation with Conservation Officer.

**18g. Archaeology comments:** Roman coins and pottery (MCB7176) 180m east of site. However, the site is located in the medieval field system (ploughed-out ridge and furrow cultivation remains are recorded on HER MCB24268) and where we have conducted small scale evaluation, we have seen very little evidence of pre-Medieval remains or significant post-medieval remains (e.g. north of Cathedral View, Turf Fen Lane ECB4795, Evaluation at 65 Newgate Street, Doddington 2014 ECB4300). Low level evaluation required by condition.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 12:00:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Probably achievable  
Various access points - improvements required in some locations.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Mixture of dwellings and open countryside including farm buildings, etc.

**3. Describe topography and lanscape:** Extensive tract of land to south of village.  
Flat-ish but land slopes upwards towards village centre.

**4. Describe layout, form, street pattern:** Cul-de-sacs access from main village through road.

**5. Describe building types and features:** Mixture.

**6. Describe site's boundaries:** Mix

**7. Describe features / constraints:** Extensive tract of land  
Upgrade of accesses required  
Impact on village shape and countryside

**8. Describe views, sight lines or vistas:** Very open to the west and south.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** An extensive tract of land with some parts relating acceptably to the built form, but others having a negative impact.  
Due to its extent would have an adverse impact on open countryside.

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

D

**19b. Justification:** The extensive nature of site means that there will be an adverse impact on the character of the village and open countryside.

Such a large development would be inappropriate for the village and much additional infrastructure would be required.

<b>19c. Key considerations for policy:</b>	Extent of site for village. Deliverability? Impact on countryside Possibility of part of site being acceptable.
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## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** This land is in Flood Zone 3. The Council would look more favourably on the land at the top of the site which is just outside the flood zone, and would look to accommodate a maximum of 20 dwellings on this part of the site. Access would not be brilliant as it would have to be by Cooks Green (a very narrow and unsuitable road for a lot of traffic), Turf Fen Lane or Newgate Street, all of which are unsuitable.

**(iii) Parish Council site ranking (0-10):** 5

## Recommendation

**20a. Individual site score** Potentially unsuitable

D

**20b. Comments** A significant proportion of the site is in Flood Zone 3 (42%). Development in such areas of the site may be incompatible with national planning policies for flood risk. Due to the scale and extent of the site, development would adversely impact on character of village and would have adverse visual impact on open countryside. Would require provision of additional infrastructure and significant improvements to vehicular accesses.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site has a band of sand and gravel on the eastern side of the site. This area of the site has adjacent existing development to the north west, and has the A141 on its south eastern boundary. Consideration should be given as to whether there are alternative sites (or a lesser part of this site) which would meet the Local Plan needs without sterilising the existing mineral resource; or if an overriding need for development on this site can be demonstrated. If the latter can be shown then regard should be had as to whether prior extraction should take place; and if not, any mineral extracted during the course of the development should be used in a sustainable manner, ideally on the development itself or taken off site for processing (the latter would require planning permission from the Mineral Planning Authority).				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. + Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1				<b>B</b>
<b>3a.(ii) Site area in FZ1:</b>	99.99%	<b>3a.(iii) Site area in FZ2:</b>	0.01%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	16%
<b>3c.(i) Intersects Historic Flood Map:</b>	No		<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site				<b>A</b>
<b>Strategy and History</b>					
<b>6. Settlement Hierarchy</b>	Large Village				<b>B</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR18/0975/F: Erection of single-storey front and rear extensions to existing dwelling... (Grant)				
<b>Transport</b>					
<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land				<b>D</b>
<b>8b. Transport team comments:</b>	Eastmoor lane single track and not suitable for increase vehicle traffic. Widening and major improvement of Eastmoor Lane required. New access onto the A141				

may also be required subject to traffic modelling. Development requires footway and cycleway connections through to Bevils and along Eastmoor Lane

#### 9a. Strategic Road Net. impacts:

#### 9b. Highways England comments:

<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PRoW within the site boundary	<b>C</b>
<b>10b. PROW Team comments:</b>	Site has one public footpath through it, means of crossing A141 necessary to connect to network of footpaths to the east.	

### Access to Services

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Curf Fen Drove; Thistledown; New Street; Ingle's Lane; Childs Lane	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	Doddington Surgery	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>	Doddington Surgery; Doddington Hospital	
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iii) Shops 5-10 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>

<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>11f.(iv) Emp area 10-15 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>11f.(v) Emp area 15-20 min walk</b>	Knowles Transport, Wimblington	
<b>12a.(i) Primary school catchment</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.	
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>		
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Doddington

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; CLOCK TOWER; METHODIST CHAPEL; 2, INGLES LANE; 4, CHURCH LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH; DODDINGTON WINDMILL; THE ROUND HOUSE

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:      Moated bishops' palace at Manor Farm

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

**18f. Conservation Officer comments:** There is a concern as to how development of this site could impact on the wider setting of the grade I listed church and the settlement of Doddington as a identifiable and attractive rural village. Careful consideration will need to be given to assessing this sites suitability for being identified as a development site. At this stage due regard should be given to the impact on the wider setting of the church and on Doddington as a whole with a view to avoid it being overwhelmed by development and its attractive village qualities lost.

**18g. Archaeology comments:** Possible double ditched enclosures (MCB27262 and 27263) and linear features (MCB15578) known from aerial photographs, as well as cropmarked enclosure (MCB1345). These are to the south west of the Designated scheduled monument: Moated Bishops' Palace at Manor Farm (NHLE1019547). Any development will have to design a significant non-development buffer into the scheme and grade development from sparse to dense away from the monument to enable it to retain a rural landscape character. Predetermination non-intrusive and intrusive archaeological work is recommended to supply evidence with any planning application for this area. A further recommendation is to omit the north east block from the red line boundary (SHELAA 40349), which contains archaeological evidence immediately adjacent to the scheduled monument, east of Manor Estate. See also SH40350 and 40352.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 12:05:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** An extensive site with no clear access points other than from A141 (new junction needed).  
Eastmoor Lane is a narrow country lane.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Open countryside in all directions except from an element to the north (dwellings).  
A141 road to the east. Farm to south.

**3. Describe topography and lanscape:** Flat and open especially to the south.  
Two extensive fields.

**4. Describe layout, form, street pattern:** Main A road to the east.  
Otherwise access lane / track to farm.

**5. Describe building types and features:** Bungalow farmhouse with modest height buildings to south.  
Otherwise none on site ex-council housing estate (1950s) to north.

**6. Describe site's boundaries:** Mix of hedgerows, fence and open in parts.

**7. Describe features / constraints:** Access lane is narrow.  
Achievable access from A141.  
Trees in centre - along lane and to the north-west.

**8. Describe views, sight lines or vistas:** *Open from the east and south especially.*

**9a. Relationship to built form:** *Negative*

**9b. Visual impact on wider landscape:** *Negative*

**9c. Historic features:** *Neutral*

**9d. Justification:** *Except for small element, site is not adjacent to village and would impact on the open countryside.*

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

D

**19b. Justification:** Development of land would close the important gap between Doddington and the A141 thereby adversely the character of the area.  
Would adversely impact morphology of the village.  
Access is problematic.

**19c. Key considerations for policy:** Impact on countryside and character of area  
Morphology of village  
Distance from services  
Access - including infrastructure provision

## Local Preference

**(i) Does Parish Council support site?:** **No**

**(ii) Reasons for support / object:** New access would have to be built from Eastmoor Lane, which is a very narrow road onto the A141, which is an exceptionally busy bypass, already regulated by traffic lights.  
This could cause a rat run through the village when motorists use this road instead of the bypass

**(iii) Parish Council site ranking (0-10):** **0**

## Recommendation

**20a. Individual site score** **Potentially unsuitable**

D

**20b. Comments** Access is constrained and would require significant works to form a safe and suitable access. The site has a poor relationship to the village and development would adversely affect its character. Development would be visually intrusive, adversely impacting on the open character of the landscape. There is a concern as to how development of this site could impact on the wider setting of the grade I listed church.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	11%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR13/0476/F			
Part of site F/YR13/0476/F   Erection of 4no 2-storey 4-bed dwellings with detached garages and 2no 2-storey 4-bed dwellings with integral garages and formation of access roads   Land East of Pavilion.				
<b>7.(ii) Planning History Search</b>	F/YR13/0476/F: Erection of 4no 2-storey 4-bed dwellings with detached garages and 2no 2-storey ... (Withdrawn)   F/YR10/3112/COND: Details reserved by Condition 03 of planning permission F/YR10/0265/F (Change of... (Approve)   F/YR10/0265/F: Change of use from agricultural land to a cemetery... (Grant)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>	Footway and access connections required			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary			<b>D</b>
<b>10b. PROW Team comments:</b>	Site adjacent to Doddington Public Footpath No. 7.			

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Cook's Green; New Street; County Hospital; Thistledown	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Doddington Surgery; Doddington Hospital	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 20 min walk (&lt; 1,600m)</b>	<b>D</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk</b>	Doddington Road Industrial Estate, Wimblington	
<b>12a.(i) Primary school catchment</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there	

were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	1047 (DEPOT)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 3	C
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:	NULL		
16e. Wildlife Officer comments:	No wildlife concerns		
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site		D
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:	Doddington		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; 20, NEWGATE STREET; 4, CHURCH LANE; 22, NEWGATE STREET; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site		B
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:	Moated bishops' palace at Manor Farm		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		A
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:	All proposed development sites for Doddington, to a greater or lesser degree fall within or adjacent to the conservation area, and within the setting of one or more listed buildings and scheduled monument 1019547. All sites should also consider previous refusals for back land development here, some of which have also been dismissed at appeal. Sites for Doddington warrant further specific		

conservation with Conservation Officer.

**18g. Archaeology comments:** Archaeological evaluation in the vicinity of this site has provided only negative results. And land drains. We do not object and have no recommendations for this scheme.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 10:20:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Footpath exists on both sides of road.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Detached dwellings and hospital care home  
Opposite club house and playing fields to the west  
Fields to the east and south

**3. Describe topography and lanscape:** Flat, open field

**4. Describe layout, form, street pattern:** Rural road on outskirts of village

**5. Describe building types and features:** Detached 2 storey dwelling  
Single storey to the west  
Hospital care home 3 storey

**6. Describe site's boundaries:** Open to the west  
PROW follows boundary  
Hedge to east  
Hedgerows to south  
Open to road  
1 tree on site frontage

**7. Describe features / constraints:** Field is below road level

**8. Describe views, sight lines or vistas:** Very open on leaving / entering village

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** Would be removed from main part of the village. Would have impact on the open countryside.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** Site is not adjacent to the built form of the village and would extend considerably into open countryside

**19c. Key considerations for policy:** Impact on countryside, village slope  
Distance to services.

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** This site would open onto what is already a very congested and over used road

Important: The inclusion of a site in this document does not represent any decision by the Council nor provide the site with any kind of planning status. This document assesses sites individually. Please see the Sites Evidence Report (August 2022) for the justification for inclusion in the draft Local Plan or not.

**Potentially unsuitable**

(Benwick Road) The Council is already looking at ways in which to try and calm the traffic on this route, as there are many employment sites which already use the road, including Delfland Nurseries, Askham Village, Doddington Court, The MIU, Doddington Surgery, The Village Hall, The Recreation Ground, and the Scout Hut.

Again the site is in the conservation area, and would obstruct the site of special interest which is the view from Benwick Road to St. Mary's church

(iii) Parish Council site ranking (0-10): 0

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site has a poor relationship to the built form of the village. Development would adversely impact on the character and form of the village. The site extends considerably into open countryside. Development would lead to adverse visual impacts.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing development, along its eastern boundary. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>		
F/YR12/0191/F: Erection of a single storey rear extension (including annexe) to existing dwelli... (Grant)   F/YR12/0192/CA: Demolition of single storey rear extension to existing dwelling... (Grant)   F/YR14/0366/NONMAT: Non-material amendment: Amendment to location and design of windows and doors (i... (Approve)		

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Back land plot. New access required	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary	<b>D</b>
<b>10b. PROW Team comments:</b>	Doddington Public Footpath No. 10 running north from B1093 is approx. 150m	

from north-west corner of site. Potential to provide connection.

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Ingle's Lane; New Street; Childs Lane	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:	Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C

<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	
<b>14a.(ix) Sites for DI 100-250m:</b>	
<b>14b. Env Health Officer comments:</b>	
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b> <span style="float: right; border: 1px solid black; padding: 2px;">C</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>16a.(iii) Site intersects CWS:</b>	
<b>16a.(iv) CWS within 500m:</b>	
<b>16a.(v) CWS 500m - 1km:</b>	
<b>16a.(vi) CWS 1-2km</b>	
<b>16b. Record of protected species on site:</b>	Yes
<b>16c.(i) Highest quality habitats:</b>	
<b>16c.(ii) Existing Grassland:</b>	Yes
<b>16c.(iii) Grassland Buffer:</b>	Yes
<b>16c.(iv) Grassland Stepping Stone Opp:</b>	No

16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer:	No	16c.(x) Woodland Stepping Stone Opp:	No
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ				<b>A</b>
16d.(ii) Requirements to consult NE:	NULL				
16e. Wildlife Officer comments:	Site appears to support extensive areas of mature trees, shrubs and grassland habitats. Concern that bio net gain may not be achievable without significant compensation measures. Recommend not allocating for development.				
17.(i) TPO points:	No TPO point within 15m of the site				<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site				<b>A</b>
<b>Heritage</b>					
18a.(i) Prox to Conservation Area:	Asset(s) located on site / site intersects asset				<b>E</b>
18a.(ii) CA intersects site:	Doddington				
18a.(iii) CA within 500m:					
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site				<b>D</b>
18b.(ii) Listed Building on site:					
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; THE ROUND HOUSE; 2, INGLES LANE; 4, CHURCH LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH				
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site				<b>C</b>
18c.(ii) Sched Mnmt intersects site:					
18c.(iii) Sched Mnmt within 500m:					
18c.(iv) Sched Mnmt 500m-1km:	Moated bishops' palace at Manor Farm				
18c.(v) Sched Mnmt 1-2km:					
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site				<b>A</b>
18d.(ii) Reg P+G intersects site:					
18d.(iii) Reg PG within 500m:					
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site				<b>A</b>
18e.(ii) HAR intersects site:					
18e.(iii) HAR within 500m of site:					
18f. Conservation Officer comments:	All proposed development sites for Doddington, to a greater or lesser degree fall				

within or adjacent to the conservation area, and within the setting of one or more listed buildings and scheduled monument 1019547. All sites should also consider previous refusals for back land development here, some of which have also been dismissed at appeal. Sites for Doddington warrant further specific conservation with Conservation Officer.

## 18g. Archaeology comments:

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 11:20:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** Very narrow track past front of existing dwelling - would not serve cars. Site is phase 3 of a 3 phase development. Phase 1 (40069) has planning permission and under construction. Phase 2 (400173) in-between phase 1 and 3.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to east (2 storey).  
2 storey detached dwellings to west  
Mill tower - redundant (listed buildings)

**3. Describe topography and lanscape:** Flat, well screened to west, paddock

**4. Describe layout, form, street pattern:** Cul-de-sac to the east.  
Access effectively forms long cul-de-sac.

**5. Describe building types and features:** Listed building - windmill tower.  
2 storey dwellings in the area.  
Single storey along access road fronting access

**6. Describe site's boundaries:** Varies, hedgerows and fences

**7. Describe features / constraints:** Access  
Impact on listed building to north west  
Conservation area?

**8. Describe views, sight lines or vistas:** Reasonably enclosed.

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Negative

**9d. Justification:** Would relate acceptably to built form and not be obviously visible from prominent views. But near a listed windmill structure.

**19a. Character + Place Score:** Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

C

**19b. Justification:** Could potentially be a suitable site but access is problematic as it relies on phases 1 (under construction) and phase 2 (gaining pp) to provide vehicular access.

**19c. Key considerations for policy:** Impact on heritage assets.  
Access -both for vehicles and long term for cyclists and pedestrians - potential

benefits?

Relationship to phases 1 and 2?

## Local Preference

(i) Does Parish Council support site?: **Yes**

(ii) Reasons for support / object: This site would constitute phase 2 of the Reason Homes development on Wood Street. Whilst it is land locked and the access would have to be through Phase 1 which is already in train, the Council would look more favourably on such a smaller development already within the footprint of the village

(iii) Parish Council site ranking (0-10): **6**

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

**C**

20b. Comments

Site assessment process identifies some constraints with mixed and uncertain effects. Including impacts on setting of listed building and conservation area. Also need to consider how this site relates to adjoining site 40173 particularly in terms of access.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	15%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>	F/YR16/0730/FDL			
<b>7.(ii) Planning History Search</b>	<p>F/YR14/0503/FDL: Erection of 62 x dwellings with associated garages and parking, consist of 2 x 3... (Refuse)  </p> <p>F/YR17/0152/F: Erection of a single-storey side/rear extension to existing dwelling involving r... (Grant)  </p> <p>F/YR16/0730/FDL: Erection of 62no dwellings with associated garages, sheds and parking, consistin... (Refuse)  </p> <p>F/YR12/0242/F: Erection of a side/rear extension to existing dwelling... (Grant)</p>			

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Eastmoor lane single track and not suitable for increase vehicle traffic. Widening and major improvement of Eastmoor Lane required. New access onto the A141 may also be required subject to traffic modelling. Development requires footway and cycleway connections through to Bevills and along Eastmoor Lane			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PRoW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Ingle's Lane; New Street; Childs Lane; Thistledown	
11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	B
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:	Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there	

were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

<b>13a.(i) Secondary school catchment</b>	Cromwell Community College	
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b>	<b>A</b>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site located more than 250m from potentially contaminated land</b>	<b>A</b>
<b>14a.(ii) Intersects landfill for DI:</b>		
<b>14a.(iii) Landfill for DI 0-50m:</b>		
<b>14a.(iv) Landfill for DI 50-100m:</b>		
<b>14a.(v) Landfill for DI 100-250m:</b>		
<b>14a.(vi) Intersects Site for DI:</b>		
<b>14a.(vii) Sites for DI 0-50m:</b>		
<b>14a.(viii) Sites for DI 50-100m:</b>		
<b>14a.(ix) Sites for DI 100-250m:</b>		
<b>14b. Env Health Officer comments:</b>		
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b>	<b>D</b>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b>	<b>A</b>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b>	<b>A</b>
<b>16a.(iii) Site intersects CWS:</b>		
<b>16a.(iv) CWS within 500m:</b>		
<b>16a.(v) CWS 500m - 1km:</b>		
<b>16a.(vi) CWS 1-2km</b>		
<b>16b. Record of protected species on site:</b>	Yes	
<b>16c.(i) Highest quality habitats:</b>		
<b>16c.(ii) Existing Grassland:</b>	No	<b>16c.(iii) Grassland Buffer:</b> No
		<b>16c.(iv) Grassland Stepping Stone Opp:</b> Yes
<b>16c.(v) Existing Wetland:</b>	No	<b>16c.(vi) Wetland Buffer:</b> No
		<b>16c.(vii) Wetland Stepping Stone Opp:</b> No

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		<b>A</b>
16d.(ii) Requirements to consult NE:	NULL		
16e. Wildlife Officer comments:	Majority of site has no wildlife interest, however large pond/ mature trees and old barn present at southern end of site, so recommend this section is not developed/ habitats retained as natural green space.		
17.(i) TPO points:	No TPO point within 15m of the site		<b>A</b>
17.(ii) TPO area:	TPO area on site		<b>E</b>
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site		<b>D</b>
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:	Doddington		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		<b>D</b>
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; 20, NEWGATE STREET; THE ROUND HOUSE; 2, INGLES LANE; 4, CHURCH LANE; 22, NEWGATE STREET; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500m of site		<b>D</b>
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:	Moated bishops' palace at Manor Farm		
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:			
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		<b>A</b>
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		<b>A</b>
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:	There is a concern as to how development of this site could impact on the wider setting of the grade I listed church and the settlement of Doddington as a		

identifiable and attractive rural village. Careful consideration will need to be given to assessing this sites suitability for being identified as a development site. At this stage due regard should be given to the impact on the wider setting of the church and on Doddington as a whole with a view to avoid it being overwhelmed by development and its attractive village qualities lost.

<b>18g. Archaeology comments:</b>	Possible double ditched enclosures (MCB27262) is within this site. Linear features (MCB15578) known from aerial photographs, as well as cropmarked enclosure (MCB1345). These are to the south west of the designated scheduled monument: Moated Bishops' Palace at Manor Farm (NHLE1019547). Archaeological condition required
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## Site Visit

**Date / Time of Site Visit:** 23/03/2020 11:55:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** Eastmoor Lane is a very narrow lane. Would need significant investment to bring it to an adaptable to serve an extensive development site.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:**  
Dwellings to the west and east (partly)  
Primary school to the north.  
Lane and open fields to the south.  
Utility works to south east.

**3. Describe topography and lanscape:** Generally flat with gentle rise to the north

**4. Describe layout, form, street pattern:** A rural lane (narrow) used to access farm  
Cul-de-sac development to the west and east

**5. Describe building types and features:** 2 storey, mainly modern dwellings to the west.  
2 storey 1920 - 30s primary school to north.  
Ex-council housing estate (2 storey) to east.

**6. Describe site's boundaries:** Mix of fences, hedges and open drains to north and east.  
Mature tree belt to the west (part) and mature tree line to the south.

**7. Describe features / constraints:** Access along narrow lane  
School to north - potentially non-designated heritage asset.

**8. Describe views, sight lines or vistas:** Reasonably enclosed  
Mostly open from the south.

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Neutral

**9d. Justification:** Would relate acceptably to built form and due to generally enclosed nature, not adversely impact on open countryside.

<b>19a. Character + Place Score:</b>	<b>Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).</b>	<b>C</b>
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**19b. Justification:** Whilst in location and morphology terms may be acceptable, access is problematic along narrow country lane. Sustainable links to key services are limited.

**19c. Key considerations for policy:** Access - including other sustainable links  
Proximity to services  
Impact on primary school (non-designated heritage assets)  
Impact on countryside

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** This site has been refused on access grounds three times already and whilst the Council would not wish to see in excess of 60 homes built there, they would look more favourably on a maximum of 20 homes, providing the remainder of the site was allocated to an extension of the Lionel Walden School either as new buildings, or as a playing field.

**(iii) Parish Council site ranking (0-10):** 6

## Recommendation

**20a. Individual site score** Potentially unsuitable

D

**20b. Comments** Access is constrained. Major works to the vehicular access would be required, potentially requiring a new access to the A141. Pedestrian and cycle links would also be required to access village services. The constrained access may affect the deliverability of the site.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing development, along its eastern boundary. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>0% risk of surface water flooding (1 in 30 year event)</b>				<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>
<b>Strategy and History</b>					
<b>6. Settlement Hierarchy</b>	<b>Large Village</b>				<b>B</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR17/0406/F: Erection of 28 x single-storey dwellings with associated garages and parking, co... (Grant)   F/YR19/0219/NONMAT: Non-material amendment: Reduce garage size and remove attic storage, roof lights... (Approve)   F/YR18/3135/COND: Details reserved by conditions 2, 4, 6, 7, 10, 11, 12, 13, 17, 19 and 20 of plan... (Approve)				
<b>Transport</b>					
<b>8a. Local road impacts:</b>	No objection with minor mitigation measures				<b>A</b>
<b>8b. Transport team comments:</b>	Back land plot. New access required				
<b>9a. Strategic Road Net. impacts:</b>					
<b>9b. Highways England comments:</b>					
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities				<b>E</b>
<b>10b. PROW Team comments:</b>					

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Ingle's Lane; New Street; Childs Lane	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Doddington Surgery	
11b.(iii) Medical srvs 5-10 min walk:	Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington; Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	Lionel Walden Primary School is a community school with an age range of 4-11	

## Suitability uncertain/mixed effects

years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

**13a.(i) Secondary school catchment:** Cromwell Community College

**13a.(ii) Secondary school capacity:** Spare capacity in every year

A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site located more than 250m from potentially contaminated land

A

**14a.(ii) Intersects landfill for DI:**

**14a.(iii) Landfill for DI 0-50m:**

**14a.(iv) Landfill for DI 50-100m:**

**14a.(v) Landfill for DI 100-250m:**

**14a.(vi) Intersects Site for DI:**

**14a.(vii) Sites for DI 0-50m:**

**14a.(viii) Sites for DI 50-100m:**

**14a.(ix) Sites for DI 100-250m:**

**14b. Env Health Officer comments:**

**15a. Agricultural Land Classification:** 50% or more is Grade 3

C

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 0% | Grade 3: 100% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

**16a.(ii) Prox to County Wildlife Sites:** CWS more than 2.01km from site

A

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

**16a.(v) CWS 500m - 1km:**

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** Yes    **16c.(iii) Grassland Buffer:** Yes    **16c.(iv) Grassland Stepping Stone Opp:** No

**16c.(v) Existing Wetland:** No    **16c.(vi) Wetland Buffer:** No    **16c.(vii) Wetland Stepping Stone Opp:** No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE: NULL

Site appears to support extensive areas of mature trees, shrubs and grassland habitats. Concern that bio net gain may not be achievable without significant compensation measures. Recommend not allocating for development.

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A17.(ii) TPO area: No TPO area within 15m of the site A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Doddington

18b.(i) Prox to Listed Building: Asset(s) within 500m of site D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; THE ROUND HOUSE; 2, INGLES LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH

18c.(i) Prox to Scheduled Monument: Asset(s) within 500.1 – 1000m of site C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km: Moated bishops' palace at Manor Farm

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: This will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting

and these have been upheld at appeal. Recent inspectors comments will need to be given weighting in the consideration to allocate this site.

## 18g. Archaeology comments:

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 11:45:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Potentially from Sutton Way (spur road off Wood Street) - width sufficient? - next to bungalow side fence.  
Phase 2 of 3 phases.  
Phase 1 to north 40069.  
Phase 3 to south 40143.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** New estate under construction to the north.  
Countryside to the west, bungalows to the east.  
Scrubland and paddock type area to the south.

**3. Describe topography and lanscape:** Flat, small field / paddock.

**4. Describe layout, form, street pattern:** Cul-de-sac developments off Wood Street which is main access road.

**5. Describe building types and features:** New modern development (bungalows) to the north - also to the east.  
Listed windmill and detached dwellings to the south west.

**6. Describe site's boundaries:** Mix of hedgerows, fences and open parts.

**7. Describe features / constraints:** Listed windmill adjacent to south west corner of the site.

**8. Describe views, sight lines or vistas:** Reasonably enclosed on all sides.

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Negative

**9d. Justification:** Site would relate acceptably to built form and due to its enclosed nature would not impact on countryside.  
However, adverse impact on windmill (listed building).

**19a. Character + Place Score:** Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

C

**19b. Justification:** Would relate acceptably to built form and open countryside, but may impact on setting of listed building.  
Also access potentially problematic.  
Views in relation to phase 1 and 3.

**19c. Key considerations for policy:** Impact on listed building  
Access including sustainable transport modes  
Relationship to land to north and south (Phases 1 and 3).  
Proximity to services and location.

## Local Preference

(i) Does Parish Council support site?: **No**

(ii) Reasons for support / object: This is a massive site the access to which would be via the Reason Homes site which abuts it. The Council would probably look more favourably on the site if there were a maximum of 40 houses. The water table is very high at this site, and neighbouring homes at the bottom of the site already have problems with foul water disposal.

(iii) Parish Council site ranking (0-10): **3**

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

The site has some merit, as it is relatively free from constraints and relates to built form, including other phases of current development. However, development of the site will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is underlain by sand and gravel, with the exception of its north western corner. It has limited existing development on its western and southern boundaries. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>0% risk of surface water flooding (1 in 30 year event)</b>				<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>				<b>B</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR10/0297/O: Erection of 16 dwellings, 4 craft studios/workshops, chapel/quiet room, museum a... (Refuse)   F/YR17/0406/F: Erection of 28 x single-storey dwellings with associated garages and parking, co... (Grant)   F/YR16/0702/TRCA: Works to 1 Eucalyptus tree and a group of Elder and Ash trees within a conservat... (Grant)   F/YR19/0219/NONMAT: Non-material amendment: Reduce garage size and remove attic storage, roof lights... (Approve)   F/YR11/0517/O: Erection of 5no 2-storey 4-bed dwellings... (Refuse)   F/YR18/3135/COND: Details reserved by conditions 2, 4, 6, 7, 10, 11, 12, 13, 17, 19 and 20 of plan... (Approve)				

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures				<b>A</b>
<b>8b. Transport team comments:</b>	Back land plot. New access required. Footway and cycleway improvement may be required				
<b>9a. Strategic Road Net. impacts:</b>					

## 9b. Highways England comments:

10a. PROW Opportunities:	Opportunities to connect to nearby PROWs outside the site boundary	D
10b. PROW Team comments:	Doddington Public Footpath No. 10 runs along the western boundary of the site.	

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Ingle's Lane; New Street; Childs Lane; County Hospital	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	C
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington; Knowles Transport, Wimblington	

11f.(v) Emp area 15-20 min walk

12a.(i) Primary school catchment Lionel Walden Primary School

12a.(ii) Primary school capacity: **Limited capacity****C**

12b. Pri school capacity comments: Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

13a.(i) Secondary school catchment Cromwell Community College

13a.(ii) Secondary school capacity: **Spare capacity in every year****A**

13b. Sec school capacity comments: Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

14a.(i) Prox pot. contaminated land: **Site located more than 250m from potentially contaminated land****A**

14a.(ii) Intersects landfill for DI:

14a.(iii) Landfill for DI 0-50m:

14a.(iv) Landfill for DI 50-100m:

14a.(v) Landfill for DI 100-250m:

14a.(vi) Intersects Site for DI:

14a.(vii) Sites for DI 0-50m:

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m:

14b. Env Health Officer comments:

15a. Agricultural Land Classification: **50% or more is Grade 3****C**

15b. ALC percentage site area GRADE 1: 0% | Grade 2: 0% | Grade 3: 100% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: **LNR more than 2.01km from site****A**16a.(ii) Prox to County Wildlife Sites: **CWS more than 2.01km from site****A**

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) located on site / site intersects asset

E

18a.(ii) CA intersects site:      Doddington

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; THE ROUND HOUSE; 2, INGLES LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500.1 – 1000m of site

C

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:      Moated bishops' palace at Manor Farm

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

<b>18f. Conservation Officer comments:</b>	This will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal. Recent inspectors comments will need to be given weighting in the consideration to allocate this site.
<b>18g. Archaeology comments:</b>	Land adjacent to an evaluated area (ECB5320) at SHELAA 40069 that revealed archaeological remains of low significance warranting no further work. Low potential site - no archaeological work required.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 11:05:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** At present site accessed via a PROW.  
No footway.  
Would rely on adjacent development.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Open fields to the west, north and east.  
Orchard / farm land to the south.  
Pond to the west (south end).

**3. Describe topography and lanscape:** Flat and open (especially to north)

**4. Describe layout, form, street pattern:** Rural roads.  
Cul-de-sacs to south west and east.

**5. Describe building types and features:** 2 storey in the main. Bungalows to the east.

**6. Describe site's boundaries:** Open to the north.  
Hedgerows, otherwise open to the east.

**7. Describe features / constraints:** No access.

**8. Describe views, sight lines or vistas:** Very open to the north and east.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Negative

**9d. Justification:** Relates poorly to the built form.  
Would have an adverse impact on open countryside.  
Also would impact on the setting of listed building.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** The site is in open countryside although would be adjacent to new development to the east.  
Access to the site is not clear and achievable without access from adjacent developments at this time.  
Would adversely impact on the listed building.

**19c. Key considerations for policy:** Extant planning permission to the east.

Distance from services.  
 Impact on countryside.  
 Achievable access.  
 Impact on setting of listed building.

## Local Preference

(i) Does Parish Council support site?: **Yes**

(ii) Reasons for support / object: The Council would look more favourably on this site if there were a smaller number of units than the 80 envisaged and would suggest a maximum of 40. The access would have to be through the Reason Homes site which would cause disruption. Again, this site is within the village existing footprint.

(iii) Parish Council site ranking (0-10): **6**

## Recommendation

20a. Individual site score

Potentially unsuitable

**D**

20b. Comments

The site relates poorly to the built form of the village. Development will likely have adverse visual impacts on the open countryside. Development of the site will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Lacks safe, suitable access.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	2%	<b>3b.(iii) 1 in 100yr event (area):</b>	11%	<b>3b.(iv) 1 in 1000yr event (area):</b>	20%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR14/0404/TRCA: Works to 3 Yew trees and felling of 1 Yew tree within a conservation area... (Grant)   F/YR17/0910/F: Erection of stable block/stores... (Refuse)			

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>
<b>8b. Transport team comments:</b>				
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities			<b>E</b>
<b>10b. PROW Team comments:</b>				

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)			<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Ingle's Lane; New Street; Childs Lane; Thistledown			

11b.(i) Prox to medical services:	Less than 10 min walk (< 800m)	<b>B</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	<b>A</b>
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	<b>A</b>
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 15 min walk (< 1,200m)	<b>C</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(v) Emp area 15-20 min walk:	Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	<b>C</b>
12b. Pri school capacity comments:	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.	
13a.(i) Secondary school catchment	Cromwell Community College	

13a.(ii) Secondary school capacity:	Spare capacity in every year	<b>A</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</b>
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	729 (SMITHY)	
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	<b>D</b>
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 99.57%   Grade 3: 0.43%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	<b>A</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	
16c.(i) Highest quality habitats:		
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No
		16c.(iv) Grassland Stepping Stone Opp: Yes
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No
		16c.(vii) Wetland Stepping Stone Opp: No
16c.(viii) Extstg Woodland:	No	16c.(ix) Woodland Buffer: No
		16c.(x) Woodland Stepping Stone Opp: Yes
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	<b>A</b>
16d.(ii) Requirements to consult NE:	NULL	

Site supports attractive meadow with mature trees. Likely to also have range of

protected species present. Recommend not allocating for development.

**16e. Wildlife Officer comments:**

**17.(i) TPO points:** No TPO point within 15m of the site A

**17.(ii) TPO area:** TPO area on site E

**Heritage**

**18a.(i) Prox to Conservation Area:** Asset(s) located on site / site intersects asset E

**18a.(ii) CA intersects site:** Doddington

**18a.(iii) CA within 500m:**

**18b.(i) Prox to Listed Building:** Asset(s) within 500m of site D

**18b.(ii) Listed Building on site:**

**18b.(iii) LB within 500m of site:** 4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; THE ROUND HOUSE; 2, INGLES LANE; 4, CHURCH LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH

**18c.(i) Prox to Scheduled Monument:** Asset(s) within 500m of site D

**18c.(ii) Sched Mnmt intersects site:**

**18c.(iii) Sched Mnmt within 500m:** Moated bishops' palace at Manor Farm

**18c.(iv) Sched Mnmt 500m-1km:**

**18c.(v) Sched Mnmt 1-2km:**

**18d.(i) Prox to Reg Parks+Gardens:** Asset(s) more than 2km from site A

**18d.(ii) Reg P+G intersects site:**

**18d.(iii) Reg PG within 500m:**

**18e.(i) Prox to Heritage at Risk:** Asset(s) more than 2km from site A

**18e.(ii) HAR intersects site:**

**18e.(iii) HAR within 500m of site:**

**18f. Conservation Officer comments:** This site is not suitable to be identified for development within the local plan. The site forms the curtilage to a grade ii listed building and it is also located within the Doddington Conservation Area. The open (paddock) nature of the site makes a fundamental contribution to the setting of the listed building and character and appearance of the conservation area. Previous discussions regarding the development of this site have been met with a negative response and has been made clear that this site is not suitable for development for numerous dwellings. In 2019 a preapp, 19/0173/PREAPP, was submitted seeking advice on the acceptability of erecting five dwellings on this site and the response was that such a scheme could not be supported if formal applications

were submitted.

## 18g. Archaeology comments:

### Site Visit

**Date / Time of Site Visit:** 23/03/2020 12:15:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Site is in centre of village and access should (in theory) be possible.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to the south and north east.  
Primary school to the east.  
Would be part of field / paddock retained to the north.

**3. Describe topography and lanscape:** Generally flat, small field / paddock presently used for grazing cattle.

**4. Describe layout, form, street pattern:** On two village roads at centre of village.  
Main through road to the north of the site.

**5. Describe building types and features:** None on site. Mainly 2 storey dwellings, including listed buildings to the south and north west and on west side of Ingles Lane.  
Mix of ages.

**6. Describe site's boundaries:** Post and rail fences, hedgerows and domestic fences and native trees.

**7. Describe features / constraints:** Mature trees on site.  
Listed building adjacent to proposed access.

**8. Describe views, sight lines or vistas:** A prominent feature within the centre of Doddington which contributes to its historic rural character.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Negative

**9d. Justification:** Site contributes to historic rural character of the village and development would adversely impact on this character.  
Listed building immediately to south of proposed access.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** Development would result in the loss of an open field/paddock within the centre of the village to the detriment of its character.  
Development would adversely impact on the setting of the listed building to the south and on mature trees.

**19c. Key considerations for policy:** Character of village.  
Proximity to services.  
Impact on listed building.  
Loss of some mature trees.

### Local Preference

**(i) Does Parish Council support site?:** No

Potentially unsuitable

**(ii) Reasons for support / object:** This is a site of special interest within the village. It used to be the village Pound and it contains a Grade 2 listed house. It is a pleasant green space in the centre of the village which contains both domestic animals and wildlife that both children and adults enjoy stopping to look at.

**(iii) Parish Council site ranking (0-10): 0**

## Recommendation

**20a. Individual site score**

**Potentially unsuitable**

**D**

**20b. Comments**

Development would result in the loss of an open field/paddock within the centre of the village to the detriment of its character. The site forms the curtilage to a grade II listed building and it is also located within the Doddington Conservation Area. The open (paddock) nature of the site makes a fundamental contribution to the setting of the listed building and character and appearance of the conservation area. Site supports attractive meadow with mature trees, and is likely to also have range of protected species present. Parish Council notes the importance of this open space to the local community.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

### 6. Settlement Hierarchy

#### 7.(i) Planning History (Form B):

#### 7.(ii) Planning History Search

F/YR18/0643/F: Erection of a single-storey outbuilding to front of existing dwelling... (Grant) | F/YR19/0667/O: Erect up to 2 x dwellings (outline application with matters committed in respect... (Refuse) | F/YR10/3100/COND: Details reserved by conditions 2, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 of plann... (Approve) | F/YR14/0639/F: Erection of 3.725m high (max height) security compound caged enclosure... (Grant) | F/YR10/0435/F: Erection of canopies to Icen Block and Out Patients buildings, 6 no cycle shelt... (Grant) | F/YR10/0550/NONMAT: Non-material amendment - insertion of double doors to plant room and single door... (Approve)

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures	<b>C</b>
<b>8b. Transport team comments:</b>	Remote location. Hospital Road will require widening and footways provided	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	No PROW connection opportunities	<b>E</b>
<b>10b. PROW Team comments:</b>		

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	County Hospital	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Doddington Surgery; Doddington Hospital	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>		
<b>11d.(iii) Primary schs 5-10 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 20 min walk (&lt; 1,600m)</b>	<b>D</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>		
<b>11f.(v) Emp area 15-20 min walk</b>	Doddington Road Industrial Estate, Wimblington; Knowles Transport, Wimblington	
<b>12a.(i) Primary school catchment</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11	

years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

**13a.(i) Secondary school catchment:** Cromwell Community College

**13a.(ii) Secondary school capacity:** Spare capacity in every year

A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site located more than 250m from potentially contaminated land

A

**14a.(ii) Intersects landfill for DI:**

**14a.(iii) Landfill for DI 0-50m:**

**14a.(iv) Landfill for DI 50-100m:**

**14a.(v) Landfill for DI 100-250m:**

**14a.(vi) Intersects Site for DI:**

**14a.(vii) Sites for DI 0-50m:**

**14a.(viii) Sites for DI 50-100m:**

**14a.(ix) Sites for DI 100-250m:**

**14b. Env Health Officer comments:**

**15a. Agricultural Land Classification:** 50% or more is Grade 3

C

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 0% | Grade 3: 100% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

**16a.(ii) Prox to County Wildlife Sites:** CWS more than 2.01km from site

A

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

**16a.(v) CWS 500m - 1km:**

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** No

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** Yes    **16c.(iii) Grassland Buffer:** Yes    **16c.(iv) Grassland Stepping Stone Opp:** No

**16c.(v) Existing Wetland:** No    **16c.(vi) Wetland Buffer:** No    **16c.(vii) Wetland Stepping Stone Opp:** No

16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: Yes	16c.(x) Woodland Stepping Stone Opp: Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		<b>A</b>
16d.(ii) Requirements to consult NE:	NULL		
	No wildlife concerns		
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site		<b>A</b>
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site		<b>D</b>
18a.(ii) CA intersects site:			
18a.(iii) CA within 500m:	Doddington		
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		<b>D</b>
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site		<b>B</b>
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:	Moated bishops' palace at Manor Farm		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		<b>A</b>
18d.(ii) Reg P+G intersects site:			
18d.(iii) Reg PG within 500m:			
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site		<b>A</b>
18e.(ii) HAR intersects site:			
18e.(iii) HAR within 500m of site:			
18f. Conservation Officer comments:	All proposed development sites for Doddington, to a greater or lesser degree fall within or adjacent to the conservation area, and within the setting of one or more listed buildings and scheduled monument 1019547. All sites should also consider previous refusals for back land development here, some of which have also been dismissed at appeal. Sites for Doddington warrant further specific conservation with Conservation Officer.		
18g. Archaeology comments:	Located north of North Witchford Union Workhouse, Doddington (MCB24269). Land adjacent (SHELAA 40069) to east produced low significance archaeological features warranting no further archaeological investigation. No comment no objection.		

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 10:30:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** No footpath.  
Rural lane - with some traffic due to garden centre, etc.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Rear of Doddington Hospital, located to south.  
Open fields, paddocks, countryside.

**3. Describe topography and lanscape:** Generally flat, slight slope south to north.  
Hedgerows to west and south.  
Post and rail fence demarcates boundary.

**4. Describe layout, form, street pattern:** Rural lane.

**5. Describe building types and features:** Few detached dwellings to north.

**6. Describe site's boundaries:** Hedgerows and post and rail fences.

**7. Describe features / constraints:** Power line crosses site.  
No footway.  
Distance from services.

**8. Describe views, sight lines or vistas:** Reasonably enclosed from road.  
Hedgerow to west - screening.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** The site is away from the main part of the village - some distance from key services, and would impact on the open countryside.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** Development would relate poorly to the main part of the village and would have an adverse impact on the open countryside.  
No footway/cycleway provided.

**19c. Key considerations for policy:** Distance from services  
Footway  
Impact on countryside.

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** The Council have great concerns about access from this site, as it would be onto Hospital Road, which connects with Benwick Road which is already a very congested road with traffic problems.

**(iii) Parish Council site ranking (0-10):** 0

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

The site is in a somewhat remote location with poor accessibility, lacking footway/cycleways. Development would relate poorly to the main part of the village and would have an adverse impact on the open countryside.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing development, along its western and eastern boundaries, and adjoins the B1093. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	5%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/YR10/0297/O: Erection of 16 dwellings, 4 craft studios/workshops, chapel/quiet room, museum a... (Refuse)   F/YR16/0702/TRCA: Works to 1 Eucalyptus tree and a group of Elder and Ash trees within a conservat... (Grant)   F/YR11/0517/O: Erection of 5no 2-storey 4-bed dwellings... (Refuse)   F/YR13/0797/TRCA: Fell 1no Horse Chestnut and works to 1no Horse Chestnut and 1no Elm within a Con... (Grant)	

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	New access required onto the B1093. 5.0m access with 6m kerb radii and suitable visibility may be difficult to achieve due to site constraints	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary	<b>D</b>

**10b. PROW Team comments:** Doddington Public Footpath No. 10 runs along the western boundary of the site.

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Ingle's Lane; New Street; County Hospital; Thistledown	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Doddington Surgery; Doddington Hospital	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>		
<b>11f.(iv) Emp area 10-15 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>11f.(v) Emp area 15-20 min walk:</b>	Knowles Transport, Wimblington	
<b>12a.(i) Primary school catchment:</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>

<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 250m of potentially contaminated land</b> <span style="float: right; border: 1px solid black; padding: 2px;">B</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	
<b>14a.(ix) Sites for DI 100-250m:</b>	1047 (DEPOT); 729 (SMITHY)
<b>14b. Env Health Officer comments:</b>	contamination may arise from any existing / derelict structures that may need to be demolished
<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 3</b> <span style="float: right; border: 1px solid black; padding: 2px;">C</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b> <span style="float: right; border: 1px solid black; padding: 2px;">A</span>
<b>16a.(iii) Site intersects CWS:</b>	
<b>16a.(iv) CWS within 500m:</b>	
<b>16a.(v) CWS 500m - 1km:</b>	
<b>16a.(vi) CWS 1-2km</b>	
<b>16b. Record of protected species on site:</b>	Yes
<b>16c.(i) Highest quality habitats:</b>	
<b>16c.(ii) Existing Grassland:</b>	Yes
<b>16c.(iii) Grassland Buffer:</b>	Yes
<b>16c.(iv) Grassland Stepping Stone Opp:</b>	No

16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer:	No	16c.(x) Woodland Stepping Stone Opp:	No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ					<b>A</b>
16d.(ii) Requirements to consult NE:	NULL					
16e. Wildlife Officer comments:	Site appears to support extensive areas of mature trees, shrubs and grassland habitats. Concern that bio net gain may not be achievable without significant compensation measures. Recommend not allocating for development.					
17.(i) TPO points:	No TPO point within 15m of the site					<b>A</b>
17.(ii) TPO area:	No TPO area within 15m of the site					<b>A</b>
<b>Heritage</b>						
18a.(i) Prox to Conservation Area:	Asset(s) located on site / site intersects asset					<b>E</b>
18a.(ii) CA intersects site:	Doddington					
18a.(iii) CA within 500m:						
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site					<b>D</b>
18b.(ii) Listed Building on site:						
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, NEWGATE STREET; DODDINGTON HALL COACH HOUSE AND STABLES; CHURCHYARD CROSS NORTH WEST OF CHURCHYARD BOUNDARY WALL; PARISH CHURCH OF ST MARY; 2, CHURCH LANE; DODDINGTON WINDMILL; CLOCK TOWER; METHODIST CHAPEL; THE ROUND HOUSE; 2, INGLES LANE; 4, CHURCH LANE; 4, INGLES LANE; LYCH GATE; HEADSTONES WITHIN THE CHURCHYARD AREA OF THE PARISH CHURCH OF ST MARY DEFINED BY THE PATH TO THE SOUTH PORCH ON THE WEST SIDE, THE BOUNDARY WALL TO THE SOUTH, AN UNMARKED BOUNDARY ON THE EAST SIDE PARALLEL TO THE PATH AND IN LINE WITH THE EAST WALL OF TH					
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site					<b>C</b>
18c.(ii) Sched Mnmt intersects site:						
18c.(iii) Sched Mnmt within 500m:						
18c.(iv) Sched Mnmt 500m-1km:	Moated bishops' palace at Manor Farm					
18c.(v) Sched Mnmt 1-2km:						
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site					<b>A</b>
18d.(ii) Reg P+G intersects site:						
18d.(iii) Reg PG within 500m:						
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site					<b>A</b>
18e.(ii) HAR intersects site:						
18e.(iii) HAR within 500m of site:						
18f. Conservation Officer comments:	This will impact on open space around Benwick Road which has previously been					

**Suitability uncertain/mixed effects**

identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal. Recent inspectors comments will need to be given weighting in the consideration to allocate this site. This site is not considered to be suitable to be identified for development within the local plan.

**18g. Archaeology comments:****Site Visit**

**Date / Time of Site Visit:** 23/03/2020 11:00:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Through existing garden land.  
Footpath exists.  
PROW to the west.  
Access from main road - east side, close to sharpish bend.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings (2 storey) and village hall and car park to west.  
Open field to north.  
Rear of dwellings to the east.

**3. Describe topography and lanscape:** Flat, semi mature trees and orchards

**4. Describe layout, form, street pattern:** Busy rural village roads.

**5. Describe building types and features:** 2 storey detached dwellings in area.

**6. Describe site's boundaries:** Varies - hedges

**7. Describe features / constraints:** Loss of some garden land  
Drain up to frontage.  
Conservation Area?

**8. Describe views, sight lines or vistas:** Reasonably enclosed - views to the north.

**9a. Relationship to built form:** Somewhat positive

**9b. Visual impact on wider landscape:** Neutral

**9c. Historic features:** Somewhat negative

**9d. Justification:** Site is well located in relation to main part of the village and will not be extensively visible from surrounding areas.  
May be some impact on the conservation area and garden land which contributes to this character.

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

**D**

**19b. Justification:** Whilst close to existing built form, there could be an adverse impact on the character of the Conservation Area including the loss of a sizeable rear garden area which contributes to this character.

**19c. Key considerations for policy:** Impact on Conservation Area.  
Access.

Loss of garden land.  
Impact on character of area.

## Local Preference

(i) Does Parish Council support site?: **No**

(ii) Reasons for support / object: This site has already been refused twice. The Council do not support this site because it would have access onto Benwick Road, which is the busiest road in the village, with many areas of employment and recreation which use it. We are already in contact with Cambs County Council re traffic calming measures on this road, as it regularly comes to a standstill because of bad parking and weight of traffic. The road also carries circa 90 HGV movements a day from vehicles accessing Greenvale Produce.  
The access would also be onto a bend in the road, and only 400 yards away from the junction at the Clocktower onto the High Street and New Street.

(iii) Parish Council site ranking (0-10): **0**

## Recommendation

20a. Individual site score

Suitability uncertain/mixed effects

C

20b. Comments

Development of the site will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Located 100% in Flood Zone 1

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing development, along its western boundary and to the north east of the site. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)			<b>A</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	
<b>Strategy and History</b>					
<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>	
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>					
<b>Transport</b>					
<b>8a. Local road impacts:</b>	No objection with minor mitigation measures			<b>A</b>	
<b>8b. Transport team comments:</b>	Back land plot. New access required. Footway and cycleway improvement may be required				
<b>9a. Strategic Road Net. impacts:</b>					
<b>9b. Highways England comments:</b>					
<b>10a. PROW Opportunities:</b>	No PRoW connection opportunities			<b>E</b>	
<b>10b. PROW Team comments:</b>					

**Access to Services**

<b>11a.(i) Proximity to public transport:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Childs Lane; Wimblington Road	
<b>11b.(i) Prox to medical services:</b>	<b>Less than 15 min walk (&lt; 1,200m)</b>	<b>C</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>		
<b>11b.(iii) Medical srvs 5-10 min walk:</b>		
<b>11b.(iv) Medical srvs 10-15 min walk:</b>	Doddington Surgery; Doddington Hospital	
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11c.(ii) Shops within 5 min walk:</b>		
<b>11c.(iii) Shops 5-10 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	<b>Less than 5 min walk (&lt; 400m)</b>	<b>A</b>
<b>11d.(ii) Primary schs in 5 min walk:</b>	Lionel Walden Primary School	
<b>11d.(iii) Primary schs 5-10 min walk:</b>		
<b>11d.(iv) Primary schs 10-15 min walk:</b>		
<b>11d.(v) Primary schs 15-20 min walk:</b>		
<b>11e.(i) Prox to secondary school:</b>	<b>Greater than 20 min walk (&gt;1,600m)</b>	<b>E</b>
<b>11e.(ii) Secondary sch in 5 min walk:</b>		
<b>11e.(iii) Secondary sch 5-10 min walk:</b>		
<b>11e.(iv) Secondary sch 10-15 min walk:</b>		
<b>11e.(v) Secondary sch 15-20 min walk:</b>		
<b>11f.(i) Proximity to employment:</b>	<b>Less than 10 min walk (&lt; 800m)</b>	<b>B</b>
<b>11f.(ii) Emp area in 5 min walk:</b>		
<b>11f.(iii) Emp area 5-10 min walk:</b>	Doddington Road Industrial Estate, Wimblington	
<b>11f.(iv) Emp area 10-15 min walk:</b>	Knowles Transport, Wimblington	
<b>11f.(v) Emp area 15-20 min walk:</b>		
<b>12a.(i) Primary school catchment</b>	Lionel Walden Primary School	
<b>12a.(ii) Primary school capacity:</b>	<b>Limited capacity</b>	<b>C</b>
<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there	

were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Spare capacity in every year	A
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site located more than 250m from potentially contaminated land	A
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:		
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A	
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A	
16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site:	Yes		
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland:	No	16c.(iii) Grassland Buffer: No	16c.(iv) Grassland Stepping Stone Opp: No
16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: Yes 16c.(ix) Woodland Buffer: Yes 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site A17.(ii) TPO area: No TPO area within 15m of the site A

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Doddington

18b.(i) Prox to Listed Building: Asset(s) within 500m of site D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: THE ROUND HOUSE; 2, INGLES LANE; 4, INGLES LANE

18c.(i) Prox to Scheduled Monument: Asset(s) located on site / site intersects asset E

18c.(ii) Sched Mnmt intersects site: Moated bishops' palace at Manor Farm

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens: Asset(s) more than 2km from site A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

**18f. Conservation Officer comments:** All proposed development sites for Doddington, to a greater or lesser degree fall within or adjacent to the conservation area, and within the setting of one or more listed buildings and scheduled monument 1019547. All sites should also consider previous refusals for back land development here, some of which have also been dismissed at appeal. Sites for Doddington warrant further specific conservation with Conservation Officer.

**18g. Archaeology comments:** Objection site. Borders scheduled monument 'Moated Bishops' Palace at Manor Farm' (NHLE 1019547) on the SW side. Cropmarked evidence from air photos is within this block indicating that further remains of the medieval manorial site are located here. No development should occur in this area. Best to retain this land under pasture and include as protected open space within any development planned for this area, which looks extensive on the SHELAA map.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 12:25:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** A narrow access road serves the moated site to the east with mature trees and planting on both sides.  
New access would be required.  
See also 40350 and 40352.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Dwellings to the west (ex-Council housing estate). Open countryside to the north, east and south.  
Scheduled Monument to the east.

**3. Describe topography and lanscape:** Flat open square field - reasonably self-contained.

**4. Describe layout, form, street pattern:** Narrow access road from Child's Lane (cul-de-sac)

**5. Describe building types and features:** None on site, 2 storey in vicinity - modern and older. Tall mill / farm building on site.

**6. Describe site's boundaries:** Mix of hedgerows and trees to east, west and south. Post and rail fence to the north (and mature trees) along lane.

**7. Describe features / constraints:** Scheduled Monument to the east - impact on setting (including access).

**8. Describe views, sight lines or vistas:** Generally self-enclosed.  
Not likely to be visible from longer distances.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Negative

**9d. Justification:** Would intrude into open countryside and would impact on the morphology of the village, particularly due to closing gap with the Scheduled Monument.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** Development of the site would significantly impact on the setting of the Scheduled Monument including its present access which would need to be widened, resulting in the loss of trees.

**19c. Key considerations for policy:** Impact on Scheduled Monument  
Impact on open countryside  
Morphology of village  
Proximity to services  
Amount of development for village.

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** This site would form an acceptable site within the central footprint of the village. Our only concern would be that an access route would have to be through what is now a private road to The Manor. We would also wish to see a development

that was sympathetic with the site of the ancient Manor House for the village.

(iii) Parish Council site ranking (0-10): 7

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

Site borders the 'Moated Bishops' Palace at Manor Farm' scheduled monument (NHLE 1019547) on the SW side. Cropmarked evidence from air photos indicate further remains of the medieval manorial site are located here. Development would intrude into open countryside and would impact on the morphology of the village. Access is constrained.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site is immediately adjacent existing development, along its western boundary and to the south east of the site. Although it is underlain by sand and gravel extraction of this mineral is unlikely to be economic or practicable. However, if sand and gravel is extracted during the course of the development it should be used in a sustainable manner, ideally on the development itself.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	2%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>
<b>Strategy and History</b>					
<b>6. Settlement Hierarchy</b>	<b>Large Village</b>				<b>B</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR16/3035/COND: Details reserved by conditions 2, 3, 7, 8, 9, 11, 13, 14, 15 and 18 of planning ... (Approve)   F/YR14/0217/F: Erection of 16no 2-storey dwellings... (Grant)   F/YR13/0751/F: Erection of 16 dwellings comprising: 3no 2-storey 5-bed with integral double gar... (Withdrawn)				
<b>Transport</b>					
<b>8a. Local road impacts:</b>	No objection with minor mitigation measures				<b>A</b>
<b>8b. Transport team comments:</b>	Back land plot. New access required. Footway and cycleway improvement may be required				
<b>9a. Strategic Road Net. impacts:</b>					
<b>9b. Highways England comments:</b>					
<b>10a. PROW Opportunities:</b>	Opportunities to connect to nearby PROWs outside the site boundary				<b>D</b>

**10b. PROW Team comments:** Doddington Public Footpath No. 1 runs along the western and northern boundary

## Access to Services

**11a.(i) Proximity to public transport:** Less than 5 min walk (< 400m) A

**11a.(ii) Bus stops / rail in 5 min walk:** Childs Lane; Wimblington Road; Brickmaker's Arms Lane

**11b.(i) Prox to medical services:** Less than 15 min walk (< 1,200m) C

**11b.(ii) Medical srvs in 5 min walk:**

**11b.(iii) Medical srvs 5-10 min walk:**

**11b.(iv) Medical srvs 10-15 min walk:** Doddington Surgery; Doddington Hospital

**11b.(v) Medical srvs 15-20 min walk:**

**11c.(i) Proximity to shops:** Less than 10 min walk (< 800m) B

**11c.(ii) Shops within 5 min walk:**

**11c.(iii) Shops 5-10 min walk:** One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH;  
Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH

**11c.(iv) Shops 10-15 min walk:**

**11c.(v) Shops 15-20 min walk:** Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA

**11d.(i) Prox to primary school:** Less than 5 min walk (< 400m) A

**11d.(ii) Primary schs in 5 min walk:** Lionel Walden Primary School

**11d.(iii) Primary schs 5-10 min walk:**

**11d.(iv) Primary schs 10-15 min walk:**

**11d.(v) Primary schs 15-20 min walk:** Thomas Eaton Primary Academy

**11e.(i) Prox to secondary school:** Greater than 20 min walk (>1,600m) E

**11e.(ii) Secondary sch in 5 min walk:**

**11e.(iii) Secondary sch 5-10 min walk:**

**11e.(iv) Secondary sch 10-15 min walk:**

**11e.(v) Secondary sch 15-20 min walk:**

**11f.(i) Proximity to employment:** Less than 5 min walk (< 400m) A

**11f.(ii) Emp area in 5 min walk:** Doddington Road Industrial Estate, Wimblington

**11f.(iii) Emp area 5-10 min walk:**

**11f.(iv) Emp area 10-15 min walk:** Knowles Transport, Wimblington

**11f.(v) Emp area 15-20 min walk:**

**12a.(i) Primary school catchment:** Lionel Walden Primary School

**12a.(ii) Primary school capacity:** Limited capacity C

<b>12b. Pri school capacity comments:</b>	Lionel Walden Primary School is a community school with an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.
<b>13a.(i) Secondary school catchment</b>	Cromwell Community College
<b>13a.(ii) Secondary school capacity:</b>	<b>Spare capacity in every year</b> <span style="float: right; border: 1px solid black; background-color: #90EE90; padding: 2px;">A</span>
<b>13b. Sec school capacity comments:</b>	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

<b>14a.(i) Prox pot. contaminated land:</b>	<b>Site within 100m of potentially contaminated land</b> <span style="float: right; border: 1px solid black; background-color: #FFD700; padding: 2px;">C</span>
<b>14a.(ii) Intersects landfill for DI:</b>	
<b>14a.(iii) Landfill for DI 0-50m:</b>	
<b>14a.(iv) Landfill for DI 50-100m:</b>	
<b>14a.(v) Landfill for DI 100-250m:</b>	
<b>14a.(vi) Intersects Site for DI:</b>	
<b>14a.(vii) Sites for DI 0-50m:</b>	
<b>14a.(viii) Sites for DI 50-100m:</b>	377 (BRICK WORKS)
<b>14a.(ix) Sites for DI 100-250m:</b>	
<b>14b. Env Health Officer comments:</b>	F/YR14/0217/F - Comments from planning application: Ground contamination: The desk study that has been submitted is noted and accepted by Environmental Health. A phase 2 (intrusive) investigation has been carried on the site. The investigation has shown an area (around plots 1-5) with some contaminants above guideline values, therefore some remediation is required. The second part of the contaminated land condition needs to be applied (remediation / verification), this is to ensure that the site is suitable for its intended end use.

<b>15a. Agricultural Land Classification:</b>	<b>50% or more is Grade 2</b> <span style="float: right; border: 1px solid black; background-color: #FFD700; padding: 2px;">D</span>
<b>15b. ALC percentage site area</b>	GRADE 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%

## Natural Environment

<b>16a.(i) Prox to Local Nature Reserves:</b>	<b>LNR more than 2.01km from site</b> <span style="float: right; border: 1px solid black; background-color: #90EE90; padding: 2px;">A</span>
<b>16a.(ii) Prox to County Wildlife Sites:</b>	<b>CWS more than 2.01km from site</b> <span style="float: right; border: 1px solid black; background-color: #90EE90; padding: 2px;">A</span>
<b>16a.(iii) Site intersects CWS:</b>	
<b>16a.(iv) CWS within 500m:</b>	
<b>16a.(v) CWS 500m - 1km:</b>	

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No      16c.(ix) Woodland Buffer: Yes      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE: NULL

No wildlife concerns

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Doddington

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      THE ROUND HOUSE; 2, INGLES LANE; 4, INGLES LANE

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:      Moated bishops' palace at Manor Farm

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: There is a concern as to how development of this site could impact on the wider setting of the grade I listed church and the settlement of Doddington as a identifiable and attractive rural village. Careful consideration will need to be given to assessing this sites suitability for being identified as a development site.

At this stage due regard should be given to the impact on the wider setting of the church and on Doddington as a whole with a view to avoid it being overwhelmed by development and its attractive village qualities lost.

**18g. Archaeology comments:**

See SHELAA 40141 . Potential objection site. Site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm' (NHLE 1019547). Any development permitted here must have regard to the rural landscape setting of this manorial site, that would have been placed away from the main village focus. Low density development should gradually increase in density away from a non-developed buffer zone around the monument to a higher intensity further north. Interpretation of the SM will be required to make the site relevant in any new development landscape.

**Site Visit**

**Date / Time of Site Visit:** 23/05/2020 12:30:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** See also 40349 and 40350.  
Narrow access serves the moated site to the east (a Scheduled Monument) with mature trees and planting on both sides.  
New access would be needed - problematic.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Dwellings to the west (modern cul-de-sac estate).  
Open countryside to the north, east and south.  
Scheduled Monument to the south east.

**3. Describe topography and lanscape:** An enclosed field. Flat and squarish shaped.

**4. Describe layout, form, street pattern:** Narrow access from Child's Lane to the west.  
Cul-de-sac development to the west.

**5. Describe building types and features:** Modern 2 storey estate to the west.  
Scheduled Monument to south-west with mixture of building types and ages.  
Tall mill / farm building on site.

**6. Describe site's boundaries:** Post and wire fence to the west.  
Post and rail fence to south along lane.  
Hedgerows and mature trees elsewhere.

**7. Describe features / constraints:** Scheduled Monument to the south east. Impact on its setting including historic access.

**8. Describe views, sight lines or vistas:** Generally an enclosed site.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Negative

**9d. Justification:** Would intrude into open countryside and link main part of village with the Scheduled Monument, closing this important gap and affecting setting of Scheduled Monument.

**19a. Character + Place Score:**

**Development of site is likely to result in adverse harm to local character and/or sense of place.**

E

**19b. Justification:** Development would be extensive and significantly impact on the setting of the Scheduled Monument including its access which would need widening and likely result in loss of trees, planting and impact its character. Access from A141 would also impact Scheduled Monument.

**19c. Key considerations for policy:** Impact on Scheduled Monument.  
Impact on countryside.  
Amount of development.  
Infrastructure upgrades.  
Proximity to services.

## Local Preference

**(i) Does Parish Council support site?:** Yes

**(ii) Reasons for support / object:** This site would form an acceptable site within the central footprint of the village. Our only concern would be that an access route would have to be through what is now a private road to The Manor. We would also wish to see a development that was sympathetic with the site of the ancient Manor House for the village. This site would constitute an addition to the site 40349

**(iii) Parish Council site ranking (0-10):** 7

## Recommendation

**20a. Individual site score** Potentially unsuitable

**D**

**20b. Comments** Site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm' (NHLE 1019547). Any development permitted here must have regard to the rural landscape setting of this manorial site, that would have been placed away from the main village focus. Also concerns on impact of development on the wider setting of the grade I listed church and the settlement of Doddington as a identifiable and attractive rural village.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	Only a very small portion of this site is subject to a Mineral Safeguarding Area. The MPA therefore has no comment on this site.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	Sand & Gravel				
<b>2.(iii) Min. and Waste policy area:</b>	Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26 Mineral Safeguarding Areas and Proposals Map C				
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	1%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>				<b>B</b>
<b>7.(i) Planning History (Form B):</b>					
<b>7.(ii) Planning History Search</b>	F/YR15/0942/F: Erection of 1 x single-storey 1-bed holiday chalet to rear of existing dwelling... (Grant)				

## Transport

<b>8a. Local road impacts:</b>	<b>Major infrastructure required to off-set safety or acquisition of third party land</b>				<b>D</b>
<b>8b. Transport team comments:</b>	Access to the site is difficult. Major improvements required along Brickmakers Arms Lane or new access required along Wimblington Road . New access onto bypass will be very costly				
<b>9a. Strategic Road Net. impacts:</b>					
<b>9b. Highways England comments:</b>					
<b>10a. PROW Opportunities:</b>	<b>Opportunities to connect to nearby PROWs outside the site boundary</b>				<b>D</b>
<b>10b. PROW Team comments:</b>	Doddington Public Footpath No. 1 runs along the western and northern boundary				

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Childs Lane; Wimblington Road; Brickmaker's Arms Lane; Parkfield Lane	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Doddington Surgery; Doddington Hospital	
11b.(v) Medical srvs 15-20 min walk:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Thomas Eaton Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk:		
12a.(i) Primary school catchment	Lionel Walden Primary School	
12a.(ii) Primary school capacity:	Limited capacity	C
12b. Pri school capacity comments:	Lionel Walden Primary School is a community school with an age range of 4-11	

years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 202 primary aged pupils living in the catchment area. Forecasts show a peak of 206 pupils in 2021/2022 and then a downward trajectory to 171 in 2027/2028.

**13a.(i) Secondary school catchment:** Cromwell Community College

**13a.(ii) Secondary school capacity:** Spare capacity in every year

A

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1009 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1104 pupils in 2027/2028. Future capacity will be 1200 following completion of current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site within 50m of potentially contaminated land

D

**14a.(ii) Intersects landfill for DI:**

**14a.(iii) Landfill for DI 0-50m:**

**14a.(iv) Landfill for DI 50-100m:**

**14a.(v) Landfill for DI 100-250m:**

**14a.(vi) Intersects Site for DI:**

**14a.(vii) Sites for DI 0-50m:** 377 (BRICK WORKS)

**14a.(viii) Sites for DI 50-100m:**

**14a.(ix) Sites for DI 100-250m:**

**14b. Env Health Officer comments:** Site borders a historic brickworks and historic railway. Brickworks now redeveloped however contamination may be present from either of these sources.

**15a. Agricultural Land Classification:** 50% or more is Grade 2

D

**15b. ALC percentage site area** GRADE 1: 0% | Grade 2: 100% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

**16a.(ii) Prox to County Wildlife Sites:** CWS more than 2.01km from site

A

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

**16a.(v) CWS 500m - 1km:**

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** Yes    **16c.(iii) Grassland Buffer:** Yes    **16c.(iv) Grassland Stepping Stone Opp:** Yes

16c.(v) Existing Wetland:	No	16c.(vi) Wetland Buffer:	No	16c.(vii) Wetland Stepping Stone Opp:	No	
16c.(viii) Exstg Woodland:	No	16c.(ix) Woodland Buffer:	Yes	16c.(x) Woodland Stepping Stone Opp:	Yes	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ					<b>A</b>
16d.(ii) Requirements to consult NE:	NULL					
	No wildlife concerns					
16e. Wildlife Officer comments:						
17.(i) TPO points:	No TPO point within 15m of the site					<b>A</b>
17.(ii) TPO area:	TPO area within 15m of the site					<b>C</b>
<b>Heritage</b>						
18a.(i) Prox to Conservation Area:	Asset(s) within 500.1 – 1000m of site					<b>C</b>
18a.(ii) CA intersects site:						
18a.(iii) CA within 500m:						
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site					<b>D</b>
18b.(ii) Listed Building on site:						
18b.(iii) LB within 500m of site:	THE ROUND HOUSE					
18c.(i) Prox to Scheduled Monument:	Asset(s) located on site / site intersects asset					<b>E</b>
18c.(ii) Sched Mnmt intersects site:	Moated bishops' palace at Manor Farm					
18c.(iii) Sched Mnmt within 500m:						
18c.(iv) Sched Mnmt 500m-1km:						
18c.(v) Sched Mnmt 1-2km:						
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site					<b>A</b>
18d.(ii) Reg P+G intersects site:						
18d.(iii) Reg PG within 500m:						
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site					<b>A</b>
18e.(ii) HAR intersects site:						
18e.(iii) HAR within 500m of site:						
18f. Conservation Officer comments:	There is a concern as to how development of this site could impact on the wider setting of the grade I listed church and the settlement of Doddington as a identifiable and attractive rural village. Careful consideration will need to be given to assessing this sites suitability for being identified as a development site. At this stage due regard should be given to the impact on the wider setting of the church and on Doddington as a whole with a view to avoid it being overwhelmed by development and its attractive village qualities lost.					
18g. Archaeology comments:	See SHELAA 40141 . Potential objection site. Site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm' (NHLE 1019547). Any development permitted here must have regard to the rural landscape setting of					

this manorial site, that would have been placed away from the main village focus. Low density development should gradually increase in density away from a non-developed buffer zone around the monument to a higher intensity further north. Interpretation of the SM will be required to make the site relevant in any new development landscape.

## Site Visit

**Date / Time of Site Visit:** 23/03/2020 12:45:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** See also 40349 and 40350  
New access needed from A1 which would need significant upgrade.  
Potential foot/cycleway route to the north east.  
Public Right of Way on northern boundary.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Countryside to the west, south and east.  
Scheduled Monument and farm to the south-west.  
A141 to the east.  
Dwellings and track to Wimblington / Doddington Road to the north (Brickmakers Arms Lane).

**3. Describe topography and lanscape:** Flat, extensive field.  
Irregular shaped.

**4. Describe layout, form, street pattern:** Adjacent to A141

**5. Describe building types and features:** None on site.  
Mix of bungalows and 2 storey dwellings to north.  
Farm on Scheduled Monument Sirte, with dwellings to south west.  
Tall mill type farm structure on Scheduled Monument site.

**6. Describe site's boundaries:** Generally enclosed with mature hedgerows and trees on most sides.

**7. Describe features / constraints:** Scheduled Monument to the south west.  
Lack of access  
PROW of the north

**8. Describe views, sight lines or vistas:** Mainly an enclosed site.  
May be visible from some parts of A141 and from the north.

**9a. Relationship to built form:** Negative

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Negative

**9d. Justification:** Would be away from main part of Doddington Village and adjacent to bypass.  
Close to Scheduled Monument.

**19a. Character + Place Score:** Development of site is likely to result in adverse harm to local character and/or sense of place. E

**19b. Justification:** Would adversely impact on the character of the area by bringing development close to the A141.  
Amenity / noise issues, especially, but would reduce an important gap between the village and main road.

Impact adversely on setting of the Scheduled Monument.

<b>19c. Key considerations for policy:</b>	Impact on Scheduled Monument Morphology of village Character of the area PROW Proximity to A141
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## Local Preference

**(i) Does Parish Council support site?: No**

**(ii) Reasons for support / object:** This land is in Flood Zone 3 and would need an access onto the A141, which is already congested and an accident black spot. Although the description of the site gives no numbers for homes/commercial development we do not feel that this is a suitable site for any development.

**(iii) Parish Council site ranking (0-10): 0**

## Recommendation

**20a. Individual site score** **Potentially unsuitable**

**D**

### 20b. Comments

Site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm' (NHLE 1019547). Any development permitted here must have regard to the rural landscape setting of this manorial site, that would have been placed away from the main village focus. Also concerns on impact of development on the wider setting of the grade I listed church and the settlement of Doddington as a identifiable and attractive rural village. Access is constrained - may be costly / challenging to provide a safe, suitable access.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>					<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.					
<b>2.(ii) Intrsects Min. + Waste resource:</b>						
<b>2.(iii) Min. and Waste policy area:</b>						
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable					
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>					<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%	
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>					<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	15%	
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>					<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No					
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No	
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>					<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/90/0286/O: Residential Development (17.46 ha.)... (Refused)   F/YR13/0679/F: Change of use of ground floor and part first floor of existing dwelling to childcare nurse... (Grant)   F/YR16/0621/F: Variation of condition 2 of planning permission F/YR11/0124/F (Erection of 4 x 2-storey 4-... (Grant)   F/YR11/0124/F: Erection of 4 x 2-storey 4-bed dwellings with garages... (Grant)   F/YR09/0824/F: Erection of a detached double garage to existing dwelling involving part demolition of sun... (Grant)   F/YR16/0421/NONMAT: Non-material amendment: Plot 3 only - amendment to porch design, squared off front elevati... (Refuse)   F/0614/80/F: Installation of a new door...   F/YR03/0333/F: Formation of cemetery... (Granted)   F/YR10/3112/COND: Details reserved by Condition 03 of planning permission F/YR10/0265/F (Change of use from ... Approve   F/YR16/0344/F: Variation of Condition 2 of planning permission F/YR11/0124/F (Erection of 4 x 2-storey 4-... Withdrawn   F/YR10/0265/F: Change of use from agricultural land to a cemetery... (Grant)   F/YR08/3090/COND: Details reserved by Conditions 2,5,6,7,8,13,14,15,16 &amp;18 of planning permission F/YR03/033... Withdrawn   F/YR13/3072/COND: Details reserved by Condition 4 of Planning Permission F/YR11/0124/F (Erection of 4 x 2-st... Approve   F/YR16/0831/F: Variation of condition 1 of planning permission F/YR16/0557/NONMAT (Non-material amendment... (Grant)   F/90/0287/O: Residential Development (17.46 ha.)... (Refused)   F/YR16/0557/NONMAT: Non-material amendment: imposition of a condition listing approved plans relating to plann... Approve   F/YR04/0192/F: Conversion of part existing garage to 1-bedaccommodation and erection of detached double... (Granted)  </p>	

## Transport

8a. Local road impacts:	No objection with minor mitigation measures	A
8b. Transport team comments:	Site access required with suitable visibility and geometry Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
9a. Strategic Road Net. impacts:		
9b. Highways England comments:		
10a. PROW Opportunities:		
10b. PROW Team comments:		

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Cook's Green	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Doddington Surgery; Doddington Hospital	
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		

11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	<b>D</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington; Knowles Transport, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	<b>C</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	<b>B</b>
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	290521 (DEPOT)	
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 3	<b>C</b>
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 0%   Grade 3: 100%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	<b>A</b>

16a.(iii) Site intersects CWS:			
16a.(iv) CWS within 500m:			
16a.(v) CWS 500m - 1km:			
16a.(vi) CWS 1-2km			
16b. Record of protected species on site: Yes			
16c.(i) Highest quality habitats:			
16c.(ii) Existing Grassland: Yes	16c.(iii) Grassland Buffer: Yes	16c.(iv) Grassland Stepping Stone Opp: Yes	
16c.(v) Existing Wetland: No	16c.(vi) Wetland Buffer: No	16c.(vii) Wetland Stepping Stone Opp: No	
16c.(viii) Exstg Woodland: No	16c.(ix) Woodland Buffer: No	16c.(x) Woodland Stepping Stone Opp: No	
16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ		A
16d.(ii) Requirements to consult NE:			
16e. Wildlife Officer comments:			
17.(i) TPO points:	No TPO point within 15m of the site		A
17.(ii) TPO area:	No TPO area within 15m of the site		A
<b>Heritage</b>			
18a.(i) Prox to Conservation Area:	Asset(s) located on site / site intersects asset		E
18a.(ii) CA intersects site:	Doddington		
18a.(iii) CA within 500m:			
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site		D
18b.(ii) Listed Building on site:			
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, Newgate Street; Doddington Hall Coach House And Stables; Churchyard Cross North West Of Churchyard Boundary Wall; Parish Church Of St Mary; 2, Church Lane; Doddington Windmill; Clock Tower; Methodist Chapel; 20, Newgate Street; 2, Ingles Lane; 4, Church Lane; 22, Newgate Street; 4, Ingles Lane; Lych Gate; Headstones Within The Churchyard Area Of The Parish Church Of St Mary Defined By The Path To The South Porch On The West Side, The Boundary Wall To The South, An Unmarked Boundary On The East Side Parallel To The Path And In Line With The East Wall Of Th		
18c.(i) Prox to Scheduled Monument:	Asset(s) within 1.01km – 2km of site		B
18c.(ii) Sched Mnmt intersects site:			
18c.(iii) Sched Mnmt within 500m:			
18c.(iv) Sched Mnmt 500m-1km:			
18c.(v) Sched Mnmt 1-2km:	Moated bishops' palace at Manor Farm		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site		A
18d.(ii) Reg P+G intersects site:			

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk: Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments: Adjacent to Doddington Conservation Area. Be mindful of previous comments about any development in back land or open plots in or near these locations.

18g. Archaeology comments: D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. Adjacent evaluation (ECB3491) identified possible medieval ditch and gully. Presence of ridge and furrow of historic aerial imagery. Nothing recent.

## Site Visit

Date / Time of Site Visit: 12/11/2020 11:25:00

1a. Accessibility: Is the site capable of being accessible to all users?: Yes

1b. Describe accessibility of site: On edge of village with footpath provided. Within easy reach of most services.

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?: Yes

2b. Describe neighbouring uses: Dwellings to east. Hospital and doctor's surgery to north. Fields to the west and south. Cemetery to the west.

3. Describe topography and lanscape: Grassed, flat, rectangular shaped field adjacent to the main built up part of the village.

4. Describe layout, form, street pattern: Benwick Road is a busy main road through the village.

5. Describe building types and features: None on site. Mainly two storey dwellings in vicinity. Mix of single storey and three storey. Doctor's surgery - single storey.

6. Describe site's boundaries: Mix of hedgerow types including some mature trees. More open with lower hedges to the west.

7. Describe features / constraints: None.

8. Describe views, sight lines or vistas: A prominent site on entrance/exit to the village.

9a. Relationship to built form: Somewhat positive

9b. Visual impact on wider landscape: Somewhat negative

9c. Historic features: Neutral

9d. Justification: The site is adjacent to the main part of the village but is in a prominent location and would result in encroachment into the countryside.

19a. Character + Place Score: Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).

C

19b. Justification: Whilst the site is outside the existing built footpath, it is adjacent to the village and is well-related to most services. It would involve encroachment into the countryside, but this has already occurred on the north side of Benwick Road. Therefore development would not be out of keeping with the character of the

area.

<b>19c. Key considerations for policy:</b>	Impact on built form and the countryside Distance to services Morphology of village
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## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** We are concerned that this parcel of land, if added to sites 40142 and 40139 could constitute a development of 100 plus homes. This is an area which is defined as 'an important space' on the FDC Conservation Character Appraisal 2011 and where an important view to St Mary's Church from Benwick Road would be obstructed. Access would be onto a heavily congested road and the site would be in an area which already has problems with sewage and foul water disposal.

**(iii) Parish Council site ranking (0-10):** 1

## Recommendation

**20a. Individual site score** Potentially suitable

**B**

**20b. Comments**

The site is relatively free from constraints and is therefore potentially suitable for development. Special attention will need to be given to visual impact on the open countryside landscape, and Doddington Conservation Area and its setting.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	CS26: Mineral Safeguarding Area - Sand and Gravel				
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	1%	<b>3b.(iv) 1 in 1000yr event (area):</b>	11%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/97/0216/F: Erection of stables and garden lock-up... (Granted)   F/YR11/0573/F: Erection of a single-storey rear extension involving alterations to roof to rear and forma... (Grant)   F/YR10/0504/F: Erection of a part single-storey, part 2-storey rear extension with balcony, involving dem... (Grant)   F/YR06/0602/F: Erection of a single-storey rear extension to existing dwelling... (Grant)   F/YR06/0615/F: Erection of a barn... (Grant)   F/YR13/0889/F: Erection of a single-storey rear extension involving alterations to roof to rear and forma... (Grant)   F/0814/86/F: Two-storey extension to house28 Wimblington Road Doddington...   F/YR04/4272/O: Erection of a dwelling... (Refuse)   F/YR11/0208/NONMAT: Non-material amendment: Change part of proposed 2-storey rear extension from brick to rend... Approve   F/YR12/0643/F: Erection of part single-storey, 2-storey and first-storey extensions including balcony to ... (Grant)	

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometryNeed to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Childs Lane; Wimblington Road; Brickmaker's Arms Lane	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Doddington Surgery; Doddington Hospital	
11b.(v) Medical srvs 15-20 min walk:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11d.(i) Prox to primary school:	Less than 5 min walk (< 400m)	A
11d.(ii) Primary schs in 5 min walk:	Lionel Walden Primary School	
11d.(iii) Primary schs 5-10 min walk:		
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Thomas Eaton Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:		

11f.(iv) Emp area 10-15 min walk:	Knowles Transport, Wimblington	
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 100m of potentially contaminated land	C
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:	291012 (BRICK WORKS)	
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:      Doddington

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      Doddington Windmill; The Round House; 2, Ingles Lane; 4, Ingles Lane

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:      Moated bishops' palace at Manor Farm

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:      Setting of scheduled monument 1019547

18g. Archaeology comments:      D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required, Scheduled monument (NHLE 1019547) for moated site 280m to the southeast, Roman features (MCB20333) recorded during evaluation to the 200m southwest (ECB4301) and undated feature (MCB21443) from evaluation 170m to the west (ECB4751)

## Site Visit

**Date / Time of Site Visit:** 12/11/2020 10:30:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Footpath exists alongside frontage.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to West and East [part] and two North on opposite side of Rd. Open fields to the South and East.

**3. Describe topography and lanscape:** A regular shaped enclosed field currently grassland- appears to be used for recreational purposes. Copse area in South West corner.

**4. Describe layout, form, street pattern:** Wimblington Rd is the main Rd into the village.

**5. Describe building types and features:** Mixture, mainly two Storey detached no vicinity. Some single Storey. None on site.

**6. Describe site's boundaries:** Hedgerows including mature trees.

**7. Describe features / constraints:** Copse in South West corner with biodiversity value. Field forms an effective barrier between main part of village to the West and isolated frontage development to the East.

**8. Describe views, sight lines or vistas:** A generally enclosed site, not that visible from the road.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Neutral

**9d. Justification:** The site's development would extend the built form of the village to coalesce with frontage development to the East, thereby considerably elongating the village with an adverse impact on the rural landscape.

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).** D

**19b. Justification:** The site provides an important buffer between the main part of the village and frontage development to the East which would be lost through development. The rural character of the area would be lost.

**19c. Key considerations for policy:** Impact on built form and countryside character  
Coalescence of settlements  
Distance to services  
Loss of copse and biodiversity- proposal to retain

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** Planning permission here would set a precedent for infill further along Wimblington Road (sites 40426 and 40139). Guidelines for allowable density could come into play here. We are concerned that the possible site of the Bishop's Palace of medieval times is within this parcel of land and may invoke a preservation order.

**40427 | Land south of Wimblington Road | Doddington, Doddington CP**  
**Suitability uncertain/mixed effects**

Access onto the bend would be unfavourable as traffic would join that already emptying onto Wimblington Road from Abbey Estate (Beech Road)

**(iii) Parish Council site ranking (0-10): 1**

**Recommendation**

**20a. Individual site score**

**Suitability uncertain/mixed effects**

**C**

**20b. Comments**

The site provides a gap between the main village and frontage development to the east. The rural character of the area would be adversely affected.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination and within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>	CS26: Mineral Safeguarding Area - Sand and Gravel				
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>			<b>A</b>	
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	3%	<b>3b.(iii) 1 in 100yr event (area):</b>	11%	<b>3b.(iv) 1 in 1000yr event (area):</b>	29%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	F/97/0216/F: Erection of stables and garden lock-up... (Granted)   F/YR11/0573/F: Erection of a single-storey rear extension involving alterations to roof to rear and forma... (Grant)   F/YR10/0504/F: Erection of a part single-storey, part 2-storey rear extension with balcony, involving dem... (Grant)   F/YR06/0615/F: Erection of a barn... (Grant)   F/0896/83/O: Erection of 2 dwellingsAdj. 28 Wimblington Road Doddington...   F/0567/84/O: Erection of one 2-storey dwellingPlot adjacent to 28 Wimblington Road Doddington...   F/YR13/0889/F: Erection of a single-storey rear extension involving alterations to roof to rear and forma... (Grant)   F/0814/86/F: Two-storey extension to house28 Wimblington Road Doddington...   F/YR11/0208/NONMAT: Non-material amendment: Change part of proposed 2-storey rear extension from brick to rend... Approve   F/0970/84/F: Erection of a house and garageAdj. 28 Wimblington Road Doddington...   F/YR12/0643/F: Erection of part single-storey, 2-storey and first-storey extensions including balcony to ... (Grant)	

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures	<b>A</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometry	

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Childs Lane; Wimblington Road; Brickmaker's Arms Lane	
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	C
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Doddington Surgery; Doddington Hospital	
11b.(v) Medical srvs 15-20 min walk:	Wimblington Surgery	
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	B
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:	Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA	
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:	Thomas Eaton Primary Academy	
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 5 min walk (< 400m)	A
11f.(ii) Emp area in 5 min walk:	Doddington Road Industrial Estate, Wimblington	
11f.(iii) Emp area 5-10 min walk:	Knowles Transport, Wimblington	

11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk		
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	Site within 250m of potentially contaminated land	B
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:		
14a.(vii) Sites for DI 0-50m:		
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:	291012 (BRICK WORKS)	
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	50% or more is Grade 2	D
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 100%   Grade 3: 0%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	LNR more than 2.01km from site	A
16a.(ii) Prox to County Wildlife Sites:	CWS more than 2.01km from site	A
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: No      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: Yes

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site

A

17.(ii) TPO area:      No TPO area within 15m of the site

A

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) within 500.1 – 1000m of site

C

18a.(ii) CA intersects site:

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      The Round House

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500m of site

D

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:      Moated bishops' palace at Manor Farm

18c.(iv) Sched Mnmt 500m-1km:

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site

A

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site

A

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:      Setting of scheduled monument 1019547 may be a consideration.

18g. Archaeology comments:      D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required, Scheduled monument (NHLE 1019547) for moated site 280m to the southeast, Roman features (MCB20333) recorded during evaluation to the 280m southwest (ECB4301) and undated feature (MCB21443) from evaluation 230m to the west (ECB4751)

## Site Visit

**Date / Time of Site Visit:** 12/11/2020 10:40:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** Footpath to front of dwelling links to both Doddington and Wimblington. However no independent access to the site - provision may be possible.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** No

**2b. Describe neighbouring uses:** Dwellings to the East of access to the site. Open field to the West and South with a smaller field to the East.

**3. Describe topography and lanscape:** Field to rear of 28 Wimblington Rd shares the same access as the dwelling. Outbuildings in field with car parking area.

**4. Describe layout, form, street pattern:** Wimblington Rd is the main road linking Doddington and Wimblington. At busy rural Rd.

**5. Describe building types and features:** Single Storey outbuildings on site. Two Storey detached [mainly] along Rd frontage.

**6. Describe site's boundaries:** Domestic hedges/fences to the North. Otherwise hedgerows with mature trees.

**7. Describe features / constraints:** Shared access with the dwelling. Impact on neighbours.

**8. Describe views, sight lines or vistas:** An enclosed site away from Rd frontage. Likely to be visible in the main from neighbouring dwellings.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Neutral

**9d. Justification:** The site would effectively provide back land development out of keeping with frontage development. It would encroach into the countryside and have a negative impact on the character of the area.

**19a. Character + Place Score:** Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements). D

**19b. Justification:** The site would relate poorly to the main built form of the settlement and dwellings fronting Wimblington Rd effectively comprising back land development with a likely adverse impact on neighbouring residents and the character of the area.

**19c. Key considerations for policy:** Loss of countryside  
Access  
Background development  
Character of area  
Consolidated frontage development

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** This would set a precedent for coalescence with further infill on Wimblington

**Suitability uncertain/mixed effects**

Road. The land is very wet and floods in wet year. There was a former large pond on the site. The site would not be considered suitable for building because of waterlogged land.

(iii) Parish Council site ranking (0-10): 0

**Recommendation**

20a. Individual site score

**Suitability uncertain/mixed effects**

**C**

20b. Comments

This site effectively comprising back land development with a likely adverse impact on neighbouring residents and the character of the area. Access may be constrained.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)			<b>A</b>	
<b>2.(i) Min. + Waste Team comments:</b>					
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	>50% of site area in Zone 1			<b>B</b>	
<b>3a.(ii) Site area in FZ1:</b>	88.03%	<b>3a.(iii) Site area in FZ2:</b>	5.35%	<b>3a.(iv) Site area in FZ3:</b>	6.62%
<b>3b.(i) Surface Water Flood Risk:</b>	Risk of surface water flooding, see SFRA			<b>N/a</b>	
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	4%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>	0%		
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development			<b>A</b>	
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	More than 5km from site			<b>A</b>	

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village			<b>B</b>
<b>7.(i) Planning History (Form B):</b>				
<b>7.(ii) Planning History Search</b>	F/YR08/0321/F: Change of use of land and erection of boarding kennels, reception building, isolation unit... (Refuse)   F/99/0298/F: Erection of a 4-bed detached bungalow with detached double garage... (Refused)   F/0977/86/F: Change of use of 4 poultry houses to light industrial or storage (non-hazardous materials)... (Refused)			

## Transport

<b>8a. Local road impacts:</b>	Major infrastructure required to off-set safety or acquisition of third party land			<b>D</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometry/Footway and possible carriageway widening. Eastmoor Lane not wide enough for required improvements Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement			
<b>9a. Strategic Road Net. impacts:</b>				
<b>9b. Highways England comments:</b>				
<b>10a. PROW Opportunities:</b>				
<b>10b. PROW Team comments:</b>				

**Access to Services**

11a.(i) Proximity to public transport:	Less than 10 min walk (< 800m)	<b>B</b>
11a.(ii) Bus stops / rail in 5 min walk:		
11b.(i) Prox to medical services:	Less than 15 min walk (< 1,200m)	<b>C</b>
11b.(ii) Medical srvs in 5 min walk:		
11b.(iii) Medical srvs 5-10 min walk:		
11b.(iv) Medical srvs 10-15 min walk:	Doddington Surgery; Doddington Hospital	
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 10 min walk (< 800m)	<b>B</b>
11c.(ii) Shops within 5 min walk:		
11c.(iii) Shops 5-10 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	<b>B</b>
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	<b>E</b>
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	<b>D</b>
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. in 2020/2021 there were	

78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.

**13a.(i) Secondary school catchment:** Cromwell Community College

**13a.(ii) Secondary school capacity:** Limited capacity

C

**13b. Sec school capacity comments:** Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.

## Land Quality

**14a.(i) Prox pot. contaminated land:** Site located more than 250m from potentially contaminated land

A

**14a.(ii) Intersects landfill for DI:**

**14a.(iii) Landfill for DI 0-50m:**

**14a.(iv) Landfill for DI 50-100m:**

**14a.(v) Landfill for DI 100-250m:**

**14a.(vi) Intersects Site for DI:**

**14a.(vii) Sites for DI 0-50m:**

**14a.(viii) Sites for DI 50-100m:**

**14a.(ix) Sites for DI 100-250m:**

**14b. Env Health Officer comments:** No observations as at 26.10.20

**15a. Agricultural Land Classification:** 50% or more is Grade 2

D

**15b. ALC percentage site area** Grade 1: 0% | Grade 2: 100% | Grade 3: 0% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

**16a.(i) Prox to Local Nature Reserves:** LNR more than 2.01km from site

A

**16a.(ii) Prox to County Wildlife Sites:** CWS more than 2.01km from site

A

**16a.(iii) Site intersects CWS:**

**16a.(iv) CWS within 500m:**

**16a.(v) CWS 500m - 1km:**

**16a.(vi) CWS 1-2km**

**16b. Record of protected species on site:** Yes

**16c.(i) Highest quality habitats:**

**16c.(ii) Existing Grassland:** No      **16c.(iii) Grassland Buffer:** No      **16c.(iv) Grassland Stepping Stone Opp:** No

**16c.(v) Existing Wetland:** No      **16c.(vi) Wetland Buffer:** No      **16c.(vii) Wetland Stepping Stone Opp:** No

**16c.(viii) Exstg Woodland:** No      **16c.(ix) Woodland Buffer:** No      **16c.(x) Woodland Stepping Stone Opp:** No

16d.(i) Goose and Swan IRZ	Site does not intersect Goose + Swan IRZ	A
16d.(ii) Requirements to consult NE:		
16e. Wildlife Officer comments:		
17.(i) TPO points:	No TPO point within 15m of the site	A
17.(ii) TPO area:	No TPO area within 15m of the site	A
<b>Heritage</b>		
18a.(i) Prox to Conservation Area:	Asset(s) within 500m of site	D
18a.(ii) CA intersects site:		
18a.(iii) CA within 500m:	Doddington	
18b.(i) Prox to Listed Building:	Asset(s) within 500m of site	D
18b.(ii) Listed Building on site:		
18b.(iii) LB within 500m of site:	4, 6, 8 & 10, Newgate Street; Parish Church Of St Mary; 2, Church Lane; 20, Newgate Street; 4, Church Lane; 22, Newgate Street; Headstones Within The Churchyard Area Of The Parish Church Of St Mary Defined By The Path To The South Porch On The West Side, The Boundary Wall To The South, An Unmarked Boundary On The East Side Parallel To The Path And In Line With The East Wall Of Th	
18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Moated bishops' palace at Manor Farm	
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:		
18g. Archaeology comments:	A-B Heritage asset within 1-2km from site. This colour has also been used where we consider the heritage assets to be of low significance (sites of windmill mounds, 19th century structures etc) even though they will be on or near to sites, and where we do not object to development and do not have any archaeological requirements (based on current evidence (October 2020). There are several poorly located finds records from the vicinity (MCB9915, MCB7176) for Bronze Age and Roman finds while further afield the evidence is primarily medieval to modern in date including earthwork remains of ridge and furrow (MCB24268). Parcel is located at the edge of the 'fen island' at Doddington, with	

the potential for fen edge deposits

## Site Visit

**Date / Time of Site Visit:** 12/11/2020 10:50:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** There is currently no access to the site.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Open fields to the North, East, South and West. New dwellings are under construction further to the West. Edge of village location, main village to the North.

**3. Describe topography and lanscape:** Flat arable field which appears to be not currently under cultivation. The land is slightly higher then surrounding land to the South East and therefore quite prominent.

**4. Describe layout, form, street pattern:** Turf Fen Lane is a quiet narrow rural Lane effectively in the cul de sac, with recent cul de sac developments off of it.

**5. Describe building types and features:** Mainly large detached modern two Storey dwellings in vicinity- a number of little architectural worth.

**6. Describe site's boundaries:** Hedgerows to the North and East. Opened the South.

**7. Describe features / constraints:** Lack of access.

**8. Describe views, sight lines or vistas:** Site which would be visible from the South and East, including the A141.

**9a. Relationship to built form:** Somewhat negative

**9b. Visual impact on wider landscape:** Negative

**9c. Historic features:** Neutral

**9d. Justification:** The site is on the edge of the village in a prominent location which would protrude into open countryside to the detriment of the character of the area.

**19a. Character + Place Score:** **Development of site is likely to result in adverse harm to local character and/or sense of place.**

**E**

**19b. Justification:** In addition to its prominent location and impact on the countryside, turf Fen Lane is a narrow Lane which would require considerable infrastructure improvements to provide for any new development. These would be likely to alter the character of the area.

**19c. Key considerations for policy:** Impact on village morphology  
Impact on countryside  
Infrastructure upgrades required  
Distance to services

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** Turf Fen Lane is totally unsuitable for access to such a site. The Parish Council believe that the proposed footpath to the current development would not materialize, causing safety issues. Proposed passing places have been suggested

but both of the feeder roads (Church Lane and Eastmoor Lane) are too narrow and unsuitable for additional traffic.

(iii) Parish Council site ranking (0-10): 0

## Recommendation

20a. Individual site score

Potentially unsuitable

D

20b. Comments

No access to site. Major infrastructure and/or third party land would be required to provide safe, suitable access. The site is on the edge of the village in a prominent location which would protrude into open countryside to the detriment of the character of the area.

## Major Criteria

<b>1. Site Availability</b>	<b>Available for development in short term (0 - 5 yrs)</b>				<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.				
<b>2.(ii) Intrsects Min. + Waste resource:</b>					
<b>2.(iii) Min. and Waste policy area:</b>					
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable				
<b>3a.(i) Main Flood Zone:</b>	<b>100% of site area in Zone 1</b>				<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%
<b>3b.(i) Surface Water Flood Risk:</b>	<b>Risk of surface water flooding, see SFRA</b>				<b>N/a</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	1%	<b>3b.(iii) 1 in 100yr event (area):</b>	2%	<b>3b.(iv) 1 in 1000yr event (area):</b>	9%
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>		0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	<b>Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development</b>				<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No				
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No
<b>5. Proximity to designated sites:</b>	<b>More than 5km from site</b>				<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	<b>Large Village</b>	<b>B</b>
<b>7.(i) Planning History (Form B):</b>		
<b>7.(ii) Planning History Search</b>	<p>F/90/0286/O: Residential Development (17.46 ha.)... (Refused)   F/0843/88/F: Two-storey extension to house, including garage5 Newgate Street Doddington...   F/YR05/0975/F: Erection of a single-storey side and rear extension and conservatory to existing dwelling... (Grant)   F/93/0999/O: Residential Development - 6 dwellings... (Granted)   F/YR13/0896/F: Erection of a single-storey side extension and detached double garage and store to existin... (Grant)   F/0329/84/F: Single storey extension to dwellinghouse7 Newgate Street Doddington...   F/YR10/0446/NONMAT: Non-material amendment - Change door and windows to east elevation to french doors and inc... Approve   F/90/0503/F: Erection of 7 dwellings comprising of3 x 3-bed terraced houses, 2 x 2-bedbungalows and 2... Withdrawn   F/YR06/1127/F: Erection of a detached double garage with games room over... Withdrawn   F/91/0682/F: Erection of 7 dwellings with garagescomprising 2 x 3-bed semi-detached houses,1 x 3-bed ... (Granted)   F/97/0345/F: Erection of a 2-storey rear extension toNo. 47 including erection of a detacheddouble ga... (Granted)   F/98/0963/F: Erection of 2-bed detached bungalow withattached single garage involving demolitionof ex... (Granted)   F/1063/87/O: Residential development - 6 dwellingsAgricultural machinery sales depot 57 Newgate Street...   F/90/0943/O: Residential Development - 6 dwellings... (Granted)   F/YR00/0140/REG3: Formation of vehicular accesses... (Granted)   F/0113/87/F: Erection of a domestic garage and hobby room solely for domestic use5 Newgate Street Dodd...   F/0294/77/RM(2): Erection of a detached house and garage... Approve   F/90/0287/O: Residential Development (17.46 ha.)... (Refused)   F/90/0290/O: Residential Development (4.36 ha.)... (Refused)   F/94/0937/F: Erection of 7 dwellings</p>	

comprising 3 x 3-bed detached bungalows with garages and 4 x 2-bed... (Granted) | F/YR17/0675/O: Erection of up to 5 no dwellings (outline application with matters committed in respect of ... (Refuse) | F/YR07/1182/F: Erection of a 4-bed detached chalet bungalow... (Refuse) | F/97/0729/F: Erection of 2-bed detached bungalow with attached single garage involving demolition of ex... (Granted) | F/90/0289/O: Residential Development (4.36 ha.)... (Refused) | F/YR18/0295/O: Erection of up to 3 no dwellings (outline application with matters committed in respect of ... (Refuse) | F/YR11/0380/NONMAT: Non-Material Amendment: To construct a chimney stack to rear, block/brick up window and om... Approve | F/YR11/0374/NONMAT: Non-material amendment: Alteration of roof type tile relating to planning permission F/YR0... Approve | F/YR17/1166/F: Change of use of land to rear of existing dwelling for domestic purposes and infilling of ... (Grant) | F/0294/77/RM: Erection of 3 houses and garages... Approve | F/YR16/0872/TRTPO: Works to an Ash Tree covered by TPO 06/2013... (Grant) | F/YR12/0721/TRTPO: Felling of 1 Sycamore Tree covered by TPO 5/1969... (Grant) |

## Transport

<b>8a. Local road impacts:</b>	No objections subject to reasonable mitigation measures	<b>C</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometry Access onto the A141 needs to be considered. Full Transport Assessment and Travel Plan would be required for this site. Need to consider the cumulative transport impact of all proposed allocation and existing permissions in the settlement	
<b>9a. Strategic Road Net. impacts:</b>		
<b>9b. Highways England comments:</b>		
<b>10a. PROW Opportunities:</b>		
<b>10b. PROW Team comments:</b>		

## Access to Services

<b>11a.(i) Proximity to public transport:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11a.(ii) Bus stops / rail in 5 min walk:</b>	Ingle's Lane; Cook's Green; New Street; Primrose Hill; County Hospital; Thistledown	
<b>11b.(i) Prox to medical services:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11b.(ii) Medical srvs in 5 min walk:</b>	Doddington Surgery	
<b>11b.(iii) Medical srvs 5-10 min walk:</b>	Doddington Hospital	
<b>11b.(iv) Medical srvs 10-15 min walk:</b>		
<b>11b.(v) Medical srvs 15-20 min walk:</b>		
<b>11c.(i) Proximity to shops:</b>	Less than 5 min walk (< 400m)	<b>A</b>
<b>11c.(ii) Shops within 5 min walk:</b>	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
<b>11c.(iii) Shops 5-10 min walk:</b>		
<b>11c.(iv) Shops 10-15 min walk:</b>		
<b>11c.(v) Shops 15-20 min walk:</b>		
<b>11d.(i) Prox to primary school:</b>	Less than 10 min walk (< 800m)	<b>B</b>

11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		
11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	Spare capacity in every year	A
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. in 2020/2021 there were 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	Limited capacity	C
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	
<b>Land Quality</b>		
14a.(i) Prox pot. contaminated land:	Site located on potentially contaminated land	E
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:	290521 (DEPOT)	
14a.(vii) Sites for DI 0-50m:		

14a.(viii) Sites for DI 50-100m:

14a.(ix) Sites for DI 100-250m: 0 (SMITHY)

14b. Env Health Officer comments: Historical mapping data shows this site has previous use (depot) that could give rise to potential ground contamination. A phase 1 contaminated land risk assessment will be required to determine site is suitable for further use.

15a. Agricultural Land Classification: 50% or more is Grade 3

C

15b. ALC percentage site area Grade 1: 0% | Grade 2: 26.35% | Grade 3: 73.65% | Grade 4 or 5: 0% | Not agric. land: 0%

## Natural Environment

16a.(i) Prox to Local Nature Reserves: LNR more than 2.01km from site

A

16a.(ii) Prox to County Wildlife Sites: CWS more than 2.01km from site

A

16a.(iii) Site intersects CWS:

16a.(iv) CWS within 500m:

16a.(v) CWS 500m - 1km:

16a.(vi) CWS 1-2km

16b. Record of protected species on site: Yes

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes 16c.(iii) Grassland Buffer: Yes 16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No 16c.(vi) Wetland Buffer: No 16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Exstg Woodland: No 16c.(ix) Woodland Buffer: No 16c.(x) Woodland Stepping Stone Opp: Yes

16d.(i) Goose and Swan IRZ Site does not intersect Goose + Swan IRZ

A

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points: No TPO point within 15m of the site

A

17.(ii) TPO area: TPO area on site

E

## Heritage

18a.(i) Prox to Conservation Area: Asset(s) within 500m of site

D

18a.(ii) CA intersects site:

18a.(iii) CA within 500m: Doddington

18b.(i) Prox to Listed Building: Asset(s) within 500m of site

D

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site: 4, 6, 8 &amp; 10, Newgate Street; Doddington Hall Coach House And Stables; Churchyard Cross North West Of Churchyard Boundary Wall; Parish Church Of St Mary; 2, Church Lane; Doddington Windmill; Clock Tower; Methodist Chapel; 20, Newgate Street; 2, Ingles Lane; 4, Church Lane; 22, Newgate Street; 4, Ingles

## Suitability uncertain/mixed effects

Lane; Lych Gate; Headstones Within The Churchyard Area Of The Parish Church Of St Mary Defined By The Path To The South Porch On The West Side, The Boundary Wall To The South, An Unmarked Boundary On The East Side Parallel To The Path And In Line With The East Wall Of Th

18c.(i) Prox to Scheduled Monument:	Asset(s) within 500.1 – 1000m of site	C
18c.(ii) Sched Mnmt intersects site:		
18c.(iii) Sched Mnmt within 500m:		
18c.(iv) Sched Mnmt 500m-1km:	Moated bishops' palace at Manor Farm	
18c.(v) Sched Mnmt 1-2km:		
18d.(i) Prox to Reg Parks+Gardens:	Asset(s) more than 2km from site	A
18d.(ii) Reg P+G intersects site:		
18d.(iii) Reg PG within 500m:		
18e.(i) Prox to Heritage at Risk:	Asset(s) more than 2km from site	A
18e.(ii) HAR intersects site:		
18e.(iii) HAR within 500m of site:		
18f. Conservation Officer comments:	Within/adjacent to Doddington conservation area.	
18g. Archaeology comments:	E - Heritage asset on site. Depending on character, we may object or recommend pre-determination work to acquire suitable site specific evidence to be used to inform an intelligent opinion. There is evidence of earthwork remains of medieval ridge and furrow within the proposed area (MCB24266). Ridge and furrow survives in both earthwork and cropmark form in the immediate vicinity. Parcel is located at the edge of the 'island' of Doddington, with the potential for fen edge deposits	

## Site Visit

**Date / Time of Site Visit:** 12/11/2020 11:00:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** Yes

**1b. Describe accessibility of site:** Two field trackways could be combined into one to form an access.

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to the West and East and South. Fields to the North.

**3. Describe topography and lanscape:** Generally flat site comprised of two fields that, to the East used for grazing horses and arable purposes, to the West generally scrubland with a mixture of trees.

**4. Describe layout, form, street pattern:** Newgate street is the main road into the village from the South West. Busy.

**5. Describe building types and features:** Mainly two Storey detached in vicinity. Doddington conservation area to the East, older properties, with more recent development to the West.

**6. Describe site's boundaries:** Predominantly trees and hedgerows.

**7. Describe features / constraints:** Appears to be a ridge and furrow field system in the field to the East. Biodiversity on site. Trees in both fields.

**8. Describe views, sight lines or vistas:** *Site is set behind houses and therefore not very visible from public views.*

**9a. Relationship to built form:** *Neutral*

**9b. Visual impact on wider landscape:** *Neutral*

**9c. Historic features:** *Somewhat negative*

**9d. Justification:** *The site is located close to the part of the built form of the village where most services are located. Due to back land location, the wider landscaping and streetscape are not likely to be adversely affected. Although heritage assets could be a risk.*

**19a. Character + Place Score:** **Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).**

D

**19b. Justification:** Whilst in location and landscape terms the site may be acceptable, a loss of heritage assets and biodiversity with result. The extent of the site would be excessive for a village location.

**19c. Key considerations for policy:** Impact on built form and countryside character  
Loss of biodiversity  
Loss of heritage assets  
Extent of development in village location  
Distance to services

## Local Preference

**(i) Does Parish Council support site?:** **No**

**(ii) Reasons for support / object:** This is a site that has already seen refusal of a smaller development. Th site could lead to a coalescence of land fronting Benwick Road and this would totally destroy a green area in the centre of the village, and the view to St. Mary's Church. It is in the village conservation area and would, by it's distance from the centre of the village, show a lack of services for elderly and young people. The land is heavy clay, which is not suitable for drainage, and would join with an area that already has problems with sewage and foul water disposal.

**(iii) Parish Council site ranking (0-10):** **0**

## Recommendation

**20a. Individual site score** **Suitability uncertain/mixed effects**

C

**20b. Comments** Whilst in location and landscape terms the site may be acceptable, loss of heritage assets and biodiversity with result. The extent of the site would be excessive for a village location. Poor accessibility due to single, constrained access. Potential adverse impacts on heritage assets (ridge and furrow, fen edge deposits) and setting of Conservation Area.  
Site may have some merit where developed in a coordinated manner with site 40453.

## Major Criteria

<b>1. Site Availability</b>	Available for development in short term (0 - 5 yrs)					<b>A</b>
<b>2.(i) Min. + Waste Team comments:</b>	This site lies within the Sand and Gavel (S&G) Minerals Safeguarding Area as depicted in the MWLP (2020) which is currently subject to examination. It is not within the MWCS (2011) S&G MSA. Given the size and location of the site and the extent of the safeguarded sand and gravel, prior extraction at this location is unlikely to be viable. However, if sand and gravel is extracted as part of the development it should be used in a sustainable way.					
<b>2.(ii) Intrsects Min. + Waste resource:</b>						
<b>2.(iii) Min. and Waste policy area:</b>						
<b>3. Flood Risk - Vulnerability:</b>	More vulnerable					
<b>3a.(i) Main Flood Zone:</b>	100% of site area in Zone 1					<b>A</b>
<b>3a.(ii) Site area in FZ1:</b>	100%	<b>3a.(iii) Site area in FZ2:</b>	0%	<b>3a.(iv) Site area in FZ3:</b>	0%	
<b>3b.(i) Surface Water Flood Risk:</b>	0% risk of surface water flooding (1 in 30 year event)					<b>A</b>
<b>3b.(ii) 1 in 30yr event (area):</b>	0%	<b>3b.(iii) 1 in 100yr event (area):</b>	0%	<b>3b.(iv) 1 in 1000yr event (area):</b>	0%	
<b>3c.(i) Intersects Historic Flood Map:</b>	No	<b>3c.(ii) Area intersected by Historic Flood Map:</b>			0%	
<b>4.(i) Prox. to hazardous apparatus:</b>	Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development					<b>A</b>
<b>4.(ii) Intersects HSE Consultation Dist:</b>	No					
<b>4.(iii) Intersects gas pipe buffer:</b>	No	<b>4.(iv) Overhead line on site:</b>	No	<b>4. (v) Pylon/tower on site:</b>	No	
<b>5. Proximity to designated sites:</b>	More than 5km from site					<b>A</b>

## Strategy and History

<b>6. Settlement Hierarchy</b>	Large Village					<b>B</b>
<b>7.(i) Planning History (Form B):</b>						
<b>7.(ii) Planning History Search</b>	F/90/0286/O: Residential Development (17.46 ha.)... (Refused)   F/YR18/1082/F: Erection of a single storey extension to side and 2-storey extension to rear of existing d... (Grant)   F/0524/78/F: Widening of access56 New Street Doddington...   F/YR18/1116/TRCA: Felling of 1 Yew Tree in a conservation area... (Grant)   F/YR17/0735/F: Erection of a 2-storey/first floor extension to rear of existing dwelling involving demoli... (Grant)   F/YR02/0060/F: Erection of 5 x 4-bed detached houses withgarages and 3 x 5-bed 3-storey terracedhouses... (Granted)   F/90/0287/O: Residential Development (17.46 ha.)... (Refused)   F/YR01/0822/F: Erection of 5 x 4-bed detached houses withgarages and 3 x 5-bed 3-storey terracedhouses... (Granted)   F/0402/86/F: Alterations to house...   F/YR19/1065/F: Erection of a 2-storey, 6-bed dwelling with integral double garage involving formation of ... (Refuse)   F/YR19/0482/F: Erection of a 2-storey, 6-bed dwelling with integral double garage involving formation of ... (Refuse)   F/YR01/0035/O: Erection of 8 no. detached houses... (Granted)   F/YR19/0327/NONMAT: Non-material amendment: Replace 2no side kitchen windows with 2no rooflights relating to p... Approve					

## Transport

<b>8a. Local road impacts:</b>	No objection with minor mitigation measures					<b>A</b>
<b>8b. Transport team comments:</b>	Site access required with suitable visibility and geometry					

9a. Strategic Road Net. impacts:

9b. Highways England comments:

10a. PROW Opportunities:

10b. PROW Team comments:

## Access to Services

11a.(i) Proximity to public transport:	Less than 5 min walk (< 400m)	A
11a.(ii) Bus stops / rail in 5 min walk:	Ingle's Lane; Cook's Green; New Street; County Hospital; Thistledown	
11b.(i) Prox to medical services:	Less than 5 min walk (< 400m)	A
11b.(ii) Medical srvs in 5 min walk:	Doddington Surgery	
11b.(iii) Medical srvs 5-10 min walk:	Doddington Hospital	
11b.(iv) Medical srvs 10-15 min walk:		
11b.(v) Medical srvs 15-20 min walk:		
11c.(i) Proximity to shops:	Less than 5 min walk (< 400m)	A
11c.(ii) Shops within 5 min walk:	One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH; Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH	
11c.(iii) Shops 5-10 min walk:		
11c.(iv) Shops 10-15 min walk:		
11c.(v) Shops 15-20 min walk:		
11d.(i) Prox to primary school:	Less than 10 min walk (< 800m)	B
11d.(ii) Primary schs in 5 min walk:		
11d.(iii) Primary schs 5-10 min walk:	Lionel Walden Primary School	
11d.(iv) Primary schs 10-15 min walk:		
11d.(v) Primary schs 15-20 min walk:		
11e.(i) Prox to secondary school:	Greater than 20 min walk (>1,600m)	E
11e.(ii) Secondary sch in 5 min walk:		
11e.(iii) Secondary sch 5-10 min walk:		
11e.(iv) Secondary sch 10-15 min walk:		
11e.(v) Secondary sch 15-20 min walk:		
11f.(i) Proximity to employment:	Less than 20 min walk (< 1,600m)	D
11f.(ii) Emp area in 5 min walk:		
11f.(iii) Emp area 5-10 min walk:		
11f.(iv) Emp area 10-15 min walk:		

11f.(v) Emp area 15-20 min walk	Doddington Road Industrial Estate, Wimblington	
12a.(i) Primary school catchment	Thomas Eaton Primary School	
12a.(ii) Primary school capacity:	<b>Spare capacity in every year</b>	<b>A</b>
12b. Pri school capacity comments:	Thomas Eaton Primary School is an Academy and has an age range of 4-11 years. The school has a PAN of 30 and total capacity of 210. In 2020/2021 there were 78 primary aged pupils living in the catchment area. Forecasts show a decrease of pupils to 25 in 2029/2030.	
13a.(i) Secondary school catchment	Cromwell Community College	
13a.(ii) Secondary school capacity:	<b>Limited capacity</b>	<b>C</b>
13b. Sec school capacity comments:	Cromwell Community College is an Academy with an age range of 11-18 years. The school has a PAN of 210 and total capacity of 1,050. In 2020/2021 there were 1027 secondary aged children living in the catchment area. Forecasts show a continuous upward trajectory to 1100 pupils in 2029/2030. Future capacity will be 1200 following completion of a current Capital Project.	

## Land Quality

14a.(i) Prox pot. contaminated land:	<b>Site located on potentially contaminated land</b>	<b>E</b>
14a.(ii) Intersects landfill for DI:		
14a.(iii) Landfill for DI 0-50m:		
14a.(iv) Landfill for DI 50-100m:		
14a.(v) Landfill for DI 100-250m:		
14a.(vi) Intersects Site for DI:	290521 (DEPOT)	
14a.(vii) Sites for DI 0-50m:	0 (SMITHY)	
14a.(viii) Sites for DI 50-100m:		
14a.(ix) Sites for DI 100-250m:		
14b. Env Health Officer comments:	No observations as at 26.10.20	
15a. Agricultural Land Classification:	<b>50% or more is Grade 3</b>	<b>C</b>
15b. ALC percentage site area	Grade 1: 0%   Grade 2: 3.76%   Grade 3: 96.24%   Grade 4 or 5: 0%   Not agric. land: 0%	

## Natural Environment

16a.(i) Prox to Local Nature Reserves:	<b>LNR more than 2.01km from site</b>	<b>A</b>
16a.(ii) Prox to County Wildlife Sites:	<b>CWS more than 2.01km from site</b>	<b>A</b>
16a.(iii) Site intersects CWS:		
16a.(iv) CWS within 500m:		
16a.(v) CWS 500m - 1km:		
16a.(vi) CWS 1-2km		
16b. Record of protected species on site:	Yes	

16c.(i) Highest quality habitats:

16c.(ii) Existing Grassland: Yes      16c.(iii) Grassland Buffer: Yes      16c.(iv) Grassland Stepping Stone Opp: No

16c.(v) Existing Wetland: No      16c.(vi) Wetland Buffer: No      16c.(vii) Wetland Stepping Stone Opp: No

16c.(viii) Extstg Woodland: No      16c.(ix) Woodland Buffer: No      16c.(x) Woodland Stepping Stone Opp: No

16d.(i) Goose and Swan IRZ      Site does not intersect Goose + Swan IRZ      **A**

16d.(ii) Requirements to consult NE:

16e. Wildlife Officer comments:

17.(i) TPO points:      No TPO point within 15m of the site      **A**

17.(ii) TPO area:      No TPO area within 15m of the site      **A**

## Heritage

18a.(i) Prox to Conservation Area:      Asset(s) located on site / site intersects asset      **E**

18a.(ii) CA intersects site:      Doddington

18a.(iii) CA within 500m:

18b.(i) Prox to Listed Building:      Asset(s) within 500m of site      **D**

18b.(ii) Listed Building on site:

18b.(iii) LB within 500m of site:      4, 6, 8 & 10, Newgate Street; Doddington Hall Coach House And Stables; Churchyard Cross North West Of Churchyard Boundary Wall; Parish Church Of St Mary; 2, Church Lane; Doddington Windmill; Clock Tower; Methodist Chapel; 20, Newgate Street; 2, Ingles Lane; 4, Church Lane; 22, Newgate Street; 4, Ingles Lane; Lych Gate; Headstones Within The Churchyard Area Of The Parish Church Of St Mary Defined By The Path To The South Porch On The West Side, The Boundary Wall To The South, An Unmarked Boundary On The East Side Parallel To The Path And In Line With The East Wall Of Th

18c.(i) Prox to Scheduled Monument:      Asset(s) within 500.1 – 1000m of site      **C**

18c.(ii) Sched Mnmt intersects site:

18c.(iii) Sched Mnmt within 500m:

18c.(iv) Sched Mnmt 500m-1km:      Moated bishops' palace at Manor Farm

18c.(v) Sched Mnmt 1-2km:

18d.(i) Prox to Reg Parks+Gardens:      Asset(s) more than 2km from site      **A**

18d.(ii) Reg P+G intersects site:

18d.(iii) Reg PG within 500m:

18e.(i) Prox to Heritage at Risk:      Asset(s) more than 2km from site      **A**

18e.(ii) HAR intersects site:

18e.(iii) HAR within 500m of site:

18f. Conservation Officer comments:      Recent refusal for development due to impact on character and appearance of conservation area. Similar nearby applications refused and dismissed at appeal

by inspector.

<b>18g. Archaeology comments:</b>	D - Heritage asset within 500m of site. Archaeological condition or pre-determination may be required. There is evidence of earthwork remains of medieval ridge and furrow within the site (MCB24266) while evaluation nearby (ECB2491) has revealed medieval features.
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## Site Visit

**Date / Time of Site Visit:** 12/11/2020 11:15:00

**1a. Accessibility: Is the site capable of being accessible to all users?:** No

**1b. Describe accessibility of site:** There appears to be insufficient width to serve the site for the amount of development proposed [8 dwellings].

**2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?:** Yes

**2b. Describe neighbouring uses:** Dwellings to the East and South [part]. Fields to the South, West and North.

**3. Describe topography and lanscape:** Flat rectangular site incorporating the dwellinghouse and curtilage which are located in and positively contribute to the Doddington conservation area.

**4. Describe layout, form, street pattern:** Frontage development along new street, which is the older part of the village, falling within the conservation area.

**5. Describe building types and features:** Mainly 2 Storey detached, terraced and semis in vicinity of older age, to the East. More modern cul de sac to the South.

**6. Describe site's boundaries:** Open to the West. Hedgerows the North and South. Dwellings and access to the East.

**7. Describe features / constraints:** Access width. Conservation area. Substantial pine tree in centre of site.

**8. Describe views, sight lines or vistas:** Set behind buildings along new street. Not likely to be visible.

**9a. Relationship to built form:** Neutral

**9b. Visual impact on wider landscape:** Somewhat negative

**9c. Historic features:** Negative

**9d. Justification:** The site would result in development extended incongruously, to a degree, into open countryside, which would relate poorly to the built form of the village and the conservation area in this location.

<b>19a. Character + Place Score:</b>	<b>Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).</b>	<b>D</b>
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**19b. Justification:** There appears to be insufficient width of access to serve the development, which would adversely impact on the conservation area character in this location.

**19c. Key considerations for policy:**

- Distance to services
- Access width
- Impact on conservation area
- Built form of village and countryside character

## Local Preference

**(i) Does Parish Council support site?:** No

**(ii) Reasons for support / object:** Poor access and parking problems on bend. Designated as 'an important space' in Conservation Character Appraisal 2011. Would block important views to the village and is in its conservation area. Two former applications for development have been refused.

**(iii) Parish Council site ranking (0-10): 0**

## Recommendation

### 20a. Individual site score

Suitability uncertain/mixed effects

C

### 20b. Comments

The site would result in development protruding into open countryside, which would relate poorly to the built form of the village and adversely impact upon the conservation area in this location. Evidence of earthwork remains of medieval ridge and furrow within the site. Access width likely to be insufficient.

As an isolated development, the site is unsuitable. However, the site may have potential where developed in a coordinated manner with adjacent site 40450.