



Doddington Landscape and Village Character Report

Part of the Evidence Base for the Doddington Neighbourhood Plan
Adopted September 2023 (updated January 2025)



Doddington

- 1.1 This Report forms an important part of the evidence base for the proposed Doddington Neighbourhood Plan and has been produced in order to provide robust support for the development of policy within the emerging Neighbourhood Plan. In particular the Neighbourhood Plan Group required land within and surrounding the main village to be assessed in detail to establish the sensitivity and capacity of the Parish to accommodate new development, but also to present a vision for the Parish, which seeks to conserve and enhance special qualities and ensure positive change.
- 1.2 This document has been produced by members of the Doddington Neighbourhood Plan Group who have been able to draw upon professional experience in relation to such Reports together with substantial knowledge and experience of the local area, and is lead by Doddington Parish Council.
- 1.3 The Report has been prepared in line with the methodology within Appendix 1. In summary the Group divided the main settlement of Doddington into ten character areas and then undertook an assessment of each area (see Sections 2 to 11 of this Report).
- 1.4 Areas outwith of the assessment are considered to fall within the open countryside on land surrounding the main built up area of the village. Such areas are to be protected from development (unless there is an overriding need in the public interest) as they are recognised for their contribution towards the intrinsic character and beauty of the countryside (in line with National Planning Policy Framework (2024) paragraph 187 b)).

Landscape Setting & Edges

- 1.5 Doddington is a village and civil parish lying just off the A141 approximately half way between Chatteris to the south and March to the north, in the heart of the fertile area that is the Cambridgeshire Fens. The village is predominantly set in flat fenland mainly used for arable farming and the growing of root vegetables. Approaching from the south, beyond one of the ponds that are present in the village, the land elevates, with wide verges, open fields, hedging and some areas of trees. There is little built up area here, the housing beginning when the elevation of the land drops away into the village.
- 1.6 The setting approaching from the north is similar with open fields and ribbon development of housing, from the west the village is entered along a road though land occupied by glasshouses, grazing cattle and sheep and recreational facilities which add much to the character of the area.
- 1.7 The village benefits from a Conservation Area with an Appraisal published by Fenland District Council in October 2011¹.
- 1.8 With regard to other character statements Doddington is located within National Character Area (NCA) 46: The Fens as part of the classification of the country by Natural England². Whilst the land area within the NCA amounts to over 100 hectares Doddington's character broadly aligns with the descriptions set out within the Natural England publication. Given the relative scale of the village with the NCA however no detailed analysis need be drawn within this Report. Suffice to say that this Report is much more granular in nature.

Townscape Character

- 1.9 Historically, Doddington was one of the largest parishes in England, comprising the town of March and the hamlets of Wimblington and Benwick. In 1856 the Doddington Rectory Division Act came into force and these places are now distinct parishes. The village name, originally derived from the Saxon for Duddas Farm, is mentioned in the Domesday Book of 1086, when the Manor was held by the Abbot of Ely; the first Abbot having acquired land at Doddington 100 years previously.

¹ https://www.fenland.gov.uk/media/14667/Doddington-Conservation-Area-Character-Appraisal/pdf/Doddington_Consevation_Area_Appraisal.pdf?m=636590529275200000

² <http://publications.naturalengland.org.uk/publication/6229624?category=587130>

1.10 The North Witchford Union Workhouse was built in Doddington in 1838/39 to serve the towns of March and Chatteris and the villages of Doddington, Benwick, Wimblington and Manea. In 1941, this was converted into a General Hospital under the Wartime Emergency Scheme and became part of the National Health Service in 1948. The hospital buildings were demolished in 2003.

1.11 The village originally had three windmills, of which only one survives in the High Street. The cap was removed in 1958, leaving only the 19th century tower but a permanent cap has since been installed. The Lionel Walden School opened in 1789, and was rebuilt in 1878, having been greatly extended in recent years.



The Mill

1.12 The High Street is lined by buildings on both sides, but also includes a grassed area once the site of the village pound; and at its junction with Benwick Road a clock tower. It shows a strong village character with a mix of house types, shops and facilities including the Lionel Walden school, a small supermarket, (adjacent to the One Stop shop is the original bake house, a single storey building which has wooden shingles (and has recently been very sympathetically restored)), beautician, bowls shop, fish and chip shop, agricultural engineer's workshop, and a newsagent. The mix of houses varies, from more older houses, some with pantile roofs, which dominate the west side of the street, to the more modern bungalows on the east side. A number



New Street looking North



High Street looking East

of these bungalows are situated behind the original wall from the Doddington Rectory. The High Street continues into New Street, where the Church Rooms and the Methodist Chapel, both 19th century buildings can both be found, together with two pubs and a hairdressing salon.

1.13 The High Street joins Benwick Road at the Clock Tower junction, and this roadway provides sites for The Village Hall, The Scout Hut, The Doctor's Surgery, Doddington MIU, Doddington Court, a children's nursery, Askham Village Community, Doddington Pavillion and playing field and Delfland Nurseries and is the main area for employment in the village. There are a variety of houses on the Road, mostly built in the late 19th and early 20th century, but The Hermitage, together with its coach house, now a separate house, are of note. It should be noted here that the close proximity of the Doctors Surgery, Doddington MIU, Doddington Court and Askham Village Community, gives Doddington the basis of what could be a Health and Social Care Hub.

1.14 At the eastern end of the High Street, is Wimblington Road, off which is Wood Street, which holds a mixture of houses and bungalows which were built in the early 20th century, together with a series of relatively new developments at Carpenters Way, The Rowans, The Larches and Sutton Way. Again, a mixture of houses and bungalows, varying in age but mostly built last century. A new development at the bottom of Wood Street is made up of 28 bungalows, built and inhabited in 2020-2022. These look out over fields towards Coneywood.

1.15 Off Wimblington Road, turning west past the school is Manor Estate, formerly a council house development of 26 homes set around a green area. On the same side of this road is a development of

fairly new, mostly four bed houses on Witchford Close, which is situated behind a small wooded area (Crossway Wood) and a village pond.

- 1.16 The Abbey Estate, which comprises a large number of homes, set off two main roadways, Beech Avenue and Cedar Drive, and also comprising a number of small Closes, lies on the northern side of Wimblington Road. This development took place in the 1980's and 1990's and behind this, is a large playground area which contains football pitches and a skatepark, together with a pavilion and two play areas for younger children.
- 1.17 At the western end of the High Street going towards Chatteris, the road leads into New Street, where the Church Rooms (formerly The Reading Rooms) can be found. This building forms a picturesque structure of brick and was given to the parish by Col. And Miss Harding. The Methodist Chapel, also built in the 19th century, stands almost opposite. There are also two pubs on this Street, The George and the Three Tuns, together with a hairdressing salon.
- 1.18 New Street runs into Newgate Street at Policeman's Corner, where the village sign can be seen. Development here is of a mixture which includes Council housing, 19th and 20th century housing and some houses built in the latter half of the 20th century. Development tends to be one house deep throughout this area. The gated development which is Kingsland Close then contains some of the last housing in the village.
- 1.19 Turning west onto Cooks Green, three relatively new developments are here, Millers Close which is a mixture of bungalows and houses, Ancaster Way, bungalows which were council built to house the elderly and Hunters Close a small number of houses built into a cul de sac. There are also a number of older houses and bungalows. Cooks Green ends with far reaching views over agricultural land.
- 1.20 The historic core of the village is located along three principal roads - Ingles Lane, Church Lane, and Eastmoor Lane. These contain four Grade II listed houses, St. Mary's Church, the Grade II listed church wall, a medieval cross and the imposing Doddington Hall, now a private house, but formerly St. Mary's Rectory. There is also a war memorial situated within the church grounds.
- 1.21 The site of The Medieval Manor is located at Manor Farm in the north east of the village and the Bishops Palace reputedly is close by although its exact location is not known.
- 1.22 Turning west from Church Lane into Eastalls Close, Bevills Close and Walden Close, there are a large development of homes which were built in the 1980's – a mixture of houses and bungalows which began life as affordable homes, but which have had a number of extensions built onto them, making them more expensive to purchase. The area is a pleasant and quiet part of the village.
- 1.23 Following on from the eastern end of Church Lane, Eastmoor Lane opens into Turf Fen Lane, which has had a number of large houses (some five and six bed), and some self builds finished and occupied during the second half of the 20th century. The Lane is hedged along its western side which contains a large open area, currently part of Cooks Green farm, but much of which looks fallow at present. This area, together with The Oaks has excellent open views towards Chatteris, the A141 and Ely Cathedral.



St Mary's Church

Planning Policy Context

1.24 Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) the Statutory Development Plan for Doddington comprises currently of the Fenland District Council produced Fenland Local Plan (adopted 2014) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (adopted 2021).

1.25 With regard to the adopted Local Plan Doddington is identified as a Growth Village under Policy LP3. The policy states that:

... development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.

1.26 A note within the policy explains that development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed. Developers are advised to contact Anglian Water at the earliest opportunity. To the best of the knowledge of the Doddington Neighbourhood Plan Group no developments have addressed this capacity constraint.

1.27 Local Plan Policy LP12 then goes on to identify that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. The policy continues to advise that any proposal will need to satisfy the applicable policies of this document (including the settlement hierarchy set out in Policy LP3), as well as a range of criteria as listed below:

- (a) The site is in or adjacent to the existing developed footprint of the village (except for those villages listed in the settlement hierarchy in Policy LP3 as being 'Small' or 'Other' villages, where only infill sites will normally be considered favourably); and*
- (b) It would not result in coalescence with any neighbouring village; and*
- (c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and*
- (d) The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance; and*
- (e) It would not extend existing linear features of the settlement, or result in ribbon development; and*
- (f) The site retains and respects natural boundaries such as trees, hedgerows, embankments and drainage ditches; and*
- (g) The site retains and respects ecological, heritage and biodiversity features; and*
- (h) It would not result in the loss of important spaces within the village; and*
- (i) It would not result in the loss of high grade agricultural land, or if so, comprehensive evidence is provided to justify the loss. This should include an assessment of all alternative reasonable opportunities in the locality to develop on lower grades of agricultural land; and*
- (j) It would not put people or property in danger from identified risks; and*
- (k) It can be served by sustainable infrastructure provision, such as surface water and waste water drainage and highways.*

If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission),

- (i) increase the number of dwellings in the village by 10% or more (or 15% for Growth villages); or*
- (ii) for non-dwellings, have a floorspace of 1,000sq m or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more, then the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise). If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.*

- 1.28 It is apparent from the District Council's own monitoring evidence³ that the 15% growth threshold has been breached. The 15% threshold was 127 dwellings and, as at 9th February 2023 196 dwellings have been built or are committed.
- 1.29 As such and as already confirmed to the Doddington Neighbourhood Plan Group by the District Council no further housing within the village need be allocated at this time in order to align with the strategic policies of the adopted Fenland Local Plan 2014.
- 1.30 Notwithstanding this the District Council has consulted upon an emerging Local Plan which would, if adopted, replace the current 2014 Local Plan. Doddington Parish Council and the Doddington Neighbourhood Plan Group have made comments as part of that consultation.
- 1.31 The emerging Local Plan identified Doddington as a Large Village and suggested that 355 new homes will be delivered within the village across nine sites over the emerging plan period (2021-2040).
- 1.32 With regard to the Minerals and Waste Plan whilst much of Doddington is identified as being a Minerals Safeguarding Area for Sand and Gravel: this has no substantial impact upon this Landscape and Village Character Report.
- 1.33 At the time of writing this Report national planning policy is contained within the National Planning Policy Framework 2024 (the NPPF). Paragraphs 82 to 84 of the NPPF state that:

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

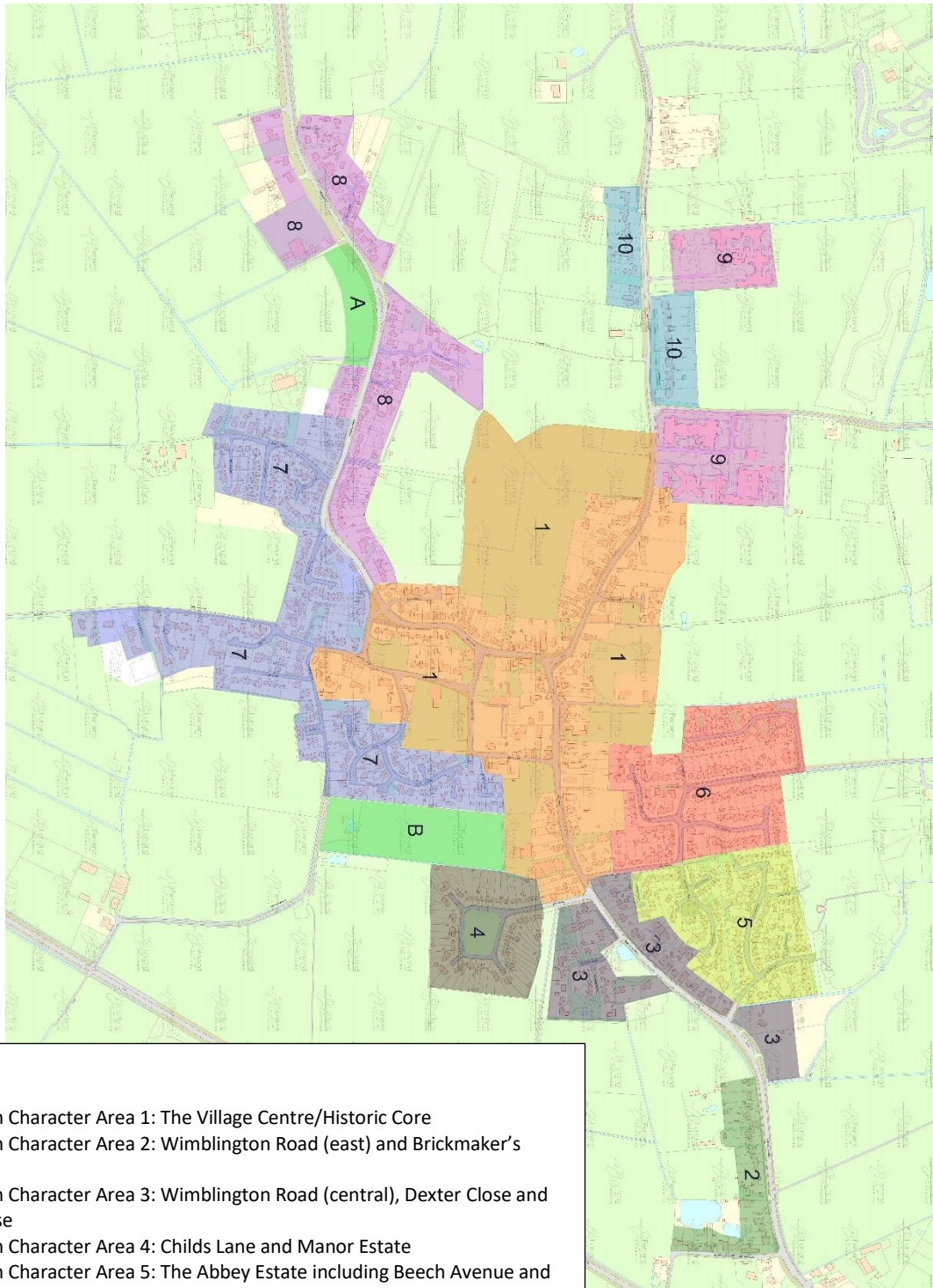
84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential building; or e) the design is of exceptional quality, in that it: i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Future and Further Neighbourhood Plan Documents

- 1.34 The Doddington Neighbourhood Plan Group intends to produce further evidence base documents for the Neighbourhood Plan. One such document which is heavily related to this Landscape and Townscape Report will be a review of the village's Local Green Spaces.
- 1.35 A map showing each of the 10 identified character areas within Doddington is shown on the following page with each character area being assessed within this Report.

³ https://www.fenland.gov.uk/media/12605/Policy-LP12-Rural-Areas-Village-Thresholds-Position-Statement-09-February-2023/pdf/Summary_position_09_February_2023.pdf?m=638119882923930000

Figure 1 Doddington Character Areas



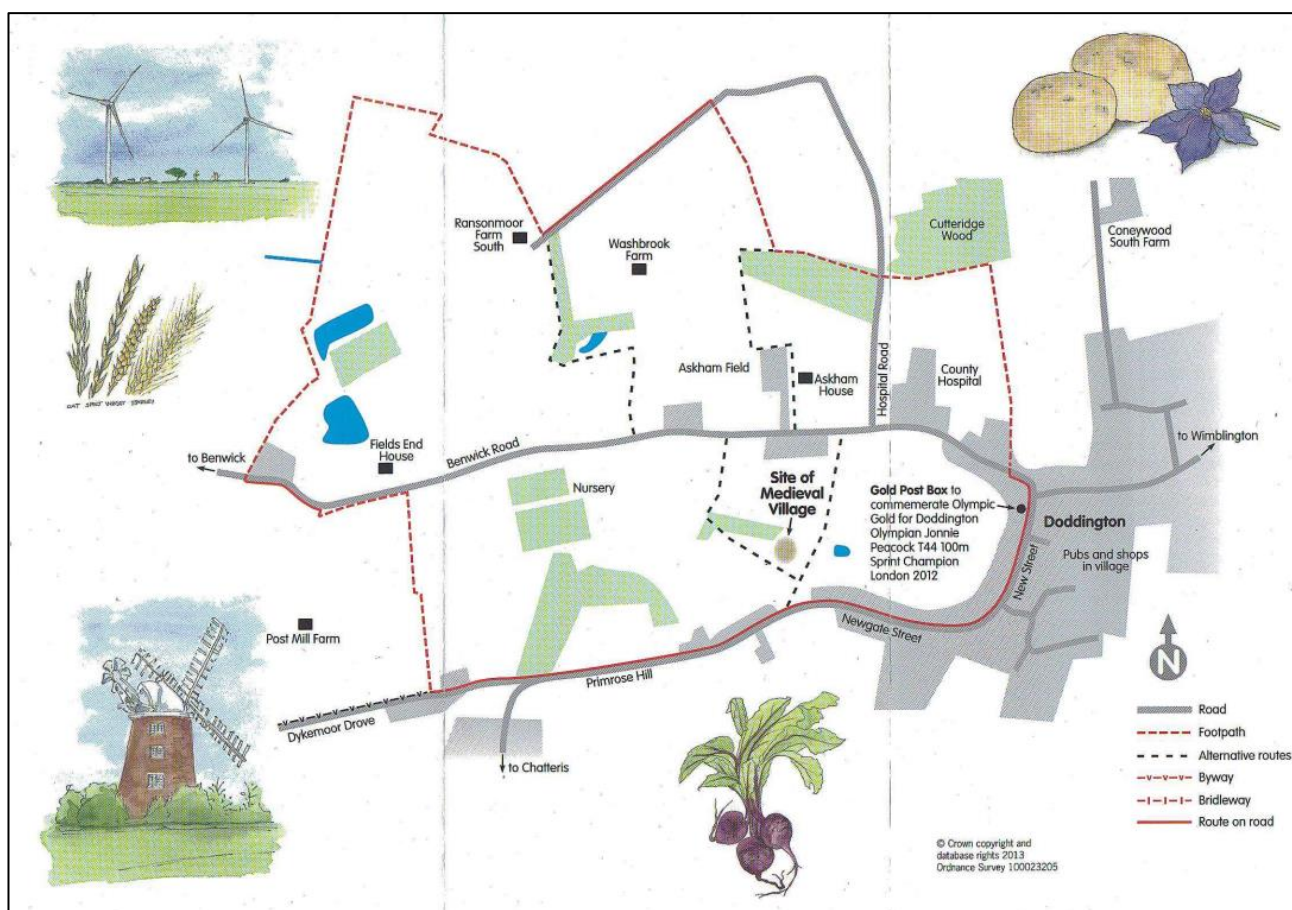
Map Key

- 1 - Doddington Character Area 1: The Village Centre/Historic Core
- 2 - Doddington Character Area 2: Wimblington Road (east) and Brickmaker's Arms Lane
- 3 - Doddington Character Area 3: Wimblington Road (central), Dexter Close and Witchford Close
- 4 - Doddington Character Area 4: Childs Lane and Manor Estate
- 5 - Doddington Character Area 5: The Abbey Estate including Beech Avenue and Cedar Avenue
- 6 - Doddington Character Area 6: Wood Street and surrounding areas including The Rowans, Juniper Close and Carpenters Way
- 7 - Doddington Character Area 7: Southern housing estates including Harvest Close, Bevills Close, Eastalls Close, Eastmoor Lane, Turf Fen Lane, Ronaldsway and Street and Cook's Green
- 8 - Doddington Character Area 8: Newgate Street and Primrose Hill
- 9 - Doddington Character Area 9: Doddington Hospital and care related uses on Benwick Road
- 10 - Doddington Character Area 10: Benwick Road and Askham Row

A – Planning Permission F/YR19/1001/O for 9 new houses
 B – Planning Permission F/YR21/1072/FDL for 47 new houses

Key Features of Doddington

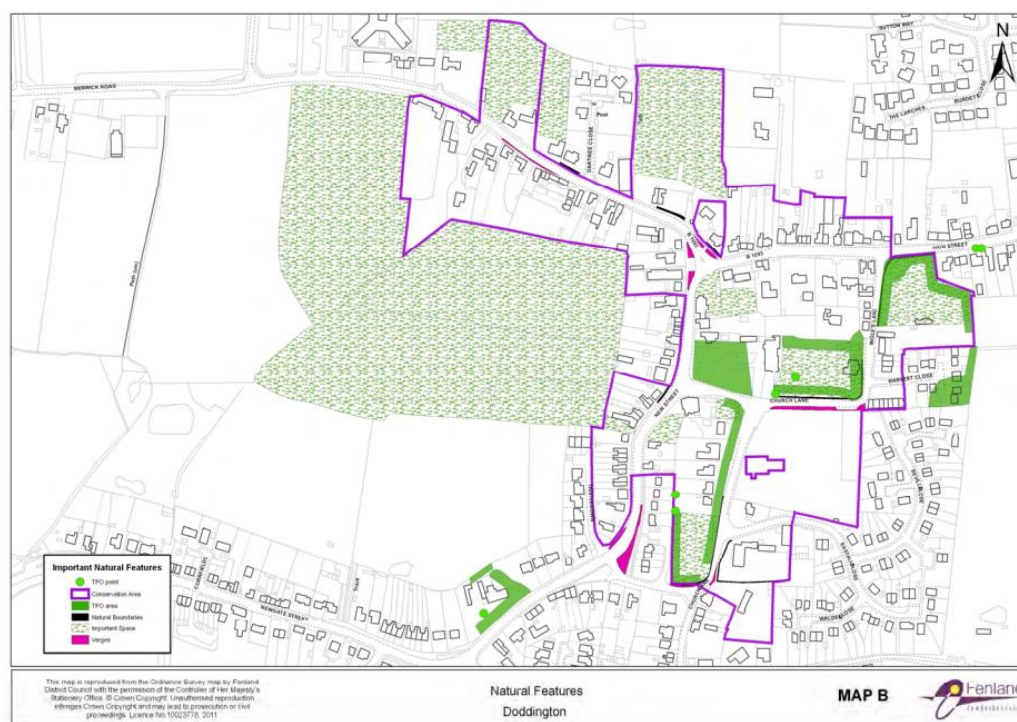
Historic route	Wimblington Road and New Street (B1093)
Historic gateway	Church Lane, junction of Benwick Road and Wimblington Road/New Street, Manor Farm
Landmarks	Manor Farm, St Mary's Church, Clock Tower, Windmill
Memorable areas	Church Lane, Wimblington Road, New Street
Recreational Routes	Doddington Circular Walk (see map below: including Footpaths 64/7, 64/10, 64/12, 64/13 and 64/17) Footpath 64/4 to the east Footpaths 64/6 and 64/19 to the south
Key views	From Within Settlement – along Wimblington Road in all directions from the Clock Tower; down Church Lane; views towards St Mary's Church; out towards Manor Farm From the Countryside in to the Settlement – from all public footpaths



2.0 Doddington Character Area 1: The Village Centre/Historic Cor

- 2.1 This character area comprises the village centre of Doddington which includes the historic core. The character area has been broadly based upon the extent of the Conservation Area and its setting as identified within the Doddington Conservation Area Appraisal (October 2011) produced by Fenland District Council. The Conservation Area Appraisal map which shows the extent of the Conservation Area and its adjoining 'Important Space' is shown below. Please refer to and read the Conservation Area Appraisal⁴ alongside this section of this Report.

DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



- 2.2 There are some areas where the character area has been extended compared with the Conservation Area Appraisal and these are identified below. These areas mainly relate to land to the north-east and east of the designated Conservation Area.
- 2.3 Moving from east to west across the character area the area commences at the Lionel Walden Primary School. The School first opened in 1789 as an Endowed Charity School, the result of a legacy left in 1719 by Walden, a wealthy landowner in the village. A new school was built in 1878 to accommodate the additional children as a result of the 1870 Education Act. The buildings have been greatly extended in recent years and it is understood that the school is currently operating at capacity. Fundamentally the school requires expansion in order for further new housing to be accommodated within the village.
- 2.4 The School buildings are set back from the High Street with a small car parking area facing the road together with a hedge, trees and railings. A new pedestrian crossing has been installed in order to provide a safe crossing point for children. This will also help to reduce vehicle speeds on the High Street.

⁴ [https://www.fenland.gov.uk/media/14667/Doddington-Conservation-Area-Character-Appraisal/pdf/Doddington Conservation Area Appraisal.pdf?m=636590529275200000](https://www.fenland.gov.uk/media/14667/Doddington-Conservation-Area-Character-Appraisal/pdf/Doddington%20Conservation%20Area%20Appraisal.pdf?m=636590529275200000)



Lionel Walden School & No. 1 High Street

- 2.5 A range of bungalows, chalet bungalows and two-storey dwellings are located within the area facing High Street closest to the school. Of these dwellings number 1 High Street is an attractive and historic chalet bungalow which was converted from a barn to the present dwelling in the 1990's.
- 2.6 Further west on the northern side of High Street are two small shops together with an agricultural engineer's yard which is set behind. Metal gates cross the access in this location.
- 2.7 Moving further west there are a number of attractive buff brick coloured two-storey dwellings with small front garden areas opening on to the footpaths. Occasional sensitive infill plots are accommodated in this area to the south of High Street. To the north of High Street properties are located along the footpath edge with white paint and render evident.
- 2.8 Numbers 17 and 19 High Street have an important relationship with an attractive arched gate located between them. This is a consistent feature within the village. Here the footpath width increases slightly as the road width also widens slightly.



17 & 19 High Street



The Pound

- 2.9 The Conservation Area commences to the west of this location and it includes the former pound to the south of the High Street (to the east of Ingles Lane). The pound is an important part of the history of the village and as per the guidance at paragraph 6.4 of the Doddington Conservation Area Appraisal it should be protected from future development as it contributes significantly to the settings of the associated listed buildings and the historic integrity, character and appearance of the wider Conservation Area. It also provides an area which contains extensive landscaping and biodiversity value. Parts of the site could though benefit from being removed/tidied up.

2.10 To the north of High Street in this location travelling west from Ingles Lane towards the clock tower at the junction with Benwick Road are a range of residential and commercial properties. Opposite the junction with Ingles Lane is an attractive chalet bungalow with a mansard roof homing two south facing dormer windows. West of that property is the Doddington Fish Bar which is a small flat roof red brick property. Further to the west is a residential property (41 High Street) which is joined to the One Stop convenience store. A number of residential properties here have been converted from former commercial uses.

2.11 To the west of the One Stop store are a range of two storey dwellings with the exception of 45 High Street which is a tall attached bungalow (a former bakery) which has recently been sensitively restored with a traditional peg tiled roof. The properties sit at the edge of the footpath but as the road turns slightly to the south small front gardens are provided with properties set back slightly from the footpath edge. The road then turns off towards Benwick Road.



45 High Street

2.12 Moving back to the southern side of High Street at the junction with Ingles Lane the properties commence with 24 and 26 High Street which are relatively new (early 2000's) two-storey buff brick built dwellings. Beyond those properties to the west is a tall c.2 metre high red brick wall which measure around 85 metres in length. It is occasionally broken by vehicular accesses to bungalows which are set back from the road and largely screened from view. Historically the wall bounded the village's Rectory. A large bus stop is located around the mid-point of the wall and the footpath widens to accommodate that.

2.13 Further west at 30 High Street is a further convenience store (Doddington Newsagents) which has a pebble dashed finish. This is followed by two detached buff brick properties (a chalet bungalow and a two-storey house) which lead to the car park at The George public house which is located at the junction of High Street, New Street and Benwick Road.

2.14 The George public house is a two-storey flat roofed building which has largely been painted white. It has a detached triple garage with a large graveled car park and beer garden. The location of the building is prominent within the village. Further south down New Street are the Church Rooms which host a variety of community based groups. Moving further south the access to Doddington Hall is apparent before the turning down Church Lane. There are substantial trees in this location which contribute significantly to the character of this part of the village.



The George



The Three Tuns

2.15 Turning down Church Lane the trees to the north of the Lane continue within the grounds of Doddington Hall. To the south of Church Lane is The Three Tuns public house which comprises of a two-storey building with a pitched roof and outbuildings, a beer garden and to the east is a large grassed area which is used for community events such as the preparation for the Doddington Carnival and the lighting of the Jubilee Beacon. The area also provides a striking view of St Mary's Church along with the Church yard, walls and the Lytch gate. The Church is set within substantial grounds which appear well kept with substantial trees within the church yard and fronting Church Lane itself.

2.16 To the west side of Ingles Lane are a range of small dwellings some of which have a small fenced garden area to the road edge. These properties, most of which are painted white, have a quaint character.

2.17 Further to the north 2 Ingles Lane is described on its list description as:

House. Probably C18 remodelled in C19. Gault brick in English bond. Plain tile roof with gabled ends, the west gable with tumbling-in bricks. Brick axial and gable end stacks. 3-room plan with entrance hall between centre and right hand room. Situated at right angles to road.

2 storeys. 1:3 windows, left and centre right windows are narrower. 4-pane sashes in cambered brick arch openings. Doorway to right of centre with semi-circular traceried fanlight and fielded 6-panel door.

Interior not inspected, but appears to have intact C19 joinery.

2.18 To the east of Ingles Lane are two Grade II Listed Buildings. 4 Ingles Lane is described on its list description as:

House. C17 or possibly of earlier origin. Pebble-dash timber frame and - or cob. Thatched roof with gabled ends. Axial and gable end brick stacks.

3-room plan, the left and centre room heated from back-to-back fireplaces in axial stack with entrance lobby in front; and the right hand end room with-a gable end stack. 1 storey and attic. Asymmetrical 3-window west front. Panelled and glazed door to left of centre with canted bay windows either side with sashes and 2-light casement on left with glazing bars. 2 similar smaller attic casements at centre and left in eyebrow half- dormers.

Interior: All ground floor rooms have chamfered axial beams, the centre and left hand rooms with cyma stops. C18 and C19 panelled doors and C19 chimneypieces, that in left room in large fireplace. Chambers ceiled but exposed purlins, wall-plates and tie-beams of partition between centre and right chamber.



2 Ingles Lane



4 Ingles Lane

2.19 Further east there is a small grass verge between Church Lane and the church yard wall. The view along Church Lane looking east is terminated by The Olde Barn which has been converted into residential units. Ingles Lane then turns sharply to the north which initially includes a large two storey dwelling (Derwent House) to the west and a tall chalet bungalow hosting three dwellings to the east. North from here the road has no footpath.

2.20 Moving further west to the junction of New Street with High Street and Benwick Road the striking clock tower is a landmark within the village. The tower was originally constructed in the late 19th century as the village community celebrated Queen Victoria's diamond jubilee. The structure is a tangible reminder of the prosperity the village enjoyed in the 19th Century and its erection was testimony to the villager's civic pride and sense of community. The clock tower was originally positioned at the centre of the junction. In the mid-19th Century during highways improvement works the structure was moved to its current position. The clock tower has recently undergone improvements such that the clock face and external surfaces are now lit.



The Clock Tower

2.21 Moving south from the Clock Tower is the Methodist Church which was built in 1888. It is constructed of red brick with a slate roof. The building is used for community groups and has been adapted for level access.

2.22 To the south of the Methodist Church is 1 New Street which is a traditional buff brick property with timber shutters. The property has three distinct fir trees within the front garden with a further tree evident to the south. Moving south traditional cottage style small dwellings are evident: some of which are on the footpath edge.

2.23 Further south are commercial premises including the vacant former Post Office building. A use for this building should be prioritised given its prominent location within the village. South from here more recent detached and semi-detached dwellings with front gardens are located as New Street begins to turn west close to the junction with Church Lane. The area feels spacious here assisted by the beer garden of the Three Tuns public house which faces the road.

2.24 To the west of the road at this point traditional two-storey buff brick detached and semi-detached properties are evident. To the east the built form of 10 and 12 New Street are located end-on to the road before detached houses set back from the road emerge on the approach to Policeman's corner/the junction with Church Lane.

2.25 Moving round Church Lane to the east the character area continues with an open grazed field located where the lane turns north back towards the Church. A range of large detached house are then located to the west of Church Lane opposite the Church with substantial trees lining the lane here. 1 Church Lane (Ivy Villa) is located on the edge of the road and newer properties (1A and 1B) are close to the road edge here also.

2.26 To the east of Church Lane travelling south away from the Church are detached houses. This includes 2 Church Lane which is a Grade II Listed Building: the list description for the property states:

Farmhouse. Early C18, rebuilt mid C19. C18 red brick, C19 gault brick; slate roofs. Two storeys, L-plan, with separate C18 bakehouse or dairy included in rear C19 addition. Main street facade of five 'bays' cased in gault brick. Two tall square stacks. Central, double,

glazed garden doors with margin glazing bars and rectangular fanlight; four, six-paned hung sash windows slightly recessed in cambered brick arches, four similar first floor windows. Verandah with glazed roof and cast iron Anthemion frieze and pilasters. Fire insurance plaque above doorway. Interior has largely C19 details, the original closed string staircase with barley-twist balusters is rebuilt in C19 staircase hall.



2 Church Lane



4 Church Lane

- 2.27 To the south of 2 Church Lane is the thatched Grade II Listed Building Weavers Cottage which is set back from the road. The cottage burnt down in a fire in 1997 and has been sensitively restored so that the front elevation matches the list description: the list description states:

House. Circa late C17 with C20 extensions. Painted English bond brick. Thatched roof with brick parapeted gable ends and projecting brick eaves courses. Brick axial and gable end stacks. Plan: 3-room plan; high end on left (N) with parlour and central hall heated from back-to-back fireplaces in central axial stack; service end on right with gable end stack possibly originally unheated and now partitioned axially; narrow entrance and stairhall between hall and service end. Exterior: 1 storey and attic. Asymmetrical 4-window range. C20 3-light casements with leaded panes (c20 1- and 2-light casements on right); attic windows above eaves in eyebrow dormers. C20 porch to right of centre with thatched roof. Lower 1-bay C20 extension on right and C20 flat-roof garage on left. Similar fenestration at rear; C20 French casement at centre and small C20 conservatory on left. Interior: Hall has unchamfered axial beam, large fireplace with unchamfered timber lintel, cast-iron fireback dated 1679 and a corner cupboard with panelled doors. Parlour has c19 moulded chimneypiece with cast-iron grate and corner cupboard with shaped shelves; winder stairs boxed-in corner with cupboard below with wavy slats in grille above. Late c19 main staircase. Large tie- beam exposed in chambers. Limited access to roof space; common rafters with ridgeboard.

- 2.28 The remainder of the character area is along Benwick Road which commences at the Clock Tower. Travelling north from here to the east a bus stop and two benches are visible as is the Bier House (also formerly the Fire Engine House) facing the road with detached two-storey dwellings set behind. To the west is a bungalow followed by 2 Benwick Road which is a two-storey rendered property with a shop at ground floor level.
- 2.29 Benwick Road then turns west at the point where a hedge hugs the footpath on one side and a screened electricity sub-station sits behind the Bier House. To the west of this are railings which provide a gap through to the countryside beyond together with a pair of cottages (1 and 3 Benwick Road) which have a quaint and distinct character. On the southern side of the road is the Scout hall which sits almost opposite the village hall.
- 2.30 Moving further west 4 Benwick Road has been sensitively restored with a modern extension added. The property sits end on to the road with the side elevation being

adjacent to the footpath.

- 2.31 To the west of that 6 Benwick Road is an attractive building which requires repair/renovation. The property is partly covered in ivy and its re-use (possibly requiring rebuilding) should be prioritised if viable.
- 2.32 Traveling further west Oaktree Close provides access to the Village Hall a car park and five detached houses. A mixture of mainly historic rendered dwellings are also evident here either set back from or facing Benwick Road. To the north houses are mainly set back from the road with hedges and trees prior to an important buff brick wall being evident as the road turns slightly north and the footpath on the southern side of Benwick Road becomes wider.
- 2.33 The houses on the southern side of Benwick Road are a mixture of old farmhouses and smallholdings; some are located to the footpath edge. The area also includes a mixture of formerly labourers cottages mixed with larger farmhouses.
- 2.34 A tall fir tree is located within the western garden of 11 Benwick Road and the northern side of the road here begins to feel open as the road turns back due west. This feeling is assisted by the setting back of 11a Benwick Road and the spacious eastern garden of that property. To the southern side of Benwick Road however there is a denser feel to the area with dwellings set back from the road. As the road turns 44 Benwick Road (Stone Cottage) is a distinct property constructed of stone which is located hard on the footpath. West from here are two large mock tudor properties (48 and 50 Benwick Road) with 50 Benwick Road being operated as a children's nursery.



44 Benwick Road (Stone Cottage)



50 Benwick Road (The Hermitage)

- 2.35 Immediately west of 50 Benwick Road is an access road leading to Hermitage Gardens which contains four detached houses. 50 Benwick Road was reportedly a trysting place for King Edward VII.
- 2.36 North of here on the opposite side of Benwick Road are detached dwellings with large front gardens with a mixture of walls and hedges fronting the road.
- 2.37 Views into the character area are available from a range of public footpaths as follows.
- 2.38 Footpath 64/7 provides a striking view of the Church alongside important views of the settlement edge including the historic core. This is identified also within the Conservation Area Appraisal.
- 2.39 Footpaths 64/10 and 64/12 provide views of the settlement edge with 64/10 providing a direct link into the Character Area. The views here provide an appreciation of the

settlement edge whilst also providing important views of heritage assets (including the Listed Church and Windmill) and feature landscaping such as tall trees within the settlement.

- 2.40 Footpath 64/6 also provides views across the settlement which includes longer views across the Character Area which enable an appreciation of the school buildings and a range of heritage assets including the Church.
- 2.41 Land immediately to the north of the Character Area is considered to be critical to understanding the historic legacy of the village including an understanding of the historic core and its assets. The area also confirms the relationship between the village and the agricultural hinterland. This is one of a few areas within the village where the Conservation Area boundary adjoins the countryside. As recommended in Section 12 of this Assessment this area should be kept free from new development.

Development proposals within Doddington Character Area 1 should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character. Conserve and reflect the historic centre through the control of shopfront design and building renovations.
- Support initiatives to reuse derelict or run down looking outbuildings and structures to enhance the street scene and the setting of any heritage assets.
- Reflect the existing materials and colour palette of materials.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Promote high standards of design and architectural detailing to enhance the historic character of the area and conservation area.
- Promote opportunities for the introduction and maintenance of tree and hedge planting where it contributes to the street scene and where they form important screens to the wider surrounding countryside.

3.0 **Doddington Character Area 2: Wimblington Road (east) and Brickmaker's Arms Lane**

3.1 This character area comprises the eastern part of Wimblington Road where it falls within the Doddington Parish. The Parish boundary with Wimblington is located around 60 metres to the east of Brickmaker's Arms Lane. It broadly comprises the locations between the 30 and 40 mph speed limit signs whilst to the west are the entrance to Doddington gates.

3.2 Development within this character area comprises of exclusively frontage properties facing Wimblington Road or Brickmaker's Arms Lane. The linear character of the area is important as it reflects the countryside character beyond the existing dwellings and the transitory nature when travelling between the more densely built up areas of Doddington and Wimblington.



Transition from countryside to village along Wimblington Road

3.3 Along Wimblington Road the building character is varied with two and single storey dwellings being evident. The properties mainly originate from the 1990's and materials are also variable in nature. The properties are well set back from the public highway with a generous verge being apparent which aids the concept of space and openness. Domestic planting is also evident to front gardens.

3.4 Views from Wimblington Road to the north are considered to be a vital part of the character of this area and also ensure that appropriate separation exists between the villages. That land, which is identified as an important gap on the map within this document, was the subject of a dismissed planning appeal (APP/D0515/W/18/3201072) for up to 7 dwellings. The retention of these views is critical to the understanding of the relationship between Doddington and it's rural hinterland whilst also playing an important role in the separation between Doddington and Wimblington. This gap must be protected and Section 12 of this Assessment confirms the reasoning for that.

3.5 In addition land to the west of the character area (between 28 and 30 Wimblington Road) provides an important gap which again contributes to the transitional character of the area whilst also enabling substantial views into and out of the village.



View to North from Wimblington Road



View to South from 28-30 Wimblington Road

3.6 Turning to Brickmaker's Arms Lane development retains a linear character. The road itself

is of a very narrow width (single car width in places) and it does not appear to be an adopted road. Housing development is predominantly located to the western side of the road with again a mixture of house types and design evident.

- 3.7 Brickmaker's Arms Lane becomes a public footpath at its southern end and this may form an important link to the east should the Fens Reservoir project take place.
- 3.8 The converted barn at the corner of Brickmaker's Arms Lane and Wimblington Road provides a sympathetic example of a good quality conversion whilst also assisting in understanding the predominantly rural character of this character area.
- 3.9 There are not considered to be any non-designated heritage assets within the character area albeit Manor Farm which includes a Scheduled Ancient Monument is located outside of the character area to the south. The listing identifies, inter alia, that:

The moated site at Manor Farm survives well. It has been identified as the site of a bishops' palace, later converted to secular use. Bishops' palaces were high status domestic residences providing luxury accommodation for the bishops and lodgings for their large retinues.

- 3.10 Views into the character area are available from public footpaths 64/1 which provides a direct and close view of the Character Area when looking north. This view enables a good appreciation of the Character Area which re-enforces the edge of settlement location. Glimpsed views of open countryside beyond are also available.

Development proposals within Character Area 2 should:

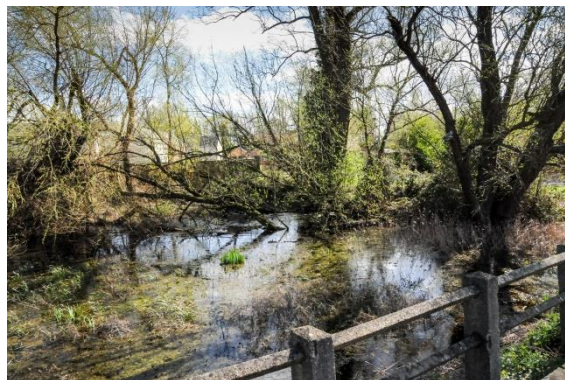
- Enrich the character of the area by reinforcing and respecting the linear and transitional character.
- New development in depth (set back from the existing linear location of dwellings fronting Wimblington Road and Brickmaker's Arms Lane) in these locations is unlikely to be considered favourably given the importance of the character of the area in marking the entrance and exit to the village with an underlying rural character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing gaps which contribute to the character of the area by providing views through to the countryside.
- Maintain and enhance access to public rights of way.
- Have regard and be sympathetic to any relationship with Manor Farm and its setting.

4.0 Doddington Character Area 3: Wimblington Road (central), Dexter Close and Witchford Close

- 4.1 This character area comprises a section of Wimblington Road where it falls to the east of the historic core together with the recent development at Witchford Close. It relates to development on either side of Wimblington Road.
- 4.2 Development within this character area comprises mainly of frontage properties facing Wimblington Road.
- 4.3 Along Wimblington Road the building character is varied with two and single storey dwellings being evident. The properties mainly originate from the 1980's and 1990's. Materials are also variable in nature.
- 4.4 The properties (which are formerly Council houses) are generally well set back from the public highway with generous front gardens. Domestic planting and low boundary fences are also evident to front gardens. There is a wide verge on the northern side close to the bus stop.
- 4.5 Development in depth has taken place within the character area within individual backland plots and Dexter Close. Outline Planning Permission has been granted for 3 dwellings on land east of Wimblington Road (Fenland District Council reference: F/YR23/0995/O).
- 4.6 More recently Witchford Close has been developed behind the Crossway Wood (including the pond). This site is well contained in the landscape. The pond between Witchford Close and Wimblington Road would benefit from a management and maintenance strategy.



Witchford Close



*Pond adjacent to
Witchford Close*

- 4.7 Land to the east of the character area (between 28 and 30 Wimblington Road) provides an important gap which again contributes to the transitional character of the area whilst also enabling substantial views into and out of the village.

4.8 There is the Grade II Listed Round House within the character area. The listing identifies this as:

Cottage. Early C19. Rendered brick with thatched roof and central ridge stack. One storey. Main entrance facing south with C20 three-panelled door, casement windows with Gothic heads in each facet of octagonal plan.



4.9 The character area reflects its location between the historic core of the village (Character Area 1) and the transitional development further to the east (Character Area 2). The character area is dense in built form and so opportunities for new development appear limited.

4.10 Views into the character area available from public footpath 64/1 which is located immediately to the south and east of the Character Area on the southern side of Wimblington Road. The views are often short in nature owing to existing vegetation but nonetheless they afford a view of the settlement edge which assists in understanding the transitional character.

Development proposals within Character Area 3 should:

- Enrich the character of the area by reinforcing and respecting the character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Have regard and be sympathetic to any relationship with The Round House.

5.0 Doddington Character Area 4: Childs Lane and Manor Estate

- 5.1 This character area comprises development to the south of Wimblington Road – initially Childs Lane and then the distinctive Manor Estate.
- 5.2 Development within the northern part of this character area comprises of bungalows (including a chalet bungalow) when entering Childs Lane from Wimblington Road. These properties offer a mix of brick materials and roof tiles. The properties have off-road parking and domestic planting and enclosures. The Lionel Walden Primary School buildings are visible to the west through the gaps between houses on the western side of Childs Lane.
- 5.3 Set further back from the road and to the north of the vehicular access to the Manor House (which is also a public footpath) is a telephone exchange which has a utilitarian appearance which is at odds with the overall character of the area.
- 5.4 The access to the Manor House is lined with substantial trees and hedging which provides an attractive and grand entrance.
- 5.5 Further south (and immediately south of the access to the Manor House) traditional red brick and red tiled two-storey semi-detached houses identify the main part of the Manor Estate which was built in the 1960's. The properties have a very distinctive appearance including their layout, spacing and the central area of open space.
- 5.6 A cul-de-sac of six semi-detached bungalows is located to the south-west corner of the Manor Estate. It utilises the same materials as the two-storey dwellings.
- 5.7 Some of the Manor Estates properties have been extended and many have solar panels installed on south-facing roofs.

- 5.8 The Manor Estate play/open space area provides a focal point with equipped play equipment to the eastern side. Large mature trees are located to each corner of the play area. The location of the play/open space within a central location of the Estate reflects sound design principles which new developments within the village could follow.



Manor Estate & play area

- 5.9 There are not considered to be any non-designated heritage assets within the character area albeit Manor Farm which includes a Scheduled Ancient Monument is located outside of the character area to the south (with its vehicular access taken through the character area). The listing identifies, inter alia, that:

The moated site at Manor Farm survives well. It has been identified as the site of a bishops' palace, later converted to secular use. Bishops' palaces were high status domestic residences providing luxury accommodation for the bishops and lodgings for their large retinues.

- 5.10 Enhanced public access at Manor Farm would be welcomed.

- 5.11 Views into the character area available from public footpath 64/1 which is located in part immediately to the north of the Character Area. Views here are curtailed in places by existing vegetation but nonetheless they do assist with understanding the character of the area.

Development proposals within Character Area 4 should:

- Enrich the character of the area by reinforcing and respecting the character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Opportunities for new housing appear very limited within the character area unless the telephone exchange building is replaced.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Have regard and be sympathetic to any relationship with The Manor House.
- Retain existing trees and landscaping.

6.0 **Doddington Character Area 5: The Abbey Estate including Beech Avenue and Cedar Avenue**

6.1 This character area comprises development to the north of Wimblington Road – initially Beech Avenue which then leads on to Cedar Avenue, Cypress Close and Holly Drive.

6.2 Development within the character area comprises of late 1990's predominately two-storey brick or rendered housing within a distinctive cul-de-sac arrangement. An expansive area of public open space adjoins the development to the north. A footpath connection to and from Wood Street is evident to the south-west of the character area.



Cedar Avenue

6.3 The dwellings are predominantly buff brick in colour with the occasional red brick property. Varied fenestration is apparent across the development which adds interest to the character area.

6.4 To the east of Beech Avenue and on one occasion off Cedar Avenue properties are arranged with small private drives accessing dwellings set back from the road.

6.5 Detached garages are apparent throughout the development.

6.6 Most dwellings remain as originally constructed although there is a variation in boundary treatments and landscaping across the development.

6.7 To the north of the character area is the Abbey Field which hosts a range of leisure and recreational facilities including equipped play areas and a skate park. A car park is situated to the south of the playing fields and this should be retained.



Abbey Fields play area



Skate Park

6.7 There are not considered to be any non-designated heritage assets within the character area.

6.8 Long distance views into the character area are available from public footpath 64/18 which provides a view across the countryside towards the settlement edge.

Development proposals within Character Area 5 should:

- Enrich the character of the area by reinforcing and respecting the character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.

7.0 Doddington Character Area 6: Wood Street and surrounding areas including The Rowans, Juniper Close and Carpenters Way

7.1 This character area comprises development to the north of Wimblington Road – initially Wood Street which then leads on to Knights Close, Carpenters Way, The Rowans, Burdett Close and Juniper Close.

7.2 After leaving Wimblington Road and travelling north Wood Street initially comprises of two-storey dwellings constructed of buff brick and render situated to the west with side gardens of properties fronting Wimblington Road situated to the east. There is no footpath to the eastern side of the Street.



Wood Street

7.3 Around the location of the access in to Knights Close the dwellings comprise bungalows constructed of buff and red brick.

7.4 As Wood Street turns to the west Carpenters Way is located to the east. Straight ahead here is the footpath leading to The Abbey housing estate (Character Area 5). The properties at this location included a mixture of bungalows and chalet bungalows.

7.5 Carpenters Way itself comprises of a mixture of bungalows and two-storey houses constructed in the 1980's. Drivers Close provides a small cul-de-sac to the north with an area of public open space in the centre of the estate.



Carpenters Way



The Rowans

7.6 Further to the west a development of six large detached dwellings was erected in the late 1990's at The Grange.

7.7 Turning back to Wood Street where it has turned west there are three roads comprising housing along The Rowans, Burdett Close (leading to The Larches) and Sutton Way.

7.8 The Rowans has an attractive entrance owing to the well maintained domestic gardens either side of the road which leads in to the cul-de-sac. Dwellings with The Rowans comprises a uniform approach of bungalows to the east, chalet bungalows to the west and two-storey dwellings terminating the cul-de-sac to the north. The properties have a mixture of buff brick and render.

- 7.9 Burdett Close similarly contains a mixture of 1980's bungalows and chalet bungalows before leading in to The Larches which comprises larger detached chalet bungalows and two-storey houses constructed in the 2000's.
- 7.10 Sutton Way comprises of five bungalows (one of which is a chalet bungalow). It is accessed off a narrow private road.
- 7.11 At the junction of Sutton Way with Wood Street the road (Wood Street) turns north heading out of the village. There are a mixture of bungalows and two-storey houses which are set back from the road in this location. A range of boundary treatments and domestic planting front Wood Street here. The footpath to the east side of Wood Street here is intermittent.
- 7.12 Wood Street becomes Coneywood Road where it leaves the village (at 37 Wood Street) however to the north of 37 Wood Street is the access road into Juniper Close which is a development of 28 recently constructed bungalows located to the west of Wood Street.
- 7.13 To the south of Juniper Close Planning Permission has recently been refused for the erection of 16 and then a revised proposal for 14 dwellings (Fenland District Council references : F/YR21/1386/F and F/YR23/0500/F). The refusal reasons cited by the Council include the loss of the open character of the site and its proximity to the adjacent grade II listed mill and the conservation area, the failure to preserve the significance of the settings of these heritage assets; biodiversity effects and unacceptable impacts upon the amenity of nearby residents.
- 7.14 The Juniper Close site also has no direct access to the High Street.



Juniper Close & proximity to the Mill

- 7.15 There are not considered to be any non-designated heritage assets within the character area however the villages Conservation Area is located close to, and is visible from, the character area. In addition the Doddington Windmill, a Grade II Listed Building, is located close to the character area (to the south-west). The list description for the Windmill is:

Tower mill. Mid C19. Gault brick tarred. Four storeys with boarded door to entrance facing east. Windows at each floor with replacement fixed lights. Temporary tarpaulin covering. (Ogee domed cap blown off in a gale recently, four sails removed after 1940 when last in use). Interior floors and stairs intact, with three mill stones and stone nut.

- 7.16 The Windmill has a permanent cap and is weather tight.

- 7.17 Views into the character area are available from public footpath 64/10 which provides an understanding of the development of the village which is re-enforced by views also of the historic core (Character Area 1). The view from this footpath require protection as they assist in understanding the evolution of the village whilst also providing important views of the Listed Windmill which is an important landscape and heritage asset.
- 7.18 Land to the south-west of the Character Area (between Character Areas 1 and 6) provides a valuable buffer between the more recent development in this Character Area and the historic core of the village. As set out in Section 12 of this Assessment that gap must be maintained and kept free from development. This reflects recent decisions by the Council as noted above.

Development proposals within Character Area 6 should:

- Enrich the character of the area by reinforcing and respecting the character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.

8.0 Doddington Character Area 7: Southern housing estates including Harvest Close, Bevills Close, Eastalls Close, Eastmoor Lane, Turf Fen Lane, Ronaldsway and Street and Cook's Green

- 8.1 This character area comprises development which stretches from the east of Ingle's Lane and wraps around the southern part of the historic core character area (where Bevills Close, Eastalls Close and Walden Close are located) before meeting Church Lane where it has a junction to New Street.
- 8.2 The character area then extends south from there – towards the south-east it includes Eastmoor Lane, Willow Close and Turf Fen Lane. To the south-west it includes Ronaldsway before it meets Cook's Green which itself leads on to Miller Close, Ancaster Way and Hunts Close.
- 8.3 Harvest Close is a development of eleven two-storey buff brick and red tiled properties which is located in a position set well back from Ingle's Lane. The development is considered to 'sit on its own' here hence why it is not considered to fall within the historic core character area. It is a small cul-de-sac development constructed in the 2000's.
- 8.4 The Olde Barn is located between Harvest Close and Bevills Close however the Olde Barn falls within the historic core character area (Character Area 1).
- 8.5 Bevills Close is a 1980's development comprising of a mixture of single and two storey properties constructed predominantly of red and buff bricks. The properties have limited front boundary treatments with occasional hedge planting. Towards the eastern side of Bevills Close a group of four Q-type houses is located together with a small area of open space and footpath leading through to another part of the Close.



Eastalls Close



Bevills Close

- 8.6 Further south is Walden Close which comprises a mixture of red brick two-storey and rendered bungalows. To the west of Walden Close is a small equipped play area which is poorly located relative to the housing estate.
- 8.7 Further west Eastalls Close connects Bevills Close back to Church Lane. Properties again are mixed in character with bungalows leading away from Bevills Close before larger two-storey dwellings appear with large gardens.
- 8.8 Turning south from Eastalls Close on to Church Lane the road then turns quickly to the west towards New Street. There is a gap between 15 and 19 Church Lane of around one house plot size. Planning Permission has been granted here in the past but the land is now

overgrown and fenced off with temporary fencing. Development here would be beneficial in closing the gap.

- 8.9 There is a generous verge on the frontage to New Street at the junction with Church Street which includes a village sign and a bench (known as Policeman's Corner). The bus stop (within the historic core character area) is also located nearby and this collectively provides an important green space when travelling through the village.

- 8.10 Moving back to the south-east Church Lane continues until it meets Eastmoor Lane which turns east before travelling away from the village towards the A141 (Isle of Ely Way). The road narrows when travelling south down Church Lane with two-storey properties evident to the western side of the road. Church Lane has no footpaths at this point. Older properties here date from the 18th and 19th Centuries and the road is historic in itself. Car parking areas in front of these properties are prevalent in the view here and opportunities to improve such relationships should be explored if viable to do so.



Church Lane looking South

- 8.11 Eastmoor Lane itself is also a narrow road with a footpath on its southern side only. There are a mixture of bungalows and two-storey dwellings along the Lane with important trees and landscaping evident. The footpath terminates at Willow Close which is a private road serving six dwellings.
- 8.12 Further east Eastmoor Lane approaches Peyton Close which is a 1980's development of seven bungalows. East of this is a small backland development of four bungalows erected in the 2000's. Eastmoor Lane here now has an appearance of an unsurfaced wide footpath which reflects the countryside location at that point.
- 8.13 Back towards Church Lane the road continues south with small housing developments at The Cherries and Fen View. Views here extend across the fens with Ely Cathedral visible on clear days. The Cherries is a development of four bungalows with Fen View comprising of large detached properties of variable scale, materials and built form. There is an electricity substation at the junction of Fen View with Church Lane which detracts from the character of the area: opportunities to screen this via landscaping should be explored if viable to do so.
- 8.14 To the south of that junction is Turf Fen Lane which is a narrow single track road which provides open views across the fen landscape. There are a number of substantial properties of mixed design, scale and built form to the east of Turf Fen Lane.

- 8.15 Moving back to New Street at the junction with Church Lane to the south-west the road changes to Newgate Street. On the south of Newgate Street and abutting the footpath are 4, 6, 8 and 10 Newgate Street with is a collection of Grade II listed terraced cottages which have been restored. The cottages are constructed of gault bricks and red tiles with catslide dormer windows.



4-10 Newgate Street

- 8.16 Further to the south-west is a small development of 3 partially constructed chalet bungalows with extant permission for 2 further dwellings behind. The Site gained Planning Permission in 2022 (F/YR21/0889/F) for an alternative access arrangement which may enable the development to be completed. This would be welcomed.

- 8.17 Beyond this Site to the south-west are large detached properties with good sized gardens. This includes 12-14 Newgate Street which is an attractive two-storey dwelling of buff brick under a slate tiled roof with three distinctive dormer windows in the roof. This property is relatively close to Newgate Street and helps to draw the eye along the road in both directions.



14 Newgate Street

- 8.18 To the south of the property is Ronaldsway which is accessed from Newgate Street. This is a 1970's cul-de-sac development of initially two-storey and then single storey properties. The road initially narrows when entering Ronaldsway from Newgate Street however it then broadens with domestic planting evident to front gardens. After turning north the development terminates with an important view of the south facing elevation of the Grade II Listed 4-10 Newgate Street albeit fencing has been erected which does not enable a full view.

- 8.19 Back on Newgate Street heading west there is an access to 18 Newgate Street which is set back from the road before 20 and 22 Newgate Street which are Grade II Listed Buildings. 22 Newgate Street is a two-storey cottage with rooms in the roof under a thatched roof. The property dates from the nineteenth century.

- 8.20 Further west two-storey dwellings lead towards Cook's Green which leads on to Miller Close, Ancaster Way and Hunts Close.

- 8.21 Cook's Green is a narrow road comprising a mixture of single and two storey properties. It feels narrow when passing between the turnings in to Miller Close and Ancaster Way before opening out and affording a direct view of the countryside to the south. 2 Cooks Green (Puddle Duck Cottage) and 3 Cooks Green appear to be more historic properties with 2 Cooks Green being constructed of timber and render and 3 Cooks Green from stone.

- 8.22 Miller Close comprises 15 bungalows initially with 4 two-storey houses further to the east. The properties are constructed of red or buff brick.

- 8.23 Ancaster Way is a development of buff brick coloured bungalows (originally built to house the elderly) which terminates at its eastern end with a view towards Turf Fen Lane.



Cook's Green



Ancaster Way

- 8.24 Hunts Close is accessed from a narrow road off Cooks Green. It comprises of a mixture of houses and bungalows.

- 8.25 As noted above there are a number of designated heritage assets within the character area.

- 8.26 4-10 Newgate Street's list description states:

Row of 4 houses. Dated 1778, perhaps with earlier origins, and with C20 alterations. Gault brick with gault pantile roof with coped gables with tumbled brickwork. Brick ridge and end stacks. Single storey and attic; 5-window range of C20 windows under cambered brick arches. 6-panel door with glazed top-lights to No.4, C20 door No.6 which has a brick on the right jamb inscribed TR 1778, and C20 doors to Nos. 8 and 10. 4 Lincolnshire dormers above. Dentilled eaves cornice. Below the eaves of the centre 2 houses a long timber used as a tie. On left end a 2/2 sash. Rear has further Lincolnshire dormers and single-storey extensions. INTERIOR not inspected. A little altered C18 row.

- 8.27 20 Newgate Street's list description states:

Cottage. Early C19. Rendered brick with pantile roofs. One storey and attic with one bay to right hand raised to two storeys in late C19. Two casement ground floor windows and four-panelled C19 door. Included for group value.

- 8.28 22 Newgate Street's list description states:

Cottage, early C19. Painted brick; thatched roof. One storey and attic. Gable end stacks. Two ground floor horizontal sliding sash windows in segmental brick arches; four-panelled C19 door. Two horizontal sliding sash dormer windows.



22 Newgate Street

- 8.29 Views into the character area are available from public footpaths 64/6 and 64/19.

- 8.30 Views from public footpath 64/6 provide an important vista across the central and southern parts of the village which assist in understanding the evolution of the village over time. The

views also provide glimpses of the historic core (Character Area 1) including the Church. The School buildings are also visible from the footpath which assists with understanding the cultural and societal value of those buildings.

- 8.31 Views from public footpath 64/19 enable an appreciation of the role which Doddington plays within the fen landscape. Views to the south from here provide an open vista which does contain Ely Cathedral on clear days. The landscape's man-made features including roads and wind turbines are also visible. Views looking towards the settlement provide an understanding of the evolution of the village's development whilst also enabling an understanding of the layout of the village given the relatively central location of the footpath having regard to the 'spread' of the village.
- 8.32 As shown on Figure 1 a development of 47 new homes has been granted full planning permission at appeal (Fenland District Council ref: F/YR21/1072/FDL) on land to the west of part of this Character Area. As the development has yet to commence (let alone be completed) it is not considered within the Character Area.

Development proposals within Character Area 7 should:

- Enrich the character of the area by reinforcing and respecting the character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Be sympathetic to the character, setting and appearance of the designated heritage assets.
- Maintain and where possible enhance the appearance of important green gaps including that at the junction of Church Lane and Newgate Street.
- Protect views of the fen landscape from the settlement edge where appropriate.
- Ensure that development between 15 and 19 Church Lane and the stalled development relating to Planning Permission F/YR21/0889/F is prioritised if possible.

9.0 Doddington Character Area 8: Newgate Street and Primrose Hill

- 9.1 This character area comprises the western part of Newgate Street. On the southern side this commences to the west of Cook's Green and continues west where the road name changes to Primrose Hill.
- 9.2 To the north of Newgate Street the character area commences at Thistledown before turning west. It includes Cornfields, Kingsland Close, Cowslip Close, Chestnut Close and Turnpike Close which provide isolated development in depth.
- 9.3 The character area terminates to the west of 8 Primrose Hill and 1 Turnpike Close where the village ends. Here the speed limit changes and village gates and a Doddington sign appear. The landform rises as it approaches the entrance to the village from the west.
- 9.4 Turning back to Thistledown at the eastern end of the character area this is a development of eight two-storey dwellings constructed in the 2000's. The development replaced a cold store facility. The houses here are constructed of red brick and tiles and the development has limited soft landscaping fronting the road: the brick colour jars with the predominant buff brick colour across the majority of the village. A small electricity substation has been successfully hidden from view on the approach to the development.
- 9.5 Back on Newgate Street a range of two-storey detached dwellings front on to the road with varying set back from the Street. Development here initially feels loose in character with important trees lining the road edge before a 1.8 metre high close boarded fence encloses the view before the road turns west.
- 9.6 As the Street turns west (and opposite the junction with Cook's Green) two terraces each of 4 rendered dwellings appear with parking towards the road. The terraces date from the 1930's and were constructed originally as council houses. The footpath widens substantially here.
- 9.7 To the south of Newgate Street the character area changes from Character Area 7 to this character area.
- 9.8 A mixture of detached properties then front the Street before reaching properties which open directly on to the pavement commencing on the northern side only from 33 Newgate Street. These properties provide an intimate feature along the street edge before giving way to a cul-de-sac of 7 dwellings at Cornfields which provide development in depth away from the road.
- 9.9 Opposite Cornfields on the south of Newgate Street is a small development of eight terraced properties built in the 1990's. To the west of that is the access to the Doddington Garden Centre. Further west from there Outline Planning Permission for nine new dwellings has been granted (F/YR19/1001/O) and development has commenced. As that development has yet to be completed it is not included within this character area. The



Houses on the northern side of Newgate Street

development will though be expected to complement the character and appearance of the character area.

9.10 To the west of Cornfields dwellings briefly return to the edge of the footpath on the northern side of the road before giving way again to a small housing development at Kingsland Close. This is a gated community which was constructed in the 2010's. Whilst it has an attractive approach to the development comprising of landscaping and a street light the gated facility is unfortunate and as a result the development lacks integration into the character area.

9.11 Further west detached dwellings again are evident before a brief break in the development to the north of part of a large and wide layby. The break here provides public access on to common land which includes a footpath link towards Benwick Road. That land includes ridge and furrow and it is believed that a mediaeval village was located here.



9.12 To the west of that the road name becomes Primrose Hill and a mixture of single and two storey properties are evident along the northern side of the road before a development of 6 dwellings in depth at Cowslip Close. Opposite here on the southern side of the road Outline Planning Permission has been granted for 3 additional dwellings (F/YR19/0684/O). As that development has yet to take place it is not included within this character area. The development will though be expected to complement the character and appearance of the character area.

*Common land with ridge & furrow remains.
Pocket Park to the left*

9.13 West from here on the northern side of the road is a former garage site which appears to be used for storage. The property would benefit from redevelopment or re-use.

9.14 To the south of Newgate Street and towards the termination of the character area to the west are detached properties. Outline Planning Permission has been granted for two dwellings of land east of 6B Primrose Hill (F/YR22/0017/O). As that development has yet to take place it is not included within this character area. The development will though be expected to complement the character and appearance of the character area.

9.15 To the north of Newgate Street at this location are two small developments in depth (Chestnut Close and Turnpike Close).

9.16 On the approach into Doddington from the west (along Primrose Hill) the character of Doddington as a working agricultural village is immediately enforced. There are a mixture of styles and sizes of properties which reflects development across the history of the village.



Entrance to village from Primrose Hill

9.16 Other than small scale developments of mainly two plots in depth (and often permitted only on the basis of redevelopment from a non-residential use) the character area is heavily related to frontage development which ranges in character and style. Towards the western edge of the character area development feels open with important views through gardens and across the countryside. This reflects the transitional character of the area with housing located on the settlement edge. New development, some of which has already been permitted, will need to be very sympathetic to this character with opportunities for views between properties maximized by the use of appropriate siting of buildings and limited use of boundary fencing/walls.

9.17 As the character area moves east towards the village centre the development becomes more dense on the whole with opportunities for views out towards the countryside inevitably more curtailed. This does not indicate that further development should occur in these locations as the land to the north plays an important role in understanding the character and historic features within the village. The land is also highly visible from and contributes towards the importance of the public rights of way which link Primrose Hill and Benwick Road.

9.18 Whilst the character area has no designated heritage assets within it adjacent to the eastern end of the character area are three Listed Buildings.

9.19 4-10 Newgate Street's list description states:

Row of 4 houses. Dated 1778, perhaps with earlier origins, and with C20 alterations. Gault brick with gault pantile roof with coped gables with tumbled brickwork. Brick ridge and end stacks. Single storey and attic; 5-window range of C20 windows under cambered brick arches. 6-panel door with glazed top-lights to No.4, C20 door No.6 which has a brick on the right jamb inscribed TR 1778, and C20 doors to Nos. 8 and 10. 4 Lincolnshire dormers above. Dentilled eaves cornice. Below the eaves of the centre 2 houses a long timber used as a tie. On left end a 2/2 sash. Rear has further Lincolnshire dormers and single-storey extensions. INTERIOR not inspected. A little altered C18 row.

9.20 20 Newgate Street's list description states:

Cottage. Early C19. Rendered brick with pantile roofs. One storey and attic with one bay to right hand raised to two storeys in late C19. Two casement ground floor windows and four-panelled C19 door. Included for group value.

9.21 22 Newgate Street's list description states:

Cottage, early C19. Painted brick; thatched roof. One storey and attic. Gable end stacks.

Two ground floor horizontal sliding sash windows in segmental brick arches; four-panelled C19 door. Two horizontal sliding sash dormer windows.

- 9.22 Views into the character area are available from public footpaths 64/7 and 64/8 together with the area of Permissive Access which parts of these footpaths are within. The views are curtailed at close range by existing vegetation but the sporadic edge of settlement character is evident here.

Development proposals within Character Area 8 should:

- Enrich the character of the area by reinforcing and respecting the linear and transitional character.
- New development in depth (set back from the existing linear location of dwellings fronting Newgate Street and Primrose Hill) in these locations is unlikely to be considered favourably given the importance of the character of the area.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing gaps which contribute to the character of the area by providing views through to the countryside.
- Maintain and enhance access to public rights of way.
- Have regard and be sympathetic to any relationship with Listed Buildings.
- Prioritise the redevelopment of the former garage site adjacent to 11 Primrose Hill.
- Ensure that new development proposals (sites with Outline Planning Permission) located within and adjacent to the character area have regard to and do not detract from the character of the area.

10.0 **Doddington Character Area 9: Doddington Hospital and care related uses on Benwick Road**

- 10.1 This character area comprises of the Doddington Hospital and Minor Injuries Unit (MIU), the GPs surgery at 11d Benwick Road, Doddington Court and the Askham House care facility which all relate to Benwick Road.
- 10.2 The buildings have been given their own character area in recognition of the scale of the buildings and the use which they provide to the village and wider across the District, County and region.
- 10.3 It should be recognised here that the buildings were granted planning permission in light of the specific need for these facilities. As exceptions to planning policy they do not therefore provide any implication whatsoever that a similar scale of development will be acceptable on neighbouring land.
- 10.4 Beginning towards the eastern end of the character area the GP surgery is a large single storey building that was constructed in the 1980's. It is finished in red brick and red tiles with a significant amount of solar panels on the south facing elevation of the roof. The surgery car park fronts the road with a hedge providing some screening of views across the car park from Benwick Road.
- 10.5 To the west and north of the GP surgery is the large Hospital and MIU facility and grounds. It comprises initially of mainly large single storey structures with car parking. Deeper within the site further single and two storey buildings are evident again with a substantial amount of car parking. There are though more open areas around the buildings and between those and the car park areas.



GP Surgery



Entrance to Doddington Hospital

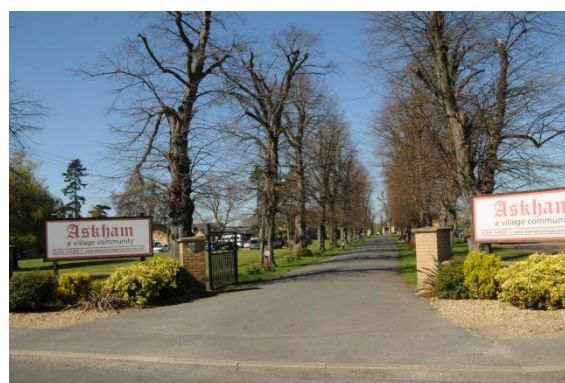
- 10.6 Towards the rear of the site are large single and two-storey structures before a further car park and a tall telecommunications mast marks the northern boundary.
- 10.7 A large infrequently used car park is then situated to the west of the Hospital site (to the north of Doddington Court). This may present opportunities for additional care facilities either related to the hospital or Doddington Court.
- 10.8 The site is landscaped with mature screening albeit given the scale of the buildings full screening of the existing buildings and structures is not evident across the site.
- 10.9 To the west of the Hospital and fronting on to Benwick Road is the Doddington Court

facility. This provides extra care facilities within a tall 3-storey building. The facility marks the corner of Benwick Road with Hospital Road. An emergency access to the Hospital is provided from Hospital Road.

- 10.10 The character area then breaks (where housing at Askham Row has been developed) before the Askham Village Community facility which is set back from Benwick Road.
- 10.11 Askham Village Community is located across a range of buildings within the overall site. The outlook from the development has been designed to overlook existing fields and open areas for the benefit of the patients. The development is set back from Benwick Road given that it is based upon the original Askham House. Planning permissions for the site have sought to retain that relationship albeit some development in the southern areas of the site may be suitable if a need exists. This would be welcomed if it were also to screen car parking from the view along Benwick Road.



Doddington Court



Askham Village Community

- 10.12 The Askham Village Community website identifies for Askham Hall and Askham House individually that:

Set in the stunning seven acres in Cambridgeshire, Askham Hall is one of the five specialist care homes specialised in Palliative Care

Set in Cambridgeshire and providing specialised Palliative Care, Askham Hall provides care and comfort for all in a calm, peaceful environment. We are committed to preserving dignity whilst offering the very best in personalised care so that you can spend this precious time with your loved one knowing your loved one is in safe hands.

Each of our 26 rooms is en-suite with large, picture windows overlooking our beautiful gardens. The peace and tranquillity of the grounds are matched by the kindness and reassurance of our carers. Experienced and highly trained, we understand the sensitivity and delicate care needs of those nearing the end of life. Our ground floor rooms all have independent access giving added privacy for visiting family and friends. There are a number of activities available for individuals to enjoy in their rooms or together in the lounges.

Set in the stunning seven acres in Cambridgeshire, Askham House is one of the five specialist care homes specialised in Dementia Care

Originally a stately home, Askham House is set in Cambridgeshire and is specialised in Dementia Care. Askham House has been expertly renovated to preserve its beautiful period charm whilst incorporating the latest technology, equipment and Dementia-friendly features. Large windows and generous communal spaces create a comfortable environment for residents to move around in. A secure entrance ensures the safety of our

residents and promotes a traditional, homely feel to the building. All rooms are en-suite and the home also has assisted bathing facilities. Plenty of natural light supports mental well-being and the extra insulation improves warmth and reduces noise. Colour schemes throughout the building have been chosen using the latest research to support residents to get around and recognise their surroundings as easily as possible. Our state-of-the-art sensory room also provides vital stimulation and some good old-fashioned fun for everyone!

Our team of dedicated, compassionate carers at Askham House are Dementia specialists. We not only support and enable your loved ones with their current needs but recognise and adapt levels of care as conditions and symptoms change. Loved ones with Dementia deserve a safe, comfortable and fulfilling life with all the comforts of home. We're incredibly proud to say that Askham House provides exactly that.

- 10.13 The entire character area is visible from a range of public footpaths and walking routes including Hospital Road. Public Footpath 64/17 is located adjacent to the eastern and northern boundary of the Askham Village site: this forms part of the popular Circular Walk.
- 10.14 Views into the character area are available from a range of public footpaths including 64/7, 64/10, 64/12, 64/17 and 64/24. These provide views which assist in understanding the development of the facilities over time whilst also assisting in understanding the scale of the facilities relative to adjoining land uses, buildings and character areas.
- 10.15 Views here are important as they assist in delivering a predominantly tranquil environment which benefits the residents and users of the facilities.

Development proposals within Character Area 9 should:

- Be restricted to care related uses only given the exceptional nature of the need for the uses in the first instance and the need to protect them for the social benefits that they provide.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing buildings are of an appropriate size and scale to the original building.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Maintain and enhance access to public rights of way.

11.0 Doddington Character Area 10: Benwick Road and Askham Row

- 11.1 This character area comprises frontage properties located along Benwick Road including Askham Row.
- 11.2 The area comprises exclusively detached dwellings of varying scale and form.
- 11.3 Askham Row comprises ten detached two-storey dwellings formed off two access points. There is an internal footpath which provides a secondary pedestrian route along Benwick Road. The properties were built in the late 2010's/early 2020's but they do respect the linear character of the area. They have large rear gardens which are uniform in size. To the front is a well landscaped area including a mature hedge. The development is very visible from Public Footpath 64/17 which is located immediately to the west of the development (it being between Askham Row and the Askham Village Community).
- 11.4 The properties on Benwick Road within the character area are located to the west of the small park within the adjacent recreation ground. There are ten properties which are either bungalows or chalet bungalows which are predominantly set back from the road edge with parking in front. Domestic planting including hedging is apparent to the road edge.
- 11.5 The frontage development in this location reflects the transitional character of the area which is moving from the built-up area of the village towards the open countryside. The area has an overriding rural character which is assisted by the nearby uses including the recreation ground.



Askham Row



Bungalows on Benwick Road

- 11.6 The area is part of the Doddington Circular Walk as the footpath route crosses Benwick Road to link towards Primrose Hill via the route which runs to the east of the adjacent recreation ground's football pitch.
- 11.7 Hospital Road is located to the east of Askham Row: this is a narrow single width road with a rural character which has significant trees and vegetation at the southern end. The Road is again part of the Doddington Circular Walk.
- 11.8 Views into the character area are available from a range of public footpaths including 64/7, 64/8, 64/13, 64/17 and 64/24. These provide an understanding of the character of the area which confirm that the prevailing transitional character of the Character Area. Views from footpaths are often very close and enforce the clear settlement edge.

Development proposals within Character Area 10 should:

- Enrich the character of the area by reinforcing and respecting the linear and transitional character.
- New development in depth (set back from the existing linear location of dwellings fronting Benwick Road (including Askham Row)) in these locations is unlikely to be considered favourably given the importance of the character of the area in marking the entrance and exit to the village with an underlying rural character.
- Ensure that new development responds positively to the specific opportunities available within the area. Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the openness of the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Protect the existing gaps which contribute to the character of the area by providing views through to the countryside.
- Maintain and enhance access to public rights of way.

12.0 Summary and Conclusions

- 12.1 Doddington is a village which is rich in history and character and this Report has sought to identify the key characteristics within each identified character area whilst also identifying areas and features which require protection and, where applicable, guide new development.
- 12.2 The Report should enable an initial understanding of the village to be apparent. It should be read alongside other documents including, where relevant, the village's Conservation Area Appraisal published by Fenland District Council in October 2011 and the Local Green Spaces Report (January 2025).
- 12.3 This Report will form part of the evidence base for the Neighbourhood Plan but it should also be used and referred to within planning applications and planning decisions within the village before and after the Neighbourhood Plan is adopted.
- 12.4 In landscape terms there are a number of locations within and around the village which enable an appreciation of the settlement's social, environmental and economic past. These can be appreciated by public locations including roads and public footpaths. The retention of the public footpath network within the village is critical to understanding the village's core physical and visual attributes. Some of these are identified as warranting protection as Local Green Spaces within the February 2025 Report which also forms part of the evidence base to the Neighbourhood Plan.
- 12.5 There are though three overriding areas which are located adjacent to the Landscape Character Areas which must be kept free from development in order to protect the intrinsic landscape character of the village. These locations are important settlement edge locations and therefore may not qualify as Local Green Spaces. They certainly warrant protection though in their own right. These areas are shown on Figures 2, 3 and 4 below.

Land North of 2 to 28 Wimblington Road

- 12.6 The first location is land to the north of Landscape Character Area 2 which forms a gap between the edge of Doddington to the west and neighbouring Wimblington to the east. The area shown on Figure 2 below is to be protected from development in order to safeguard the character of Doddington.
- 12.7 Figure 2 identifies the expansive views which exist across the land to the working fen landscape beyond which includes the more modern addition of wind turbines. The area to be protected has been shown by the thick green lines which front on to Wimblington Road and to the eastern and western boundaries of the land. There is no northern boundary to the land but any development beyond the road frontage would similarly be unacceptable.
- 12.8 The photographs below Figure 2 show the land in question.

Figure 2: Important Gap between Doddington and Wimblington

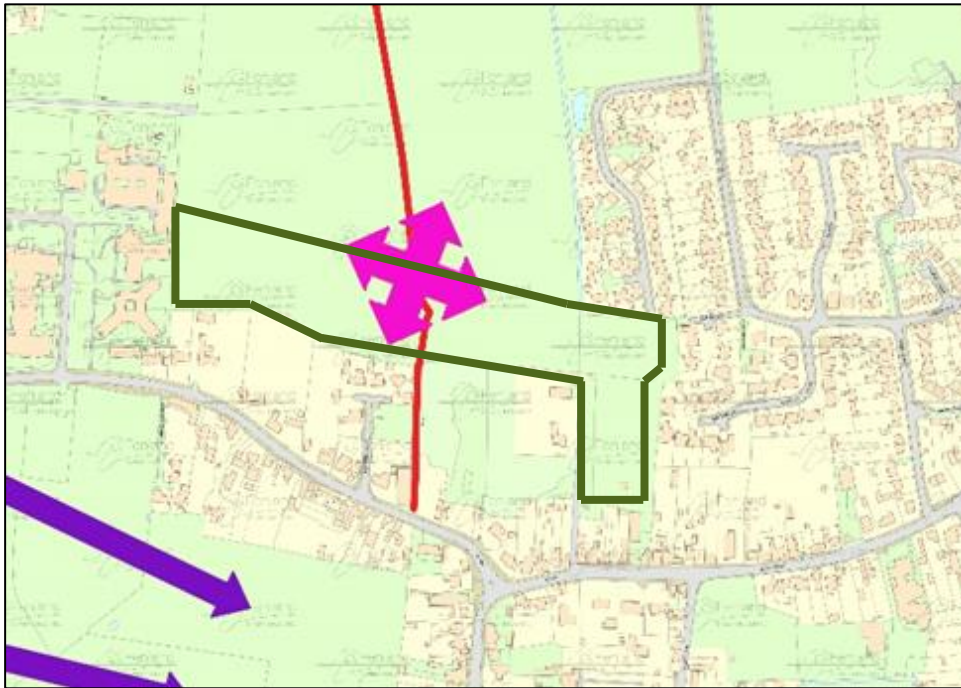




Land North of 11B Benwick Road to 43 High Street

- 12.9 The second area of land lies to the north of Character Area 1 and provides a rare location where the Conservation Area boundary and the historic core adjoin the countryside. As a result significant views across the land exist which are critical to understanding the historic past of the village including the relationship with the agricultural hinterlands.
- 12.10 The land includes a direct appreciation of the Listed Windmill together with views of other heritage assets. The land provides a buffer feature to the historic core which must be kept free from development in order to safeguard the understanding the village for existing and future generations.
- 12.11 The land benefits from a public footpath which runs north to south through almost the middle of the land. This helps to provide short and longer distance views.
- 12.12 The extent of the land can be seen in Figure 3 below with photographs below that. The land is shown edged in green. It is traversed by a public footpath (the red line) and contains key views (the pink arrows).

Figure 3: Land North of 11B Benwick Road to 43 High Street



Land Between Hospital Road and Askham Village Community

12.13 The third area of land is located between Hospital Road and the Askham Village

Community. It extends behind the existing properties on Askham Row. The land is important to the adjoining health and care related uses at Doddington Court and the Askham Village Community. The land is directly overlooked by these uses and its function is important in order to continue to provide those views and outlook. It may also, in time, fulfill a role in providing further health related facilities.

- 12.14 The land is also highly visible from public footpath 64/17 to the west which enables an understanding of the history and character of the edge of the village. Views from the footpath also enforce the rural character of the area including significant mature landscaping along Hospital Road and to the north.

- 12.15 The land has been refused Planning Permission for residential land uses (F/YR22/0390/F and F/YR22/1243/PIP) with the reasons for refusal including matters relating to the character of the area as follows.

For F/YR22/0390/F:

Policy LP12 Part A (c) and Policy LP16 (d) of the Fenland Local Plan 2014, DM3 (d) of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 and Paragraph 130 of the NPPF require that developments do not adversely impact upon the character and appearance of the open countryside. The development creates a significantly sized domestic garden which results in an urbanising encroachment into the open countryside to the significant detriment of the character and visual amenity of the area. In addition, this would set a precedent for the creation of further cumulative harm. As such, the development is contrary to the aforementioned policies.

And for F/YR22/12443/PIP:

The site does not lie adjacent to the continuous built form of the settlement of Doddington and is in a countryside location, defined as "elsewhere" in policy LP3 of the Fenland Local Plan. The development of this site for up to three dwellings fails to recognise the intrinsic character and beauty of the countryside and the pattern and character of the surrounding natural landscape and built character of the immediate area which is sporadic, interspersed with open land and largely frontage development. It would be inconsistent with the core shape of the village and would appear incongruous both in terms of the landscape character of the area and in terms of visual appearance to adjacent occupiers of land/property and users of the nearby public footpath network. It will inevitably result in the severance of a continuous length of hedgerow to the east boundary of the site with Hospital Road which will result in a further urbanising impact and an adverse impact on the verdant rural character. As such the proposal is contrary to policies LP3, LP12 A (a), (c), (d) and (f), LP16 (c) and (d) and paragraphs 130 and 174 of the NPPF.

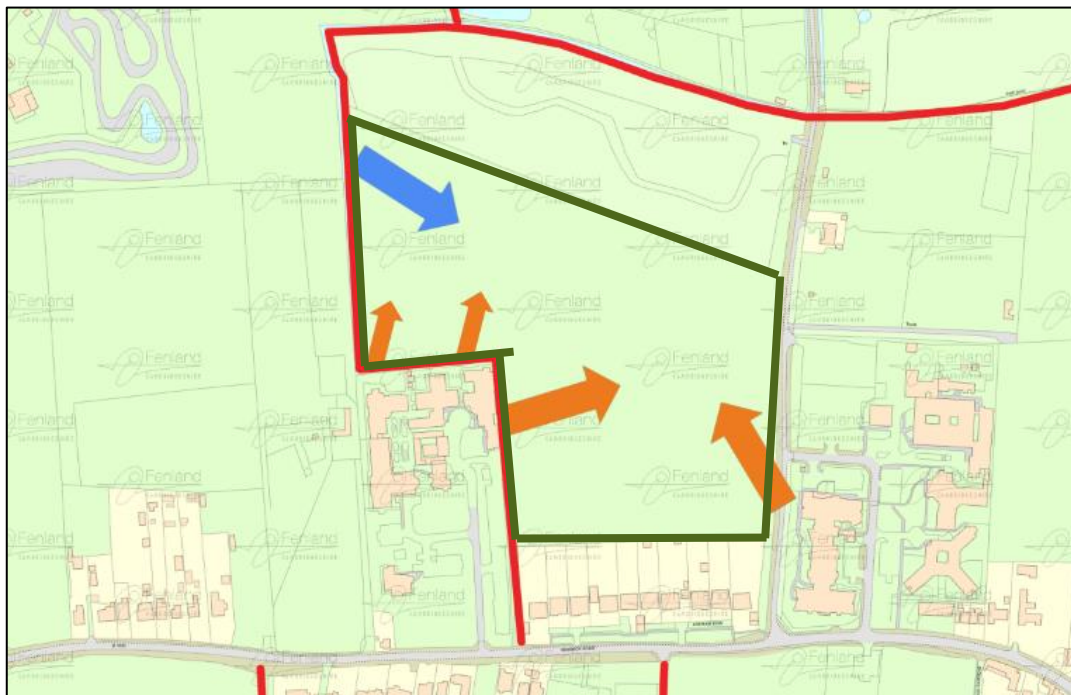
- 12.16 There is an extant but as yet unimplemented planning permission (F/YR23/0251/F) to erect a stable/hay store including change of use of land to paddocks and grazing on part of the land. That permission is compatible with the structures and uses allowable within a Local Green Space within NPPF paragraph 154.

- 12.17 Against a firm recommendation of refusal by the Officers of Fenland District Council the Planning Committee approved an application for three dwellings on land at the north-east corner of this field. If that development is implemented then it would appear as new housing divorced from the village and poorly related. A substantial landscaping buffer will

be required to the boundaries of that land should it be developed.

- 12.18 The land is edged green on Figure 4 below. There are key views from adjoining health and care related uses (the orange arrows), public footpaths (the red lines) and a key view from a public footpath (the blue arrow). Photographs of the land follow.

Figure 4: Land Between Hospital Road and the Askham Village Community





APPENDIX 1

METHODOLOGY

Step 1: Describe character areas and identify their key characteristics

Following the desk based study and the field survey, the final set of character areas should be identified alongside a description of what they are and a list of each of their key characteristics. Here you need to flesh out the information with the evidence from the secondary research and field survey to draw together a full draft of text to put in the final assessment.

To structure the text within each character area, you could split the text into the three strands and include subheadings relating to the themes assessed. If you are seeking to identify development management principles or 'development proposals should' principles, these may form a nice conclusion to the character area. These can be a series of bullet points that can be used to guide planning proposals and support neighbourhood plan policies, opportunity areas or site allocations. This will provide applicants/ agents/ landowners/ developers with a sound starting point from which to shape development proposals on a site and understand its relationship to its setting and locally distinctive features. These are beneficial for successful integration of a development scheme into the surrounding landscape and/ or townscape. It also provides a link between the assessment and any neighbourhood plan policies which can then be used to implement these principles.

Step 2: Add visual elements

Following the written text of each character area, adding some graphics and visuals is a key part to bringing the assessment to life and illustrating the characteristics that define them. These visuals can include: Character area maps Historic maps Photographs taken from the field survey and historic photographs Illustrations and diagrams of architecture, townscape or views Aerial photograph with key views indicated, landmarks, key roads etc.

Deciding on what visual aids are most appropriate is something to discuss as a group and may be dependent on the skills and resources available. In any assessment, photographs and a map of character areas must be provided in order for readers to engage and best use the assessment.

These graphics and visuals should tie in with the supporting text and help to bolster the assessment. For example, if a character area had an example of Tudor architecture and a historic market town layout, then a photograph of the market square and an example building from the period would be appropriate.

Step 3: Write up and document production

Once the draft text and visuals have been put together, final edits and polishing of the document need to be undertaken. It is a good idea to have a dedicated proof-reader in the group, possibly someone who has not undertaken any of the written aspects. This approach will highlight anything that does not quite make sense or flow well and ensure consistency in the level of detail, terminology and formatting throughout.

Output: Final draft and engagement

- The key output here is the final draft version of the assessment. Having a final consultation on this final draft is optional but it may be a good idea to have a final engagement opportunity with the local community, particularly if there are any aspects of the assessment that the group feel could be

bolstered.

Finalisation of assessment

This stage, the final output is: Final Landscape and Townscape Assessment

Output: Final Landscape and Townscape Assessment Following the final edits, polishing and any engagement felt necessary, you will have a final Landscape and Townscape Assessment of your settlement.

This document can now form part of a local evidence base for a neighbourhood plan, be of local interest and be used in the shaping of development proposals and policies in the local area.