



Doddington Neighbourhood Plan

Local Green Spaces Designations Report

January 2025



1.0 Introduction

1.1 This Report has been produced to accompany the Pre – Submission Doddington Neighbourhood Plan and provides the evidence related to the Policy 11 to designate Local Green Spaces (LGS). These designations will form part of the policies within the Doddington Neighbourhood Plan once adopted.

1.2 It is based on the National Planning Policy Framework (December 2024) (NPPF) and the Planning Practice Guidance criteria related to the designation of Local Green Spaces in Neighbourhood Plans.

1.3 Paragraph 106 of the NPPF sets out the parameters as:

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

1.4 Paragraph 107 of the NPPF states that LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

1.5 Paragraph 108 of the NPPF confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

2.0 Methodology and Consultation

- 2.1 This Report considers the appropriateness of specific green spaces within the Neighbourhood Plan Area for designation as LGS when assessed against paragraphs 106 and 107 of the NPPF. The Doddington Neighbourhood Plan Group (DNPG) has reviewed each site and has considered whether the designation would meet the criteria set out in paragraphs 106 and 107 and as a result be in accordance with the basic conditions required of Neighbourhood Plans. The LGS sites have also been discussed with Doddington Parish Council and independent advice has been taken from a planning consultant at Cambridgeshire Acre.
- 2.2 During 2022-2025 the DNPG and Doddington Parish Council developed the Doddington Neighbourhood Plan. The DNPG undertook a programme of consultation with village residents.
- 2.3 An initial village-wide consultation was carried out in 2023 to establish what were the key areas of concern for residents. This showed that protection of the village open spaces was a high priority for residents.
- 2.4 Further consultation will take place in 2025 and will include draft Local Green Spaces to gauge support for identifying and protecting them.
- 2.5 Each of the proposed sites has been mapped against the NPPF criteria. The DNPG has analysed each site against the NPPF criteria and its recommendations are included in Section 3. These have been discussed and agreed prior to publication of this Report with Doddington Parish Council.
- 2.6 In October and November 2019 Fenland District Council (District Council) consulted on the Fenland Issues & Options document which posed a series of questions relating to local planning issues. As part of the consultation the Council invited residents, parish councils and other stakeholders to suggest green spaces they wish to be considered for designation as LGS through the new Local Plan.
- 2.7 Doddington Parish Council did not submit any Local Green Spaces (LGS) through the Fenland Issues and Options Consultation and no sites in Doddington were assessed as part of the District Council's assessment.
- 2.8 As part of the Fenland Local Plan Review, the District Council prepared a Local Green Space Assessment Report 2022 which sets out the District Council's Local Green Space Assessment Criteria for designating LGS. The criteria are set out in Table 1 below.

Table 1: Explanation of Assessment criteria from Fenlands Local Green Spaces Assessments

Local Green Space Criteria	Fenland District Council Explanation
1. Are in reasonably close proximity to the community it serves	The NPPF does not define 'close proximity'. The Council consider that a Local Green Space should be in easy walking distance (for example, within 400m or a 5 minute walk) from the local community it serves and must not be isolated or distant from communities.
2. Are local in character and not an extensive tract of land	The NPPF does not define what is considered to be 'an extensive tract of land'. The Council did not set a specific size limit for Local Green Spaces. However, it considers that a Local Green Space should have defined boundaries, and its size and shape should be appropriate for its context and function. A Public Right of Way would generally be considered 'extensive' and would likely be unsuitable for designation.
3. Demonstrably special to the local community because of its: a) Beauty b) Historic significance c) Recreational value d) Tranquillity e) Richness of its wildlife f) Or other characteristic	For an open space to be designated as a Local Green Space it must meet at least one of the demonstrably special criteria: • Beauty: enhances local character, adds to the setting of a building or groups of buildings; • Historic significance: listed building near or on area/open space, provide the setting of and/or views of listed building or historic assets such as a war memorial whose setting needs protecting. Also historic landscape features, such as ancient trees or old hedgerows; • Recreational value: play area, allotments, informal spaces in housing estates, sports and playing fields; • Tranquillity: spaces that are calm and allow for quiet enjoyment and reflection; • Richness of its wildlife: provides for biodiversity, geodiversity, known protected species, and/or priority habitats; • Other: a characteristic, not listed above, but identified LGS submission and verified through the assessment process. Further explanation of how the Council assessed sites against the demonstrably special criteria is provided below.
4. Consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.	Local Green Space designations are not normally appropriate for sites with existing planning permission, or allocated in the Local Plan or Neighbourhood Plans for other uses, unless it can be demonstrated that the Local Green Space can be

	incorporated within the site as part of the development.
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- 2.9 In relation to the five 'demonstrably special' criteria set out in criterion 3 (of Table 1 above), the District Council considered the following.

Beauty

- 2.10 Whether an open space is beautiful can be open to interpretation. Assessment against this criterion will take into account:

- The visual attractiveness of the site as a whole;
- The contribution the site makes to landscape or townscape character and local distinctiveness;
- The contribution the site makes to the physical form and layout of a settlement or neighbourhood;
- Whether the site offers long views through or beyond a settlement or neighbourhood or views of locally valued landmarks.

Historic Significance

- 2.11 The assessment of historic significance will be informed by consideration of:

- Whether the site provides a setting for heritage assets or other locally valued landmarks;
- Whether the site contains any historical features, such as ancient trees;
- Whether the site is associated with a historical figure or event;
- Whether there are any regular, historical events such as a village fete that are regularly held on the site;
- Statutory designations such as listed buildings, Scheduled Monuments, and other designated features and assets, and information held by the Cambridgeshire Historic Environment Record.

Recreational Value

- 2.12 Many open spaces will likely meet this criterion. In general, sites should offer a variety of recreational opportunities, formal or informal, and of a good quality.

Tranquillity

- 2.13 The Tranquillity Map prepared by the CPRE will be used to help identify whether a site is located in an area that can be described as tranquil. Sites need to demonstrate a feeling of remoteness and quiet contemplation for the majority of the site and a general lack of artificial noise such as road traffic or nearby industry.

Richness of Wildlife

- 2.14 Many open spaces offer some benefit to wildlife. For a site to meet this criterion there must be evidence of potential identified habitats and opportunities for wildlife. The site could:

- Include a priority habitat as defined in the Cambridgeshire and Peterborough Biodiversity Action Plan; and/or
- Include important landscape features, such as veteran trees, ancient woodland or ancient hedgerows.

Sustainability

- 2.15 For clarity the District Council's assessment also includes commentary on the consistency of any Local Green Space with sustainable development. The District Council advises that the assessment will need to include checking each site against certain information, such as planning history, existing designations and potential conflict with emerging allocations. It states that it would not normally be appropriate to identify land as LGS where it is necessary to meet development needs.
- 2.16 The District Council consulted on the Draft version of the Local Plan between 25 August 2022 and 19 October 2022. The information which accompanied the Local Plan included a Local Green Spaces Assessment (May 2022). The Draft Plan sets out the emerging policies and proposals for growth and regeneration, and the proposed sites to deliver the growth. The policies map which accompanies the consultation identifies sites in Doddington for further residential development. The Draft Local Plan included allocations for residential development in Doddington to meet the District Wide Housing Need. The following Local Green Spaces (or part of the site) is included within the Consultation Draft Local Plan and identified as Local Green Space in the Neighbourhood Plan:
- Site LGS06: Land South of Benwick Road and North of Newgate Street (part)
- 2.17 The District Council subsequently paused work on their Draft Local Plan. A series of objections to the Draft Local Plan were made with many comments (including from Cambridgeshire County Council in relation to primary education capacity matters) raising concerns over the extent of housing allocations relative to the settlement hierarchy. Concerns were also raised in relation to heritage, flood risk and impacts on the character of the village.
- 2.18 With regard to LGS06 the site is identified as forming a key part of the setting to the village's Conservation Area and objections were raised on that basis. The Emerging Local Plan did not reference this important constraint.

Alternative Designations

- 2.19 In addition to LGS designation, there are many other statutory and policy tools already in place protecting certain important green areas. LGS designation is therefore a means of protecting sites which do not already fall under existing statutory designations or protective ownership. The assessment lists:
- Sites of Special Scientific Interest (SSSIs)
 - National Nature Reserves (NNR)
 - Local Nature Reserves (LNR)
 - Local Wildlife Sites (LWS)
 - Historic Parks and Gardens

- Town and Village Greens and registered commons
- Land under protective ownership (e.g. National Trust, Woodland Trust, etc.).

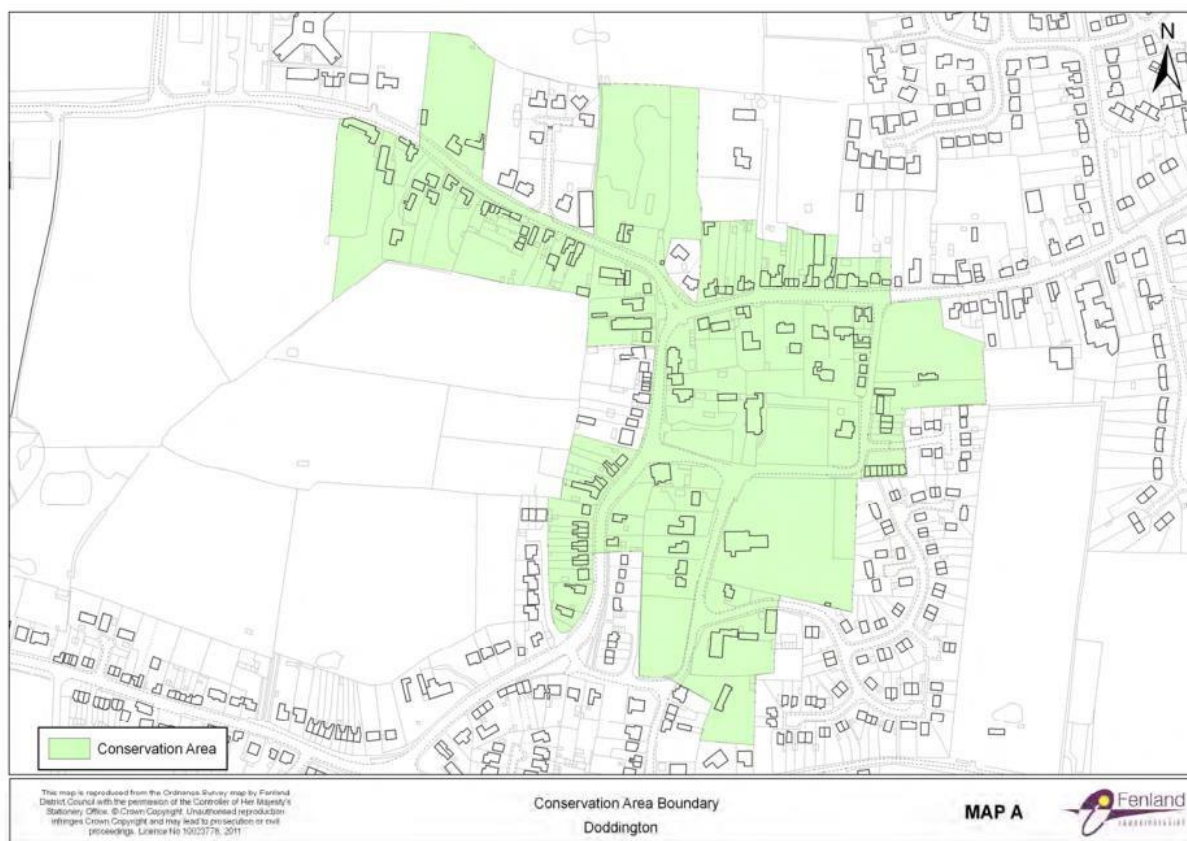
2.20 However, National Guidance (Paragraph: 011 Reference ID: 37-011-20140306) makes it clear that different types of designations are intended to achieve different purposes. When considering additional protection, the LGS assessment will need to consider whether any additional local benefit would be gained by an additional designation as a Local Green Space.

2.21 The assessment of Local Green Spaces in Doddington is consistent with the approach identified by the District Council in their Local Green Space Assessment Report May 2022 and the criteria set out in national policy.

3.0 Identification of Local Green Spaces

- 3.1 Doddington is a village with a rich variety of important green spaces which are integral to the character of the village. Doddington has a historic core which includes a range of undeveloped green spaces which all contribute to the historical legacy of the village. The village has an integral relationship with its surrounding agricultural land which helps to enforce the rural nature of the village. The surrounding agricultural land helps to tell the story of the development of the village and the surroundings help to retain the feeling that Doddington is very much a 'working' village with significant social, economic and environmental ties to its hinterland.
- 3.2 The village has an attractive Conservation Area (see the map below which is taken from the Doddington Conservation Area Appraisal 2011).

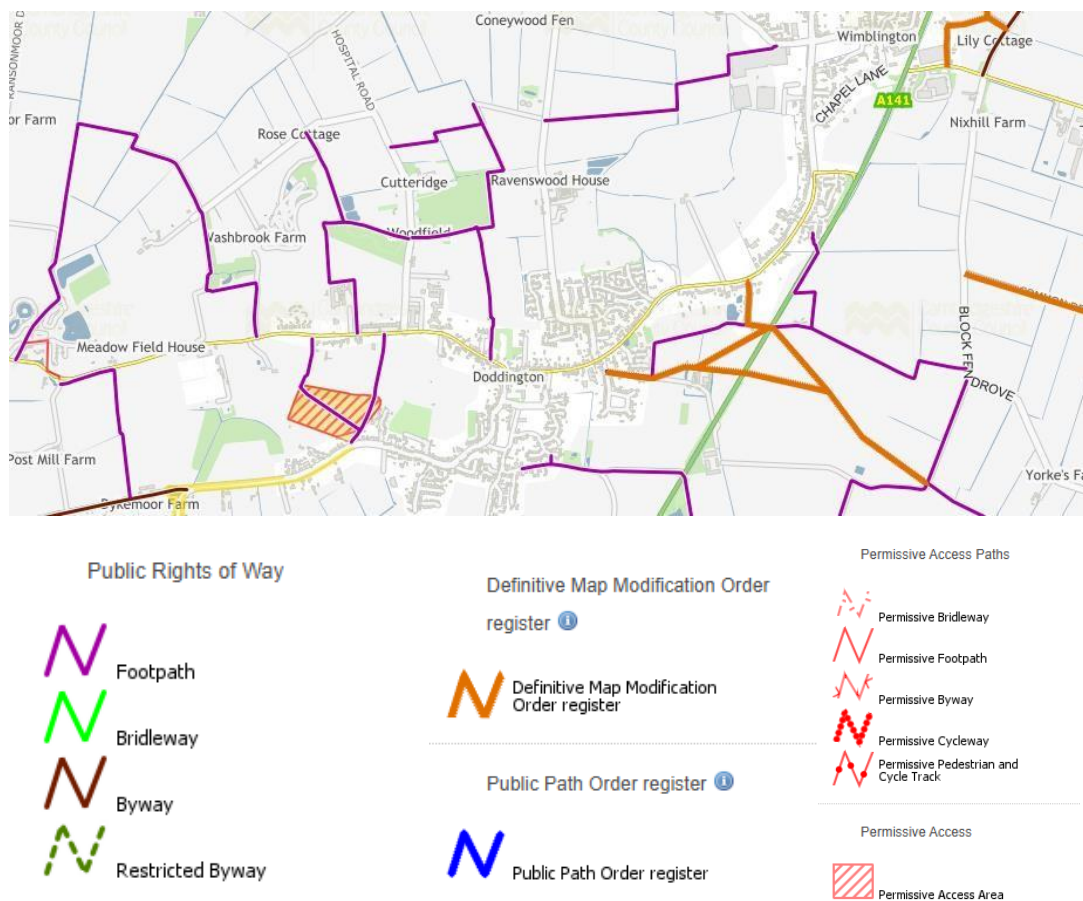
DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



- 3.3 The setting of the Conservation Area is also important to the character of the village as shown by the map below (which is also taken from the Doddington Conservation Area Appraisal 2011).



3.4 Another key part of Doddington's charm, appeal and character is the range of public footpaths which provide a range of walking routes that enable views into and out of the settlement including towards and from the historic core. These views are integral to the character of the village and warrant protection to enable future generations, visitors and residents to appreciate, understand and value the character of the village. The village also has a range of sensitive buildings and uses which require protection in order to ensure that their character and uses continue to be appreciated. These including tall Listed Buildings and care related uses. A map of the public footpaths is included below.



3.5 The DNPAG agreed that the following sites should be included in the Regulation 14 Draft of the Doddington Neighbourhood Plan as Local Green Space. Each site is shown on the table and map below.

Report Ref	Site Name	Private or Public Ownership (if known)
LGS01	Beech Avenue Playing Fields	Public
LGS02	Manor Estate Open Space and Play Area	Private (Registered Social Landlord)
LGS03	Benwick Road Recreation Ground	Public
LGS04	Pocket Park	Public
LGS05	Land South of Benwick Road and North of Newgate Street	Private
LGS06	Policeman's Corner	Public
LGS07	Land West Of 2 Church Lane	Private
LGS08	Land East of the Three Tuns Public House	Private

LGS09	Land West of the Three Tuns Public House	Private
LGS10	2 Ingles Lane	Private

3.6 A range of other sites were considered but these were not considered to be capable of constituting a Local Green Space. A synopsis of the assessment is included in Table 2 below.

3.7 The location of the Local Green Spaces is shown on the map below.

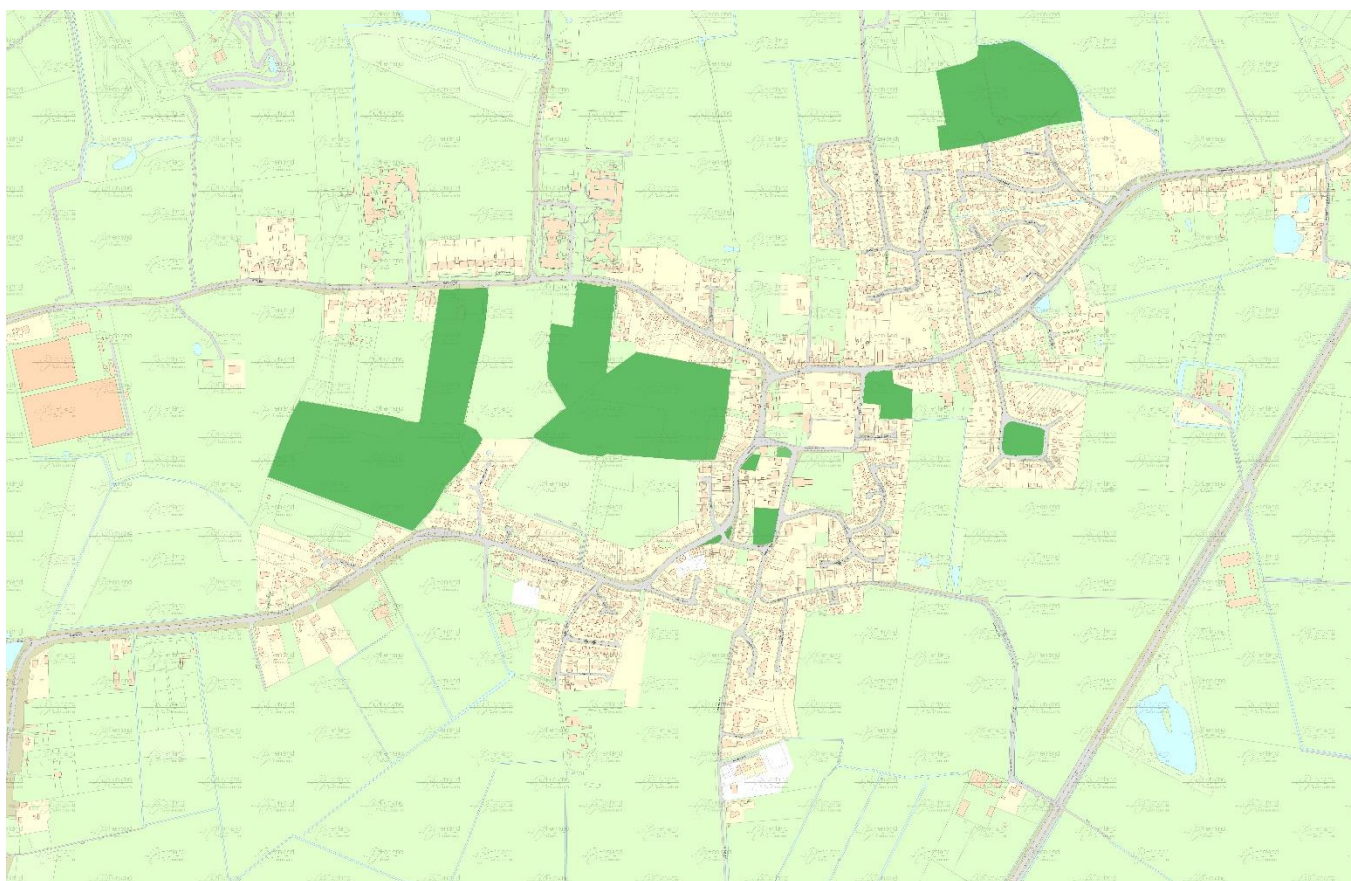


TABLE 2: ASSESSMENT OF SITES AGAINST LOCAL GREEN SPACES CRITERIA – September 2024

Site Number	Site Address	Local Green Space Criteria						
		Proximity to community	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife	Not an Extensive Tract of land
LGS01	Beech Avenue Playing Fields	✓	✓		✓		✓	✓
LGS02	Manor Estate Open Space and Play Area	✓	✓		✓		✓	✓
LGS03	Benwick Road Recreation Ground	✓	✓	✓	✓		✓	✓
LGS04	Pocket Park	✓	✓	✓	✓	✓	✓	✓
LGS05	Land South of Benwick Road and North of Newgate Street	✓	✓	✓			✓	✓
LGS06	Policeman's Corner	✓	✓	✓				✓
LGS07	Land West Of 2 Church Lane	✓	✓	✓			✓	✓
LGS08	Land East of the Three Tuns Public House	✓	✓	✓	✓			✓
LGS09	Land West of the Three Tuns Public House	✓	✓	✓				✓
LGS10	2 Ingles Lane	✓	✓	✓			✓	✓

4.0 Local Green Space Site Assessment

Site LGS01: Beech Avenue Playing Fields



Description of site

This site comprises the playing fields alongside the associated car parking, play areas, football pitches, a skate park and an amenity building. New outdoor gym equipment has recently been installed by the Parish Council.

Whilst related to the Beeches housing estate the area is well used by the whole community with sporting clubs also leasing the land. A footpath from Carpenters Way means that the site is able to be easily accessed from a range of residential locations within the village. There are two access points to the site from the south within the Beeches housing estate.

The site provides a range of recreational uses for the local community including two full sized football pitches, a skate park, junior and toddler play areas. The uses are supported by a small amenity building and a car park.

To the east, north and west there is substantial boundary landscaping.

Area

3.79 Ha.

Is site reasonably close proximity to the community it serves?

The site is immediately adjacent the community it serves. The site is adjacent to the Beeches housing estate and was initially designed to provide open space facilities for the residents of that estate. The scale of the facilities and the investment within the site means that the area is well used not just by residents from the Beeches estate.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

The facility is the largest area of open space within the village and has a range of formal and informal play spaces. It provides a highly valued recreational asset to the village given the extent and quality of the facilities which are available.

The recent investment of the outdoor gym equipment at the land by the Parish Council confirms the value of the land to the community.

The open character and boundary landscaping (which in places is several metres deep) provides rich wildlife habitats with dense scrub, hedge and tree planting evident. The boundaries are generally not lit and are likely to be suitable for bats.

Is it local in character and not an extensive tract of land?

Whilst the recreational facilities are significant they remain local in character as they do not attract significant visitors from other local villages and towns. The site is clearly defined by site and hedgerow boundaries.

At 3.79 hectares in size the site is not considered to be an extensive tract of land.





Site LGS02: Manor Estate Open Space and Play Area



Description of site

An area of open land with children's play equipment, benches and mature trees which is centrally located and integral to the character of the Manor housing estate.

Area

0.42 Ha.

Is site reasonably close proximity to the community it serves?

Yes it is within the community it serves and was planned as part of the public open space serving the surrounding housing estate.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

The space provides a sense of openness when approaching the housing estate from the north. It provides also a strong sense of enclosure whilst also feeling safe as a result of the overlooking of the space by existing homes.

The site is an open recreational space within the village and provides formal and informal play spaces. It provides a highly valued recreational asset to the village given the extent and quality of the facilities which are available.

Is it local in character and not an extensive tract of land?

The character is local given the association with the housing estate. The area is not considered to form an extensive tract of land and has clearly defined boundaries within the road network.



Site LGS03: Benwick Road Recreation Ground



Description of site

This area of land comprises of a community/sports changing facility building with associated sport facilities currently utilised as a bowls/croquet lawn, junior and adult football pitches and a small equipped play area which fronts on to Benwick Road. The facility has been used as a cricket pitch in the past also.

The land is also used for village events and shows as well as occasional weddings and other events.

The land includes a public footpath to the east of the site which continues from Benwick Road to the south. It provides a key link within the village's public footpath network. The footpath affords views of the settlement edge together with views towards the Church and the historic core. It also connects to the pocket park and ridge and furrow land (see LGS 07 below)

Area

2.34 Ha.

Is site reasonably close proximity to the community it serves?

Yes – it is adjacent to the community it serves. There is housing to the west and north of the site and the land is well located to serve the local community. It is a well known and well used facility.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

Yes – The site is an open recreational space within the village and has a range of formal and informal play spaces. It provides a highly valued recreational asset to the village given the extent and quality of the facilities which are available. It provides a regularly used recreational facility which is home to football teams. The bowls club is also regularly used. It is also used regularly for village events including the annual Horticultural Show and Village Carnival. The facility is also well used for private parties and weddings.

The public footpath provides important views in all directions. To the north it provides an appreciation of the health and care related uses. To the west it provides views across fields which help to understand the relationship between the built-up parts of Doddington with the agricultural hinterland. It is therefore valued for its beauty.

The hedge to the western boundary also provides wildlife benefits but it is not sufficiently high enough to terminate views. To the south the land affords views of the southern end of the village whilst having landscape value with the substantial tree planting. The site provides wildlife benefits through the established wet ditches, historic hedgerows and tree planting.

To the east the view towards the historic core provides a key understanding of the history of the village including important views of the Church alongside an appreciation of established tree planting. The view is also mentioned within the Conservation Area Appraisal. It is therefore valued for its historical significance.

Is it local in character and not an extensive tract of land?

The area is integral to the local character of the village, with well-defined boundaries, given the existing use and the views available from the site. The site is not considered to be an extensive tract of land.



Site LGS04: Pocket Park and Ridge and Furrow Land



Description of site

This is a pocket park which is located in woodland together with the adjoining common land which includes significant ridge and furrow. It is traversed by public footpaths 64/8 and 64/7. It is accessible from Benwick Road from the north and Newgate Street/Primrose Hill to the south. The site is within an area of permissive access rights. The woodland is fenced off and is dense in places but footpaths are readily available. There is an information board which refers to the historic nature of the site.

A pond is located to the north-east of the site.

Area

6.20 Ha.

Is site reasonably close proximity to the community it serves?

Yes – it is adjacent to the community it serves and within 400m. It forms part of a public footpath link and is within a walkable distance from the western side of the village either from Benwick Road or Newgate Street.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

Yes, the site has recreational value, it being part of a footpath network, has rich wildlife qualities (including a pond). It has historic and educational value, in that the medieval ridge and furrow features can clearly be seen. These are highly regarded as a reminder to a modern agricultural village of how the land was worked in the past given the extensive ridge and furrow present.

The land benefits from permissive access rights but the designation as a Local Green Space is considered to be justified given the historical significance of the land and also the role that the site plays in providing access to walking routes. The site facilitates a walking route between Benwick Road and Newgate Street/Primrose Hill.

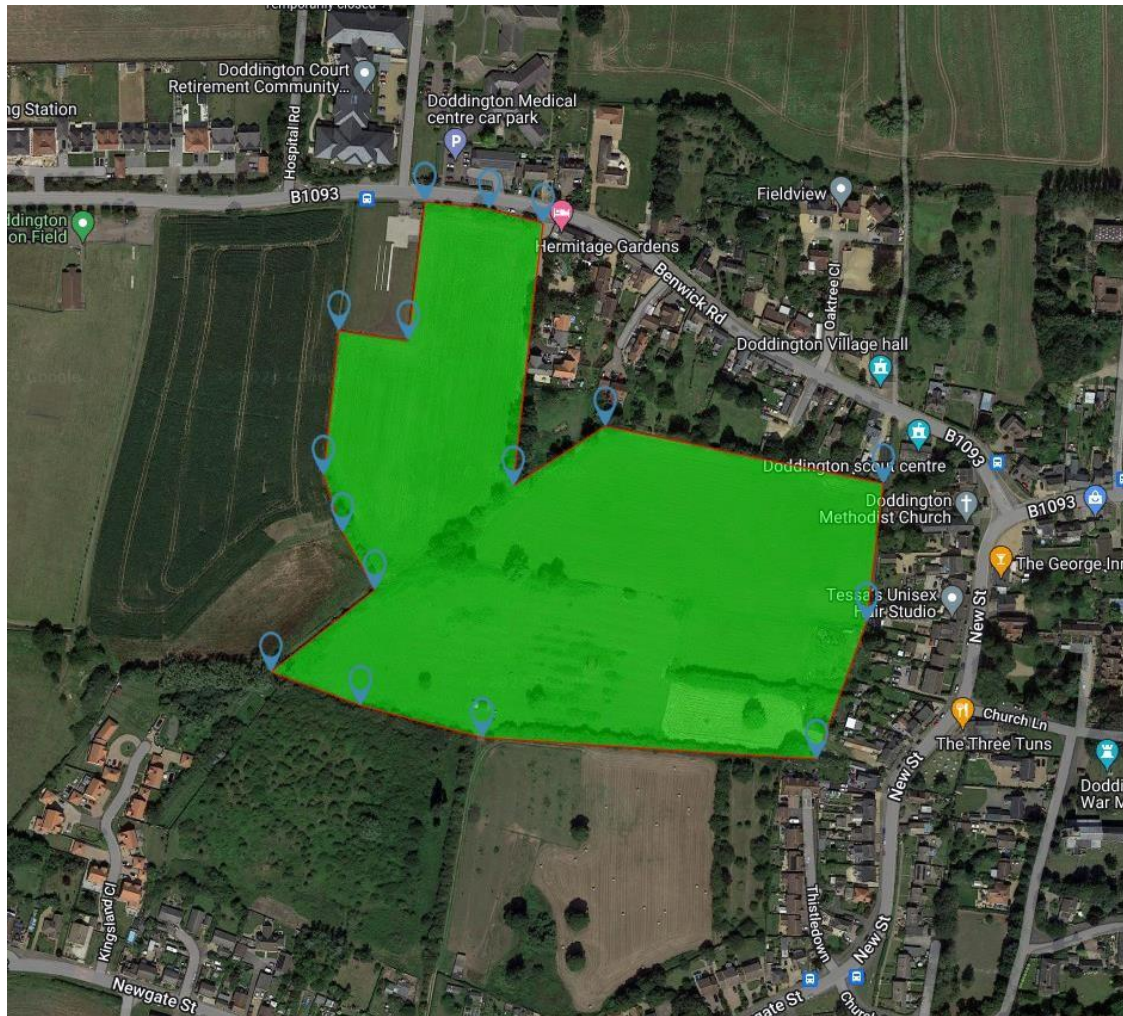
The land is used by the local Scouts and Guides for activities.

Is it local in character and not an extensive tract of land?

Yes, the site is not an extensive tract of land and the site is well defined and the character is entirely local – the area feels intimate once inside given the dense planting. The area is not an extensive tract of land.



Site LGS05: Land South of Benwick Road and North of Newgate Street



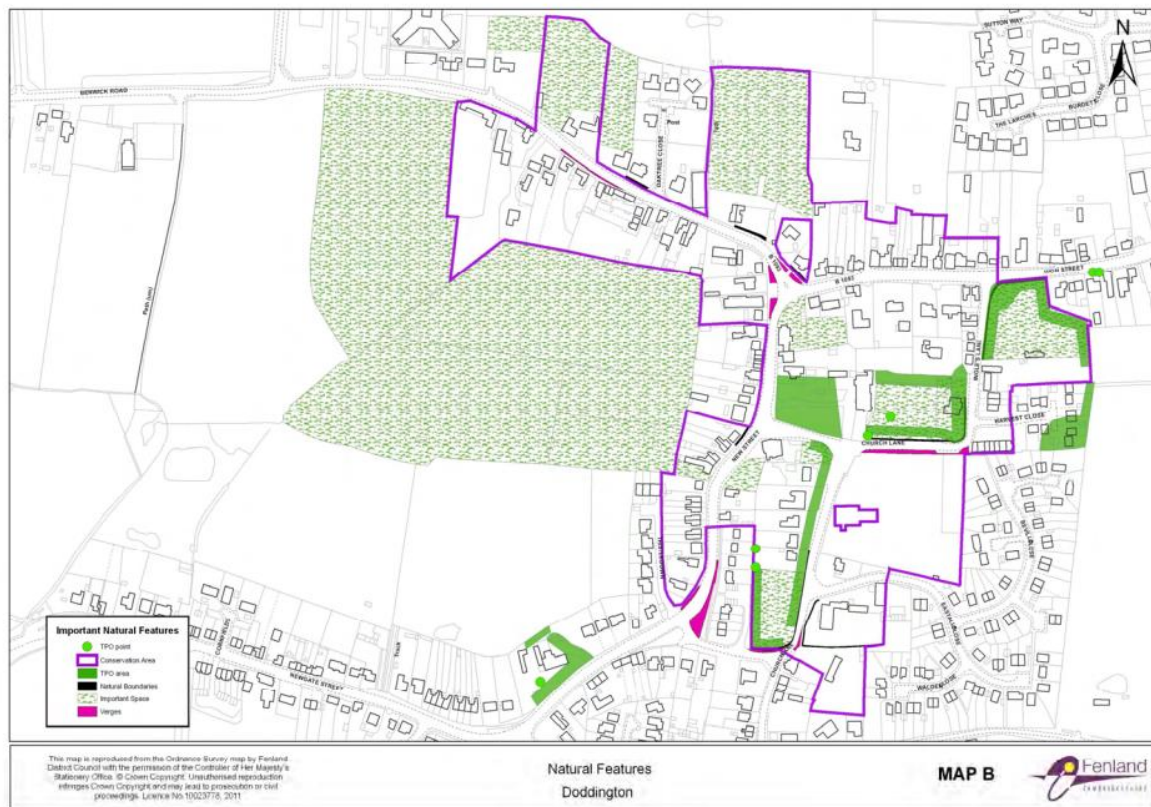
Description of site

The site is located to the south of Benwick Road adjacent to the cemetery land. It sweeps east back towards the village centre and historic core passing properties which front on to Benwick Road and then New Street.

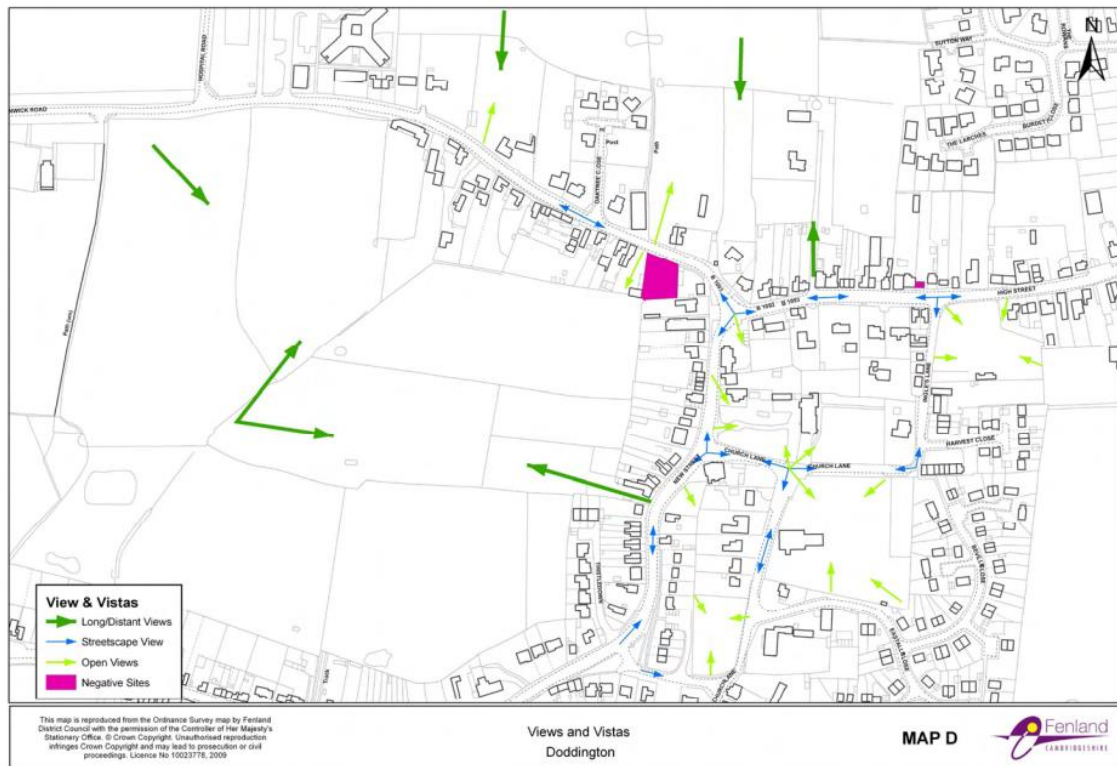
The site is well landscaped along existing and historic field boundaries. There is an existing pond on one of the field boundaries.

The site affords views towards the historic core either from Benwick Road or from public footpath 64/7.

The site is adjacent to the Conservation Area. Map B of the Doddington Conservation Area Character Appraisal identifies the site as an 'Important Space' (see below).



The space provides a key view of the Church which assists in welcoming visitors to Doddington when approaching from Benwick Road. This and other key views can be seen on Map D of the Conservation Area Character Appraisal (see below).



Area

6.99 Ha.

Is site reasonably close proximity to the community it serves?

Yes, the site is immediately adjacent to the community it serves. The site is close to the historic core and relates to two of the village's main roads.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

The site has significant historic significance and value given the relationship with the core of the village including the Church. The site is adjacent to the Conservation Area and it is important to its setting.

The site is highly valued because of its beauty as it provides important views across the undeveloped land towards the core of the village. The landscaping within the site (which includes large mature trees) also helps to reinforce the village character. This includes mature trees which front on to Benwick Road.

It also provides an understanding of the historic development of the village and defines the clear relationship between the agricultural land and the settlement.

The site is highly valued because of its richness in wildlife. Landscaping and the pond provides wildlife benefits.

Is it local in character and not an extensive tract of land?

The site is not an extensive tract of land and is well defined. The character is entirely local with views towards the settlement edge incorporating key views of the village. Whilst the area is the largest of the Local Green Spaces the land feels intimate and contained which does not lend itself to constituting an extensive tract of land.

The land was suggested as being suitable for a housing allocation within the District Council's Emerging Local Plan. However that Plan did not take account of the Council's own Conservation Area Appraisal of Doddington which identifies the key role that the site plays in understanding the historic function and legacy of the village.





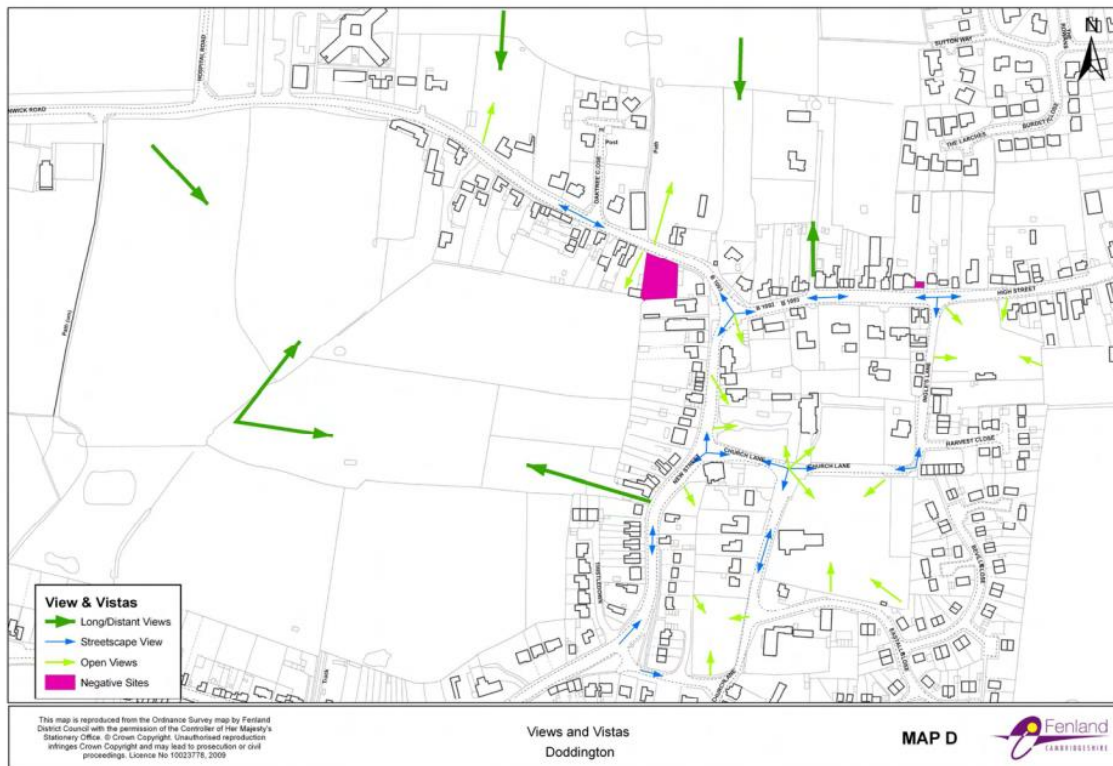
Site LGS06: Policeman's Corner



Description of site

This site forms green verge areas to the south of Newgate Street at the junction with Church Lane. It includes a bus stop, bench and a village sign. The location plays an important role in welcoming visitors to the village and the historic centre of the village further to the north.

The site is identified as contributing to streetscape views on Map D of the Conservation Area Character Appraisal (see below).



The name reflects that the local policeman used to live close to the site.

Area

0.06 Ha.

Is site reasonably close proximity to the community it serves?

Yes, it is located within the community it serves. It is central to the village and is located next to existing housing.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

Yes it has a significant visual character by providing a break in development before heading north towards the more denser village centre. It is well overlooked by existing housing which provides a sense of safety and enclosure. In this way it is considered to be an open space that is beautiful and contributes to the townscape character and local distinctiveness.

It has historic significance given its association with Village Policeman.

The location is where the villages Christmas lights are located when approaching the village from the west.

Is it local in character and not an extensive tract of land?

Yes the site is a well-defined and modest area. The site is integral to the character of the village and provides a pleasant landscaped area welcoming visitors and residents. It is not an extensive tract of land.



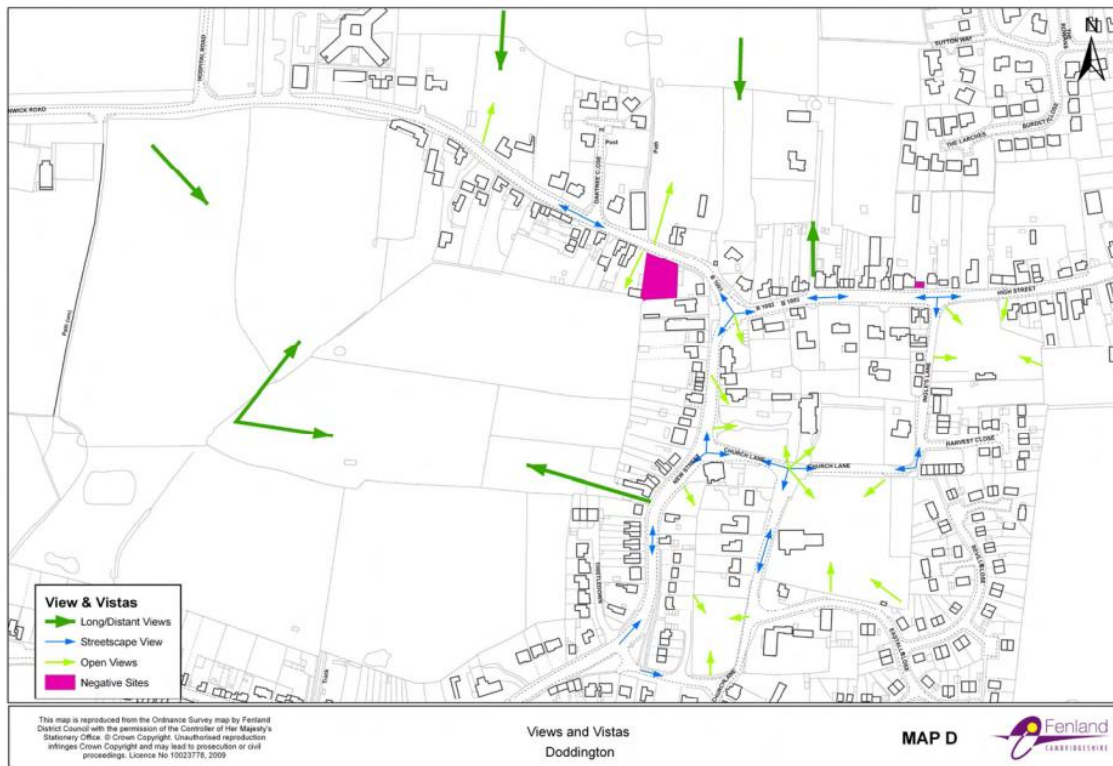
Site LGS07: Land West Of 2 Church Lane



Description of site

This site is used for the grazing of horses. It benefits from mature landscaping to the boundaries including a number of trees. The site is located within the Conservation Area and is identified as an 'Important Space' within Map B the Conservation Area Character Appraisal. It also includes trees which are subject to Tree Preservation Orders to the west, south and eastern site boundaries.

Map D of the Conservation Area Character Appraisal also identifies open views across the site (see below).



The Appraisal also confirms that prior to the great expansion of the village housing stock between 1770 and 1910, the presence of enclosed pastureland within the village was an intrinsic characteristic of Doddington. Only two important surviving areas of undeveloped enclosed historic Pasture land survive within the village today. This site is one of those.

This site also marks the end of Ingles Lane, which is an ancient thoroughfare and prior to the building of New Street in the 18th Century, this was part of the main road between Chatteris and March. It is therefore an important historical asset.

Area

0.30 Ha.

Is site reasonably close proximity to the community it serves?

It is located within the community it serves by being centrally within the village and fronts Church Lane to the south and east. It is integral to the character of the historic core of Doddington.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

Yes it holds historic value given its proximity within the Conservation Area. It provides an important gap within the local area which hold value. It also provides substantial tree planting which contributes to the character of the Conservation Area.

The site is considered to satisfy the Beauty criteria. This site is used for the grazing of horses. The site is visually attractive and makes a significant contribution to the townscape character given it is a significant green space within the village. It benefits from mature landscaping to the boundaries including a number of trees including those that have Tree Preservation Orders. Map D of the Conservation Area Character Appraisal also identifies open views across the site.

The site is located within the Conservation Area and is identified as an 'Important Space' within Map B the Conservation Area Character. The Appraisal also confirms that prior to the great expansion of the village housing stock between 1770 and 1910, the presence of enclosed pastureland within the village was an intrinsic characteristic of Doddington. Only two important surviving areas of undeveloped enclosed historic Pasture land survive within the village today. This site is one of those. The site therefore has historical significance.

Additionally, this site also marks the end of Ingles Lane, which is an ancient thoroughfare and prior to the building of New Street in the 18th Century, this was part of the main road between Chatteris and March. It is therefore an important historical asset.

It is an important part of the local character of the village: it has intimate traits as a relatively small gap which helps to understand the historic fabric of the village and reinforces the relationship between rural and urban contexts.

The site has wildlife interest given the extent of existing planting which are likely to provide valuable habitat.

Is it local in character and not an extensive tract of land?

The site is well defined site within the village. It is not an extensive tract of land.



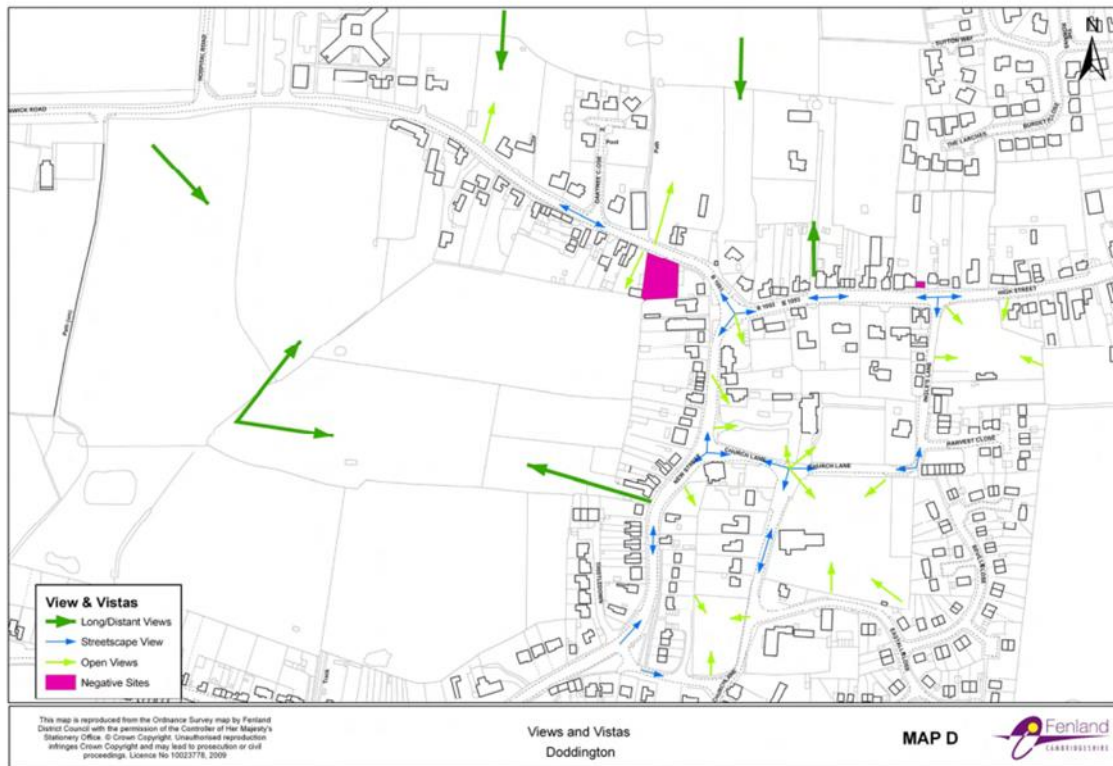
Site LGS08: Land East of the Three Tuns Public House



Description of site

This site is located to the east of the Three Tuns Public House. It provides views across the land from Church Road towards the Church. It assists also in providing an open and loose character to the immediate vicinity which is evidently an important part of the Conservation Area and within the historic core of the village. The land is used for community events including the village carnival.

The site is also identified as an 'Important Space' within Map B the village's Conservation Area Character Appraisal. Map D of the same Appraisal confirms that there are streetscape and open views available across the site (see below).



Area

0.04 Ha.

Is site reasonably close proximity to the community it serves?

Yes it is within the community it serves and is located centrally within the village between the Three Tuns Public House and the Church.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

Yes it has a historic function in providing views across it towards the Church whilst also providing a gap within the Conservation Area.

The site provides an important, open green space in the Conservation Area, adjacent to built development. It makes a significant contribution to the layout of the settlement and the visual attractiveness of this part of the village. It is there considered to satisfy the Beauty criteria.

The site has historical significance in that it is associated with the Church and is located within a central position within the historic core.

The site also provides informal recreation space within the built up part of the village.

Is it local in character and not an extensive tract of land?

Yes, the site is well defined, in a central location within the village and is not an extensive tract of land.



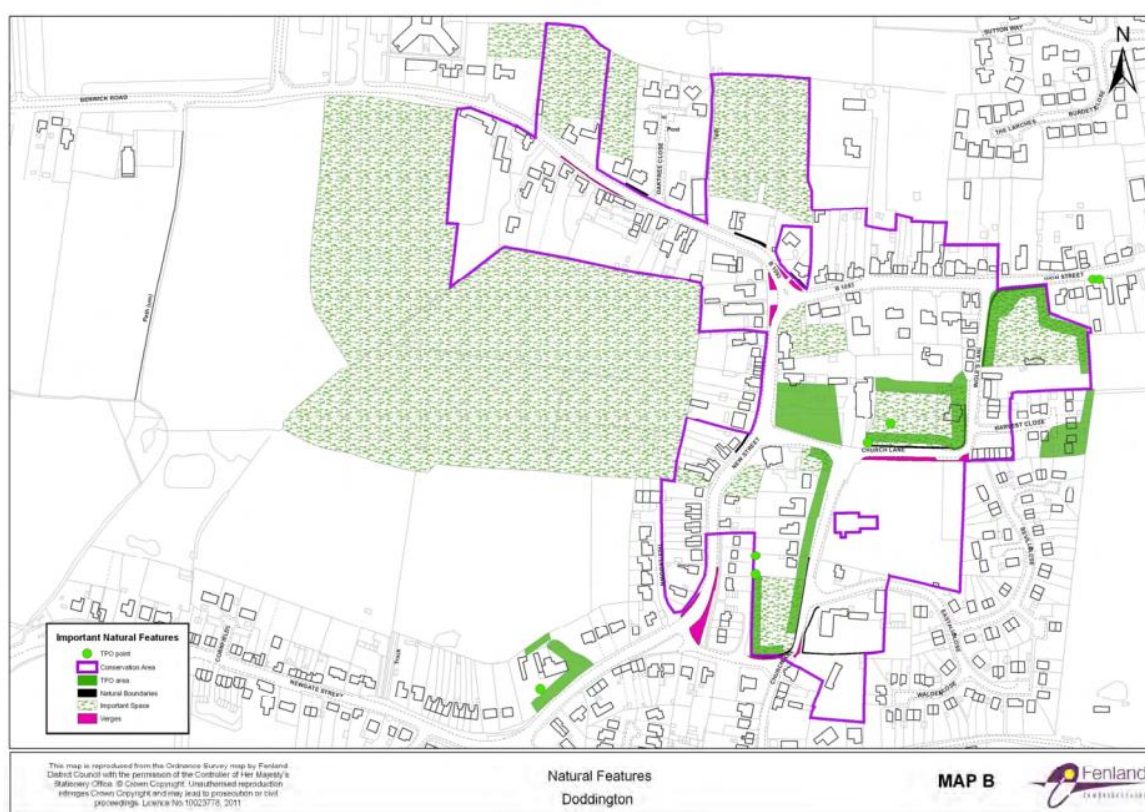
Site LGS09: Land West of the Three Tuns Public House



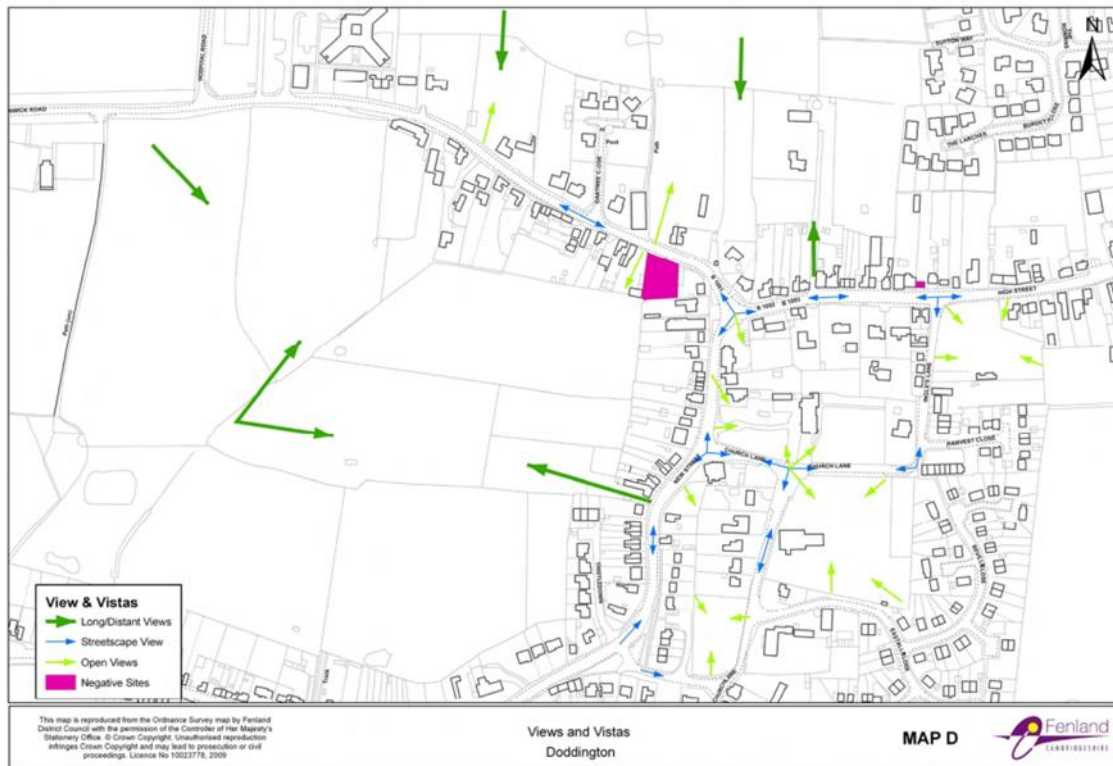
Description of site

This site is located to the west of the Three Tuns Public House. It is the beer garden to the public house. It provides views across the land from New Street. It also assists also in providing an open and loose character to the immediate vicinity which is evidently an important part of the Conservation Area and within the historic core of the village.

The site is also identified as an 'Important Space' within Map B the village's Conservation Area Character Appraisal (see below).



Map D of the same Appraisal confirms that there are open views available across the site (see below).



Area

0.08 Ha.

Is site reasonably close proximity to the community it serves?

Yes it is located within the community it serves and is located centrally within the village between the Three Tuns Public House and New Street.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

The site satisfies the beauty criteria as it supports the open and loose character in the immediate vicinity which is evidently an important part of the Conservation Area and within the historic core of the village. The site therefore has historic significance.

The site is also identified as an 'Important Space' within Map B the village's Conservation Area Character Appraisal. Map D of the same Appraisal confirms that there are open views available across the site. The site therefore has historic significance.

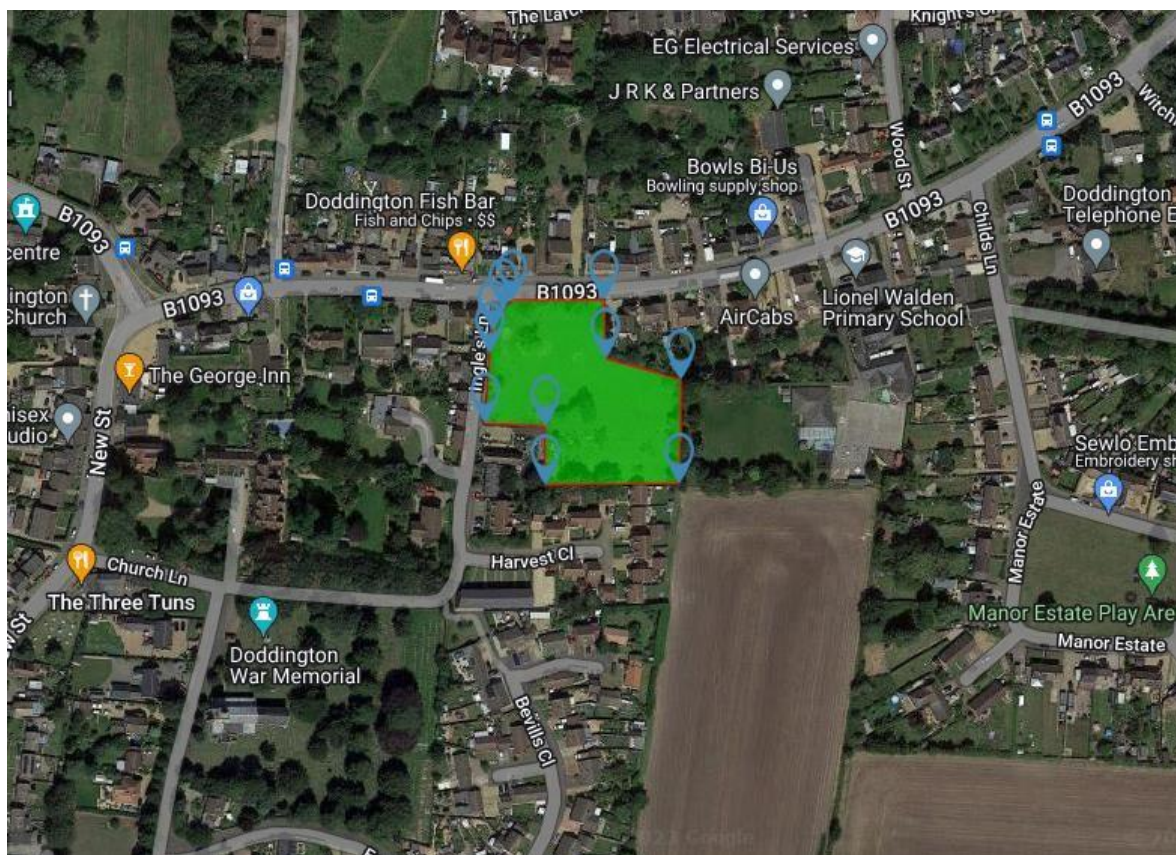
Yes it has a historic function in providing views across it of historic and community assets whilst also providing a gap within the Conservation Area.

Is it local in character and not an extensive tract of land?

Yes the site is well defined and is not an extensive tract of land.



Site LGS10: 2 Ingles Lane



Description of site

The site is located centrally within the village close to village amenities including the school playing field to the east. It is an undeveloped piece of land which includes a number of trees which are protected by a Tree Preservation Order. It also includes a historic hedgerow to the road boundaries of High Street and Ingles Lane.

This site also marks the end of Church Lane, which is an ancient thoroughfare and prior to the building of New Street in the 18th Century, this was part of the main road between Chatteris and March. It is therefore an important historical asset.

Part of the site was subject of a refused planning application for three dwellings (F/YR21/0985/F) with the refusal reason being:

Policies LP18 of the Fenland Local Plan 2014 and DM2 and DM3 of Delivering and Protecting High Quality Environments in Fenland SPD 2014 seek to protect and conserve the historic environment, protect open spaces where they are an important part of the character of a settlement and ensure that any existing views, vistas and focal points are incorporated within developments. Policy LP16 and DM3 also seek to ensure developments have a positive contribution to the local distinctiveness and character of the area and do not adversely impact on the streetscene or landscape character.

The historic pastureland on which the proposal is situated is considered to be an important feature, contributing significantly to the setting of the associated listed building (2 Ingles Lane) and the historic integrity, character and appearance of the wider conservation area. The proposed development by virtue of its siting would intrude into the open pasture land and would appear unduly prominent in its setting, thereby being significantly detrimental to the setting of the listed building and character and appearance of the conservation area. The proposals would result in less than substantial level of harm, however this harm would not be outweighed by the public benefit of the provision of 3 additional houses. Overall, it is therefore considered that the proposed development would be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, DM2 and DM3 of Delivering and Protecting High Quality Environments in Fenland SPD 2014, Sections 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

Area

0.62 Ha.

Is site reasonably close proximity to the community it serves?

Yes it is located within the centre of the village and is surrounded all on sides by buildings.

Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?

It is an undeveloped piece of land which includes a number of trees which are protected by a Tree Preservation Order. It also includes a historic hedgerow to the road boundaries of High Street and Ingles Lane. The site is undeveloped and appears to be rich in wildlife interests.

The site is identified as an 'Important Space' within Map B the village's Conservation Area Character Appraisal. Map D of the same Appraisal confirms that there are streetscape and open views available across the site. The land was historically used as an animal pound. Stray sheep and cattle would be impounded there, until the owner paid a fine to release them.

The Appraisal also confirms that prior to the great expansion of the village housing stock between 1770 and 1910, the presence of enclosed pastureland within the village was an intrinsic characteristic of Doddington. Only two important surviving areas of undeveloped enclosed historic Pasture land survive within the village today. This site is one of those.

This site also marks the end of Church Lane, which is an ancient thoroughfare and prior to the building of New Street in the 18th Century, this was part of the main road between Chatteris and March. It is therefore an important historical asset. The site is therefore of historical significance and is considered of beauty given the contribution it makes to the townscape character and local distinctiveness.

Yes it has a historic significance as an undeveloped area of land within the centre of the village.

Is it local in character and not an extensive tract of land?

Yes the character is entirely local with views across and towards the site from a variety of locations.

