

## WOODDITTON AND SAXON STREET



© Rodney Vincent

### 1. Settlement characteristics

The parish of Woodditton includes a number of small villages, including Saxon Street, Ditton Green and Little Ditton as well as the Crockfords Park area of Newmarket (included in the entry for Newmarket Fringe). Locally however the villages of Ditton Green and Little Ditton are most commonly referred to as Woodditton. Woodditton is an ancient village, first mentioned in an instrument of King Canute, and in Domesday Book. Situated on the Cambridgeshire/Suffolk border, close to Newmarket, the Parish comprises a mix of both urban and more rural areas and is dominated by stud land, farmland and woodland. A part of the southern boundary is the Anglo-Saxon earthworks, Devil's Ditch, which is crossed by the old Roman road - the Icknield Way.

Facilities in both Woodditton and Saxon Street are limited. Woodditton has a church and a public house, Saxon Street has a Methodist Chapel with a hall and sports fields. Both settlements have a limited bus service which runs to Newmarket. The main features of the settlements are shown on map xxx.

### 2. Key statistics

Woodditton	
Population <sup>1</sup>	1770
Dwellings <sup>2</sup>	810
New dwellings built 2001-2011 (net)	3
Estimated new dwellings 2012-2031	
Employment <sup>3</sup>	15% work from home, 60% travel up to 20km to

<sup>1</sup> Population Woodditton parish (mid-2010), Cambridgeshire County Council Research Group

<sup>2</sup> Dwellings in Woodditton parish (mid-2010), Cambridgeshire County Council Research Group

<sup>3</sup> Distance travelled to work, East Cambridgeshire 010D Lower Layer Super Output Area (covering Woodditton, Saxon Street, Burrough Green, Dullingham and Stetchworth), Census 2001

Existing public transport services	work, 20% travel over 20km to work Limited services to Newmarket (Monday-Friday – not Wednesday) (as at June 2012)
------------------------------------	---

### **3. Housing**

Woodditton and Saxon Street are likely to continue to grow at a slow rate, with new housing being built on suitable ‘infill’ sites within the settlements. No new housing allocation sites are proposed on the edge of Woodditton or Saxon Street.

A ‘development envelope’ has been drawn around both Woodditton and Saxon Street to define the built-up part of the settlements where infill development may be permitted. The purpose is to prevent sprawl into the open countryside. Development on infill sites will need to be in line with Policy xx.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

### **4. Employment**

There are few businesses in Woodditton and Saxon Street. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances (see Policy xx).

No new employment allocation sites are proposed on the edge of Woodditton or Saxon Street. However, suitable new employment proposals within or on the edge of the village will be supported in principle, subject to Policies xx, xx and xx.

### **5. Infrastructure and community facilities**

Residents of both Woodditton and Saxon Street have indicated a desire for improvements to infrastructure and facilities. A list of priorities for each settlement is set out in the tables below.

#### Woodditton

	<i>Priority</i>	<i>Suggestions</i>
1	Traffic calming/highway improvements	<ul style="list-style-type: none"> <li>• More speed checks</li> <li>• Warning chevrons at Three Ponds Corner, Vicarage Lane</li> </ul>
2	Improvements to pedestrian/cycle routes	Extension of cycle paths to compensate for reduction in bus services

#### Saxon Street

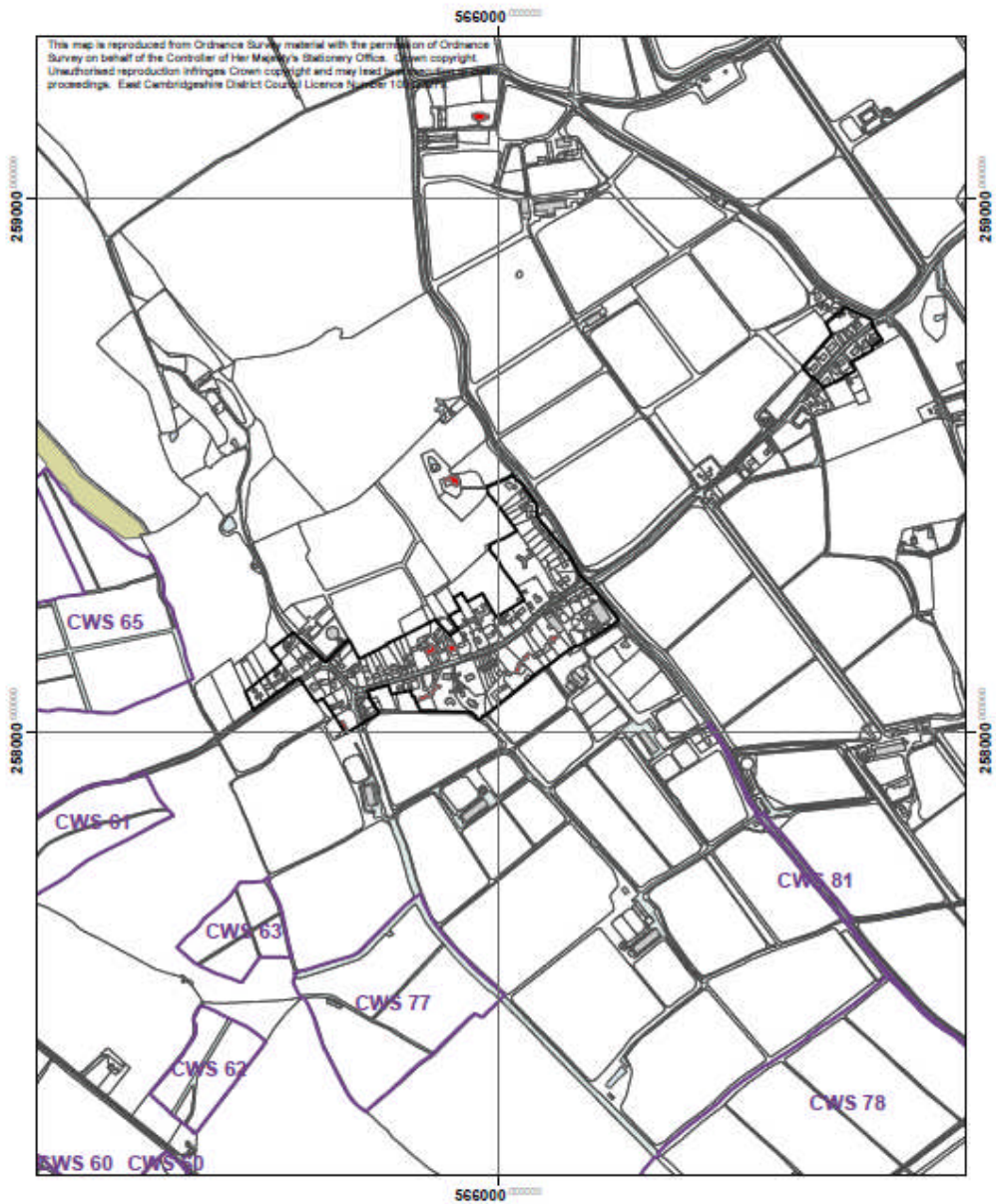
	<i>Priority</i>	<i>Suggestions</i>
1	Traffic calming/highway improvements	<ul style="list-style-type: none"> <li>• Gateway treatment for both ends of The Street</li> <li>• Improved footway at the bends at the narrow lower end of The Street</li> </ul>

2	Improvements to pedestrian/cycle routes	<ul style="list-style-type: none"> <li>• More speed checks on School Road and The Street</li> </ul> Extensions to cycle paths
3	Improvements to play areas	Continued development of the large sports field in School Road including provision of sports pitches and better facilities.

The top two priorities for both areas are traffic calming/highway improvements and improvements to pedestrian/cycle links. Other priorities include improvements to play areas, sports grounds and open space. The District Council will work with the Parish Council and County Council to explore options and secure funding for community facilities and road and transport schemes in both settlements. The District Council will also work in partnership to try to retain existing public transport levels, and encourage self-sufficient transport services, such as community transport.

The current community facilities in Woodditton and Saxon Street (including the church, Chapel and public house) contribute to the quality of people’s lives. The loss of community facilities will also be resisted under Policy xx. Proposals for new community development that benefits the village will be supported in principle, subject to Policies xx and xx.

**6. Spatial strategy for Woodditton (Map xx)**



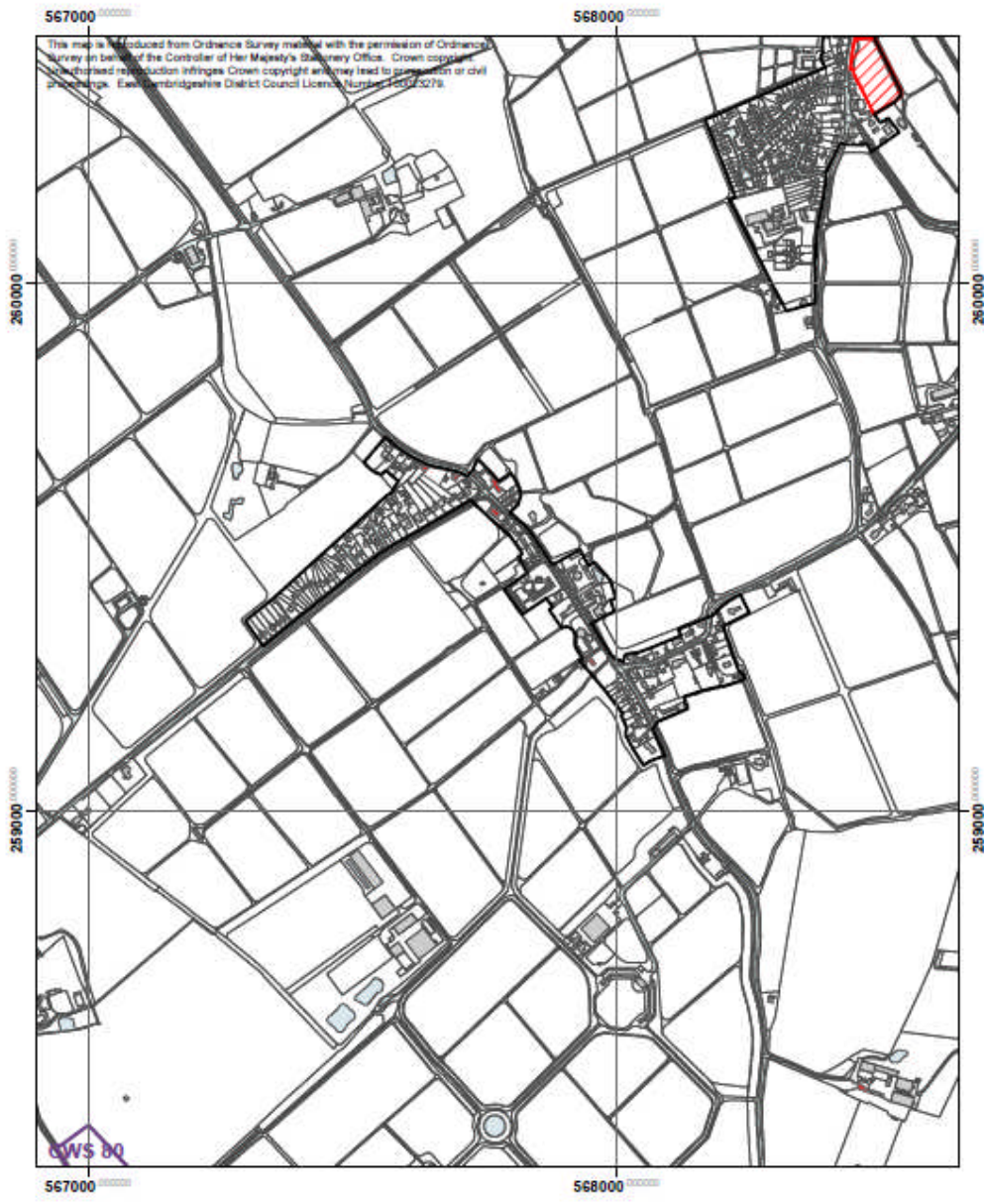
Key	
Development Envelope	Conservation Area
Housing allocation	County Wildlife Site
Employment allocation	Area of International Importance for Wildlife
Scheduled Ancient Monument	Listed Building
Historic Parks & Gardens	Site of Special Scientific Interest

**Map x**  
**Woodditton**

N

1:10,000

7. Spatial strategy for Saxon Street (Map xx)



**Key**

Development Envelope	Conservation Area
Housing allocation	County Wildlife Site
Employment allocation	Area of International Importance for Wildlife
Scheduled Ancient Monument	Listed Building
Historic Parks & Gardens	Site of Special Scientific Interest

Map x  
Saxon Street

N

1:10,000