
BENWICK

Inset Proposals Map No.1

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Benwick. It must be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the whole District.

2. LOCATION

- 2.1. Benwick is situated in the south west of the District some 9 miles west of March on the B1093 between Doddington and Ramsey. The majority of the village is sited on the south bank of the River Nene.

3. HISTORY

- 3.1. The name derives from "Farm by a plank bridge". The village is built on a 'Rodden' the dried out bed of an ancient watercourse. With drainage causing the surrounding peat to shrink and the rodde to subside, many older buildings have suffered from disturbance.

4. POPULATION

- 4.1. The population has shown a gradual increase in recent years, from 570 in 1981 to 640 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 258 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 33 housing completions in Benwick.

5. SERVICES AND FACILITIES

Shops and Associated Services

- 5.1. The village has a limited range of shopping facilities; a post office/ shop, a public house, and a village hall. Much of the day to day shopping is carried out in Ramsey or March.

School

- 5.2. Benwick C. P. School has a capacity of 90 with a current roll of 68. (January 1990).

Public Open Space

- 5.3. In comparison with NPFA standards, there is a slight shortfall in Public Open Space of 0.4ha (1 acre), with no provision at all for casual/ informal use.

Public Utilities

- 5.4. The village is on mains drainage but there is little spare capacity. Any large scale development would require the existing system to be upgraded. Surface water is generally disposed of via the existing dyke system.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. Benwick is a relatively compact village lying either side of the B1096, south of the River Nene with development extending in a linear form east along Doddington Road.
- 6.2. The river forms a physical limit to development to the north and is an attractive asset in itself and its setting should be protected.
- 6.3. The village is typified by narrow roads and sharp bends, but is without a definable centre.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. Physically the village has a certain local character, but has few buildings of architectural merit. The banks of the River Nene are within a site of Natural History Interest which will limit further development in that vicinity.

Commitments (1. 7. 90)

- 7.2. There are currently planning permissions for 160 additional dwellings in Benwick. The principal sites are indicated on the Inset Proposals Map and listed below:

| | Hectares | (Acres) |
|-------------------------------------------|----------|---------|
| Skeiffs Row | 1.14 | (2.8) |
| Between River Nene and Doddington Road | 1.23 | (3.0) |
| Off Whittlesey Road | 1.22 | (3.0) |
| 6 High Street | 0.45 | (1.1) |
| rear of 60 High Street | 0.80 | (2.0) |

Policy

- 7.3. The level of services and the form of the village suggest that Benwick can accommodate further growth. It is therefore proposed that Benwick is designated as a Limited Rural Growth Settlement (Policy H6).

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District. This section sets out specific proposals for Benwick.

Housing Allocations

B/H1 IT IS PROPOSED TO MAKE PROVISION FOR 160 DWELLINGS IN BENWICK IN ACCORDANCE WITH POLICY H7. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS, ARE SHOWN ON THE INSET PROPOSALS MAP.

- 8.2. There are no new allocations proposed.

Development Area Boundary

- 8.3. The proposed Development Area Boundary is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

Transportation

- 8.4. Protected access points (Policy TR9) have been identified south of Doddington Road to the east of No. 20 and east of High Street between Nos. 39a and 41 to safeguard the possible long term development potential of land to the rear of these frontages.

Environment

- 8.5. Areas within the Development Area Boundary, such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.

