
ELM

Inset Proposals Maps Nos. 9a and 9b

1. INTRODUCTION

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

2. LOCATION

- 2.1. Elm is situated two miles south of Wisbech on the B1101, a secondary road link between Wisbech and March. The village is now physically separated from Wisbech by the A47.

3. HISTORY

- 3.1. The scattered village was important in the Middle Ages with several manors, the principal one being owned by the Bishop of Ely.

4. POPULATION

- 4.1. The parish population for Elm has not increased significantly in the past decade. The village figures rose steadily from 1400 in 1981, to 1480 in 1986 where it has remained fairly constant.
- 4.2. In mid 1990 the housing stock numbered some 464 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 25 housing completions in Elm.

5. SERVICES AND FACILITIES**Shops and Associated Services**

- 5.1. The village has a reasonable service base with a post office, a shop, a church, a hairdresser, three public houses and a garage. Its close association with Wisbech means that more specialised shopping facilities are available nearby.

School

- 5.2. The Elm Junior Church School has a capacity of 175 (120 in permanent accommodation and 55 in mobile classrooms). The school roll has fallen in recent years to the current 107 (January 1990).

Public Open Space

- 5.3. Compared with NPFA standards there is at present a shortfall of some 1.2ha (3 acres) in the provision of Public Open Space in the village. The Begdale Road playing field which provides most of the existing space is somewhat removed from the village centre, although the Parish Council does not consider this to be an issue. Open Space provision as part of current planning permissions would make up some of this shortfall.

Public Utilities

- 5.4. The foul drainage system, which is linked to the Wisbech/West Walton system, has the capacity to accommodate recent planning permissions. Any further large scale development may necessitate upgrading works to sewers and pumping stations. There is no surface water system.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The old part of Elm is centred around the junction of High Road, Friday Bridge Road and Begdale Road. This area forms the basis for the Conservation Area and contains some 9 Listed Buildings and 18 Listed Headstones or Tombs. Trees are a very important feature closing off views and giving an enclosed feel to the village, which is unusual in Fen villages.
- 6.2. The village has, however, developed from here in typical fen form in a linear fashion south towards Friday Bridge and north east towards Wisbech and Emneth. However, this form is given variety because of the bends in the main road and gives the village a distinctive character.
- 6.3. Two estates have developed breaking away from this linear form - Roseberry Road/Oldfield Avenue, off Gosmoor Lane and the more recent Abingdon Grove off Friday Bridge Road. Recent planning approvals permit further estate development to the west of the village.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The existing form of Elm is capable of accommodating further development within its framework and this has been reflected in the recent planning permissions given for estate developments to the west of the village. The Conservation Area and the presence of Listed Buildings and prominent trees may constrain the extent of development in the village centre.
- 7.2. The recent Village Plan review (1988) indicated that existing services (schools and drainage) could cope with the proposed development but growth above and beyond this would require further examination of facilities.
- 7.3. Linear development to the north is constrained by the District boundary and main roads. However, the village has been in danger of coalescing with Friday Bridge to the south. Further development in the area between the two villages should be restricted in order to retain their separate identities.

Commitments (1. 7. 90)

- 7.4. There are currently planning permissions for a further 209 dwellings in Elm (plus an extension to existing elderly persons accommodation at Strathmore House to provide 16 additional units). The principal sites are:

	Hectares	(Acres)
Friday Bridge Road (South)	3. 44	(8. 5)
Friday Bridge Road (North)	2. 43	(6. 0)
South of Begdale Road	0. 69	(1. 7)
North of Begdale Road (The Dale)	0. 5	(1. 2)

Policy

- 7.5. Elm is an attractive village, with a good range of facilities and services. Its physical form has made it possible to accommodate an increasing amount of development without detriment to the Conservation Area. It is for these reasons that Elm has been designated 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 as a whole. This section sets out specific proposals for Elm.

Housing Allocations

ELM/H1 IT IS PROPOSED TO MAKE PROVISION FOR 210 DWELLINGS IN ELM IN ACCORDANCE WITH POLICY H7. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS ONLY, ARE SHOWN ON THE INSET PROPOSALS MAP.

- 8.2. There are no new allocations proposed.

Development Area Boundary

- 8.3. The Development Area Boundary proposed for Elm is shown on the attached Inset Proposals Map. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan. Development will not normally be allowed beyond the defined Development Area Boundary and this is particularly important to the south of the village. In order to protect the visual break between Elm and Friday Bridge residential proposals in this area will be evaluated according to the following Policy (see Inset Proposals Map No. 9b).

ELM/H2 IT IS PROPOSED TO:

- i) RESIST ANY FURTHER DEVELOPMENT ON THE WESTERN SIDE OF FRIDAY BRIDGE ROAD UNLESS AGRICULTURAL JUSTIFICATION IS PROVEN**
- ii) ALLOW DEVELOPMENT WITHIN THE EXISTING SMALL GROUPS OF DWELLINGS ON THE EASTERN SIDE, SUBJECT TO NORMAL SITE ASSESSMENT**
- iii) RESIST ANY FURTHER DEVELOPMENT ON THE EASTERN SIDE, OTHER THAN IN ii) ABOVE.**

- 8.4. Belt Drove, (Begdale) one mile to the west of the village, is a sporadic collection of houses. It does not constitute a village either in its form or facilities. As such it is considered to be in the open countryside and residential development will be restricted in accordance with Policy H16.

Recreation

ELM/R1 IT IS PROPOSED TO ALLOCATE 0.2HA (0.5 ACRES) FOR PUBLIC OPEN SPACE ON LAND EAST OF HIGH ROAD, ELM.

- 8.5. The Parish Council has acquired part of the old Wisbech Canal for use as Public Open Space. The area will be grassed and some trees planted. This will link in with proposals for a recreational route along the former canal towpath.
- 8.6. A further area of Public Open Space of 0.3ha (0.75 acres) will be provided in association with residential development off Friday Bridge Road (North).

Environment

- 8.7. 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.

