
PARSON DROVE / CHURCH END

Inset Proposals Map No. 19a and 19b

1. INTRODUCTION

- 1.1. This section contains detailed planning background, policies and proposals for Parson Drove and Church End. 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. The village is situated 7 miles to the west of Wisbech on the junction of the B1166 from Wisbech and the B1187 from Guyhim.

3. HISTORY

- 3.1. The B1187 runs along the ancient Fendyke Bank which protected the village from flooding. The North Level Main Drain crosses the parish and the important Cloughs Cross sluice is nearby.

4. POPULATION

- 4.1. The population of the village has shown a recent increase. Initially falling from 830 in 1981 to 810 in 1986, the population has risen to 920 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 288 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 32 housing completions in Parson Drove/Church End.

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

- 5.1. The village has a good range of shops, two churches, village hall, doctors' surgery, a post office, a garage, and three public houses.

School

- 5.2. The Payne Primary School has a capacity of 90 and a current school roll of 64 (January 1990). The school has recently been extended incorporating an Elderly Persons Day Centre which is due to open in April 1991.

Public Open Space

- 5.3. Parson Drove and Church End are well catered for with the village green and large playing field (managed by an independent local group). Overall, when compared to NPFA standards, there is adequate provision, but because of its remote location Church End may justify some provision of its own.

Public Utilities

- 5.4. The village has neither mains drainage nor surface water sewers.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The old settlement is abutted along the western side by the North Level Main Drain and grouped around the Green. From here the village has developed in a linear form eastwards along Main Road, and more recently to the west along Bridge Drove. Estate development has extended south in three areas off Main Road.
- 6.2. Development becomes more sporadic towards Church End and open frontages become much more important.
- 6.3. Trees are a distinct feature of the old village both on The Bank and along Main Road. The village contains eleven Listed Buildings. The sluice, buildings and bridge at Cloughs Cross are also listed. The old village is designated as a Conservation Area.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. Parson Drove/Church End is one of the District's most attractive villages. Conservation of the important features of the village is very important. Open frontages and gap sites are also important especially between Parson Drove and Church End and within Church End itself.

Commitments (1. 7. 90)

- 7.2. The village has planning permission for a further 97 dwellings. The larger sites are indicated on the Inset Proposals Map.

	Hectares	(Acres)
South of Main Road	0.9	(2.2)
West of Swan Bridge	0.6	(1.5)
East and South of Butchers Arms	1.52	(3.75)

Policy

- 7.3. The village has a good service base and a form which can accommodate further development. Any future developments should look towards consolidating around the old centre at the western end of the village, where the impact of development will be minimised. It is therefore proposed that Parson Drove/Church End be designated as a Limited Rural Growth Settlement (Policy H6).

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general proposals for the District. This section sets out specific proposals for Parson Drove/ Church End.

PD/H1 IT IS PROPOSED TO MAKE PROVISION FOR 100 DWELLINGS IN PARSON DROVE/CHURCH END 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.

Development Area Boundary

- 8.3. The proposed Development Area Boundary for Parson Drove/ Church End is shown on the Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3) and this is

particularly important on frontages between Parson Drove and Church End. Here it is necessary to protect the visual break and views across the Fen. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

Environment

- 8.4. 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.

