
PONDERSBRIDGE

Inset Proposals Map No. 20

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Pondersbridge. 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. Pondersbridge is some 3 miles to the south of Whittlesey on the B1040 adjacent to the District boundary.

3. POPULATION

- 3.1. The Fenland part of Pondersbridge has shown a decline in population falling from 220 in 1981 to 210 in 1986, and to 200 in 1989.
- 3.2. In mid 1990 the housing stock numbered some 46 dwellings.
- 3.3. Between mid 1986 and mid 1990 there were 5 housing completions in Pondersbridge.

4. SERVICES AND FACILITIES

- 4.1. Pondersbridge has a very limited range of facilities. It has a filling station and public hall but no shops. There is no provision of Public Open Space, no school (nearest is Ramsey St. Mary) and no mains drainage.

5. KEY FEATURES OF FORM AND CHARACTER

- 5.1. Pondersbridge is essentially a settlement which has built up around the river crossing. The older settlement has been extended on the Main Road, north-wards by the local authority housing. Though undoubtedly Pondersbridge is a settlement it has little visual sense of place. The banks of Bevill's Leam form a strong visual boundary.

6. DEVELOPMENT STRATEGY

Constraints

- 6.1. The settlement has very limited services and its sporadic development pattern makes unobtrusive development difficult. However, the main part of Pondersbridge is contained within a triangle of roads - the B1040, the B1095 (from Stanground) and The Drove. The remaining area within this triangle could be developed fairly unobtrusively.

Commitments (1. 7. 90)

- 6.2. The village currently has planning permission for 19 additional dwellings. The principal site is:

	Hectares	(Acres)
off The Drove	2.2	(5.4)

- 6.3. Development on this site is restricted by condition to a maximum of 14 dwellings on the larger site and 4 on the smaller site.

Policy

- 6.4. Due to the lack of services and its rural nature, Pondersbridge has been selected as an 'Infill Only' Settlement (Policy H11) where development will normally be restricted to infilling on suitable sites within the Development Area Boundary.
- 6.5. In the policy context set out above it is proposed to exclude from the DAB the site subject of the planning permission for 14 dwellings. (Outline planning permission expired October 1992).

7. SETTLEMENT PROPOSALS

- 7.1. 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 Pondersbridge.

Development Area Boundary

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