
TYDD ST GILES

Inset Proposals Map No 25

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Tydd St Giles. 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. Tydd St Giles lies approximately 6.5 miles north west of Wisbech on the B1165 which links Wisbech to Spalding. It is on the northern most boundary of the District, separated from Lincolnshire by the Shire Drain.

3. HISTORY

- 3.1. Tydd St. Giles, the origin of the name is thought to come from 'Tide' has developed around the 13th century church and tower. The North Level Main Drain was cut across the Parish in 1831-4. A school, established in 1814, was housed in The National School Building erected in 1866, until the present building was built in 1961.

4. POPULATION

- 4.1. The population of Tydd St. Giles village has risen steadily from 570 in 1981, to 580 in 1986 to its current level of 630.
- 4.2. In mid 1990 the housing stock numbered some 190 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 20 housing completions in Tydd St. Giles.

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

- 5.1. The village has a limited range of services, with only a post office/shop and church.

School

- 5.2. Tydd St. Giles Primary School is located at the south eastern edge of the village and has a capacity of 90 and at January 1990 had a roll of 84.

Public Open Space

- 5.3. The village has adequate provision of public open space, though this is poorly located on the south west extremity of the village.

Public Utilities

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

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village has developed via frontage development around a square created by Church Lane/Newgate Road/High Broadgate/Hockland Road leaving an area of some 40 acres surrounded by development. The old

centre of the village (with some 7 listed buildings) is situated in the north eastern corner, the junction of Church Lane, Hockland Road and Kirkgate. The school is situated in the south eastern corner of the village, the Public Open Space in the south western corner.

- 6.2. The distinctive form of the village, consisting of mainly frontage development surrounding a largely agricultural area, is unique.
- 6.3. The historic centre of the village is largely intact with trees and high hedges being a major feature in its character.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The natural ring form of Tydd St Giles is largely complete. Further linear development should be avoided (there are only a limited number of sites available for this type of development in any case), and future development should seek to compact and consolidate the form of the village.
- 7.2. The old centre would normally form the focus for any future development and consolidation but the attractive environment of this area, both built and natural, would necessitate careful design and planning. Other facilities such as public open space and the school are also sited away from the natural centre.

Commitments (1. 7. 90)

- 7.3. Tydd St Giles has planning permissions for an additional 69 dwellings. The principal sites are:

	Hectares	(Acres)
Church Lane (east)	1.5	(3.7)
North of Field Avenue	1.34	(3.3)

Policy

- 7.4. With a limited level of services and the restrictive nature of its physical form, it is proposed that Tydd St Giles be designated a Group Settlement (Policy H9). Here infilling and groups of housing within the framework of the built up area will normally be permitted where appropriate sites exist and where development is sensitive to the scale and character of the village.

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 Tydd St. Giles.

Housing Allocations

TSG/H1 IT IS PROPOSED TO MAKE PROVISION FOR 70 DWELLINGS IN TYDD ST GILES IN ACCORDANCE WITH POLICY H10. THE 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 Tydd St. Giles is shown on the Inset Proposals Map attached. 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.

Recreation

- 8.4. Planning permission has been given for an eighteen hole golf course on land north of Kirkgate. This proposal accords with the strategy for golf course provision set out in Part One of the Local Plan (paragraph 5.50).

Transportation

- 8.5. Protected Access Points (Policy TR9) are proposed for Church Lane and Hockland Road to safeguard the possible long term development potential of land within Tydd St. Giles.

Environment

- 8.6. 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.

