
WISBECH ST MARY

Inset Proposals Map No. 29

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Wisbech St. Mary. 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. Wisbech St. Mary is situated three miles to the south west of Wisbech, astride both the B1441 between Wisbech and Guyhirn and the B1166 linking Wisbech with Crowland in Lincolnshire.

3. HISTORY

- 3.1. The village has a 14th century church restored in the 19th century. A school was established in the village in 1814; the present site dates back to 1859.

4. POPULATION

- 4.1. The population figures for the village have fluctuated over recent years from 860 in 1981, 830 in 1986 rising to 950 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 376 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 61 housing completions in Wisbech St. Mary.

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

- 5.1. Wisbech St. Mary is well served by shops and has a post office, a church, a garage, three public houses and a village hall.

School

- 5.2. Wisbech St. Mary C. of E. School currently has a capacity of 120 - 50% of which is in mobile accommodation. There is a current roll of 125. (January 1990).

Public Open Space

- 5.3. In terms of NPFA standards, there is a sports field which provides adequate public open space to meet the needs of the village.

Public Utilities

- 5.4. The village is not on mains drainage and there is no surface water system.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. Wisbech St. Mary is a linear village extending from Station Road to Sand Bank along High Road. The old village is centred around the church. Estate development is beginning to consolidate the village around this.

- 6.2. Trees are relatively few in the village, though groups around the church, Inham Hall and the Manor House (all Listed Buildings) are very important to the character of the village.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. Though a linear village, further development along High Road is restricted by Sand Bank and Station Road which act as visual and physical boundaries.
- 7.2. South of High Road is largely frontage development excepting St Mary's Close. Any additional estates or groups may appear exposed and intrusive.
- 7.3. Land to the north of High Road is more contained within the form of the village, especially to the eastern end.

Commitments (1. 7. 90)

- 7.4. The village currently has planning permissions for 136 additional dwellings. The principal sites are:

	Hectares	(Acres)
off Church Road (Churchfields)	3.5	(8.7)
Former Station Yard, Station Road	1.2	(3.0)
Depot, Bevis Lane	0.24	(0.6)

Policy

- 7.5. Wisbech St. Mary has a good range of facilities and services although, like most of the northern villages, it is not on mains drainage. Its physical form has evolved such that it is capable of accommodating further development without harming its essential character. As such it is proposed that Wisbech St. Mary be 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. This section sets out specific proposals for Wisbech St. Mary.

Housing Allocations

WSM/H1 IT IS PROPOSED TO MAKE PROVISION FOR 140 DWELLINGS IN WISBECH ST MARY 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 for Wisbech St. Mary 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.

Transportation

- 8.4. A Protected Access Point (Policy TR9) has been identified on High Road to safeguard the possible long term development potential of land to the north of the village.

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.