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**THOLOMAS DROVE**

Inset Proposals Map No. 22

**1. INTRODUCTION**

- 1.1. This section contains the detailed planning background, policies and proposals for Tholomas Drove. 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. Tholomas Drove is situated on the B1441 between Guyhirn, (1.5 miles to the south) and Wisbech St. Mary (2 miles to the north).

**3. HISTORY**

- 3.1. Essentially an agricultural community based around 4 farmsteads and associated dwellings.

**4. POPULATION**

- 4.1. The population of Tholomas Drove fell from 140 in 1981 to 100 in 1987, but it had risen again to 120 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 40 dwellings.
- 4.3. Between mid 1986 and mid 1990 there was one house completion in Tholomas Drove.

**5. SERVICES AND FACILITIES**

- 5.1. Tholomas Drove has a public house but relies on neighbouring villages for other local facilities. The settlement has no mains drainage and no surface water sewers.

**6. KEY FEATURES OF FORM AND CHARACTER**

- 6.1. The main part of the settlement is situated on Plash Drove away from the main road, though there are scattered dwellings fronting the B1441. The dwellings are largely on the south side of the Drove. Set in rural surroundings, trees, open views and open space are very much a part of its character especially around the 'green' area on Black Drove. Tholomas Drove has experienced very little development and as such maintains a rural character and appearance.

**7. DEVELOPMENT STRATEGY****Constraints**

- 7.1. As with many of the smaller settlements in Fenland, Tholomas Drove is essentially a scatter of farms and agricultural dwellings closely associated with their rural surroundings. Additional development may detract from this rural character and intrude into the open countryside.

**Commitments (1. 7. 90)**

- 7.2. There are currently no planning permissions for additional dwellings in Tholomas Drove.

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**Policy**

- 7.3. Due to the lack of services and its rural nature, Tholomas Drove has been selected as an Infill Only Settlement (Policy H11), where development will normally be restricted to infill only where suitable sites exist.

**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 the specific proposals for Tholomas Drove.

**Development Area Boundary**

- 8.2. The proposed Development Area Boundary for Tholomas Drove is shown on the attached Inset Proposals Map. 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.

**Environment**

- 8.3. 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. Of particular importance in Tholomas Drove is the green area to the south of Court House.