
TYDD GOTE

Inset Proposals Map No 24

1. INTRODUCTION

- 1.1. This statement contains detailed planning proposals for the area of Tydd Gote within Cambridgeshire. 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 of Tydd Gote is situated 7 miles north of Wisbech, and 2 miles east of Tydd St Giles on the A1101. The majority of the village is in Lincolnshire.

3. POPULATION

- 3.1. The population of Tydd Gote has remained stable at 80 from 1981 to the present.
- 3.2. In mid 1990 the housing stock numbered some 20 dwellings.
- 3.3. Between mid 1986 and mid 1990 there were 3 housing completions in Tydd Gote.

4. SERVICES AND FACILITIES

- 4.1. Apart from the Tydd Gote public house all services and facilities lie in the Lincolnshire part of the village. There is no mains drainage and no surface water system.

5. KEY FEATURES OF FORM AND CHARACTER

- 5.1. Hannath Road abuts the Tydd Gote Conservation Area which runs along the Lincolnshire side of the County boundary. In common with other settlements in the vicinity of the District, the amount of woodland is unique. This is especially the case along the Hannath Road area of Tydd Gote. The high hedges and mature trees complement some fine buildings. Between Dark Lane and Hannath Road is an attractive open field enclosed by some splendid mature trees. Tree Preservation Orders currently protect twenty-six individual trees.

6. DEVELOPMENT STRATEGY**Constraints**

- 6.1. It is impossible to look at the Fenland part of Tydd Gote without considering the village as a whole. Further development on the main road (B1101) is restricted and will not be encouraged. Extending development along Hannath Road without destroying, or at least adversely affecting its rural context, would be difficult and should be resisted. Drainage and sewerage is also restrictive.

Commitments (1. 7. 90)

- 6.2. There are currently no planning permissions for additional dwellings in Tydd Gote.

Policy

- 6.3. The policy for the larger part of the village, which lies within South Holland District, is similar to the Group Settlement Policy of this Local Plan. Development is restricted to some further frontage development to the east of Station Road and possible future development to the north.

- 6.4. The area of Tydd Gote within Fenland District is very rural in nature and further development other than very limited infill, should be resisted. It is therefore proposed to designate Tydd Gote an Infill Only Settlement (Policy H11).

7. SETTLEMENT PROPOSALS

- 7.1. The written text in Part One of the Local Plan sets out the general policies and proposals for the District. This section sets out the specific proposals for Tydd Gote.

Development Area Boundary

- 7.2. The proposed Development Area Boundary for Tydd Gote 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. Environmental Policy
- 7.3. Strict and sensitive planning control will be necessary within the Hannath Road area so as not to compromise the attractiveness and importance of the adjacent Conservation Area, designated by South Holland District Council. Therefore areas within and adjacent to the Development Area Boundary will be protected under Policy E2.