
COLLETT'S BRIDGE

Inset Proposals Map No. 6

1. INTRODUCTION

- 1.1. This section contains detailed planning background, policies and proposals for Collett's Bridge. 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. Collett's Bridge is situated on the eastern boundary of the District 1.5 miles east of Elm. It lies just off Gosmoor Lane, adjacent to the Wisbech/Littleport Road. (A1101).

3. HISTORY

- 3.1. The settlement, which is a small group of dwellings, lies alongside the former Wisbech Canal, filled in as a waste disposal site in the early 1970s, and the former tram railway between Wisbech and Upwell.

4. POPULATION

- 4.1. The population of Collett's Bridge has fallen from 70 in 1981 to 60 in 1986 where it has remained stable.
- 4.2. In mid 1990 the housing stock numbered some 20 dwellings.

5. SERVICES AND FACILITIES

- 5.1. Collett's Bridge has no services or facilities and as such relies very much on the surrounding settlements for shops, schools and other facilities. There is no mains drainage and no surface water system. Gas is, however, now available.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. Collett's Bridge has developed on the western side of the towpath (footpath/bridleway) adjacent to the former Wisbech Canal. The developed area is enclosed by this towpath which forms a natural boundary to development.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. There is a definite physical boundary between the developed area of Collett's Bridge and the surrounding open countryside. Development potential is also restricted by the poor access and lack of services.
- 7.2. The former Wisbech Canal is a completed landfill site and the Waste Management Services Department of Cambridgeshire County Council requires notification of any development proposal within 250 metres of this site.

Commitments (1. 7. 90)

- 7.3. There are currently no planning permissions for additional dwellings in Collett's Bridge.

Policy

- 7.4. Because of the lack of services and the close proximity to the open countryside, Collett's Bridge 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.

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies for the District as a whole. This section identifies specific proposals for Collett's Bridge.

Development Area Boundary

- 8.2. The Development Area Boundary for Collett's Bridge 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.