

Part Two: Village/Town Visions

8.27 Pymoor



Description of Pymoor

Pymoor is a small linear village within the parish of Little Downham, approximately 5 miles north-west of Ely.

The village comprises housing located on both sides of Main Street and Straight Furlong (which forms part of the B1411), plus School Lane and Pymoor Lane.

Pymoor has a limited range of facilities – there is a Village Hall, Chapel, a Sport and Social Club, recreation playing field and a play area. The village also has a number of public rights of way and byways, which provide good links to the surrounding countryside and nearby Ouse Washes (which is a SSSI and European RAMSAR wetlands site). The main features of the village are shown on Map 8.31.

Key statistics

Pymoor	
Population ¹¹²	390
Dwellings ¹¹⁴	169
New dwellings built 2001-12 (net)	7
Estimated new dwellings 2012-31 ¹¹³	17
Employment ¹¹⁴	To be confirmed following publication of 2011 Census
Existing public transport services	Limited bus service to Ely Monday to Friday only (as at September 2012)

Housing

Pymoor is likely to continue to grow, with new housing being built on suitable ‘infill’ sites within the village. Additionally, a new housing allocation site is proposed north-west of Straight Furlong (see Policy PYM 1 below).

¹¹² Population and dwellings for village of Pymoor, Cambridgeshire County Council Research Group (mid-2010)

¹¹³ East Cambridgeshire Housing Trajectory 2012. Note, this is likely to be an underestimate as it excludes potential

¹¹⁴ To be updated with forthcoming Census results

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A 'development envelope' has been drawn around Pymoor to define the built-up part of the village where development (infill and the allocation sites) may be permitted. The purpose is to prevent sprawl into the open countryside. Development on infill sites will need to be in line with Policy GROWTH 2. Development on the allocation site will need to be in line with Policies PYM 1.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy GROWTH 2 and other Local Plan policies as appropriate.

Housing allocation – land north-east of 9 Straight Furlong

The site is located between 9 Straight Furlong and an Anglian Water pumping station, and is currently in a mix of agricultural and residential use.

The southern part of site includes an existing bungalow (11 Straight Furlong) in extensive grounds and a number of farm storage buildings. The owner of the storage buildings has stated that these could be relocated to enable the development of this site. The northern part of the site is an agricultural field.

The site is well screened from Straight Furlong by existing hedging and trees along the boundary of the site and on the vergeside. There are also a number of substantial trees within the site and on the boundaries with the open countryside. There will be a need to retain as much of the original hedgeline and planting as possible in any redevelopment scheme, and provide additional planting on the boundaries with the countryside as part of the development of this site (including new trees to off-set any loss on the site).

There is an existing vehicular access to the site from Straight Furlong, which currently serves the farm buildings and the residential properties at 9 and 11 Straight Furlong. However a new vehicular access should be provided from Straight Furlong as part of this development. The location of this will be determined as part of the planning application process. In addition the existing footway should also be extended to enable pedestrian access to the site.

This site is identified as an area of high flood risk. A Flood Risk Assessment of the site has been carried out demonstrating that this risk can potentially be mitigated partly by raising floor levels.

Policy PYM 1: Housing allocation, land north-east of 9 Straight Furlong

0.8 hectares of land is allocated for residential development of approximately 10 dwellings. Development proposals will be expected to:

- Have particular regard to layout and the scale, height, design and massing of buildings, and landscaping to minimise the visual impact of development from Straight Furlong and the surrounding countryside and to minimise amenity impact on the nearby residential properties.
- Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.
- Maximise the retention of existing planting and trees on the site, and provide additional landscaping on the boundaries with the open countryside, and in the area closest to the pumping station.

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- Demonstrate that the flood risk on the site can be adequately mitigated.
- Provide safe vehicular access from one point off Straight Furlong and extend the existing footway.
- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority being given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Pymoor; and
- Comply with the other policies of the Local Plan.

Employment

There are a number of small businesses within the village, including an independent seed supplier and a wooden door manufacturer. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances (see Policy EMP 1).

No new employment allocation sites are proposed on the edge of Pymoor. However, suitable new employment proposals on the edge of the village, will be supported in principle, subject to Policies EMP 2, EMP 3 and EMP 4.

Infrastructure and community facilities

Residents in Pymoor have indicated a desire for improvements to infrastructure and facilities in the village. A list of priorities is set out in the table below.

	Priority	Suggestions
1	Improvements to pedestrian/cycle routes	
2	Improvements to sports ground/open space	
3	Improvements to play area	Parish Council is to replace existing play area fence.
4	Improvement to roads in and around the village/maintenance of roadside verges	

The top priority is the provision of improvements to pedestrian and cycle routes. The second priority is improvements to sports ground/open space; with the third being improvements to the existing play area. The District Council will work with the Parish Council and County Council to explore options and secure funding for such schemes.

The current community facilities in Pymoor (including the Village Hall, Social and Sports Club, playing field and chapel) contribute to the quality of people’s lives. The District Council will work with the County Council and Parish Council to secure funding, including developer contributions, to improve facilities wherever possible. The loss of community facilities will also be resisted under Policy COM 3. Proposals for new community development that benefits the village will be supported in principle, subject to Policy COM 4.

Spatial strategy for Pymoor (see Map 8.31)

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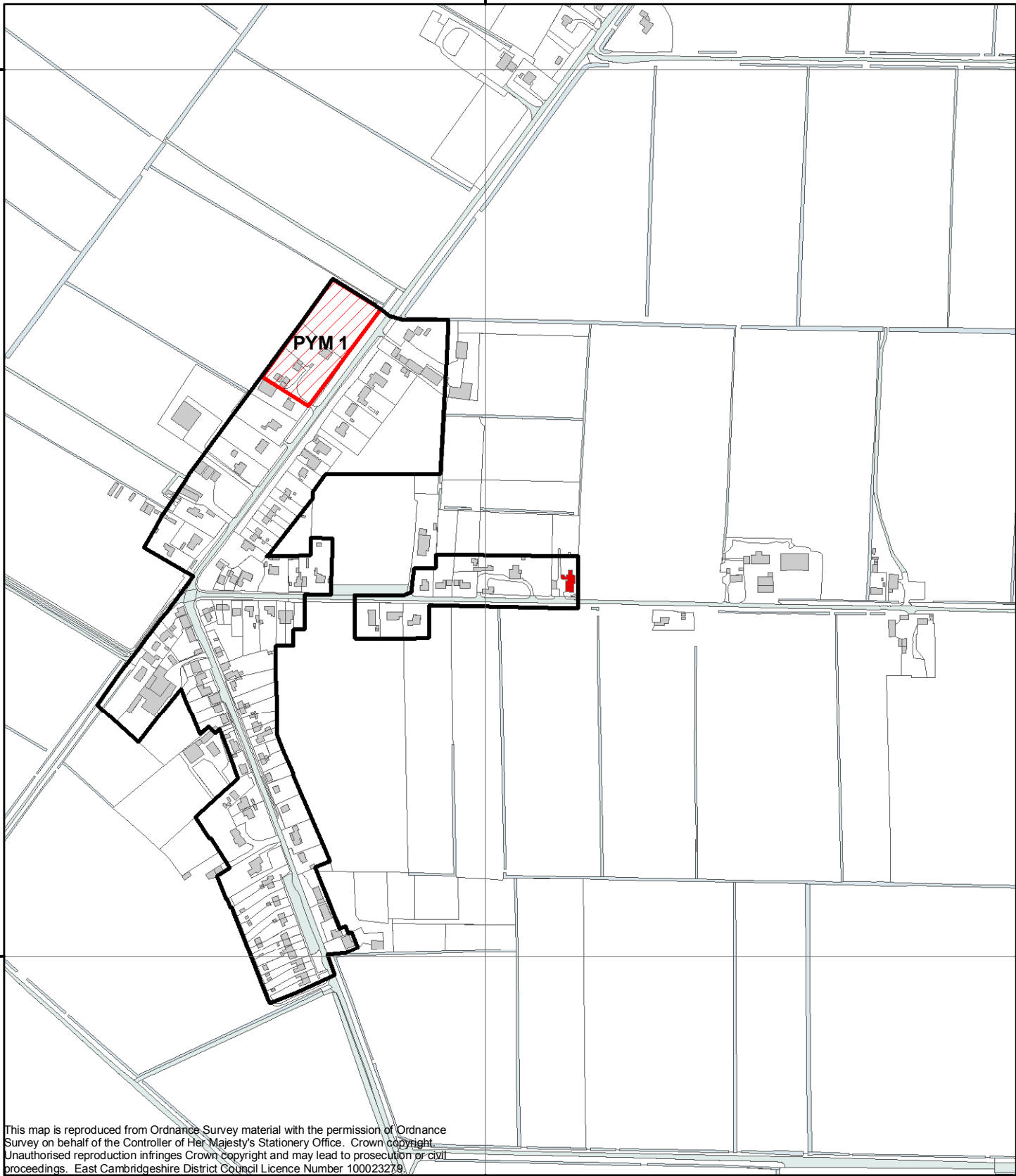
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Key

-  **Development Envelope**
-  **Housing allocation**
- PYM X Local Plan Policy**
-  **Listed Building**



Map 8.31
Pymoor

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