
GOREFIELD

Inset Proposals Map No. 12

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Gorefield. It must be read in conjunction with the general policies set out in Part One of the Local Plan which applies throughout the District.

2. LOCATION

- 2.1. Gorefield is located 3.5 miles to the north west of Wisbech in the Leverington Parish.

3. HISTORY

- 3.1. Gorefield is based upon a largely agricultural community. The moat site near Richmond Hall Farm formerly surrounded the house of the Manor of Richmond, the chief manor in the middle ages.

4. POPULATION

- 4.1. The population of Gorefield has increased from 790 in 1981, to 800 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 291 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 27 housing completions in Gorefield.

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

- 5.1. There is a reasonable range of shops for a village of this size, a post office, a church, a service station and two public houses, although at the time of writing only one is in use.

School

- 5.2. The Gorefield C. P. School has a capacity of 105 with a current roll of 96 (January 1990).

Public Open Space

- 5.3. When compared with NPFA standards, the village has an adequate supply of public open space which is well located close to the village centre.

Public Utilities

- 5.4. The village has neither mains drainage nor a surface water system.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village has developed around a minor crossroads created by High Road, Gote Lane and Cattle Dyke.
- 6.2. The village breaks away from the typical frontage linear development by virtue of a number of roads off the main thoroughfare, e. g. Back Road, The Barracks and more recently developments such as St. Paul's Close.

- 6.3. Though the centre of the village is probably the cross-roads, it is not visually discernable as such.
- 6.4. The village has one listed property (the church) and a few buildings of visual interest. The trees and open areas around the church and St. Marks School are particularly important to the village's character. Also trees fronting Richmond Hall and on "The Barracks" are of importance.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The essentially linear form of the village has seen recent development in depth in the form of estates.
- 7.2. Open frontages and trees within the village should be considered an important feature and retained.

Commitments (1.7.90)

- 7.3. There are currently planning permissions for 108 additional dwellings within the village.

| | Hectares | (Acres) |
|-------------------|----------|---------|
| Off St Marks Road | 1.1 | (2.7) |
| High Road | 2.18 | (5.4) |

Policy

- 7.4. Gorefield has a reasonable level of services and a physical form which could accommodate further development without detriment to its character. For these reasons it is proposed that Gorefield be designated a Limited Rural Growth Settlement as outlined in 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 Gorefield.

Housing Allocations

GOR/H1 IT IS PROPOSED TO MAKE PROVISION FOR 130 DWELLINGS IN GOREFIELD IN ACCORDANCE WITH POLICY H7. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS, ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATION IS:

| | HECTARES | (ACRES) |
|--------------------------|-------------|--------------|
| WEST OF GOTE LANE | 0.76 | (1.9) |

- 8.2. This site has now been granted planning approval on appeal. It is shown as an allocation, having gained planning approval after the base date for commitments (1.7.90).
- 8.3. Land between Gote Lane and Churchill Road is the preferred location for future estate scale development. Further land release will be considered in the context of the first review of the District Wide Local Plan or on completion of the adjacent site recently granted planning permission.

Development Area Boundary

- 8.4. The proposed Development Area Boundary for Gorefield 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 Development Area Boundary will be expected to comply with all other policies of the Plan.

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.

