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## **GUYHIRN**

Inset Proposals Map No. 13

### **1. INTRODUCTION**

- 1.1. This section contains the detailed planning background, policies and proposals for Guyhirn. 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 is located in the parish of Wisbech St. Mary, 5 miles north of March and 6 miles south west of Wisbech. It is sited partly on the A47 Trunk Road, the B1441 and the B1187.
- 2.2. A bypass for the village has recently been completed, taking much through traffic away from the centre and western part of Guyhirn.

### **3. HISTORY**

- 3.1. The village has developed in typical fen form along the main roads which run along the north of the River Nene. The village has a fine church designed by Sir Gilbert Scott, (1878) in addition to the Chapel of Ease built in 1660 (now a Grade II\* Listed Building).

### **4. POPULATION**

- 4.1. The village has shown a gradual increase in population, rising from 500 in 1981 to 740 in 1986 to its current level of 790.
- 4.2. In mid 1990 the housing stock numbered 182 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 14 housing completions in Guyhirn.

### **5. SERVICES AND FACILITIES**

#### **Shops and Associated Services**

- 5.1. The village has a limited range of shops, a church, a garage, three public houses and a village hall.

#### **School**

- 5.2. The Guyhirn C. of E. School has a permanent capacity of 75 with a current roll of 58 (January 1990).

#### **Public Open Space**

- 5.3. There is an adequate provision of public open space in the village now that the Parish Council has recently provided a playing field at the eastern end of the village.

#### **Public Utilities**

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

## 6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. Guyhirn is a linear village developed to the north of the Nene floodbanks. Further linear development has been allowed in recent years along Gull Road. Open views to the rear of properties are important to the character of the village.
- 6.2. The village has recently been by-passed taking the A47 away from the centre and relieving it of through traffic and congestion.
- 6.3. Trees are very much a feature of the old part of the village especially in the western part.

## 7. DEVELOPMENT STRATEGY

### Constraints

- 7.1. Although linear development has been allowed along Gull Road and High Road in the past, it is necessary to protect the character of the open countryside by restricting further linear development.
- 7.2. The setting and views from and to the Chapel of Ease (a Grade II\* listed building) are very important and any development which might compromise this setting will be resisted.

### Commitments (1. 7. 90)

- 7.3. The village currently has planning permission for an additional 91 dwellings. The principal sites are:

	Hectares	(Acres)
East of Chapelfield Road	0.5	(1.2)
Pitt Farm, High Road	2.05	(5.1)

### Policy

- 7.4. The village of Guyhirn is an attractive Fen village with a basic range of facilities with potential for further growth. It is therefore proposed that Guyhirn be designated a Limited Rural Growth Settlement (Policy H6).

## 8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District as a whole. This section puts forward the specific proposals for Guyhirn.

### Housing Allocations

**GUY/H1 IT IS PROPOSED TO MAKE PROVISION FOR 180 DWELLINGS IN GUYHIRN IN ACCORDANCE WITH POLICY H7. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS, ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATIONS ARE:**

	HECTARES	(ACRES)
<b>NORTH OF CHAPEL OF EASE</b>	<b>1.4 (net)</b>	<b>(3. 5) net</b>
<b>NORTH OF NENE HOUSE</b>	<b>2.0</b>	<b>(5. 0)</b>

- 8.2. A development brief has been approved for the area north of the Chapel of Ease which will ensure that the setting of the Chapel is protected by the provision of a local amenity open space area, which will also provide a landscaped approach to the playing field. The above area relates to the net area available for housing development.

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- 8.3. Part of the land north of Nene House has planning approval subject to a Section 106 Agreement regarding a footway down Gull Road.

**Development Area Boundary**

- 8.4. The Development Area Boundary for Guyhirn is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Any development within the defined 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.

