
LEVERINGTON

Inset Proposals Map No. 14

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Leverington. 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. The village is situated one and a half miles north west of Wisbech on the B1166. Part of Leverington parish falls within the built up area of Wisbech.

3. HISTORY

- 3.1. It had long been an important settlement and until the Bedford Level Drainage Act of 1663 seaborne goods were conveyed into the village via creeks. Prosperity grew from trading and many substantial 17th and 18th century houses are found here. Town Lands Charity provided an Endowed School (1789) and twenty rent free almshouses (some 17th Century).

4. POPULATION

- 4.1. The village of Leverington has shown a steady increase rising from 1230 in 1981, to 1310 in 1986 to 1420 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 610 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 53 housing completions in Leverington.

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

- 5.1. The village is well served by 6 shops, a church, a village hall, a post office, garage, two public houses and good public transport links.

School

- 5.2. The Leverington C. P. School, with a capacity of 210, has a current roll of 133. (January 1990).

Public Open Space

- 5.3. When compared to NPFA standards, there is more than adequate provision of Public Open Space in Leverington.

Public Utilities

- 5.4. It is one of the few northern villages to have mains drainage. The system feeds into the Wisbech/West Walton system and has capacity to accept all existing commitments and proposals. Any further large scale development may necessitate upgrading works to sewers and pumping stations. There are no surface water sewers.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village has formed in two parts, north and south, divided by open tracts of land.
- 6.2. The northern part contains the historic centre and majority of village facilities. Here the village has expanded to the north and west along Gorefield Road. Listed Buildings, trees and open spaces are all very important to the character of the old centre.
- 6.3. The southern part is more linear in nature. The western part of Dowgate to the junction with Church Road is very attractive with Listed Buildings, an Ancient Monument and mature trees. The remainder of the southern area is very linear having no particular features of note, although open frontages on Leverington Common, which break up development, are visually important.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The village contains 15 listed structures, the settings of which are very important, 3 ancient monuments (Roman Bank, Rabbit Hill and Cherrytree Hill), numerous Tree Preservation Orders and several important open frontages (especially in the Dowgate Road area).
- 7.2. Development around the established centre should not compromise the setting of the old village.

Commitments (1. 7. 90)

- 7.3. At present the village has planning permission for 248 additional dwellings. The principal sites are:

	Hectares	(Acres)
Ivesdyke Field	3. 11	(7. 7)
Ringers Lane	4. 00	(9. 9)
The Chapter House, Gorefield Road	0. 95	(2. 3)

Policy

- 7.4. It is proposed that Leverington, by virtue of its size, facilities and good communications, be designated as 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. This section sets out specific proposals for Leverington.

Housing Allocations

L/H1 IT IS PROPOSED TO MAKE PROVISION FOR 265 DWELLINGS IN LEVERINGTON 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)
EAST OF PEAR TREE CRESCENT	0. 76	(1. 9)

- 8.2. This site has now been granted planning approval. It is shown as an allocation, having gained planning permission after the base date for commitments (1. 7. 90).

Development Area Boundary

- 8.3. The proposed Development Area Boundary is shown on the Inset Proposals Map attached. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3) and this is particularly important between the northern and southern areas of the village on Ringers Lane and Church Road and between the two areas of development on Leverington Common, adjacent to Ringers Lane. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.
- 8.4. An area adjacent to St Leonards Church is currently used as allotments and although this falls within the Development Area Boundary it is owned by the Parish Council and its current usage is expected to continue. Its proximity to the church and contribution to its setting would make development undesirable.

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.

Conservation

L/C1 IT IS PROPOSED TO DESIGNATE TWO PARTS OF LEVERINGTON AS CONSERVATION AREAS. THESE ARE SHOWN ON THE INSET PROPOSALS MAP.

- 8.6. The first proposal relates to the northern part of Leverington, along parts of Gorefield Road and Church Road; the second proposal is to the south of this area and encloses parts of Dowgate Road and Leverington Common, around the Rising Sun and Rabbit Hill.
- 8.7. The proposed boundaries contain many notable features which are considered worthy of Conservation Area status. There is an Ancient Monument (Rabbit Hill Round Barrow), fifteen listed structures, numerous Tree Preservation Orders and some very important open space and frontage worthy of strict protection. There are other Ancient Monuments (Roman Bank and Cherry Tree Hill Round Barrow) close by.

