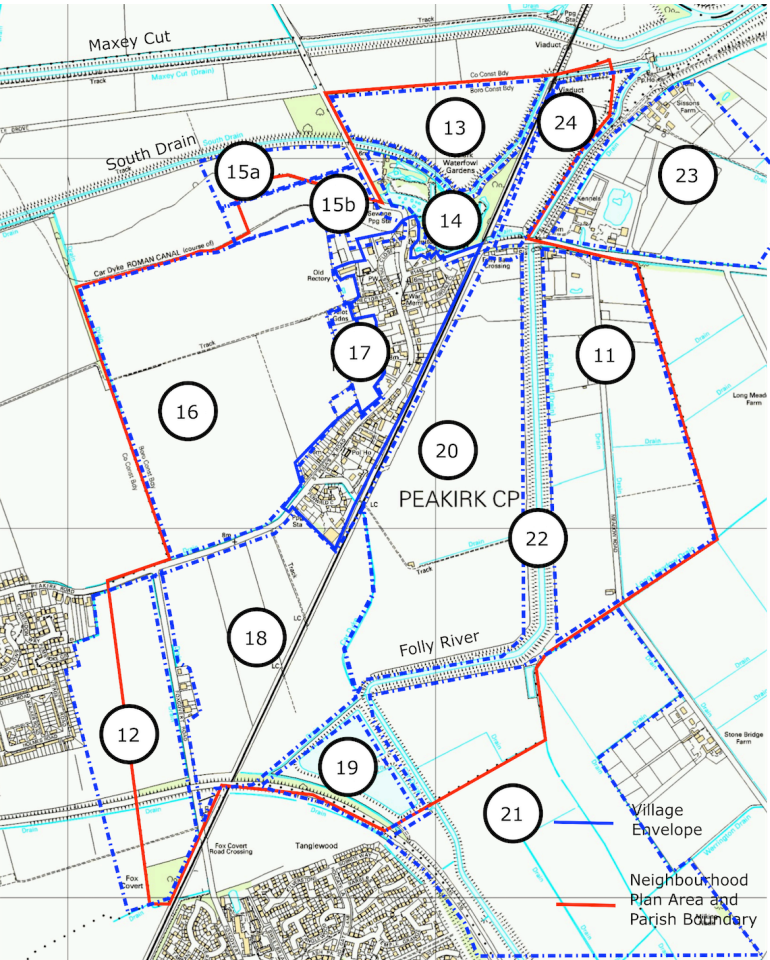


16 Rectory Lane – Well Moor Field and Tween Towns Field



Information reviewed	Classification	Comments
Historical background:	NCA 75 The Kesteven Uplands.	<p>There is a long history of human occupation from the medieval period. The majority of settlements along the fen edge were in existence, in some form, by the time of the Domesday survey of 1086. Surviving ridge and furrow earthworks suggest that from the medieval period villages were set within a pattern of open arable fields, farmed in strips by the tenants and rotated annually on a three-field system. The arable land was complemented by areas of grazing land at the edge of each parish, used as common land.</p> <p>On the fen edge it is thought that cattle and sheep were grazed on the fens in summer, when the land was</p>

		drier, and then over-wintered either on the higher heath, or in small closes adjacent to the villages. East–west routes also indicate that these settlements developed to serve this movement of livestock.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	<p><b>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</b></p> <p>Car Dyke Roman canal runs through Peakirk and to the east of Northborough towards the Welland.</p> <p>Protect the historic setting and structure of the villages including views to the villages and the retained open spaces within them</p> <p>Prevent development that could detract from local landmarks including village churches.</p>
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<p><b>Landscape Descriptive Unit 13</b></p> <p><b>Land Cover Parcel 27</b></p> <p>Insignificant historic pattern</p>
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	N/A
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	The 1819 Parish Enclosure Map shows the position of the great open fields, Dovecot Field, Well Moor Field and Tween Towns Field. It appears that these were shared with Glington [Peakirk being in the Glington Manor]. It is noticeable that these cultivated fields are all to the west, or dry side of Car Dyke whilst Peakirk Moor, Peakirk Long Meadow and Borough Fen Common, which would have provided seasonal grazing, are to the east.
	Tracey Partida 2002-2009 Historic Mapping Zone 6	<p>Peakirk is identified as one of the nine townships in the northern Soke of Peterborough, between the watershed of the River Nene in the south and the River Welland in the north, which form Zone 6 of the Historic Environment report written by Tracey Partida.</p> <p>In medieval times owners and tenants from each township farmed the large, arable open fields in common, each one being divided into ‘furlongs’. Peakirk also probably had areas of pasture, wood and meadow, possibly on the floodplain of the River Welland and also contained a small block of fen, identified as North Fen.</p> <p>Parliamentary Enclosure of Peakirk, along with Helpston, Maxey, Northborough, Glington, and Etton took eleven years to complete. The Enclosure Act of 1809 prompted the end of the open field system and led to enclosure of common land at Peakirk Long Meadow and Moor. The landscape changed as paths or baulks between open fields were re-routed and the open landscape was replaced by hedges and hedgerow trees surrounding small fields.</p> <p>A main concern in low lying Peakirk was the maintenance of the drains and watercourses and the Enclosure Awards required the appointment of commissioners ‘to ensure that existing drains and associated features such as tunnels, watergates, sluices, banks and bridges were to be scoured, repaired and widened, and where necessary to set out new ones.’ This responsibility was to be a communal one and a surveyor was to be appointed ‘with or without’ salary to oversee this.</p> <p>In addition to the enclosure of open fields and pastures, some land within the villages was also allotted to individuals and enclosed.</p>

	Peakirk Neighbourhood Plan LCA Survey 2015	It has a long history of use by early settlement. The layout of these fields pre-date Enclosure and the northern boundary is marked by the Car Dyke. There have been several important Roman pottery finds in this field. Large open arable area separating Peakirk from Glington. Divided by an historic footpath from Peakirk church down Rectory Lane to the church in Glington.
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### Conclusion:

This is a large open arable field separating Glington from Peakirk. It has a long history of use by early settlement and is divided by well maintained, native hedges and an historic footpath linking Peakirk and Glington.



Looking east along the Rectory Lane track towards Peakirk village boundary.

<b>Landscape Character</b>	NCA 75 The Kesteven Uplands.	In the east the lowest elevation is only 3 m above sea level. There are exposed distant views. In this transition zone the landscape has fewer woodlands and more subtle topography The area is characterized by hedgerows with trees, meadows and wide road verges
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	<b>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</b> Low lying, moderate quality hedges/hedgerow trees and/or moderate to small woodlands Vegetation generally in linear belts, particularly along rivers, railways and drainage cuts/ditches
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<b>Landscape Descriptive Unit 13</b> <b>Land Cover Parcel 27</b> Low lying, Limited/poor hedges and/or isolated copses, Large scale landscape with limited land use and variety, reasonable generally in a good state of management with some limited detractors. Some open views from the edge of Peakirk.

	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	N/A	
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	The 1885 OS map shows orchards to the south of Rectory Lane.	
	Peakirk Neighbourhood Plan LCA Survey 2015	Geology	Upper Jurassic clays
		Soils	Soilscape 5 Freely draining lime rich loamy soil Fertility – moderate
		Landform and Topography	Flat, Contour around 5m Above Ordnance Datum [sea level].
		Hydrology	Drainage ditches at boundaries.
		Enclosure	Boundary hedges on all sides but scale of the field makes for an open feeling. <b>North</b> Car Dyke forms part of northern boundary. Reinforced by mature Hawthorn, Willow, Blackthorn, Ash and Elder. <b>South</b> Mainly open boundary to minor road. IDB dyke between road and field edge <b>East</b> Mature hedge and trees forming eastern boundary with old rectory. Fencing. Mainly native with some conifers <b>West</b> Semi - Mature woodland planting forming shelterbelt with permissive footpath. Mainly native trees. Dyke to eastern side of the planting.
		Biodiversity	Mature hedges with hedgerow trees to north, west and east, Ash, Sycamore, Elder, Hawthorn, Blackthorn, Silver Birch and Pine. Evidence of badgers, rabbits, Barn Owls, Red Kites, Munkjac deer and foxes locally.
		Variety of the Landscape	Varied. Mainly cultivated for arable crops, but mature trees around important north, west and eastern boundaries. Ancient track with trees and hedges down the middle.
		Tranquility	Peaceful with some interruptions. Bounded by road to south but more tranquil towards north.
		Views	No specific best viewpoint. View towards village from tree belt, view from end of Rectory Lane towards tree belt, views from road across towards northern boundary.

**Conclusion.** This is a large cultivated area, which forms the main barrier to convalescence between Peakirk and Glinton. It is bounded on 3 sides by mature trees and hedges. The north eastern boundary consists of mature trees and hedges and forms an important edge to the village. It is a very popular place to walk for residents of Peakirk, Glinton and Northborough.





Looking east from the southern edge of the village towards Glington

<b>Land Use:</b>	NCA 75 The Kesteven Uplands.	On the fen edge it is thought that cattle and sheep were grazed on the fens in summer, when the land was drier, and then over-wintered either on the higher heath, or in small closes adjacent to the villages. East–west routes also indicate that these settlements developed to serve this movement of livestock.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	<b>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</b> The mixed farmland of calcareous loamy soils combines arable use with pasture; hedgerows, meadows and wide road verges.

	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<b>Landscape Descriptive Unit 13</b> <b>Land Cover Parcel 27</b> Maximum to large scale arable landscape, virtually flat at 8m above Ordinance datum	
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	N/A	
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A	
	Peakirk Neighbourhood Plan LCA Survey 2015	Agricultural Land Classification-	Grade 3 Good to Moderate
		Public Rights of Way	Footpath between Rectory Lane and North Fen Road Glington. Permissive footpaths linking in from Glington Road to the South Drain and from Rectory Lane to the South Drain.
		Infrastructure	Bounded by B1443 minor road to south
		Current use	Arable
		Drainage	Drainage ditches at boundaries.
		Buildings and Visual features	Electric cables visible crossing site. Village edges of Peakirk and Glington.

**Conclusion.** Typical of large flat lowland arable field. Development involving extra building would spoil the character of this area completely, unless it was a small number of , carefully designed starter houses along the Glington Road that would help define the village entrance



Looking south towards the village edge from the footpath across the Rectory Lane fields

<b>Constraints:</b>	NCA 75 The Kesteven Uplands and River Welland Catchment Flood Management Plan Dec 2009. [EA]	The South Lincolnshire Limestone Aquifer is located under this part of the NCA. It is regionally important and large demands are placed upon it with 80 per cent of the abstraction for public water supply as well as agricultural and industrial needs. Currently the main sources of flood risk for people, property, infrastructure and the land are: <ul style="list-style-type: none"> <li>river flooding from the River Welland and its tributaries, particularly in the northern part of Peterborough, and towns of Market Harborough and Stamford;</li> </ul>
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	<b>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</b> Ensure that any development considered appropriate in the open countryside is carefully assimilated into the open landscape character. Building forms, materials and landscape proposals are to be sympathetic to the existing character. Potential future mineral extraction to be carefully evaluated against historic value of landscape. If future extraction is, on balance, acceptable, restoration measures to provide additional accessible green space and wet woodland .
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<b>Landscape Descriptive Unit 13</b> <b>Land Cover Parcel 27</b> development will be isolated from and not form any relationship with the existing urban fabric, development would and significantly adversely dominate an existing village.

		Medium sensitivity Medium to High capacity
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	N/A
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	The northern boundary is now included in the Peakirk Conservation Area.
	Peakirk Neighbourhood Plan LCA Survey 2015	This field is important to maintaining the village setting by preventing coalescence between Peakirk and Glington.

**Conclusion.** This is a large cultivated area, which forms the main barrier to convalence between Peakirk and Glington. It is bounded on 3 sides by mature trees and hedges. The north and eastern boundaries consist of mature trees and hedges and forms an important edge to the village. It is a very popular place to walk for residents of Peakirk, Glington and Northborough. The addition of permissive footpaths linking this route to the South Drain has made a well used circular walk.

The layout of these fields pre-date Enclosure and the northern boundary is marked by the Car Dyke. There have been several important Roman pottery finds in this field.



Looking south towards the Allotments from the north eastern corner.

<b>Opportunities:</b>	NCA 75 The Kesteven Uplands.	Manage and expand broadleaf woodlands where possible, conserving the predominant tree species that include ash and oak and considering successional tree planting to conserve the tree canopy in existing woodland. Manage existing wet woodland, and extend and buffer where possible.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	<b>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</b> Promote improvements in and around villages to the perimeter and wider setting to improve visual quality and to maintain separation from adjacent settlements and northern edge of Peterborough.
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<b>Landscape Descriptive Unit 13 Land Cover Parcel 27</b> Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern.
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	N/A
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	Peakirk Neighbourhood Plan LCA Survey 2015	There could be more opportunities to extend the footpath system and turn some parts into a bridleway.

**Conclusion.** Appropriate use remains as an arable field, although there may be opportunities for new footpath links. A few houses might be acceptable on the Glington Road to define the entrance to the village.