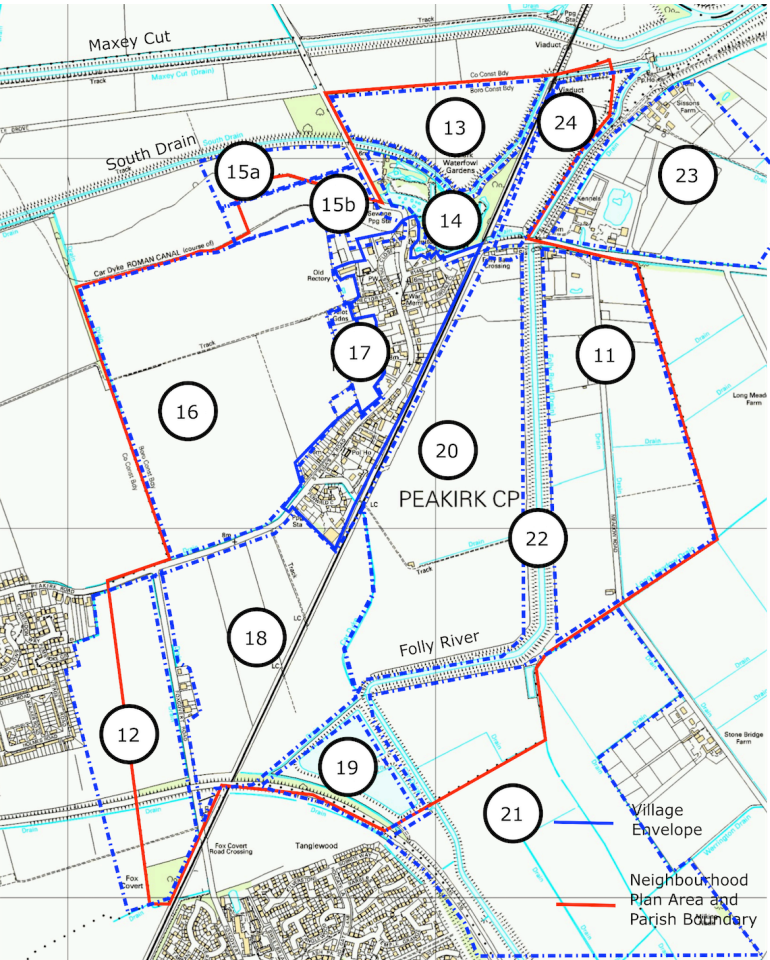


17 Allotments, Rimmer's field and 18-26 St Pegas Rd Meadow's field



| Information reviewed | Classification | Comments |
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| 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> |

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| | | 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. The origin of the word ‘Kesteven’ comes partly from the Celtic word ‘coed’ meaning woods, and much scattered woodland survives throughout the area with some important semi-natural and ancient woodlands. |
| | Landscape Character Assessment for Peterborough City Council Final Report May 2007 | Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen Car Dyke Roman canal runs through Peakirk and to the east of Northborough towards the Welland. Villages generally with an historic core and some attractive stone buildings yet modern development is more prominent to the fringes. |
| | Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007. | N/A |
| | 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 | From Saxon times, it is likely that small fields existed immediately around Peakirk. These were used as safe grazing for stock and to grow herbs, fruit etc. A look at the 1819 enclosure map shows a patchwork of fields close to the village street. It is likely that in each, a cottage or small farm once stood. This pattern of settlement has greatly influenced the form of the village. These home closes were probably enclosed by stone walls. The wall and fields behind between numbers 18 and 26 give a glimpse of the more open nature of the 19 th Century village street and show the connection between settlement and landscape. |
| | Tracey Partida 2002-2009 Historic Mapping Zone 6 | Peakirk is identified by Tracey Partida 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. 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. Parliamentary Enclosure of Peakirk, 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. In addition to the enclosure of open fields and pastures, some land within the villages was also allotted to individuals and enclosed. |

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| | Peakirk Neighbourhood Plan LCA Survey 2015 | <p>Hollows and uneven ground on site of a gravel pit marked on the OS map 1902- 1904. The frontage of this field consists of a stone wall probably built in the 18th Century.</p> <p>Orchards shown on the site of the Allotments, south of Rectory Lane, in the 1902-1904 OS map A series of 3 small fields forming the western boundary of the village. Field 3 [18-24 St Pegas Rd] is within the Conservation Area as it is of historic value to the way the village has grown.</p> |
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Conclusion. These three small areas link together to form a natural boundary to the village. All are outside the current Village Envelope, but the largest field, Meadow's field, adjacent to 18-26 St Pegas Rd, is within the Conservation Area. This permanent grass field is an important open space in the middle of the village strengthening the link between the village and the open countryside



Aerial View of the three fields with the Allotments on the left and the larger field, Meadow's field, extending down to St Pegas Rd in the centre of the village.

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| Landscape Character | NCA 75 The Kesteven Uplands. | <p>To the eastern boundary the uplands ease down to the fen edge, the boundary being marked by the Car Dyke. In this transition zone the landscape has fewer woodlands and more subtle topography. In the east the lowest elevation is 3 m above sea level.</p> <p>The area is characterized by hedgerows with trees, meadows and wide road verges</p> |
| | Landscape Character Assessment for Peterborough City Council Final Report May 2007 | <p>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</p> <p>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</p> |

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| | Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007. | N/A | |
| | 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 | Some drainage ditches at boundaries. Ponds form in Area 3 in winter. |
| | | Enclosure | <p>Areas 2 and 3 Enclosed. Area 1 more open.</p> <p>Area 1 Allotments</p> <p>North Partly open to public footpath but with some mature hedge towards eastern end.</p> <p>South Post and wire fence with some native hedging. Solid boundary no access.</p> <p>East Boundary with housing. Maintained Hedging along most of length.</p> <p>West Reasonably open boundary with the field, some native shrubs.</p> <p>Area 2 Rimmer's Field</p> <p>North Post and wire fence with some native hedging. Solid boundary no access.</p> <p>South Mature native hedge. 1 gate.</p> <p>East Boundary partly removed. Stable block forms part of boundary.</p> <p>West Mature native hedge forms boundary with field. No access.</p> <p>Area 3 18-26</p> <p>North Mature native hedge. 1 gate</p> <p>South 5ft stone random wall in good condition. No access. Separate gateway access to north of 18 St Pegas Rd. Boundary with garden fences with mature trees and shrubs.</p> |

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| | | | East Small stone wall where boundary with new houses to allow views out across field. Close boarded post and rail down one side of garden with 18 St Pegas Rd. Rest of boundary mature trees West Mature native hedge forms boundary with field. No access. Odd larger tree on boundary |
| | | Biodiversity | Mature hedges with hedgerow trees to most sides. Ash, Willow, Elder, Hawthorn. Evidence of badgers, squirrels and foxes locally. |
| | | Variety of the Landscape | Varied. 3 smaller fields. Mainly permanent grazing with mature trees around boundaries. |
| | | Tranquility | Peaceful with some interruptions. Bounded by busy road to south but more tranquil towards other boundaries. |
| | | Views | Most important view from St Pegas Rd north over Meadow's Field towards open countryside. Views out over adjacent farmland, road through the village and housing at the village edge. Strong internal boundaries and areas 2 and 3 with countryside beyond, forming important visual barrier for settlement. |

Conclusion. These areas are close to the village edge and could be considered as extensions to the village envelope, but this would threaten the integrity of the village boundary on the west side by removing a natural buffer between settlement and open countryside and weakening the structure of the village.



Looking north from the south east corner of Meadow's field towards Rimmer's field.

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| Land Use: | 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 | Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen 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. | N/A | |
| | 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- | N/A |
| | | Public Rights of Way | None |
| | | Infrastructure | Bounded by B1443 minor road to south and the Rectory Lane footpath to the north. |
| | | Current use | Allotments and permanent pasture |
| | | Drainage | Drainage ditches at boundaries. Pond in Area 3 in winter. |
| | | Buildings and Visual features | Electric cables visible crossing near eastern boundary. Areas run along the village edge, so houses visible from most points. |

Conclusion. Area 1 The Allotments are a well used village resource, close to houses and easily accessible by vehicle from Rectory Lane. Areas 2 Rimmer's field and Area 3 18-26 St Pegas Rd, are well established grass areas used for grazing horses. Area 3 is an important Local Green Space which extends into the centre of the village providing a unique insight into past settlement patterns.



Looking south across Meadow's field from the eastern boundary towards St Pegas Rd.

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| Constraints: | NCA 75 The Kesteven Uplands and River Welland Catchment Flood Management Plan Dec 2009. [EA] | <p>Conserve the strong settlement character of the Kesteven Uplands villages and ensure that new development is sympathetic to this, protecting its tranquil characteristics away from major urban influences.</p> <p>There is a major aquifer – the Southern Lincolnshire Limestone – located in the east of the NCA. With the important principal aquifer there is a need to ensure good water quality. The whole area is a nitrate vulnerable zone.</p> <p>Currently the main sources of flood risk for people, property, infrastructure and the land are:</p> <ul style="list-style-type: none"> river flooding from the River Welland and its tributaries, particularly in the northern part of Peterborough, and towns of Market Harborough and Stamford; |
| | Landscape Character Assessment for Peterborough City Council Final Report May 2007 | <p>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</p> <p>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.</p> <p>Potential future mineral extraction to be carefully evaluated against historic value of</p> |

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| | | 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. | N/A |
| | 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 | Area 3 is within the Conservation Area boundary and the stone wall which acts as a boundary on the south side could date back to Anglo Saxon times. |
| | Peakirk Neighbourhood Plan LCA Survey 2015 | These areas are close to the village edge and could be considered as extensions to the village envelope, but this would threaten the integrity of the village boundary on the west side by removing a natural buffer between settlement and open countryside and weakening the structure of the village. |

Conclusion. These three small areas link together to form a natural boundary to the village. All are outside the current Village Envelope, but the largest field, Meadow's field, adjacent to 18 St Pegas Rd, is within the Conservation Area. This permanent grass field is an important open space in the middle of the village strengthening the link between the village and the open countryside. The view from the street across open countryside is worthy of protection. It is bounded by an original stone wall to the south. It floods in winter. It will be designated as a Local Green Space by Policy PK19 of the Peakirk Neighbourhood Plan. The Allotments and the small paddock between them, Rimmer's field are both outside the Conservation Area, but provide a rural setting for the village when viewed from Rectory Lane. Any development here would change the structure of the village, by infilling the space between the older nucleated centre and the 19th and 20th Century ribbon development along the south end of St Pegas Rd. The Allotments, which are popular and well supported, are in private ownership and will be protected under Policy PK20 of the Peakirk Neighbourhood Plan.



Looking south across the Allotments from the Rectory Lane footpath.

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| Opportunities: | 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 | Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen 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. | N/A |
| | 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 | Some low key recreational use could be a positive development in the grassed areas, provided the necessary mitigation was in place. There could be scope for public access for casual leisure use and to link with the footpath on Rectory Lane. |

Conclusion. Appropriate use remains as they are now. Some low key recreational use could be a positive development in the grassed areas, provided the necessary mitigation was in place.