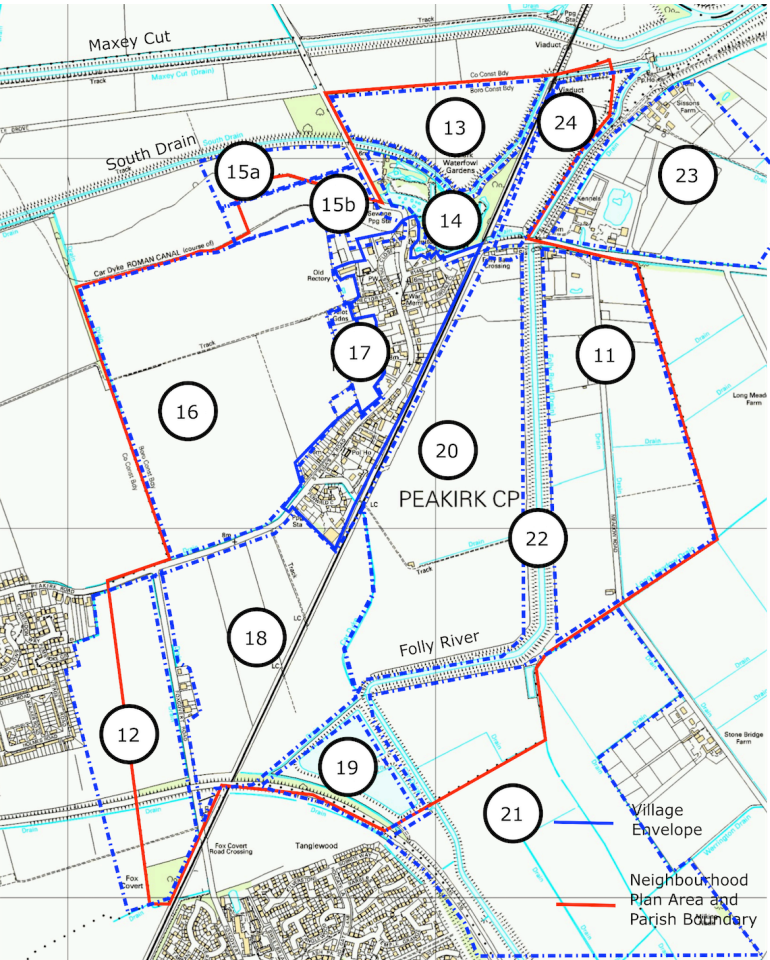


18 South of St Pegas Rd including west of Foxcovert Rd, south of Werrington parkway and east to the Car Dyke



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.</p> <p>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>Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen</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>Landscape Descriptive Unit 13</p> <p>Land Cover Parcel 27</p> <p>Railway passes through area, visual minimum impact apart from occasional train.</p> <p>A15 Paston Parkway, traffic and noise prominent on embankment where it crosses railway.</p>
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 2 North Werrington , 62.6 hectares included the western part of the parish adjacent to Foxcovert Road. [Character Area 12] This proposal was part of a larger proposal that also covers Site 1 Hurn Road Werrington
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	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 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	Large arable field at the edge of the Landscape Character Area 3 Welland Valley, where it meets Landscape Character Area 4 The Peterborough Fens. This arable area follows the 5m contour and the course of the Roman Car Dyke.
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Conclusion: This arable area follows the 5m contour and Car Dyke, which mark where National Character Area 75 The Kesteven Uplands, meets National Character Area 46 The Fens, confirming the historic position of Peakirk as a Fen Edge village. The area is open and flat and includes the area between the railway and the Werrington parkway on the Glinton side of Foxcovert Road



Looking north east from Foxcovert Road towards the southern edge of the village

Landscape Character	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	Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen 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	Landscape Descriptive Unit 13

	Sensitivity Study April 2007.	Land Cover Parcel 27 Maximum to large scale arable landscape, virtually flat at 8m above Ordinance datum. Very few clipped hedges, many field boundaries open and unenclosed, but stronger hedgerows and trees at perimeter. Small woodland at Foxcovert. Railway passes through area, visual minimum impact apart from occasional train. A15 Paston Parkway, traffic and noise prominent on embankment where it crosses railway. Soften by planting to embankment. Open views onto area from A15 embankments. Part of Green Wheel follows Foxcovert Road on which only houses in area. Some open views from the edge of Peakirk.	
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 2 North Werrington , 62.6 hectares included the western part of the parish adjacent to Foxcovert Road. [Character Area 12] This proposal was part of a larger proposal that also covers Site 1 Hurn Road Werrington Low lying, limited poor hedges and isolated copses, large scale landscape with limited land use and variety. Condition, The site is generally in a good state of management with only minor detractors. There are currently weak visual associations with the rest of Peterborough. The only visual associations with the existing built edge are with the industrial area to the south east, however this is separated by the Spalding railway line and partially screened by planting. There are no significant impacts on neighboring villages due to distance, landform and vegetation. There are a few individual and isolated properties that overlook or are adjacent to the site. There are a few rights of way and a section of the Green Wheel that passes through the site, however the routes are generally contained by mature hedges.	
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A	
	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. Car Dyke.
		Enclosure	Boundaries to Foxcovert Rd, village edge and Car Dyke open. Raised parkway embankment with planting to screen to south. North St Pegas Rd B1443 with semi mature native hedge, gappy towards village edge and some young trees, mainly Ash towards western end. Drainage ditch at roadside.. South Foxcovert Wood the south side of Werrington parkway forms southern boundary of the parish. Hidden from main part of the area by embanked parkway East Car Dyke Roman canal with mature Willow trees along part of the route. West

			Foxcovert Road mainly open field boundary with some native trees. Hedge on western side of road screens field with arbitrary parish boundary and edge of housing in Glington.
		Biodiversity	Mature hedges with hedgerow trees. Ash, Willow, Elder, Hawthorn. Evidence of badgers and foxes locally. Mature Willows along Car Dyke.
		Variety of the Landscape	Simple. One arable field with various features crossing it plus smaller field on edge of Glington village
		Tranquility	Noisy. Busy Glington road on northern boundary, Foxcovert Rd on western boundary, Werrington parkway towards the southern boundary and railway line cuts through the middle.
		Views	Open views across most of the area with screening of Glington edge, Werrington parkway and some parts of railway.

Conclusion. This is a large arable field on the edge of the village separating Peakirk from the satellite settlement at Foxcovert Rd. It adds to the feeling of openness at the Glington end of the village.



Looking north along the Car Dyke from near the railway line south east of the village boundary.

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.	Landscape Descriptive Unit 13 Land Cover Parcel 27 Maximum to large scale arable landscape. Very few clipped hedges, many field boundaries open and unenclosed, but stronger hedgerows and trees at perimeter. Small woodland at Foxcovert.	
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 2 North Werrington , 62.6 hectares included the western part of the parish adjacent to Foxcovert Road. [Character Area 12] This proposal was part of a larger proposal that also covers Site 1 Hurn Road Werrington Low lying, limited poor hedges and isolated copses, large scale landscape with limited land use and variety.	
	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	Along Foxcovert Road.
		Infrastructure	Glington Road B1443 forms northern boundary. Embanked railway track Spalding to Peterborough cuts across area as does Werrington parkway
		Current use	Large arable field.
		Drainage	Drainage ditches at boundaries. Car Dyke.
		Buildings and Visual features	Electric cables visible crossing site and around Foxcovert Rd. Bungalows along Foxcovert Rd [Settlement Character Area Study 12] and modern warehouse prominent on outskirts of Peakirk. Modern housing on edge of Glington.

Conclusion. This is valuable farmland cultivated as one field with LCA20 by a local farmer. Car Dyke is well marked and protected from development. The area around the houses, roads and railway has a much more developed feel to it.



Looking north from the Folly River along the Car Dyke towards the Glinton Road

Constraints:	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"> 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	Landscape Character Area 3, The Welland Valley. b Maxey Cut and North Fen 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. The level topography means the visual sensitivity is moderate however due to the open character the impact of any built development would be significant. 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.	Landscape Descriptive Unit 13 Land Cover Parcel 27 Development will be isolated from and not form any relationship with the existing urban fabric, development would and significantly adversely dominate an existing village.

	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	<p>Site 2 North Werrington, 62.6 hectares included the western part of the parish adjacent to Foxcovert Road. [Character Area 12] This proposal was part of a larger proposal that also covers Site 1 Hurn Road Werrington.</p> <p>There are currently weak visual associations with the rest of Peterborough. The only visual associations with the existing built edge are with the industrial area to the south east, however this is separated by the Spalding railway line and partially screened by planting. There are no significant impacts on neighboring villages due to distance, landform and vegetation.</p> <p>There are a few individual and isolated properties that overlook or are adjacent to the site. There are a few rights of way and a section of the Green Wheel that passes through the site, however the routes are generally contained by mature hedges.</p>
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	Peakirk Neighbourhood Plan LCA Survey 2015	<p>A High Pressure gas pipeline runs through this area from the Gas Compressor on Waterworks Lane Glington.</p> <p>It is an important barrier to coalescence between Werrington, Glington and Peakirk. The southernmost part of the area, between Foxcovert Copse and Werrington parkway is designated as a Green Wedge in the PCC Development Plan Documents.</p>

Conclusion. This is a large arable field on the edge of the village separating Peakirk from the satellite settlement at Foxcovert Rd. It adds to the feeling of openness at the Glington end of the village. The southern corner of the area contains most of the infrastructure and the housing is near the western boundary. The high pressure gas main from the compressor at Waterworks Lane Glington goes through the bottom of this area. Part of it is designated a Green Wedge in the PCC Development Plan Documents.



Looking south east from Foxcovert Road towards Werrington parkway.

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.
	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.	Landscape Descriptive Unit 13 Land Cover Parcel 27 Part of the Green Wheel follows Foxcovert Road.
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 2 North Werrington , 62.6 hectares included the western part of the parish adjacent to Foxcovert Road. [Character Area 12] This proposal was part of a larger proposal that also covers Site 1 Hurn Road Werrington. There are a few rights of way and a section of the Green Wheel that passes through the site.
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	Peakirk Neighbourhood Plan LCA Survey 2015	Important to keep feeling of openness between settlements but scope for mitigation around southern and possibly eastern boundary. There may be some further suitable small scale development opportunities around Foxcovert Rd/Werrington parkway for affordable housing. It is important that mitigation measures are taken to form a definite boundary to any proposals and prevent creeping coalescence with Peakirk.

Conclusion. This area could be suitable for a small number of starter homes/Affordable housing, adjacent to the existing bungalows in Foxcovert Rd, but this is an area of Open Countryside, distant from the Village Envelope and it is important that this barrier to coalescence between Werrington, Glinton and Peakirk is retained.