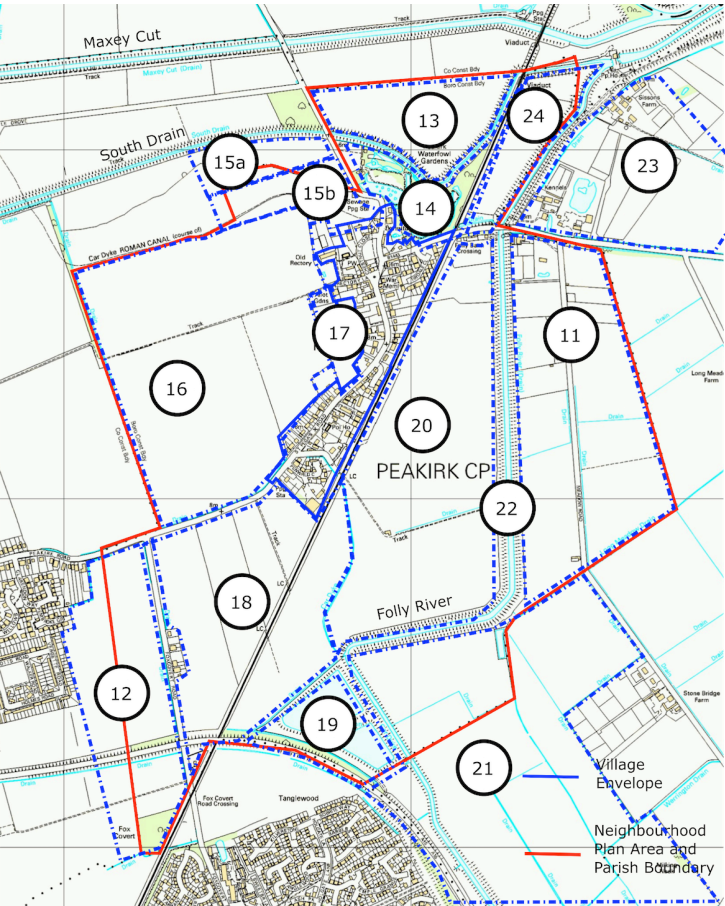


21 South of the Folly River



Information reviewed	Classification	Comments
Historical background:	NCA 46 The Fens	There is a long history of human occupation here, accounts of which can be found in the Historic Environment Records for Norfolk, Suffolk, Cambridgeshire, Peterborough and Lincolnshire. Scheduled Ancient Monuments of prehistoric to post-medieval date are located across the fens and many undesignated sites and monuments are known, again mainly from the fen edges and islands. Roman settlements occurred mainly on the high, drier islands and above the fen edge, while contemporary transport canals indicate efforts to traverse and control the fens. Car Dyke links the River Witham to the River Cam.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level An extensive area of low-lying reclaimed fen farmland dominated by the geometric pattern of arable fields. The onset of wetland conditions brought by rising sea levels buried vast prehistoric field systems,

		<p>settlements and burial mound cemeteries at the fen margins. There is a well preserved Iron Age site north east of Peakirk, which elsewhere in the country would be classified as a hill fort.</p> <p>Roman settlement occupied the fen margins, low islands and raised silt ridges of extinct prehistoric water courses.</p> <p>The prevailing wetland character of the area, post medieval times, is reflected by the presence of an important duck decoy nearer Newborough.</p>
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<p>Landscape Descriptive Unit 24</p> <p>Land Cover Parcel 152</p> <p>Landscape Descriptive Unit 36</p> <p>Land Cover Parcel 30 and 129</p> <p>Peakirk village a small settlement to the north</p> <p>Prominent historic pattern and/or national/ international heritage protection designations</p>
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 3 Werrington Bridge Road - 227 hectares, 5,000 possible houses.
	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 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>
	Peakirk Neighbourhood Plan LCA Survey 2015	<p>Part of the summer grazing for Peakirk before draining of the fens.</p> <p>Car Dyke Roman canal on western boundary following the 5m contour that marked the fen edge.</p>

Conclusion: This is a relatively large area of flat agricultural land adjacent to the Werrington Parkway.



Looking south east from the Folly River bank near the back of Werrington Lakes towards Werrington Bridge Road

Landscape Character	NCA 46 The Fens.	The area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons. This gives the impression of huge skies, which convey a strong sense of place, tranquility and inspiration.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level Flat extensive and open landscape with panoramic views and large skies Rectilinear field pattern reflecting the artificial drainage pattern Predominantly arable farmland Sparse tree cover generally limited to shelter belts/copses around farmsteads and avenues along drove roads
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	Landscape Descriptive Unit 24 Land Cover Parcel 152 Landscape Descriptive Unit 36 Land Cover Parcel 30 and 129 Generally low lying and flat in topography at or around 3-4M AOD part of the Borough Fen. The levels locally rise to the west along the locally elevated line of the Car Dyke to 6-7M

		<p>Criss crossed by a network of geometric ditches and drains</p> <p>Variety of agricultural land uses including arable, root crop and pasture which provides some variety in texture</p> <p>Where present boundary hedges have generally been left to grow tall and in a number of case enclose relatively small and narrow field units</p> <p>To the north and east fields are locally larger and boundaries are more commonly open in character and marked by ditches</p> <p>No woodland cover, but there are a few isolated copses or trees relating to the individual properties and farmsteads.</p> <p>Low lying, Limited/poor hedges and/or isolated copses, Large or medium scale landscape with variations in pattern, texture and scale, reasonable generally in a good state of management with some limited detractors.</p>	
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	<p>Site 3 Werrington Bridge Road - 227 hectares, 5,000 possible houses.</p> <p>Low lying, limited/poor hedges and/or isolated copses, large or medium scale landscape with variations in pattern, texture and scale</p> <p>Generally low lying and flat in topography at or around 3-4M AOD part of the Borough Fen. The levels locally rise to the west along the locally elevated line of the Car Dyke to 6-7M</p> <p>Criss crossed by a network of geometric ditches and drains</p> <p>Variety of agricultural land uses including arable, root crop and pasture which provides some variety in texture</p> <p>Where present boundary hedges have generally been left to grow tall and in a number of case enclose relatively small and narrow field units</p> <p>To the north and east fields are locally larger and boundaries are more commonly open in character and marked by ditches</p> <p>No woodland cover, but there are a few isolated copses or trees relating to the individual properties and farmsteads.</p>	
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A	
	Peakirk Neighbourhood Plan LCA Survey 2015	Geology	Upper Jurassic clays
		Soils	<p>Soilscape 5 Freely draining lime rich loamy soil</p> <p>Soilscape 20 Loamy and clayey floodplain soil with naturally high groundwater</p> <p>Soilscape 22 Loamy soils with naturally high groundwater</p>
		Landform and Topography	Flat, altitude ranging from minus 1 to 3m AOD. Embankments approx. 5m AOD
		Hydrology	Drainage ditches at boundaries. Car Dyke at western boundary and numerous field drains. Werrington Lakes at the north western corner.

		Enclosure	<p>Folly River/Car Dyke to north and west with raised parkway embankment with planting to screen. Werrington Bridge Road to south with mature hedge planting. Open to east where boundary formed by Meadow Road.</p> <p>North To the west - Embanked Folly River with some hedge planting on field side and post and rail fence. To the east – hedge and ditch boundary and open ditch boundary with arable land to the north.</p> <p>South Boundary formed by Werrington Bridge Road with native hedges and isolated trees.</p> <p>East Meadow Rd forms open boundary with drainage ditches.</p> <p>West Boundary formed by embanked Werrington parkway and Folly river/Car Dyke with native planting as screening. Lowlands farm near eastern boundary. Urban edge of Werrington not visible in the summer.</p>
		Biodiversity	Mature hedges with hedgerow trees. Ash, Willow, Elder, Hawthorn. Poplars near farms. Evidence of badgers and foxes locally.
		Variety of the Landscape	Simple. Large arable fields with various roads and drains crossing plus some areas of planting near isolated farms.
		Tranquility	Interrupted/Noisy. Traffic noise near parkway boundary, but quieter once get away from major road.
		Views	Open views across most of the area with screening of Werrington parkway.

Conclusion. Arable land with typical drainage layout, well maintained. Overall character that of arable fenland fields with planting reducing the scale of the landscape.



Looking south east from the Folly River bank near the back of Werrington Lakes towards Werrington Bridge Road

Land Use:	NCA 46 The Fens	The Fens are the bread basket of Britain. The drainage of this area from the 17th century onwards presented valuable soils which provide excellent conditions for large-scale cultivation of arable and horticultural crops; holdings of more than 100 ha make up 77 per cent of farmed land. As cultivation techniques have become more intensive, however, the soil resource is increasingly diminished through desiccation and erosion. Clays and silts laid down by marine incursions dominate the area abutting the Wash and extend inland along the rivers, forming the fertile horticultural soils of the silt fens.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level Predominantly arable farmland Tree cover is sparse and generally only found in the form of shelterbelts around isolated farmsteads, at settlement edges or as avenues along some of the major droves.
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April	Landscape Descriptive Unit 24 Land Cover Parcel 152

	2007.	Landscape Descriptive Unit 36 Land Cover Parcel 30 and 129 Variety of agricultural land uses including arable, root crop and pasture which provides some variety in texture Where present boundary hedges have generally been left to grow tall and in a number of case enclose relatively small and narrow field units To the north and east fields are locally larger and boundaries are more commonly open in character and marked by ditches. Linear minor roads which locally have some good hedges which provide enclosure	
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 3 Werrington Bridge Road - 227 hectares, 5,000 possible houses. This is a relatively large site totaling 227 hectares. There are a variety of agricultural land uses including arable, root crop and pasture, which provide some variety in texture. Where present boundary hedges have generally been left to grow tall and in a number of case enclose relatively small and narrow field units. To the north and east fields are locally larger and boundaries are more commonly open in character and marked by ditches. There is no woodland cover but there are a few isolated copses, with other tree usually relating to the individual properties and farmsteads. The main detractors in the area are the two aerials masts to the south east corner. The site is bounded by the Car Dyke and Folly River (Drain) to the south west and beyond this lies the Paston Parkway which is a prominent feature. The site is crossed and bounded by a few linear minor roads, which locally have some good hedges, which provide enclosure.	
	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	Only public access along the roadsides. The Green Wheel follows small country road near the eastern boundary.
		Infrastructure	Werrington parkway to the west, minor roads Meadow Rd to the east and Werrington Bridge road to the south.
		Current use	Arable with small grass paddock.
		Drainage	Drainage ditches at boundaries. Car Dyke/Folly River. Werrington Lakes in north west corner.
		Buildings and Visual features	2 modern, isolated farms one on western boundary and one on east.

Conclusion. Large arable fields with some smaller pasture for horses, distant views broken up by hedges and trees.



Looking east towards Lowlands Farm from the southern Folly River

Constraints:	NCA 46 The Fens and River Welland Catchment Flood Management Plan Dec 2009. [EA]	<p>Modern built development is eroding the architectural and historic character of some Fenland villages. Development on settlement margins can be particularly damaging, creating visual intrusion and resulting in the loss of surrounding landscape features and increasing the risk of coalescence. The proliferation of smaller, unplanned residential development along arterial roads is also changing the landscape, reducing the sense of remoteness and enclosing views.</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 4 Peterborough Fens Sub Area a. Bedford North Level</p> <p>Ensure careful consideration is given to development on the fringes of settlements to minimize visual intrusion</p> <p>Ensure built development is generally enclosed by existing and/or strengthened vegetation</p>

		<p>Where development is otherwise considered acceptable ensure that the forms and materials create elegant structures within the open landscape</p> <p>Encourage the improvement of village and farmstead edges through the use of appropriate shelterbelt planting</p> <p>Prevent development that could detract from local landmarks</p> <p>The use of traditional building materials should be encouraged</p>
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	<p>Landscape Descriptive Unit 24</p> <p>Land Cover Parcel 152</p> <p>Landscape Descriptive Unit 36</p> <p>Land Cover Parcel 30 and 129</p> <p>Limited visual associations with the majority of Peterborough. Werrington township is located to the west of the Paston Parkway but the presence of dense vegetation screens views to the built development. However the Baker Perkins offices and works which can be seen as an individual development to the south east of LCP 129</p> <p>Peakirk village a small settlement to the north</p> <p>Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term.</p>
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	<p>Site 3 Werrington Bridge Road - 227 hectares, 5,000 possible houses.</p> <p>Location where development will be isolated from and not form any relationship with the existing urban fabric</p> <p>Location where development would adversely affect the setting of an existing village.</p> <p>Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern.</p> <p>There are currently limited visual associations with the rest of Peterborough. Werrington township is located to the west of the Paston Parkway but the presence of dense vegetation screens views to the built development.</p> <p>The site is relatively close to the village of Peakirk and the scale of development would be likely to have an adverse impact on the setting of the village.</p>
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	Peakirk Neighbourhood Plan LCA Survey 2015	<p>It is Important to keep feeling of openness between settlements. Development could mean more planting to screen, but this would further close in the landscape and reduce the strength of its character.</p> <p>The high pressure gas pipeline from the compressor in Waterworks lane, Glinton, runs through the north of this area</p>

Conclusion. This is a relatively large area of flat agricultural land. It is adjacent to the Werrington Parkway and acts as an important buffer to the prevention of coalescence between Peakirk and Werrington. Any proposed development should not weaken the intrinsic landscape setting of Peakirk



Looking further east over the Folly River towards Werrington Bridge Road

Opportunities:	NCA 46 The Fens	Manage the agricultural landscape and soils which allow the Fens to be a major provider of food and horticultural produce, while seeking to enhance opportunities for biodiversity. Conserve, manage and enhance the Fens landscape and increase educational opportunities to access its geodiversity, archaeology and cultural heritage to enhance enjoyment and understanding for those who live and work in and visit the Fens.
	Landscape Character Assessment for Peterborough City Council Final Report May 2007	Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level The fens have a very limited network of rights of way due to their relatively recent draining, with transport in the past often having been by boat. Some of the minor roads form part of the Green Wheel cycle network.
	Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.	Landscape Descriptive Unit 24 Land Cover Parcel 152 Landscape Descriptive Unit 36 Land Cover Parcel 30 and 129 Linear minor roads which locally have some good hedges which provide enclosure

		No rights of way but a section of the Green Wheel follows the minor roads to the eastern boundary, which provides recreational opportunities. Scattered habitat survival with poor linkages between habitats.
	The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006	Site 3 Werrington Bridge Road - 227 hectares, 5,000 possible houses. There are no rights of way which run through the site, but a section of the Green Wheel follows the minor roads to the eastern boundary. There are other minor roads that pass through the site currently provide recreational opportunities.
	Peakirk Conservation Area Appraisal Report and Management Plan 2010	N/A
	Peakirk Neighbourhood Plan LCA Survey 2015	It has easy access from major roads and could be suitable for some development subject to protection for the landscape setting of Peakirk. There is scope for the creation of a new Green Infrastructure corridor linking Werrington Brook to the Welland River via the Folly River – The Folly River Corridor. The northern and western parts of this area could be important in its success.

Conclusion. This area should remain as an agricultural area unless there is strong justification for development. Any proposed development should not weaken the intrinsic landscape setting of Peakirk but there is an opportunity that could add biodiversity and public access value via a new Green Infrastructure Corridor.