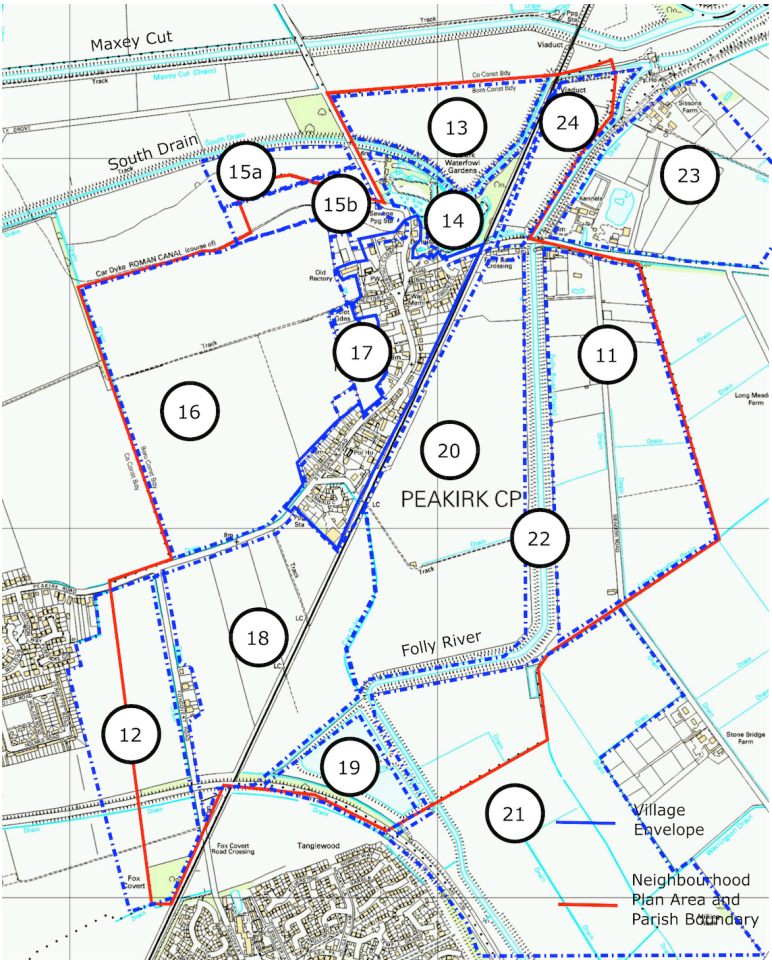


23 Thorney Road to the Corporation Bank



| 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 | Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level   |

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|  | for Peterborough City Council Final Report May 2007  | 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, 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. Roman settlement occupied the fen margins, low islands and raised silt ridges of extinct prehistoric water courses. The prevailing wetland character of the area, post medieval times, is reflected by the presence of an important duck decoy nearer Newborough.  |
|  | Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007.                 | <b>Landscape Descriptive Unit 24</b><br><b>Land Cover Parcel 152</b><br>No data available   |
|  | 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   |
|  | Tracey Partida 2002-2009 Historic Mapping Zone 6   | 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. 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. 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. In addition to the enclosure of open fields and pastures, some land within the villages was also allotted to individuals and enclosed. |
|  | Peakirk Neighbourhood Plan LCA Survey 2015   | Part of the summer grazing for Peakirk before draining of the fens. Typical of settlement on the outskirts of a village with open fields and planting to protect settlement. HER no: 50104 Ring Ditch and 50081 – Ring Ditch  |

**Conclusion:** This area marks the eastern edge of Peakirk village. It is part of the parish of Newborough. It is outside the village envelope but opposite the Meadow Road settlement. It provides a definite visual break between the fenlands of Newborough and the fen edge of Peakirk. Any development is largely 20th Century as this area would have been under water most of the year prior to large scale drainage and have been used for seasonal grazing.



Aerial view showing B1443 with Meadow Rd on the right hand side and LCA 23 on the left of the road

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|----------------------------|--|--|
| <b>Landscape Character</b> | 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, tranquillity and inspiration.  |
|                            | Landscape Character Assessment for Peterborough City Council Final Report May 2007                                 | <b>Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level</b><br>Flat extensive and open landscape with panoramic views and large skies<br>Rectilinear field pattern reflecting the artificial drainage pattern<br>Isolated farmsteads mainly of Victorian to modern origin<br>Road pattern typically rectilinear and raised above the surrounding peat fen<br>Settlement on the drained fen mainly of recent origin<br>Predominantly arable farmland<br>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.                 | <b>Landscape Descriptive Unit 24</b><br><b>Land Cover Parcel 152</b><br>No data available  |
|                            | The Potential Urban Expansion to Peterborough – Landscape Sensitivity and Capacity for alternative sites June 2006 | N/A  |
|                            | Peakirk Conservation Area Appraisal Report and   | N/A  |

|  |  |                          |  |
|--|--|--------------------------|--|
|  | Management Plan 2010                       |                          |  |
|  | Peakirk Neighbourhood Plan LCA Survey 2015 | Geology                  | Upper Jurassic clays   |
|  |  | Soils                    | Soilscape 20 Loamy and clayey floodplain soil with naturally high groundwater  |
|  |  | Landform and Topography  | Flat, altitude ranging from minus 1 to 3m AOD. Embankments approx. 5m AOD  |
|  |  | Hydrology                | Pond and fishing lake to south. Field drains to north. Can be waterlogged in wet winters. Separated from the Folly River by the embanked track along Corporation Bank.   |
|  |  | Enclosure                | <p>Near the road completely enclosed by trees and hedges with fences, away from the road smaller hedges and fences to keep in the grazing horses.</p> <p><b>North</b><br/>More open boundary with well maintained hedge and fence, stockproof.</p> <p><b>South</b><br/>Mature hedge with mature trees especially Willow. Drainage dyke between property and road recently filled in by kennel owner.</p> <p><b>East</b><br/>Well maintained stock proof fencing to northern end, more overgrown to south.</p> <p><b>West</b><br/>Defined by embanked byway along Folly River. Mature trees to south, more open to north. Drainage ditch at bottom of bank.</p> |
|  |  | Biodiversity             | Mature hedges with hedgerow trees. Ash, Willow, Elder, and Hawthorn in the south. Evidence of badgers and foxes locally.   |
|  |  | Variety of the Landscape | Varied. Wooded area adjacent to road, arable field with hedges adjacent to farm.   |
|  |  | Tranquility              | Interrupted/Noisy. Traffic on B1443 busy and byway in constant use.  |
|  |  | Views                    | Open views across northern area but contained views in south. Contained view an important change of landscape to mark the edge of the village.   |

**Conclusion.** Overall character that of fenland field with protection planting around some of the settlement and occasional water bodies.





Aerial view looking north from the Thorney Road B1443 towards the pumping station on the Folly River.

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|------------------|--|---|--------------------------|
| <b>Land Use:</b> | 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                                 | <b>Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level</b><br>Predominantly arable farmland<br>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 2007.                 | <b>Landscape Descriptive Unit 24</b><br><b>Land Cover Parcel 152</b><br>No data available.  |                          |
|                  | 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   | Agricultural Land Classification-   | Grade 3 Good to Moderate |

|  |             |                               |   |
|--|-------------|-------------------------------|---|
|  | Survey 2015 | 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                   | Dog Kennels, Fishing Lake, Livery, equestrian centre and farm and Motor Vehicle repair. Pasture for horses separates northern and southern settlement.  |
|  |             | Drainage                      | Pond and fishing lake to south. Field drains to north. Can be waterlogged in wet winters  |
|  |             | Buildings and Visual features | Kennels and Fishing lake with modern bungalows, hidden from view by trees. Sissons Farm [Victorian] and livery with equestrian centre and Delfield Motors [modern] open boundaries. Pumping Station on Folly River seen across bank |

**Conclusion.** Typical of settlement on the outskirts of a village with open fields and planting to protect settlement. Some detracton around workshop buildings for Delfield Motors



Looking north up the Corporation Bank Byway from the Thorney Rd B1443

|                            |   |  |
|----------------------------|---|--|
| <p><b>Constraints:</b></p> | <p>NCA 46 The Fens and River Welland Catchment Flood Management Plan Dec 2009. [EA]</p>   | <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"> <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> |
|                            | <p>Landscape Character Assessment for Peterborough City Council Final Report May 2007</p> | <p><b>Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level</b></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</p>  |

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|  |  | appropriate shelterbelt planting<br>Prevent development that could detract from local landmarks<br>The use of traditional building materials should be encouraged   |
|  | Peterborough Landscape Character Assessment - Urban Fringe<br>Landscape Sensitivity Study April 2007.              | <b>Landscape Descriptive Unit 24</b><br><b>Land Cover Parcel 152</b><br>No data available.  |
|  | 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   | This area is in the neighbouring Newborough parish but has a huge effect on the approach to the village itself. Any development along the B1443 would be unsustainable, as it is outside the current village envelope and separated from the village by the railway and the river |

**Conclusion.** This area is in the adjacent parish of Newborough, despite being an important part of the approach to Peakirk village. It is flat agricultural land, set out as horse paddocks, with an area of trees along the B1443. There are several areas of open water. Two local businesses work within that treed area. There is a local farm with horse livery and equestrian centre behind the tree area and a garage repair building adjacent to that. It is bounded by the Corporation Bank byway on the western side.

The level of the land is well below the level of the adjacent Folly River, but it is prevented from flooding by the Corporation Bank byway.

The wooded area adjacent to the B1443 marks the boundary of the parish. It provides a definite visual break between the fenlands of Newborough and the fen edge of Peakirk. The attractive setting of Peakirk would be greatly reduced by any plans to reduce this tree belt.





Looking east along the Thorney Rd B1443 from the Folly River bridge towards the Meadow Road junction. The left hand side of the road is the boundary of the area.

|                       |  |  |
|-----------------------|--|--|
| <b>Opportunities:</b> | 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                 | <b>Landscape Character Area 4 Peterborough Fens Sub Area a. Bedford North Level</b><br>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.<br>Some of the minor roads form part of the Green Wheel cycle network.   |
|                       | Peterborough Landscape Character Assessment - Urban Fringe Landscape Sensitivity Study April 2007. | <b>Landscape Descriptive Unit 24</b><br><b>Land Cover Parcel 152</b><br>No data available  |

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|--|--|--|
|  | 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   | <p>There could be opportunities for small scale land based businesses to expand, but any housing would be separated from the main village, or Meadow Road satellite housing, by the busy road and the railway line. The wooded area adjacent to the B1443 marks the boundary of the parish. It provides a definite visual break between the fenlands of Newborough and the fen edge of Peakirk. The attractive setting of Peakirk would be greatly reduced by any plans to reduce this tree belt.</p> <p>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. Public access via the byway along Corporation Bank could be important to the success of this proposal.</p> |

**Conclusion.** This area should remain as it is because it is unsustainable for development unless it is minor development connected to the existing businesses It provides an important entrance marking the start of the village.

There is an opportunity that could add biodiversity and public access value via a new Green Infrastructure Corridor along adjacent the Folly River.