

Peakirk Neighbourhood Plan Landscape Character Assessment Summary Sheets

The following pages are a summary of the detailed survey information found in the individual survey sheets of the LCA areas 13-24, which form part of the Peakirk Neighbourhood Plan Evidence Base. This survey work was carried out in the Summer and Autumn of 2015 by members of the Planning Group and their friends and family.



Landscape Character Area 13	Designations	Landscape Analysis
Deeping Road East including South Drain	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU24 / LCP 29</p> <p>Historic Landscape Classification Historic Mapping 2002-2009 Zone 6: The Soke of Peterborough Tracey Partida</p> <p>EA Flood Warning Area. Flood Zone 3. Nitrate Vulnerable Zone. South Drain at risk from agricultural phosphates. Current ecological quality moderate. Grade 3 Agricultural classification HER number: 50105 – Medieval Ridge and Furrow</p>	<p>This area is likely to be rich in archeological items, but there is no evidence of this on the ground.</p> <p>This area is a low lying, reasonably small, enclosed area of permanent pasture, with mature hedges and trees following the boundaries and the occasional long view out. It can be subject to waterlogging in the winter. The main feature is the embanked Environment Agency South Drain.</p> <p>This is an area with well defined hedgerows and mature trees. The South Drain is an important Environment Agency drainage channel used to help control the level of the water in this part of the Welland Valley.</p> <p>There are no real opportunities for development on this site, but designation as a County Wildlife Site may be appropriate and extra protection for the existing trees and hedges could be useful.</p> <p>Possible scope for some limited casual recreational use.</p>



Looking north east from the South Drain bridge on the Deeping Road



Aerial view of the grass field from the Deeping Road.

Landscape Character Area 14	Designations	Landscape Analysis
The Old Wildfowl Trust	<p>National Character Area: Area 75 Kesteven Uplands Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low 107 Local Authority TPOs, Restrictive Covenants imposed by WFT before sale to private owners 2003, including no residential development for 80 years EA Flood Warning Area, Flood Zone 3. Nitrate Vulnerable Zone. South Drain at risk from agricultural phosphates. Current ecological quality moderate.</p>	<p>The Wildfowl Trust Gardens have been an important part of the setting of the village since the 1840s. It was opened in 1957 by Prince Henry, Duke of Gloucester, it was the Trust's second centre, visitors 30-40,000 per year. 3 more acres added in 1967. Mid 70s there were 64,000 paying visitors, 8,000 school children. The Peterborough Agricultural Society leased in 1991 for 6 years, closed in 2001. Sold into private ownership in 2003. Closed to public access in 2003. Prior to that it was used as a gravel pit probably for the building of the railway and an osier beds providing local employment.</p> <p>This is a small, enclosed wooded area, about 10 acres, separate from the edge of the village that it has been left to return to its natural character since being used as a Wildfowl Park 1957-2003. Much of the area is water and the rest covered by mature trees. It is adjacent to the existing village envelope along its southern boundary but would be unsuitable for any development involving building. It is in the High Flood Risk area identified by the Environment Agency. 107 of the trees on site are covered by Tree Protection Orders.</p> <p>Suggested as a possible extension to the Peakirk Conservation Area in 2010 but considered not justified.</p> <p>This area should remain as a haven for wildlife in this intensively farmed area. Any development on this site is constrained by the fact its surface is largely water and in the Environment Agency Flood Zone 3, which shows a High Risk of flooding from rivers and sea. It is outside the current village envelope. The land is currently unsafe for public access and would need extensive work prior to any further public use. There could be an opportunity for limited public access or educational use as per the restrictive covenant.</p> <p>The Peakirk Neighbourhood Plan encourages the inclusion of this area in the PCC Biodiversity and Green Infrastructure Strategy which supports the Maxey Cut Climate Change Resilience Project. There are opportunities within the restrictive covenants to use the land for educational and/or training and outdoor leisure and recreational use together with associated offices, storage, parking, retail and catering facilities associated with such use. Further protection such as designation as a County Wildlife Site may be appropriate.</p>



Looking north across the main pond in the Wildfowl Trust site



Looking over the Car Park area from the Deeping Road.

Landscape Character Area 15A	Designations	Landscape Analysis
Deeping Road West	<p>National Character Area: Area 75 Kesteven Uplands Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU24 / LCP 25 Capacity: Medium/Low Sensitivity: Medium/High EA Flood Warning Area, Flood Zone 3. Nitrate Vulnerable Zone Grade 3 Agricultural classification</p>	<p>This field is actually part of the Glington Parish, of which Peakirk has historically been a part. It is outside the Neighbourhood Area boundary.</p> <p>Car Dyke Roman canal runs through Peakirk and to the east of Northborough towards the Welland.</p> <p>This is a medium sized arable field on the edge of the village adjacent to the busy Deeping Road and the South Drain. It has strong tree and hedge boundaries</p> <p>This field is important to the setting of the approach to Peakirk from Deeping. If it were developed it would undermine the rural character of the Neighbourhood Area and provide justification for extending the village boundary.</p> <p>Natural constraints give no realistic development opportunities. Appropriate use remains as an arable field.</p>



Looking west from the Deeping Road towards the Hermitage field boundary.



15A cultivated field on the right of Deeping Road just inside the 30mph signs.

Landscape Character Area 15B	Designations	Landscape Analysis
The Hermitage Field	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 13 / LCP 27 Capacity: Medium/High Sensitivity: Medium Grade 3 Agricultural classification Part of the Peakirk Conservation Area Site of Local Nature Conservation Importance.[CS21] <i>Scheduled Monument SM35726 List number 1021104</i> EA Flood Warning Area, Flood Zone 3. Nitrate Vulnerable Zone</p>	<p>This is a medium sized long thin grass field on the edge of the village adjacent to the busy Deeping Road. Car Dyke has protected Ancient Monument status as its history of settlement explains the history of Peakirk.</p> <p>It is adjacent to the busy Deeping Road. This field provides an important, well defined edge to settlement in the village and a significant and rarely surviving remnant of historic landscape in the Car Dyke, a Roman canal which helps explain the history of settlement in Peakirk</p> <p>It may be suitable for casual recreational use under strict conditions, to raise local awareness of its history and importance.</p> <p>Natural constraints give no realistic development opportunities</p>



Looking west from the Deeping Road across the Hermitage field towards the Car Dyke. Rectory Lane fields.



Looking north over the Car Dyke towards the south Drain from the footpath around the

Landscape Character Area 16	Designations	Landscape Analysis
	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 13 / LCP 27 Capacity: Medium/High Sensitivity: Medium Nitrate Vulnerable Zone Grade 3 Agricultural classification 2000 aerial photo assessment Historic England identified Bronze Age and Roman Cropmarks, Bronze Age Ring Ditch, Field System, Enclosure and Roman Field System. <i>HER no: 02199 Early Medieval pot findspot.</i></p>	<p>This is a large cultivated area, which forms the main barrier to confluence between Peakirk and Glington. It is bounded on 3 sides by mature trees and hedges. The north eastern boundary forms an important edge to Peakirk village.</p> <p>It is a very popular place to walk for residents of Peakirk, Glington and Northborough.</p> <p>The layout of these fields pre-date Enclosure and the northern boundary is marked by the Roman Car Dyke. There have been several important Roman pottery finds in this field.</p> <p>The historic track links Peakirk with Glington runs from Peakirk church down Rectory Lane originally to the church in Glington.</p> <p>It is bounded by mature hedge, gappy in places and more sparse towards Peakirk. There is a semi mature tree copse half way down the track.</p> <p>The 2000 aerial photo assessment by Historic England identified a range of Bronze Age and Roman Cropmarks, including Bronze Age Ring Ditch, Field System, Enclosure and Roman Field System and there is also an Early Medieval pot findspot.. HER no: 02199</p> <p>The addition of permissive footpaths linking this route to the South Drain has made it a well used circular walk.</p> <p>There could be more opportunities to extend the footpath system and turn some parts into a bridleway.</p>



Looking east along the Rectory Lane track towards Peakirk village boundary. Looking south towards the village edge from the Rectory Lane field

Landscape Character Area 17	Designations	Landscape Analysis
Allotments, Rimmer's field and 18-26 St Pegas Rd Meadow's field	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low Nitrate Vulnerable Zone 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. Orchards shown on the site of the Allotments, south of Rectory Lane, in the 1902-1904 OS map</p>	<p>These three small areas link together to form a natural boundary to the village. They could be considered as extensions to the village envelope, but this would threaten the integrity of the boundary on the west side, weakening the historic 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.</p> <p>All are outside the current Village Envelope, but the largest field Area 3, Meadow's Field, adjacent to 18-26 St Pegas Rd, is within the Conservation Area</p> <p>Area 1 The Allotments, which are popular and well supported, are in private ownership and will be protected under Policy PK20 of the Peakirk Neighbourhood Plan. They are close to houses and easily accessible by vehicle from Rectory Lane.</p> <p>Areas 2 Rimmer's field and Area 3 18-26 St Pegas Rd, are well established grass areas used for grazing horses.</p> <p>Area 3 is an important Local Green Space which extends into the centre of the village providing a unique insight into past settlement patterns. 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 under Policy PK19 of the Peakirk Neighbourhood Plan.</p> <p>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. Natural constraints give no realistic development opportunities.</p>



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.



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

Landscape Character Area 18	Designations	Landscape Analysis
South of St Pegas Rd.	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 13 / LCP 27 Capacity: Medium/High Sensitivity: Medium</p> <p>Potential Urban Extension Landscape Sensitivity Appraisal 2006 Overall Capacity: Medium Scope for mitigation: Moderate Nitrate Vulnerable Zone Flood Zone 3 & Flood Warning Area Grade 3 Agricultural classification SW corner of the Green Wedge</p>	<p>The eastern boundary of this arable field follows the 5m contour and the Car Dyke, marking the boundary of National Character Area 75 The Kesteven Uplands, and National Character Area 46 The Fens. This confirms the historic position of Peakirk as a Fen Edge village.</p> <p>The area is open and flat and includes the area between the railway and the Werrington parkway on the Glington side of Foxcovert Road. It extends from the B 1443 in the north, to the southern edge of Peakirk village in the east and over the railway line up to the Car Dyke. 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> <p>A High Pressure Gas Pipeline runs through this area from the Gas Compressor on Waterworks Lane Glington.</p> <p>It could be suitable for a small number of starter homes adjacent to the existing bungalows in Foxcovert Rd, [Peakirk Character Area 12] but this is classified as an area of Open Countryside, distant from the Village envelope.</p>



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



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

Landscape Character Area 19	Designations	Landscape Analysis
Werrington Lakes	<p>National Character Area: Area 75 Kesteven Uplands</p> <p>Landscape Character Assessment PCC 2007: 3b Maxey Cut and North Fen Strength of Character: Moderate Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 13 / LCP 27 Capacity: Medium/High Sensitivity: Medium</p>	<p>This is a small area of water resulting from excavation work carried out on the Folly River by the Peterborough Development Corporation in the 1970s.</p> <p>The High Pressure Gas main from the Gas Compressor on Waterworks Lane, Glinton, runs through the centre of the lake area, making it unusable for any other development.</p> <p>It is a purpose built leisure facility, popular with local fishermen.</p> <p>This area could be an important link in a Green Infrastructure corridor linking Werrington Brook with the River Welland.</p> <p>Natural constraints give no realistic development opportunities</p>



Looking north from the Folly River bank towards Werrington Lakes



Access gates to the northern corner of Werrington Lakes

Landscape Character Area 20	Designations	Landscape Analysis
Between the railway and the Folly River	<p>National Character Area: Area 46 The Fens</p> <p>Landscape Character Assessment PCC 2007: 4a Bedford North Level Strength of Character: Strong Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 24 / LCP 29 Capacity: Medium Sensitivity: Medium Northern part of the area is a Nitrate Vulnerable Zone and in Flood Zone 3. Flood Warning Area Grade 3 Agricultural classification Car Dyke Roman Canal forms southern boundary. HER no: 50081 Ring ditch.</p>	<p>This 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.</p> <p>The area is one large arable field and two small grass paddocks contained by the embankments of the railway on the west, the Folly River on the east and the Car Dyke on the south. The northern embankment carries the B1443 Thorney Road.</p> <p>This area is low lying, valuable agricultural land between the railway and the Folly River. It is prone to flooding in the north and access is only really possible from Thorney Road.</p> <p>It adjoins the railway track, which forms the boundary of realistic development in the village to the east.</p> <p>It would be unsuitable for any development except casual recreational use. There is an existing track, used by the farmer, but its use is limited by the danger of crossing the railway line by an unmanned crossing into the village. This track links the village to the Folly River bank and is used by walkers locally.</p> <p>Natural constraints give no realistic development opportunities.</p>



Aerial view, looking north from the track midway across the area towards the Thorney Road B1443 Road



Looking north from half way down the field track towards B1443 Thorney Road

Landscape Character Area 21	Designations	Landscape Analysis
South of the Folly River to Werrington parkway and east to Werrington Bridge Road.	<p>National Character Area: Area 46 The Fens</p> <p>Landscape Character Assessment PCC 2007: 4a Bedford North Level Strength of Character: Strong Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 24 / LCP 152 LDU36 / LCP 30 and 129 Capacity: Medium to Low Sensitivity: Medium to High</p> <p>Potential Urban Extension Landscape Sensitivity Appraisal 2006 Overall Capacity: Medium/Low Nitrate Vulnerable Zone Flood Zone 3/ Flood Warning Area Grade 3 Agricultural classification</p>	<p>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 the edge of Peterborough.</p> <p>The high pressure gas pipeline from the compressor in Waterworks lane, Glinton, runs through the north of this area.</p> <p>It has easy access from major roads and could be suitable for some careful development subject to protection for the landscape character setting of Peakirk.</p> <p>Identified in the Potential Urban Extension Landscape Sensitivity Appraisal 2006 that '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>



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



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

Landscape Character Area 22	Designations	Landscape Analysis
The Folly River	<p>National Character Area: Area 46 The Fens</p> <p>Landscape Character Assessment PCC 2007: 4a Bedford North Level Strength of Character: Strong Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 24 / LCP 29 Capacity: Medium Sensitivity: Medium</p> <p>Potential Urban Extension Landscape Sensitivity Appraisal 2006 Overall Capacity: Medium/Low Northern part a Nitrate Vulnerable Zone Flood Zone 3 & Flood Warning Area At risk from agricultural phosphates Grade 3 Agricultural classification</p>	<p>This river is an important part of the drainage system that controls the water levels in this area.</p> <p>It joins with the Car Dyke, The South Drain and the Maxey Cut and eventually the River Welland at the pumping station on Corporation Bank, to the north.</p> <p>Arable land with typical drainage layout, well maintained. Overall character that of arable fenland fields with planting reducing the scale of the landscape.</p> <p>It is embanked to a height of 6m above AOD to protect the surrounding agricultural land and Peakirk village in the event of a flood.</p> <p>This is its primary function, although cattle graze on the banks in summer.</p> <p>There could be some opportunity for footpaths and a cycleway as it is a popular local dog walking route.</p> <p>Any development should not weaken the intrinsic landscape setting of Peakirk.</p> <p>This could be an important part of a Green Infrastructure corridor linking Werrington Brook with the River Welland, via Werrington Lakes, the Old Wildfowl Trust site and the Follybank Meadows.</p>



Aerial view of the Folly River from B1443 south towards Werrington.



Looking north along the Folly Riverbank towards the Thorney Road B1443

Landscape Character Area 23	Designations	Landscape Analysis
Thorney Rd to the Corporation Bank	<p>National Character Area: Area 46 The Fens</p> <p>Landscape Character Assessment PCC 2007: 4a Bedford North Level Strength of Character: Strong Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 24 / LCP 152 Capacity: no data Sensitivity: no data Nitrate Vulnerable Zone Flood Zone 3 & Flood Warning Area Folly River at risk from agricultural phosphates. Grade 3 Agricultural classification HER 50104 Ring Ditch HER 50081 Ring Ditch</p>	<p>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. The attractive setting of Peakirk would be greatly reduced by any plans to reduce this tree belt.</p> <p>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.</p> <p>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.</p> <p>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, which is embanked.</p> <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. There is an opportunity that could add biodiversity and public access value via a new Green Infrastructure Corridor along adjacent the Folly River.</p>



Aerial view showing B1443 with Meadow Rd on the right hand side and LCA 23 on the left of the road. Looking east along the Thorney Rd B1443 from the Folly River bridge towards Meadow Road

Landscape Character Area 24	Designations	Landscape Analysis
Follybank Crossing Meadows	<p>National Character Area: Area 46 The Fens</p> <p>Landscape Character Assessment PCC 2007: 4a Bedford North Level Strength of Character: Strong Condition: Moderate Sensitivity: Moderate/Low</p> <p>Urban Fringe Landscape Sensitivity Study PCC 2007: LDU 24 / LCP 29 Capacity: Medium Sensitivity: Medium Nitrate Vulnerable Zone Flood Zone 3 & Flood Warning Area Folly River is at risk from agricultural phosphates. Grade 3 Agricultural classification County Wildlife site HER 50113 Bank [earthworks]</p>	<p>This flat area of permanent pasture between the Spalding to Peterborough railway line and the Folly River is a County Wildlife Site. It acts as a flood meadow for the Folly River.</p> <p>Proximity to infrastructure spoils the tranquility that may be associated with this type of landscape.</p> <p>This area is unlikely to be a sustainable site for any future development. It has a high water table and is often flooded in winter. It should be maintained as permanent grazing with stock removed in winter when ground becomes waterlogged.</p> <p>It is separated from the village by the Spalding to Peterborough railway and is a county wildlife site. It forms an important part of the open space defining the boundary of the village.</p> <p>The use of this area for wind turbines or solar panels would harm the setting of Peakirk village.</p> <p>Any proposed development would weaken the intrinsic landscape setting of Peakirk.</p> <p>It presents an opportunity that could add to the biodiversity and public access value via a new Green Infrastructure Corridor, The Folly River Corridor.</p>



Looking north from the B1443 Thorney Road towards the South Drain station



Aerial View looking north up the Folly River towards the Sissons pumping station