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# PEAKIRK NEIGHBOURHOOD PLAN 2016 - 2030

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Revision 8.1

Regulation 16 Consultation Document



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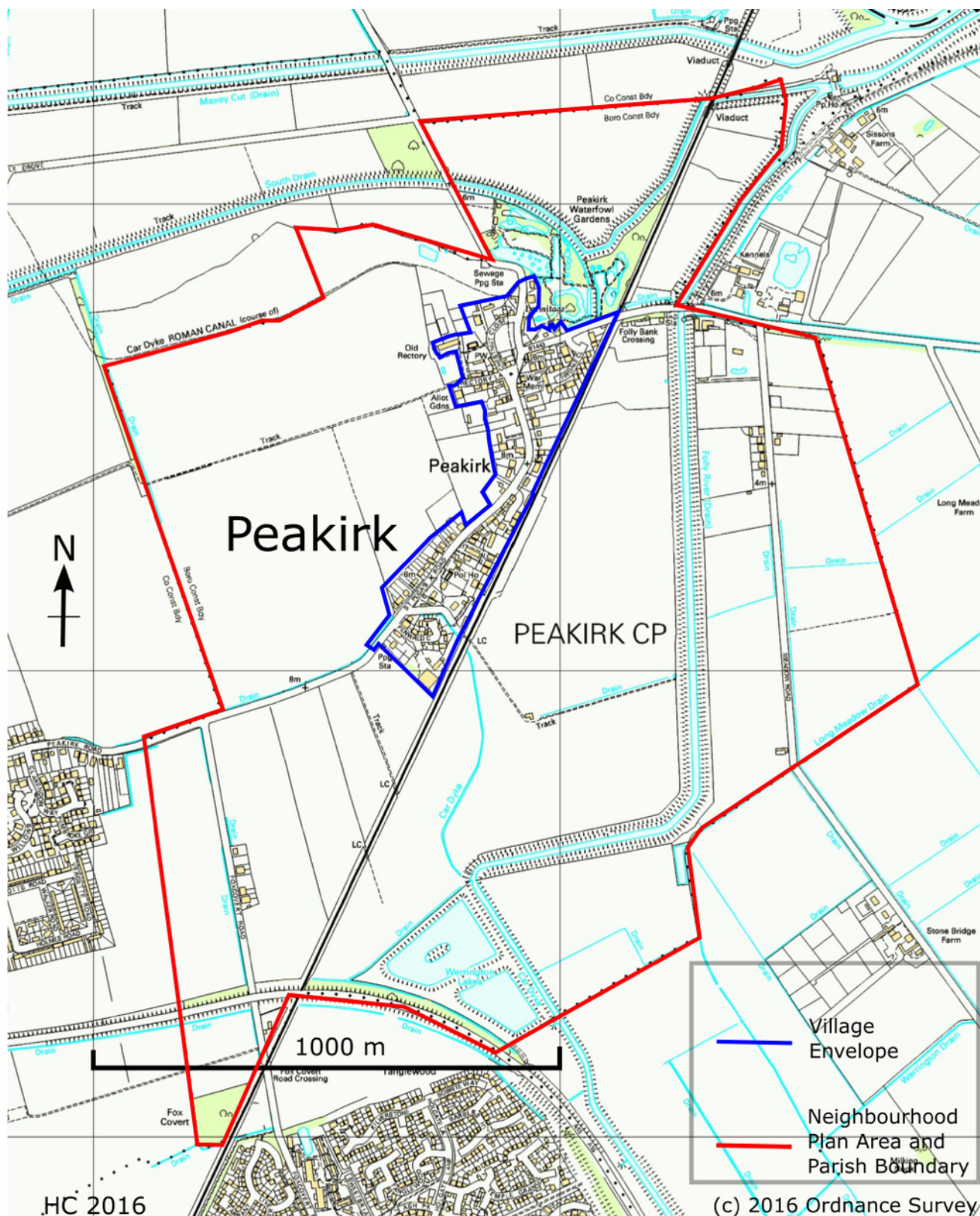
***OUR VILLAGE - OUR FUTURE***

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## Neighbourhood Plan Area, Parish Boundary and Village Envelope



Title	Peakirk Neighbourhood Plan
Qualifying Body	Peakirk Parish Council
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## INTRODUCTION

### Why have a plan?

The Government encourages people to have more say in how their communities might grow and be developed in the future. The Localism Act of 2011 gives Parish Councils authority to produce a Neighbourhood Plan for the parish, dealing primarily with planning matters, such as where new houses might be built, how many and what type. It also encourages important project ideas to make the village a better place to live.

Peakirk Parish Council decided this was an important opportunity for the future of the village and took the option to write a Neighbourhood Plan to guide future development in a sustainable direction and to help to ensure that the community's views influence Peakirk's future development.

### What is the plan about?

This Plan deals with land use and environmental issues in our village identified after three years of consultation.

- It sets out a Vision for the village to 2030.
- It sets a Plan period and lists the issues to be tackled and resolved over the Plan period.
- It contains Planning Policies to enable appropriate development, to meet our needs for houses and other development and infrastructure.
- It lists Village Project ideas that can be carried forward by interested groups.

Our Plan must be compliant, with the National Planning Policy Framework (NPPF), and Peterborough City Council's Local Development Plan.

## HOW DOES IT WORK?

The Neighbourhood Plan gives a unique opportunity for residents and landowners in Peakirk to influence the development of the village to 2030. The Neighbourhood Planning Group, set up by the Parish Council, has consulted widely to ensure that the views expressed are incorporated in the Plan.

Residential development is a key aspect of the Plan but is only one component of the overall scheme. The hope is that the characteristics of the village which have developed over the centuries will be reflected in these proposals for the future. Once the Plan is made it will become part of the Local Development Plan for the area and as such, will sit alongside other adopted Local Development Plan documents in Peterborough. As such it will be an important consideration in the determination of planning applications in Peakirk, as these must be in accordance with the Local Development Plan unless material considerations indicate otherwise.

# ABOUT PEAKIRK

We have a unique opportunity today to plan the future of our village.

## HOUSING

- Peakirk is a rural parish in the City of Peterborough. There are about 180 households according to the 2011 census. It has a population of 446 residents with the average household size being 2.64 people.
- Buildings comprise 67.2% detached houses or bungalows, 21% semi-detached, 5.6% terraced and the remainder flats, apartments or other structures.
- 88% of homes are owner occupied, 10% privately rented and 1.2% rented from a Housing Association.

## COMMUNITY

- The Grade 1 listed parish church is dedicated to St Pega. The name of the village is derived from "Pega's church" (Pega's Kirk). Saint Pega the sister of Saint Guthlac of Crowland, had a hermitage (cell) here. She died c. 719.
- The church has a number of striking features including a beautifully decorated Norman south entrance with an intricately carved arch (tympanum) and 14th century wall paintings uncovered in 1950-51.
- The historic centre of the village is in the heart of a Conservation Area and contains a number of Grade II listed buildings. The western end of the village mainly consists of houses built after the first world war.



## PEAKIRK OUR FUTURE

Appreciating the uniqueness of our village is the starting point for producing our Neighbourhood Plan. We are able to address some of the concerns of residents as well as taking the opportunity to plan for the future of our village to 2030 and beyond.

The Neighbourhood Planning Group considered a wide range of issues raised by Peakirk residents. From these we set out our Vision, Aims and Objectives. The Aims have been grouped into 4 themes.

1. Housing
2. Community
3. Getting about
4. Environment

This document gives a brief overview of these themes. The Vision, Aims and Objectives along with evidence from the consultations are detailed later in the Plan.

The Government's intention is for local people to have a greater say in what happens in their area. The Localism Act allows for this. However, all Neighbourhood Plans must take account of national policy and guidance and be in general conformity with the strategic policies of the Local Development Plan in place at Peterborough City Council level.

This document has been developed and produced by the Peakirk 2030 Neighbourhood Planning Group for Peakirk Parish Council on behalf of the Peakirk community. The group met regularly to discuss and develop aspects of the Plan including contents, structure and regulatory requirements.



## GETTING ABOUT

- Peakirk being a small rural village is a great place for walking as it is flat and fairly compact. It is also well suited to cycling although connections with other villages could be improved.
- Most people use cars for their travel needs as public transport is too infrequent to meet individual needs.
- Peakirk is broadly linear in layout with a single major junction at the core. The meeting of three roads provides access to Market Deeping to the north, Newborough and Thorney to the east and Glinton to the west.

## ENVIRONMENT and COUNTRYSIDE

- Peakirk is located on the fen edge. To the east the landscape character is broadly open flat farmland with drainage ditches reflecting the large scale reclamation of land in the 19th century. To the west it is smaller in scale reflecting the enclosure of ancient fields under the 1809 Enclosure Act.
- The River Welland and the Maxey Cut which acts as its flood relief channel, flows to the north east of the village. This river converges with the Folly River and the South Drain to the north of the village. There is a flood area associated with these waterways.
- Peakirk used to be famous for the 14 acre Waterfowl Gardens which was opened to the public by Prince Henry, Duke of Gloucester in April 1957. By the mid 1970's there were 64,000 paying visitors per year. The site was sold into private ownership in 2003.



## INITIAL CONSULTATION KEY POINTS IDENTIFIED

**Housing:** Maintain clear separation between Peakirk and other communities. Future growth in keeping with the village and surrounding area, focusing on smaller sized housing for young families or people who wish to stay in the village and downsize.

**Community:** Support and facilities for groups and activities and the addition of open spaces for leisure and recreation.

**Getting About:** Slow down traffic and increase footpaths and bridleways. Encourage better parking.

**Environment and Countryside:** Remain completely rural with open views in and out of the village protected. Sustainability important.



## COMMUNITY ENGAGEMENT

From the outset of the project, effective engagement with local residents, businesses, community groups and service providers both in Peakirk and the adjoining areas has been regarded as essential. In producing a Plan which will be used to decide the future of our small village where people both live, work and visit, it was vital to have true community ownership and to have a Plan that is representative of the community.

In order to achieve this, much thought and effort has been put into engaging with local residents and land owners and great importance placed on working in a transparent way throughout all stages of the Plan's preparation.

The Neighbourhood Planning Group has encouraged views and suggestions from organisations both within the village itself and the nearby villages as well as individuals. Some of the responses could potentially be conflicting or challenging but every effort has been made to acknowledge all views expressed. At various stages the Neighbourhood Planning Group has fed back to the community how the Plan reflects the views and opinions received and explained why some views cannot be taken into account.

Recognition has been given to the mix of people within the village and a range of engagement opportunities offered. The engagement activities are listed below:

Launch event a 2 day exhibition / drop-in event

Compilation of extensive stakeholder database

Letters to stakeholders

Arranging face-to-face meetings with key stakeholders

Development of promotional materials — leaflets, banner, posters, web-site, Facebook, Twitter, dedicated e-mail address

Distribution of goody-bags with information & feed-back cards to village organisations & village hall user groups

Family film night to engage with young people

Local media coverage — including Peterborough Telegraph and The Village Tribune

Manned information stand at Village Fete

Regular newsletters delivered to all households

Consultation workshops

Village Questionnaire – including Survey Monkey

Publication of analysis of results of questionnaire

Provision of ongoing updates and feedback by posters, e-mail, parish council minutes and village web-site

The Neighbourhood Plan blog.

## HOW THE PLAN WAS FORMED

### Peakirk Neighbourhood Plan Process

April 2012	Neighbourhood Planning Regulations published.
Winter/Spring 2013	Early engagement with neighbouring parishes.
June 2013	Application by Peakirk Parish Council to Peterborough City Council to designate the Peakirk Parish as a Neighbourhood Area. The adjoining parishes of Glinton, Northborough and Deeping Gate were designated at the same time but as separate areas.
August 2013	Launch of consultation for the Peakirk Neighbourhood Plan.
September 2013	Goody Bags to all village hall user groups.
November 2013	Compile extensive database and correspond with all to ask for their input. Newsletters sent out to all residents and all on the electronic database.
Nov / Dec 2013	Workshops and Film and Pizza night.
Winter 2013	Understanding the area - Data and evidence collection and interpretation.
February 2014	Consultation on Vision, Aims and Objectives.
Mar/April/May 2014	Working on ideas for the Vision, Aims and Objectives, based on last consultation.
May 2014	Presented our ideas to the community at the Village Fete. Arranged a walkabout around the village to engage with householders and give them the opportunity to express their views.
Summer 2014	Options Consultation - testing ideas for the future development of the village and surrounding countryside.  Workshop open to all to consult on Aims, Objectives and Policy ideas. More Village Project ideas sought.
Autumn 2014	Plan Creation - Bringing together all the evidence and consultation results.
Winter 2014/15	Version 1 of Peakirk Neighbourhood Plan — testing proposals for the future development of the village and surrounding countryside.
March 2015	Version 2 of the Plan. Date extended to 2030.
Autumn/Winter 2015	Version 3 of the Plan. Working on policies and testing against the Vision, Aims and Objectives.  Version 4 of the Plan, discussions and comments from planning consultant.
March 2016	Version 5 of the Plan, adjusted to include consultant's suggestions.
May 2016	Version 6 of the Plan, adjusted to include local authority suggestions.
Summer/Autumn 2016	6 week Pre-Submission Consultation of the Plan Version 7.2
Summer/Autumn 2016	Amend Plan to points raised at consultation (Version 7.2)
Winter 2016	Version 8.1 of the Plan submitted to Peterborough City Council
Winter 2016	Council undertakes Regulation 16 Consultation of Neighbourhood Plan (a further six week consultation). (Version 8.1)
January 2017	External examiner appointed: examination of Neighbourhood Plan.
Spring/Summer 2017	Referendum.
Summer 2017	Plan 'made' by Peterborough City Council



# Section 1

## Our Vision for Peakirk



## SECTION 1: OUR VISION FOR PEAKIRK

The Neighbourhood Planning Group considered it important that the Plan contained a simple Vision Statement that sets out the community's aims for the future. The Statement was prepared by the Neighbourhood Planning Group and accepted through consultation by the local community. It is hoped that the Vision Statement clearly defines the aims and ideals of the community and the Neighbourhood Area.

**'Our Vision is for Peakirk to remain a small, green village within a rural parish with a rich heritage and culture which can be enjoyed, protected and where possible enhanced, whilst supporting appropriate and proportionate growth.'**

To accompany the Vision the Neighbourhood Planning Group developed detailed Aims and Objectives that are designed to address the challenges that may be encountered in securing Peakirk's future to 2030. The Aims and Objectives provide the basis for the development of the Planning Policies which are set out in Section 3 and Section 4 Village Projects.



## Section 2

# Aims and Objectives





## SECTION 2: AIMS AND OBJECTIVES

**The Neighbourhood Planning Group have identified the following Aims and Objectives to deliver the Vision from the initial Consultation Key Points.**

**Aims** are high level, aspirational statements of what is needed make the **Vision** a reality.

An **Objective** sets out how to achieve the **Aims**.

Each **Aim** has a series of **Objectives**.

<p><b>AIM 1: HOUSING</b></p> <p>To remain separate from nearby villages whilst supporting appropriate growth.</p>	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>A) Locate new homes within the defined Village Envelope.</li> <li>B) Integrate new housing with existing homes.</li> <li>C) Support development of smaller sized homes.</li> <li>D) Achieve high quality design.</li> <li>E) Preserve and enhance the village setting.</li> </ul>
<p><b>AIM 2: COMMUNITY</b></p> <p>To support the rural amenities of the village and the community spirit of those who live in it.</p>	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>F) Preserve and develop local amenities and community assets.</li> <li>G) Designate Local Green Space where appropriate.</li> <li>H) Seek to establish local business opportunities.</li> <li>I) Support renewable low carbon community energy projects.</li> </ul>
<p><b>AIM 3: GETTING ABOUT</b></p> <p>To widen the sustainable options available to all people in the parish for getting about without their cars and help solve some of the problems traffic travelling through the village creates.</p>	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>J) Ensure new development has adequate parking.</li> <li>K) Ensure new homes have easy and safe access to village amenities and the countryside.</li> <li>L) Address speeding vehicles and road safety through the management of traffic.</li> <li>M) Support public transport, pedestrian and cycle links between villages.</li> </ul>
<p><b>AIM 4: ENVIRONMENT</b></p> <p>To safeguard and where possible enhance the parish's rural setting and historic character. To support biodiversity and habitats of importance.</p>	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>N) Preserve and enhance existing wildlife habitats.</li> <li>O) Protect existing homes from flooding.</li> <li>P) Safeguard trees, woodland and hedgerows important to the setting of the village.</li> <li>Q) Encourage sustainable design.</li> <li>R) Preserve and enhance the historic environment.</li> </ul>

**The table below summarises the Neighbourhood Planning Policies which will help achieve each of our Objectives.**

OBJECTIVE	DELIVERED THROUGH POLICIES / PROJECTS
<b>AIM 1: HOUSING</b>	
A) Locate new homes within the the defined Village Envelope	Policy PK1, PK3, PK4
B) Integrate new housing with existing homes	Policy PK4, PK5, PK7
C) Support development of smaller sized homes	Policy PK4, PK7
D) Achieve high quality design	Policy PK4, PK5, PK9
E) Preserve and enhance the village setting	Policy PK1, PK2, PK3, PK11, PK12, PK13
<b>AIM 2: COMMUNITY</b>	
F) Preserve and develop local amenities and community assets	Policy PK6, PK11, PK12, PK13
G) Designate Local Green Space where appropriate	Policy PK12
H) Seek to establish local business opportunities	Policy PK6, PK10
I) Support renewable low carbon community energy projects	Policy PK10
<b>AIM 3: GETTING ABOUT</b>	
J) Ensure new development has adequate parking	Policy PK4
K) Ensure new homes have easy and safe access to village amenities and the countryside	Policy PK3, PK4, PK13
L) Address speeding vehicles and road safety through the management of traffic	Village Project
M) Support public transport, pedestrian and cycle links between villages	Village Project
<b>AIM 4: ENVIRONMENT</b>	
N) Preserve and enhance existing wildlife habitats	Policy PK3, PK11, PK12, PK13
O) Protect existing homes from flooding	Policy PK4, PK8, PK9
P) Safeguard trees, woodland and hedgerows important to the setting of the village	Policy PK2, PK3, PK11, PK12, PK13
Q) Encourage sustainable design	Policy PK8, PK9, PK10
R) Preserve and enhance the historic environment	Policy PK2, PK3, PK5, PK12

The policies in this plan will be examined for effectiveness by the Parish Council against these Aims and Objectives. The Neighbourhood Plan will be reviewed when this proves necessary.



# Section 3 Planning Policies



## SECTION 3: PLANNING POLICIES

### PK1 Preventing the Coalescence of Peakirk and Glinton.

#### Background and Justification

- 1.1 Peakirk is a small rural 'Fen edge' village of 180 dwellings, in the Welland valley, about a mile north of the urban edge of Peterborough and half a mile east of Glinton, a larger village settlement of 680 dwellings, with more facilities such as schools and a shop.
- 1.2 The individual identity of Peakirk village is very important. The 'village feel' and its surrounding openness is crucial to its local distinctiveness and character.
- 1.3 It has been a separate rural settlement, serving the needs of the local farming community since Roman times. The 1790 Composite map of England and Wales shows Peakirk as one of a series of 'Fen edge' villages, marking the outer limits of the waterlogged fenland. With the drainage of the fens in the 19<sup>th</sup> Century, the village continued to mark the physical change in landscape from wide open fenland to smaller scale enclosure.
- 1.4 Map 1 shows the Neighbourhood Area and the adjoining settlements and the current Village Envelope.
- 1.5 The Peterborough Urban Fringe Landscape Sensitivity Study April 2007 identified views out of and into the village to the east, as characteristic sweeping, flat, fenland vistas, dominated by arable farming, and to the west of smaller scale fields, some of permanent pasture interspersed with trees and hedgerows.
- 1.6 The Peakirk Landscape Character Assessment 2016, carried out by local people specifically for the Neighbourhood Plan, confirmed this feeling of being on the boundary between one area and another. It identifies, at a smaller scale, the fragile local fen edge character of Peakirk still in place today and the importance of its distinct setting to the intrinsic landscape character of the area.
- 1.7 The Peterborough Site Allocations Development Planning Document Policy SA17 Green Wedges supports maintaining the separate identity of communities by containing urban sprawl. A Green Wedge already separates the urban edge of Peterborough at Werrington from Glinton and the western side of the Neighbourhood Area along Foxcovert Road.

#### Ambition

To keep Peakirk a small, green village in a rural parish.

To ensure distinct separation between Peakirk and Glinton. The villages have always been distinct and separate communities.

To reinforce the classification of 'open countryside' outside the Village Envelope, meeting the criteria of Peterborough City Council Core Strategy Policy 5

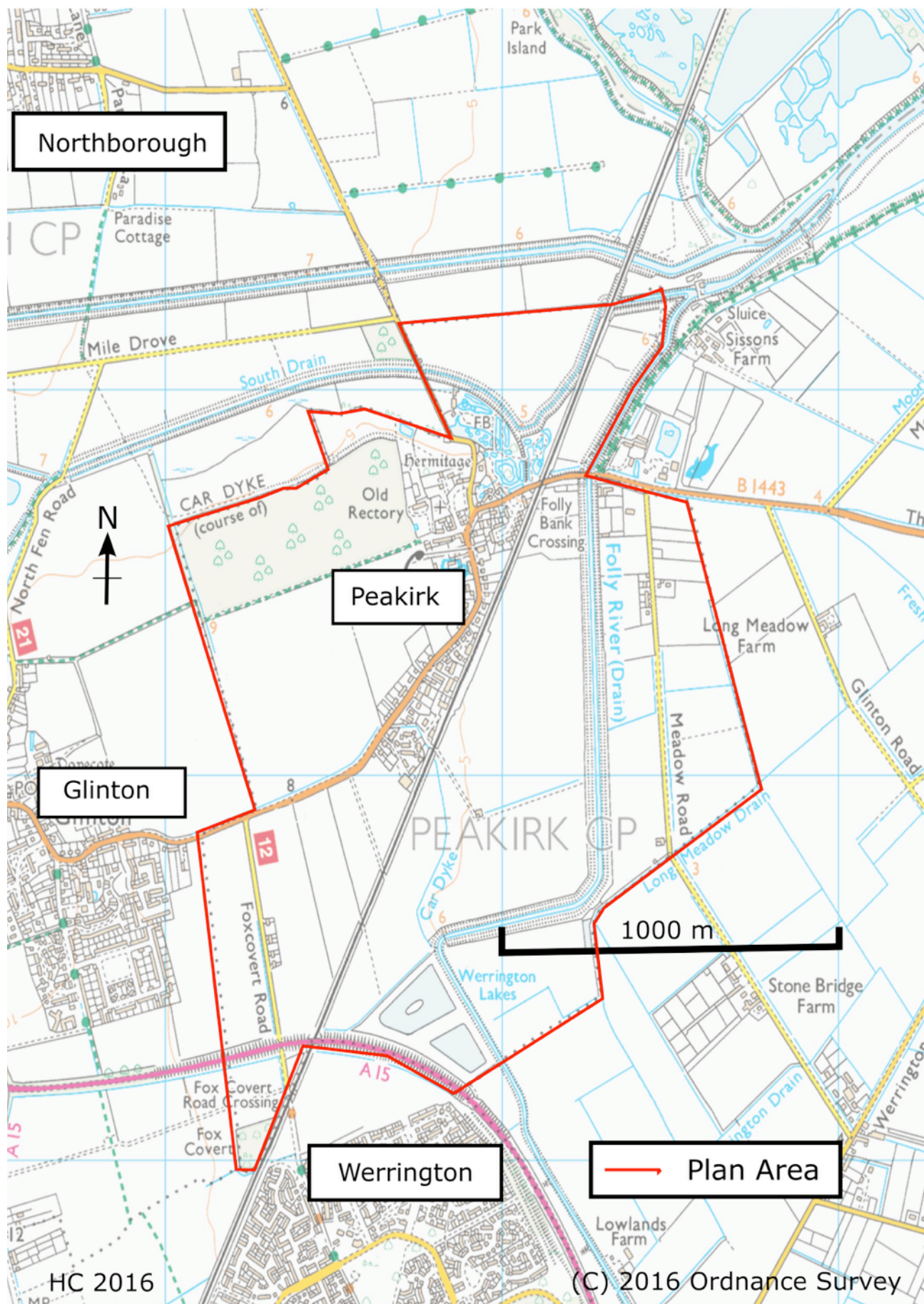
To meet Objectives:

- A) Locate new homes within the defined Village Envelope
- E) Preserve and enhance the village setting

#### PK1 Preventing the Coalescence of Peakirk and Glinton.

Development outside the Village Envelope, as defined on Map 1, must not, either individually or cumulatively, increase the coalescence of Peakirk and Glinton by reducing the physical gap between the two settlements.



**Map 1 Peakirk and its proximity to other settlements.**

## **PK2 Views Important to the Historic and Cultural Setting of Peakirk**

### **Background and Justification**

- 2.1 The Natural England National Character Areas identifies Peakirk as being on the boundary between Area 46 The Fens and Area 75 The Kesteven Uplands.
- 2.2 The Landscape Character Assessment for Peterborough City Council 2007 also shows Peakirk on the boundary between Area 3 The Welland Valley and Area 4 Peterborough Fens.
- 2.3 The Peakirk Landscape Character Assessment 2016, carried out by local people, compliments these findings on a more local scale.
- 2.4 Peakirk's intrinsic position as a 'Fen edge' village, provides opportunities to experience a contrast of views, reflecting its settlement history.
- 2.5 The subtle change in this boundary landscape is very vulnerable to development pressure and this policy aims to identify particular views that are important to maintaining Peakirk's setting and character.
- 2.6 View 1 and View 2 are important in the understanding of the historical relationship between Peakirk and Glington. Rectory Lane can trace its origins back to the medieval paths linking the villages and the open field system that served them both. These views are shown on Map 2. Further details of the key features that make these views important to retaining the historic rural setting of Peakirk are given in Appendix 1 Background Documents and Supporting Evidence.
- 2.7 To the north and west the landscape is much older and less open with fields of a smaller scale. There are several fields of permanent pasture with mature trees and hedgerows dating back to the Enclosure Act of 1809 and possibly before. View 3 shows the northern approach to the village where it's setting is influenced by this landscape.
- 2.9 The Roman excavated waterway, Car Dyke marks the change in the landscape. It may also have marked a boundary between land held by the Iceni tribe in the east and a Roman estate based on Castor in the west. View 4 looks along the line of the Car Dyke as it reaches the village edge, underlining its importance as an historical boundary.
- 2.10 To the south and east the views beyond the Neighbourhood Area are of the large scale, open landscape of Newborough Fen, much of it on or below the 5m contour, where the water levels are artificially controlled by constant pumping. View 5 shows the importance of the planting that marks the boundary of the Neighbourhood Area and gives it a separate character to the fen beyond.
- 2.11 View 6 is from the centre of the village across Meadow's field. The importance of this view reflects the historic settlement pattern.

### **Ambition**

To retain views in to and out of the village that recognise its historically significant position.

To meet Objectives:

- E) Preserve and enhance the village setting.
- P) Safeguard trees, woodland and hedgerows important to the setting of the village
- R) Preserve and enhance the historic environment

**PK2 Views Important to the Historic and Cultural Setting of Peakirk**

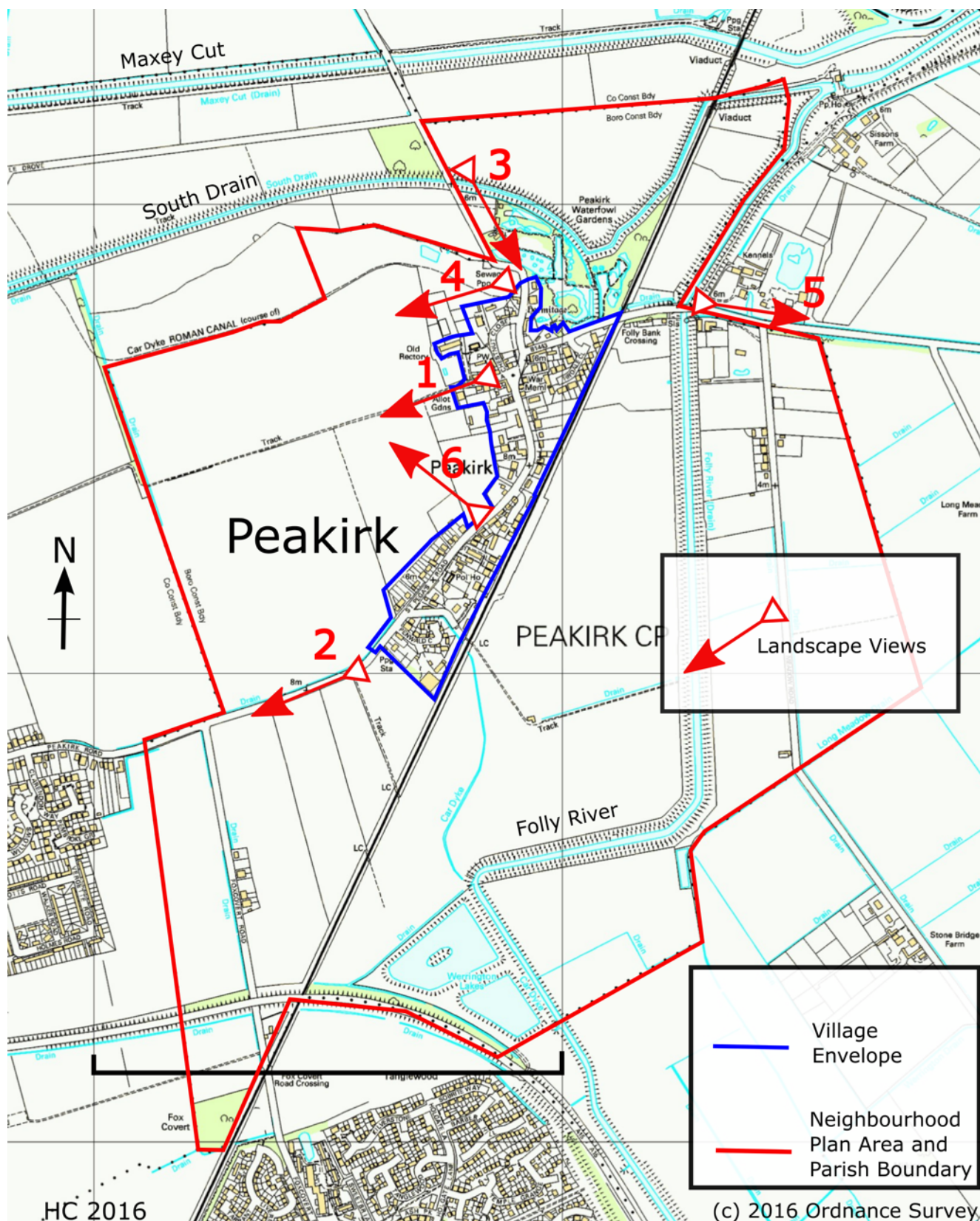
**Map 2 identifies Local Views that have been identified as important to the historic and cultural setting of Peakirk. Details of these views are contained in Appendix 1.**

1. From the end of Rectory Lane looking west towards Glington church.
2. From the southern edge of the village looking along the B1443 towards Glington
3. From the South Drain bridge on the Deeping Road looking south east towards Peakirk
4. From the Deeping Road looking west across the Hermitage Field from the pumping station towards Car Dyke.
5. Eastwards along the Thorney Road towards the junction with Meadow Rd with Newborough fen beyond.
6. From St Pegas Road over the wall across Meadow's field.

Development proposals that would have an unacceptable impact on the identified important local views through closing off or reducing the view, or through detracting from important features that make the view important, will not be supported.



## Map 2 Views important to the Historic and Cultural Setting of Peakirk



## **PK3 Protect and Enhance our Heritage and Rural Landscape Character**

### **Background and Justification**

- 3.1 Peakirk has a long and varied history as a small country village providing a home for the people who live and work here. Archaeological evidence suggests that the area around the present village has been used by people for over 4000 years.
- 3.2 Peakirk is classified as a 'small village' in the Peterborough City Council Settlement Hierarchy Study (January 2016), unsuitable for formally allocated development. Development would be restricted to a small redevelopment site or infill. All development should be of a scale appropriate to the village.
- 3.3 In all our consultation events over the past three years, the community have placed considerable importance on preserving the size of the village and ask that all future development proposals remain within the Village Envelope unless exceptional circumstances can be proven.
- 3.4 The earliest documentary reference to the village is in a charter of 1016, a grant of land in Peakirk by King Edmund II (Edmund Ironside), to a new minster, presumed to be the church here, the earliest fabric of which dates to that period.
- 3.5 Early settlement is likely to have been located on the higher ground to the south and west of Car Dyke, a Roman watercourse, excavated possibly in the 1<sup>st</sup> or 2<sup>nd</sup> century AD, which follows the 5m contour around the present village. There is also evidence of Roman occupation within the area of the present village, but following their withdrawal from Britain in the early 5<sup>th</sup> century, this seems to have been abandoned.
- 3.6 The section to the north of the village is a Scheduled Monument List Entry Number: 1021104 Section of Car Dyke canal, fishponds and Barrows that 'contribute to our understanding of the development of the pre-historic, Roman and medieval landscapes.'
- 3.7 In the early 8<sup>th</sup> century, St Pega, the sister, of St Guthlac of Crowland, is said to have set up a hermitage to the east of Car Dyke, on a site now occupied by a medieval chapel (converted to domestic use in the late 20<sup>th</sup> century), but there is no evidence of Anglo-Saxon occupation to the west of Car Dyke, within the present village, until the mid-9<sup>th</sup> century.
- 3.8 The historic centre of the village is the heart of the Conservation Area and contains a number of Grade 1, Grade II and Grade II\* Listed Buildings, including St. Pega's church which dates mainly from the 13th century to the 15th century but has some 11th Century Anglo-Saxon and Norman Fabric. The 14th Century Morality paintings on the north wall are nationally important to our historical understanding.
- 3.9 Protecting the setting of all these heritage assets is an important element in planning the future of our parish. It is also important to conserve the historic environment beyond the designated assets. This should include such things as local listed structures, surviving street furniture, areas of paving, boundary walls and railings.
- 3.10 The modern site of the village at the confluence of several important waterways has grown out of its historic setting on the boundary between the waterlogged fens and the drier uplands. Historical Landscape Characterisation written work carried out by Tracey Partida for the Rockingham Trust identifies Peakirk as on the edge of Zone 6, the Soke of Peterborough. Today the River Welland flows to the north east of the village where it connects to the Maxey Cut, South Drain and Folly River just outside the parish boundary.
- 3.11 Peakirk was originally an agricultural settlement. Its sustainability was ensured by the best use of the agricultural land surrounding it. Originally this was Medieval fields to the north and west. The c1812 Parish Inclosure map shows the position of large open fields called Dovecot Field, Well Moor Field and Tween Towns Field. Peakirk was part of the Glington Manor and probably shared these fields with them. After the reclamation of the fenland to the east and south, large arable fields, diverted by drains, became the dominant landscape in this area. The coming of the railways in 1848, enabled fresh food, including ducks from the local Borough Fen Decoy and fresh goods brought by boat to be transported quickly to London.
- 3.12 The farmland in the Neighbourhood Area remains an important asset. It will help support the Peterborough Environment Capital Action Plan 2014 - 2050 Vision Theme 5 Local and Sustainable

Food in its ambition that '80% of food consumed will be produced and processed within 100 miles of the city' by 2050.

- 3.13 The farmland is classified by the MAFF 1988 Agricultural Land Classification as Grade 3 Good to Moderate quality with Grade 3a good quality agricultural land is classed as 'best and most fertile' land. The government has reaffirmed the importance of protecting our 'best and most fertile' soils and the services they provide in the National Planning Policy Framework March 2012.
- 3.14 The Peakirk Neighbourhood Plan aims to protect that heritage whilst encouraging the sustainable use of the surrounding land, as it has in the past.

### **Ambition**

To preserve the setting of Peakirk as a small rural village in a historically important landscape, whilst encouraging development that will maintain its intrinsic character for the next 1,000 years.

To promote the sustainable use of the productive farmland surrounding the settlements.

To meet Objectives:

- A) Locate new homes within the defined Village Envelope
- E) Preserve and enhance the village setting
- K) Ensure new homes have easy and safe access to village amenities and the countryside
- N) Preserve and enhance existing wildlife habitats
- P) Safeguard trees, woodland and hedgerows important to the setting of the village
- R) Preserve and enhance the historic environment

### **PK3 Protect and Enhance our Heritage and Rural Landscape Character**

Outside of the Village Envelope, as shown on Map 3, development proposals will be limited to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services, and to residential development on rural exception sites.

Development proposals will only be permitted where they would not have a detrimental impact, by way of size, scale, design, positioning, layout, or use, on the setting of the village and/or its satellite housing at Meadow Road and Foxcovert Road.

## PK4 Neaverson's Yard

### Background and Justification

- 4.1 The Peakirk Neighbourhood Plan takes a positive approach to the development of an area of previously developed land within the village envelope, known as Neaverson's Yard.
- 4.2 Peakirk is classified as a 'small village' in the PCC Settlement Hierarchy 2016, unsuitable for formally allocated development. An application for this site to be included under the Peterborough Site Allocations DPD 2012 was rejected. This application indicated that 14 dwellings could be built on this site.
- 4.3 Under policy CS1 of the current Peterborough City Council Core Strategy, residential development in Peakirk would be restricted to windfall site, limited in scale to infilling or a group of no more than nine dwellings. All development should be of a scale appropriate to the village.
- 4.4 The Neaverson's yard site is 0.54ha in total with the owners indicating that 0.27ha could be currently available for housing. The rest of the site consists of a large modern factory building. It is the only area left in the village that could provide a small housing development of no more than nine dwellings. There are possible contamination issues on the site, resulting from historical wood treatments, which may require remedial work. The position of the site is shown on Map 3.
- 4.5 The old factory building was replaced in 2000, but the site had been used by a local family, for the manufacture of timber buildings for over one hundred years. The factory building could be subdivided to provide light industrial units, which could bring new employment opportunities into the village.
- 4.6 The remainder of the site is part of a larger site, part redeveloped in 2007, resulting in the building of Penwald Court, [density of 29 dwellings per hectare] consisting of 14 four bed houses, of which 11 are detached, and 3 three storey, terraced town houses. This development was an approximate 10% increase in the size of the village.
- 4.7 In 2010 an application was made on the remaining site, for two 4 bed detached dwellings and six semi-detached dwellings. [10/01553/OUT]. It was withdrawn in Feb 2011. In May 2011 outline planning permission was granted for five detached 4 bed dwellings with associated garages and access road and the change of use for the existing factory from B2 to B1. [11/00368/OUT]
- 4.8 The planning permission granted in 2011 [11/00368/OUT] requested details of a SuDS system in order to protect and safeguard the amenity of the area and of the water environment in accordance with PPS23 and Policy U1 of the Peterborough Local Plan [First Replacement].  
  
This planning permission has now lapsed without work being started.
- 4.9 The site could provide the village with a wider variety of house types, sizes and tenures than is currently available.
- 4.10 The Peakirk Neighbourhood Plan Group feel that one of the the main problem identified with the development of this area is the provision of adequate on site parking.
- 4.11 As a rural community, with only a limited bus service Monday to Saturday and no shop or school, most people in the village have to drive to work, school and the shops, so it is unrealistic to expect people to not have more than one car per household.
- 4.12 Parking on the side of the road, especially in the new development of Penwald Court, adjacent to this site, is a big problem in Peakirk.  
  
Sometimes it is impossible to push a buggy or walk with children along the footpaths because the roads are narrow and the cars park on the footpath to avoid traffic. This is especially noticeable during the evenings and weekends.
- 4.13 Car ownership in Peakirk follows the general profile of rural Peterborough, shown by the Newborough Ward figures, of which Peakirk was a part when the survey was completed, which is higher than both Central Ward Peterborough [urban] and the overall figures for the Peterborough Unitary Authority.

	No cars or vans in household	1 Car or van in household	2 Cars or vans in household
Peakirk Parish	6%	25%	69%
Newborough Ward	7%	35%	58%
Central Ward Peterborough	45%	41%	14%
Peterborough Unitary Authority	25%	45%	30%

- 4.14 Housing needs. – Our research shows that the village has an unbalanced mix of housing types and the Neighbourhood Plan supports development on this site that offers a wider choice of types, sizes and range of tenures.

This is an opportunity to contribute to delivering a mix of housing, in terms of size, type and tenure informed by the latest Strategic Housing Market Assessment (SHMA) and/or local housing needs survey.

- 4.15 Flooding problems - Peakirk has a foul sewage network only. Heavy rain causes increased flow from surface water into the foul system. The speed in which water flows into the pumping stations at both ends of the village, can and has resulted in pump failure.
- 4.16 Any increased demand on the system could increase the risk of pump failure resulting in blockages and backflow, causing a risk of contaminated water overflowing into houses, gardens and the Car Dyke. Anglian Water have upgraded some parts of the system, but flooding problems are still occurring at both ends of the village especially following periods of heavy rain.
- 4.17 Opportunity for local businesses – This site already has a modern factory building in place. It could offer real opportunities to promote and encourage local business.

## Ambition

To encourage the redevelopment of Neaverson's Yard to provide a mix of housing types and tenures that serve the needs of the village.

Ensure new development has adequate parking

To support alternative uses for the site that could increase the economic sustainability of the village without compromising the health and welfare of its residents.

To meet Objectives:

- A) Locate new homes within the defined Village Envelope
- B) Integrate new housing with existing homes
- C) Support development of smaller sized homes
- D) Achieve high quality design
- J) Ensure new development has adequate parking
- K) Ensure new homes have easy and safe access to village amenities and the countryside
- O) Protect existing homes from flooding

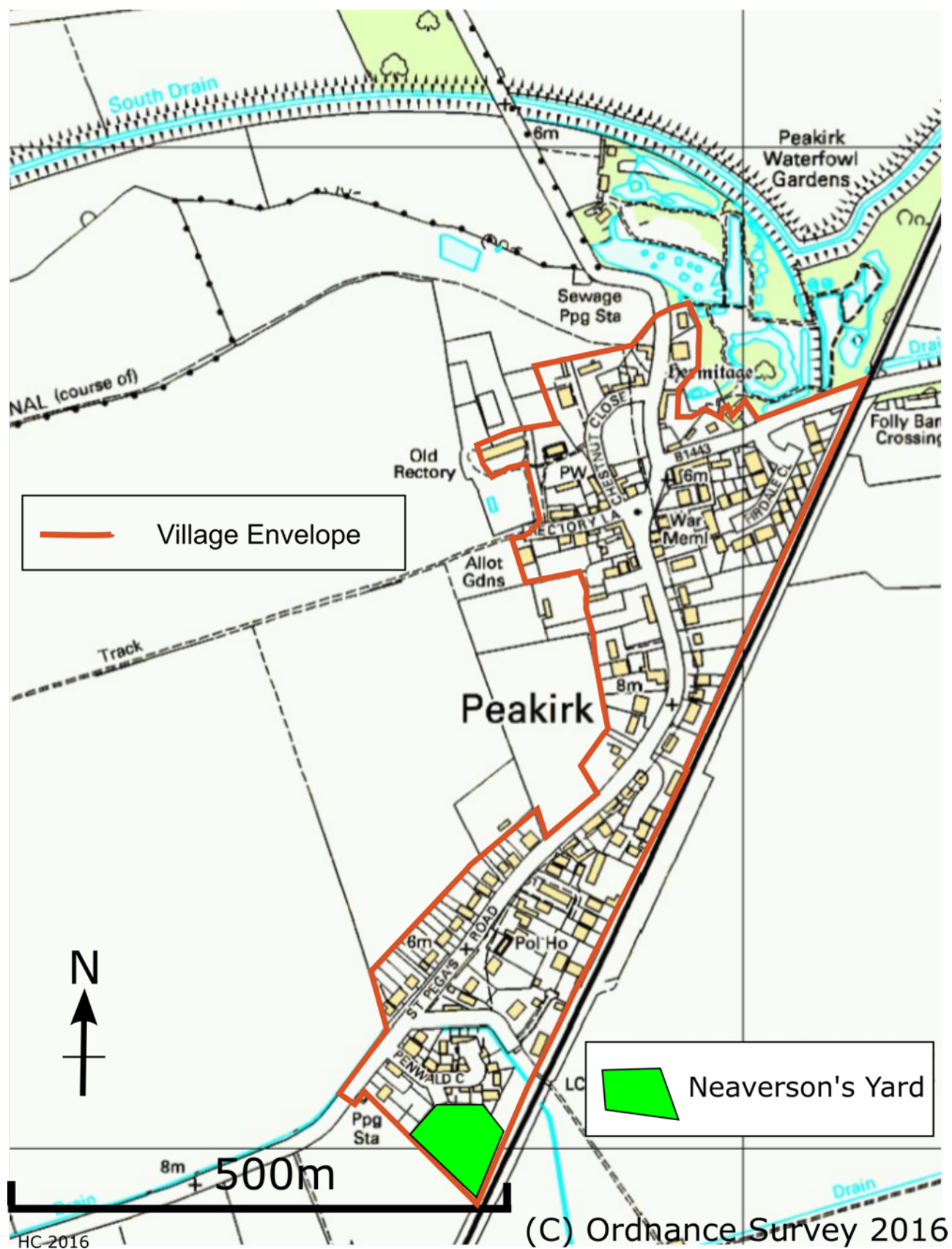


**PK4 Neaverson's Yard**

Proposals for residential use on the Neaverson's Yard site which contribute to the achievement of a sustainable and mixed community will be supported.

As such proposals must:

- Deliver a mix of dwelling types, sizes and range of tenures to meet the identified future needs for sustainable and mixed community in Peakirk ;and
- Make appropriate provision for off-road parking taking into consideration the type of development and the accessibility of the location and the lack of a comprehensive local bus service. This policy aims to minimise the impact of any nuisance caused by on street parking to pedestrians, cyclists, traffic and service access ;and
- Where the number of dwellings in each size category as specified by the Peterborough City Council Parking Standards falls short of the threshold, the total number of dwellings will be used to calculate the number of unallocated spaces required, taking an average car parking requirement for their sizes ;and
- At least one of the parking spaces provided for each dwelling should be of a width of 3.3m to enable access for those with accessibility issues ;and
- All residential development should be designed, where practical, to incorporate facilities for electric plug-in and other ultra low emission vehicles.
- All proposals should be accompanied by a comprehensive and detailed archaeological assessment.
- Proposals involving the use of this site for non residential purposes will also be supported if they add to the economic sustainability of the village.

**Map 3 Neaverson's Yard**

## PK5 Design and Amenity

### Background and Justification

- 5.1 Peakirk is a small, historic, rural settlement located on the fen edge, with continuous occupation and use of the landscape over about 4000 years.
- 5.2 The Ruddy Duck public house, built of stone, is one of the oldest surviving buildings in the village, with several similar style farmhouses that may be even older such as The Goshams also surviving.
- 5.3 Peakirk remained a mixed farming community until the coming of the railway in 1848. This brought a new wave of Victorian development using materials brought in locally from Fletton and Whittlesey.
- 5.4 The 20<sup>th</sup> Century brought a change in the balance of settlement. In medieval times the church was the most prominent and most decorated building in the village, reflecting the day to day dominance of religion. In the 20<sup>th</sup> century technical advances made construction easier and houses more uniform.
- 5.5 In the 21<sup>st</sup> Century the village street scene is made up of a wide variety of individual buildings with different frontages. Some are detached, semi detached, terraced, farm sheds, barns and even commercial buildings. Only about a quarter of these now date from before the 20<sup>th</sup> century making modern houses the most visually dominant building type in the village.
- 5.6 It is important that new buildings reflect and enhance the existing characters to broaden and enrich the street scape rather than relying on standardised design that is inappropriate in the setting of a small rural village.
- 5.7 The information above is provided by the Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010), which also concludes that 'there is a marked difference between new buildings within the Conservation Area and buildings just outside the Conservation Area boundary. Recent infilling that has taken place has a marked impact on the character of the frontages.'
- 5.8 'Post 2000 estate development outside the Conservation Area is machine made brick with artificial blue slate. Inside the Conservation Area post 2000 development are individual plots in stone with natural Welsh slate or good quality artificial Collyweston slates.' ( PCAAR 2010)
- 5.9 The character of the village is further described in the Peakirk 2030 Character Area Assessment 2016 as having 12 distinct Character Areas. See Appendix 1.

### Ambition

To encourage design of new development which enhances and compliments the characteristics and identity of the village as described in the Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010) and the Peakirk 2030 Character Area Assessment 2016.

To support innovative, alternative or contemporary design where it is sensitive to its immediate setting.

To plan for the important every day details such as bin storage.

To meet Objectives:

- B) Integrate new housing with existing homes.
- D) Achieve high quality design.
- R) Preserve and enhance the historic environment

### **PK5 Design and Amenity**

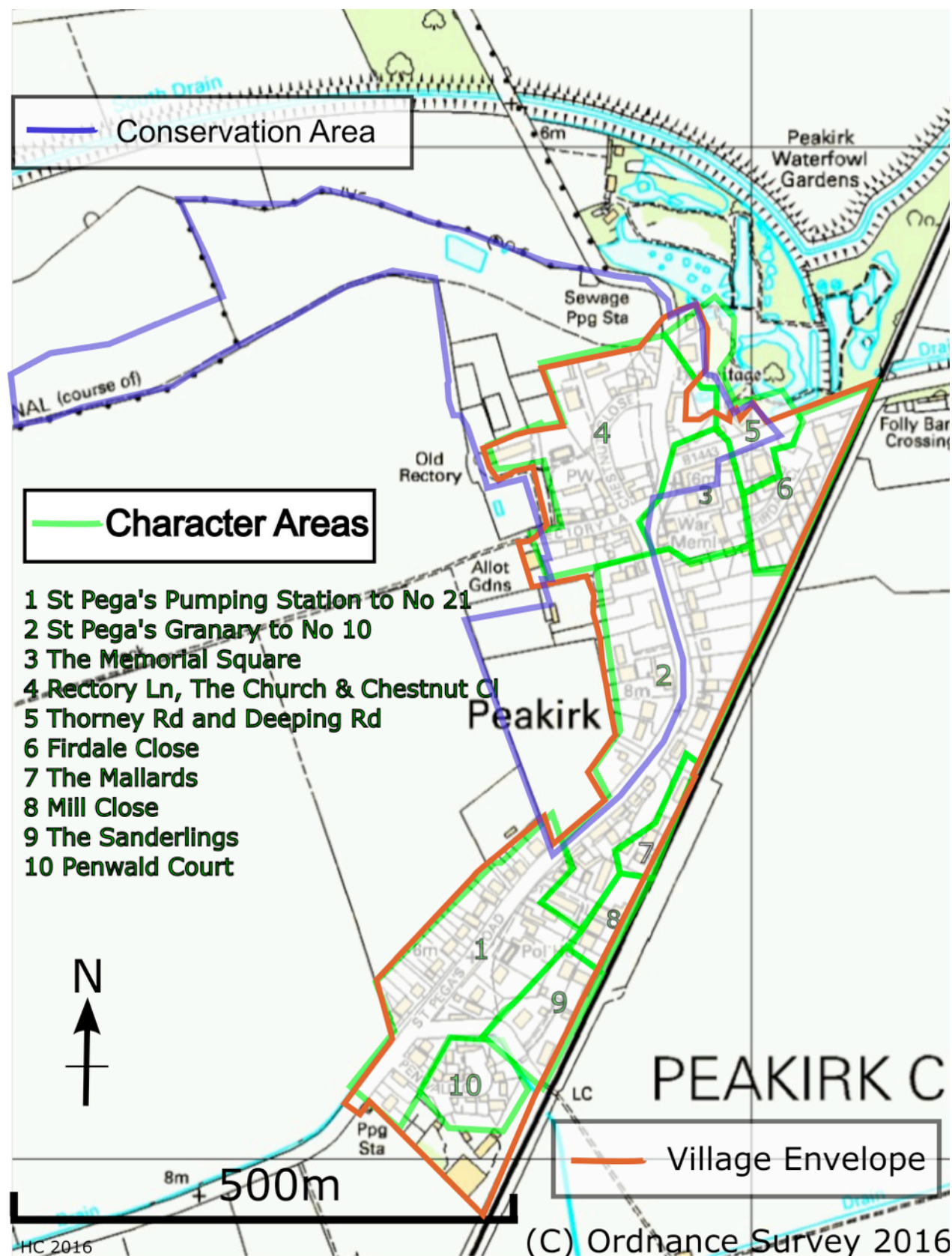
Development will be supported where it is designed to a high quality and responds positively to the heritage and local distinctiveness of the village

As such proposals must:

1. Positively reflect the characteristics identified in the Peakirk 2030 Character Area Assessment 2016 by way of;
  - a. height, scale, spacing between buildings, layout of buildings within the scheme, building orientation, rooflines, design, and materials used; and
  - b. the design of and materials used in areas of public realm, including footways, roadways, open spaces, means of enclosure and landscape treatment.
2. Follow guidance in the Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010) – (or similar document if superseded) on
  - Alterations to Historic Buildings, - retaining original fabric in older properties, resisting further extensions to already extended Listed Buildings and amalgamated buildings, repair and restoration of doors and windows using patterns from nearby villages.
  - New Buildings, - Use of traditional building materials throughout the village. In the Conservation Area, where possible, new buildings designed with a plan form of 6m max. and constructed using local stone, Collyweston tiles and thatch with pantiles on single storey buildings. Use of red or white stock bricks and natural slate.
  - Archaeology, all proposed development within the Conservation Area should include an appropriate archaeological assessment at or before planning application stage, especially important around course of Car Dyke.
  - Stone Walls, all existing stone walls retained, maintained and rebuilt if necessary, preferably to original height.
  - Street Furniture, retain all vestiges of historic street furniture such as granite and local stone kerbs and setts, old light standards, water pumps, milestones. New development and upgraded buildings to use traditional features such as limestone setts and granite kerbs and new materials that compliment historic character.
  - Tree planting and Landscape and Townscape Enhancement seek specialist design expertise for landscape and townscape improvements which could result from new development, especially at the junction of character areas.
3. Demonstrate that they do not result in unacceptable levels of light, noise, odour, air or water pollution.



Map 4 Peakirk Character Areas.



## **PK6 Encouraging Micro and Small Businesses**

### **Background and Justification**

- 6.1 Peakirk is now almost entirely residential. In recent years we have lost our Post Office and shop, a craft centre and a woodworking factory. Our pub, church and the village hall are the only local facilities left.
- 6.2 The NPPF promotes a prosperous rural economy by encouraging the retention and development of local services and community facilities in villages.
- 6.3 The Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010) reports that in the 1950s and up until the 1970s when private car ownership became more affordable, most people who lived in Peakirk would have worked here or in nearby villages.
- 6.4 The 2011 census figures show that 22 people [9.1% of the population] work mainly at or from home, yet 244 people [72.6% of the population] were actively working. This is a reduction from 28 people [15.5%] in the 2001 census.

### **Ambition**

To encourage more residents to work within the village, either from home or suitable local premises.

To meet Objectives:

- H) Seek to establish local business opportunities
- F) Preserve and develop local amenities and community assets

### **PK6 Encouraging Micro and Small Businesses**

Proposals for small scale commercial or industrial development in the categories A1 (shops), A2 (Financial and professional), A3 (restaurants and cafes) and B1 (business offices) will be supported.

The following types of development will be supported:

- premises for business start-ups, including Micro businesses
- extensions and small new buildings enabling working from home
- provision of serviced offices
- community facilities

## **PK7 Dwelling Size and Type**

### **Background and Justification**

- 7.1 The population of Peakirk has increased by nearly 40% between 2001 (321 residents) and 2011 (446 residents). (Source 2001 and 2011 Census)
- 7.2 In 2011, 90 of these residents were 16 years old and younger, an increase of over 80% since 2001.
- 7.3 At the same time the number of residents over 60 has risen from 72 residents (2001) to 99 residents (2011), an increase of 35%.
- 7.4 Modern households rightly require more space than in past times and so many of the smaller cottages and terraced houses have been amalgamated into larger dwellings.
- 7.5 This means there are few opportunities for young local families to live in the village. Most of the old houses have been converted to four bedrooms and the new houses also aim at this market.
- 7.6 Older people living in these larger houses are also disadvantaged, as there are few smaller houses to downsize into and free up the larger houses for growing families. This has resulted in an imbalance in housing provision, which the Peakirk Neighbourhood Plan aims to address.
- 7.7 To survive as a thriving community Peakirk needs residents with a range of ages to support local community initiatives and to build a strong sense of community.
- 7.8 To support the local school in Ginton, young families with children must be supported in their wish to live in the village.
- 7.9 To support our pub, the only retail outlet left in the village, a wide range of prospective clients should live within walking distance of this vital amenity.
- 7.10 All the 14 houses built in our only recent development in Penwald Court [2007] are 4 bed houses.
- 7.11 The new Local Plan Sustainability Appraisal January 2016 identifies as a key issue in Theme 10, Health and Wellbeing, the need for affordable housing and the even more acute need in rural areas, which score highly on the Indices of Multiple Deprivation.
- 7.12 The governments Indices of Multiple Deprivation 2010 show details on barriers to housing including affordability. The wards appearing in the worst 5% in the country include Ginton, Newborough and Northborough. Peakirk was in Newborough Ward at the time of the survey.

### **Ambition**

To encourage a mix of dwelling sizes and types to contribute to meeting identified local needs

To kick start the availability of housing in the village suitable for all life stages

For new development to be 'tenure blind' so that it is not easy to differentiate between homes that are private and those in shared ownership or rented.

To meet Objectives:

- B) Integrate new housing with existing homes
- C) Support development of smaller sized homes

**PK7 Dwelling Size and Type**

Developments of 3 or more units should;

- contribute to delivering a mix of housing, in terms of size, type and tenure informed by the latest Strategic Housing Market Assessment (SHMA) and/or local housing needs survey and
- meet, as a minimum, Building Regulation Part M4(2) requirements, to ensure dwellings are accessible and adaptable
- be 'tenure blind'.



## PK8 Drainage and Flood Risk

### Background and Justification

- 8.1 Peakirk is built on the gently sloping land of the River Welland valley, near the 5m contour, within 100 metres of 4 major watercourses The Folly River, The South Drain, The Maxey Cut and The River Welland.
- 8.2 The water levels in the surrounding drains and rivers are controlled by two Internal Drainage Boards, The Welland and Deepings IDB to the west of the railway and the North Level IDB to the east of the railway. Shown on Map 5
- 8.3 The Internal Drainage Boards supervise all matters relating to drainage within their areas. This includes regular maintenance and conservation work for which the board are responsible. They also have bylaws, granted by the Land Drainage Act 1991, which require development, within their area, to obtain certain permissions before a variety of work can proceed.
- 8.4 The main pumping station for the area is at Sissons Farm Newborough, just to the north of our Neighbourhood Area. It was built in 1973 as part of the North Level Drainage Major Improvement Scheme and has a total capacity of 273T/min.
- 8.5 The Environment Agency is responsible for water quality and resources, treatment of contaminated land, conservation and ecology. Peakirk comes under the Anglian (Northern) Regional Flood and Coastal Committee.
- 8.6 Local soils are identified by Soilscape, which is a 1:250,000 scale, simplified soils dataset covering England and Wales. It was created from the more detailed National Soil Map (NATMAPvector) with the purpose of effectively communicating a general understanding of the variations which occur between soil types, and how soils affect the environment
- 8.7 It has been developed by Cranfield University and is sponsored by Defra. Details are shown in Map 6. The Neighbourhood Area has three Soilscape classifications.  
 Soilscape 20: Loamy and clayey floodplain soils with naturally high groundwater.  
 Soilscape 5: Freely draining lime-rich loamy soils.  
 Soilscape 22: Loamy soils with naturally high groundwater
- 8.8 Peakirk has a foul sewage network only. Heavy rain causes increased flow from surface water into the foul system. The speed at which water flows into the pumping stations at both ends of the village, can and has resulted in pump failure.
- 8.9 Any increased demand on the system could increase the risk of pump failure resulting in blockages and backflow, causing a risk of contaminated water overflowing into houses, gardens and the Car Dyke. Anglian Water have upgraded some parts of the system, but flooding problems are still occurring at both ends of the village especially following periods of heavy rain.
- 8.10 Early settlement is likely to have been located on the higher ground to the south and west of Car Dyke, a Roman watercourse, excavated possibly in the 1<sup>st</sup> or 2<sup>nd</sup> century AD, which follows the 5m contour around the present village. The section of Car Dyke to the north of the village is a Scheduled Monument List Entry Number: 1021104. The course of the Car Dyke is shown on Map 7 (Blue dotted line) with the open sections which become contaminated, marked in red.
- 8.11 The PCC New Local Plan Sustainability Appraisal Jan 2016 identified as a key issue in Theme 2. Sustainable Water, the importance of securing appropriate sewer infrastructure before new development proceeds.

### Ambition

To prevent future development on areas identified as at risk of flood by the Environment Agency.

To ensure existing and future residents are protected from the foreseeable risk of flooding.

To ensure that receiving watercourses and ground water in our area, are protected from pollution risk brought on by changes in water quality following flooding incidents.

To meet Objectives:

- O) Protect existing homes from flooding.
- Q) Encourage sustainable design.

#### PK8 Drainage and Flood Risk

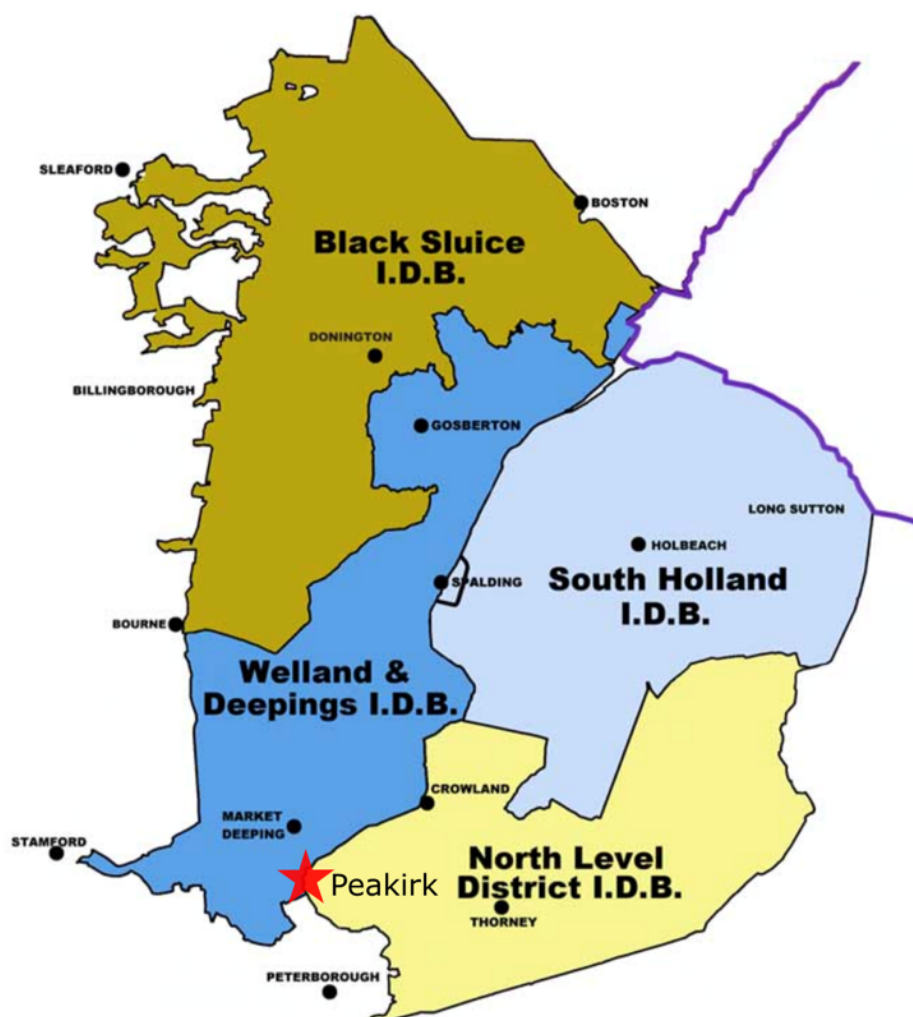
No connection for surface water should be made using the existing Foul system as this could put existing properties at risk of flooding.

The use of Source Control/surface water treatment stages, are recommended on all development sites where possible.

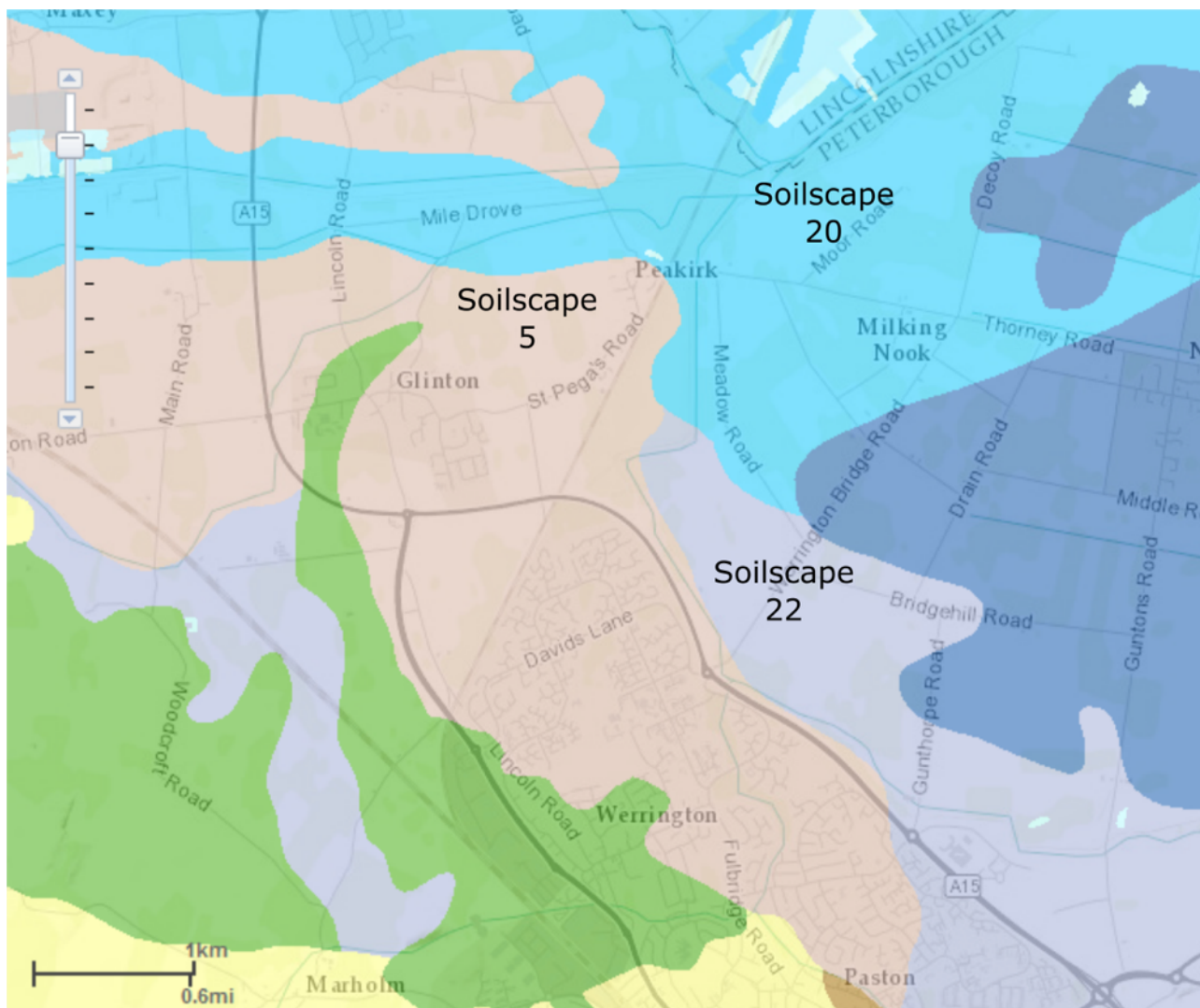
Proposals that would result in the loss of open watercourses and the creation of new culverts which will change the character of the village will not be supported unless essential to the provision of access to water systems.

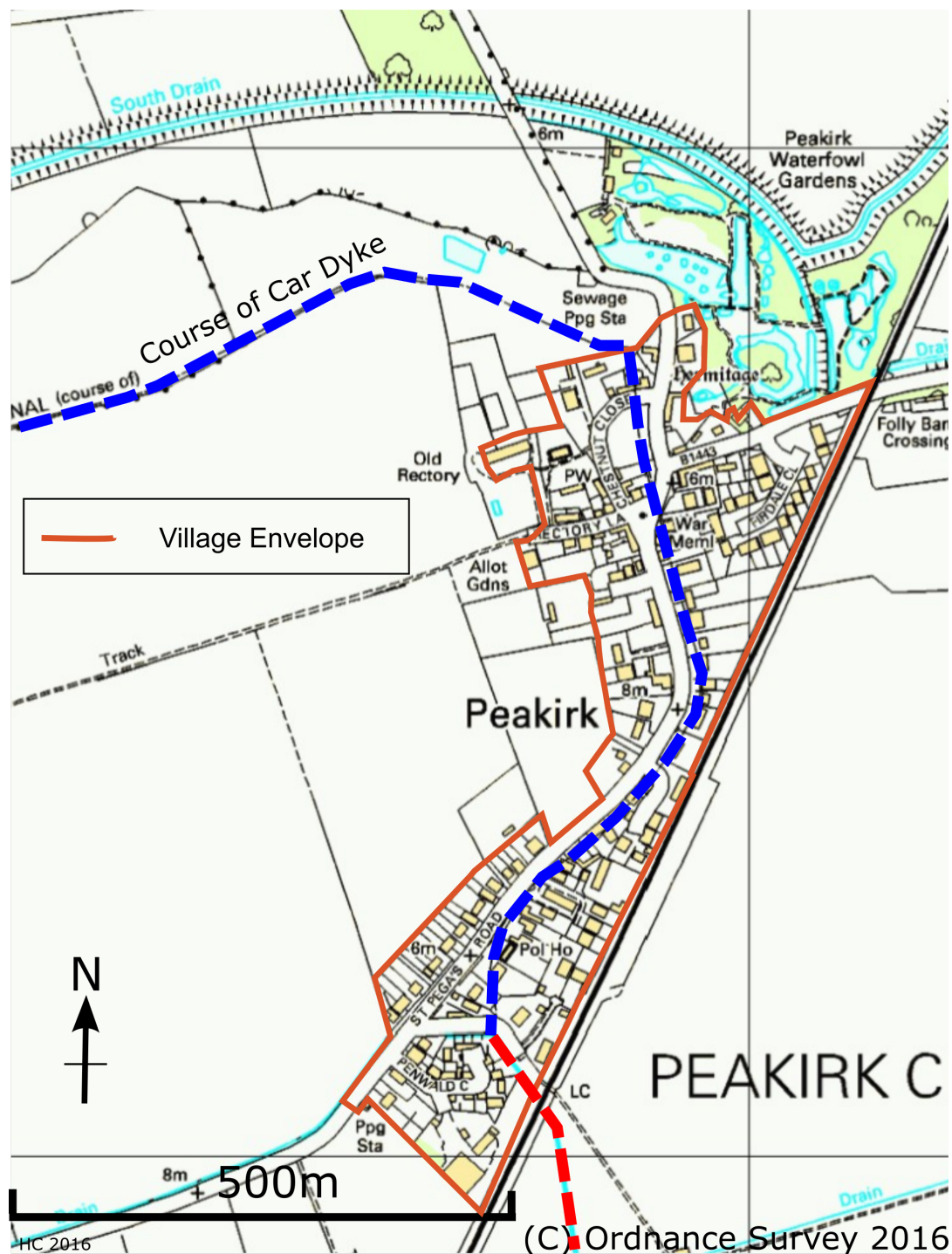
Development applications are encouraged to utilise Sustainable Urban Drainage Systems (SuDS) where it is shown to be feasible.

**Map 5 The Internal Drainage Boards operating in the Peakirk Neighbourhood Area.**



HC 2016

**Map 6 Cranfield University Soilscape Map showing the Peakirk Area.**

**Map 7 The course of the Roman Car Dyke running through Peakirk**

## PK9 Building Sustainable Homes

### Background and Justification

- 9.1 Peakirk Neighbourhood Plan supports development that helps achieve the reduction of greenhouse gas emissions of at least 80% by 2050 in line with the Climate Change Act 2008.
- 9.2 Peakirk households consume around 25% more energy each year than the national average which is estimated by ofgem as 19,800 kWh per household. Our total emissions of CO<sub>2</sub> are estimated from a Green Group project update in September 2013 as 10,000 tonnes per year.
- 9.3 About 50% of the emissions come from domestic heating and energy use.
- 9.4 Peakirk and Glinton together have a high carbon footprint and used 30,000MWh of energy during 2013.
- 9.5 The Peterborough Rural Housing Strategy (2010-2013) carried out by Peterborough City Council and The Greater Peterborough Partnership, identified Fuel Poverty and Energy Efficiency as one of its 3 main objectives. This is aligned with the Peterborough Sustainable Community Strategy 2008-21. Peterborough City Council Housing Stock projections 2007 identified a higher percentage of rural dwellings that are: 'Non-decent', have inadequate thermal comfort, have category 1 hazards, are energy inefficient, have a high level of disrepair and fuel poverty.
- 9.6 11.6% of rural households in private dwellings were defined as 'vulnerable' with 5.6% of these living in accommodation that was considered 'non-decent'
- 9.7 Peakirk is part of the Glinton and Peakirk Green Group set up in April 2009 by local people wanting to explore ways of improving our sustainability and supported by Peterborough City Council. In 2012 the two parishes were chosen as trial villages for the European Zero CO<sub>2</sub> Community Project, which is aimed at gaining European 'Zero CO<sub>2</sub>' certification in recognition of our efforts to reduce emissions.
- 9.8 The group funded a review of the insulation of both village halls, resulting in a successful grant application to Waste Recycling Environmental Ltd (WREN), to complete the Peakirk Village Hall energy reduction project.
- 9.9 High sustainable design and construction standards for new homes will be encouraged by the Peakirk Neighbourhood Plan as part of our commitment to Peterborough's ambition to become the UK's Environment Capital [Environment Capital Action Plan April 2014 Theme 10 Health and Wellbeing].

### Ambition

To reduce the parish carbon footprint as a contribution towards meeting the government's carbon emissions target.

To encourage high standards of sustainability in all future development as future predictions on climate change make the parish vulnerable to flooding.

To encourage low carbon homes that will last for many years to come.

We also want other rural communities to be motivated by our success in encouraging more demanding energy efficiency standards in future development.

To meet Objectives:

- D) Achieve high quality design
- O) Protect existing homes from flooding
- Q) Encourage sustainable design



**PK9 Building Sustainable Homes**

Proposals for low carbon development, which include measures to reduce resource use, will be supported. Examples would include, but would not be limited to, those meeting Passivhaus, Huf-haus or BREEAM standards.

Developers are encouraged to consider the following in their proposals, where relevant:

- Above building regulations part L standard levels of insulation
- Maximising passive solar gains and internal heat sources
- Minimise the use of energy and clean water
- Good level of airtightness as defined by BREEAM as being 5m<sup>3</sup>/hr (or less) leakage of air through the gaps and cracks of the building fabric.

## PK10 Community Renewable Energy

### Background and Justification

- 10.1 Peakirk uses 25% more energy each year than the national average and produces 10,000 tonnes of CO<sub>2</sub>. In 2015, with the support of Peterborough City Council (PCC) and the Peterborough Environment City Trust (PECT) the Glington and Peakirk Green Group established an Energy Community Interest Company to apply for grant funding for viability studies for local community energy production projects.
- 10.2 The need to generate more clean energy and the protection of our countryside from large energy generating structures is a dilemma that needs careful consideration. We think the best way to solve this problem is to support ventures for community controlled projects, where the siting and operation of the infrastructure must be appropriate to the size of the village.
- 10.3 Large scale wind turbines or solar power development would have a detrimental impact on the local distinctiveness and character of the village setting and are not supported by this policy.
- 10.4 The importance of the landscape setting of the village is confirmed by our policies PK2 Views important to the Historic and Cultural Setting of Peakirk and PK3 Preserve and Enhance our Heritage.
- 10.5 Peakirk Parish Council also supports the Rural Vision 2015, which aims to provide a framework for achieving sustainable and viable rural communities in Peterborough.

### Ambition

To support the aims of the Zero Carbon Community Project and encourage ways of implementing their ideas about community energy generation.

To encourage schemes from within the community to meet the needs of the community without compromising the landscape setting of the village.

To meet Objectives:

- H) Seek to establish local business opportunities
- I) Support renewable low carbon community energy projects
- Q) Encourage sustainable design

### PK10 Community Renewable Energy

Proposals for community led renewable energy initiatives, especially those providing a long term source of income for the community and reducing bills by enabling local supply, will be supported provided:

- . the energy generating infrastructure is located as close as practicable to existing buildings and/or the proposed development it is intended to serve; and
- . the proposal is of a proportional scale to the use it will serve; and
- . the siting, scale and design of the energy generating infrastructure will not adversely impact on neighbours in terms of noise, vibration, or electromagnetic interference.

All proposals must consider the cumulative impacts of the scheme when taken in conjunction with existing energy generating infrastructure, on the setting of the Conservation Area, the impact on important views identified on Map 2 and the effects on the local environment.

The siting of energy generating infrastructure will not be supported where there would be significant effects upon the setting of Listed Buildings or Scheduled Monuments.

Where appropriate, the energy generating infrastructure and its installation should comply with the Microgeneration Certification Scheme (MCS).

Where planning permission is granted, the energy generating infrastructure shall be conditioned to be removed as soon as reasonably practicable once it is no longer used for energy generation.

## PK11 Trees

### Background and Justification

- 11.1 Peterborough is identified in the new Local Plan as one of the least wooded areas in the UK. All development plans should respect the role of trees in the landscape and avoid damage to their setting and their wellbeing.
- 11.2 The Peterborough Environment City Trust (PECT) is working with a range of different partners to create a 'Forest for Peterborough'. The project aims to plant a tree for every person in Peterborough. That will mean 180,000 trees by 2030.
- 11.3 Peakirk Parish Council has its own Tree and Woodland Policy adopted 2013. This stresses the importance of trees to the landscape setting of the village and supports the idea of 'the right tree in the right place', as outlined in the PCC Peterborough Tree and Woodland Strategy 2012.
- 11.4 The Peakirk Landscape Character Assessment 2016 identifies the importance of trees to the setting of Peakirk and the Peakirk 2030 Character Area Assessment 2016 identifies trees with a big impact on the character of the village. Most of these trees are in private ownership, some reaching the end of their life. Planting for the future should be a part of sustainable development.
- 11.5 Definition of a semi-mature tree: [BS 3936-1] A semi-mature tree has a main stem minimum girth of 18-20cm as measured 1m from the ground and a height of 5m

### Ambition

To prevent the unnecessary loss of healthy trees.

To replace each felled tree with an appropriate replacement unless justification can be given for not doing so.

To support the PCC Tree and Woodland Strategy 2012 of 'the right tree in the right place'.

To support the PECT ambition to plant 180,000 trees by 2030

To meet Objectives:

- E) Preserve and enhance the village setting
- F) Preserve and develop local amenities and community assets
- N) Preserve and enhance existing wildlife habitats
- P) Safeguard trees, woodland and hedgerows important to the setting of the village

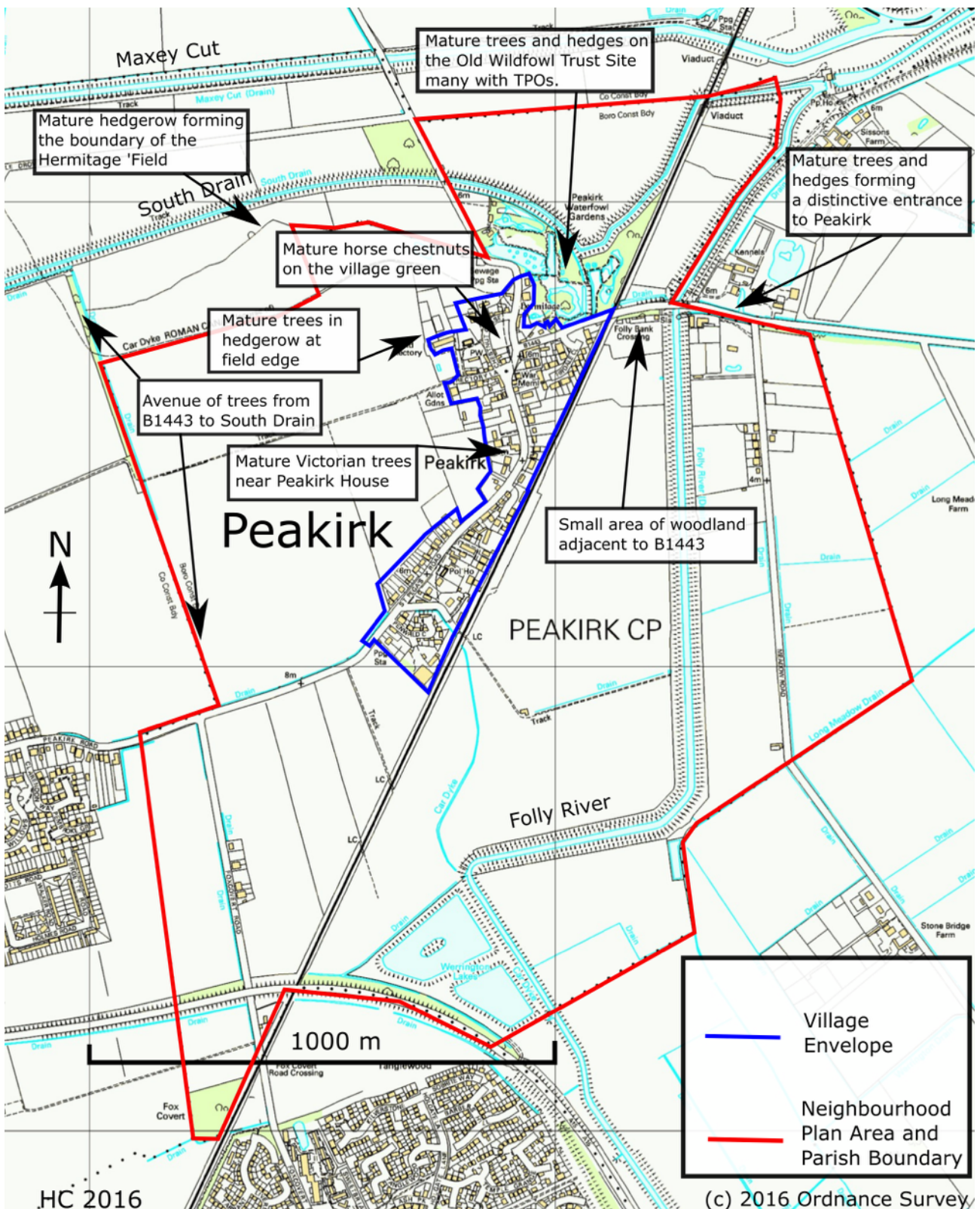
### PK11 Trees

The felling of healthy mature and semi-mature trees as part of development is not supported unless it is demonstrated as necessary in order to make a development acceptable in layout or viability terms.

Where the loss of a tree is necessary, or where the tree in question is identified as important to the intrinsic character of the village in the Peakirk Landscape Character Assessment 2016 or the Peakirk 2030 Character Area Assessment 2016 (as shown on Map 8 below), a suitable replacement should be planted where appropriate.

An appropriate management plan for the maintenance of woodland, trees, shrubs and hedges within a development of 2 or more houses, must be submitted where the trees, shrubs, hedges and/or woodland make an important contribution to the setting of the village, as identified in the Peakirk Landscape Character Assessment 2016

**Map 8 Trees identified as being Important to the Intrinsic Character of Peakirk in the Peakirk Landscape Character Assessment 2016 or the Peakirk 2030 Character Area Assessment 2016.**



## PK12 Local Green Space

### Background and Justification

The NPPF para 76 says that 'Local communities through local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.'

The kind of development that the Parish Council considers would comprise very special circumstances includes

- a) Enhanced access to the public footpath and bridleway network;
- b) Enhanced opportunity for low key recreational and educational use; and
- c) Enhanced biodiversity of the area, provided

### Ambition

To designate Meadow's field (between 18-26 St Pegas' Rd) as a Local Green Space so that the historic nature of the settlement pattern, as identified by the Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010), remains intact for future generations to enjoy.

To designate part of the Old Wildfowl Trust Site adjacent to the Conservation Area to protect and enhance the setting of the historic core of the village. This valuable habitat of wet woodlands, reedbeds and ponds is synonymous with the village of Peakirk and important to the early years of the history of Conservation. It is also identified as a Priority Habitat of Lowland Mixed Deciduous Woodland in the UKBAP 1994. This area should be preserved to allow its continued protection of local biodiversity, as identified in the Peterborough City Council Green Grid Strategy 2006.

To meet Objectives:

- E) Preserve and enhance the village setting
- F) Preserve and develop local amenities and community assets.
- G) Designate Local Green Space where appropriate
- N) Preserve and enhance existing wildlife habitats
- P) Safeguard trees, woodland and hedgerows important to the setting of the village
- R) Preserve and enhance the historic environment.

### PK12 Local Green Space

The two following areas are designated as Local Green Space where development will not be permitted other than in very special circumstances.

1. The field northwest of the stone wall between 18 and 26 St. Pegas Road, known as Meadow's Field and
2. Part of the southern area of The Old Wildfowl Trust Site adjacent to the northern boundary of the village Conservation Area.

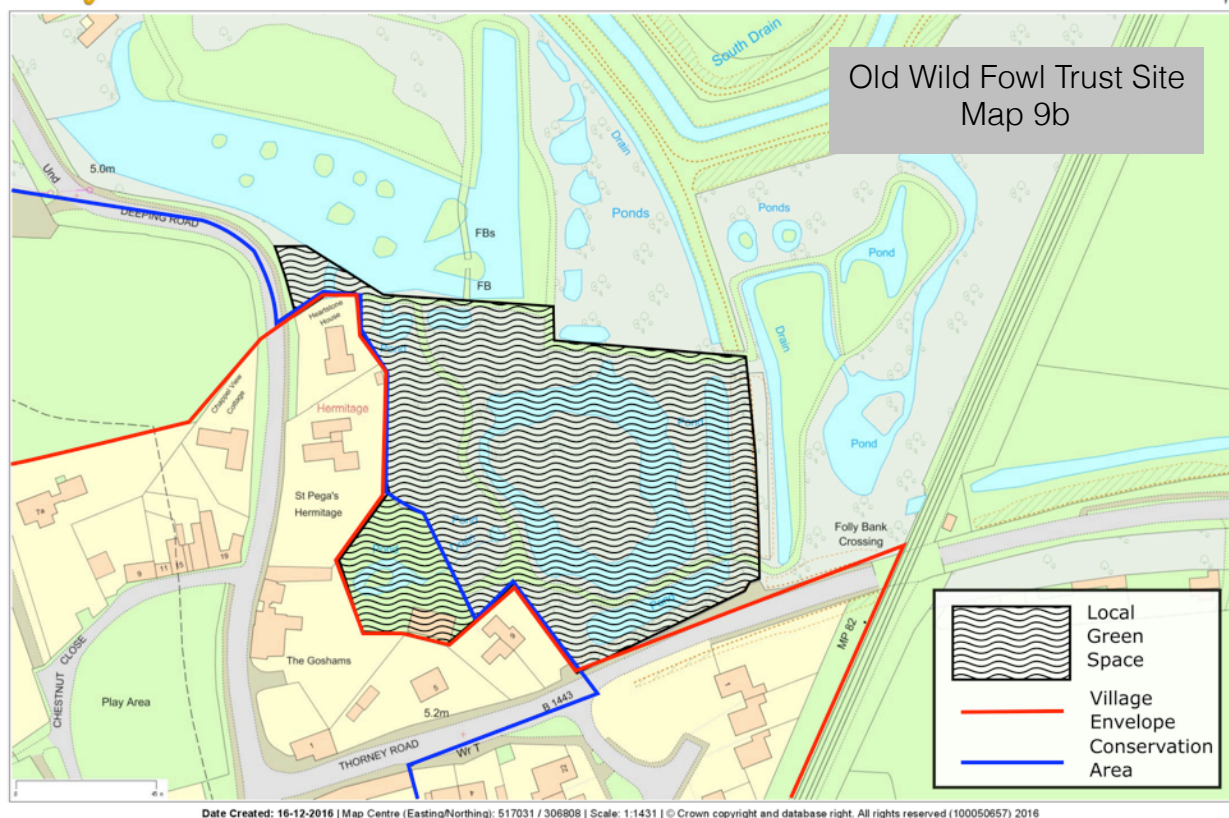
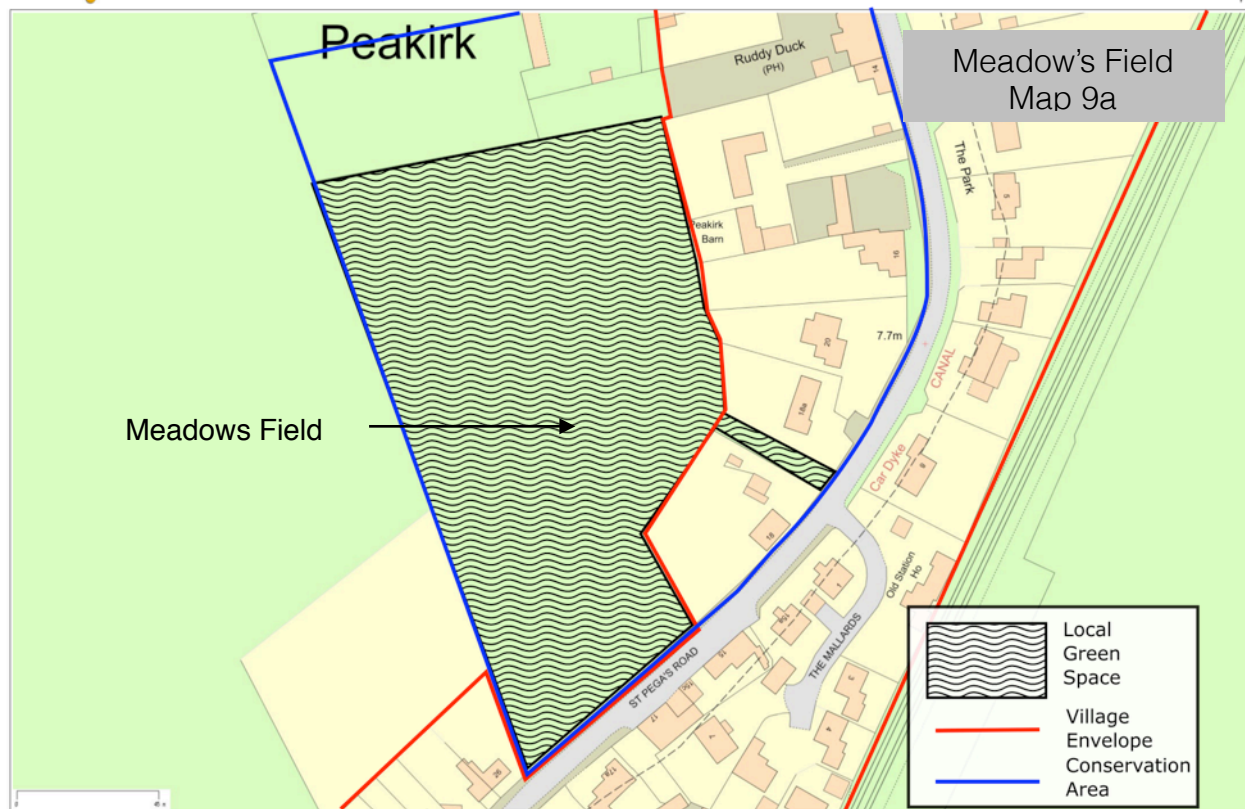
Both sites are shown on Map 9.



<b>Name of Local Green Space</b>	Between 18-26 St Pegas Rd known as Meadow's Field (Map 9a)
<b>1. Close Proximity to the Community</b>	<p>This Local Green Space is within the village Conservation Area, but outside the village envelope. It is adjacent to St Pegas Rd, which is the main street of the village. The site is within the heart of the village and within 15 minutes walking distance of all properties. It is the only undeveloped frontage in the village. As identified in LCA 17 Peakirk Landscape Character Area Assessment 2016.</p> <p>There are 2 properties immediately adjoining the site and a number of properties over looking the area from the other side of the road.</p>
<b>2. Demonstrably Special to the Local Community</b>	<p>This site is an important part of the local character of the village.</p> <p>It is representative of the small fields close to settlement and surrounded by stone walls that are identified as part of the Saxon heritage of the village. Peakirk Conservation Area Appraisal Report and Management Plan, (Peterborough City Council August 2010)</p> <p>Comments at the community Neighbourhood Plan Workshop in June 2014 stressed the importance of 'keeping the boundaries open' and 'not shutting in the centre of the village'.</p> <p>It is an open grass field in private ownership, used for grazing by a local farmer. We have contacted the owner to ask for his comments. It has not been cultivated in living memory providing habitat for many different species.</p> <p>There is no public access to this field, but views across it towards the open countryside are an important part of the character of the village as shown on Map 2.</p> <p>In the 2014 questionnaire consultation 78.8% of residents who replied agreed this site was a suitable space to be designated a Local Green Space.</p>
<b>3. Other Characteristics</b>	<p>The site is particularly significant locally because it is a focal point within the village, separating the historic core from the later ribbon development of the 20th Century. Its importance is identified in Settlement Character Area 2.</p> <p>As shown on Map 9a, the site is of modest scale.</p> <p>Planning permission for a single dwelling was refused by PCC in 1971 on the grounds that 'It was included within the area as marking the transition between the village core and more recent development on the village approach from the south. As such its retention as an open space is important in maintaining the distinctiveness of the Conservation Area. The proposed dwelling would adversely affect the setting of No18 St Pega's Rd, an attractive and important listed building in the Conservation Area.'</p>

<b>Name of Local Green Space</b>	Part of the southern area of the Old Wildfowl Trust Site adjacent to the northern boundary of the village Conservation Area. (Map 9b)
<b>1. Close proximity to the community</b>	This Local Green Space is an area of mature trees, open marshy spaces and ponds bordering on the Village Envelope and adjacent to the Village Conservation Area in the north of the village. It is identified as part of LCA 14 in our Landscape Character Assessment. It is important to the setting of the Conservation area and especially the Grade 11 Listed Building The Hermitage, thought to be the site of and successor to, St Pega's cell circa 1300.
<b>2. Demonstrably Special to the Local Community</b>	<p>This is a small part of a 14 acre site has been synonymous with the village of Peakirk since 1956 when Sir Peter Scott, who helped to found the Wildfowl and Wetlands Trust in 1946, identified it as one of nine wetland centres across the UK.</p> <p>The site was an important part of village life with local residents given free passes and sponsorship of endangered species sponsored by the local school.</p> <p>Each summer the primary school children walked down from Glington to meet their protected birds. Many local children grew up understanding the importance of wildlife conservation because of these early first encounters.</p> <p>The whole site is now in private ownership and there is no public access. In the 2014 questionnaire consultation 93.4% of residents who replied agreed this site was a suitable space to be designated a Local Green Space.</p> <p>This part of the site has now been added because of strong demand from village residents. At our Pre-submission consultation, 40 residents asked why it had been omitted. It is approx 2.6 acres.</p>
<b>3 Other Characteristics.</b>	<p>The whole site was originally gravel workings, dug in 1840's for use on the Lincolnshire Loop railway line. 10 islands were constructed in the main pond. Once the gravel had been extracted, the area became extensive osier beds, used for basket making.</p> <p>In 1956 the site was purchased by the Wildfowl and Wetlands Trust and work started to transform it into one of their nine Wildfowl Gardens sites. The gardens were opened to the public, as the Trust's second centre, in April 1957 by Prince Henry, Duke of Gloucester, with visitors averaging 30-40,000 per year. 3 more acres were added in 1967.</p> <p>There were 700 water birds, 108 species of which 5 were threatened with extinction. Our site has played its part in conservation history. It was the subject of a BBC East documentary in 1975 when Jean Goodman visited the scientific officer Tony Cook who explained that the numbers of Hawaiian geese had fallen to 28 in 1947, but Sir Peter Scott acquired a breeding pair for Peakirk, which went on to produce 1000 birds that were then re-introduced into the wild. By the mid 70s there were 64,000 paying visitors, 8,000 of which were school children. Visitor numbers fell and in 1989/90 the decision was made by the WFT to sell the site. The Peterborough Agricultural Society leased the site in 1991 for 6 years, but it was uneconomical and closed in December 2001. It was sold into private ownership in 2003.</p> <p>The area as identified as needing special protection is the part of the site adjacent to the village Conservation Area. It contains the Ring Pond, which was the focus of Conservation work on ringing and cataloguing wildfowl, an area of wet woodland along the boundary with the B1443 Thorney Road which provides the setting for the Victorian cottages and a previous home to a colony of Flamingoes and a belt of protected trees adjacent to the 10 islands pond which enhances the setting of the Hermitage Chapel -Details in Appendix 1.</p>

## Map 9 Local Green Space



## PK13 Protection of Allotments

### Background and Justification

- 13.1 Peakirk has a thriving, popular allotment site just outside the Village Envelope, at the bottom of Rectory Lane. The allotment site has been in private ownership for many years and is managed locally by one of the plot holders. We have contacted the owners and the plot holders to ask for their views and they all support the retention of the allotments as a thriving community facility.
- 13.2 All the plots are carefully tended and several of the tenants have been involved for many years. There are also tenants, including young families, from neighbouring villages where no allotments are available.
- 13.3 Participants stressed the importance of the allotments as a village amenity during all our consultations, the response to the 2014 questionnaire found 93.4% of replies supported the continuation of the allotments on this site.
- 13.4 The Peterborough new Local Plan Sustainability Appraisal 2016 uses as its criteria, the themes agreed by the Environment Capital Action Plan 2014. Theme 5 is local and sustainable food. This identifies the importance of allotments and community growing. Peterborough has 35 allotment sites, 25 of which are managed by Amey for the city council, eight are managed by Parish Councils and two, including ours, are privately owned.
- 13.5 Peterborough City Council Local Plan (Further Draft) December 2016 Appendix D Open Space Standards states that there should be a provision of 0.29ha per 1,000 population with no household more than 560m straight line distance away from an allotment.

### Ambition

To protect the allotment site in Rectory Lane for community use.

To meet Objectives

- E) Preserve and enhance the village setting
- F) Preserve and develop local amenities and community assets
- K) Ensure new homes have easy and safe access to village amenities and the countryside
- N) Preserve and enhance wildlife habitats
- P) Safeguard trees, woodland and hedgerows important to the setting of the village

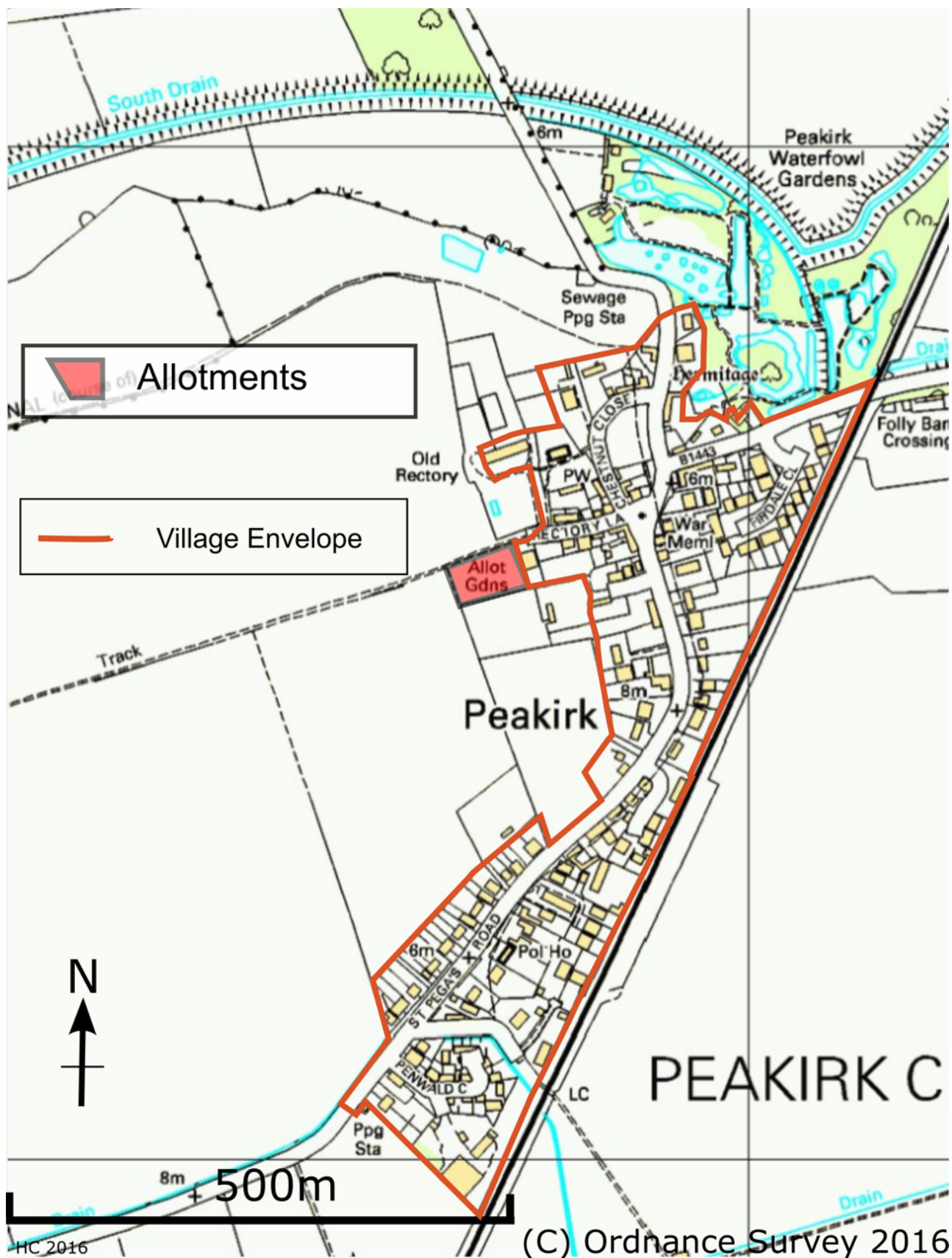
### PK13 Protection of Allotments

Proposals that result in the loss of the Rectory Lane allotment site will not be permitted unless replacement provision is made that is at least:

- a) as accessible to users by walking and cycling as the existing site; and
- b) equivalent in terms of size, attractiveness and quality as the existing site and
- c) within or adjacent to the village envelope.



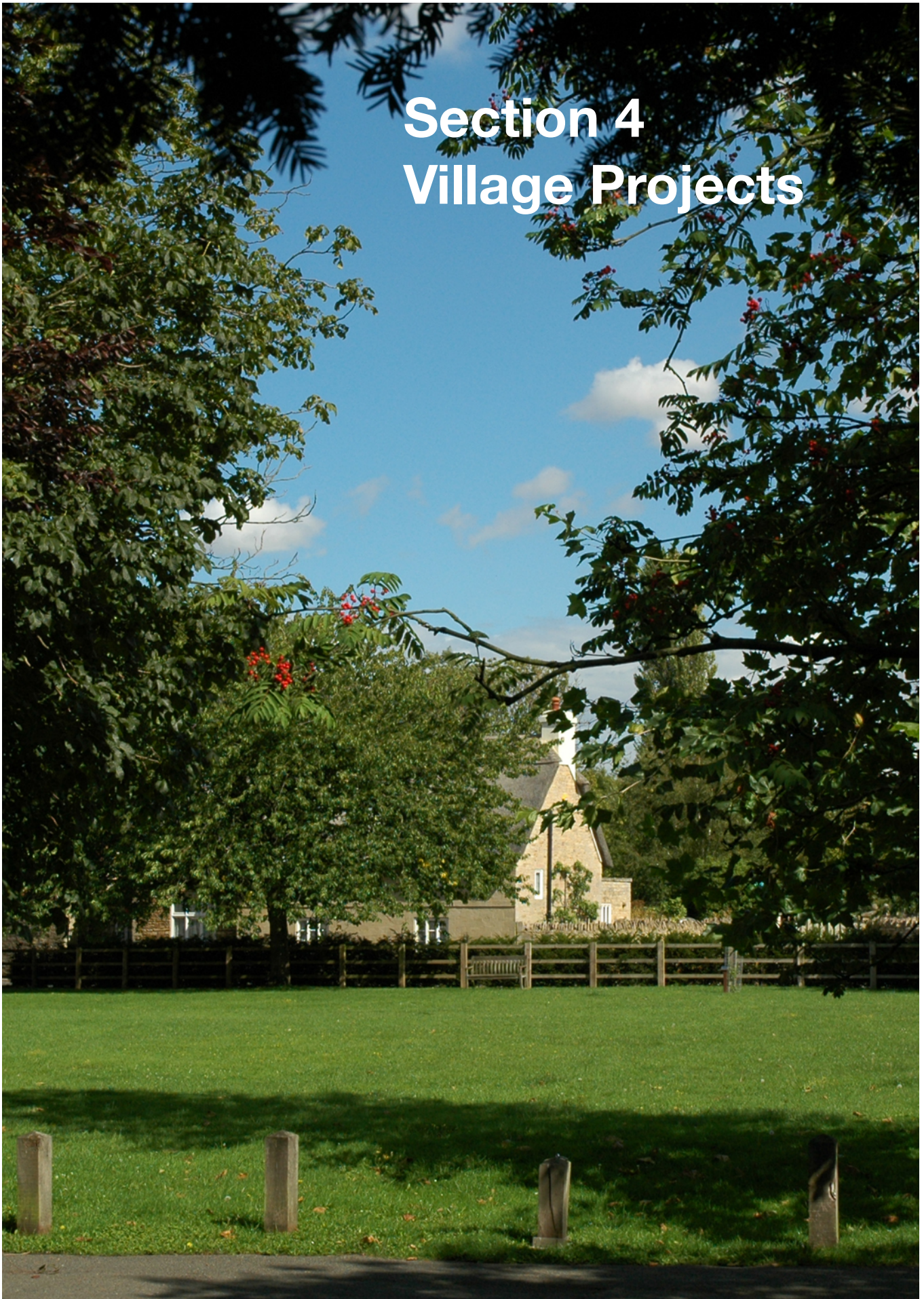
Map 10 The Allotments





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# Section 4 Village Projects





Some Objectives cannot be realised by Planning Policies. They require the village community to work together to achieve a Village Project.

The consultation process has produced several good project ideas. Section 4 looks at those ideas to see if they are deliverable.

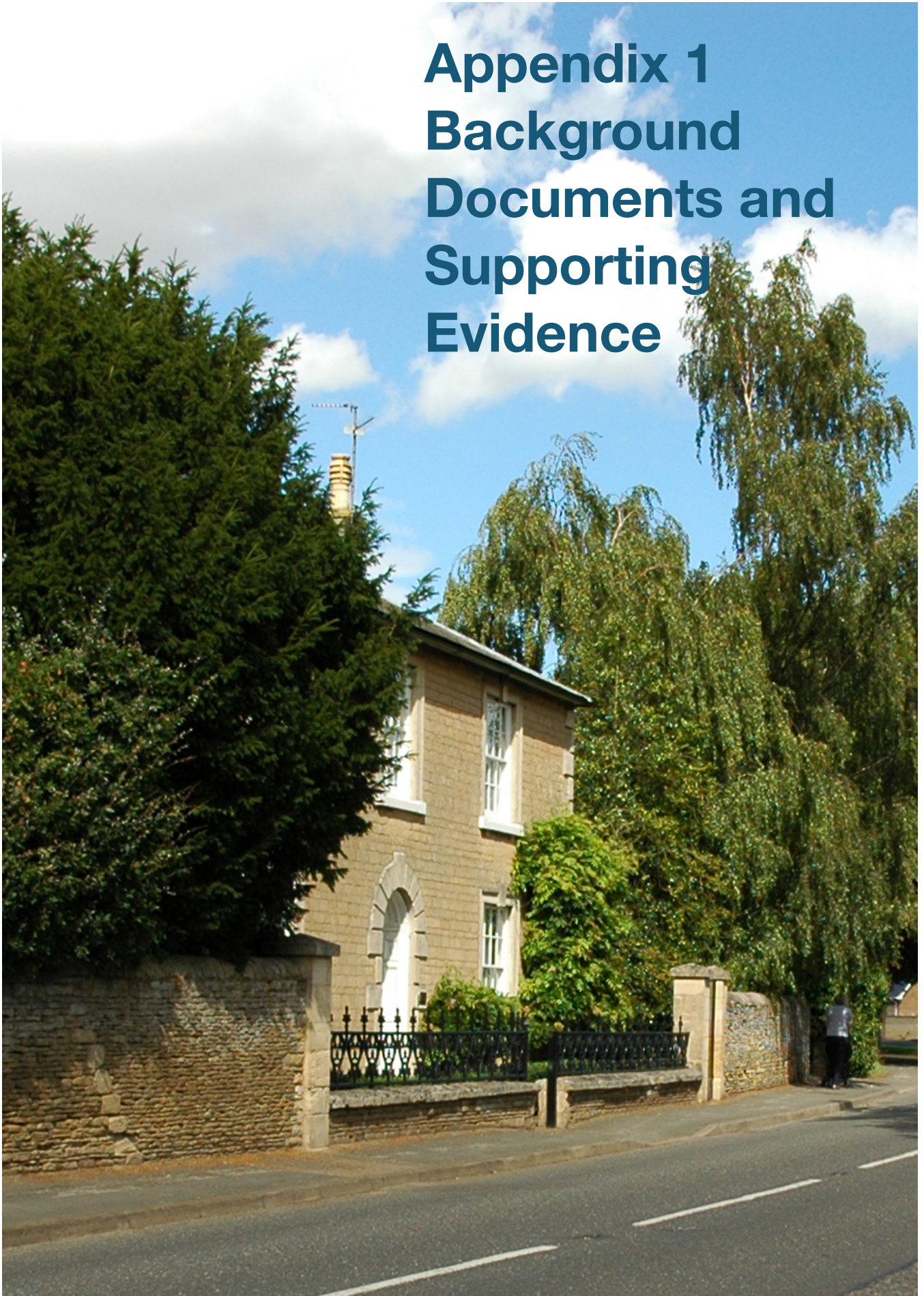
Project	Rationale	Scope	Time-scale	Leader	Resources	Cost
Tree Planting in areas not identified on Map 8. Policy PK11	Some existing trees present a danger or are diseased and need to be removed. Areas of the parish would be enhanced by the planting of appropriate trees.	Tree survey. Identification of unsatisfactory trees. Removal of unsatisfactory trees. Identification of tree planting sites. Planting appropriate trees. Management of new trees.	2016-2019	Peakirk Parish Council PPC	Volunteer labour Spades Stakes & cages	Removal £5,000 Planting £2,000 Ongoing maintenance £500 per annum  Funding from WREN
Effective Public Transport	There is only an infrequent, limited hours bus service.	Conduct needs analysis. Work with other parishes and Passenger Transport Team to identify possible solutions.	2016-2018	Parish Liaison Committee	Parish Councils	N/a
Road Safety	There is no footway along Thorney Road, Deeping Road and part of St Pega's Road. Pedestrians are therefore exposed to danger when walking on the road.	Thorney Road – 100m opposite Firdale Close to level crossing. Deeping Road – 900m on the east side to Church Street Northborough. St Pega's Road – 170m Mill Close to the Sanderlings.	2017-2021		Big Lottery Public Works Loan Board WREN PCC.	£100,000
Footpath and Bridleway enhancement	There is a lack of footpaths linking some local villages.	Work with PCC and the Local Access Forum to extend the rights of way network.	2016-2021	Northern Footpath Forum NFF	Peterboro' City Council Local Access Forum	
Access to Fishponds	There is no official access to this historic site.	Identify suitable access. Negotiate access with landowner. Erect signs.	2016-2018	NFF	Natural England	£1,500
Nesting Boxes	This will encourage the breeding of birds in the parish	Identify suitable locations. Install nesting boxes. Monitor usage.	2017-2021	PPC	WREN	£1,000

Project	Rationale	Scope	Time-scale	Leader	Resources	Cost
Allotments	The allotments are privately owned. There is a risk that the owner will withdraw them in future	Negotiate purchase of land from owner. Establish an allotment management group. Fence off the site. Install composting toilet and water supply.	2016-2018	PPC	Public Works Loan Board Big Lottery Precept	£50,000
Heavy Goods Vehicles and speeding traffic.	Heavy lorries cutting through the village are dangerous and noisy.	Talk to PCC about re-routing HGVs. Collect more information about the problem.	2017	Peterboro' City Council PCC		£1,000
The Old Wildfowl Trust and County Wildlife sites.	The Peterborough Local Plan 2016 Sustainability Appraisal identifies as a key opportunity the better management of locally important wildlife sites which could better protect localised populations from extinctions and the effects of climate change.	Encourage and support the provision of 'habitats of importance' such as wet woodland and coastal and flood plane grazing marsh. (BAP Priority Habitats)	2017-2020	PPC	WREN	£1,500
Increase accessibility of Open Space by means of footpaths and bridleways	Improve the safe access between villages on foot and on a bike and a horse.	Work with the Northern Footpath Forum and the Local Access Forum to identify projects for the Right of Way Improvement Plan.	2017-2030	NFF	PCC Rights of Way Budget. WREN	£10,000
Setting up a "hub" for the green wheel to improve the facilities for cyclists and walkers	New opportunities for local business. Work with the local council to designate better public access to the countryside	Development of new access routes along Green Infrastructure Corridors	2017-2030	NFF	PCC Green Space budget	£10,000
Supporting development of the Old Wildfowl Trust Site as a natural green space with public access, part of the corridor linking Maxey Cut and the River Welland	Re-establish public access to an important local wildlife area. Set up as a hub on the Green Infrastructure corridor.	Develop as an important local education and conservation area.	2017-2030	PCC PPC	Public Works Loan Board Biodiversity Action Fund	£10,000



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# Appendix 1 Background Documents and Supporting Evidence



**Appendix 1: Background documents and supporting evidence**

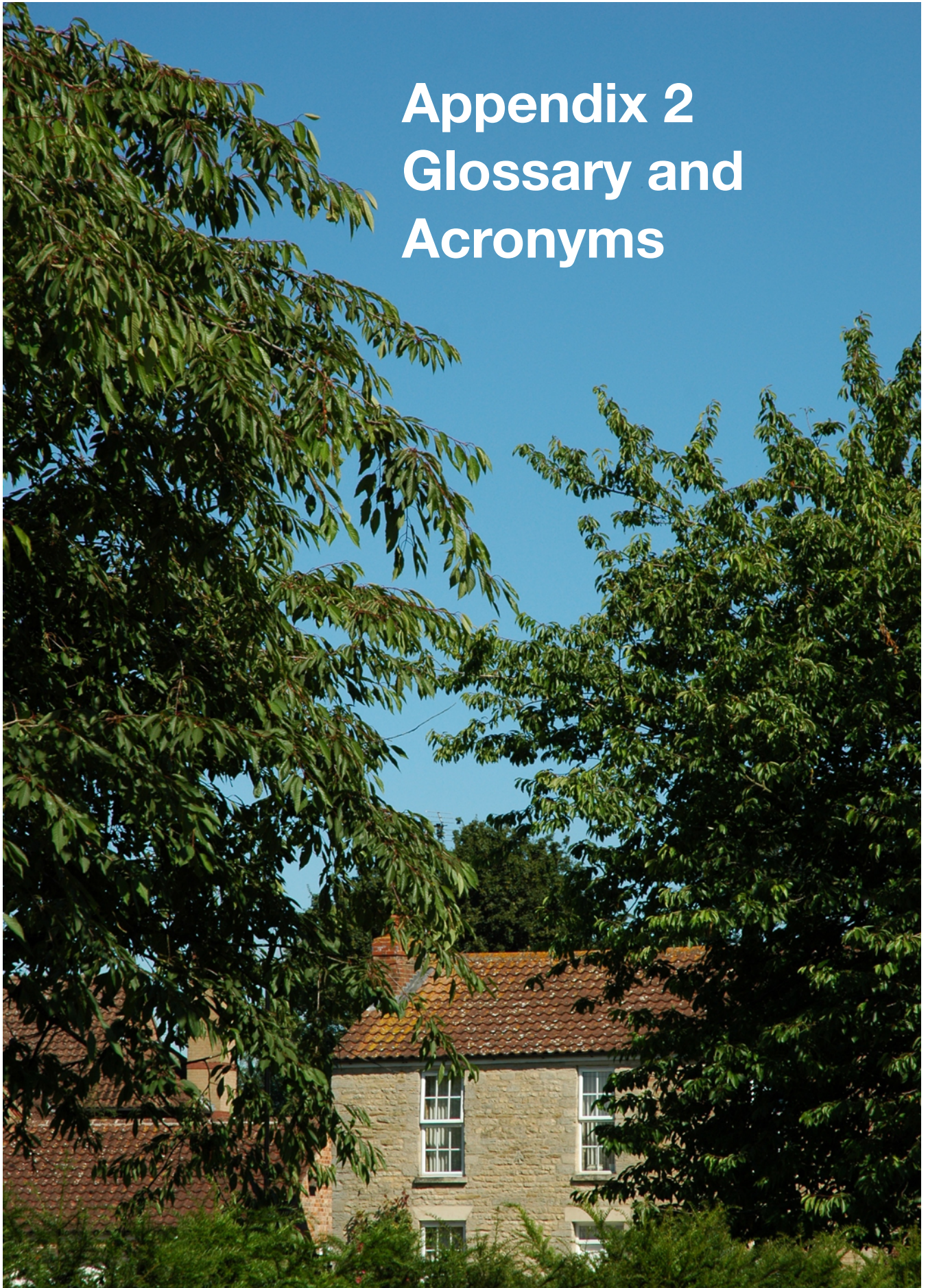
The following documents provide the evidence base used by this plan.

They can be viewed at :- <http://www.peakirkvillage.co.uk/documents>

- I. Peakirk Neighbourhood Plan Summary  
August 2016 Peakirk Neighbourhood Plan Group
- II. Peakirk 2030 Character Area Assessment  
August 2016 Peakirk Neighbourhood Plan Group
- III. Peakirk Landscape Character Assessment August 2016  
Peakirk Neighbourhood Plan Group
- IV. Peakirk Neighbourhood Plan Census Analysis  
August 2016 Peakirk Neighbourhood Plan Group
- V. Peakirk House Audit  
August 2016 Peakirk Neighbourhood Plan Group
- VI. Peakirk Neighbourhood Plan Water Study  
Peakirk Neighbourhood Plan Group Dec 2016
- VII. Peakirk Neighbourhood Plan 2030 Heritage Study  
June 2016 Peakirk Neighbourhood Plan Group
- VIII. Frequently Asked Questions  
August 2016 Peakirk Neighbourhood Plan Group
- IX. Peakirk Neighbourhood Plan 2030 PK2 Views important to the historic setting of Peakirk  
November 2016 Peakirk Neighbourhood Plan Group
- X. Peakirk Conservation Area Appraisal Report and Management Plan Planning Services.  
Peterborough City Council August 2010.
- XI. Green Infrastructure, its importance to the setting of the Peakirk Neighbourhood Area.  
November 2016 Peakirk Neighbourhood Plan Group



# Appendix 2 Glossary and Acronyms





## Appendix 2: Glossary and Acronyms

**Affordable housing.** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Archaeological interest.** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Area of previously developed land or 'Brownfield' sites.** Land which is or was occupied by a permanent structure, including the curtilage of the developed land

**Assets of Community Value.** A building or land in your council's area can be listed as an Asset of Community Value if: current primary use of the building/land or use of the building/land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community.

**Best and most versatile agricultural land.** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Birds and Habitats Directives.** European Directives to conserve natural habitats and wild fauna and flora.

**Building Research Establishment Environmental Assessment Method BREEAM.** First published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing, rating, and certifying the sustainability of buildings.

**Commission for Architecture and the Built Environment. CABE.** A public body acting as a champion of good design in England.

**Cambridgeshire and Peterborough Biodiversity Action Plan BAP.** UK Action Plan for biodiversity was launched in 1994. Since then action plans for nationally important species and habitats have been produced and are periodically reviewed. Now known as UK Priority Habitats and Species, these form the basis of Cambridgeshire's action plans, along with other locally important habitats and species.

**Climate change adaptation.** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities for Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coalescence.** The merging or coming together of separate towns or villages to form a single entity.

**Code for Sustainable Homes.** A national standard for sustainable design and construction of new homes launched in December 2006.

**Countryside Stewardship (CS).** jointly delivered by Natural England, Forestry Commission England and the Rural Payments Agency on behalf of Defra and provides financial incentives for land managers to look after their environment. The scheme is open to all eligible farmers, woodland owners, foresters and other land managers, through a competitive application process.

**Community Infrastructure Levy.** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Conservation (for heritage policy).** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area.** Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

**County Wildlife Site.** Non Statutory nature reserves. Sites established and managed by a variety of public and private bodies e.g. Country Wildlife Trusts or the Royal Society Protection of Birds.

**Defined Village Envelope.** A boundary around a village, or part of a village, usually quite tightly drawn, within which development might be allowed in principle.

**Designated heritage asset.** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development.** Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.

**Development Plan Documents. [DPD]** This includes adopted Local Plans. including the Core Strategy, Neighbourhood Plans and, where needed, Area Action Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. DPDs form an essential part of the Local Development Framework.

**Defra.** The UK government department responsible for safeguarding our natural environment, supporting our world-leading food and farming industry, and sustaining a thriving rural economy.

**Energy Community Interest Company.** Peterborough Environment City Trust (PECT) worked together with the villages of Glington and Peakirk to help establish and constitute a Community Interest Company (CIC) focused on delivering Community Energy schemes which, once built, could provide a long-term income for reinvestment back into local community initiatives.

**Environment Capital.** In 1992 Peterborough was made one of four UK Environment Cities. Since this time Peterborough has worked hard to improve its environmental credentials and is committed to creating the UK's Environment Capital. Peterborough Environment City Trust (PECT) is working with Greater Peterborough Partnership, Peterborough City Council, Opportunity Peterborough and many other partners towards this aspiration.

**Environment Capital Action Plan April 2014.** The action plan, which is currently being developed, will be structured around ten themes, each with a lead partner. Each theme has a 2050 vision and interim targets toward Environment Capital. In 2016 the progress will be reviewed and new three year targets will be produced. Targets will be delivered by a partnership including Peterborough City Council, Peterborough Environment City Trust, local educational establishments, the health service, the business community, local voluntary and community organisations, and the public.

There are ten action plan themes. Zero Carbon, Zero Waste, Sustainable Transport, Sustainable Materials, Local and Sustainable Food, Sustainable Water, Land Use and Wildlife, Culture and Heritage, Equity and Local Economy and Health and Wellbeing.

**English Nature.** EN now Natural England.

**Environment Agency.** A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

**European Zero CO<sub>2</sub> Community Project.** A European Regional Development Funding (ERDF) funded ZeCO<sub>2</sub>S project, developing an EU certification system for communities which reduce their emissions far beyond normal compliance. Glington and Peakirk Green Group were part of this scheme from 2012 to 2015.

**Forest for Peterborough.** Peterborough Environment City Trust [PECT] wants to improve tree coverage to create a network of wooded areas, improving our green spaces, the quality of air we breathe, and also making sure that Peterborough is less vulnerable to the effects of flooding and other extreme weather. The project aims to plant a tree for every person in Peterborough. That will

mean 180,000 trees by 2030. In July 2016 the total had reached over 93,000.

**Foul sewage network.** The foul sewer is designed to carry contaminated wastewater to a sewage works for treatment, whereas the surface water sewer carries uncontaminated rainwater directly to a local river, stream or soakaway.

**Frontage.** A strip or extent of land abutting on a street or water.

**Glington and Peakirk Green Group** was set up in 2009 by local people, originally in Glington with the help and support of Councillor Holdich. Peakirk soon became involved. Many residents were concerned about the ever increasing use of natural resources and our effect on Climate Change and wanted to do something practical to help. GPGG have carried out energy audits on the village halls, leading to improved insulation, upgraded some of the streetlights to LEDs, run an Ecoclub at the school, worked out our village Carbon footprint and worked on a Community Energy Plan.

**Peterborough City Council - People and Communities Strategy May 2016.** Sets out the framework of how the council will transform the way in which they deliver services and the role the community and other partner organisations will have in meeting the needs of residents.

**Green Wheel cycleway.** Is a network of cycle routes providing over 45 miles of continuous sustainable routes around the city. It was one of the first large scale projects Peterborough Environment City Trust (PECT) delivered for Peterborough and first opened in 2000.

**Ground water.** An important part of the natural water cycle present underground, within strata known as aquifers.

**Green infrastructure or GI corridor.** A network of multi-functional green spaces, urban and rural, which are capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Green Wedges.** Comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence of adjacent places and can also provide recreational opportunities.

**Heritage asset.** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment.** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**HGV Heavy Goods Vehicle.** The European Union term for any truck with a gross combination mass (GCM) of over 3,500 kilograms

**Historic Environment Record.** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Mid Tier Countryside Stewardship.** Multi-year agreements for environmental improvements in the wider countryside, including multi-year options and capital items, run by Defra.

**Historic Landscape Characterisation English Heritage 2004.** A programme initiated by English Heritage to increase understanding of the designed landscapes, either commonplace or special, by looking at their history.

**Historic Area Assessment Historic England 2010.** A method of studying historic landscapes of widely different types for a variety of purposes, including education and academic study, but most often to inform the management of change.

**Identified Local needs.** The gap between what is available and what should be available. A need can be felt by an individual, a group, or an entire community. It can be as concrete as the need for food and water or as abstract as improved community cohesiveness.

**Indices of deprivation 2015.** Measure relative deprivation in small areas of England. The index of multiple deprivation is the most widely used. Most of the data is from 2012-2013.

**Inclusive design.** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Internal Drainage Board.** A local public authority established in areas of special drainage need in England and Wales. They have permissive powers to manage water levels within their respective drainage districts. IDBs undertake works to reduce flood risk to people and property and manage water levels to meet local needs.

**Intrinsic Landscape Character.** The character and combination of elements and features in the landscape, that give it a unique sense of place

**International, national and locally designated sites of importance for biodiversity.** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local Development Plan.** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and

Compulsory Purchase Act 2004. Current Core Strategies or other Planning Policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local planning authority.** The public authority whose duty it is to carry out specific planning functions for a particular area. Peterborough City Council is our Local planning authority.

**Listed Building.** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

**Local Green Space.** An area of land of particular importance to local communities designated for special protection to rule out new development other than in very special circumstances.

**Localism Act 2011.** Has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

**Micro and small businesses** include the categories A1 [shops], A2 [Financial and professional], A3 [restaurants and cafes] and B1 [business offices].

**Material Consideration.** A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

**The National Planning Policy Framework [NPPF].** Published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

**Neighbourhood plans:** A plan prepared by a Parish Council for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Natural England.** The government's adviser for the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide.

**The Northern Footpath Forum [NFF]** a local community group set up in 2008 to encourage the provision of safe footpath and bridleway links between rural villages in the north of Peterborough.

**Older people.** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space.** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building.** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Peakirk Parish Council [PPC].** The civil local authority for the parish of Peakirk, an elected corporate body with variable tax raising powers.

**Planning condition.** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Peterborough City Council [PCC].** The local unitary authority [just one level of local government] that works with local partners to determine and deliver services. Most of these are mandatory, although some, can be provided as a chosen option. Elected councillors set the overall policy for the council the officers implement the councillor's decisions.

**Priority habitats and species.** Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Public Right of Way [PRoW].** A path that anyone has the legal right to use on foot, and sometimes using other modes of transport. Legally, a public right of way is part of the Queen's highway and subject to the same protection in law as all other highways, including trunk roads.

Public footpaths are open only to walkers

Public bridleways are open to walkers, horse-riders and pedal cyclists

Restricted byways are open to walkers, horse-riders, and drivers/riders of non-motorised vehicles (such as horse-drawn carriages and pedal cycles)

Byways Open to All Traffic (BOATs) are open to all classes of traffic including motor vehicles, though they may not be maintained to the same standard as ordinary roads

**Passivhaus** refers to a rigorous, voluntary standard for energy efficiency in a building, reducing its ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

**Pre-submission consultation for the Neighbourhood Plan.** The qualifying body [PPC] publicises the draft plan over a six week period, and invites representations.

**Public realm** any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

**Public Transport.** Forms of transport that are available to the public, charge set fares, and run on fixed routes.

**Public Works Loan Board [PWLb].** A statutory body, whose function is to lend money from the National Loans Fund to local authorities, including Parish Councils, and to collect the repayments.

**Renewable and low carbon energy.** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Royal Institute of British Architects [RIBA].** A global professional membership body driving excellence in architecture.

**Rural exception sites.** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a heritage asset.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy).** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Peterborough Site Allocations Development Plan Document** forms part of the statutory Development Plan for Peterborough, known as the Local Development Framework [LDF]. It identifies land required over the period to 2026 to deliver the scale of growth and development set out in the Peterborough Core Strategy.

**Sustainable transport modes.** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.



**Small village.** The Peterborough City Council Settlement Hierarchy Study 2016 defines Peakirk as a 'small village', one which does not meet the criteria for one of the categories higher in the hierarchy. Typically, a small village will have a low population and a limited range of services, if any. Any development is likely to be restricted to infill.

**Soilscapes,** is a 1:250,000 scale, simplified soils dataset covering England and Wales. It was created from the more detailed National Soil Map (NATMAPvector) with the purpose of effectively communicating a general understanding of the variations which occur between soil types, and how soils affect the environment. It has been developed by Cranfield University and is sponsored by Defra.

**Stakeholders.** A person or business with an interest or concern in the process of producing the Neighbourhood Plan. This could include people who live or own land in the Neighbourhood Area, people who work in the Neighbourhood area, or people who live in nearby areas that might be affected.

**Strategic Housing Market Assessment (SHMA)** is a key part of the evidence indicating the future quantity of housing needed, including a breakdown by type, tenure and size. It is required under national planning policy.

**Sustainable Urban Drainage systems (SUDS)** are a natural approach to managing drainage in and around properties and other developments. SUDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.

**Sustainable.** Sustainable development consists of balancing local and global efforts to meet basic human needs without destroying or degrading the natural environment. The 2005 World Summit on Social Development identified sustainable development goals, such as economic development, social development and environmental protection. In ecology, sustainability is the capacity to endure; it is

how biological systems remain diverse and productive indefinitely.

**Tenure blind** means that it should be difficult to spot the difference between social affordable property and those sold to private buyers. Growing concerns about housing affordability and segregation between communities have led policy makers to recommend mixed tenure and mixed income housing developments. Policy has increasingly encouraged new housing developments which mix affordable housing alongside market-priced housing, in order to achieve more balanced communities, income mix and social mix.

**Village setting.** The surroundings in which a village is set. Elements of the setting can be positive or negative and can change with time.

**Waste Recycling Environmental Limited [WREN].** A not-for-profit business that awards grants for community, biodiversity and heritage projects from funds donated by FCC Environment [one of the UK's leading waste and resource management companies] through the Landfill Communities Fund and Scottish Landfill Communities Fund.

WREN was established in 1997 and since then has provided over £200m to more than 7,000 community and environmental projects throughout the UK, including a grant to Peakirk Village Hall.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites.** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

**Zero Carbon Homes.** Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.



# Appendix 3

## List of Maps





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