



# Werrington Neighbourhood Plan Evidence File

## Locally Important Views



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**This assessment was undertaken in during 2020 and was compiled by the Steering Group with assistance from local residents.**

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**With thanks to:** Trevor, Jan, and Roger

# 1. Introduction

Werrington Neighbourhood Plan has identified a number of important views for protection under its Neighbourhood Plan proposals. This report sets out how and why these views have been identified for protection.

## 2. Methodology

- 2.1 Being a historic village of on the northeast boundary of the urban area of Peterborough, Werrington has a number of significant and valued views. Given the suburb nature of the Area though these are internal views, rather than views looking out of the original village or are planned views through the development of 'new' Werrington. These views were identified through the following processes:
- Residents encouraged to give input via the local community newsletter and social media.
  - Identification by Neighbourhood Planning team using local knowledge and experience.
  - Input received at Werrington Area Forum Meetings, Steering Group meetings and consultation events.
  - Consideration at Steering Group Meeting taking into account features within the view, historic importance of the view, aesthetics of the view and importance to Werrington's urban/countryside character.
  - Once decided the selected views were shared at Forum meetings, website, and ongoing public consultation events for feedback.
- 2.2 To identify those views worthy of protection the following assessment criteria were used:
- All viewpoints must be accessible by the public i.e., not views from private property.
  - All views should be within the designated area but can be taken from outside the area.
  - Views should be of special significance to the local community, give a positive image, and help to frame elements that are important to Werrington's distinctiveness, heritage, or character – all things that help make Werrington a special place.
  - They should reflect features and aspects identified by the various consultations including the Werrington Neighbourhood Plan Questionnaire.
  - With a large part of the 'old' village being a Conservation Area, only select views should be given extra protection through the Neighbourhood Plan process.
- 2.3 The area's attractive spots and potential views were considered as a short list detailed seen in Appendix A with reasons for consideration. This report with maps, photos and text showing these views was promoted as part of our ongoing consultations. Proposals were put on display at the library. It was also available online and social media. Residents were able to give final feedback at Forum meetings and the Annual General Meeting before being finalised as a key part of the evidence base for Werrington's Neighbourhood Plan.
- 2.4 After further review and consultation the list of protected views was finalised.


### 3. Conclusion

Following the above processes and having due consultation. the following views were deemed to be important to Werrington residents and were recommended for inclusion in the Neighbourhood Plan.

Ref	Description
1	The view of Sobrite Spring, Fox Covert and Fox Covert Road and fields from railway bridge
2	The view down tree avenue of Rushton Avenue from Twelvetree Avenue
3	The view looking south from Sheldrick Walk along the Coverdale Walk tree avenue across the playing fields adjacent to Ken Stimpson School looking south from Sheldrick Walk
4	The view looking north along Foxcovert Road south of Davids Lane
5	The view from Hodgson Avenue junction along the wide tree-lined road of Davids Lane
6	The view of Cuckoos Hollow Lake across the south shore



## APPENDIX A: SHORTLIST OF VIEWS CONSIDERED

View description and commentary	Thumbnail Image (see Website for full images)
<p><b>Across Cuckoos Hollow Lake and Weir bridge from west side of lake path:</b>            Popular view of a well visited and well-loved area. This view across the lake has the bridge to give it a focal point with the mature woodland beyond and glimpses of housing. Viewpoint is just off a busy cycleway linking new Werrington to the old parts of Werrington and Werrington Centre and is a popular stopping point/picnic spot on walks and cycle rides. This area was developed into informal recreation use from farmland during the development of the township in the late 1970s. Consultations demonstrate the popularity of area and typifies the informal green open spacious of Werrington. Area protected by Local Green Space Designation  <b>ACCEPT</b></p>	
<p><b>Along cycle path west of Cuckoos Hollow:</b>            This wide view contrasts the 'old' and 'new' landscapes: the 'old' stream part of the former drainage of Hamfield Farm with old willows and the 'new' of Cuckoos Hollow with cycleway and informal green open space formed in the late 1970s. In the background is the wooded area, site of the old sheep dip where the body of the 'Girl in the glass fronted coffin' was found. The willows were used to support the basket weaving industry in village. The mature trees to the left and background of the photo frame the open space. Consultations demonstrate the popularity of area and typifies the green open spacious of Werrington. Site protected by Local Green Space Designation</p>	
<p><b>Werrington Brook from cycleway:</b>            This wide view looks the original farmland, woodland and brook area which was converted into this recreational space during the late 1970s. With the grassed area left longer this brings a more rural feel to the area with older residents remembering the old farm sited to the right of this picture. The area is widely used for walking and cycling and as a link between 'new' and 'old' Werrington and Gunthorpe and Werrington especially by shoppers and school pupils. This is an attractive view with the brook area and cycleway framed by grassed area and woodland areas either side. Consultations demonstrate the popularity of area and typifies the green open spacious of Werrington. Site protected by Local Green Space Designation</p>	

### **Village Green and Blue Bell from Old Chapel end:**

A view of the heart of the old village. The historic village green and site of St Johns Fair which still remains used as the centre for village activities today. Older buildings mostly listed and trees surrounding the village green with village sign and old Vicarage walls beyond. The building style with the details of the rooflines, windows and materials add interest. Low scale and low-density housing is aesthetically pleasing and historically important. Site protected by Werrington Conservation Area



### **Village Green from Hall Lane:**

A traditional village scene at the heart of the old village. Older buildings surrounding the treed village green with village sign. The Green has acted as a hub and meeting place for centuries. The Blue Bell has been the centre of village life since the 19<sup>th</sup> century although the current buildings are older. Mafeking Cottages are seen through trees on left. See photo above for historical context. Site protected by Werrington Conservation Area



### **Old Vicarage post office and thatched cottage:**

View of an important junction of the village where the main street meets the road to the villages in the north. The Green sites to the left. The old vicarage to the right, the thatched cottage in the distance and the Post Office to the left distance show a variety of building styles. Site protected by Werrington Conservation Area



### **Hall Lane from outside Werrington Hall South:**

This view down Hall Lane shows the former gateway into Werrington from the villages to the north. The old Hall buildings are seen on the left and whilst some older buildings are seen on the right there has been a lot of modern infill. The modern housing from the 1930s onwards continues down this road. The junction seen in the distance is where the lane splits left for Glington, right to Newborough and the grazing fields. This road is now a dead end. Site protected by Werrington Conservation Area





**The Church from outside At Last tea rooms:**

A historic view of the heart of the old village. A cluster of listed buildings and trees surrounding a smaller village green area with the mature fir trees surrounding the church and war memorial. The view of the Church, a key landmark and intrinsically linked to the village, is hampered by the mature trees. This pleasing village scene is also detracted with the street furniture and car parking – a blight for the centre of the old village. The old village buildings give a variety of building materials and rooflines. Werrington Conservation Area. Site protected by Werrington Conservation Area



**Cock Inn corner:**

A busy road junction with the roundabout, modern signage and street furniture detracting from what could be an attractive gateway into the 'old' village. Whilst the listed Cock Inn building is attractive, the surroundings are not and cannot be considered a view. Site protected Werrington Conservation Area



**Lincoln Road looking South from windmill road, wide verge, and houses in a street scene:**

A range of houses built in the 1800s with some modern infill. Set back with large front gardens along the former Peterborough to Lincoln toll road (evidenced by the nearby cast iron milestone). The greenness and spaciousness of the street scene is a characteristic of this area. Not in the Conservation Area



**Playing fields adjacent to William Law and tree avenue (from car park):**

The footpath and cycleway across the playing fields adjacent to William Law is a busy location with surrounded by various sporting facilities created as part of the Werrington 'new town' development. It is a wide-open space with an attractive tree lined path crossing it. The trees draw the eye along





**Staniland Way looking west down tree avenue:**

Despite being a wide and busy thoroughfare to Werrington Centre, the heart of 'new' Werrington the avenue of trees and landscaping gives a feel of spaciousness and greenery creating a pleasant approach. The line and symmetry of the trees leads the eye creating a pleasant approach despite the street furniture and urban setting.

**Rushton Avenue from Twelvtree Avenue:**

This is a wide treeline single track road and cycleway was built as part of the 'new town development' in the late 1970s running parallel to old Lincoln Road before swinging 90 degrees to give access to the Ken Stimpson Playing fields and beyond. It is edged by trees and other than fencing in the far distance, there is little to suggest that it is surrounded by housing and gives a peaceful scene within an urban context.

ACCEPT

**Avenue of trees across the playing fields adjacent to Ken Stimpson looking south from Sheldrick Walk:**

The treelined path and cycle way cutting across the KCSC fields gives an attractive view and follows an original field boundary. From this viewpoint with the mature trees in the background there is little to suggest that it is completely surrounded by houses. It provides the lungs for the surrounding built up residential areas with the surrounding area used as school playing fields, public playfields, informal sports, walking and dog walking. The benches provide seating to appreciate the view. This is an important open space for residents as confirmed by the NP questionnaire.

ACCEPT

**Foxcovert Road south of Davids Lane:**

This is the historic main route linking Werrington and villages to the north with mature and ancient hedgerows, now used as a cycleway linking Werrington Centre to north Werrington and bounded by playing fields and residences. This typical fenland lane would been surrounded by fields up to early 1980s when this part of Werrington was developed. The old hedgerow on the right is a link to the rural past and had been supplemented by tree planting on both sides of the lane. Davids Lane bridge in the distance was a road junction in the original rural landscape. This is an attractive view with the treeline drawing the eye along the straight lane to the attractive modern red brick bridge.

ACCEPT





**Sobrite Spring, Fox Covert and Fox Covert Road from railway bridge:**

This is an historic area with the wooded area created in 1800s provide cover for game (hence name). In the late 1800s the natural spring made it an attractive place to visit, and consideration given to this being a source of water for the city until an alternative was found. The railway came through here in and a level crossing built. In the early 1900s a factory was built to bottle the natural spring water which existed in various forms until 1989. The mature trees of the covert provide a complete change from the typical Fenland landscape and is a distinct landmark. The historic lane leading to Peakirk and Glinton heads straight across the surrounding flat fields. This would have been totally rural landscape up to 1980 when the north Werrington Development occurred.

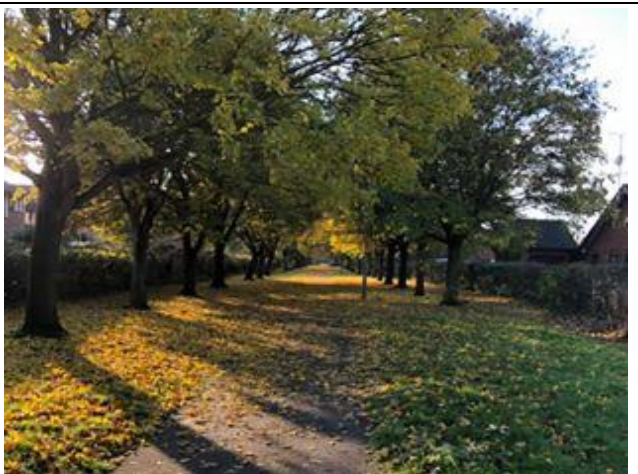
ACCEPT

**Foxcovert Newt Ponds from railway bridge:**

This is a recently acquired view with the newt ponds created to translocate newts during the recent railway developments. Ongoing work is being undertaken by the Conservation Volunteers to maintain and develop this area so this view will change and grow up over the coming years. The area however still retains its unspoilt rural origins with the ploughed field to the left. The A15 in distance and residences to right cannot be seen

**Woodhall Rise Footpath:**

Footpath from Woodhall Rise with the trees lining the path giving an attractive view



**Davids Lane from near Hodgson Avenue east junction:**

The straight road of Davids Lane surrounded by open accessible space and lined by trees is a key reason by people like Werrington and appreciate its open and green character. There is no suggestion of the density of building either the length of this road. This area is however detracted by the signage and street furniture and the increasing use of the road especially by HGVs. The road junction was originally the junction of two lanes so the modern road layout with still a legacy to the former rural landscape.

**ACCEPT**

 **Land to east of Rowlands Court from Goodwin Walk:**

This avenue of trees and open space is used informally for recreation, walking, and cycling. The eye is lead to the entrance to the informal woodland which is used as an informal footpath to east Werrington. The landscaping was developed in the mid-1980s on agricultural fields land which was initially ear marked as housing. It is not clear if the intention was to formalise this avenue into a cycleway.

