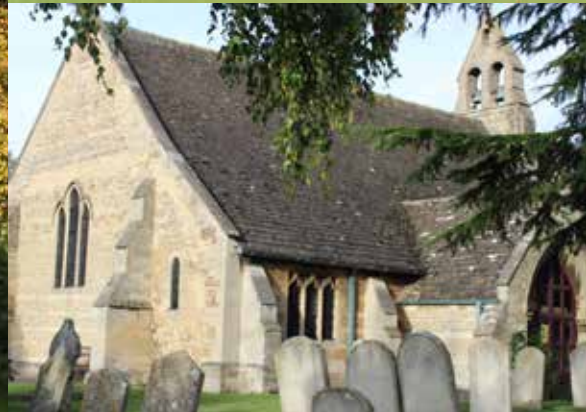




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WERRINGTON NEIGHBOURHOOD PLAN 2023 to 2036

Pre-submission Consultation Version
(Regulation 14)



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WELCOME TO WERRINGTON NEIGHBOURHOOD PLAN

This Neighbourhood Plan is your plan. It seeks to establish a vision for Werrington and to deliver local aspirations and needs from 2023 to 2036. It has been produced by the Werrington Area Forum to ensure that whatever changes and developments there are, its essential character will not be lost. The Forum has worked hard to understand what the community values and what needs to be done to ensure that Werrington continues to be a place where people will be happy to live in the future.

Werrington's involvement in local planning and development is long standing. Werrington Neighbourhood Council (WNC) has been an official planning consultee to Peterborough City Council for many years. WNC previously attempted to produce a Neighbourhood Plan in 2010. This was unsuccessful, however, due to changes in national legislation and lack of funding, although valuable information from residents was collected and this has been useful for those formulating this plan.

The Forum has been concerned to reflect the views of the community regarding, for example, the preservation and maintenance of our green spaces, the protection of wildlife, the scale and sustainability of building. We hope that this plan will help provide a basis for co-operation with others so that the common interests of all residents are protected. It will provide additional safeguards to help ensure that any significant developments to the locality are sympathetic. If adopted the Neighbourhood Plan will be a statutory document incorporated into the planning framework that can have an impact on the way future development happens.

None of this would have been possible without years of hard work, research, debate, and careful analysis that resulted in the policies that make up this plan. We are indebted to all those who have joined or supported the work of the Steering Committee which has been the driving force for so much of this undertaking.

This, then, is our vision for the future.

Vince Moon

Chair, Werrington Area Forum

1. INTRODUCTION

- 1.1 This is the pre-submission (Regulation 14) version of Werrington Neighbourhood Plan 2023-2036. This is subject to a six-week consultation and all comments received in response to this consultation process will be considered in preparing the final submission version.
- 1.2 Werrington does not have a Parish Council, so Werrington Area Forum (Neighbourhood Forum) has been established to manage the Neighbourhood Plan which was formally approved by Peterborough City Council on 28th January 2019. The Neighbourhood Plan covers the Werrington Neighbourhood Plan Area which was formally designated by Peterborough City Council on 15th October 2018 (seen in Figure 1 below).
- 1.3 Werrington Neighbourhood Plan's period is 2023 to 2036 which aligns with the expiry date of Peterborough City Council's current Local Plan. It will be reviewed after five years.

About Neighbourhood Plans

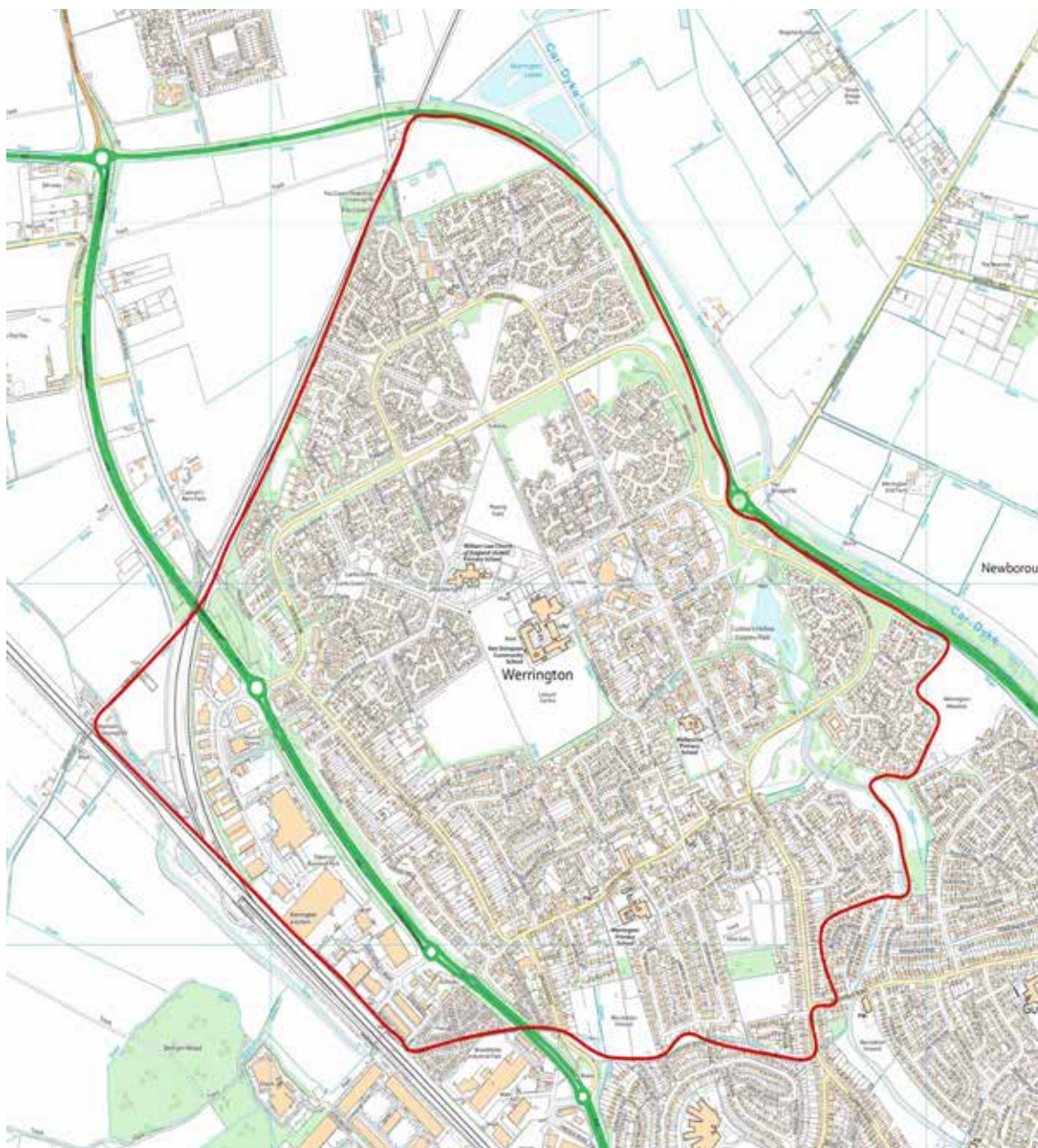
- 1.4. Neighbourhood Plans were introduced in the Localism Act (2011) with the intention of giving communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. They provide a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 1.5. When adopted, the Neighbourhood Plan will have the same status as the Peterborough City Council Local Plan, becoming part of the 'development plan.' Decisions on planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. As such this Neighbourhood Plan will provide an important framework for how Werrington should develop in the coming years.
- 1.6. It should be noted, however, that national policy stipulates that Neighbourhood Plans should not promote less development than is set out in the Local Plan or undermine its strategic priorities. As such, the Peterborough Local Plan will set a level of growth that will occur within Werrington and the Neighbourhood Plan cannot prevent that. Werrington Neighbourhood Plan acknowledges the need to support the levels of growth and spatial strategy proposed through the Local Plan.
- 1.7. The Neighbourhood Plan can create a suite of policies that complements existing local, national, and strategic planning policy, to provide additional detail and subtlety that reflect the special characteristics of Werrington that cannot reasonably be addressed by higher-level policy. It can also help to secure the infrastructure that is needed to support growth and protect areas, facilities and services that are most important to the community.
- 1.8. The process which Neighbourhood Plans need to follow is set down in statute by the Neighbourhood Planning Regulations. These regulations specify a series of stages and tests to ensure the validity and conformance of the Neighbourhood Plan. The process that Werrington Area Forum has followed in developing the Werrington Neighbourhood Plan is set out below. The Plan also needs to ensure that it meets the requirements of the Neighbourhood Planning Regulations, and this will be set out in the 'Basic Conditions Statement.'
- 1.9 Consulting Statutory Stakeholders on this draft Plan is a statutory requirement of the neighbourhood planning process, and the consultation period must be open for at least 6 weeks. However, opportunities to make representations are open throughout the Plan preparation process.

About the Werrington Neighbourhood Plan

- 1.10. The Werrington Neighbourhood Plan is being produced by Werrington Area Forum (Neighbourhood Forum) on behalf of the community of Werrington. Werrington Area Forum is the Qualifying Body for the purposes of the Neighbourhood Plan. The formation of Werrington Area Forum was initiated by Werrington Neighbourhood Council during 2018. Following a series of information meetings, newsletter articles and social media engagement, the required membership of 21 was easily achieved. Membership is open to all individuals who live or work in the Neighbourhood Plan Area, who visit the area and elected members. The prospective Forum applied to Peterborough City Council and following a six-week consultation, the Forum was officially formed on 28th January 2019 for five years. The Forum has appointed officers, a formal constitution and its work is publicised through regular meetings, the Annual General Meeting, social media, and website. The current membership is wide and diverse representing various areas, different sections of the community, long-standing residents and newcomers, business owners, older age groups and younger people, a range of occupations and skills and four Ward Councillors. An application to extend the Werrington Neighbourhood Forum for a further five years will be submitted in 2023.
- 1.11 The area covered by the Werrington Neighbourhood Plan, which was formally designated on 15th October 2018, can be seen on Figure 1 below. The consideration and consultation about this area was a detailed process with all the options of former and present electoral and political boundaries and the parish boundary being considered. (Details of the various boundaries can be seen within the Evidence File: Statistical Profile). The area chosen conforms most residents' view of what Werrington comprises of, and in the main follows clear boundaries. It is confirmed that no other Neighbourhood Plan has been made for the area and the Werrington Neighbourhood Plan does not relate to more than one neighbourhood area.
- 1.12 Updates about the Neighbourhood Plan and consultation opportunities have been provided at all stages of the process. These have been provided through Forum meetings, social media, the community newsletter, large scale events such as the carnival and village show, at community meetings and notice board posters. Every opportunity has been taken to engage with all sections of the community with all forms of communication: electronic, print, visual and verbal. The details of this consultation process can be seen within the Evidence File: Consultation Statement.



Figure 1: Contrasting Views: Werrington Conservation Area and Werrington Township



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Figure 2: Werrington Neighbourhood Plan Area

- 1.13. The Werrington Neighbourhood Plan is intended to set out a local blueprint for how Werrington should develop sustainably in the best interest of the area, in the context of the wider Local Plan. The character of Werrington has changed more in the last 50 years than in the previous 500 and is still under continuing pressure for change. Residents believe these changes need to be planned rather than happening randomly.
- 1.14. Neighbourhood Plans are restricted to dealing with matters relating to land use and development planning, and therefore many other important non-planning matters cannot be included in the plan. Where the community have raised concerns about non-planning matters, they have been recorded by the Area Forum as a Community Action Plan and other means to tackle the issues will be considered where possible.
- 1.15. It is important to note that the Werrington Neighbourhood Plan should not be read in isolation and policies in the Peterborough Local Plan will also be applicable. The Neighbourhood Plan does not seek to replicate policies in the Local Plan, but to build on them from a local perspective.

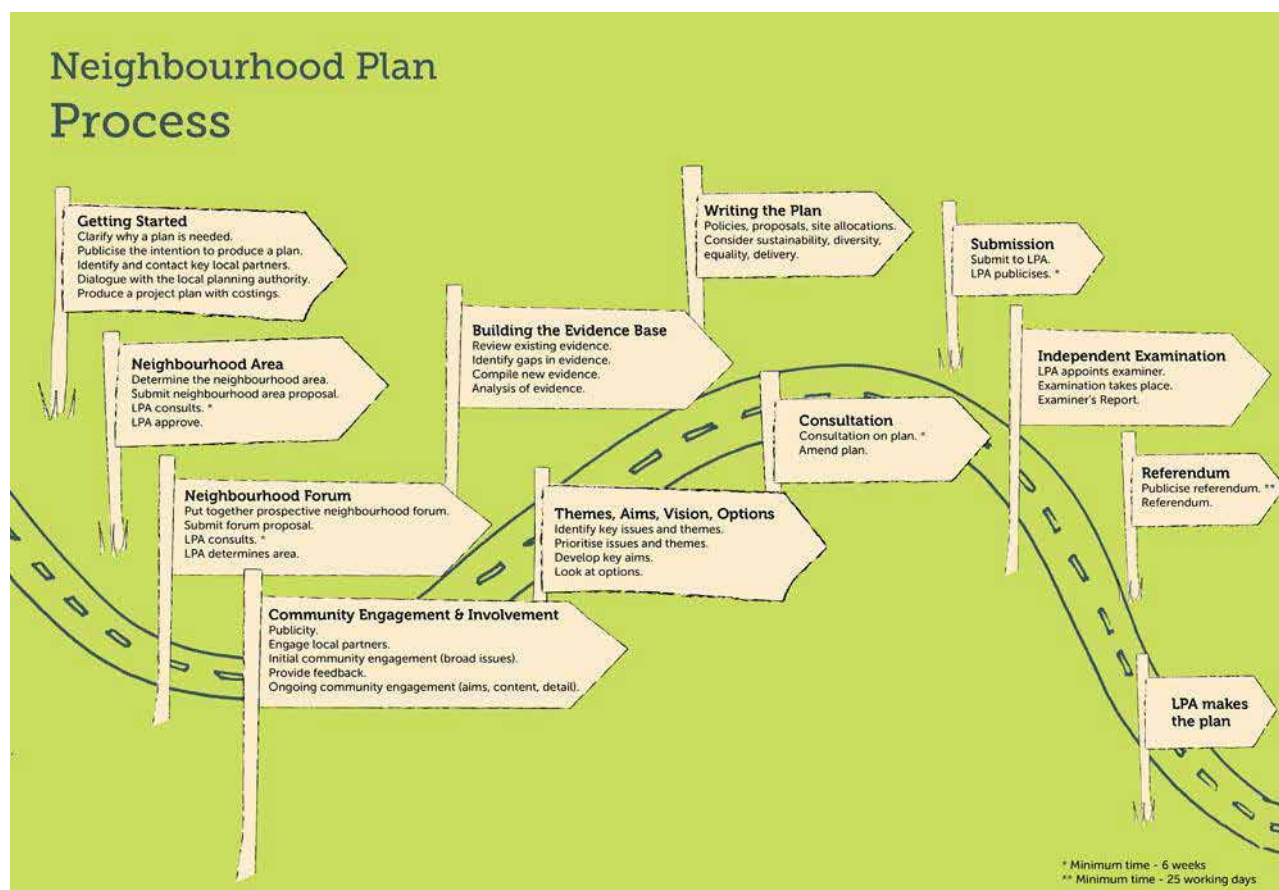


Figure 3: Neighbourhood Plan Process
(‘Neighbourhood Plans Roadmap: A Step-by-Step Guide’ published by Locality 2018)

Getting Started:	Neighbourhood Plan Area:	Neighbourhood Forum:	Building the Evidence Base:	Writing the Plan:
Why a Neighbourhood Plan? Workshops. Project Plan. Costings.	Discussion. Consult and review. Submit to PCC. PCC Consults. PCC approves area.	Advertise/promote. Receive applications. Compile submission. Submit Forum Proposal. PCC consults. PCC approves.	Review existing, identify gaps. Complete new evidence. Analysis.	Research proposals. Determine policies. Write. Consult. Review. Rewrites.
Start Early 2018	Start early 2018. Approve October 2018	Start early 2018. Approve Jan 2019	Start Early 2019 Complete Mid 2022	Start Early 2021 Complete 2023
Consultation:	Submission:	Independent Examination:	Referendum:	LPA makes the Plan
Pre submission. Consultation on Plan. Amend Plan.	Submit to PCC. PCC publicises.	PCC appoints examiner. Examination. Report.	Publicise referendum. Referendum takes place.	
Anticipated early 2024	Anticipated early 2024	Anticipated Spring 2024	Anticipated Summer 2024	Anticipated 2024

Figure 4: Werrington’s Neighbourhood Plan Journey

2. WERRINGTON'S CONTEXT

2.1 Location

- 2.1.1 Werrington now forms the northernmost suburb of the City of Peterborough. To the north and east are agricultural fields and scattered farms, with the settlements of Glinton, Peakirk and Newborough beyond, whilst to the west is the township of Bretton. The A15/Werrington Parkway dual carriageways and the East Coast mainline / Great Northern / Great Eastern Joint railway lines, form clear boundaries and create substantial barriers between Werrington and these communities. To the south Werrington merges into the communities of Walton and Gunthorpe, all originally separate villages, with Werrington Brook demarking the boundary.

2.2 Settlement and Character

- 2.2.1 There has been a settlement in Werrington since Roman times developing into a prosperous agricultural-based Fen edge community with houses and farms centred around a church surrounded by open fields, scattered farmsteads, and orchards. There are no scheduled ancient monuments, but Roman and pre-Roman activity has been found north and west of Werrington Centre. 19th and 20th century development has resulted in almost continuous built frontages, so evidence of earlier settlement has been compromised. The Conservation Area today includes many attractive 18th and 19th century buildings with the Saxon parish church at its heart. There are 25 listed buildings in Werrington: 14% of the buildings in the Conservation Area are listed and others feature on the emerging Local List¹. There are almost no surviving vestiges of the historic rural landscape but the paths surrounding Church Street and adjacent road patterns mark the former alignments of tracks that radiated from the village to provide access to the open communal fields.
- 2.2.2 As Peterborough expanded with the arrival of the railway, so Werrington grew especially along the roads to the west. From the 1950s its population increased with housing estates built in the fields surrounding the village. Werrington merged with the villages of Paston, Walton and Gunthorpe to become part of the Peterborough suburbs. With the development of Peterborough New Town in the 1970s, Werrington was the site of a new 'township'. The area to the north of the original village was developed over the following 20 years with housing, schools, sports centre, shops, and industry. Despite this, Werrington still retains a historic core with the 'old' and 'new' parts blending to form a distinctive character and community.
- 2.2.3 The three phases of economic development have given Werrington its four distinctive areas:
- A: The Conservation Area: the original heart of the Village
 - B: The Wider Village: the development from the late 1880s culminating in the building of the Sussex, Nursery, Cathedral and Werrington Park Estates.
 - C: Werrington Township: the Peterborough Development Corporations 'township' area built between approximately 1980 and 2000.
 - D: The Industrial Area developed from the 1970s.
- Other than some small infill developments and single house builds, there has been no major development since 2000.

¹ Werrington Conservation Area Appraisal Report and Management Plan (2008), Peterborough City Council; Proposed Local List of Heritage Assets in Peterborough (2022), Peterborough City Council.

2.3 Geography and Landscape

- 2.3.1 The Natural England assessment of National Character Area Profiles (2014) shows Werrington as predominantly within the Bedfordshire and Cambridgeshire clay lands area NCA88 (defined as a broad, gently undulating, lowland plateau dissected by shallow river valleys). Werrington is however more characteristic of the adjoining 'The Fens' area profile NCA46 (defined as a 'distinctive, historic, and human-influenced wetland landscape notable for its large-scale, flat, open landscape with extensive vistas to level horizons').
- 2.3.2 The landscape surrounding Werrington village was, from medieval times, flat arable fields, lined with hedgerows and punctuated by woodland copses. The original village was on the slightly higher land with fields rolling down to Werrington Brook and this slope can still be discerned along Amberley Slope. Even with subsequent urbanisation of the area, remnants of this landscape can be seen within the open green spaces: flat, punctuated with patches of mature woodland and with the remains of hedgerows. These are distinctive features which help link the Neighbourhood Plan Area with its pastoral origins and rural surroundings.
- 2.3.3 Werrington's agricultural origins have left some houses sitting within larger-than-normal plots. The trees and mature gardens are a feature of the Conservation Area, centred on the churchyard and parkland of Werrington Hall. Unfortunately, the cherry orchards, a feature of the village, and an early industry have now disappeared. The development of the Victorian villas sitting on large plots down Lincoln Road gave rise to formal gardens and tree planting. The planned development of the Werrington estates from the 1950s gave an attractive variety of houses set down winding roads and cul-de-sacs with front and rear gardens featuring ornamental trees. The Werrington expansion in the 1980s as part of Peterborough New Town set out plots of different types of housing set within or close to large open spaces and planted trees, creating a 'green cityscape'. All have blended over time and emerged to give the Neighbourhood Plan Area its distinctive green and spacious character.
- 2.3.4 Through this green and spacious landscape of mature gardens surrounded by wide open spaces and linked by wide tree-lined cycleways, a large range of urban wildlife thrives. Significantly for wildlife is the corridor created by Werrington Brook running into the lake at Cuckoo's Hollow before flowing onwards to the Roman Car Dyke just outside the Area. Although the Brook was realigned and the whole of Cuckoo's Hollow was landscaped with trees and a lake in the 1980s, there are still the remains of the agricultural landscape, with copses and hedgerows and former water courses demarked by alders and willows. The Brook's wide grassy overgrown banks gives perfect shelter to a range of both urban and countryside wildlife: birds, ducks, foxes, hedgehogs, toads, frogs and even otters, whilst the lake provides the habitat for a range of waterfowl. The fields to the north are the site for two artificial ponds created to translocate great crested newts. The nearby mature woodland and hedgerows are relatively undisturbed, again supporting a range of wildlife. The shelter belts of the Werrington Parkway and A15 provide wide treed areas which link with the wide landscaped road system providing wildlife corridors.

2.4 Residents and Housing

- 2.4.1 In 2021, there were approximately 12,119 residents in the Neighbourhood Plan Area whilst ten years earlier this figure was slightly higher at 12,550. A notable characteristic in 2021 was the high proportion of older population, when over 55% of residents were over the age 45, compared to ten years earlier when the figure was substantially lower at 48%. Correspondingly under 30s form 28% of the population, decreasing from 33% ten years earlier. A comparison of the age groups can be seen in figure 3 below.²
- 2.4.2 A notable characteristic of the Neighbourhood Plan Area is the high proportion of older residents in 2021 which is substantially higher than ten years previously with the number of residents over 60 especially increasing significantly. Correspondingly residents under 30 have decreased significantly showing how quickly the population of the Neighbourhood Plan Area is ageing. Households aged over 65 also form a higher percentage than Peterborough. The Area is family-orientated with 75% of households being one-family households and 48% being a family with dependent children. Werrington Ward is not expecting any substantial growth in population over the coming years especially when compared to the prospective growth rates of Peterborough. The population forecast, however, confirms that the ageing population of Werrington will continue over the next 20 years which will impact on demand for certain housing and demand for local services (Cambridgeshire County Council).
- 2.4.3 The vast majority of Neighbourhood Plan Area residents were born in this country, are White and are either Christian or practice no religion which contrasts significantly with the figures for the residents of Peterborough. The Area shows a relatively low level of deprivation overall. Of the five LSOAs that Werrington Ward is divided into, four are rated in the top 50% and one are falls in the bottom 20% across England when measuring overall deprivation for deprivation. Therefore, whilst there are some contrasting areas within Werrington Ward, overall, the deprivation levels are low in the Area which may be reflective of the high levels of employment. The Area's residents are overall healthier than Peterborough residents. Only 17.5% of residents living in the Neighbourhood Plan Area said that their day-to-day activities were affected a little or a lot by a long-term health problems or disability and 4.82% said that they had bad or very bad health. Both these figures are lower than Peterborough despite the much older age profile and this could correspond to the higher living standards provided by lower unemployment levels.

² Unless otherwise stated, all data quoted is from 2011 Census, Office for National Statistics

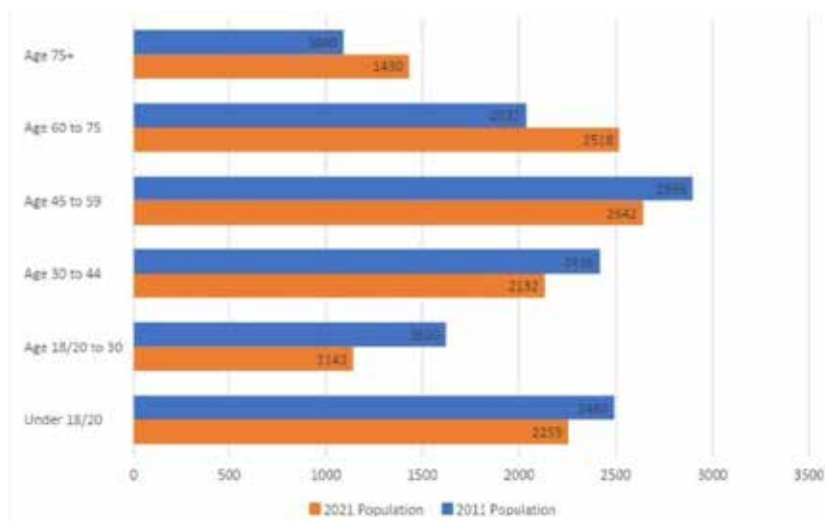


Figure 5 Graph showing the Neighbourhood Plan Area's Population Profile by Age comparing 2011 to 2021. (Source: 2011 and 2021 Census, Office for National Statistics)

- 2.4.4 The number of properties within the Werrington Neighbourhood Plan Area equates to 5,582 dwellings. Of these properties 90% are whole properties or bungalows, 9% were flats, maisonettes, or apartments and 1% were caravans or other mobile structures. There is a high number of detached properties, 45.3 % of all dwellings, 29.3 % are semi-detached and 15% are terraced properties. 75% of properties are privately owned or with a mortgage (compared to 60% for Peterborough, 10% are socially rented and 15% privately rented. These figures show a significantly higher proportion of detached houses and fewer terraced houses when compared to Peterborough. Given the high number of detached dwellings, it is not surprising that the average number of bedrooms at 2.8 and number of rooms in properties are higher than Peterborough. 69% of the housing is 'owned' and 69% has two or less people living which are higher properties than when compared to Peterborough.
- 2.4.5 Housing prices within Werrington Neighbourhood Plan Area are on par with Peterborough although detached houses are on average cheaper perhaps reflecting the high number of such properties. House prices are stable within the Area and are quick to sell when compared to Peterborough although this is not the case for £400,000 to £500,000 range which again may reflect the larger numbers of such houses (Cambridgeshire and Peterborough Insight and HomeCo Internet Property Ltd 2021).
- 2.4.6 The predominance of larger, detached housing restricts the ability for those on average salaries to move to the Neighbourhood Plan area and has impacted on the reduction of younger working age residents. The higher proportion of bungalows is indicative of the higher proportions of older people. Although there are areas of affordable housing, younger people who are drawn closer to the City Centre with better transport, cheaper housing, and nearer employment opportunities. Families, however, enjoy good access to schools, facilities, and open space within a 'safe' environment. After bringing up a family, older people enjoy the quieter aspects, the local facilities and the strong 'sense' of community and therefore tend not to leave the area and their original home. This trend therefore explains the reduction in resident numbers and the ageing population with the older residents staying in their current houses and new families not moving into the area. This ageing population has implications for the provision of housing, services, and facilities within the Area.

2.4.7 The Neighbourhood Plan Area's four distinctive areas can be broken down as follows:

- A: The Conservation Area:** 8 roads comprising of 187 houses. This area consists of two roads Church Street and The Green with the cul-de-sacs immediately off them. The buildings are in a variety of styles from small cottages, terraced housing to large, detached barn conversions and date from the 17th Century to the late 20th Century infill.
- B: The Wider Village:** Approximately 50 roads comprising of 1770 houses. This area comprises of some large 19th century houses along Lincoln Road but most of the housing was built from the 1950s in the four developments of Sussex, Nursery, Cathedral and Werrington Park estates. These expanded around the original village and are typical suburban housing of semi or detached style in rows of similar design and materials.
- C: Werrington Township:** 56 roads comprising of 3571 houses built between approximately 1980 and 2000. The newer development was built in cul-de-sacs radiating off a grid-like network of wide landscaped roads with Werrington Centre at its centre. The estates built in the early stages of the Township development have little variety in style or type of housing, whilst estates in the later development phase have contain a mixture of housing styles with individual characteristics.
- D: The Industrial Area:** This area is a variety of industrial buildings and offices with no housing. Dukesmead Residential Park is accessed through Dukesmead Industrial Estate.

Street analysis provided by Peterborough City Council from the 2018 Electoral Data. A full description of each of the areas is found in the Evidence File: Character Assessment.



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Figure 6: Werrington Neighbourhood Plan Area with its four distinctive areas.

Key: The Neighbourhood Plan area is outlined in red with the four main areas indicated in green

Area A: Werrington Conservation Area

Area B: Werrington 'Wider Village'

Area C: Werrington 'Township'

Area D: Werrington Industrial Areas

2.5 Employment and Transport

- 2.5.1 Werrington Neighbourhood Plan Area has high levels of employment with 52% employed and only 2.5% unemployed. There is a significant number of full-time employed people in white collar occupation with 25% being in management or professional roles. This is reflective of the area having a well-qualified adult population with 35% of adults being educated to A-level standard or above.
- 2.5.2 Within the Neighbourhood Plan Area, 9% work from home, 70% drive a car to work with 6% as a passenger and 6% cycle to work. The level of car usage for employment reasons is 30% higher than for Peterborough overall. 83% of residents have access to a car compared to 75% in Peterborough overall. Despite Werrington having a range of local services and an Industrial Area, the vast majority of residents work outside of the Area. A sizeable number of residents travel some distance to work reflecting the range of occupations, car accessibility and ease of commuting by train especially to London.
- 2.5.3 The Neighbourhood Plan Area is not a major employment hub, but there are employers of various sizes. Within the Neighbourhood Plan Area itself, business administration is the highest employer followed by transport and storage (due to the Post Office Parcel Depot) followed by Education (due to the four schools). The Area is, therefore, a large employment area despite not having any large industrial estates nor employers (other than the Post Office). The employee figure of 5145 represents approximately 5% of Peterborough's total employment of 114,180.

There is only one large supermarket being Tesco's in Werrington Centre with smaller supermarkets and convenience stores located in the Local Centres. Other local retail businesses comprise of a Post Office, two cafes, two restaurants, three hairdressers, six pubs, a micro-pub, a number of estate agents, three Chinese takeaways, two fish-and-chip shops and a laundrette. There are many small and medium-sized premises in the industrial areas on the western side of the Area, covering a variety of services: manufacturers, vehicle services, small tradesmen, offices, gyms, and wholesalers. Two petrol stations (one linked to Tesco's) provide local fuel services.

- 2.5.4 The Neighbourhood Plan Area is very well connected to the local major road network. Werrington Parkway connects into the Area through three roundabouts on the west, whilst the A15 connects to the roundabout to the east. Between these two major routes lies north / south routes of Fulbridge Road and Lincoln Road connected by the cross routes of Church Street and Davids Lane. An issue for the Conservation Area is the significant traffic using Church Street as an easy 'crossing point' generating high levels of cars, buses, HGVs, and cycles especially at school times. Parking and bus stops add to congestion. In the wider village and township areas there are other pinch points especially at school times, such as Staniland Way roundabout. Speeding traffic along main roads such as Fulbridge Road, Lincoln Road and Davids Lane remains a local issue, whilst car parking space is at a premium both in the Conservation Area and some of the newer estates.

- 2.5.5 The Neighbourhood Plan Area is connected by public transport locally and beyond. The nearest rail station is Peterborough, four miles away. The bus services include the Number 1 bus, which provides a frequent but slow service of around 30 minutes to the City Centre, Orton Wistow and beyond. A number of other routes provide less frequent opportunities to travel to Bourne, the Deepings, Stamford, Maxey etc. Other than number 1 service into the city centre, there is no direct service to the larger employment areas and the hospital.
- 2.5.6 Cycling is relatively easy in and around the Neighbourhood Plan Area. Whilst there are some busy roads in the Area they are easily avoided with the use of quieter roads and the cycleway network. The Wider Village is blessed with a number of shortcuts joining routes through the village. The Township is largely built around small cul-de-sacs or ‘courtyards’ interlinked with quiet sideroads and cycleways. One main and very attractive cycling route is through Cuckoo’s Hollow into Gunthorpe. Access points are also available to The Green Wheel – a route circumnavigating Peterborough and the National Cycleway route – which passes through the village via Foxcovert Road, Hall Lane and Amberley Slope. This links into other cycle routes providing direct access to the city centre and employment areas. The availability of good routes within the Neighbourhood Plan Area means that cycling is a popular way of getting to work, school, accessing local services and leisure.

2.6 Community and Facilities

- 2.6.1 There is one secondary school within the Neighbourhood Plan Area and three primary schools. Ken Stimpson Academy serves central and northern Werrington, whilst other students go either south to Queen Katherine Academy in Walton or north to Arthur Mellows Village College in Glinton. Primary schools include William Law CE Primary School, Welbourne Primary Academy and Werrington Primary School. There are nurseries/playgroups in Church Street, adjacent to Werrington Centre, the Village Centre, Hodgson Centre, and Loxley.
- 2.6.2 There are three health centres with GP practices / pharmacies at Hodgson Centre, Werrington Centre and in Church Street. Two dental practices (Church Street and Werrington Centre) and an optician in Church Street add to the health care provision.
- 2.6.3 The Neighbourhood Plan Area is particularly well-blessed with green spaces, and they are very well used for health, leisure, and community activities (especially the lively community football on the fields adjacent Ken Stimpson Academy at weekends). In addition to formal sports, the green spaces offer social opportunities for dog-walkers, parents with young children, children learning to ride bikes, blackberrying and many other community activities. Older children value the skate park and Multi-Use Games Area (MUGA).

- 2.6.4 There is a wealth of community facilities and clubs. There is a thriving Werrington Joggers club. The sports centre at Ken Stimpson Academy is complemented by several gyms and fitness outlets in the western industrial areas. A new sports centre and swimming pool is planned for the future. The main parish church within the Conservation Area is associated with the Emmanuel Church based alongside William Law CE Primary School. The Way Church sits on a long-established chapel site alongside The Green and newer churches meet in the Community Centres and in a unit in the industrial area. There are innumerable groups using the Werrington Parish Village Centre, Hodgson Community Centre, and Loxley Community Centre, including mums and toddlers, dance groups, playgroups, yoga, scouts, guides, cubs and brownies, Local History Group, craft groups, Women's Institute, Mothers Union, and many others. There are community rooms at The Ploughman and The Barn Youth Centre at Hodgson Centre. A public library sits within Ken Stimpson Academy. There is a vibrant Community Association, which produces a regular magazine Spotlight, delivered to every home which also organises coach trips and community events. Other organisations include the Neighbourhood Council, litter picking groups and Werrington Environment Group.
- 2.6.5 The Neighbourhood Plan Area is generally considered to be a safe place to live. Unfortunately its Police Station closed many years ago but there is an active Neighbourhood Watch covering most of the streets of the Area. There are pockets of anti-social behaviour around the open spaces such as the Skate Park and Werrington Centre. The crime rates for Werrington Ward (on a rolling 12 month basis in 2022) are, however, half that experienced by Peterborough (Data from data.police.uk).
- 2.6.6 There is a strong village feel in the old village and it extends to some extent to the whole of Neighbourhood Plan Area with the feel of a coherent community. There is much pride in the Community as shown by the volunteers maintaining the village sign, erecting Christmas lights, erecting benches and running the Santa Carol Wagon. Community events, supported by local businesses, bring the residents together including Christmas Light's Switch On, Christmas Eve's Carols on the Green, Werrington Show, Werrington Carnival including a parade and stalls (with medieval origins connected to St John's Feast Day) and a Scarecrow festival attracting hundreds of residents and visitors. These events make Werrington feel like a real and distinct community and not a modern suburb of Peterborough.

3. KEY ISSUES

Werrington Neighbourhood Plan's key issues have been determined through the extensive community consultation undertaken within the Neighbourhood Plan Area over a five-year period. These consultations have included "A Better Werrington" project, the Werrington Neighbourhood Plan Questionnaire, open meetings, presentations to community groups, face-to-face consultation at events such as the Carnival, Village Show and Christmas lights switch-on, online invitations to contribute, and close joint working with the ward councillors. This work has been extended through the Open Space and Important Local Views Assessments and the Character Assessment Projects. This process is described in detail in the Evidence File: Consultation Statement.

The main key issues have emerged from and are reflected in the Neighbourhood Plan Policies which are summarised and mapped below. Several aspects are not able to be dealt with by Neighbourhood Plan policies and have been identified as potential community projects.

Key issues	Policies relevant
Objective One: Built Environment <i>Protect heritage and characteristics with new development contributing positively.</i>	
Modern developments reducing the green spaciousness character, including infill development on large garden plots	WNP1: Spatial Strategy WNP2: High Quality Design WNP4: Parking WNP5: Locally Important Views WNP6: Natural Habitats WNP7: Local Green Spaces WNP9: Recreational Facilities WNP10: Footpaths and Cycleways
Modern developments not reflecting the low-density, low-rise, high-quality housing of the Neighbourhood Plan Area, including close proximity to green open space	WNP1: Spatial Strategy WNP2: High Quality Design WNP3: Sustainable Construction & Energy Efficiency WNP6: Natural Habitats WNP7: Local Green Spaces WNP9: Recreational Facilities WNP10: Footpaths and Cycleways
Heavy traffic through conservation area and car parking on pavements and verges	WNP4: Parking WNP5: Locally Important Views WNP9: Recreational Facilities WNP10: Footpaths and Cycleways
Closure of specialist shops and deterioration in the surroundings of Werrington Centre	WNP1: Spatial Strategy WNP2: High Quality Design WNP9: Recreational Facilities WNP10: Footpaths and Cycleways WNP11: Business
Maintenance of cycleways, dangerous junctions, ineffective barriers, and accessibility for disabled users	WNP10: Footpaths and Cycleways

Key issues	Policies relevant
Objective Two: Natural Environment <i>Maintain and enhance the open space, natural habitat, green character, preservation & improvement of countryside access</i>	
Developments removing or encroaching on green open spaces and lack of maintenance of the green open spaces	WNP5: Locally Important Views WNP6: Natural Habitats WNP7 Local Green Spaces WNP9: Recreational Facilities WNP10: Footpaths and cycleways
Removal of trees and damage to tree avenues without replacement planting	WNP5: Locally Important Views WNP6: Natural Habitats WNP7: Local Green Spaces
Concern about climate change and Werrington's response to a sustainable future, such as encouraging eco-friendly buildings and transport and improving local facilities	WNP1: Spatial Strategy WNP2: High Quality Design WNP3: Sustainable Construction & Energy Efficiency WNP4: Parking WNP9: Recreational Facilities WNP10: Footpaths and Cycleways
Objective Three: Community <i>Support and improve services, facilities, and businesses</i>	
Future development of the former Sports Ground, Fulbridge Road	WNP1: Spatial Strategy WNP6 Natural Habitats WNP8: Former Sports Ground, Fulbridge Road WNP9: Recreational Facilities
Addressing the needs of Werrington's ageing population	WNP2: High Quality Design WNP4: Parking WNP7: Local Green Spaces WNP9: Recreational Facilities WNP10: Footpaths and Cycleways WNP11: Business
Loss of shops and services and maintaining local employment opportunities	WNP2: High Quality Design WNP9: Recreational Facilities WNP11: Business
Reduction in availability or closure of community assets, such as community centres, library, sports centre	WNP9: Recreational Facilities
Lack of provision and decline in the standards of sports facilities and safe play areas, especially for older children	WNP7: Local Green Spaces WNP9: Recreational Facilities WNP10: Footpaths and Cycleways

4. VISION & OBJECTIVES

- 4.1 Werrington Neighbourhood Plan has been developed over several years. Its initial journey started with the 'Better Werrington' Project in 2017 when a series of consultations drew together the local issues and challenges. Whilst evolving the Neighbourhood Plan since then, the context of these issues has developed, and the Plan's vision and objectives have been compiled to reflect this. Draft vision and objectives were subsequently reviewed with residents through the results of the community engagement exercises, especially through the Neighbourhood Plan Questionnaires 2019/20. The vision and objectives reflecting the overriding views of the community are set out below following the themes of the Built Environment, the Natural Environment and Community.

4.2 Vision

The vision for the Werrington Neighbourhood Plan is:

The people of the Neighbourhood Plan Area wish to see a thriving, vibrant, caring, and safe community where everyone of all ages feel comfortable and valued. We want to preserve the best of what we already have in Werrington – its distinctive character, heritage, and natural assets, and bring about improvements with appropriate development. We want Werrington to become an even better place in which to live and to visit.

4.3 Objectives

The objectives of the Werrington Neighbourhood Plan are:

Objective 1: Built Environment

The protection of the architectural heritage and distinctive characteristics of the area, ensuring that new development (within the levels of growth and spatial strategy proposed through the Local Plan) contributes positively to the Neighbourhood Plan Area's character in terms of the existing scale, density, location, design, and layout.

Objective 2: Natural Environment

The maintenance and enhancement of the open spaces, natural habitats, and green character of the area for the benefit of people, flora and wildlife including the preservation and improvement of access to the countryside.

Objective 3: Community

The continued development and improvement of the Neighbourhood Plan Area embracing opportunities to support and improve services, facilities and local businesses whilst ensuring the maintenance of its identity, character, and integrity.

4.4 Addressing Objectives

The following table demonstrates how each policy contributes to the objectives of Werrington Neighbourhood Plan.

	Objective 1:	Objective 2:	Objective 3:
	Protect heritage and characteristics with new development contributing positively	Maintain and enhance the open space, natural habitat, green character, preservation & improvement of countryside access	Support and Improve Services, facilities, and businesses
Objective 1: Built Environment			
Policy WNP1: Spatial Strategy	✓	✓	
Policy WNP2: High quality design	✓	✓	
Policy WNP3: Sustainable Construction and energy efficiency	✓	✓	
Policy WNP4: Parking	✓	✓	
Policy WNP5: Locally Important Views	✓	✓	
Objective 2: Natural Environment			
Policy WNP6: Natural Habitats	✓	✓	
Policy WNP7: Local Green Spaces	✓	✓	
Policy WNP8: Former Sports Ground		✓	
Objective 3: Community			
Policy WNP9: Recreational Facilities		✓	✓
Policy WNP10: Footpaths and cycleways		✓	✓
Policy WNP11: Business			✓

Figure 7: The Three Objectives being covered by the Policies.

5. POLICIES

OBJECTIVE ONE: BUILT ENVIRONMENT

Much of Werrington's character comes from the variety of its built environment and this stems from well-designed new 'Township' and its connection with the original Village. Residents want to preserve this unique character so that any new development is appropriate to its setting and its impact on the surroundings and takes into account the environmental impact. As a consequence, high standards of design, construction and energy efficiency will be expected from any development proposal.

5.1. Design and Housing Priorities

Intent

- 5.1.1 This plan seeks to ensure that all proposals coming forward will exhibit high quality design, sustainable construction, and energy efficient development appropriate to the site context. This will help limit the impact on the environment, contribute to the transition to a low carbon future, whilst protecting the important attributes of the local character.

Context

- 5.1.2 The Peterborough Local Plan, through Policy LP37, identifies Werrington Centre as an Opportunity Area with an indicative capacity for 100 dwellings.
- 5.1.3 Outside of the Opportunity Area, there are limited opportunities for development within the Neighbourhood Plan Area (shown in Figure 1). To the south-east of Hurn Road (outside Peterborough's Urban Area Boundary – Local Plan policy LP2) are uncultivated fields used by Network Rail during the Dive Under Work. The northern fields by Sobrite Spring are unsuitable for major development due to a gas mains pipeline exclusion zone. Elsewhere within the Neighbourhood Plan Area there are sites with infill and redevelopment potential. Werrington Neighbourhood Plan has not identified any additional sites for future development beyond that identified in the Peterborough Local Plan.
- 5.1.4 The 19th Century developments down Lincoln Road were in the main large, detached houses with large front and rear gardens. These gardens now provide mature trees, shrubberies, ponds. These provide a wide peaceful 'backland' area for the enjoyment of its residents and indirectly provide a 'wildlife' corridor for birds, insects and most importantly mammals. Over the years, however, several of these plots have been built on with extensions, outbuildings, single residential units, small estates, and industrial units. These have created loss of neighbour's amenity with noise, traffic disturbance, overlooking, and it breaks up the wide-open space fracturing the wildlife corridors and is changing the face of this area.



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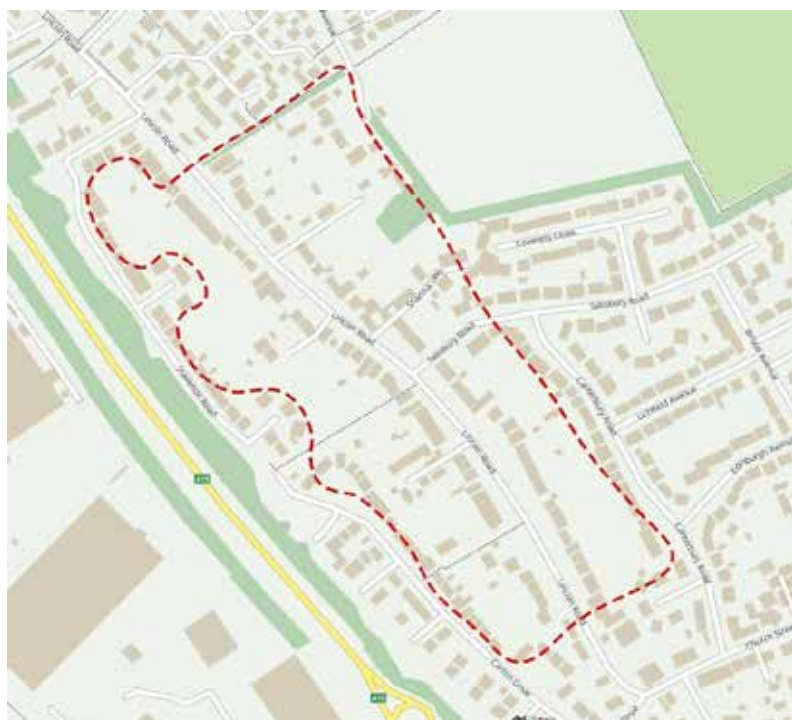
Figure 8: View across the large and mature gardens of Lincoln Road

POLICY WNP1 – SPATIAL STRATEGY

Development proposals which enhance the vibrancy, vitality and sustainability of Werrington will be supported in principle, subject to being in accordance with the Peterborough Local Plan. The Neighbourhood Plan supports the implementation of policy LP37, which identifies Werrington Centre as an Opportunity Area with an indicative capacity for 100 dwellings.

Within the Urban Area Boundary identified in the Peterborough Local Plan, proposals for infill development must be appropriate to the scale and be sympathetic to the character of the area as defined in the Werrington Neighbourhood Plan Character Assessments. Infill proposals at Lincoln Road 'Garden Zone' area (shown on Figure 8) will be resisted where the development harms the sense of openness, the character of green spaces and reduces generous gaps between mature buildings.

Land outside the Urban Area Boundary is defined as countryside where development will normally only be allowed for agriculture, horticulture, forestry, outdoor recreation, tourism and leisure proposals and other uses which can demonstrate a need to be located in the countryside.



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Figure 9: POLICY MAP FOR WNP1 - Lincoln Road 'Garden Zone' (outlined in red)

- 5.1.5 Good design includes the reflection of and is sympathetic to local character, consideration of the immediate surroundings, the materials used and the boundary treatments. It is vital that the existing characteristics are taken into account in designing developments. High quality design responds to context, such as: the size and shape of the site; views of the site, nearby buildings, or other features; topography of the site and its surrounds; and materials and vernacular design. Proposals can respond positively to context through the mix of buildings, their scale, their height, their bulk, the space between buildings and their positions, materials used, rhythm of the building and its fenestration, roof angles, landscaping, and specific design features, amongst many other considerations.
- 5.1.6 A detailed review of Werrington's Conservation Area was undertaken in 2008 as part of the Werrington Conservation Area Appraisal Report and Management Plan. The Appraisal identifies the special character of the Werrington Conservation Area and published proposals for the preservation and enhancement of the Conservation Area. This was adopted by Peterborough City Council has approved guidance and is a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed. The appraisal includes the following:

New development should enhance the character and appearance of the Conservation Area and follow the following general design principles:

- a. No new accesses should be formed that will puncture frontage walls, or further divide grass verges.
- b. Development should closely follow the forms and siting of buildings that shape the character and appearance of the Conservation Area.
- c. New buildings should be in stone with thatch or replica Collyweston slate
- d. Collyweston slate opportunities should be taken to consolidate and repair existing features in the Conservation Area such as stone walls.

- e. Includes an appropriate archaeological assessment before the detailed planning (application) stage; and
- f. That existing stone walls should be retained and maintained.

- 5.1.7 Werrington was extended as part of the Peterborough New Town Expansion. The intention of Peterborough expansion in the 1970/80s was providing 'homes in great variety clustered among the woodlands and rivers, great parklands' with the housing reflecting 'a feeling of townyness ... with the avoidance of suburban'. Werrington, being the last of townships to be built, was able to address the problems of the previous townships and resulted in well laid out spacious developments with the Werrington Centre at its heart. The long tree lined straight roads were built to reflect the surrounding Fenland roads. The strong, green landscaping scheme with trees, hedges and shrubbed areas especially blended in with the original village setting. There were several developers, and each had different housing styles, architectural details, layouts, and material use and this has provided variety and interest. The Township therefore has a range of different styles set within open, green, and landscaped areas, reflecting the original principles of the Peterborough 'New Town.'
- 5.1.8 Whilst there is no data available, anecdotally, once residents have spent time living in Werrington, then the majority want to stay even when their family have left. Comparison between 2011 and 2021 shows that residents over the age of 60 increased from 16% to 21% of Werrington's total population (Census 2011 and 2021, ONS). Households aged over 65 also form a higher percentage than Peterborough. Whilst Werrington Ward is not expecting any substantial growth in population over the next 20 years, the ageing population will continue to increase which will impact on demand for certain housing and demand for local services (Source: Cambridgeshire County Council's Population Forecast). Werrington has great facilities for the older generation with social activities, local shopping, pleasant open spaces, and a bus service. Older people usually seek the opportunity to downsize or to seek accommodation that is suitable for advancing years, such as bungalows and step-free access. With the rapidly ageing population, Werrington needs smaller houses, bungalows and accessible accommodation that will support declining mobility.
- 5.1.9 Werrington Neighbourhood Plan Questionnaire reveals that:
- 65% of residents were against development within the old Village but only 41% were against development in the Township and 27% were against the land development in the surrounding agricultural fields. 62% were against development on infill sites. 86% said that it was important that houses were set in green spaciousness. 94% of residents said that keeping the local housing density, scale and appearance was important and 65% said that it was important that different types of houses were built to maintain social mix.
 - 89% of residents supported semi-detached houses, similarly 89% supported bungalows, 86% supported detached buildings, 79% supported retirement accommodation, 78% starter homes, 57% terraced houses and 30% flats.
 - 90% of residents said that it was important that energy efficient buildings be encouraged and 70% were supportive of solar panels.

POLICY WNP2: HIGH QUALITY DESIGN

A sustainable design-led approach should be taken for all proposals. Proposals for new development should be guided by and be sympathetic to the local characteristics and context (including the built form, building heights, existing densities, and building materials) and create and contribute to a high quality, safe and a low carbon future.

Development proposals should be designed to a high quality and should demonstrate, through the Design and Access Statement, how the proposal has taken account of the development principles and guidance set out in the Werrington Character Assessments.

In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- a) The quantum of development is appropriate having regard to the site's size and shape.
- b) High quality materials are proposed which reflect and enhance the character of the area.
- c) Important landscape characteristics including trees and significant topographical features identified in the Werrington Character Assessment are not adversely affected.
- d) There is no loss of open, green, or landscaped areas, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area.
- e) The key features, characteristics, landscape/building character, local distinctiveness, and special qualities of the area (including views) are maintained and enhanced, having particular regard to the Werrington Conservation Area Appraisal and Werrington Neighbourhood Plan Character Assessment.
- f) The development introduces visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping, and materials.
- g) They provide a mix of dwelling styles and sizes.
- h) They do not exceed 2 storeys in height including accommodation in the roof space.
- i) They make provision for a landscaping scheme that is appropriate to the development and takes opportunities to provide links to, and networks with, surrounding green infrastructure and wildlife habitats.
- j) Provision is made to safeguard the amenity of existing and future occupiers in accordance with Local Plan policy LP17.

Proposals which deliver housing at the higher access standards of Part M Building Regulations (Access to and use of buildings) to M4(3) (wheelchair adaptable standard) will be encouraged where they exceed the requirements of Local Plan policy LP8.

Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site

- 5.1.8 In June 2019 the Government gave a commitment that by 2050 the UK would achieve net zero carbon emissions. This target was enshrined in law through an amendment to the Climate Change Act 2008. In July 2019 Peterborough City Council declared a climate emergency. This commits the Council to achieving 100% clean energy across its buildings and services by 2030 and ensuring that all strategic decisions, budgets, and approaches to planning decisions are in line with a shift to zero carbon by 2030. Some of the changes this will bring will include more applications for photovoltaic panels on roofs, heat pumps and micro energy generation. The Neighbourhood Plan recognises the need for increased carbon-free energy generation to address climate change and move to a carbon zero future. However, it is also important that equipment such as solar panels are located and designed to be sympathetic to the Werrington Conservation Area, its Listed Buildings, and the character of the area.

The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

- A) Minimising energy demand.
- B) Maximising energy efficiency.
- C) Utilising renewable energy.
- D) Utilising low carbon energy; and
- E) Utilising other energy sources.

Initiatives can include:

- A) Siting and orientation to optimise passive solar gain.
- B) The use of high quality, thermally efficient building materials.
- C) Installation of energy efficiency measures, such as loft and wall insulation and double glazing.
- D) Incorporation of renewable / low carbon energy generation provision onsite, including Combined Heat and Power, or connection into an existing nearby renewable, low or zero carbon energy generation network where they exist.
- E) Designed to minimise overheating and incorporate a green roof to aid cooling, add insulation and enhance biodiversity.
- F) The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.
- G) Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards detailed in this policy.

With respect to residential development proposals, applicants are strongly encouraged to achieve operational targets for new homes set out in best practice guidance such as the 'Net Zero Carbon Toolkit,' prepared by Levitt Bernstein, Elemanta, Passivhaus Trust and Etude or subsequent updated by Government best practice or other Net Zero Carbon Toolkit.

The Net Zero Carbon Toolkit was commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium-sized house builders, architects, self-builders, and consultants. It explains that a net zero carbon home in operation is very energy efficient and has an ultra-low level of space heating demand. It does not use any fossil fuels on site and therefore improves air quality. It also generates renewable energy on site and is cheap to run.



Figure 10: Distinctive Housing features: Hythegate and Hazelcroft

POLICY WNP3: SUSTAINABLE CONSTRUCTION AND ENERGY EFFICIENCY

As a matter of principle, development proposals should contribute towards the transition to a low carbon future in a changing climate. Proposals should, in whatever way they can, contribute to radical reductions in greenhouse gas emissions; minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

With respect to residential development proposals, applicants are strongly encouraged to achieve operational targets for new homes set out in best practice guidance such as the 'Net Zero Carbon Toolkit,' prepared by Levitt Bernstein, Elemanta, Passivhaus Trust and Etude.

Applications for the installation of solar panels, heat pumps or microgeneration wind turbines within the Conservation Areas or on listed buildings will be supported where the development does not harm the character or setting of the Listed Building or the Conservation Area and where the proposal is designed to mitigate its impact upon its surroundings.

Development proposals, proportionate to the scale of the development, must be accompanied by a Sustainability Statement that outlines how a scheme:

- a) minimises demand for energy through design.
- b) maximises energy efficiency through design; and
- c) achieves carbon dioxide reduction, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources.

The sustainability statement should also set out:

- a) How the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable.
- b) the adaptability of the proposed buildings and associated spaces as climate continues to change e.g., using water more efficiently (through methods such as rainwater harvesting and grey water usage where possible combined with use of bathroom fittings which minimise water use and), reducing overheating and controlling high levels of rainwater runoff; and
- c) how waste management is to be addressed.

5.2 PARKING

Intent

- 5.2.1 Within the Conservation Area and certain Township areas, there is not enough garage or driveway parking within residential curtilages, or the provided parking is some distance away from the properties. This leads to vehicles being parked on the street in dangerous locations such as close to junctions, on double yellow lines, on pavements, or on kerbs and grass verges potentially causing hazards and damage. Werrington Neighbourhood Plan intends to ensure that future developments make adequate parking provision to recognise the level of high car dependency in the Neighbourhood Plan Area and the need to reduce the impact of on street parking. In parallel with this policy intervention, the Neighbourhood Plan wants to take every opportunity to improve sustainable and active travel. The Forum will advocate additional bus services which meet the needs of the community. However, within the scope of a Neighbourhood Plan, cycling offers an affordable and sustainable form of transport which will be increasingly important in the future and is an important fitness and leisure activity. Cycling is undertaken by a high proportion of Werrington residents, encouraged by

the network of quiet residential roads interlinked by attractive cycleways and with access to the surrounding attractive countryside and villages. Given the increasing cycling ownership, it is important that residents are able to store their cycles in a safe place when at home or when using local services.

Context

5.2.2 The Peterborough Local Plan Appendix C includes parking provision requirements for new housing development as follows:

C3 – Dwelling houses (minimum):

One bedroom: One space per dwelling (plus spaces for visitors at the rate of one space for every four dwellings (unallocated))

Two bedrooms: Two spaces per dwelling (plus spaces for visitors at the rate of one space for every six dwellings (unallocated))

Four bedrooms: Two spaces per dwelling (plus spaces for visitors at the rate of one space for every four dwellings (unallocated))

Retirement developments (e.g. warden assisted independent living accommodation): One space per dwelling.

C4 - Houses in multiple occupation (minimum): One space per bedroom

The Peterborough Local Plan also requires new residential dwellings to deliver one cycle parking space per home.

5.2.3 Developments within the Neighbourhood Plan Area have resulted in issues with too few car parking spaces being provided. These have mainly been within the Township within the developments of higher density dwellings, areas of larger houses with limited parking or where off-site parking has been provided. Parking problems are also found in the Conservation Area where the older housing has either no / limited parking or where there is restricted street parking. The utilisation of front gardens or verge parking detracts visually from the historic centre. Problems are also found where there is limited parking close to schools. Within the 'Township,' parking courts are often found some distance from the house when garages or parking spaces are not provided on the dwelling's site. Understandably residents want their car conveniently located close to their house especially as the parking areas have often become areas of anti-social behaviour, run down with lack of maintenance, overgrown shrubs and/or rubbish dumping. Even where garages are provided, they are often not large enough for a car, inadequate for the number of vehicles at the property and are often used for domestic storage. All of these issues lead to problems of on-street parking leading to road congestion, vehicles being parked on kerbs potentially damaging verges and restricting access for pedestrians especially those with pushchairs or wheelchairs.

Cycling offers a sustainable mode of transport and is an attractive and practical option in Werrington. The Plan wants to support the greater use of cycles and to encourage sufficient cycle storage in residential developments or cycle parking in non-residential developments.

5.2.4 In 2011, household in the Neighbourhood Plan Area had a greater number of cars than the Peterborough City average. 83% of households have access to a vehicle compared to 75% for Peterborough. More specifically 8% of households have access to 3 or more cars compared to 6% for Peterborough. 70% of the Area residents use a car to drive to work which is substantially higher when compared to Peterborough, which reports a figure of 40%. Public transport in Werrington is limited especially in the early morning and doesn't

offer direct access to the larger employment areas. The majority of adults have access to their own car for employment purposes, including young adults living with their parents. Meanwhile the older generation are retaining their cars to ensure their continued mobility especially given the lack of convenient and accessible public transport. There are increasing numbers of residents wanting to park commercial vehicles at their homes. These larger vehicles may be too big for garages, driveways or conventional parking spaces or there is just not enough space on their properties for all their vehicles. This means that commercial vehicles are being parked on the roadside, pavements or verges creating obstructions and reducing visibility for road and pavement users. With this higher usage, more vehicles will be parked at residences meaning that the City Council's parking standards are inadequate and do not reflect the needs of the local community.

- 5.2.5 Werrington has a network of cycleways with excellent connections locally and beyond to surrounding areas and the City Centre. Getting around in the Neighbourhood Plan Area is easy by cycle with connections to schools, Werrington Centre, other Local Centres, and the Industrial Area. With 6% of residents cycling to work, Werrington has a higher percentage than the Peterborough average at 4%. Cycling is not only a key mode of transport for travelling to work, school, or local shops but it offers a valued leisure pursuit. The availability of secure and suitable storage of cycles is essential to allowing people to choose a more sustainable mode of transport.



Figure 11: Parking within Werrington Wider Village and Township

- 5.2.6 Werrington Neighbourhood Plan Community Questionnaire revealed that 32% of respondents felt that parking on the pavement was a problem for Werrington, 54% were concerned or very concerned about the parking generally in the Conservation Area, with 69% seeing that improving this car parking was important or very important. Many comments reflected on the inadequate parking provision and parking problems. According to the Business Questionnaire the availability of adequate parking was a key factor to do business in Werrington. Whilst car parking is easy within the Industrial Area, the lack of car parking in the Conservation Area is a barrier for those local businesses. The questionnaire also records that 44% of respondents felt that safe cycling was an important factor of living in or visiting Werrington.
- 5.2.7 Werrington Neighbourhood Plan therefore seeks a higher level of vehicle parking requirement for new developments than that required in the Local Plan.
- 5.2.8 Electric cars are becoming more accessible and suitable for a larger proportion of the population and as such, it is important to ensure that electric charging is readily available and convenient.

POLICY WNP4: PARKING

Residential Vehicle Parking Provision

Planning permission for new residential development will only be permitted where:

- the proposal provides a minimum of one car parking space per bedroom and is provided on-plot; and where a garage is to contribute to the required number of parking spaces, the garage should be at least 20 sq. m of internal floorspace; and
 - unallocated visitor spaces are provided at a rate of one space for every four dwellings.
- Proposals which exceed this minimum will, in principle, be welcomed, provided this does not give rise to a poor-quality design.

Any on-street or courtyard parking for residential proposals will require justification for why it is the most appropriate design solution for the proposal, including a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling using the parking area which mean that the space(s) will likely be used by future occupiers. Any on-street parking should be included in initial designs to ensure that any visual impact is minimised and to ensure that movement for vehicles and pedestrians will not be restricted.

Electric Charging Provision

Development proposals incorporating car parking provision will be expected to install charging points in convenient locations dedicated to individual dwellings or places of work/community activity for the purpose of charging electric vehicles unless there are exceptional reasons for not being able to do so (e.g. listed building constraints or site-specific factors)

Cycle Storage Provision

Planning permission for new residential development will only be permitted where it provides adequate, safe, and secure cycle parking and should:

- have direct access to the public highway; and
- include at least one covered cycle space per bedroom.

All new non-residential development applications should include accessible parking for all types of cycle.

OBJECTIVE 2: NATURAL ENVIRONMENT

A key reason for the Neighbourhood Plan Area's attractiveness is the housing being situated in close proximity to open space either in the form of large informal areas, playing fields or local greens. These open spaces are interconnected via 'garden zones,' tree-lined avenues, shelter belts, wide cycleways, and perimeter paths. This network encourages and supports a wide-ranging flora and fauna. The Township especially reflects the open greenness with its central spine of playing fields and housing set around small greens to reflecting a 'rural setting.' This access to open space and nature improves the community's general health. Research has demonstrated that regular open space use leads to a 43% lower risk of poor health, 50% lower risk of poor mental health, whilst residents with park access are 24% more likely to meet physical activity recommendations.³ The importance of Werrington's natural environment to residents has been reflected at every stage of the consultation process and its importance has been acknowledged through several strands of the Plan.

5.3 LOCALLY IMPORTANT VIEWS

Intent

- 5.3.1 Werrington is an appealing place to live. Some of its main features are the pleasing open spaces and wide tree-lined roads and avenues with the flat landscape providing attractive views. The Werrington Neighbourhood Plan intends to protect these views from development that would obstruct or detract from their value.

Context

- 5.3.2 The Neighbourhood Plan Area has no high points and being a built-up area has no distant views of the Area's prominent buildings such as the Parish Church and Windmill. With the enclosing road and rail network, there are no opportunities to view across or from the surrounding countryside. The only attractive views are those across open spaces or down the tree avenues. These rare opportunities are appreciated by residents and should be protected from development that would obstruct or change them.
- 5.3.3 As part of the Neighbourhood Plan process, residents were invited to submit photos of their favourite places and views through local newsletter and social media. The Neighbourhood Plan Steering Group identified those suitable for protection and during a further consultation the final list of six views was agreed. A full description of this process can be found in Evidence File: Locally Important Views.
- 5.3.4 All of these views are visible from publicly accessible locations and each one is selected for its visual interest and/or its beauty.

³ UCL Co-creating a healthy parks framework



1. Looking south from railway bridge across Sobrite Spring, Fox Covert, Foxcovert Road and fields



2. Looking south from Twelvetree Avenue down Rushton Avenue



3. Looking south down the Coverdale Walk tree avenue across the playing fields adjacent to Ken Stimpson Academy from Sheldrick Walk



4. Looking north along Foxcovert Road north of Ken Stimpson Academy



5. Looking west along Davids Lane from Hodgson Avenue



6. Looking northeast across Cuckoos Hollow, the lake and bridge from the south shore

Figure 12: Werrington's Locally Important Views

POLICY WNP5: LOCALLY IMPORTANT VIEWS

All development proposals shall be sensitive to the distinctive landscape and settlement character of Werrington Neighbourhood Plan Area, as described in the Werrington Character Assessments. Specifically, development proposals shall respect and not adversely impact upon the Locally Important Views.

The following views are designated as Locally Important Views (shown in Figure 12 and Figure 13).

1. Looking south from railway bridge across Sobrite Spring, Fox Covert, Foxcovert Road and fields.
2. Looking south from Twelvetree Avenue down Rushton Avenue.
3. Looking south down the Coverdale Walk tree avenue across the playing fields adjacent to Ken Stimpson Academy from Sheldrick Walk.
4. Looking north along Foxcovert Road north of Ken Stimpson Academy.
5. Looking west along Davids Lane from Hodgson Avenue.
6. Looking north-east across Cuckoos Hollow, the lake and bridge from the south shore

Where potential impacts on Werrington's Locally Important Views are identified, applicants will be expected to demonstrate accordance with the policy through the provision of an assessment of landscape and visual impacts (proportionate to the scheme proposed) and drawing, in this process, on guidance and recommendations in the Werrington Character Assessments.



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Figure 13: POLICY MAP FOR WNP5: LOCALLY IMPORTANT VIEWS

1. Looking south from railway bridge across Sobrite Spring, Fox Covert, Foxcovert Road and fields.
2. Looking south from Twelvetree Avenue down Rushton Avenue.
3. Looking south down the Coverdale Walk tree avenue across the playing fields adjacent to Ken Stimpson Academy from Sheldrick Walk.
4. Looking north along Foxcovert Road north of Ken Stimpson Academy.
5. Looking west along Davids Lane from Hodgson Avenue.
6. Looking north-east across Cuckoos Hollow, the lake and bridge from the south shore.

5.4 NATURAL HABITATS

Intent

- 5.4.1 The widespread open space, woodlands, and gardens, along with the abundance and wide variety of flora and fauna is greatly valued by the residents of the Neighbourhood Plan Area. Groups such as Werrington Neighbourhood Council, Werrington Environment Group, PE4 Womble Litter Pickers and Women's Institute all contribute to ensure that Werrington's environment is protected and kept looking great. It is important the natural habitat is maintained and enhanced to mitigate against pressures from an expanding population. The retention of these habitats and the flora/fauna that resides in them is a priority for Werrington's Neighbourhood Plan.

Context

- 5.4.2 Several local strategies and schemes cover the Neighbourhood Plan Area
- In 2019, the Local Nature Partnership for Cambridgeshire and Peterborough produced 'Doubling Nature: A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'. This puts nature at the heart of Peterborough's growth agenda and aims to double the area of land actively managed for nature across Cambridgeshire and Peterborough.
 - Peterborough City Council's Peterborough Tree and Woodland Strategy 2018-2028. The city's trees and woodlands have the capacity to both improve the quality of life for Peterborough residents and make a significant contribution towards the Council's environmental targets and aspirations. The strategy will seek to manage them in a sustainable way and particularly applies to the extensive legacy woodlands planted by the Peterborough Development Corporation (PDC) in the 1970's which includes the Werrington 'township' area. The preservation and improvement of wildlife habitats and the conservation value of the city's trees and woodlands is at the heart of the strategy.
 - Werrington Brook Management Plan April 2019 to March 2022 commissioned by Peterborough City Council covers the Werrington Brook area (which forms the southern boundary of Werrington and extends into Werrington Recreation Ground, Werrington Paddocks, Werrington Meadows and Cuckoos Hollow). It identifies the different biodiversity areas and details how this area will be maintained. There has been a long-term aim to get designation for this area as a Nature Reserve.
- 5.4.3 Within the Neighbourhood Plan Area is a County Wildlife Site and Brownfield Diversity Site at Werrington Junction. Both are small tracts of larger linear sites running along the margins of the main railway line although there is no public access. Much of the site was within the area developed as part of the Werrington Dive Under Tunnel 2019-21. Its importance was acknowledged within Network Rail's Scheme of Works, but it is not known how extensively the habitat was affected by this work. PCC's LP28 states that development will only be permitted on local sites such as County Wildlife sites where the need and benefit of the development clearly outweigh the loss and the coherence of the local ecological network.



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Figure 14: Map showing the Brownfield Diversity Site and the adjacent County Wildlife Site running northwest to southeast.

**Key: Brownfield Diversity Site light brown strip
County Wildlife Site Light green narrow strip**

5.4.4 The Neighbourhood Plan Area has a range of habitat types and as a result an array of wildlife. Despite being a largely built environment, the Area is renowned for its green spaces. The most prominent areas are as follows:

- a. Werrington Meadows and Cuckoos Hollow with Werrington Brook and lake, surrounding fields and woodland are areas with a rich biodiversity. Wildlife known to be here includes many water birds (including swans, mallards, moorhens, herons, egrets), foxes, otters, and many small mammals. It is a designated Local Green Space and covered by the Werrington Brook Management Plan.
- b. Werrington Recreation Ground (off Church Street) has always been the main recreational space for residents. Surrounded by high mature hedges and trees, it comprises three areas: the recreational area, the overgrown area known as 'Werrington Paddocks and the Meadow area. It is a designated Local Green Space and covered by the Werrington Brook Management Plan.
- c. The Fox Covert near Sobrite Spring is a woodland which in addition to the trees, provides a wet spring-fed habitat. Sobrite Spring alongside has been channelled to create a flowing source of water. Nearby two newt ponds have been created as a part of the Werrington Dive Under Tunnel construction.
- d. The woodland adjacent to The Pastures is an undisturbed area forming part of the Davids Lane backdrop forming a natural corridor. This adjoins the mature hedgerows of Fox Covert Road and a meadow area providing rich and varied habitats.
- e. The shelter belts surround the northern part of Werrington protecting the houses from the busy road network and the railway. Three significant areas can be identified as A15, Serjeants Way (including Davids Close) and the Werrington Parkway (including Carron Drive/Staverton Road). These form a range of habitats: trees, shrub, fields, grassland and are known habitats for deer, foxes and badgers and are well used by residents for leisure, dog walking and informal play being connected for the large part by the northern perimeter walk.

f. The perimeter boundaries of the fields adjoining Ken Stimpson Academy form a one kilometre stretch of mature woodland offering shelter to a range of urban wildlife being the largest undisturbed natural habitat within the central part of the Conservation Area and Wider Village creating a wildlife corridor and a buffer between the houses and the school playing fields/public open space. The hedgerows and woodland form the historic backdrop being the part of the original trackway to the open fields and boundary of Werrington Hall and the earlier Manor House.



A. Woodland adjacent to The Pastures



B. Werrington Paddocks and Wildflower Meadow



C. Werrington Meadows



D. Cuckoos Hollow



E. Fox Covert Woods, Sobrite Spring and Newt Pond Field



F. Werrington Parkway Shelter Belt

Maps data: Google, ©2023 CNES/Airbus, Getmapping plc, infoterra Ltd & Bluesky, Maxar Technologies, Map Data ©2023

Figure 15a: Map showing the boundaries of the Natural Habitat areas A to F named in Policy WNP7



G. Serjeant Way Shelter Belt



H. A15 Shelter Belt



I. Land adjoining Werrington Allotment Gardens



J. Boundary woodland and rewilding area of the Fields adjacent to Ken Stimpson Academy

Maps data: Google, ©2023 CNES/Airbus, Getmapping plc, infoterra Ltd & Bluesky, Maxar Technologies, Map Data ©2023

Figure 15b: Map showing the Boundaries of the Natural Habitat areas G to J named in Policy WNP7

- 5.4.5 The hedgerows, paths, fields, meadows, and abundant trees between the housing estates also provide a range of habitats for flora and fauna to thrive. Even the small greens in the residential areas have trees and shrubs to support wildlife, such as Wells Close. Werrington's central spine is Foxcovert Road, now a cycle way uniting the original village and Township and, being one of the original rural roads, still retains mature hedgerows for most of its length.
- 5.4.6 The Neighbourhood Plan Area is blessed with an abundance of trees and wooded areas and for many residents its character is defined by its trees. Concern has been raised throughout the consultation about the removal of trees without replacement, especially apparent along the tree avenues where unsightly stumps are left. Werrington Ward was fifth out of 22 City Council Wards for its tree canopy coverage of unleased Council land at 28.2% (compared to 20.4% based on the Peterborough Area).⁴ Trees identified as being important to the intrinsic character in the Character Assessment or the Open Space Assessment' include:
- Well-established trees found in gardens in the Conservation Area and Wider Village areas, with especially mature trees mainly based in the area of the Parish Church, the former grounds of Werrington Hall, Werrington House and adjacent to the windmill.
 - Werrington Meadows and Cuckoos Hollow with mature tree copses, including the former site of a sheep dip. Alongside the Cuckoo Hollow cycle way, adjacent to Welbourne, are five old willow trees following the route of a stream.

⁴ Peterborough Tree and Woodland Strategy 2018-2028 (amended November 2021)

- The original hedgerows, including Foxcovert Walk/Road, the 'lost' Fenbridge Road in Cuckoos Hollow and adjacent to Tanglewood.
- The trees within the shelter belt areas encircling the north boundary of the Township.
- Thoughtful and valuable plantings in the Township area, the main feature being the attractive avenues of trees along the main roads, within cul-de-sacs and along cycleways.
- Fox Covert Wood planted by Milton Estate in the 19th century to provide a fox hunting landscape.
- Areas of new tree and hedgerow planting (with the support of Peterborough Environment City Trust) especially within Werrington Meadows, Fulbridge Road, Newt Pond Field and Davids Lane.

5.4.7 The Werrington Neighbourhood Plan Community Questionnaire records that:

- 69% of respondents felt that wildlife was an important factor for living in or visiting Werrington.
- 44% of respondents felt that lots of trees was an important factor for living in or visiting Werrington.
- 66.51% felt that access to green space was important for their enjoyment of living in Werrington.



The Pastures: Old hedgerows and woodland



A15 Shelter Belts

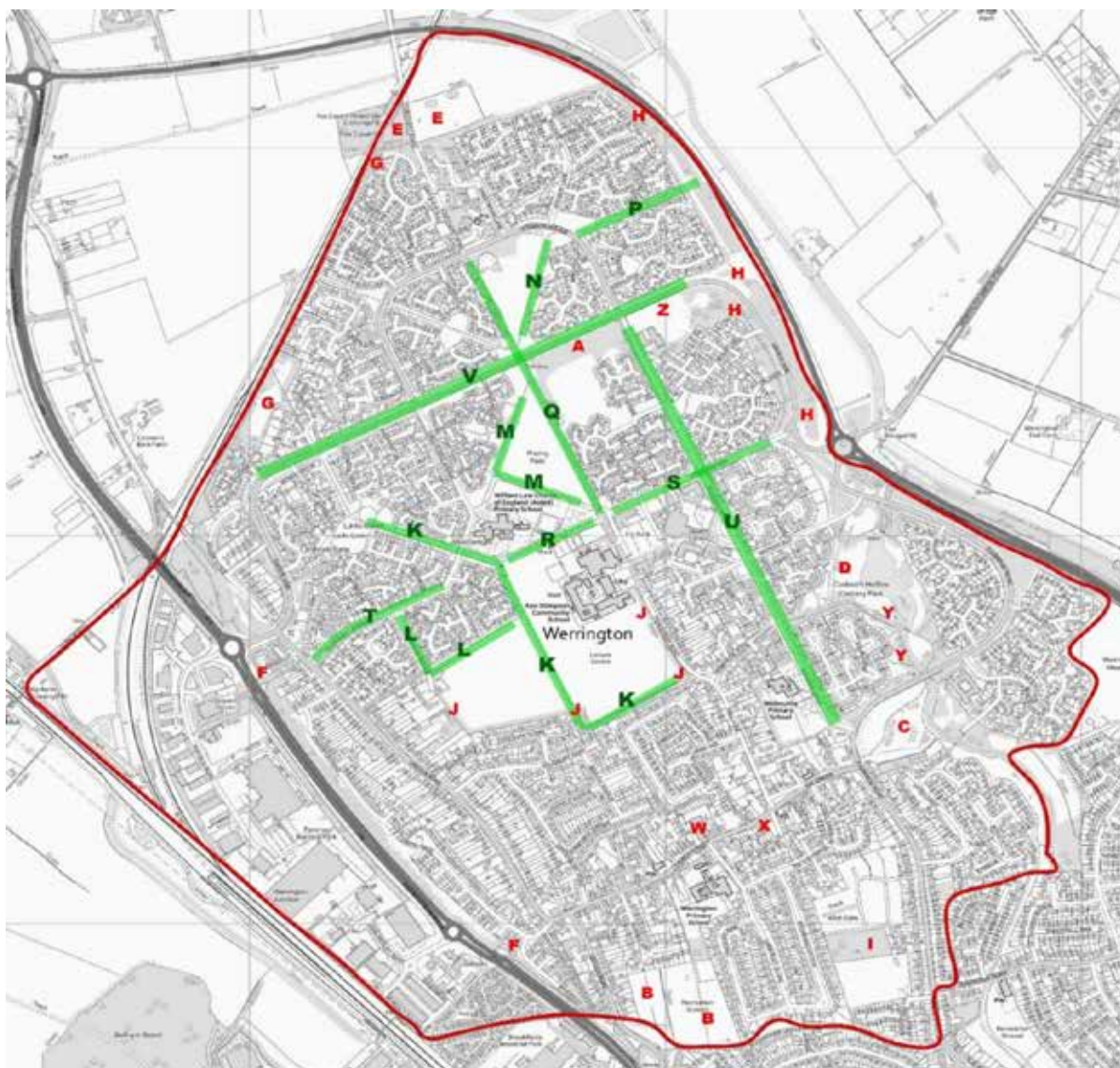


Newt Pond Fields



Rewilding of Fields adjacent to Ken Stimpson

Figure 16: Werrington's range of areas of rich and varied biodiversity



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Figure 17: POLICY MAP FOR WNP6 AND SCHEDULE 1
Map showing the Natural Habitat areas named in Policy WNP7 and
Notable Trees named in Schedule 1

Key:

Biodiversity Areas	Tree Avenues	Notable Trees
A Woodland adjacent to The Pastures	K Coverdale Walk	W Parish Church Graveyard
B Werrington Paddocks and meadow	L Sheldrick Walk/Rushden Avenue	X Oak tree, Chapel Lane
C Werrington Brook and Meadows	M William Law Fields	Y Willows adjacent to Welbourne
D Cuckoos Hollow	N Hodgson Avenue Fields	Z Avenue behind Rowlands Court
E Fox Covert Wood, Sobrite Spring and Newt Pond Fields	P Adjacent to Woodhall Rise	
F Werrington Parkway Shelter Belt	Q Fox Covert Walk	
G Serjeant Way Shelter Belt	R Stimpson Walk	
H A15 Shelter Belt	S Staniland Way	
I Site adjoining allotments	T Southwell Avenue	
J Boundary woodland and rewilding area of the Fields adjacent to Ken Stimpson Academy	U Goodwin Walk	
	V Davids Lane	



One of Werrington's tree avenues: Hodgson Avenue Playing Fields



Pine trees, Parish Church Graveyard



Chapel Lane Oak Tree



Cuckoos Hollow Willows

Figure 18: Werrington's notable trees

POLICY WNP6: NATURAL HABITATS

Development proposals should demonstrate that they comply with the mandatory Biodiversity Net Gain requirements as established by the Environment Act 2021 and would not have a significant adverse effect on the wider natural environment, wildlife, and biodiversity. Development proposals will be expected to retain features of existing biodiversity value, including the following areas (shown on Map X) which are locally valued and contribute to the Neighbourhood Plan Area and wider district's strategic green infrastructure.

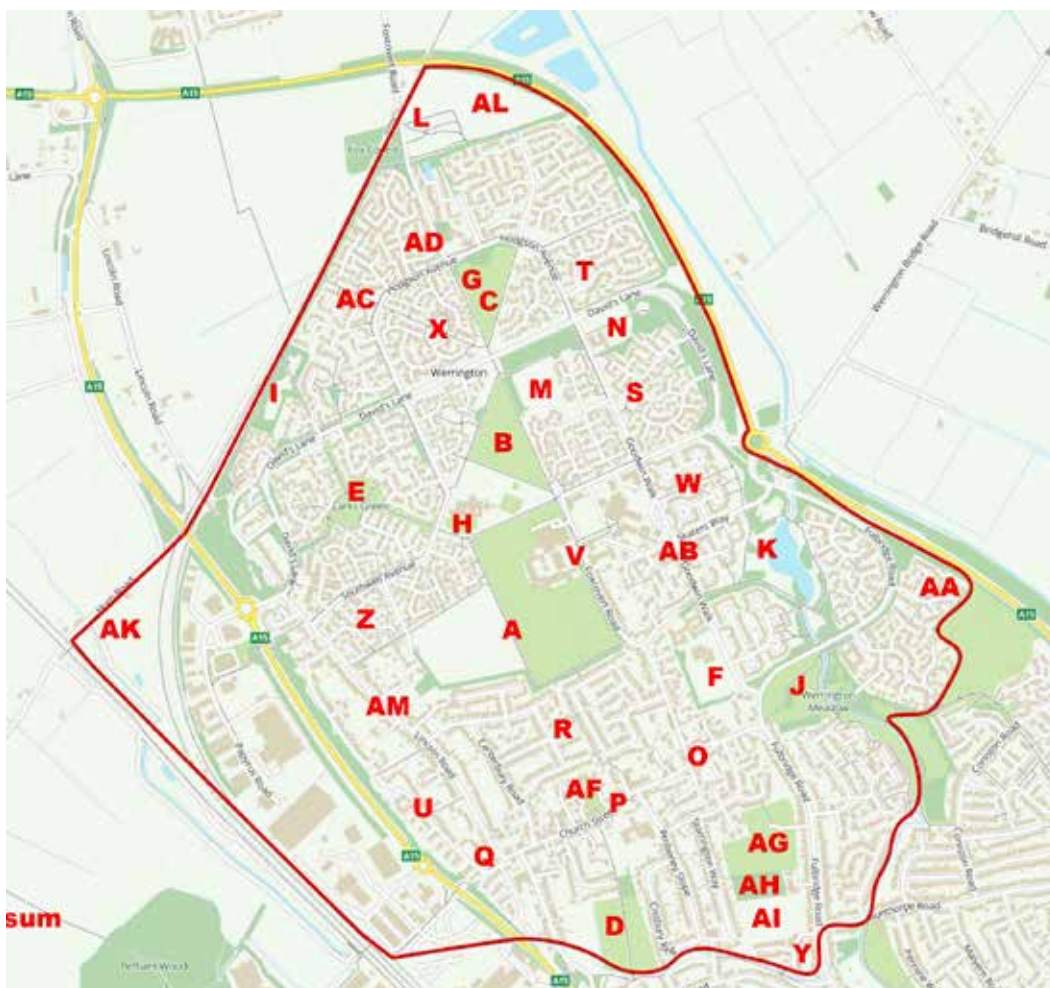
- A. Woodland adjacent to The Pastures
- B. Werrington Paddocks and Wildflower Meadow
- C. Werrington Brook and Meadows
- D. Cuckoos Hollow
- E. Werrington Parkway Shelter Belt
- F. Sergeants Way and Davids Close Shelter Belt
- G. A15 Shelter Belt
- H. Fox Covert Wood, Sobrite Spring and Newt Field
- I. Land adjoining Werrington Allotment Gardens
- J. Boundary woodland, hedgerows, and rewilding area of the Fields adjacent to Ken Stimpson Academy
- K. Trees identified in Schedule 1

Development proposals should, wherever possible, seek to enhance connectivity of green networks through the inclusion of strong landscaping schemes that include trees, shrubs, hedgerows, green roofs, and green walls and avoid the loss of trees within residential curtilages or within streets.

Development proposals which would cause the loss or harm to wildlife habitats, features of biodiversity and natural features such as trees, woodlands, hedgerows, watercourses or ponds will not be permitted unless the need for and benefits of the development outweigh any adverse impacts and where similar replacement habitats are provided as part of the proposal that will result in at least a neutral impact on biodiversity. Development proposals should provide at least a 10% net biodiversity gain in line with the applicable legislative requirements. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

SCHEDULE 1: SCHEDULE OF NOTABLE TREES:

1. Tree avenues of Werrington's cycleways and roads
 - Coverdale Walk
 - William Law Fields
 - Hodgson Avenue Fields
 - adjacent Woodhall Rise
 - Fox Covert Walk
 - Stimpson Walk rear of Rowland Court
 - Sheldrick Walk/Rushden Avenue/Twelvetree Avenue
 - Staniland Way, Southwell Avenue
 - Goodwin Walk
 - Davids Lane
2. Pine trees within St Johns Parish Church Graveyard
3. Oak tree, Chapel Lane
4. Five Willows alongside Cuckoos Hollow Cycle Path adjacent to Welbourne



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Figure 19: Map Showing the locations of the Neighbourhood Plan Area's Open Spaces

Key:

Playing Fields	Playground and Play Space	Informal Open Space
A Fields adjacent to Ken Stimpson Academy	E Larks Green	I Fields rear of The Paddocks
B Fields adjacent to William Law School	F Goodwin Walk	J Werrington Meadows
C Hodgson Avenue Playing Fields	G Hodgson Avenue	K Cuckoos Hollow
D Werrington Recreation Ground	H Adjacent to William Law School	L Newt Pond Fields
		M Fields adjacent The Pastures
		N Fields adjacent Rowland Court
Local Greens (Conservation Area)	Local Greens (Township)	Other Open Spaces
O Village Green	S Uplands	AF Parish Church Graveyard
P Middle Green (by Church)	T Woodhall Rise	AG Werrington Garden Allotment
	U Carron Drive	AH Area adjacent to allotments (private)
	V Library Green	AI Former Sports Field Fulbridge Road (private)
	W Ploverly/Crowhurst	AJ Village Centre Field (private)
	X Wycliffe Gr/Chatsfield	AK Hurn Road Fields (private)
	Y Brookside	AL Fields south of A15 (private)
	Z Greenacres	AM Lincoln Road Garden Zone (private - see Fig x for detail of area covered)
	AA Hythegate	
	AB Gatenby	
	AC Redbridge	
	AD Livermore Green	

5.5 LOCAL GREEN SPACES

Intent

5.5.1 The Neighbourhood Plan Area contains a number of open spaces which have local importance for a number of reasons, including a recreation role, attractive setting, or wildlife richness. Many residents also seek quiet enjoyment and appreciation of their local spaces which was especially seen during the COVID 19 pandemic. The intention is to protect these open spaces from development in order to preserve the character of the Neighbourhood Plan Area.

Context

- 5.5.2 Whilst all open spaces perform some function and are special to the local community, only some are suitable for designation as a Local Green Space. National Policy defines that the designation should only be used:
- Where the green area is in reasonably close proximity to the community it serves.
 - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - Where the green area concerned is local in character and is not an extensive tract of land.
- 5.5.3 Peterborough Local Plan already identifies Cuckoos Hollow/Werrington Meadows/part of Werrington Brook (LGS094/LGS091) and Werrington Recreation Ground/Werrington Paddocks (LGS095) as Local Green Spaces.
- 5.5.4 The Peterborough's Green Grid Strategy (2006) identified the need for a new open space resource to the north of the city in Werrington North with provision of links from within and beyond new development to serve the city and adjacent villages (Recommendation RT18). Whilst this recommendation has not been followed through in any subsequent strategies, this evidences the lack of open space in the north of the Neighbourhood Plan Area.
- 5.5.5 The Werrington Neighbourhood Plan Community Questionnaire records that:
- 96% said that 'Access to Green Space' was 'very important' or 'important' for their enjoyment of living in Werrington.
 - 60% of respondents felt that grassed areas/open space was an important factor of living in or visiting Werrington.
 - 67% of respondents felt that access to green spaces was important to their enjoyment in living in or visiting Werrington.
 - When asked to value specific areas of green open space, all areas were significantly valued with Cuckoos Hollow attracting 75% of respondents and the fields adjacent to Ken Stimpson Academy attracting 60% of respondents.
 - The following percentages of respondents have said that they use the following open spaces on an occasional basis: Cuckoos Hollow 93%, fields adjacent to Ken Stimpson Academy 75%. The following percentages of respondents say that the following open spaces are important to them: Cuckoos Hollow 95%; fields adjacent to Ken Stimpson Academy 88%
 - 64% say that the allotments are important to Werrington.
 - When asked what they thought was important for the future of Werrington's open spaces and leisure facilities:
 - 84% said ensure the retention of current open spaces.
 - 83% said maintain and improve green spaces.
 - 83% said promote and protect existing wildlife habitats.
 - 31% said install more seating.
 - 49% said plant more trees.



A. Werrington Allotment Gardens



B. Playing Fields adjacent to Ken Stimpson Academy



C. Playing Fields adjacent to William Law Primary School



D. Hodgson Avenue Playing Fields



E. Larks Green Playground and Playing Fields



F. Fox Covert Wood, Sobrite Spring and Newt Pond Fields

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Figure 20: Map showing the six Local Green Space areas detailed under Policy WNP7



A. Werrington Allotment Gardens



B. Playing Fields adjacent to Ken Stimpson Academy



C. Playing Fields adjacent to William Law Primary School



D. Hodgson Avenue Playing Fields



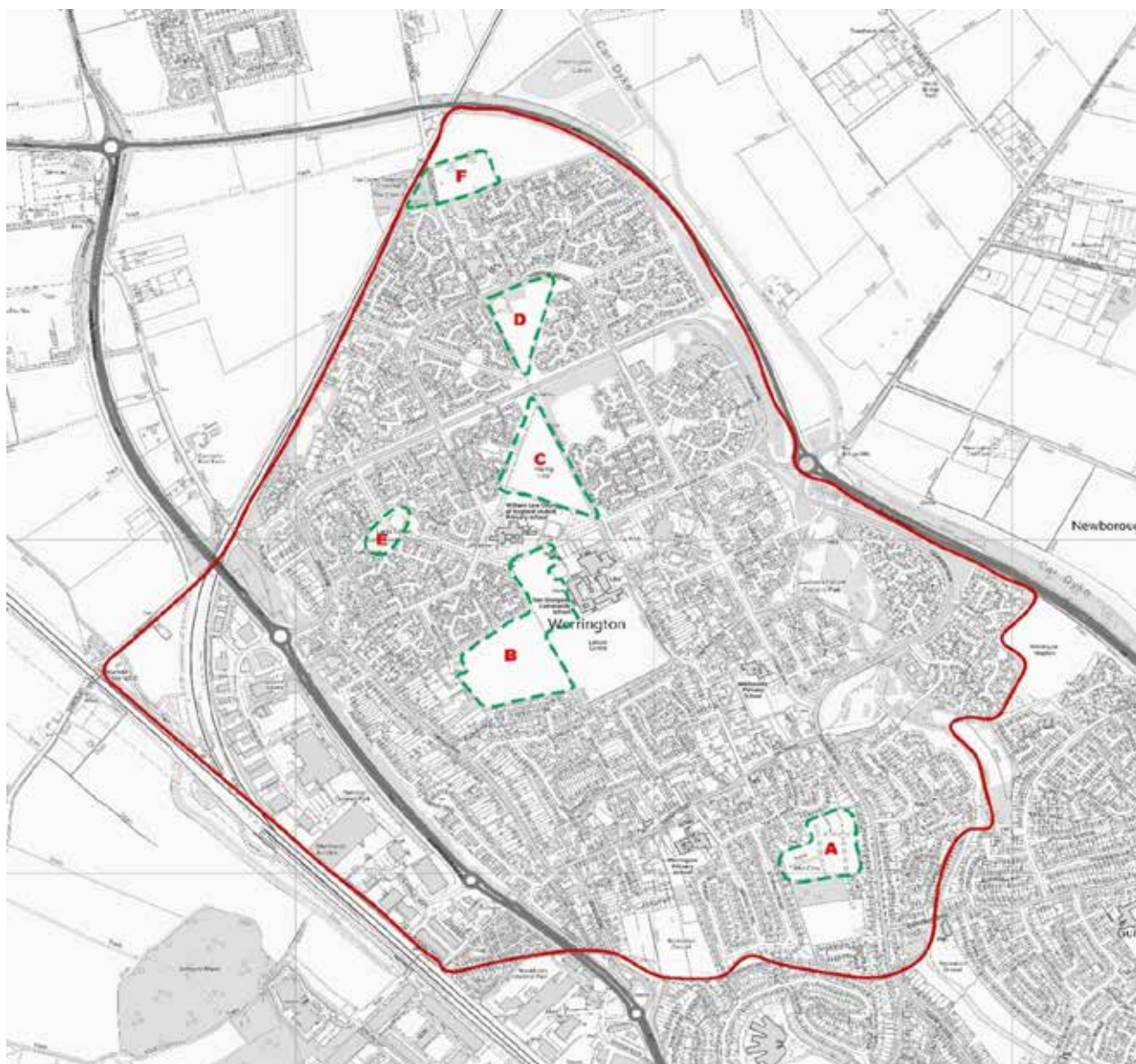
E. Larks Green Playground and Playing Fields



F. Fox Covert Wood, Sobrite Spring and Newt Pond Fields

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Figure 21: The six Local Green Space areas detailed under Policy WNP7



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Figure 22: POLICY MAP FOR WNP7

Map showing the location of Local Green Spaces detailed in WNP7.

- A. Werrington Allotment Gardens
- B. Playing fields adjacent to Ken Stimpson Academy
- C. Playing fields adjacent to William Law Primary School
- D. Hodgson Avenue Playing Fields
- E. Larks Green Playground and Playing Fields
- F. Fox Covert Wood, Sobrite Spring and Newt Pond Fields

5.5.6 The Werrington Open Space Assessment (2020) assessed 20 potential sites against these conditions and concludes that six areas are suitable for designation as a Local Green Space and will be protected in accordance with national policy in the NPPF. Development proposals on these local green spaces will not normally be permitted except where they are to enhance the function of the space. The six areas are listed in Policy WNP 8 and seen on the map below. There are varying important reasons for their selection, but the common factors include the high numbers of residents using each area, the different activities that each area provides and how valued that each area is to its immediate local community and the wider area. These areas are described in detail within the Werrington Open Space Assessment 2020)

POLICY WNP7: LOCAL GREEN SPACES

The following locations, shown on Figure 15, are designated as Local Green Spaces:

- A. Werrington Allotment Gardens
- B. Playing fields adjacent to Ken Stimpson Academy
- C. Playing fields adjacent to William Law Primary School
- D. Hodgson Avenue Playing Fields
- E. Larks Green Playground and Playing Fields
- F. Fox Covert Wood, Sobrite Spring and Newt Pond Fields

Development proposals on a Local Green Space will not be permitted other than in very special circumstances, in line with national policy.

5.6 FORMER SPORTS GROUND, FULBRIDGE ROAD

Intent

- 5.6.1 The former Sports Ground, Fulbridge Road (accessed from Brookside), was formerly the school playing fields of the former Voyager School (now Queen Katherine Academy) but is now unused. With issues surrounding any potential development of the site, the intention is to ensure that any such development does not have an unacceptable impact on local residents.

Context

- 5.6.2 The former Sports Ground, Fulbridge Road has been unused for many years with the changing rooms demolished more recently. An application to reopen and enhance these facilities was strongly opposed by residents occupying the surrounding houses due to the anticipated noise, the narrow access point, parking problems, drainage concerns and the proposed flood lights disturbing neighbours. Whilst the application was successful albeit with restrictions on its use, the development was not proceeded with.
- 5.6.3 Residents have raised questions and issues about this site throughout the Neighbourhood Plan process. There is strong concern by the residents about this site's future use raised throughout the Neighbourhood Plan's process. It is important that any future development is sensitive to those issues.

POLICY WNP8: FORMER SPORTS GROUND, FULBRIDGE ROAD

Development of the former Sports Ground, Fulbridge Road will only be supported where it can be demonstrated and secured by operational conditions imposed on the planning permission, that it does not have an unacceptable impact upon the amenity of local residents in accordance with Local Plan Policies 13 and 17.

Proposals will not be supported where they would result in:

- additional off-street parking on local roads.
- excessive noise and / or vibration levels resulting in disturbance for the occupiers and users of any nearby properties; and
- unacceptable impact to artificial light pollution.



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Figure 23: POLICY MAP FOR WNP8

Map showing the Former Sports Ground, Fulbridge Road (adjacent to Brookside)

OBJECTIVE 3: COMMUNITY

Despite now being the northern suburb of Peterborough, Werrington Neighbourhood Plan Area has maintained its identity as an individual community. It was originally a self-sufficient village with shops, employment, and schools. Local facilities were enhanced through the Werrington Township development which brought new infrastructure, including a new road and cycleway network, shops, pub and businesses of Werrington Centre, local centres with shops, pubs and community centres, open recreational space, sports facilities, schools, and an industrial area. Residents have identified the importance of good local shops, services, leisure, and recreational facilities across the Neighbourhood Plan Area through the community consultations.

5.7 RECREATIONAL FACILITIES

Intent

- 5.7.1 The Neighbourhood Plan Area has a good provision of sport amenities, recreational and playground and community centres. The community has identified the importance of these facilities. Many of these facilities, however, were installed in the early days of the Township and are now outdated, unmaintained or under threat through financial constraints. The Neighbourhood Plan supports the protection of all recreational facilities from loss and/or redevelopment and, where appropriate, seeks improvement and expansion of such amenities.

Context

- 5.7.2 The strong community aspect is supported by its amenities, be these physical buildings or open spaces. All these are valued by the community and there is a desire that these be maintained and where possible enhanced.
- 5.7.3 The original village amenities are still largely in existence. The Parish Church has regular services and has various groups and events. The Werrington Parish Village Centre on Church Street recently reverted back to the Parish Church, after being managed by the community on behalf of the City Council for many years. It is a hub for many community groups and events including a nursery, WI, dance and exercise groups, sport activities, blood donation. On the same site is the Lighthouse Centre (formerly the Boys Club/Youth Centre) and the Scout and Guide Headquarters. The Primary School plays an active part in the community being the site of events such as the carnival and firework displays.
- 5.7.4 Originally sporting activity was centred on Werrington Recreation Ground with formal pitches marked out. This area now has a playground, a basketball area with the rest left for informal recreation. Following the development of the Werrington township, football teams playing in local leagues play on the pitches adjoining Ken Stimpson Academy, William Law Primary School (and Campbell Drive Playing Fields bordering the east of the Neighbourhood Plan Area). In addition to the pitches in these areas, football is also played informally in other open spaces such as Werrington Recreation Ground, Cuckoos Hollow, Hodgson Avenue fields and Ken Stimpson Academy Multi Use Games Area. There is no current cricket facility within the Area with Werrington's team playing at Campbell Drive Playing Fields. There is no facility for rugby although posts are installed in the fields adjacent to Ken Stimpson Academy. Werrington Bowls Club provides an excellent bowling rink and indoor bowls is popular at the Village Centre.

- 5.7.5 The fields adjacent to Ken Stimpson Academy comprises of a large open space with football pitches with goal posts and pitch markings which are used by the Community on a formal and informal basis and by the school. Football clubs make use of the pitches and there is space for all sorts of activities to be practised ... putting, football kick abouts, kite flying, jogging, picnics, dog walking etc.
- 5.7.6 The Community Sports Centre at Ken Stimpson Academy is run by the City Council and operates as a shared facility. In addition to the 11 outside football pitches, it has 6 court sports halls and 2 squash courts, 3 tennis courts, 2 astro-turf pitches, a gym and fitness classes. The Centre is open in the evenings and at weekends. It also acts as a hub for several sports clubs, Werrington Joggers is a large jogging club. A large trampolining club meets several times a week. There are popular Sunday afternoon netball sessions, and a team plays in the local league. Previously some of the facilities such as the gym were open during school hours, but safeguarding issues have now closed the Sports Centre to the public during school hours. The Covid pandemic and budgetary constraints has also reduced the hours and facilities offered. A popular rolling skating session no longer takes place despite community requests. During 2022, the Sports Centre was closed for 9 months due to staffing and budgetary constraints and there is concern for its long-term future. A swimming pool was in the original plans for the Werrington Township, but this was never progressed despite there being a lack of provision north of the City Centre. In 2019 proposals to build a new Sports Centre including a swimming pool were initiated but these have been put on hold with the City Council budgetary constraints.
- 5.7.7 The Skateboard Park was installed following support from the area's young people and local Councillors. It remains very popular being a free youth activity in the area and there are many supporters for its continued existence. Unfortunately, the youth shelter and adjoining car park suffers from anti-social activity impacting on the skate park's activities and reputation.
- 5.7.8 The Township development located Local Centres on the periphery of the Area with Loxley and Hodgson Community Centres. These are owned by the City Council but run by local community associations. They are busy centres being home to nurseries, Girl Guiding groups, religious groups, dance groups etc. These are however both been subject to City Council's Community Asset Reviews and their long-term futures are unclear.
- 5.7.9 Other community spaces include the Ploughman Public House Community Rooms and The Barn owned by Peterborough City Council and used by the Princes Trust, Werrington Neighbourhood Council, and other community groups. Werrington public houses provide a wide range of social activities with traditional activities such as darts, dominos and pool still being provided together with a range of quiz nights, theme nights, card nights, beer festivals and knitting clubs.
- 5.7.10 Werrington Library is not just a library but provides access to computers and a range of social activities with craft days, knitting groups, book clubs, supported by The Friends of Werrington Library. The library suffers from restricted opening hours; even more so following the removal of the self-service opening hours.

- 5.7.11 Playgrounds are scattered throughout the Township, such as William Law, Larks Green, and Hodgson Avenue with smaller areas adjacent to Cuckoos Hollow and The Pastures. There is, however, no community space nor play areas in the Wider Village especially in the Sussex and Nursery Estates which means that residents with young children, have to go some distance to playgrounds. The Character Assessment also identified the lack of play areas and playgrounds to the east of Werrington Centre. The Goodwin Walk Play Area is therefore a special amenity in this part of the Neighbourhood Plan Area.



Loxley Community Centre



Werrington Bowling Green

Figure 24: Two important recreational facilities of Werrington Township

- 5.7.12 Peterborough Local Plan 2016-2036 states that the recommended walking distance between dwellings to Locally Equipped Area for Play (LEAP) is 450m and to a Neighbourhood Equipped Area for Play (NEAP) is 800m. Ploverly for instance is 900m from a LEAP and 1.5km from a NEAP as the crow flies, illustrating the lack of local provision in this area. In addition, it states that there should be 0.04ha of equipped/designated play areas per 1000 people. Werrington has been identified in the top three of Wards for not meeting this standard.

- 5.7.13 The Werrington Neighbourhood Community Plan Questionnaire asked respondents what was important about living in and visiting Werrington:

- 74% said playgrounds
- 56% said the library
- 53% said sports fields
- 37% said the multi-use games area
- 28% said the skatepark.

In the same questionnaire:

- 79% of respondents use the community centres on at least an occasional basis.
- 54% of respondents use the Sports Centre on at least an occasional basis.
- 46.61% were very concerned about the future of the Werrington Centre.
- When asked what was important for the future of Werrington's leisure facilities, 40.84% said maintenance and improvement of playgrounds, and 23.92% said maintenance and improvement of football pitches.
- Activities with Scout and Guide groups, Prince Trust and schools also highlighted the importance of local facilities as nearly all the young people used the open space, playgrounds, or recreational facilities in some form. The take-over of the limited equipment by older age groups was identified as a barrier to using play equipment.

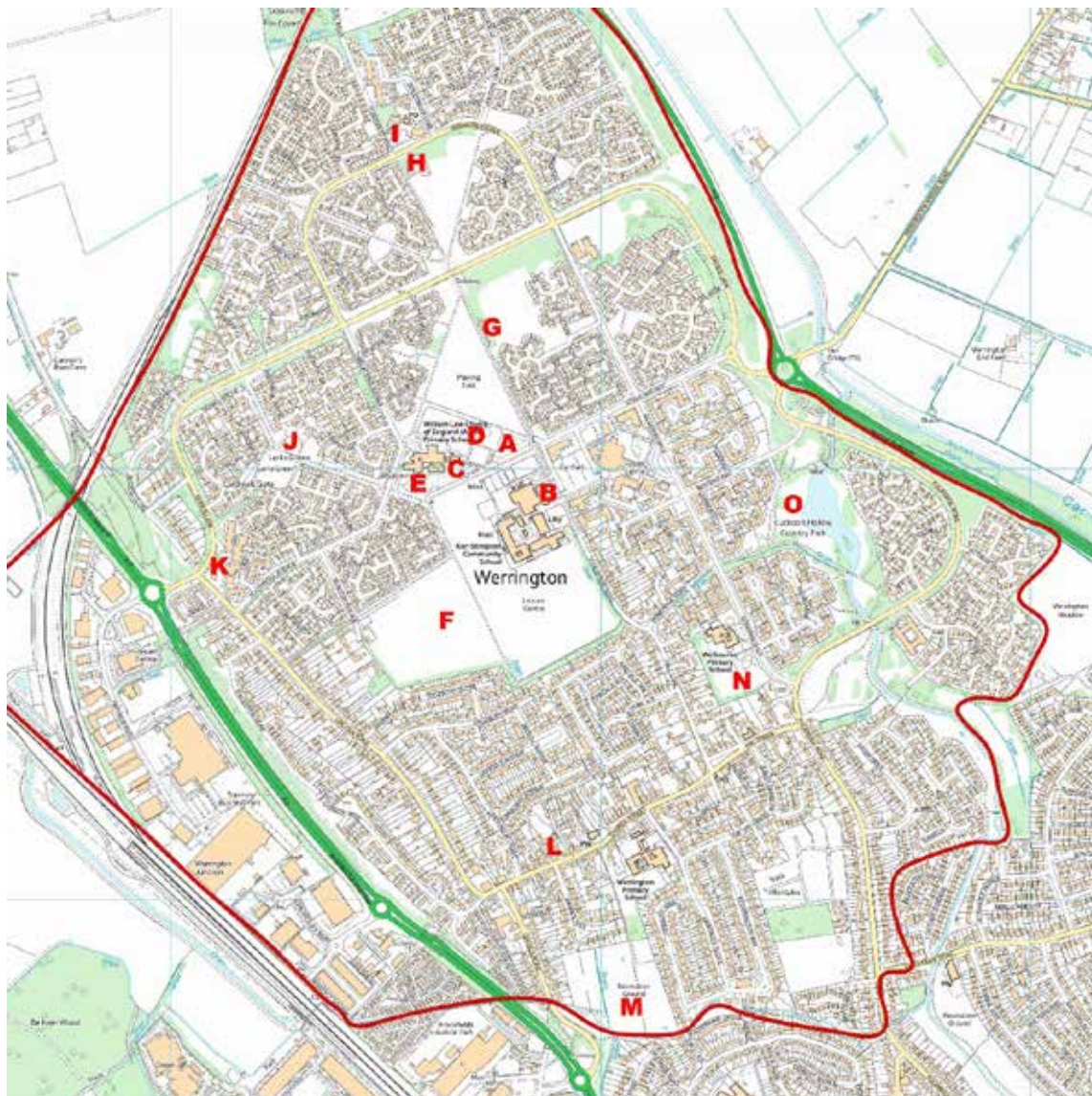
POLICY WNP9: RECREATIONAL FACILITIES

The existing formal leisure and recreational facilities within Werrington are important resources for the local community and should be retained. Support will be given to providing new facilities or improving existing ones in accordance with Local Plan Policy LP21.

Proposals for the loss of leisure and recreational facilities will be resisted unless they are supported by an assessment that demonstrates the facilities are no longer needed or they are to be replaced by equivalent or better alternative provision in a location supported by the local community.

The following, shown on map x, have been identified as locations which have been identified by the local community for their important Leisure and Recreational Use where current facilities including existing children's play areas should be retained:

- A. Werrington Sports Centre
- B. Werrington Library
- C. Multi Use Games Area adjacent to Ken Stimpson Academy
- D. Werrington Skate Park
- E. Werrington Bowls Club
- F. Playing Fields adjacent to Ken Stimpson Academy
- G. Playing Fields adjacent to William Law
- H. Playing Fields and Play Area adjacent to William Law Primary School
- I. Hodgson Community Centre
- J. Larks Green Play Area and Playing Fields
- K. Loxley Community Centre
- L. Werrington Parish Village Centre
- M. Werrington Recreation Ground, Play Area, and Multi-use Games Area
- N. Goodwin Walk Play Area and Playing Fields
- O. Cuckoos Hollow Fields and Play Area



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Figure 25: POLICY MAP FOR WNP9

Map showing Werrington's main recreational facilities referred to in Policy WNP9

- A. Werrington Sports Centre
- B. Werrington Library
- C. Multi Use Games Area adjacent to Ken Stimpson Academy
- D. Werrington Skate Park
- E. Werrington Bowls Club
- F. Playing Fields adjacent to Ken Stimpson Academy
- G. Playing Fields adjacent to William Law
- H. Playing Fields and Play Area adjacent to William Law Primary School
- I. Hodgson Community Centre
- J. Larks Green Play Area and Playing Fields
- K. Loxley Community Centre
- L. Werrington Parish Village Centre
- M. Werrington Recreation Ground, Play Area, and Multi-use Games Area
- N. Goodwin Walk Play Area and Playing Fields
- O. Cuckoos Hollow Fields and Play Area

5.8 FOOTPATHS AND CYCLEWAYS

Intent

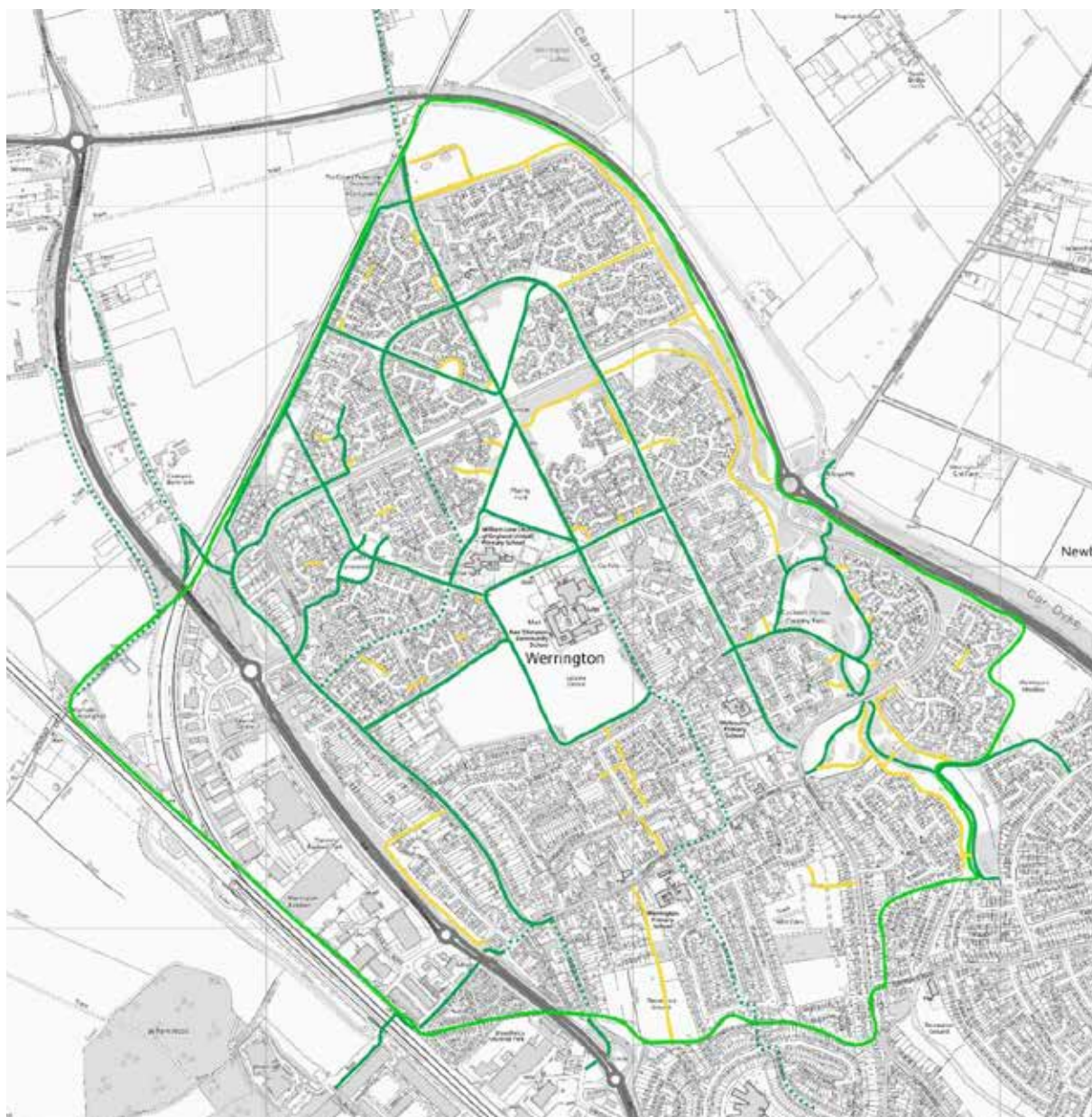
- 5.8.1 The public rights of way around the Neighbourhood Plan Area are an important asset for many residents. The infrastructure links the cul-de-sacs of the Township to the local facilities to Werrington Centre and the Conservation Area and onto the wider parts of the Area and employment areas. The intention of this Policy is to maintain and improve these current links.

Context

- 5.8.2 With the flat nature of Peterborough, cycling is a popular pastime and there are 80 kilometres of cycleways within the city. The city is encircled by the Green Wheel, a 20-mile national cycle route. Three 'spokes' connect the Neighbourhood Plan Area to this route (National Route 21 Hurn Road, National Route 12 Foxcovert Road and Seaplane Cycleway Lincoln Road). Whilst these routes are dual use roads, they have limited traffic. With this cycle network there is easy access to the City Centre, other parts of the city and into the surrounding villages via The Green Wheel. Unfortunately, most of these routes are shared use roads. As the new Township developed, vehicle access was kept to the perimeter with cycleways crisscrossing the residential areas such as Foxcovert Road and Sheldrick Walk. Cycleways run parallel to the railway and main roads, crossing them via underpasses and bridges, or via shared busways.
- 5.8.3 Footpaths within the old village follow well established rights of way, including those used to access the open fields such as Foxcovert Road. As the village expanded new access routes were established linking newer developments to the older parts such as Savage Walk. The Township streets are interconnected with adjoining roads and the cycleway network.
- 5.8.4 Given the compact nature of the Neighbourhood Plan Area, walking and cycling are suitable alternatives to the car for short journeys to school, shopping or accessing leisure activities within the Neighbourhood Plan Area. Cycleways are also used for dog-walking and informal exercise. They also provide routes to Peterborough City Centre and the adjoining communities and are used by students, commuters, and shoppers. They provide an escape into rural surroundings and provide health and wellbeing benefits. The importance and high use of the pedestrian access/cycleways is highlighted in the Neighbourhood Plan Community Questionnaires.



Figure 25: Old networks: Footpath linking Werrington to Walton and Fox Covert Road now cycle way.



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Figure 27: Map of Werrington's footpath and cycleway system

- 5.8.5 Whilst the retention of the route of the public rights of way is important, their setting and the sense of escape is also important to be preserved. Where a development proposal is in a location on or near to a public right of way, careful consideration will be required for what impact the proposal may have on it and whether there is an opportunity to enhance the public right of way. The tree-lined footpaths and 'boulevard' style roads with parallel rights of way are an important feature of Werrington Township. Local cyclists during consultations have revealed problems such as inefficient barriers (Chatsfield), dangerous junctions (Hodgson Centre) and cycle barriers creating inaccessible access for disabled users (Cuckoos Hollow).
- 5.8.6 Most of the Area has adequate footpaths and pavements to accommodate pedestrians wishing to navigate on foot and by cycle (see map below). It is important that new developments allow future residents to connect into this network easily and safely. It is also important that development proposals make the most of any opportunities to improve pedestrian and cycle routes wherever suitable, for example through linking existing residential areas with other parts of the Neighbourhood Plan Area where this would provide an attractive and suitable route.

- 5.8.7 Given the enclosed nature of the Neighbourhood Plan Area, there is only limited access to the north, east and west due to the railway, the A15 parkway and Car Dyke and this limits the accessibility for pedestrians and cyclists. The original intention was for a cycleway to encircle the north-east of Werrington Township and whilst this was never developed, an informal route has developed. Whilst Werrington is encircled by the rural estate, access is limited to the cycleway access points at Lincoln Road, Foxcovert Road and Werrington Bridge Road.
- 5.8.8 The Werrington Neighbourhood Plan Community Questionnaire records that
- 44% of respondents felt that safe walking and cycling was important factor of living in or visiting Werrington.
 - 79.49% value as important footpaths in Werrington.
 - 74.18% value as important cycleways in Werrington.
 - 87.16% use footpaths in Werrington regularly
 - 60.43% use cycle paths in Werrington regularly
 - 58.61 of respondents thought improvement of the condition of pavements and cycle paths is important for the future of Werrington's open spaces and leisure facilities.
- 5.8.9 All development proposals should be connected to the existing footways in the Neighbourhood Plan Area. In most cases this will be easily achieved with provision of pavements within a scheme or using extensions / safe crossing points to link to existing footways. This plan aims to retain these public rights of way and also wherever possible to enhance and extend them for the benefit of the community.

POLICY WNP10: FOOTPATHS AND CYCLEWAYS

Development proposals should:

- Maintain and enhance the amenity value of any public right of way.
- Not obstruct or reduce the accessibility, tranquillity, or connectivity of the public right of way nor have a harmful impact through noise, odour, light, or other pollution impacts.
- Enhance or extend any existing public right of way and delivering a new public right of way in a suitable location will be viewed favourably.
- Consider the appearance of the proposal from any right of way and incorporate green landscaping to reduce any visual impacts.
- Be encouraged to take every opportunity to connect public rights of way or to enhance connectivity and permeability through the Neighbourhood Plan Area.
- Incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network. Where appropriate, this should include drop kerbs, and be designed to give access to all users of the public right of way.

5.9 BUSINESS

Intent

- 5.9.1 Werrington Neighbourhood Plan Area needs to develop and maintain a prosperous local economy, including the provision of both employment opportunities and service to the community. The intention of the Neighbourhood Plan is to support sustainable growth and expansion of businesses both within the Industrial Area and residential areas through the conversion of existing buildings and well-designed new buildings, ensuring appropriate employment opportunities and to retain and develop local services and community facilities. It is important that commercial development does not change the character of the Neighbourhood Plan Area and its spaciousness.

Context

- 5.9.2 The Peterborough Local Plan forecasts it needs to provide for 17,600 total jobs. Werrington General Employment Area (GEA9) is identified for small scale employment development (Class B use – now Class E) for local needs or as part of a mixed-use development suitable for a full range of employment uses defined as offices, research and development facilities, light and general industrial, and storage and distribution.
- 5.9.3 Werrington is identified in the Local Plan as one of five district centres based upon the scale of retail provision and other community services and facilities (Policy LP12). Werrington is currently one of the smallest District Centres and has not been expanded since it was completed in 1982. The plan specifically highlights Werrington Centre as in need of further investment. LP12 seeks to protect, support and where necessary regenerate existing District Centres. Amberley Slope, Loxley, and Hodgson Centre (Werrington) and Werrington Village are identified as Local Centres.
- 5.9.4 To the west of the Neighbourhood Plan Area, the industrial areas are important sources of employment for Werrington and indeed the whole city. The only larger scale employer is the Royal Mail depot, but there are many small business units. Within the residential areas, the major sources of employment are retail. The Neighbourhood Plan Area is particularly fortunate in containing six pubs and a micro-pub, and two cafes and two restaurants, as well as many takeaways. It is also fortunate in having a much-used supermarket in Werrington Centre and a smaller Co-op branch in Loxley Centre. There are several smaller shops based in the District and Local Centres but there are no ‘local’ corner shops. The local supermarkets and shops provide significant flexible employment.



Figure 29: Amberley Slope District Centre and new unit in Werrington North Industrial Estate

- 5.9.5 The percentage of the Neighbourhood Plan Area's residents working within 2 kilometres is 17% and within 5 kilometres is 31%, and 11% work or cycle to their employment. With increasing fuel costs, awareness of sustainability and reducing access to public transport residents will increasingly want to shop and work locally. With the Area having an ageing population (33% over the age of 60), older people become less reliant on cars and will increasingly want to shop and secure services locally.
- 5.9.6 15% of the Neighbourhood Plan Community Questionnaire respondents identified that they worked in Werrington with over 8% of these owning their own business. All the businesses responding to the questionnaire stated that Werrington was a good place to do business, citing location, road links and customer base. In addition, the Neighbourhood Plan Community Questionnaire has shown that:
- 92% of respondents said that Werrington's shopping facilities were important to them with 65% using Werrington Centre, 35% using Loxley or Hodgson and 39% using the shops at Werrington Village or Amberley Slope, on a regular basis.
 - 89% of respondents were concerned about the future of Werrington Centre. Werrington Centre's decline and the reduced number and variety of shops generated the most negative comments.
 - Over 70% of respondents said that shops and services meet their needs although 70% were also concerned about the range of shops in Werrington.
 - 63% said that small businesses should operate in residential areas whilst 80% said that small businesses should be encouraged in the Industrial Area.

POLICY WNP11: BUSINESS

Business promotion is crucial to providing employment opportunities for the people of Werrington.

Notwithstanding the provision of Local Plan policy LP4, small-scale employment development outside of the General Employment Area, District Centre, and Local Centres (as identified in the Local Plan policies map) will be supported where it provides an opportunity to reduce the need to travel, provided:

- The siting, scale and design of the proposal is in keeping with the character of the area.
- Proposals ensure appropriate parking provision set out in the Local Plan or were updated in this Neighbourhood Plan. Such proposals will require a Transport Statement to demonstrate that there are no unacceptable impacts on highway safety; and
- The amenity of nearby residential properties is not adversely affected in relation to noise, vibration, air, or light pollution.

6. COMMUNITY PROJECTS

- 6.1. Through the process of developing this Neighbourhood Plan a number of issues were raised that are not related to land use and development planning. Whilst these issues cannot be tackled through a neighbourhood plan it is important not to let these issues be forgotten and to address them through other means.
- 6.2. This section contains a number of community projects or intentions that Werrington Area Forum intend to implement going forward in response to these issues and which require the support of Peterborough City Council and other Agencies. These projects, whilst contained within this Neighbourhood Plan, are not intended to be used in making decisions on planning applications.
- 6.3. Please note, these projects are not in priority order.
- Addressing heavy traffic through the village such as reviewing the current traffic calming measures.
 - Widespread re-introduction of Speedwatch.
 - Enhancing the local youth activity provision.
 - Improving the local community activity provision with the support of area organisations, community centres, the school and community activities.
 - Enhancing the outdoor provision such as identifying suitable locations and planting a community meadow and orchard.
 - Improving the public rights of way network and access to the rural areas through partners such as the Northern Footpath Forum.

7. MONITORING AND REVIEW

At the time of writing this Neighbourhood Plan conforms with the published Local Plan 2016 to 2036 adopted 24th July 2019 and the National Planning Policy Framework published 27th March 2012, updated 20th July 2021.

Should either of these documents be re-published the Werrington Area Forum should initiate a review and update of the Werrington Neighbourhood Plan, as necessary. The Werrington Neighbourhood Plan should in any case be reviewed at least every five years from the previous adoption date.

8. GLOSSARY, ABBREVIATIONS, BIBLIOGRAPHY, AND SUPPORTING EVIDENCE

GLOSSARY AND ABBREVIATIONS

Conservation Area

Local planning authorities designate as Conservation Areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation Area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, which define an area's special interest.

Development Plan

The Development Plan for Peterborough consists of the Peterborough Local Plan, the Minerals and Waste Local Plan, and all adopted Neighbourhood Plans.

NPPF National Planning Policy Framework

OS Ordnance Survey

PCC Peterborough City Council

WNP Werrington Neighbourhood Plan

In addition, the NPPF and the Peterborough Local Plan have a comprehensive glossary and will be helpful when reading this Neighbourhood Plan.

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www.parksmanagement.org.uk/news/co-creating-a-healthy-parks-framework

SUPPORTING EVIDENCE

The following documents provide the evidence base used by this plan. They can be viewed at www.werrington.org.uk

CHARACTER ASSESSMENT

- B1 Character Assessment
- B2 Character Assessment Conservation Area
- B3 Character Assessment Wider Village
- B4a character Assessment Werrington Township
- B4b Character Assessment Township Roads and Centres
- B5 Character Assessments Industrial Areas

CONSULTATION STATEMENT

- C1 Consultation Statement
- C2 Consultation Statement Appendices

OPEN SPACES AND LOCALLY IMPORTANT VIEWS

- D Open Space Assessment, Local Green Spaces, Natural Habitat Areas, and Tree Review
- E Locally Important Views

OTHER DOCUMENTS

- F Basic Conditions
- G Equalities Impact Assessment
- H Statistical Profile
- J Strategic Environment Assessment

ACKNOWLEDGEMENTS

Werrington Neighbourhood Plan has been formulated by Werrington Area Forum with residents of the Neighbourhood Plan Area who have a wide range of skills and backgrounds and who are representative of the whole community.

Our thanks go to the following:

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- Assistance and guidance from Nupremis and officers of Peterborough City Council.
- 'Peterborough from Above' for permission to use the aerial photographs.

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WERRINGTON NEIGHBOURHOOD PLAN 2023 to 2036

Pre-submission Consultation Version(Regulation 14)

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