



WERRINGTON NEIGHBOURHOOD PLAN

EVIDENCE FILE: CHARACTER ASSESSMENT AREA DESCRIPTIONS

APPENDIX C 'WERRINGTON TOWNSHIP'

- PART 2 APPROACH ROADS, CYCLEWAY NETWORK,
UNDERPASSES**

- PART 3 DISTRICT AND LOCAL CENTRES**

PART 2: THROUGH ROADS AND CYCLEWAY NETWORK

OVERVIEW:

New Werrington is based on a grid like pattern of roads which broadly follow the old routes to the open fields and nearby villages. The format and development of this network is described on page xx. Running on a general northward's direction are Lincoln Road (described in Appendix B), Twelvetree Avenue and Goodwin Walk (an extension of Fulbridge Road). Running on a general east/west direction are Skaters Way, Staniland Way, Southwell Avenue, Davids Lane with Hodgson Avenue being a northern loop road. All are wide, single carriage roads with a sense of green spaciousness from the avenues of trees, grass or shrubbery verges or the gardens backing onto the roads. Most are bus routes with bus stops and shelters. All have cycleways criss crossing giving access to the surrounding residential areas and local centres. Green areas open directly onto these roads such as The Pastures/Rowland Court area of Goodwin Walk and the playing fields opening into Hodgson Avenue. Housing with limited exception, backs onto or is adjacent to the roads only visible through the tree belts.

The single 'cross' Werrington route of Davids Lane creates a busy route and this means that moving from one side of Werrington to the other by car is tedious circular route. The wide straight roads generate speeding traffic.

The extensive cycleway network links the residential areas to the District and Local Centre and generally avoids the roads.

THROUGH ROADS:

SOUTHWELL AVENUE: A wide boulevard style road with an attractive tree avenue and grass and shrub verges. This is a no through road with access to residential cul-de-sacs with a bus route through to Twelvetree Avenue. William Law Primary School is at the end of the cul-de-sac described in Werrington Centre Section. It has suffered with tree removal due to proximity to buildings. There are traffic problems at school departure times as it is an easy access point.



GOODWIN WALK: A wide boulevard style road with an attractive tree avenue and shrubbery verges. Its entire route is bus access but also has vehicle access to Welbourne from the south and The Pastures/Rowland Court from the north. There are two traffic controlled crossings where Skaters Way and Staniland Way cross. A handful of Gatenby houses face onto the road but most houses have rear access from this road.

Welbourne Primary School is at the southern end and was the first of the new primary schools to be built in the new township in the early 1980s. Since then it has expanded and is a range of generally single storied . brick built buildings set around courtyard with tarmac and grass playgrounds and a car park, surrounded by a fence



DAVIDS LANE: This partly follows the route of an old lane but was renamed in the 1980s after an early 20th Century resident, David Green who walked along the original lane to his work on the railways. This is the main 'cross Werrington route'. This is an attractive route with a straight $\frac{3}{4}$ mile view down its middle section with wide grassy well-maintained verges backed bushes and trees. This is enhanced by the open space and tree planting adjacent to Rowland Court, The Pastures and Merelade Court. The straight route creates speeding traffic which is slowed by the traffic lights of road and pedestrian crossings. The eastern section has a roundabout with Staniland Way (to Werrington Centre) which creates a busy area especially at school times when it becomes very congested. The western section has two sharp bends to the junction at Lincoln Road and the Werrington Parkway roundabout. There is no pavement but in places a cycleway runs parallel before turning into the estates. There is some informal walking along the verge mainly as local access.



HODGSON AVENUE: This is the northern loop road and a bus route with access to cul-de-sacs on both sides along its length. Whilst not having any formal avenue of trees, it is backed by informal planting and wide verges with glimpses of the residential estates either side. The Dragon Pub and Hodgson Centre are prominent features. Two cycleways, Foxcovert Road and Holgate Lane cross the road via pedestrian crossings.



TWELVETREE AVENUE: A tree lined boulevard style bus route used to access the cul-de-sacs and William Law School. It is a no through road but is used by buses and cycles to access Southwell Road. It's an attractive road with lined by a tree avenue and grass verges. But without satisfactory parking and turning area, suffers greatly from school run traffic over spilling into the surrounding residential roads.



STANILAND WAY: This is the access road from Davids Lane roundabout to Werrington Centre. It has a tree avenue and shrubbery verges. It is crossed by Goodwin Walk with traffic lights and a pedestrian crossing. The surrounding residential estates back onto the road but are well protected from the traffic. Olympus House (office block) is on the corner of the Goodwin Walk with car park access. Tesco Petrol Station fronts the road with entrance and exit ways. Werrington Centre car park is immediately adjacent to the road. IGo4 office block is also runs adjacent to the road with entrance via the Centre Car Park.



FULBRIDGE ROAD: This road originally stopped at The Green but is now a green way linking the old village to the new township via Goodwin Walk onto the A15 through a wide road lined by wide grassy verges and tree belts. The cul-de-sacs of Gildale, Lakeside Hythegate and Baron Court/Thornemead coming off this road are separated from the rest of Werrington by Cuckoos Hollow and Werrington Brook. Not being part of Werrington Political Ward also adds to this degree of separateness. The wide tree belt is a great wildlife corridor with fox and deer seen regularly along this stretch. As this wide road connects the Parkway and Werrington, it is subject to speeding although there are bollards at the centre of the road close to the Goodwin Walk junction



CYCLEWAY NETWORK FOXCOVERT WALK

This cycleway still follows the route of the original lane used to access the open fields and the villages to the north. It still retains the original hedgerows in places and the cherry trees in Spring makes it a very attractive feature. It still extends from the old village (via Fox Covert Road) to the Glington/Peakirk Road outside the Area. It passes alongside the residential areas of The Pastures, Chatsfield, Livermore Green, through the recreational areas, passes by Werrington Centre and Hodgson Centre. It goes under Davids Lane via an Underpass and over Hodgson Avenue via a pedestrian crossing. The stretch running alongside Sobrite Spring and the newt field retains much of its original character. The lane originally crossed the railway via a gated crossing but following a long campaign and a tragic death, a bridge was installed in the 1990s with stepped and sloped access giving a great view over the surrounding countryside. This a busy south to north access route.





COVERDALE WALK, SHELDRIK WALK, STIMPSON WALK, WILLIAM LAW PATH, CARDINALS GATE CYCLE PATHS: These cycleways and pedestrian routes encircling and linking the Ken Stimpson and Larks Green Playing Fields. They are well maintained and with the trees lining the route offer long attractive vistas.



Views along the major Werrington Cycleways

OTHER CYCLEWAYS AND WILDLIFE CORRIDORS

Sergeants Way: The north perimeter cycleway alongside the railway linking Fox Covert Walk and Davids Close (old Lincoln Road)

Hodgson Avenue Playing Field: A wide tree lined route across the playing fields

Woodhall Rise Cycle Lane: A short wide tree lined route which stops abruptly at the perimeter woodland path

Perimeter Woodland Path: Linking Skaters Way to Sergeants Way, this informal path was originally on maps as an outer ring road for Werrington but appears to have been dropped in favour of the A15 bypass. It makes a long pedestrian and off road cycling route used by many people especially for dog walking. It links residential areas to the countryside. It gets muddy in winter and part of its length it runs alongside the busy A15.

Wildlife Corridors: Werrington has varied wildlife living within its boundaries such as the wildfowl, frogs toads and occasional otters on Cuckoos Hollow, hedgehogs within gardens, foxes on the margins of the open spaces, great crested newts in the Newt Field (confirmed by a survey in 2022) and deer on the margins of the parkways. Whilst many of these are encouraged by the closeness to the countryside, they are not helped by the barriers of the railway fencing nor the wide busy roads on three sides. It is obvious that the cycleways and roads lined with wide margins of trees and vegetation are providing good secluded habitats for shelter but are providing safe corridors linking the different residential and countryside areas. Particular well-used paths are those alongside the Brook by Dukesmead, through the woodland adjacent to the parkways such as those by Carron Drive/Staverton Road and Papyrus Road. See Open Space Assessment for further details of these areas



Sergeants Way and two views of the perimeter footpath



Dead end paths and roads adjacent to the Perimeter Footpath (Woodhall Rise and Sobrite Way), Wildlife Corridor at Papyrus Road

UNDERPASSES AND STREET ART

Being surrounded by major roads on three sides, the Werrington Underpasses are major access points. There are six underpasses in Werrington that are invisible from the roads. They are situated in

- **Cuckoos Hollow:** This is a busy underpass connecting Werrington Brook area to Cuckoos Hollow. As well as being used by walkers and leisure, it is busy with people commuting to work or going to school. It is a busy route between Werrington, Gunthorpe and the City Centre. It has an impressive wildlife themed mural, funded by Werrington Neighbourhood Council using money from Cambridgeshire Community Foundation and painted by local street artists in 2020. As the mural extends along the outside of the underpass as well it is a major feature for walkers and cyclists
- **Paston Parkway:** This goes under the A15 parkway and links Werrington with the countryside via the old Fen Bridge. It is a pleasant walk leading to Car Dyke and is also a cycling routes linking to Peterborough Green Wheel, a round City cycling route. It is not a busy route but that is its attraction for a lot of people. It has a mural painted in 2022 by local street artists using money obtained by Werrington Neighbourhood Council from the Illegal Money Lending Team to promote loan sharks
- **Dauids Lane:** Going under Dauids Lane, this is a busy underpass linking north Werrington to the Centre, the Village and beyond. It is especially busy with school children attending William Law and Ken Stimpson Community Schools and for students from the Village going to Arthur Mellows in Glinton. It has been subject to ongoing graffiti as it is a convenient point for young people to meet. A mural showing Werrington's history was painted in 2022 by local street artists funded by Tesco's Community Grant obtained by Werrington Neighbourhood Council
- **Werrington Parkway Underpasses Papyrus Road, Dukesmead, Mancetter:** Linking Lincoln Road to Werrington North Industry, and Mancetter Square respectively. These all have sloping pebble walls, are dark and dreary suffering from flooding. The sloping walls discourage youngsters congregating and therefore graffiti is limited but there is informal street art.



Street art in Cuckoos Hollow, Paston Parkway and Dauids Lane underpasses



Papyrus Road Underpass going under Werrington Parkway with informal street art

Street Art: With Werrington being home to at least three street artists (one with international recognition) it follows that street art is a feature of Werrington. In addition to three underpasses, it can be found in many corners such as the library, Skate Park, Blue Bell and Frothblowers pubs, At Last Tea Room, Salt and Vinegar. Any graffiti found on communication boxes etc is removed by the community although it is disappointing when other agencies such as Network Rail does not allow the removal on their property such as Dukesmead Bridge.



Street art at Blue Bell, Skate Park and the library

2: DISTRICT AND LOCAL CENTRES

DISTRICT CENTRE: Werrington Centre

Werrington Centre is its largest centre and sits between 'new' (north) and 'old' (south) Werrington. Vehicular access is via Staniland Way.



Layout and topography:

Werrington Centre can roughly be divided into two halves, east and west, which are separated by the old Foxcovert Road which is now a tree-lined foot/cycle way – 'Foxcovert Walk'.

The east side is comprised of Tesco supermarket, a parade of shops around a square, takeaway outlets, a medical centre, a pub, a petrol station, three car parks and two large office buildings. Some retail units are empty or boarded up. Residential areas overlook parts of the centre from the south.

On the west side are two schools – Ken Stimpson Secondary and William Law primary, a library, a leisure centre, a skate park, a car park and this area is surrounded by green space and playing fields.

Both areas are well connected by foot/cycle paths. Vehicular access is limited to a single road – Staniland Way – which terminates in car parks.

Type of road and streetscape:

Werrington Centre is connected by a good network of footways and cycle ways. Direct access to most of the buildings is pedestrianized, so it is necessary to park up and walk to the shops / school / leisure centre etc. Foxcovert Road approaches from the south but has only resident's parking and therefore is not used for access. Goodwin walk is a bus lane to the east, and there is also a bus station here. Skater's Way is south-east and provides access and parking to a few business units to the back of the centre. Staniland Way provides the only vehicular access for the main centre into car parks – one on the west side at the skate park, and a further three on the east side – one large and two for the office blocks. Access to Staniland Way is via David's Lane at a mini round about, which is shortly connected to the A15 dual carriageway with a large roundabout. These access roads can become congested at peak times, such as school pick up.

Open space, green and nature features:

East side: This is an urban landscape. The shop square is paved and centred around two raised beds. One is laid with artificial grass, the other is an unsightly and neglected of bare earth and weeds. To the front and side of the supermarket are further, more attractive raised beds that contain mature plants and trees. The main foot/cycleway access connecting the east and west side is lined with shrubs and trees, behind which are the Sutton Court residential buildings. Staniland Way is also shrub and tree lined.

West side: Foxcovert Walk separating the east and west sides is grass and tree-lined. There is a small green in front of the library which is lined with mature trees. Next to the library is the leisure centre which is shared with Ken Stimpson school to the rear. Surrounding these buildings are council-owned playing fields that are currently shared with the school and the community. At the rear of the car park is a skate park, which is well used by children and teenagers. It has a concrete bowl and pump track surrounded by grassed areas, and this is neighboured by a bowling green. Stimpson Walk provides pedestrian access next to the playing fields which after a distance of 2-300 metres leads to a council owned children's playground used by William Law school during school hours – however this appears to be locked and gated to prevent public access out of school hours currently. Further down the Foxcovert Walk a short walk from the centre is a small playground for toddlers and younger children.

Buildings:

The buildings of Werrington Centre are built in a dark red brick, all in a similar style, circa 1980s.

East side: The shopping area is comprised of a large supermarket, and a pedestrianised square of smaller single storey retail units. The buildings at the far end of the square are a health and dental centre.

Around 2004, Tesco bought out the supermarket, and several of the thriving retail units were pushed out, destined for redevelopment or extension. This never happened and meant that for many years many of the shopping units were left empty and boarded up, and still today some units remain so (such as the large unit that used to be Thakrar's chemist), almost 20 years later. The impact has been a degradation of this part of the centre, as it also led to other quality local business to close down (Ostler's hardware store). What is left is a handful of short-lease charity shops, a café, a now-closed down Vape shop, other businesses that arguably add little to the character of the area and an increase in anti-social behaviour.

The Ploughman pub adjoins the supermarket, and both supermarket and pub face out on to the centre's largest car park. To the north are two large, two-storey office buildings, iGo4 (Sundance) House and Olympus House, which have their own car parks, and have a petrol station in-between them. Various planning applications for development of the land adjacent to Goodwin Walk have been received including high density

There is currently a planning application being made for sixty 1- and 2-bedroom flats in a 2/3 storey blocks to the rear of the centre adjacent to Goodwin Walk, and some of the planning for this would appear to involve regeneration of some of the landscaping of the neglected areas of the centre.

West side: The school, library and leisure centre are all contained in separate buildings but in the same site, with the library and leisure facilities shared with the community at allotted times. Access is gated and vehicle access is via the main centre car park. To the north-west is William Law primary school and Emmanuel Church, which is separate to the other buildings already described. The church is used by the school and houses a large hall, music room, library and several administration offices.

The William Law and Emmanuel Church site is access via walkways from the centre (around 600 metre walk) or via road on Twelvetree Avenue, which gives access to its own car park. Large green spaces separate the west-side buildings from the residential estates of new Werrington.

What benefits the area: Good access, well-connected by attractive treelined paths. Large green open spaces nearby. The supermarket is large and well-stocked. The pub, takeaway, chemist, medical centre, cafe etc all help provide a community hub and well-used services. The leisure centre is well used by school and the community. The library is used by the school with additional classrooms within the library. In addition, the library is a community hub with computer access, hosting coffee mornings, knitting groups, story time and is a valued community asset especially for parents/children and older people.

What detracts from the area: Degradation and neglect for around 17 years. Buildings are scruffy and unattractive with some boarded up. Uncertainty over Centre's future and plans for high density housing. Antisocial behaviour in recent years. Traffic congestion on Staniland Way, and school drop off/pick up creates a glut of traffic and idling engines outside residential areas of Fenbridge Road, Hall Lane and Foxcovert Road.

Tension over restrictions in use of community facilities e.g., gym, library, and proposals to fence off large areas of playing field for sole school use, limited space for Ken Stimpson expansion, lack of play areas although William Law playground (Locally Equipped Area for Play) is open outside of school hours



Werrington Centre Car Park



Offices and Ploughman Pub



Werrington Centre Approaches



Werrington Centre, Central Square



Ken Stimpson Community School



Skate Park, William Law Primary School and Community Car Park

HODGSON LOCAL CENTRE:

The Hodgson Centre is a small square serving the far north of Werrington and is accessed via Hodgson Avenue.



© OpenStreetMap

Layout and topography:

This is a paved area, with two retail units including a Post Office, a takeaway, a pub, a community centre and a Youth Centre surrounding a car park. A doctor's surgery is to the rear of the square with a separate entrance on Sweetbriar Lane. Access to the centre is via Hodgson Avenue onto Foxcovert Road, which leads to a right turn into the car park before Foxcovert Road converts to a walk/cycle way.

Type of road and streetscape:

This is a pleasant urban landscape, block paved, but with an abundance of trees and bushes surrounding the perimeter, with the buildings set back separated from the car park by pedestrian walkways. Directly outside the centre on Hodgson Avenue is a bus stop.

Open space, green and nature features:

Despite being an urban area, this space is quite green due to the trees and planted borders. There is also a large field and children's play area opposite the site across Hodgson Avenue.

Buildings:

The buildings are quite unique for the area, styled with an Oriental influence. They are built in red brick, but have red detailing and 'hip-and-gable' Chinese style roofs. The Dragon pub dominates, being the largest and only two-storey building. It has a fenced garden area to the front. The Chinese takeaway, shop/post-office and community centre are also in this style. To the west is an old-style stone-built barn, that is used as a Youth Centre. Behind the centre is the doctor's surgery which is built in the less flamboyant style of local housing. The centre is surrounded by residential housing.

What benefits the area: It's a pleasant area with plenty of greenery and useful well-used shops and pub. It does not suffer from any antisocial behaviour.

What detracts from the area: Remote from much of Werrington



LOXLEY LOCAL CENTRE:

The Loxley Centre is one of the District Centres of the new Werrington Township built around 1986. It a small square swerving the east and north of Werrington



© OpenStreetMap

Layout and topography:

It comprises of a carpark surrounded by several buildings: a Co Op and a Chinese takeaway, a public house, an estate agent, a barbers and Loxley Community Centre. The nearby Loxley sheltered accommodation can be accessed through a gate. There is access to the rear of the pub, takeway and Co Op by via the Loxley access road. It is surrounded cycleways especially the busy cycleway accessing the Industrial area opposite.

Type of road and streetscape:

This is a square of commercial premises sent around a car park. The pub, Co Op and Community Centre bring in many users. It is a pleasant urban landscape but with an abundance of trees and bushes surrounding the perimeter. There is a nearby bus stop in Southwell Avenue providing easy access from the rest of Werrington. Being on the northern edge of Werrington, there is easy access for people to drop in when passing.

Open space, green and nature features:

This area is very commercial but is surrounded by trees and bushes.

Buildings:

These are functional buildings but being separated there is a feeling of spaciousness. Other than the pub the buildings are single storey and are built in distinctive yellow brick with wide roofline.

The small Co Op is very busy opening early morning and late nights and this adjoins a small Chinese takeaway/ The Crab and Winkle public house is very popular offering pub grub, quiz nights etc. It is named after the nick name for the nearby railway line that carried east coast sea food to London. The small estate agents and barbers are in separate buildings opposite. The Community Centre is a single storey building. It has a playgroup during the day and has a full programme of community activities in the evenings and weekends.

What benefits the area: This is a busy Centre providing a range of services for the local residents, the wider area and for people passing by on the nearby Parkway

What detracts from the area: This is a busy car park and on many occasions it is full. This sends parked cars into the surrounding streets.



AMBERLEY SLOPE LOCAL CENTRE:

Listed as a Local Centre in the Policy LP12 of the Peterborough City Council Local Plan. A parade of six retail units built in the 1960s as part of the Sussex Estate



© OpenStreetMap

Layout and topography: A parade of shops at the junction of Amberley Slope, Corfe Avenue and Storrington Way on the boundary of Werrington and Walton. It comprises of a barbers, newsagent, Chinese and Indian takeaways, launderette and Frothblowers Micro Pub. It sits at the bottom of the slight hill leading down from the Conservation Area.

Type of road and streetscape: A parade of shops adjacent to the pavement and road side. A small lay by sits in front of the parade.

Open space, green and nature features: There is a grass verge alongside the car park to the rear.

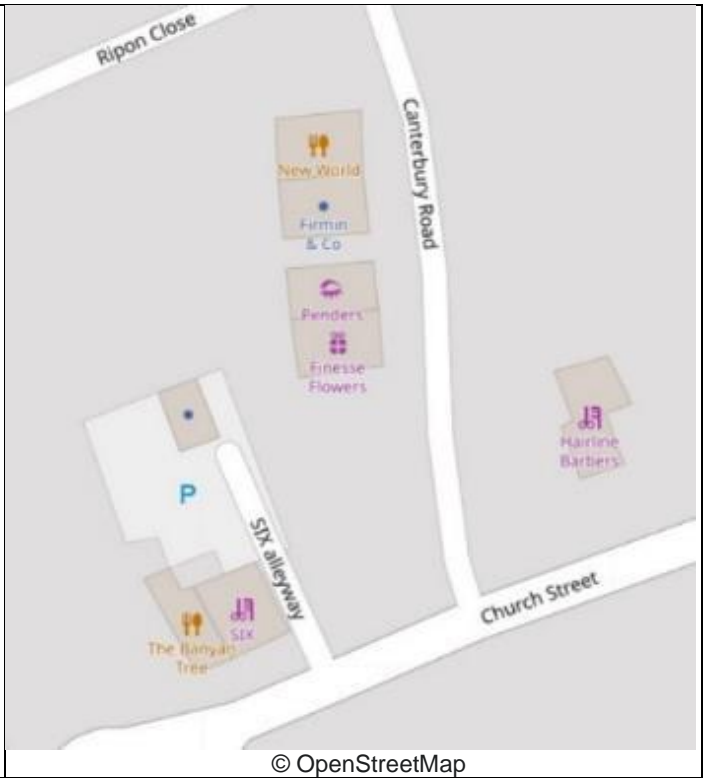
Buildings: Three stories high, brick built with cladding. Retail units on ground floor, flats on 1st and 2nd floor with access from rear.

What benefits the area: Well-used local community shops and services

What detracts from the area: Car park is rutted and dangerous.



WERRINGTON VILLAGE LOCAL CENTRE (Canterbury Road): Listed as a Local Centre in the Policy LP12 of the Peterborough City Council Local Plan. A range of businesses around the junction of Canterbury Road.



© OpenStreetMap

Layout and topography: A terrace of four retail units built in Canterbury Road in the 1960s as part of the Cathedral Estate comprising of a Chinese takeaway, estate agents and a micropub. A single storey retail unit is alongside (former framer). A converted house now a barber opposite in Canterbury Road. A converted 19th century terrace with extension now a restaurant/takeaway and hairdressers with separate salon to rear.

Type of road and streetscape: The range of shops adjacent to the pavement fronted by 12 parking spaces.

Open space, green and nature features: On the adjacent junction is a small open grassed area with a seat.

Buildings: The two-storey terrace is built of yellow brick and the single storey of orange brick. The upper stories are flats with access from the front. To the rear is a service year and garages.

What benefits the area: Well-used local services with available parking

What detracts from the area: Problems with residents from afar using the parking, tight parking spaces

