



WERRINGTON NEIGHBOURHOOD PLAN

EVIDENCE FILE:

OPEN SPACE ASSESSMENT, LOCAL GREEN SPACES, NATURAL HABITAT AREAS AND TREE REVIEW : APPENDICES

APPENDIX A: ASSESSMENT OF OPEN SPACES IN WERRINGTON

Location	Extensive	Access	Beauty	Historical	Recreation	Tranquil	Wildlife	Recommendation
Werrington Allotments	No	Yes	No	No	Yes	Yes	No	Designate as LGS
Land adjoining allotments	No	No	No	No	No	Yes	No	Special consideration
Former Playing Fields. Fulbridge Road	No	No	No	No	No	Yes	No:	Special consideration
Werrington Recreation Ground	Yes	Yes	No	No	Yes	Yes	No	Already an LGS, biodiversity area
Werrington Brook and Meadows	Yes	Yes	Yes	No	Yes	Yes	No	Already an LGS, part biodiversity area
Cuckoos Hollow	Yes	Yes	Yes	No	Yes	Yes	No	Already an LGS, biodiversity area
Village Centre Field	No	No	No	No	Yes	Yes	No	Not eligible
Village Green	No	Yes	Yes	Yes	No	Yes	No	Has alternative protection
'Middle' Green adjacent to the Parish Church	No	Yes	No	Yes	No	No	No	
Church Yard	No	Yes	Yes	Yes	No	Yes	No	Has alternative protection
Green adjacent Cock Inn roundabout	No	Yes	No	No	No	No	No	
Library Green	No	Yes	No	No	No	No	No	
Playing Fields adjacent to Ken Stimpson Academy	Yes 13h	Yes	Yes	No	Yes	Yes	No	Designate as LGS
Playing Fields adjacent to William Law Primary School	No 3.3h	Yes	Yes	No	Yes	Yes	No	Designate as LGS



Open Space adjacent The Pastures	No	Yes	Yes	No	Yes	Yes	No	Biodiversity Area
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Location	Extensive	Access	Beauty	Historical	Recreation	Tranquil	Wildlife	Recommendation
Open space adjacent Rowland Court	No	Yes	Yes	No	Yes	Yes	No	Part of A15 shelter belt
Playing Fields adjacent to Welbourne	No	Yes	No	No	Yes	Yes	No	
Larks Green Playground and Playing Fields	No	Yes	No	No	Yes	Yes	No	Designate as LGS
Hodgson Avenue Playing Fields	No	Yes	Yes	No	Yes	Yes	No	Designate as LGS
Open space behind The Barn	No	No	No	No	No	Yes	No	
Agricultural land at Hurn Rd	Yes 8h	No	No	No	No	Yes	No	
Fox Covert Sobrite & Newt Pond Field	No 3h	Yes	Yes	Yes	Yes	Yes	Yes	Designate as LGS, biodiversity area
Agricultural land south A15 ('Northern Fields')	No 6 h	No	No	No	No	Yes	No	
Green Area Carron Drove	No	Yes	No	No	Yes	Yes	No	
Green area adjacent Woodhall Rise	No	Yes	No	No	No	Yes	No	
Green area adjacent to Wycliffe Grove /Chatsfield.	No	Yes	No	No	No	Yes	No	
Green area adjacent Davids Close/Lincoln Rd	No	Yes	No	No	Yes	Yes	No	
Green area adjacent Uplands/Hedgelands	No	Yes	No	No	No	Yes	No	
Green area adjacent Sunnymead/Serjeants Way	No	Yes	No	No	Yes	Yes	No	



Green area adjacent to Green Acres	No	Yes	No	No	No	No	No	
Green area adjacent to Hythegate	No	Yes	No	No	No	No	No	
Location	Extensive	Access	Beauty	Historical	Recreation	Tranquil	Wildlife	Recommendation
Green area adjacent Brookside	No	Yes	No	No	No	Yes	No	
Green area adjacent Amberley Slope Shops	No	Yes	No	No	No	No	No	
Green area adjacent to Livermore Green	No	Yes	No	No	No	Yes	No	
Werrington Parkway Shelter Belt	No	Yes	No	No	Yes	No	No	Biodiversity Area
Serjeants Way/Davids Close Shelter Belt	Yes	Yes	No	No	Yes	No	Yes	Biodiversity Area
A15 Shelter Belt	Yes	Yes	No	No	Yes	No	Yes	Biodiversity Area

APPENDIX B:

DETAILED ASSESSMENT OF SELECTED OPEN SPACES

Site Name:	Werrington Allotments	
 <p>©OpenStreetMap</p>		
Description		
<p>Werrington Allotments, also known as Fulbridge Road Allotment Site, is managed by Werrington Allotments Association. The Association has an elected Committee which manages the site on behalf of the members. There are 104 full size plots and 23 half size plots. It is crossed by a public footpath. The plots on the whole are carefully tended. Where plot holders struggle the Association work with them to manage any problems. Some allotment holders have rented their plots for many years, and a number of plots have been passed on down the family chain. There are young, middle aged and senior (retired) members, some with children and grandchildren helping and learning where the food they eat comes from. In 2021, all but 6 plot holders live within the Werrington Neighbourhood Plan designated boundary: it is probable these 6 may have moved home but retained their allotment. The number of occupied allotments runs at more or less 97% capacity. Despite this there is generally a small waiting list; the length of waiting time depending on season. The soil quality varies across the site: the presence of clay varying from one side of the site to the other, some parts being wetter than others, ease of digging depending predominantly on clay conditions and how well plot holders have manured/fertilized and cared for the soil</p>		
Status of area	In use as an allotment site	
Proximity to the local community	Surrounded on three sides by houses: several of these residents are allotment holders	
Extensive tract of land	3.2 hectares in size and is self-contained so is not considered to be an extensive plot of land	
Demonstrably special to the local community		
Beauty	There are no features of interest so cannot be considered beautiful	
Historic Significance	Other than being a long-standing allotment site, this cannot be considered to be historical	
Recreational value	Allotments have a high recreational value.	
Tranquillity	This is a very peaceful and tranquil spot	
Richness of Wildlife	This is a rich area for urban wildlife but there is no known presence of any priority species	
Recommendation		
<p>This is a very popular and well-loved site by the allotment holders and surrounding residents. This site does not just provide food production – it is at the centre of the community. A public footpath runs through the site and allotment holders use this as a meeting place to socialise. The residents overlooking the site appreciates the open space and peacefulness. I</p> <p>It is therefore recommended that the allotments are designated as a Local Green Space</p>		

Site Name:	Land adjacent to the Allotments
 <p data-bbox="194 566 414 595">© OpenStreetMap</p>	
Description	
<p>This area, former allotments, are unused and overgrown creating an undistributed habitat. There is no access other through the allotments and former sports ground and future development will be difficult given the access problems The area has been encroached upon by Walnut Grove</p>	
Status of area	Unoccupied
Proximity to the local community	It is overlooked by housing on two sides but is not publicly accessible
Extensive tract of land	No
Demonstrably special to the local community	
Beauty	This area cannot be considered beautiful
Historic Significance	None but, per local residents, finds from archaeological field walking during a planning application process suggest underlying structures.
Recreational value	None: Not accessible
Tranquillity	Yes: The surrounding houses benefit from tranquillity due to the undisturbed nature of the plots.
Richness of Wildlife	This undisturbed area is a haven for urban wildlife including birds, mammals such as foxes and reptiles such as grass snakes but there are no known specific priority species
Recommendation	
<p>This area is no accessible by the public and is not therefore known by the wider community given its accessibility problems. It is however appreciated by those residents whose gardens back onto the area for its tranquillity and urban wildlife. It is not considered to be special enough to the local community for local green space designation, but it is important for biodiversity.</p> <p>It is recommended that it is noted as a natural habitat.</p>	

Site Name:	Former Sports Ground, Fulbridge Road
 <p>© OpenStreetMap</p>	
Description	
<p>This is also known as The Brookside Sports Ground. It is the southern most of the three plots of land bounded by housing and is the former sports ground of Queen Katherine Academy being unused for many years. It remains an overgrown grassed area with the derelict changing rooms being demolished in last two years. The single point of entry is through a narrow access gateway.</p>	
Status of area	Unoccupied
Proximity to the local community	It is overlooked by the rear gardens of housing on three sides but is not publicly accessible
Extensive tract of land	No
Demonstrably special to the local community	
Beauty	This area cannot be considered beautiful
Historic Significance	None but according to local residents, finds from field walking on the adjoining field suggest underlying structure
Recreational value	None: Not accessible
Tranquillity	Yes: The surrounding houses benefit from tranquillity due to the undisturbed nature of the plot.
Richness of Wildlife	This is a grassy field but with overgrown margins. It is mown twice a year, but risings are not removed. Therefore whilst it is relatively undisturbed, it has not developed into a meadow. Urban wildlife is regular sighted such as birds, hedgehogs, foxes, deer and grass snakes.
Recommendation	
<p>This area is no accessible by the public and is not therefore known by the wider community given its accessibility problems. It is however appreciated by those residents whose gardens back onto the area for its tranquillity and urban wildlife. It is not considered to be special enough to the local community for local green space designation and the value to wildlife is limited being a grassed field. Development problems for this area however include unsuitable access and noise and light encroachment</p>	

Site Name:	Werrington Recreation Ground / Werrington Paddocks
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© OpenStreetMap



Description

Owned by Peterborough City Council, Werrington Recreation Ground has always been the main recreational space for residents. Surrounded by mature hedges and tree, it comprises of three areas:

- the recreational area containing play equipment, basketball area and grassy fields for informal sport,
- an over-grown area known as 'Werrington Paddocks.' Being the site of a former stables and never having been cultivate, it is a habitat rich in insects.
- the wildflower meadow. Originally part of the playing fields, this area has been managed by Werrington Environment Group since 2016 through rewilding into a wildflower meadow. The grass is cut once a year and the risings removed. Supported by local funding, volunteer events are held to help wildflower sowing, removal of invasive species and provide educational activities. Ongoing identification projects show the improvement in the habitat with more wildflowers, amphibians and insects making this patch their home. This area has improved the habitat from the original sterile grass field providing a pleasant and interesting area to walk with narrow rides visually enhancing the site.

This site is covered by the Werrington Brook Management Plan April 2019 to March 2022 commissioned by Peterborough City Council. Being the only open space in the original village of Werrington it is understandably popular with 18% of residents visiting regularly and 37% visiting occasionally (Respondents to the 2019/2020 resident's questionnaire).

Status of area	Designated as Open Green Spaces: LGS095
Proximity to the local community	The recreation ground is easily accessed by an alley from Church Street, and from Walton in the south.
Extensive tract of land	No 5.7 hectares
Demonstrably special to the local community	
Beauty	New wildflower meadow can be considered attractive in flowering time
Historic Significance	None
Recreational value	Valuable children's play area. This is a Neighbourhood Equipped Area for Play and is the only play area within the Conservation Area and Wider Village. Important as an informal sports space and for dog walking
Tranquillity	Peaceful and tranquil with benches provided to appreciate this
Richness of Wildlife	This is an important site for urban wildlife such as hedgehogs and deer. It is an important wildlife corridor. Recent work has created a wildflower meadow to offer more beauty and an improved pollinator-friendly habitat.




Werrington Recreation Ground / Werrington Paddocks - continued



Recommendation

Already designated as Local Green Space. It has a varied biodiversity of the area with The Paddocks and the rewilding area in an area that is surrounded by housing.

It should be identified as a Natural Habitat area.



Site Name:		Werrington Village Green	
 <p>© OpenStreetMap</p>			
Description			
<p>Werrington Village Green is a triangular plot of land surrounded by busy roads and housing. It has attractive trees, seating, the village sign, and a plinth celebrating the spring flowers planted by the Neighbourhood Council and its 50th anniversary. The large conifer is lit up at Christmas when there is a community celebration. It is a setting for other village events such as the scarecrow trail, carols on the green. It was the site of the medieval fair to celebrate St Johns Day and still remains in the route of the Carnival Parade. The Green previously extended as far as the traffic lights, but road widening has reduced its size. It has not always been such an attractive landscaped setting as was previously the turning circle for the bus service. But in the 1960s the area was enclosed, and trees planted to make the attractive setting that it is today.</p>			
Status of area		Designated as a Village Green	
Proximity to the local community		It is surrounded by roads and housing.	
Extensive tract of land		No	
Demonstrably special to the local community			
Beauty		It is an attractive area but cannot be considered beautiful given its urban setting	
Historic Significance		Site of the St Johns Fair since medieval times. It has always been at the centre of village celebrations.	
Recreational value		Being small it is not suitable for children's play but is a meeting place for older residents and is the site for many village events	
Tranquillity		It is surrounded by busy roads so it not a tranquil spot.	
Richness of Wildlife		Its trees and bushes attract birds.	
Recommendation			
Already designated as a Local Village Green			
			

Site Name:	
Werrington Brook and Meadows	
 <p>© OpenStreetMap</p>	
Description	
<p>Werrington Brook area follows the route of the brook from Gunthorpe in the south to Fulbridge Road to the north. It includes the brook, its banks, meadows especially extending across the north and the copses of trees. There are some blocks of mature trees, some dating back to the agricultural setting of pre-1980. The brook follows the course of the original stream which originally flowed through the pasture fields. The area was redeveloped in the early 1980s as part of the first phase of the Werrington 'Township' development. The footpaths and cycle paths link Gunthorpe with Werrington and are busy with residents going to work and school, dog walkers and joggers. Informal paths cross the meadows taking residents into quieter areas. Benches are scattered around. Cuckoos Hollow is accessed via the underpass. The original stream was canalised but approximately 2018 the Environment Agency created a more sinuous route to slow the flow down to a more natural landscape and to prevent silting. The area to the north is prone to flooding in the winter.</p>	
Status of area	Designated as Open Green Spaces: part of LGS094
Proximity to the local community	Easily accessed from many parts of south Werrington, including The Green, Aster Drive estate, and Baron Court, as well as Gunthorpe in the south.
Extensive tract of land	Approx 8 hectares
Demonstrably special to the local community	
Beauty	Views down the Brook and across the eastern wooded and semi-wild areas
Historic Significance	None
Recreational value	Walking, dog walking, cycling, jogging, blackberry-picking, and bird watching
Tranquillity	Very tranquil
Richness of Wildlife	Abundant around the brook – otters, swans, little egrets, and small aquatic wildlife – but no known instance of a significant species.
Recommendation	
<p>Already designated as a Local Green Space. It is such a rich diverse important biodiversity area in an area surrounded by housing.</p> <p>It should be identified as a Natural Habitat area.</p>	



Site Name:

Cuckoos Hollow



© OpenStreetMap



Description

Cuckoos Hollow is a wide range of habitats: Werrington Brook flows into a lake and emerges running over a weir into a narrow channel to join Car Dyke (just beyond boundary of the Designated Area). The surroundings are meadows, trees and shrubbed areas (some part of the original landscape). Some prominent trees are found here such as the horse chestnut adjacent to Copsewood and the Willow Trees along the old stream. The boundary to the west is formed by the original dyke with several very old attractive willows. The former road to Newborough runs to the north with the original mature hedgerows. The grassland is used for informal play with damaged and rutted goal posts. A small play area is situated to the south of Copsewood (Local Area for Play). The area extends beyond Skaters Way with a cycleway running through a treed grassed area and a dense tree area separating the busy junction. Most of the area is owned by Peterborough City Council with the area to the north of the lake owned by Homes England. The surrounds of the lake and Brook are managed by the Environment Agency. The lake is encircled by a footpath with access points from surrounding housing via Goodwin Walk, Skaters Way, Fulbridge Road from The Brook area via Cuckoos Hollow underpass and from the surrounding residential areas. The wide cycleway from the underpass to Goodwin Walk is well used by school students, people travelling to/from work, joggers, and walkers. Benches are scattered around the area. In October 2022, the area together with the boundary stone marking the former City boundary at the cycleway junction, was considered for inclusion on the List of Heritage Assets in Peterborough. The area is justifiably popular as is shown by the 2019/2020 questionnaire results where 56% of residents responding said that they visited Cuckoos Hollow regularly and 37% said that they visited occasionally.

Status of area	Designated as Open Green Spaces: part LGS094 (owned by PCC) and LGS091 (owned by Homes England)
Proximity to the local community	Easily accessed from Werrington Village and Werrington Township. Direct access from Lakeside and Gildale, Fulbridge Road, Goodwin Walk and other areas
Extensive tract of land	Approx 9 hectares
Demonstrably special to the local community	
Beauty	Seen as the most beautiful amenity in Werrington: the bridge and wildlife are extensively photographed!
Historic Significance	Whilst not a historic site, this is the site for 19 th /20 th century fenland skating and location of a ghost legend.
Recreational value	Enormously valued for its wildlife and tranquil green space as well as informal sports space and dog walking, bird watching and other activities.
Tranquillity	With water, birdlife and trees and bushes along with wide open green space,

Cuckoos Hollow -Continued



Richness of Wildlife


Abundant– otters, swans, little egrets, and small aquatic wildlife – and small mammals in the tree and bushes belt but there is no known instance of a significant species.

Recommendation

Already designated as a Local Green Space. It has such a vast range of biodiversity areas. It is recommended that it is identified as a Natural Habitat



Site Name:	
Goodwin Walk Play Area	
 <p>© OpenStreetMap</p>	
Description	
<p>This area is also known as the Welbourne School Fields. This is a small, enclosed area of fields and a playground accessed only from Goodwin Walk (Local Equipment Area for Play). This is an important playground and field for the surrounding area as there is no play area for older children for some distance. It is especially important given the small garden space in the surrounding high-density housing of Welbourne, Gatenby and Copsewood and the lack of play equipment in the Conservation Area and Wider Village. The fields have been encroached over the last twenty years by the adjoining Welbourne Primary School.</p>	
Status of area	Used for informal recreational purposes
Proximity to the local community	The playground is surrounded by residential areas.
Extensive tract of land	No:
Demonstrably special to the local community	
Beauty	It is a pleasant outdoor area, but any distant views are limited by the surrounding trees.
Historic Significance	This area was developed as part of the Werrington expansion in the 1970s and has no historic significance
Recreational value	This area provides informal fields, and a playground and is well used by its local community for recreational purposes
Tranquillity	This is a quiet area surrounded by trees but cannot be said to be tranquil.
Richness of Wildlife	There are no features of ecological interest and there is no known presence of any priority species.
Recommendation	
<p>This is an important area given the lack of recreational facilities within the area. It provides equipment for younger and older children. Its importance attaches to the playground rather than the open space given the close location of Werrington Meadows. It is therefore recommended that this noted as an important recreational facility.</p>	

Site Name:	Fields adjacent to Ken Stimpson Academy
 <p>© OpenStreetMap</p>	
Description	
<p>This is one of the tracts of open space forming the spine of Werrington Township and it is this backdrop which contributes to the green character of Werrington. It is open area of playing fields, laid out football pitches with posts, a former athletics track, rugby posts and a wide expanse of grassy space. The football fields are well used by organised clubs and informally for kick abouts and other sports. The area being surrounded by houses is used for exercise, dog walking, strolling, picnic and is a thoroughway to schools and work. The fields are crossed by tree lined cycleways linking Lincoln Road and Werrington Centre and the new township to the Village. The fields are the nearest open space for much of the original village of Werrington. There is a very well-equipped play area (Local Equipment Area for Play) adjacent to William Law Primary School which is open to the public outside of school hours. In the 2019/2020 Resident's Questionnaire, 43% of resident's responding visited the area on a regular basis and a further 32% visited on an occasional basis. The residents care for the area with litter picking especially after football games. 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 such as fox, deer, bats. This is the most extensive stretch of 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 wide wooded border on the eastern side, comprising of a wide variety of mature trees, is the original hedgerow of the Fox Covert Road, one of the original roads to the medieval open fields. A similar wide tree border and mature hedgerow to the south formed the boundary between 18th century Werrington Hall and the original field systems. This boundary could also have been part to the earlier manor house (thought to have been north of the Church). A similar hedgerow to the west formed part of a field boundary which is now fronted by a rewilded area with new trees planted and left unmown. These three sections form a one kilometre stretch of mature woodland offering shelter to a range of urban wildlife such as fox, deer, bats. This is the most extensive stretch of undisturbed natural habitat within the central part of the of Conservation Area and Wider Village creating a wildlife corridor and a buffer between the houses and the school playing fields/public open space.</p>	
Status of area	Recreational purposes. Dual use by school and community use.
Proximity to the local community	This area is surrounded on three sides by the rear gardens of houses. It is part of the central hub of Werrington adjacent to Ken Stimpson Academy with Werrington Centre beyond. It is a very popular spot for residents.
Extensive tract of land	No: 14.8 hectares
Demonstrably special to the local community	
Beauty	This is a pleasant outdoor space with long views stretching across its fields and down the cycleways. The surrounding hedges and woodland gives a rural feel,
Historic Significance	This area was developed as part of the Werrington expansion in the 1970s and has no historic significance

Fields adjacent to Ken Stimpson Academy - Continued

<p>Recreational value</p>	<p>This large space is an important recreational space for residents especially as there are limited open space and recreational facilities within Werrington village. Residents use this space for football, rugby, golf, cycling, sitting quietly, kite flying, hot air ballooning.</p>
<p>Tranquillity</p>	<p>The cycleway crossing the area is a busy route. But the edges of the fields especially on the west side are quiet.</p>
<p>Richness of Wildlife</p>	<p>With its sheltered and overgrown fringes giving important wildlife corridors this is an important location for urban wildlife with foxes and squirrels. There are however no features of ecological interest and there is no known presence of any priority species.</p>

Recommendation





The importance of the fields to the community is significant given that this is the only 'local open space' for so many people from the Conservation Area and Wider Village. It is widely used for informal recreation with it constantly use for strolling, dog walking, sport and is the centre for weekend football matches. In the map below the area in blue is held by the City Council as public open space under a statutory trust for the benefit of the public. There is a restriction on use which states it is to be used as public open space, public gardens or for the purpose of public recreation or any one or more of such uses. The area marked in red is in the freehold ownership of the City Council and forms part of the site of Ken Stimpson Academy. The land is held by the Council for education purposes in furtherance of its duty as the local education provider with the land designated as school land and, as school playing fields.





It is recommended that the areas highlighted in blue below are designated as a Local Green Space with its perimeter noted as a Natural Habitat area.








Plan provided by Peterborough City Council showing the designation/usage of the fields adjacent to Ken Stimpson Academy (Area A blue is public open space and Areas C1 and C2 red is Educational Land)



Site Name:		Fields adjacent to William Law School	
 <p>© OpenStreetMap</p>			
Description			
<p>This is one of the tracts of open space forming the spine of Werrington Township and it is this backdrop which contributes to the green character of Werrington. An open area of playing fields, laid out football pitches with posts, informal recreational space, skate park, bowling green and community car park. The football fields are well used by organised clubs and informally for kickabouts. The area being surrounded by houses is used for exercise, strolling, picnics and dog walking. The open area to the northeast is informally landscaped with trees merging with the residential roads.</p>			
Status of area		Recreational purposes.	
Proximity to the local community		This area is surrounded on two sides by houses and is part of the central hub of Werrington surrounded by schools, offices, and Werrington Centre. The northwest boundary opens out and merges into the residential areas.	
Extensive tract of land		No: 3.3 hectares	
Demonstrably special to the local community			
Beauty		Whilst this is a pleasant outdoor space, its distant views are urban but are enhanced by the surrounding trees and hedges especially along the cycleway and the adjoining Fox Covert Road. It has a picturesque tree avenue	
Historic Significance		This area was developed as part of the Werrington expansion in the 1970s and has no historic significance	
Recreational value		With all the facilities, this is an important and popular recreational space for residents	
Tranquillity		This is a busy area bordered by cycleways, carparks, and the Skate Park. The area from experiences noise from the sporting activities. The enclosed bowling greens offers a tranquil sport and other areas offer tranquillity at times.	
Richness of Wildlife		There are no features of ecological interest and there is no known presence of any priority species.	
Recommendation			
<p>The importance of the recreation ground to the community is significant. It is a busy area for cycling, walking and exercise. It is in close proximity to major areas of housing and local amenities.</p> <p>It is recommended that the Playing Fields only are designated as a Local Green Space</p>			
			

Site Name:	
Larks Green Playground and Open Space	
 <p>© OpenStreetMap</p>	
Description	
<p>This is a 'hidden' green oasis, completely surrounded by housing and is access by cycleways only. It comprises of a fenced off well equipped playground (a Local Equipment Area for Play), informal grassed area surrounded by mature trees and shrubbed areas with scattered benches. It is a peaceful spot and well used by local residents for recreational purposes. It is used as an air ambulance landing spot hence the nickname 'Helicopter Park.' Some of the surrounding housing is especially high density with small or no gardens and given the lack of such space in northwest Werrington this is an especially important open space</p>	
Status of area	Used for informal recreational purposes
Proximity to the local community	Yes, surrounded by houses
Extensive tract of land	No: 1 hectare
Demonstrably special to the local community	
Beauty	It is a pleasant outdoor area, but the distant views are limited by the surrounding trees. The tree lined cycleways, a feature of Werrington, give an attractive feel.
Historic Significance	This area was developed as part of the Werrington expansion in the 1980s and has no historic significance
Recreational value	This area provides informal fields, an outdoor gym and a playground and is well used by its local community for recreational purposes
Tranquillity	Despite the surrounding houses and playground, it is a quiet area
Richness of Wildlife	There are no features of ecological interest and there is no known presence of any priority species.
Recommendation	
<p>The importance of the recreation ground to the community is significant. It well used and is central to the local community it serves. It meets the requirements for designation of Local Green Space.</p> <p>It is recommended that this area is designated as a Local Green Space</p>	
	

Site Name:		Hodgson Avenue Playing Fields	
 <p>© OpenStreetMap</p>			
Description			
<p>This is one of the tracts of open space forming the spine of Werrington Township and it is this backdrop which contributes to the green character of Werrington. An area of playing fields and a playground surrounded by attractive tree lined cycleways and wooded areas. The fields are a popular spot for informal games, exercise and for dog walking. The playground (a Local Equipped Area for Play) is one of the best provisioned locally with a range of play equipment for all ages and serves the many housing estates to the north of Werrington. A long-awaited outdoor gym was installed during 2022</p>			
Status of area		Used for informal recreational purposes	
Proximity to the local community		The fields are surrounded by residential areas. Some houses of Abbot Grove face onto the landscaped area of the fields.	
Extensive tract of land		No: 3.14 hectares	
Demonstrably special to the local community			
Beauty		It is a pleasant outdoor area, but the distant views are limited by the surrounding trees. The tree lined cycleways, a feature of Werrington, give an attractive feel.	
Historic Significance		This area was developed as part of the Werrington expansion in the 1970s and has no historic significance	
Recreational value		This area provides informal fields, an outdoor gym and a playground and is well used by its local community for recreational purposes	
Tranquillity		The area is bounded by Hodgson Avenue and there is a playground to the north.	
Richness of Wildlife		There are no features of ecological interest and there is no known presence of any priority species.	
Recommendation			
<p>The importance of the recreation ground to the community is significant providing exercise, strolling dog walking and dog walks. It provides equipment for all ages and a variety of outdoor activities are undertaken here. It meets the requirements for designation of Local Green Space. It is recommended that this area is designated as a Local Green Space</p>			
			
			

Site Name:	Fox Covert, Sobrite Spring and Newt Pond Field
 <p>© OpenStreetMap</p>	

Description

This area is enjoyed as a tranquil spot that harks back to the former rural landscape of the area before the Werrington ‘township’ development. The Fox Covert is an area of mature woodland planted by Earl Fitzwilliam in the 1800s to create refuge for foxes during hunting, hence known as Fox Covert. It is dissected by the railway forming the north-west boundary of the designated area. The adjoining Sobrite Spring has traditionally been used as a water source and in late 1800s was considered as a possible water supply for the growing city. In the early 1900s it was a source of bottled water with a bottling plant built north of the railway. The spring still flows within a fenced off area.

To the east, the Newt Pond Field is leased by Network Rail from Peakirk Parochial Church Council and is managed by The Conservation Volunteers. Ponds were created in 2017 from the adjoining agricultural fields to house the great crested newts translocated during the Network Rail’s Werrington Dive Under Tunnel Work.

The surrounding rough pasture is criss-crossed by paths used by walkers and dog walkers. It is surrounded by mature hedgerows which were part of the previous agricultural landscape. Paths link with the wide tree belts alongside the A15 thereby creating important wildlife corridors.

Fox Covert Road, running across the site, was the former lane linking Werrington to the surrounding villages and is now a cycleway well used by walkers, dog walkers and students accessing Arthur Mellows School. This route via the railway bridge is the only access to the surrounding countryside from north Werrington.

This area, along with the Green Wedge (Policy LP26) northwest of the railway line, forms an important site in maintaining the separation of Peterborough with the villages of Glington and Peakirk.

In the 1990s this area (along with the adjoining agricultural field) was the proposed site for the Werrington North / Werrington Bridge expansion but the high-pressure gas mains running across the site prevented any further development of this location. A map showing the hazard zones is below.

Despite being some distance from the main residential areas over 58% of residents visit this area at least occasionally (based on the 2019/2020 Resident’s Questionnaire).

Status of area	Used for recreational and ecological purposes
Proximity to the local community	Houses border the area to the south. Foxcovert Road historically linked Werrington with Peakirk and Glington. With the new road layouts, it is now a busy cycleway used for recreation, commuting, and accessing schools/colleges
Extensive tract of land	No: 2.2 hectares
Demonstrably special to the local community	
Beauty	Despite the proximity of the railway and A15, this is a beautiful spot giving views across the fields with ‘big skies’. Fox Covert is a mature woodland and the surrounding hedgerows and tree minimise the urbanisation.
Historic Significance	This is the site of Sobrite Spring which was important in the 19 th and early 20 th century as a source of spring water

Fox Covert, Sobrite Spring and Newt Pond Field - Continued

Recreational value	This area has large recreational use by the residents of north Werrington for walking, exercise, cycling, dog walking and wildlife appreciation in the fields and woods. There are no playgrounds.
Tranquillity	The area is bounded to the north by the railway and the west by a cycleway. Aside from the intermittent trains this is a peaceful spot where isolation and appreciation of surroundings can be found
Richness of Wildlife	The borders of mature hedgerows, mature woodland, shelter belt and fields give a diverse habitat. The Newt Ponds have created a focal point for the protection of Great Created Newts.

Recommendation

This area is used by dogwalkers, and ramblers and people are constantly passing through Fox Covert Road on their way to work or school. It is well used as a peaceful area and fulfils all the criteria for designation as a Local Green Space.

It is recommended that this area is designated a Local Green Space and as a Natural Habitat Area.










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Map showing the approximate position of High-Pressure Gas Line

The hazard zones are shown in blue running across the Sobrite Spring and Newt Field sites (and adjoining agricultural field). The boundary of Werrington designated area is shown in red and the railway crossing Fox Covert Road can be seen on the west. (Thanks to Jenna Maryniak)





Site Name:	Land adjacent to The Pastures
 <p data-bbox="193 517 392 551">© OpenStreetMap</p>	
Description	
<p>An area of open space, trees, woodland, and a small playground south of Davids Lane with Goodwin Walk a bus land and cycle way running across it. A dense area of trees to the north merges into the hedgerow of Fox Covert Walk. A grassy area is left rough due to drainage problems so is unsuitable for football. To the south the open space merges into residential area.</p>	
Status of area	Used for recreational purposes and is an important wildlife habitat
Proximity to the local community	The majority of this area is surrounded by housing.
Extensive tract of land	No. 6 hectare
Demonstrably special to the local community	
Beauty	Despite being an urban area, the trees and rough grassed area give a particular interesting and attractive aspect.
Historic Significance	This area was developed as part of the Werrington expansion in the 1970s and has no historic significance
Recreational value	This area is used extensively for walking and informal sports. There is high recreational value, used by all age groups for informal recreation and dog walking. With the high-density housing adjoining this area with small or no gardens, this space is extremely important to this local community. This area is under resourced for playgrounds so the small, enclosed playground for small children (Local Area for Play) is important
Tranquillity	With the adjacent road there are limited areas of tranquillity
Richness of Wildlife	With the areas of woodland, there is a wide range of urban wildlife but there is no known presence of a priority species.
Recommendation	
<p>This is a most valuable open area as the high density of the surrounding housing estates with small or no gardens. The woodland and rough grass offers a large tract of woodland supporting the urban wildlife. It is therefore recommended that the Neighbourhood Plan recognises The Pastures Woodland importance to the local community as an area of biodiversity.</p> <p>It is recommended that the woodland area is noted as a Natural Habitat Area.</p>	
	

Site Name:	Werrington Parkway Shelter Belt
 <p>© OpenStreetMap</p>	
Description	
<p>The wide shelter belt of trees and open space form a barrier between the residential areas of Carron Drive and Staverton Drive with Werrington Parkway. As well as a deep pocket of trees, an open grassy area runs parallel providing an area for dog walking and informal recreation as well as an important wildlife corridor. Additional fruit trees have been planted alongside Carron Drive to encourage greater biodiversity using the Community Leadership Fund. This area extends for half a mile from Carron Drive to Davids Lane to the north and forms the eastern part of the northern Shelter Belt extending two and half miles from Carron Drive to Cuckoos Hollow</p>	
Status of area	Whilst still retaining its use as a tree belt to protect houses from the noise and view of the roads, it is also used for informal recreation.
Proximity to the local community	Houses adjoin the area for its entire length
Extensive tract of land	No
Demonstrably special to the local community	
Beauty	This is an attractive open space.
Historic Significance	None
Recreational value	There is great value for walkers and joggers as well as areas for informal recreation.
Tranquillity	Being alongside the busy A15 this area cannot be said to be tranquil.
Richness of Wildlife	This tree belt is identified as important green infrastructure corridor (Map R34/R35 of Peterborough City Council's Green Grid Strategy). It is full of urban wildlife but there are no known instances of specific species.
Recommendation	
<p>This is an important network of recreational routes and wildlife corridors forming an important part of Peterborough's wildlife strategy. Being part of an overall network, it is important that no one part is lost. It is therefore recommended that the Neighbourhood Plan recognises this area as an important area of biodiversity.</p> <p>It is recommended that it is noted as a Natural Habitat Area</p>	
	

Site Name:	Serjeant Way and Davids Close Shelter Belt
 <p>© OpenStreetMap</p>	
Description	
<p>Running adjacent to the Werrington Parkway and railway is the Serjeant Way/Davids Close Shelter Belt. A cycleway runs through it for most of its length. Starting at Fox Covert it runs for just under one mile alongside the railway and ends at Davids Close. At Davids Close and behind Kingsbridge Court are grassy glades. Within the thick woodland close by the Lincoln Road railway bridge is an Anglian Water compound. This stretch of shelter belt extends for just under one mile and forms the central part of the northern shelter belt extending two and half miles between Carron Drive and Cuckoos Hollow.</p>	
Status of area	<p>Whilst still retaining its function as a tree belt to protect houses from the noise and view of the railway and roads, this includes a cycleway for informal recreation and part of an important footpath/cycleway network</p>
Proximity to the local community	<p>Houses adjoin the area for its entire length</p>
Extensive tract of land	<p>N/A</p>
Demonstrably special to the local community	
Beauty	<p>Attractive patches of woodland and open spaces.</p>
Historic Significance	<p>None</p>
Recreational value	<p>This tree belt forms a footpath and cycleway and gives links into the housing estates of north Werrington. The extended footpath and cycleway system is of great value for walkers, joggers, and cyclists. There are several open grassy areas used for informal recreation.</p>
Tranquillity	<p>Being alongside the railway and Werrington Parkway, this cannot be described as tranquil but there are areas to find solitude.</p>
Richness of Wildlife	<p>This tree belt is identified as important green infrastructure corridors (Map R34/R35 of Peterborough City Council's Green Grid Strategy). It is full of urban wildlife and its eastern end is adjacent to the ponds created by Network Rail for the Great Crested Newts</p>
Recommendation	
<p>This is part of an important network of recreational routes and wildlife corridors forming a part of Peterborough's wildlife strategy. Being part of an overall network, it is important that no one part is lost. It is therefore recommended that the Neighbourhood Plan recognises this area as an important area of biodiversity.</p> <p>It is recommended that it is noted as a Natural Habitat Area.</p>	

Serjeants Way and Davids Close Shelter Belt - Continued



Site Name:	A15 Shelter Belt
 <p>© OpenStreetMap</p>	
Description	
<p>Running adjacent to the A15 this is wide wooded tree belt. Originally the intended location of an outer ring road and then the intended route of a cycleway, an untarmacked footpaths meanders through its centre and then adjacent to the northern fields. It forms a continuous strand of over a mile from Cuckoos Hollow to Sobrite Spring with only three breaks for roads and is the eastern part of the 2.5-mile-long northern shelter belt extending between Carron Drive and Cuckoos Hollow. The woodland extends along part of Davids Lane to include the area adjacent to Rowlands Court which includes the avenue of trees – another remnant of the proposed cycleway. This area has had new trees planted by PECT in 2022/2023. The informal network of cycleways, footpaths and green spaces have now developed creating informal recreational areas and important wildlife corridors.</p>	
Status of area	Whilst still retaining its use as a tree belt to protect houses from the noise and view of the A15, it is now used for informal recreation and part of an important footpath/cycleway network
Proximity to the local community	Houses adjoin the area for its entire length
Extensive tract of land	N/A
Demonstrably special to the local community	
Beauty	Attractive patches of woodland and open spaces.
Historic Significance	None

A15 Shelter Belt - Continued

<p>Recreational value</p>	<p>This tree belt forms a footpath and cycleway and gives links into the housing estates of north Werrington. The extended footpath and cycleway system is of great value for walkers, joggers, and cyclists. There are several open grassy areas used for informal recreation.</p>
<p>Tranquillity</p>	<p>This is alongside the busy A15 so cannot be described as tranquil, but this is a place to find solitude.</p>
<p>Richness of Wildlife</p>	<p>This tree belt is identified as important green infrastructure corridor (Map R34/R35 of Peterborough City Council's Green Grid Strategy). It is full of urban wildlife and deer are known to graze here. Its western end runs parallel to the ponds created by Network Rail for the Great Crested Newts</p>

Recommendation




This is part of an important network of recreational routes and wildlife connectivity routes, forming an important part of Peterborough's wildlife strategy. Being part of an overall network, it is important that no one part is lost.

It is recommended that it is noted as a Natural Habitat Area.



APPENDIX C SPECIFIC TREE REVIEW

Trees are an important part of the majority of Werrington’s open spaces, and most have been described in Open Space Assessment in Appendix B. The following review details prominent trees or tree features not forming part of a specific open space or which are a particular feature.

Tree	Tree Detail	Photographs
<p>Tree avenues of Werrington’s cycleways (Coverdale Walk, William Law Fields, Hodgson Avenue Fields, adjacent Woodhall Rise, Fox Covert Walk, Stimpson Walk rear of Rowland Court) and the tree avenues of Werrington’s roads (Sheldrick Walk/Rushden Avenue/Twelvetree Avenue, Staniland Way, Southwell Avenue, Goodwin Walk and Davids Lane)</p>	<p>Werrington’s tree lined cycleways and roads is one of Werrington ‘Townships’ greatest features. In places it is like driving down the drive of a Country Estate or a French boulevard offering attractive settings, views, shade, wildlife connectively. They are usually of one tree such as cherry, sycamore, lime. 11 of these tree features are worthy of special note.</p>	 <p>The top photograph shows a paved road lined with mature trees, likely a cycleway or road in Werrington. The bottom photograph shows a dirt path or cycleway also lined with trees, creating a canopy effect.</p>
<p>Pine trees, Parish Church Graveyard</p>	<p>Werrington’s parish church is in an attractive green setting with several mature trees. The two pine trees by the side of Church Street bring about a focal point where the road bends</p>	 <p>The photograph shows a street scene with a church building in the background and several large, mature trees, including two prominent pine trees, lining the road.</p>
<p>Oak tree rear of Chapel Lane</p>	<p>Although this tree is down a cul-de-sac, this tree is well-known being an ancient oak in the original village on the corner of a former field boundary and the site of the former garage. Its presence is felt by all the surrounding neighbours and forms a green backdrop to the Village</p>	 <p>The photograph shows a large, ancient oak tree situated in a residential area, with houses and a driveway visible in the background.</p>

Tree	Tree Detail	Photographs
<p>Willows adjacent to Welbourne</p>	<p>Five ancient trees alongside Fulbridge Road and Cuckoos Hollow Cycle path are part of a former water course of the previous agricultural field system. The three trees along the cycleway are well known passed by hundreds of people a day, one still survives despite being set on fire. Another two are in the adjacent grassy area.</p>	