



Design and Development in Selected Villages

Supplementary Planning Document

**Recommended to Cabinet for Adoption
13 June 2011**



**Growing the right way for
a bigger, better Peterborough**

Foreword

Welcome to this important document which will help inform, improve and shape development in villages.

This is the adopted Design & Development in Selected Villages Supplementary Planning Document (SPD), following Cabinet approval on 13 June 2011. A consultation period on a draft of this document took place during February and March 2011 and we thank everyone who took time to raise comments.

Who Prepared this Document?

This document has been prepared by Peterborough City Council (the local planning authority). Throughout this document, when the words 'we' or 'us' are used, we are referring to the City Council. However, the content of the document has been heavily informed by discussions with applicable parish councils and through extracting local aspirations as set out in parish-written Village Design Statements and similar. We are very grateful for the help of the Parish Councils.

If you would like to contact us, please do so as follows:

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1. DOCUMENT BACKGROUND

1.1 INTRODUCTION

Design is an important consideration for all planning applications. Good design looks attractive, enhances the image of a place and can contribute to the overall quality of life of residents or visitors. It also can enhance value of the site and the general locality.

Whilst design is an important consideration throughout the Peterborough district (as emphasised in the Peterborough Core Strategy Policy CS16 “Urban Design and the Public Realm”), it can be a particularly sensitive issue in rural villages. As such, to ‘supplement’ this overarching design policy, this document has been prepared to give even greater clarity, certainty and commitment to high quality design being delivered in rural villages.

This document has the status of a ‘Supplementary Planning Document’ (SPD). That means it forms part of the Local Development Framework (LDF), which in simple terms is a collection of planning policy documents which form the planning policies of the council.

This SPD sets out detailed ‘development management’ design related planning policies for selected rural villages, which will be used day-to-day by planning officers when considering the detailed aspects of applicable planning applications.

It is important to note that the SPD:

- **does not** set any strategic growth targets for villages (that is a task for the Peterborough Core Strategy DPD and the Peterborough Site Allocations DPD)
- **does not** allocate new land for development (that is a task for the Peterborough Site Allocations DPD).

The SPD is a very important planning policy tool to control and ensure high quality development in villages. In drafting the consultation document, we had considerable support from parishes and village communities, and we thank them for their contributions.

The policies are extremely important when determining planning applications. They give the city council the power and justification to either refuse or approve something, especially on detailed design matters.

In summary, the SPD contains:

- This introduction
- A small set of generic policies, which apply to all or most of the villages
- An individual chapter for each of the villages, each around 4 pages long and containing: description/history of the village; recent studies and policy documents for that village; a specific ‘policy’ for that village; links to wider evidence base; and a map of the village

1.2 SPD OBJECTIVES

The primary objective of the SPD is to supplement the overarching design and other policies in the wider Peterborough LDF. This SPD does not in any way override or substitute those wider policies, but rather complements and adds more detail to those policies.

1.3 MONITORING AND REVIEW

This SPD will be monitored, reviewed and updated to ensure that it remains relevant and in accordance with Development Plan policy. It forms part of the Local Development Framework, and will be monitored via the Annual Monitoring Report which the Council prepares each year covering a wide range of planning matters.

1.4 DELETION OF EXISTING POLICY

This SPD supersedes all previous council resolutions which adopted various Village Design Statements as 'supplementary planning guidance' or similar under the old (and now deleted) national planning regulation regime.

2 VILLAGES FORMING THIS SPD

2.1 THE VILLAGES

The villages forming this SPD are: - Ailsworth, Ashton, Bainton, Barnack, Castor, Glinton, Helpston, Pilsgate, Thorney, Ufford, Wansford and Wothorpe. These villages have been chosen because they have completed a Village Design Statement (VDS) which, alongside other local evidence such as Conservation Area Appraisals, have formed the fundamental basis for this SPD.

2.2 FUTURE ADDITIONAL VILLAGES

As and when more VDS's (or similar) are produced, or existing ones updated, then this SPD will be updated accordingly, adding in the new villages or updating the policy requirements. It will be important that the parish can demonstrate that such new ones, or updated ones, have had local community involvement in shaping the content of those documents.

3 GENERAL VILLAGE POLICIES

The structure of this document is in two parts. This part is the 'general village policies' which apply to groups of villages. The next part then turns to individual sections for each village.

The basis for the following policies are derived from the Village Design Statements and Conservation Area Appraisals for Ailsworth, Ashton (VDS), Bainton (Draft Appraisal), Barnack, Castor, Glinton, Helpston, Pilsgate (VDS), Thorney, Ufford, Wansford and Wothorpe (VDS).

3.1 Principles of Development

Village Boundaries: The boundaries of the village envelopes and conservation areas are set by other procedures¹ and are not able to be adjusted by this SPD. However, for reference purposes, we have included in this SPD the latest version of these boundaries on individual maps for each village.

New development (building height): Controlling the height of new development in villages, especially in conservation areas, is very important in order to maintain the townscape of the village. The following policy addresses this matter.

Policy PD1 Height of New Development

New housing development will be expected to be of 1.5 and/or 2 storeys to conform to the general form of buildings in conservation areas. Groupings of new dwellings may be punctuated by buildings of two storey with accommodation in the roof space provided this forms a satisfactory architectural form within the development itself and within the general setting of the village.

New development (building detail): In villages, especially conservation areas, the detailed design of new development is critical in achieving good development and this policy addresses this matter.

Policy PD2 Building Detail

The detailing of new buildings in or adjacent to a conservation area should reflect historical forms and features of earlier buildings, particularly in terms of materials, height and composition. In all cases new development should complement and, where possible, enhance its surroundings.

3.2 Highways

This SPD cannot contain policies relating to general maintenance and upkeep of highways – transport related plans are the place for these. However, where new development requires amendments to the existing highway the following policy addresses this matter.

Policy H1 Development which involves amendments to existing highways, signage and street lights

Where development proposals require or result in adjustments to existing highways, street or traffic signage, the city council will expect the following (unless overriding safety issues dictate otherwise):

- (a) the retention of milestones, minor gully and drain bridges, historic surfaces and materials such as limestone and granite setts and granite, Yorkstone kerbs and cast iron

¹ The village envelope boundary is set by the Local Development Framework (LDF) procedures, especially the Site Allocations DPD which forms part of the LDF. The conservation area boundary is set by periodic conservation area appraisals. For further details on either of these documents please contact the planning department.

grids and covers, and the use of natural materials sympathetic to the village environment.

- (b) traffic calming proposals and works which recognise the historic forms of the highway widths and alignments and grass verges as can be defined on historic maps and old photographs, which in general show narrower less regularly aligned carriageways and wider grass verges.
- (c) the rationalisation of traffic and street signage and poles, and ensuring new or replacement signs have the minimum visual impact commensurate with highway safety.
- (d) provision of street lighting and railings which improve the appearance of or replace existing unsympathetic lights, columns and railings with designs more sympathetic to the village setting.

3.3 Building materials in the Limestone Villages

The limestone villages are defined as Ailsworth, Ashton, Barnack, Bainton, Castor, Glinton, Helpston, Pilsgate, Ufford and Wansford. The use of appropriate building materials in these villages is crucial in encouraging high quality design. The following policies address this matter:

Policy BM1 Building Materials That Affect The Character And Appearance Of Limestone Conservation Areas.

Planning permission for new development in limestone based conservation areas will only be granted if the proposed building materials, and the manner in which they are used, is sympathetic to local traditional building materials and will enhance the character and appearance of the conservation area. The traditional materials, or modern materials considered to be sympathetic to traditional materials, are:

- (a) Local limestone, laid in courses of between 30mm to 150mm with quoins at corners and reveals and stone or wood lintels over openings
- (b) Replica Collyweston slate laid in diminishing courses
- (c) Clay pantiles, preferably triple roll but single roll may be acceptable, and preferably in buff/ yellow colouring, occasionally orange on single storey buildings may be acceptable.
- (d) Thatch on buildings reminiscent of cottage proportions, up to a maximum of two storeys in height.
- (e) Welsh slates only in areas where Welsh slates are the predominant material.

Policy BM2 Building Materials For Development Outside Limestone Conservation Areas But For Development That Affects The Character, Appearance And Setting Of The Historic Village.

With the exception of development falling under policy BM3, planning permission for new development in historic stone villages will only be granted if the proposed building materials, and the manner in which they are used, is sympathetic to the local building tradition and will form satisfactory visual relationships with the settlement, its traditional architecture and landscape setting.

The traditional materials, or modern materials considered to be sympathetic to traditional materials, are as per policy BM1 unless amended by the following:

- (a) Local limestone laid in 30mm – 150mm courses with appropriate detailing
- (b) Artificial stone, manufactured to replicate local limestone and that can be laid in strict courses of 30mm – 150mm with appropriate detailing.

- (c) Buff or red/brown stock bricks of similar colour and patina to local stock bricks should, unless specific circumstances warrant otherwise, be applicable to no more than 1 in 10 of new buildings.
- (d) Small plain tiles in buff colour
- (e) Red pantiles (single storey buildings only).
- (f) Thatch

3.4 Building Materials – General

Sometimes, development proposals come forward in villages within areas of predominantly 20th Century construction. The following policy applies to those areas.

Policy BM3 Building Materials In Areas Of Predominantly 20th Century Development

Where development is proposed in areas within villages that are clearly 20th century in character and use of materials, with such areas usually having no visual relationship with the historic village or surrounding landscape, the building materials selected would normally be expected to match those within that area.

3.5 Stone Walls, Brick Walls and Railings

The treatment of boundaries is crucial to achieving high quality streetscene and relationship with buildings. The following policies address this matter:

Policy WA1 Retention of Existing Historic Walls

Planning permission or conservation area consent will not be granted for development which:

- (a) results in a loss, or part loss of any traditional stone or brick wall or railings of historic value or character and appearance of a village, especially those as identified on the LDF Proposals Map.
- (b) involves the erection of fences or other structures that replace or supplement existing walls which are in either sound condition or capable of repair.

Policy WA2 New walls in new developments

Proposals for new development in conservation areas which involves new boundary treatments should be of stone or brick walls constructed with traditional methods and materials. Exception to this policy may be appropriate for boundaries that are not open to public view.

3.6 Windows and doors

Traditional windows and doors in listed buildings and conservation areas are important expressions of local distinctiveness and character. Planning control is established via national policy and LDF policy. In addition, the following policy will be applied in villages:

Policy WD1 Windows and Doors

Where consent is required, the Council will require the following in order to preserve the maximum amount of historic fabric and further the objective of enhancing the character and appearance of a conservation area:

- (a) retention and sympathetic repair of historic windows or doors. Where retention is not

possible, replacement in replica.

- (b) replacement of unsympathetic modern windows or doors with replica historic windows of a type appropriate for that building and to designs taken from local historic windows.
- (c) windows and doors on all new buildings in conservation areas in wood and to designs that are sympathetic to the character of windows on local historic buildings.

3.7 Aerials, Satellite Dishes and Antennae

Consent is not normally required for erected a standard aerial, satellite dish or antennae, but in those instances the council encourages them to be sited away from sensitive locations. However, sometimes consent is required (such as on Listed Buildings and buildings covered by Article 4 Directions) and in those instances the following policy will apply:

Policy ASA1 Aerials, Satellite Dishes and Antennae

Where consent is required, such consent will not be granted for satellite dishes, aerials or antennae that are dominant to the public view. Where they already exist, and consent is sought for other alterations or extensions to the property, the city council will encourage their relocation to less sensitive locations.

3.8 Hedges, grass verges and other frontage features

Consent is not generally required for planting or maintaining hedges and grass verges. However, where consent is required the following policy will be applied and where consent is not required, the council will encourage the following to be applied:

Policy HG1 Hedges, Grass Verges And Other Frontage Features

Where consent is required, such consent will not be granted for development that will result in the loss, or sub-division of hedges, grass verges or other frontage features such as a bank or ditch where this will have an adverse effect on the character and appearance of the street scene.

3.9 Rights of Way

Rights of Way are protected through other legislation and processes. However, if development takes place in a village there can be opportunities to enhance the Rights of Way network. As such, the following policy applies in those circumstances:

Policy ROW1 Enhancement of rights of way

Where they arise, the Council will expect reasonable opportunities to be taken to extend, improve and enhance the rights of way system, either as part of a scheme of development or though agreed off-site works.

3.10 Archaeology

The requirements for archaeological assessments or similar investigations are determined via national policy or policy in the LDF. No additional village specific policy is required in this SPD as that would duplicate such policy, and could potentially confuse applicants as to what needs to be done. However, as a general guide, it is likely that an archaeological assessment will be required for development within a conservation area, or where there is evidence of previous settlement activity or where there is landscape or other features or records that indicate the likely

existence of archaeological remains. Development proposals should demonstrate how they have taken account of any archaeological remains.

3.11 Retention of local services and facilities

The provision and retention of local services and facilities are covered by national policy or LDF policies. No additional village specific policy is required in this SPD. The Local Planning Authority will not normally grant planning permission for development that may result in a loss of, or compromise the future viability of, local services or facilities.

4 Ailsworth

4.1 Introduction

The present settlement of Ailsworth lies at a strategic position just above the flood plain on a ancient track route at a crossing point of the River Nene. The area has been occupied since earliest times and remains from the Bronze and Iron Ages are present. A Roman road runs just to the west of the present village and it is likely that Roman agriculture, industry, associated buildings, tracks and enclosures are reflected to some extent in present landforms and field boundaries.

The form of the current village can probably be attributed to a Saxon settlement which evolved into a Norman hamlet, Ailsworth being recorded in the Domesday Book. From the firm evidence we have, it can be concluded that until the 19th century, Ailsworth comprised a loose group of thatched cottages, with a manor house, set in a landscape of open fields. Each cottage would have had a close or small field, probably enclosed by stone walls and / or wood hurdles.

From the 19th century the frontage of Peterborough Road was developed to take advantage of passing traffic on the then main route from Peterborough to Leicester and in association with the railway line that ran along the Nene Valley. The railway brought Welsh slates and allowed export of agricultural produce. The 19th century also brought mass produced bricks, used in some buildings but more significantly for incorporating chimneys into existing cottages and mechanical sawing of stone for building. With the mechanisation of farming and re-ordering of the land by the Fitzwilliam Estate new farm houses and farm yard groups sprang up with greater enclosure within the village by stone walls.

The character of the village at the turn of the 20th century can readily be judged from old photographs. It was a small settlement of one and a half and two storey thatched cottages, many set gable end on to the roads with the manor houses and more important farms in Collyweston slate. The roads were informal narrow tracks with wide grass verges either side, except for Peterborough Road which had a more open carriageway between the villages of Castor and Ailsworth. The central focus of the village was the green, which contained a large pond.

In the 20th century, the tradition of stone buildings was abandoned, firstly with the post war housing erected at the junction of Main Street and Peterborough Road and subsequently with bungalows and houses erected along the frontages of Helpston Road and Maffit Lane. Estate development also appeared with the Singersfire Road scheme. The second half of the 20th century also brought infill development and new housing occupied almost all the small fields (closes) that previously existed between cottages. By the end of the century almost every space within the village was now built up. Early 21st century development has had to occupy the 19th century station yard and fields to the south along Station Road, extending the built up area.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered. It is therefore important that the research and analysis of the Built Environment Audit and Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Ailsworth.

4.2 Recent Studies and Policy Documents

Ailsworth Built Environment Audit 2002-2004: The Audit methodically assesses the components of the village environment. The relationship between the components was then systematically analysed. Through this work a good understanding was gained of historical development and how this has influenced buildings, walls, trees, hedges etc to form the townscape of today's village.

Castor and Ailsworth Village Design Statement 2004: The Village Design Statement (VDS) was conceived alongside a local archive of historical documents relating to the village and used

as a basis for the writing of a village history. It also took forward the information collected and analysed in the Built Environment Audit work. The aim of the VDS is to raise awareness of the impact of changes and to provide guidelines on design so that future development is in harmony with their setting.

Ailsworth Conservation Area Appraisal 2009: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

4.3 Specific Ailsworth Policy

Having reviewed the recent studies and policies documents for Ailsworth, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Ailsworth will be tested against General Village Policies (Section 3), the policy on the following page, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

4.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD or elsewhere in the LDF):

- To maintain village character, the use of stone (or artificial stone) should be encouraged, particularly in conservation areas. In other areas, building materials should be chosen to blend with surrounding properties – (See Section 3).
- On most sites in and around the village an archaeological evaluation should precede the determination of development proposals. There is a strong presumption against the development of sites as protected as scheduled monuments (or development that affects the setting of scheduled monuments). – (See LDF)
- Footpaths and bridleways should be retained and in future developments retained as green corridors. Where diversions are necessary, they should provide a pleasant walking environment. Opportunities for new footpaths should encouraged. – (See Section 3)

4.5 Evidence Base

The documents Ailsworth Built Environment Audit 2002 / 2004, Castor and Ailsworth Village Design Statement 2004 and Ailsworth Conservation Area Appraisal 2008 have been used as the evidence base to form SPD Policy - Ailsworth. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

4.6 Map of Ailsworth

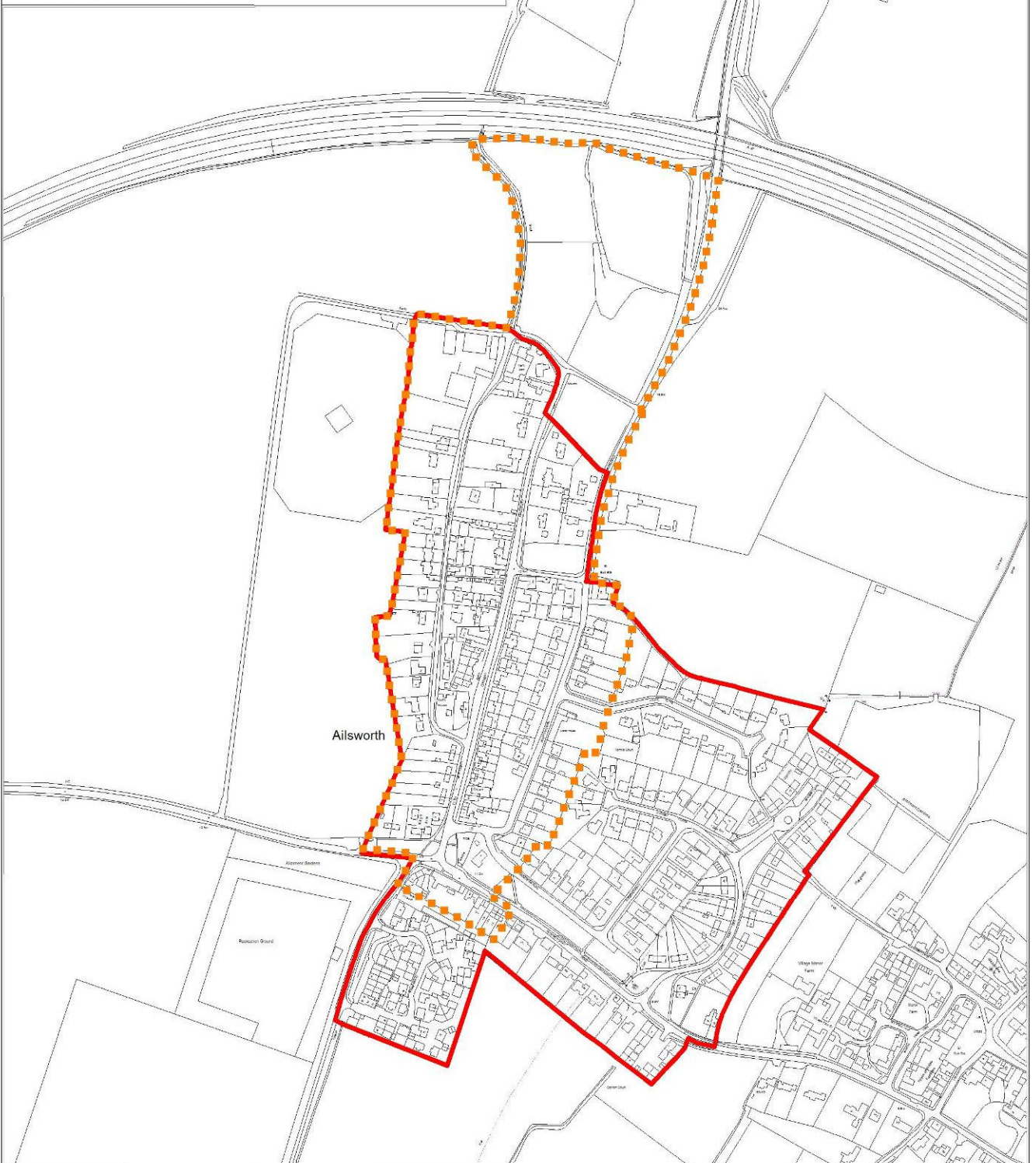
The map after the Ailsworth policy identifies the settlement boundary and conservation area for Ailsworth at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

SPD Policy – Ailsworth

Development proposals in Ailsworth will be determined taking account of the following guiding principles:

- Ail 1 Future housing should reflect the style of adjacent buildings or zones (see the Ailsworth VDS for further guidance).
- Ail 2 New buildings should respect the surrounding development, in terms of height, size, shape and roof pitch. In general, two storeys should be the maximum.
- Ail 3 The design of any new building, extension or alteration to an existing building should be sympathetic to its neighbours and in keeping with village character. The design should not only take into consideration the view from the road but also views from surrounding footpaths. Modern architecture that complements existing buildings is welcome.
- Ail 4 Architectural features should be in keeping with the scale and style of property and reflect good building practise. A variety of local vernacular details would be encouraged where appropriate.
- Ail 5 In conservation areas the grading of roof tiles and the treatment of ridges and rainwater goods should take particular care to ensure consistency both in materials and details such as size and colour
- Ail 6 Windows and external doors in new buildings should be consistent with the style of the property and should respect surrounding properties where appropriate. Replacement windows should replicate the style of original windows and be set back from the wall face to the same amount as the original windows. Outside the conservation area modern materials, finishes and mechanisms may be used, provided the design is appropriate to the building.
- Ail 7 Dormer windows are a feature of the village and are acceptable provided the design is suitable to the property. Flat roofs should be avoided.
- Ail 8 Materials, dimensions, capping, pointing (where appropriate) and other detailing of boundary treatment should be consistent with local traditional walls and include a drip course. Flamboyant walls railings and gates should be avoided.
- Ail 9 Close boarded fencing is generally inappropriate as a frontage for domestic boundaries.
- Ail 10 Existing green spaces should be retained and the inclusion of green areas within new developments will be welcomed.
- Ail 11 New developments should be designed to minimise the visual and road safety impacts of parked cars. Roads should reflect the rural nature of the village and if kerbs are necessary, these should be as discrete as possible.
- Ail 12 Significant views into and out of the villages (as shown in the VDS Figure 2) should not be adversely affected by new development.
- Ail 13 Native trees should be planted in new development landscaping schemes wherever possible.
- Ail 14 Large detached property will require particular attention and special care to ensure it fits into the character of the village.
- Ail 15 Development should not result in the subdivision of a large garden if that garden and its house make a positive contribution to the village character.
- Ail 16 Where replacements and additions to street furniture are proposed, they should respect and be sympathetic to the village scene and care must be exercised to ensure they blend with their surroundings.

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AILSWORTH

PETERBOROUGH UNITARY AUTHORITY



Conservation
Area

Village
Envelope

Scale 1:5000

5 Bainton and Ashton

5.1 Introduction

There is no record of Bainton in the Domesday Book. However, since the church of St Mary originates from the late 11th century, and was significantly rebuilt in the 13th century, it can be assumed that a settlement has existed on the site of the current village for at least 900 years. The moat to the south of the village is thought to be evidence of a part fortified house, dating from the medieval period, but there is little information to support this. However, the Buttercross sits on the base of medieval village cross.

The only surviving post medieval building is Bainton House, which originates from the 16th century but was much altered in the 17th and 19th centuries. Although it is clear large parts of the former open fields were put down to grazing and their ridge and furrows still survive in at least two areas. It is thought open field system continued into the 17th century.

The great majority of the historic buildings we see today date from the 18th century and result from the increasing wealth generated from farming due to the Agricultural Revolution. As the medieval strips were amalgamated into small fields, a new breed of farmers practiced mixed farming in small holdings. Vine Farm, Cobley's Farm, Manor Farm and Bainton House, each with a complex of barns and outbuildings formed the backbone of the village, with cottages for trades such as baker, blacksmith and farm labourer fronting village streets.

The wealth generated by agriculture and the loosening grip of the church on quarries meant that buildings were now constructed in stone, with a greater degree of permanence. The resulting patchwork of fields, farm ponds, hedges and field boundary trees immediately around the village largely remain today. Most of the stone walls so characteristic of the locality were also constructed during this time and many now need repair.

During the 19th century, Victorian industrialisation and social values are reflected in the School House, the railway and Crossing Cottage and planting of the hybrid lime trees around the church.

Between 1900 and the 1960's the village remained virtually unchanged, but in the second half of the 20th century, the roads were formally metalled and infill and ribbon development began to line the road frontages. Towards the end of the century, estate development with the new roads, Badington Lane and Meadowgate changed a street pattern that had probably remained virtually unaltered for 300-400 years.

The latter part of the 20th century also saw an unprecedented increase in car ownership and road traffic. This, coupled with the mechanisation of agriculture has fundamentally changed the nature of rural settlements. It also brought kerbed, drained and metalled highways, street lights, road signage and so on.

Bainton very much retains its 18th /19th century character. However there is increasing pressure for change and many of the historic components of the village, notably the stone walls and mature trees are now in need of attention. It is important that new development reinforces and enhances the special character of Bainton.

The settlement of Ashton is formed from a loose collection of three historic farmsteads, a small number of 19th Century cottages and some post-1950 infill dwellings interspersed with open space along Bainton Green Road and High Field Road. Most buildings are stone and slate construction. Development is very limited and the layout has changed little from the end of the 19th Century.

5.2 Recent Studies and Policy Documents

Draft Bainton Conservation Area Appraisal 2010: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve

and enhance the historic fabric, character and appearance of the village. These include increasing the size of the conservation area to include historic landscape immediately to the north west and south of the settlement and bringing more buildings under statutory protection.

Bainton & Ashton Village Design Statement 2001: This document, prepared in 2001 considers the historical development of the village and its environs, the age and materials of village properties and provides brief description of all historic properties and their boundary features. It identifies stone and Collyweston slate as the most common historic building materials with thatch also occurring and modern brick or artificial stone and concrete tile as the general materials of the 20th century.

5.3 Specific Bainton and Ashton Policy

Having reviewed the recent studies and policy documents for Bainton and Ashton, the following policy capture those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. All planning applications for development in Bainton and Ashton will be tested against General Village Policies (Section 3), the policy on the following page for Bainton and Ashton, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

All planning applications for development in Ashton will be also tested against Policy SA19 Special Character Areas once it is adopted in the 'Peterborough Site Allocations DPD' (due for adoption by end of 2011). A copy of the current draft policy is given below:

EXTRACT FROM THE EMERGING SITE ALLOCATIONS DPD – PLEASE CHECK STATUS OF THIS POLICY BEFORE APPLYING IT

Policy SA19 Special Character Areas

To preserve the special character of [the special character areas, including Ashton] the City Council will assess proposals for development against the following Special Character Area criteria:

- *Garden Sub-Division:* There should be no sub-division of gardens if this adversely affects the established pattern of development (such as creating plots significantly smaller than the average for the Area), amenity space and/or the loss of trees or boundary hedges.
- *Extensions and Alterations:* Incremental changes in the size and appearance of existing buildings will not be permitted if it harms their character and that of the Area. Alterations should be sympathetic to the original style and of an appropriate scale to maintain their character. Extensions that result in excessive site coverage, immediate or eventual loss of trees or hedges, or preclude the planting of suitable species of trees or hedges will not be supported.
- *Design:* Any new development must enhance the character and appearance of the Area. It must respect the scale, massing, depth, materials and spacing of established properties. Integral garages should be avoided. Garages should be sited behind the building line to the side of the dwelling.
- *Analysis and Design Statement:* All applications for development should be accompanied by a site analysis and design statement that demonstrates how the proposal takes into account the Area's special character.
- *Trees:* Where trees are present a detailed tree survey must be carried out that identifies the location, type, height, spread and condition.

[Ashton specific]

- Any development should respect the linear form of Ashton. As such, there is a presumption against all backland development.
- The special relationship between the settlement and its agricultural setting must not be undermined by new development. As such, views of surrounding countryside must be maintained.

SPD Policy – Bainton & Ashton

Development proposals in Bainton & Ashton will be determined taking account of the following guiding principles:

- B&A 1 The essential features of existing historic buildings should be preserved and extensions should be highly sympathetic to the existing form. Amongst other measures, this should include:
- Thatch and Collyweston slate should be repaired or replaced to reflect the original structure.
 - Fenestration, doorways, chimneys and ornamentation should be retained, or if beyond repair, replaced in replica.
 - On building walls, the relationship between masonry and openings should be retained and new rooflights carefully considered within the overall context of the building; those which adversely affect the street scene or other public view should be avoided.
 - The re-use of (vacant or underused) traditional buildings should be encouraged, provided such reuse does not otherwise cause harm, and allows the building to be preserved in its traditional appearance.
- B&A 2 New housing development and alterations to existing properties should respect the character of the area with particular reference to:
- Density
 - Orientation to and placement beside roads
 - Spacing between properties
 - Property boundaries
 - Features including rooflines, building lines etc should respect the locality
 - Any new development on the fringes of the villages should include landscaping to protect and enhance the external view of the villages.
- B&A 3 With respect to development affecting the conservation area of Bainton, new buildings should be sympathetic to traditional forms, building materials, and general design features so they blend into the area without obvious discontinuity.
- B&A 4 Development outside the Bainton conservation area should:
- Embody contemporary or traditional designs using materials and general design features of near neighbours, to preserve the integrity of the group of buildings of which they form part.
 - Alterations, extensions or replacements should have regard to nearby structures to preserve the integrity of existing groups of houses of similar design.
- B&A 5 Where consent is required, building materials should be appropriate in form and colour and be sympathetic to existing buildings and avoid rendering, masonry paint, applied stone cladding and other artificial finishes.
- B&A 6 Where roofs are in traditional, natural materials, these should be retained or, if necessary, replaced with reclaimed or new materials to match.
- B&A 7 Landscaping schemes should provide planting appropriate to the scale of the development and the landscape of the historic village and allow sufficient space for growth and maturity.
- B&A 8 The design of new roads and street lighting should reflect the existing village roads, not dominate and be consistent with the rural environment.
- B&A 9 Street utilities should be underground if possible and street furniture and signage kept to a minimum and bus shelters, benches etc be constructed to designs and in materials consistent with the village environment.

5.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issue which they find particularly important (though any planning policy for this issue is covered in Section 3 of this SPD or elsewhere in the LDF):

- Old stone walls should be preserved and repaired – (See Section 3)
- Landscape features including existing hedgerows, grass verges and mature trees should be conserved – (See LDF and section 3)

5.5 Evidence Base

The documents Bainton & Ashton Village Design Statement 2001 and Draft Bainton Conservation Area Appraisal 2010 have been used as the evidence base to form SPD Policy – Bainton & Ashton. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

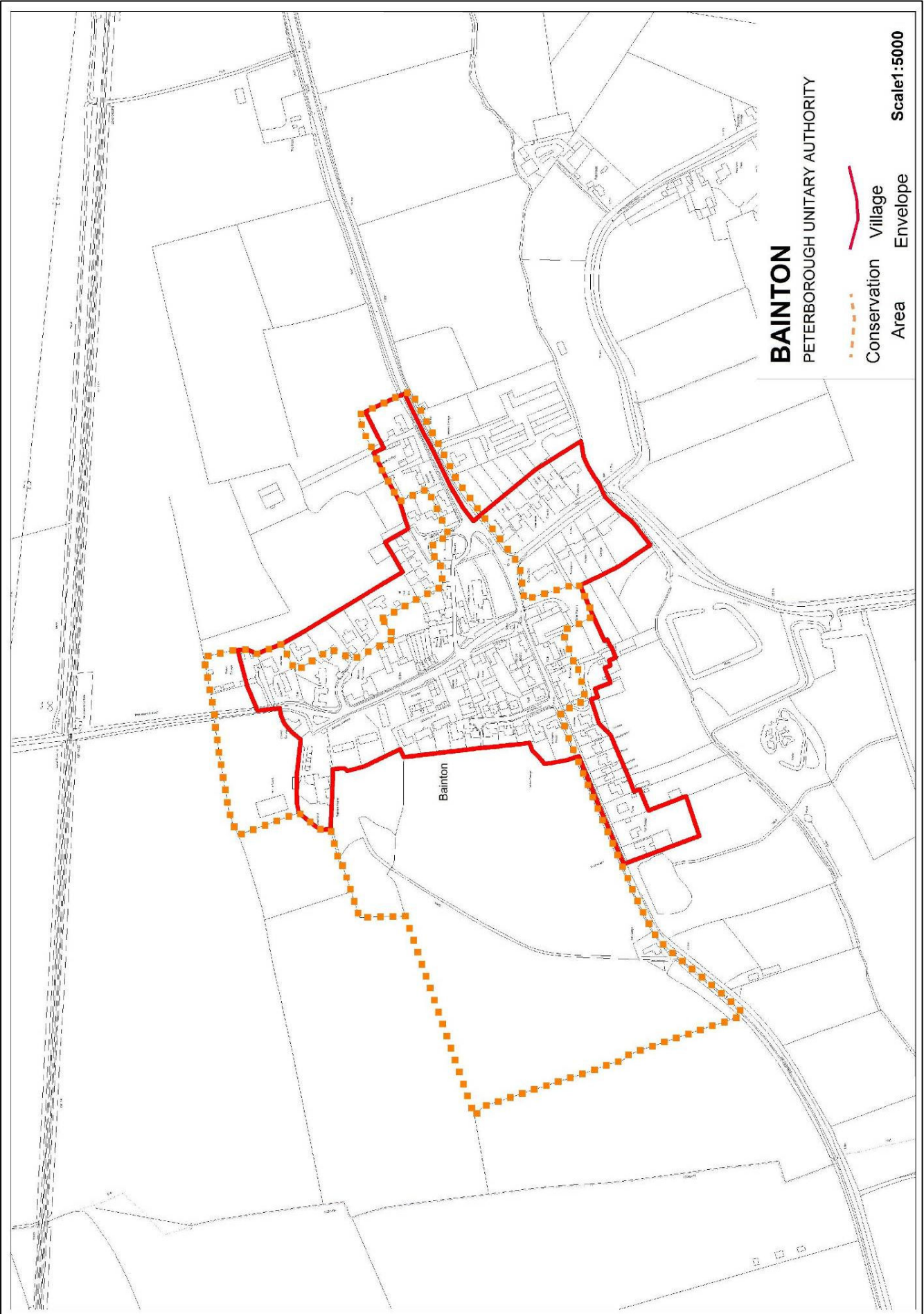
5.6 Maps of Bainton & Ashton

The following maps identify the settlement boundary and conservation area for Bainton and the settlement boundary for Ashton at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

BAINTON
PETERBOROUGH UNITARY AUTHORITY

- Conservation Area
- Village Envelope

Scale 1:5000



6. Barnack and Pilsgate

6.1 Introduction

The strata of limestone that has been quarried since at least Roman times and the form of the current village of Barnack can be traced back to the pre-Conquest period evidenced by the Saxon tower to St John's Church, Barnack.

The Medieval period marked a massive expansion in quarrying and Barnack was a place of some importance, reflected in surviving buildings such as Kingsley House, The Alms Houses (formerly Feoffee cottages) and 7 Station Road.

The purchase of Barnack as part of the Burghley Estate in the latter part of the 16th century and the later formation of the Walcott estate considerably influenced the form of Barnack, with buildings continuing the stone and Collyweston slate tradition. These estates also influenced the character of the surrounding landscape. The enclosures of the open fields and heaths from 1809 resulted a patchwork of smaller fields, and the boundaries to many of these were marked by stone walls rather than the more normal quickthorn hedges.

Until the 1800's, every substantial building in Barnack and Pilsgate was constructed in local stone with a Collyweston slate or thatch roof. The beginnings of mechanised production brought yellow clay pantiles, firstly, triple roll and later single roll. These were used on sheds and outbuildings. Local stone continued to be the building material for walls but by the 1850's Welsh slate roofs replaced Collyweston slate.

In Barnack, the first half of the 20th century saw the abandoning of the stone tradition with the Uffington Road housing and the closure of the railway. The second half of the 20th century saw the Kingsley Estate, the first "estate" development. Since the 1970's, there have been no further housing estates but new development has continued by extending ribbon development along frontages and continual infilling.

Pilsgate, historically part of the Burghley Estate, remains a narrow linear settlement around a few historic farmsteads and former farm workers houses with 20th century infilling in Pudding Bag Lane and small scale development in Lattimers Paddock.

The 20th century housing estates are of uniform design with each property set to a standard spacing along the road; infill housing is almost without exception detached houses, set back to a building line. This form of development contrasts with the traditional village of streets, which are strongly enclosed by cottages, barns and walls all sited on the edge of the footway, or closely grouped farm buildings clustered in small fields or grounds, enclosed by stone walls. The uniformity of modern houses contrasts with variations in window and door designs and sizes and verge and eaves heights so characteristic in the combination of 17-19th century buildings

Since the 1980's, there has been more conscious efforts to make new development in Barnack more sympathetic to the longstanding stone tradition. It is likely that pressure for infilling will continue and further opportunities for development sought. It is therefore important that the experience gained in implementing the Village Design Statement is used to ensure new development reinforces and enhances the special character of Barnack and Pilsgate.

6.2 Recent Studies and Policy Documents

Barnack and Pilsgate Village Design Statement 2001: This document, prepared by local people through the Village Design Statement Committee, examines the village setting, its historic forms of development and associated architectural detailing, and the nature of new development from the second half of the 20th century. It then considers potential impacts of new development and provides guidelines to help future buildings integrate into the historic village environment.

Barnack and Pilsgate Parish Plan 2005: The village plan was preceded by a village SWOT analysis which canvassed the opinions of local people. The Plan considers the village's historic built and natural environment, communications and traffic, the rural economy and leisure,

amenity and educational issues and opportunities for public transport and quiet recreational routes for hikers, horse riders and cyclists.

Barnack Conservation Area and Village Appraisal 2007: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village. These include increasing the size of the conservation area to include the historic landscape immediately around the settlement.

6.3 Specific Barnack and Pilsgate Policy

Having reviewed the recent studies and policies documents for Barnack and Pilsgate, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Barnack and Pilsgate will be tested against General Village Policies (Section 4), the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

SPD Policy – Barnack & Pilsgate

Development proposals in Barnack and Pilsgate will be determined taking account of the following guiding principles:

- B&P 1 Where new housing is proposed, these should be individual dwellings, or small groups of dwellings. The creation of larger housing estates is inappropriate.
- B&P 2 Careful attention should be paid to the layout of new developments to reflect the character of the village.
- B&P 3 It is important that spacing and density of new development does not appear out of place in relation to historic form and existing development nearby.
- B&P 4 Roof slopes, gable ends and house frontages should match or blend with surrounding properties.
- B&P 5 Existing buildings should be retained and converted where possible
- B&P 6 Building materials should blend with surrounding properties; masonry paint should not be used in the conservation area and materials for conversions or extensions to existing buildings should match the original.
- B&P 7 Windows and doors should match the scale and designs of traditional windows in the area and be in timber construction. Rooflights should not be installed on road frontage roof slopes and where they are used, should be of a size, shape and design to minimise visual impact.
- B&P 8 Chimneys should be retained and repaired in their original form and should not be shortened or removed. New houses should include chimneys to designs to match those on traditional properties nearby.
- B&P 9 Stone walls are an inherent part of the village. Boundary (treatments for new development) should be carefully considered and should be designed to match those of surrounding properties. Old stone walls should not be demolished but preserved and repaired. Old railings should also be preserved. Modern style panel or close boarded wooden fencing is not appropriate on road frontages.
- B&P 10 The design and operational intensity of proposed businesses and commercial properties should be suitable for a village setting and the design of commercial premises, including vehicular access and parking should complement and reflect the area. Signage should be carefully considered, be uncluttered and suitable for the village environment.

6.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD or elsewhere in the LDF):

- Appropriate roof materials are considered to be natural Collyweston slate, or replica Collyweston slate, blue Welsh slates, or pantiles to match existing or surrounding roof styles. Flat roofs are inappropriate – (See Section 3)
- New development should not overlook or dominate existing dwellings or infringe their amenity or abut older properties, thus diminishing the visual impact of historic properties – (See LDF).
- The village envelope and open frontages within the settlement (and specified or marked in the Peterborough Local Plan) must be adhered to – (See LDF).

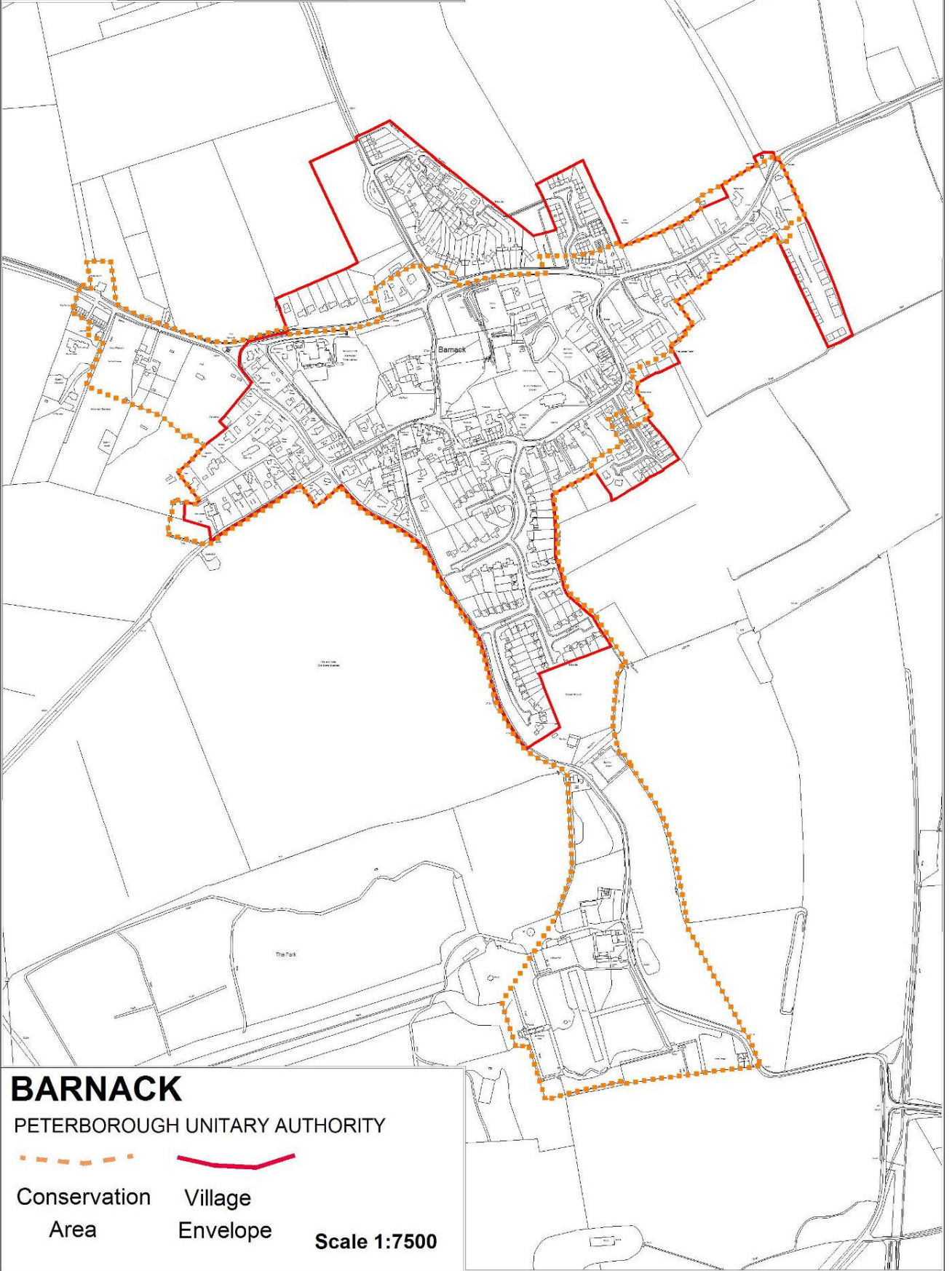
6.5 Evidence Base

The documents Barnack and Pilsgate Village Design Statement 2001; Barnack and Pilsgate Parish Plan 2005; Barnack Conservation Area and Village Appraisal 2007 have been used as the evidence base to form SPD Policy – Barnack & Pilsgate. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

6.6 Maps of Barnack and Pilsgate

The following maps identify the settlement boundary and conservation area for Barnack and Pilsgate at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

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BARNACK

PETERBOROUGH UNITARY AUTHORITY

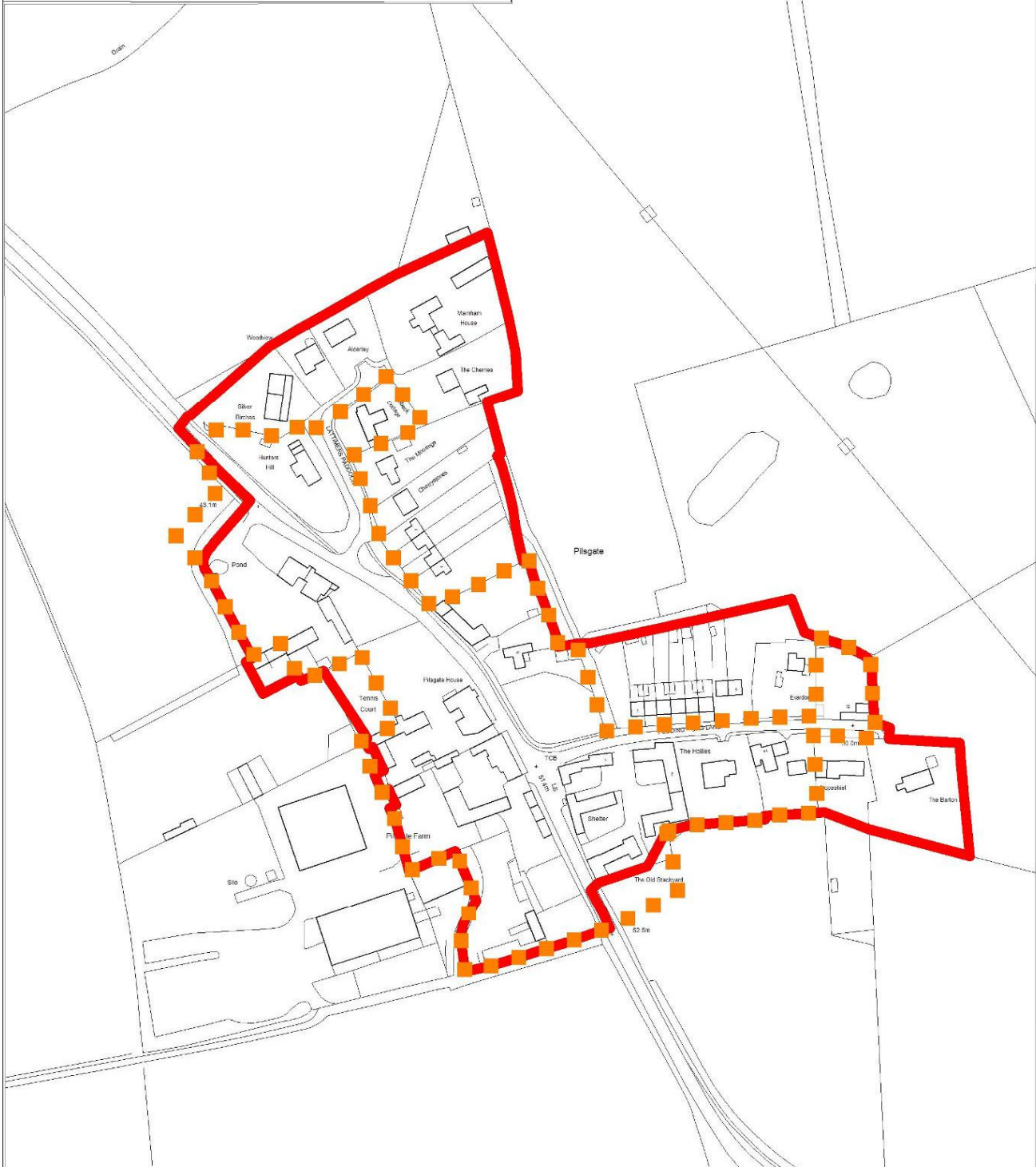


Conservation
Area

Village
Envelope

Scale 1:7500

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PILSGATE
 PETERBOROUGH UNITARY AUTHORITY

Conservation Area
 Village Envelope

Scale 1:2500

7 Castor

7.1 Introduction

Castor is well known for its Roman remains. These include an important villa beneath the present site of St Kyneburgha's church and school playing fields. However, land just above the Nene flood plain was inhabited since earliest times and remains from Bronze and Iron Age settlements have been found close to the present site of the village.

At about the time of the Roman abandonment the climate grew cooler and wetter and people sought new sites for houses on drier ground above the flood plain. The current site of Castor is centred on the Saxon convent founded by St Kyneburgha in 650AD. It may be that the alignment of some of the paths and tracks associated with the convent still survive in today's street pattern but this cannot be verified. What is known is that the village was a reasonably prosperous place in Norman times, being located at a crossing of the Nene and on a strategic land route (which became the A47). This is reflected in the magnificent church.

From the 17th and 18th centuries, wealth generated from agriculture and loosening of the church's control of quarrying led to the building of a many of the substantial stone houses, cottages, barns and other farm buildings that form today's village. Many of these were set in grounds and closes enclosed by stone walls and it is the combination of 17th and 18th century stone buildings and stone walls that give Castor its special character and appearance.

From the 19th century, the frontage of Peterborough Road developed to take advantage of passing traffic on the then main route from Peterborough to Leicester and in association with the railway line that ran on the Nene Valley. This railway brought Welsh slates. The 19th century also bricks, used in some buildings but more significantly for incorporating chimneys into existing cottages and mechanical sawing of stone for building. Formal enclosure of the open fields did not take place until the turn of the 20th century and as a result, many of the old paths and tracks radiating from the village into the countryside still survive. Also at this time, photography became more widespread and the character of the village at the turn of the 20th century can readily be judged from surviving prints. Castor was a significant place with a narrow, winding main street (the A47) with wide grass verges and many one and a half and two storey thatched farm houses and cottages set on the highway edge, many gable end on. Set back from the frontage were more important houses such as The Limes and Durobrivae House, but these were in their own grounds with stone walls to the road frontage and along the alleys that ran from the road, up the hill. Other streets were narrower still and winding up the contours, again with cottages on the road and edge and more important houses, for example, The Rectory and Castor House, set behind high stone walls.

In the 20th century, the tradition of stone buildings was abandoned, firstly with the post war housing, for example at Samworth Close and subsequently with estate developments, for example around Manor Farm. The second half of the 20th century also brought infill development and new housing occupied almost all the small fields (closes) that previously existed between cottages. By the end of the century almost every space within the village had been built up, so 21st century development has had to extend the traditional built up area of the village, such as to the north of Clay Lane.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered. It is therefore important that the research and analysis of the Built Environment Audit and Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Castor.

7.2 Recent Studies and Policy Documents

Castor Built Environment Audit 2002 / 2004: The Audit methodically assesses the components of the village environment. The relationship between the components was then systematically analysed. Through this work a good understanding was gained of historical

development and how this has influenced buildings, walls, trees, hedges etc to form the townscape of today's village.

Castor and Ailsworth Village Design Statement 2004: The Village Design Statement (VDS) was conceived alongside a local archive of historical documents relating to the village and used as a basis for the writing of a village history. It also took forward the information collected and analysed in the Built Environment Audit work. The aim of the VDS is to raise awareness of the impact of changes and to provide guidelines on design issues so that future development is in harmony with village historic character.

Castor Conservation Area Appraisal 2008: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

7.3 Specific Castor Policy

Having reviewed the recent studies and policies documents for Castor, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Castor will be tested against General Village Policies (Section 3), the policy on the following page, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

7.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD or elsewhere in the LDF)

- To maintain village character, the use of stone (or artificial stone) should be encouraged, particularly in conservation areas. In other areas, building materials should be chosen to blend with surrounding properties – (See Section 3).
- On most sites in and around the village an archaeological evaluation should precede the determination of development proposals. The parish council considers a strong presumption against the development of sites as protected as scheduled monuments (or development that affects the setting of scheduled monuments). – (See LDF)
- Footpaths and bridleways should be retained and in future developments retained as green corridors. Where diversions are necessary, they should provide a pleasant walking environment. Opportunities for new footpaths should encouraged – (See Section 3)

7.5 Evidence Base

The documents Castor Built Environment Audit 2002 / 2004, Castor and Ailsworth Village Design Statement 2004 and Castor Conservation Area Appraisal 2008 have been used as the evidence base to form SPD Policy - Castor. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

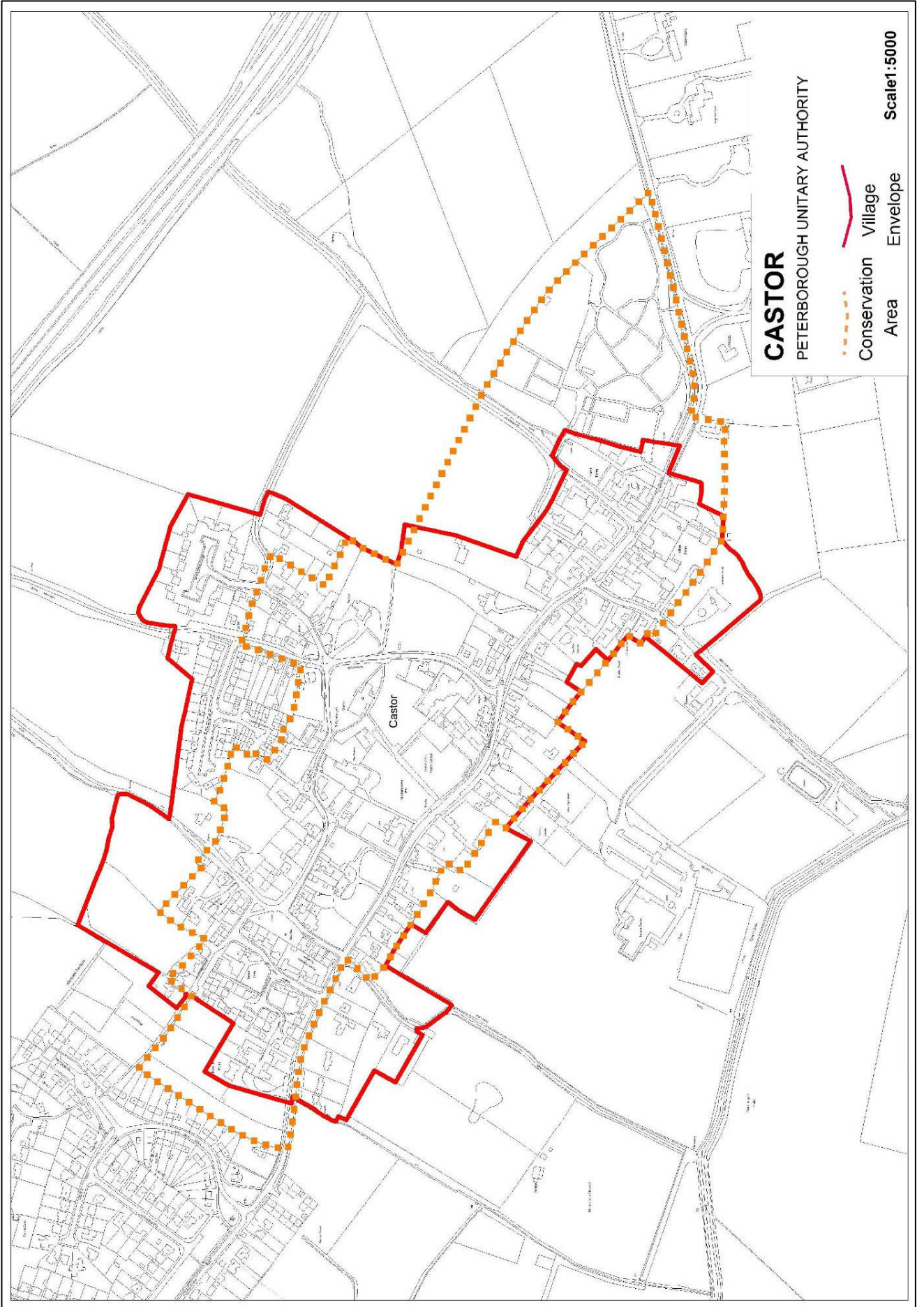
7.6 Map of Castor

The following map identifies the settlement boundary and conservation area for Castor at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

SPD Policy – Castor

Development proposals in Castor will be determined taking account of the following guiding principles:

- Cas 1 Future housing should reflect the style of adjacent buildings or zones (see the Ailsworth VDS for further guidance).
- Cas 2 New buildings should respect the surrounding development, in terms of height, size, shape and roof pitch. In general, two storeys should be the maximum.
- Cas 3 The design of any new building, extension or alteration to an existing building should be sympathetic to its neighbours and in keeping with village character. The design should not only take into consideration the view from the road but also views from surrounding footpaths. Modern architecture that complements existing buildings is welcome.
- Cas 4 Architectural features should be in keeping with the scale and style of property and reflect good building practise. A variety of local vernacular details would be encouraged where appropriate.
- Cas 5 In conservation areas the grading of roof tiles and the treatment of ridges and rainwater goods should take particular care to ensure consistency both in materials and details such as size and colour.
- Cas 6 Windows and external doors in new buildings should be consistent with the style of the property and should respect surrounding properties where appropriate. Replacement windows should replicate the style of original windows and be set back (from the wall face) to the same degrees as the original windows. Outside the conservation area modern materials, finishes and mechanisms may be used, provided the design is appropriate to the building in question.
- Cas 7 Dormer windows are a feature of the village and are acceptable provided the design is suitable to the property. Flat roofs should be avoided.
- Cas 8 Materials, dimensions, capping, pointing (where appropriate) and other detailing of boundary treatment should be consistent with local traditional walls and include a drip course. Flamboyant walls railings and gates should be avoided.
- Cas 9 Close boarded fencing is generally inappropriate as a frontage for domestic boundaries.
- Cas 10 Existing green spaces should be retained and the inclusion of green areas within new developments...encouraged.
- Cas 11 New developments should be designed to minimise the visual and road safety impacts of parked cars. Roads should reflect the rural nature of the village and if kerbs are necessary, these should be as discrete as possible.
- Cas 12 Significant views into and out of the villages (as shown in the VDS Figure 2) should not be adversely affected by new development.
- Cas 13 Native trees should be planted in new development landscape schemes wherever possible.
- Cas 14 Large detached property will require particular attention and special care to ensure it fits into the character of the village.
- Cas 15 Development should not result in the subdivision of a large garden if that garden and its house make a positive contribution to the village character.
- Cas 16 Where replacements and additions to street furniture are proposed, they should respect and be sympathetic to the village scene and care must be exercised to ensure they blend with their surroundings.



8. Glinton

8.1 Introduction

The current site of Glinton lies some 10m above the Welland flood plain and may be of Saxon origin. Certainly, from late Roman times, the climate became cooler and wetter and people moved off the flood plain to higher ground. There is also a possible association with St Pega, who founded the monastery in nearby Peakirk.

By Norman times, Glinton is recorded as a significant settlement and the feudal system would readily have been imposed on the flat landscape. However, the only surviving medieval building is the 12th century Church of St Benedict, although the current 17th century manor house is reputedly on the site of a much earlier structure. A glimpse of medieval Glinton can be gained by reference to the 1819 Enclosure Map which shows the great open fields giving way to a typical patchwork of small square enclosed fields. The form of the current village can probably be attributed to medieval times. From the 17th and 18th centuries, wealth generated from agriculture and loosening of the church's control of stone led to the building of a many of the substantial stone houses, cottages, barns and other farm buildings that form today's village. Many of these were set in grounds and closes enclosed by stone walls and it is the combination of 17th and 18th century stone buildings and stone walls grouped beside the twisting roads which meeting at the church green and give Glinton its special character and appearance.

From the 19th century the frontage of Lincoln Road was developed to take advantage of passing traffic and a new road constructed eastwards to Helpston and Stamford. The nearby railways brought Welsh slates and bricks and allowed agricultural produce to be exported. Many of the topiary hedges and tree planting in and around this period also took place at this time. At the turn of the century, photography became more widespread and the character of the village at 1900 can readily be judged from surviving prints. It can be seen that the majority of buildings at this time were still from the 17th and 18th centuries and the village streets were far more informal in alignment and had wide grass verges with smaller thatched houses and cottages set on the highway edge, many gable end on. Set back from the frontage were more important houses such as The Manor House and Scotts Farm, but these were in grounds with stone walls to the road frontage and along the alleys that ran from the road.

In the 20th century, the tradition of stone buildings was abandoned, firstly with the immediately post war housing along existing road frontages, and subsequently with estate developments, for example off Welmore Road. The second half of the 20th century also intensified infill development and new housing occupied almost all the small fields (closes) that previously existed between cottages. By the end of the century almost every space within the village had been built up, so 21st century development has had to extend the traditional built up area of the village.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered. It is therefore important that the research and analysis of the Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Glinton.

8.2 Recent Studies and Policy Documents

Glinton Conservation Area Appraisal 2009: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

Glinton Village Design Statement 2007: The village design describes the distinct visual character of the village and surrounding countryside and sets out guidance to indicate how local character, distinctiveness and historic features can be protected and enhanced with future development.

8.3 Specific Ginton Policy

Having reviewed the recent studies and policies documents for Ginton, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Ginton will be tested against General Village Policies (Section 3), the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

SPD Policy – Glinton

Development proposals in Glinton will be determined taking account of the following guiding principles:

Design Guidelines within the conservation area:

- Glin 1 The design of any new building, extension or alteration should be sympathetic to its neighbours and in keeping with the village character, and take into consideration the views into the village, particularly of the spire and church of St Benedict's, from both roads and public footpaths.
- Glin 2 Traditional building materials appropriate to the surrounding buildings must be used on all buildings within the conservation area.
- Glin 3 Architectural and historic style must be maintained on extensions to protect the particular character of individual buildings
- Glin 4 New rooflights in listed buildings should be avoided where they are detrimental to the visual character of the building and locality.
- Glin 5 Cast iron or aluminium rainwater goods should always be used in the repair of listed buildings. On other buildings, good quality matching rainwater goods should be used in keeping with adjoining buildings.
- Glin 6 Chimneys should be retained and repaired. Chimneys should be a feature of any new houses in the conservation area and aim to match the overall area style.
- Glin 7 The design of extensions and outbuildings should take into account not only views from the road but also other public view points such as footpaths or open space.
- Glin 8 The siting of new conservatories and the materials used should be particularly carefully considered.
- Glin 9 Old walls, railings and hedges should be preserved and maintained where practicable

Design Guidelines outside the conservation area

- Glin 10 For extensions to existing buildings, brickwork and stonework should match the existing materials of the main building style.
- Glin 11 Replacement windows and doors should match those of the existing building or be in a style sympathetic to the building.
- Glin 12 New buildings in Glinton are likely to be sited on infill plots or small developments. The design of new buildings should be sympathetic to neighbouring buildings, and in keeping with the village environment, and take into consideration the views into the village, particularly the spire and church of St Benedict's, from both roads and public footpaths.
- Glin 13 New development should add to the provision of open spaces and create links to existing footpaths and access routes through the village.
- Glin 14 All new developments on the edge of the village should conserve or enhance the soft landscape edge by provision of appropriate tree and hedgerow planting. Hard edges, such as high fencing, walls or other similar style structures should be avoided.

8.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD or elsewhere the LDF):

Design Guidelines within the conservation area:

- Local limestone should be used for all new buildings unless it can be demonstrated to be inappropriate in the site context - (See Section 3).
- Except on listed buildings, where natural Collyweston slate should be retained, manufactured replica (Collyweston) slate may be considered - (See Section 3).
- Where existing windows are beyond repair, the replacement windows should match the period style of the original windows. The use of traditional materials is preferred - (See Section 3).
- Replacement external doors should be of timber construction and match the original period style - (See Section)
- Wooden windows should always be used in preference to uPVC (particularly white), which is rarely appropriate -- (See Section 3)

8.5 Evidence Base

The documents Glington Village Design Statement 2007 and Glington Conservation Area Appraisal 2009 have been used as the evidence base to form SPD Policy - Glington. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

8.6 Map of Glington

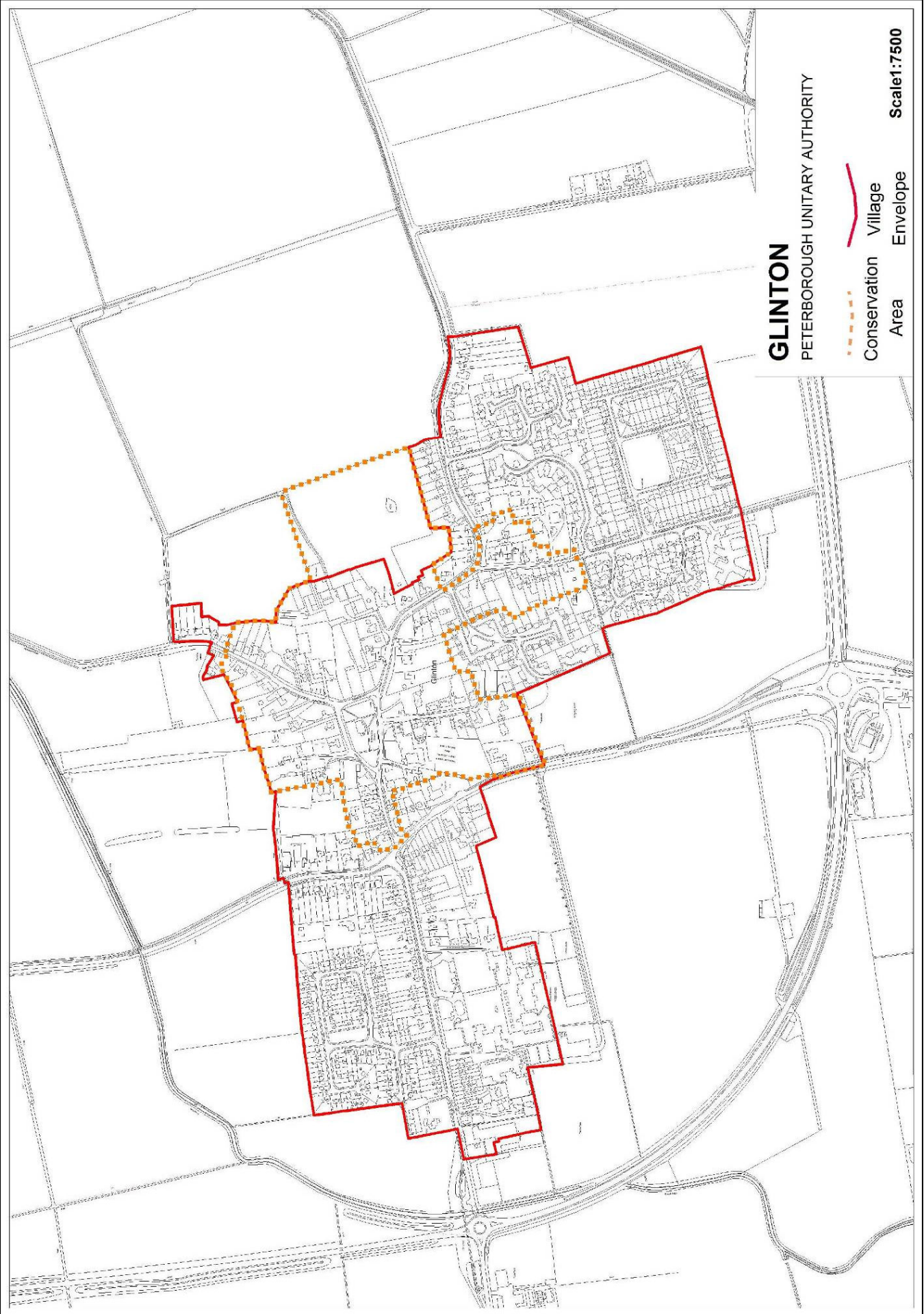
The following map identifies the settlement boundary and conservation area for Glington at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

GLINTON

PETERBOROUGH UNITARY AUTHORITY

- Conservation Area
- Village Envelope

Scale 1:7500



9 Helpston

9.1 Introduction

Although there is considerable evidence showing that there is a continuous history of settlement in the parish for some 4000 years, the current site of Helpston is probably of Saxon origins. From late Roman times, the climate became cooler and wetter and people moved from the Welland flood plain to higher ground. Helpston was on dry ground and had natural springs with constant clean water. Nearby, the woodlands provided timber for building, implements and fuel.

By Norman times, Torpel was a significant manor and the remains of the fortified manor house still exist to the west of the current village. These, together with other earthworks and St Botolphs church are the only surviving buildings from the medieval period. A glimpse of medieval Helpston can be gained by reference to the Enclosure Map which shows the great open fields giving way to a typical patchwork of small square enclosed fields. From the 17th and 18th centuries, wealth generated from agriculture and loosening of the church's control of stone led to the building of a many of the substantial stone houses, cottages, barns and other farm buildings that form today's village. Many of these were set in grounds and closes enclosed by stone walls and it is the combination of 17th and 18th century stone buildings and stone walls grouped beside the twisting roads which meeting at the church green and give the village its special character and appearance.

Despite the coming of the railways in 1853, just to the east of the village and the construction of the road from Glington, Helpston seems relatively unaffected by the 19th century. However, the countryside rapidly changed as a result of parliamentary enclosures, as chronicled by John Clare. At the turn of the 20th century, photography became more widespread and the character of the village at 1900 can readily be judged from surviving prints and old maps. It can be seen that the majority of buildings at this time were still from the 17th and 18th centuries and the old village streets were far more informal in alignment contrasting strongly with the straight, wide Glington Road. Smaller houses were generally set along the roadside with more important houses such as Manor Farm and the (the former) Lolham Bridge Farm, set back in their own grounds with stone walls to the road frontage.

In the 20th century, the tradition of stone buildings was abandoned, firstly with the immediately post war housing along existing road frontages, and subsequently with estate developments, for example off Woodland Lea. In the second half of the 20th century, infill development intensified so new housing came to occupy almost all the small fields (closes) that previously existed between cottages. By the end of the century almost every space within the village had been built up, so 21st century development will have to extend the traditional built up area of the village.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered.

It is therefore important that the research and analysis of the Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Helpston.

9.2 Recent Studies and Policy Documents

Helpston Village Design Statement 2001: The village design statement analyses the historic environment of the village and presents a comprehensive policy framework supported by explanatory text to guide how local character, distinctiveness and historic features can be protected and enhanced with future development.

Helpston Conservation Area Appraisal 2008: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village. These include

increasing the size of the conservation area and the addition of further buildings to the statutory list.

9.3 Specific Helpston Policy

Having reviewed the recent studies and policies documents for Helpston, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Helpston will be tested against General Village Policies (Section 3), the policy below and on the following two pages, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

SPD Policy – Helpston

Development proposals in Helpston will be determined taking account of the following guiding principles:

Help 1 Conservation

In addition to wider LDF policy on listed buildings, conservation areas etc humble, existing period buildings should be preserved, where possible, taking care not to destroy existing external period features.

Help 2 Housing and other Buildings

All housing development – including extensions, conversions and replacement of existing features as well as new housing – should be in keeping with the character of the surrounding area, particularly with reference to the following:

- (a) Density of development
- (b) Orientation and rhythm of development along roads.
- (c) Sufficient space should be left between properties to ensure adequate light and to preserve views of the surrounding countryside.
- (a) In areas where groups of houses have regular set-backs, rooflines and the like, these alignment features should be respected.

Help 3 Overall Design (within the conservation area)

- (a) All new buildings which affect the street scene should be traditional in form, embodying materials, colours and general design features of near neighbours so that they blend in without obvious discontinuity. This should not imply a design pastiche. Modern designs are acceptable if they respect their settings.
- (b) Alterations, extensions and replacements should have regard to nearby structures,, but the predominant concern should be to preserve and enhance the design integrity of the existing structure.
- (c) Extensions which are immediately integrated with existing structures as part of the street scene should be highly sympathetic to existing designs, but other extensions (especially those which are further removed or not part of the street scene) may vary in style, even within the same curtilage, but should nevertheless respect the integrity and setting of nearby buildings.

Help 4 Overall Design (within other areas)

- (a) All new buildings should embody contemporary or traditional designs using materials, colours and general design features sympathetic with near neighbours.

- (b) Alterations, extensions and replacements should have regard to nearby structures, a predominant concern being to preserve and enhance the design integrity of existing groups of buildings of similar design.

Help 5 Selection of Materials

Where consent is required:

- (a) All materials should be of good quality and appropriate in form and colour and sympathetic to existing buildings.
- (b) Modern materials, especially plastics such as uPVC, will only be permitted for replacements when they fully reflect the colour, form and proportions of the originals. They are unlikely to be appropriate within the conservation area or on a listed building.
- (c) Rendering, masonry paint and applied stone cladding to replace original materials, particularly in terraced houses or groups of houses, will require permission, except where it was an element of the original design.
- (d) Replacement roof slates should be new or reclaimed slates which visually match the old slates.

Help 6 Particular Design Elements

- (a) Developers should pay particular attention to fenestration, doorways, chimneys and ornamentation, all of which are an important part of the public scene. Retention, repair or replacement of all such elements, rather than removal, should be an important objective and replacements should retain the scale and design of the original. The relationship of solid and void in walls should be maintained.
- (b) New roof lights should be carefully considered in terms of overall design, position and size. Those which substantially alter the street scene or otherwise adversely affect the design of a building should be avoided and will be refused consent, if consent is needed.

Help 7 Landscaping

- (a) Wherever relevant and justified, new developments should make provision for:
 - Appropriate hard and soft landscaping
 - Retention of existing hedgerows and mature trees
 - Planting schemes on a scale appropriate to the development allowing sufficient space for growth to maturity; and
 - Amenity areas consistent with a rural village
- (b) Developments on the edge of the village should give a high priority to landscape design to protect and enhance the external view of the village, avoiding a hard edge to the development area.

Help 8 Parking

New parking areas should be screened and landscaped. Large areas of hardstanding should be avoided. Garages and car parking areas should not obscure house fronts.

Help 9 New Roadways

If new roadways become necessary the road geometry and housing layout should:

- (a) Reflect existing styles of road layouts and demonstrate an integrated design which encourages awareness of pedestrians and restrains vehicle speed and
- (b) Respect the housing layout, not determine it. The road should not dominate the design.
- (c) Road designs in and around new developments should reduce traffic speeds unobtrusively and effectively.

Help 10 Street Lighting, Services and Signs

- (a) Any new development should provide appropriate street lighting of a design consistent with a rural environment.
- (b) Other utility services should be provided underground.
- (c) Signs and street furniture should, where possible, be kept to a minimum and should be consistent with the surrounding area. Shelters, including bus shelters, should be constructed of materials and to a design standard which would be suitable for a dwelling in the same area.

Help 12 Reuse

Re-use of existing buildings for residential and commercial purposes in keeping with village traditions are encouraged, provided that such re-use is not intrusive and allows the building to be preserved in its traditional appearance.

Help 13 The Environment

- (a) Proposed developments that threaten valuable features of the natural environment directly or indirectly, as by introducing unacceptable levels of traffic or noise, should be discouraged.
- (b) Future development patterns should seek to preserve areas of hedgerow and woodland close to the centre of the village.
- (c) Future development should seek to preserve the unique areas around Swaddywell Pit
- (d) Development proposals inside and surrounding the perimeter of the village should enhance the landscaping with open spaces, native trees, hedgerows and shrubs to support wildlife.
- (e) Where possible, developers are encouraged to erect and maintain nest boxes for owls, swifts, swallows, house martins and other native birds. Such considerations are particularly pertinent with reference to convert agricultural buildings to other uses.

HVDS14 Employment

- (a) Development which fosters employment within the village environment and which is consistent with the character of Helpston will be supported.
- (b) Traditional land based industries such as farming, woodland management and stone working will be supported.

HVDS15 Transportation

Road layouts should be designed to achieve effective but unobtrusive traffic calming measures to reduce speeds in built up areas.

HVDS16 Recreational facilities

In considering recreational facilities for Helpston, support will be given for:

- (a) activities organised and run by local voluntary organisations and
- (b) Activities of wider than local interest which focus on the unique landscape and history of Helpston and do not prejudice its rural character.

9.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD or elsewhere in the LDF):

Outlying Commerce (See LDF)

Commercial enterprises, including retail and industrial enterprises should

- (a) Be of a scale and operational intensity commensurate with a setting in a rural village
- (b) Use designs and materials which complement and blend with their immediate surroundings
- (c) Use designs and layouts for vehicle access and parking which are consistent with the character of the area; and
- (d) To the extent possible, conserve existing shop fronts

Any proposed development in outlining areas should be sensitive to these more rural locations

Outlying Agricultural Land (See LDF)

- Any development proposal that destroys the continuity of the network of footpaths and bridleways, either directly or indirectly, should be strongly resisted. These paths have been in use for hundreds of years and will probably outlive the motor car.
- Opportunities to re-use redundant field barns consistent with the local plan should be explored sympathetically by planners, developers and landowners.

The Environment (See LDF)

- Proposal developments that threaten pollution of the natural environment should be discouraged.
- Development proposals inside and surrounding the village should preserve and enhance a safe and reliable water supply free from pollution.

Employment (See LDF)

- Businesses related to traditional land based industries are welcomed, provided that they do not introduce an undue risk of noise, traffic, air and water pollution.
- We also welcome proposals consistent with the local plan to convert and preserve redundant agricultural buildings for appropriate commercial/light industrial uses that provide local employment.

Transportation (See LDF)

- Any new developments should provide adequate off street parking within the range provided in the local plan.

Boundary Treatments (See Section 3)

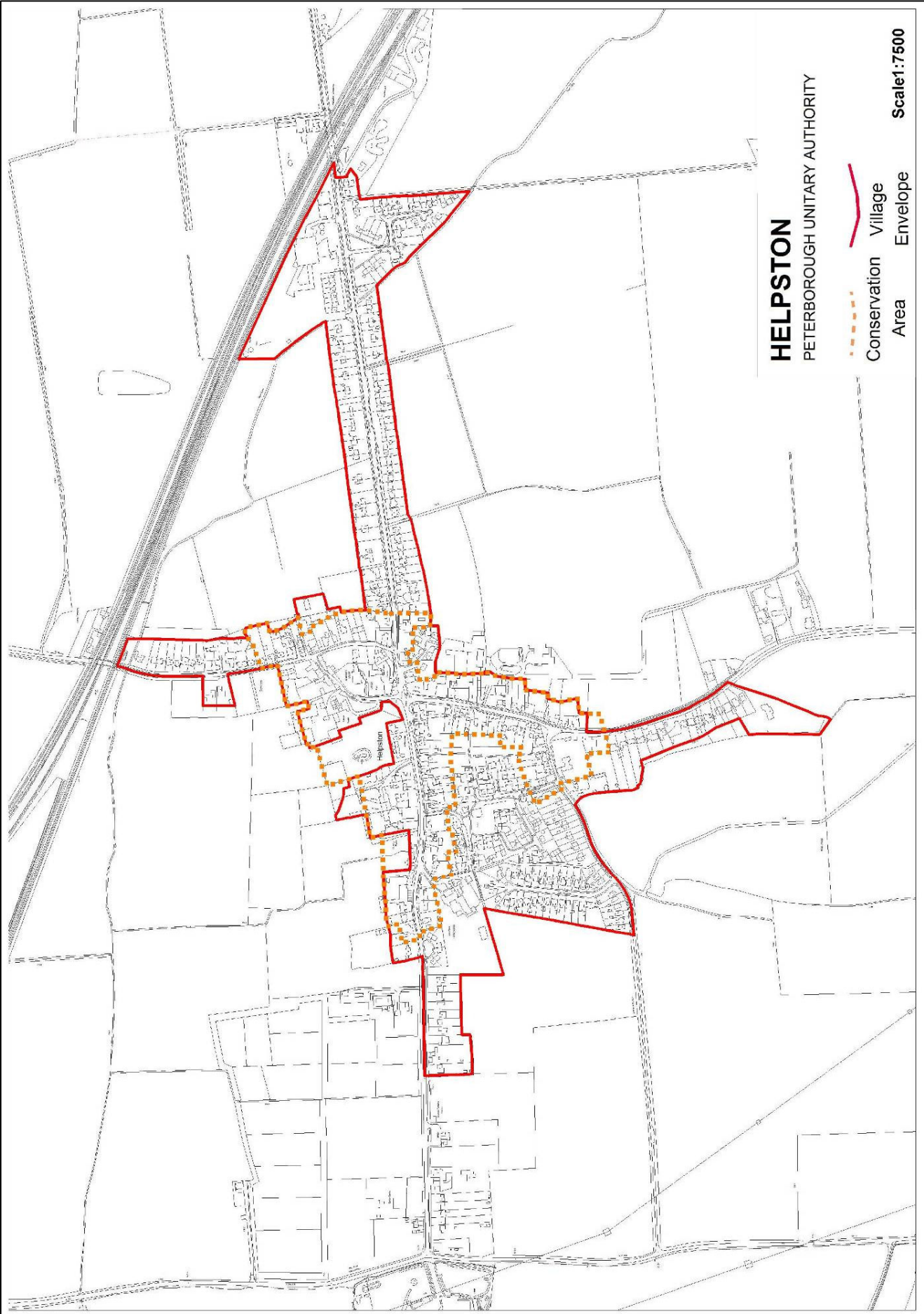
- Stone walls which are an important feature of the conservation area and other areas in the village should be preserved.
- In others areas, where the boundary treatment is a common feature of a group of houses, it should be preserved to its original design.

9.5 Evidence Base

The documents Helpston Village Design Statement 2001 and Helpston Conservation Area Appraisal 2008 have been used as the evidence base to form SPD Policy - Helpston. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

9.6 Map of Helpston

The following map identifies the settlement boundary and conservation area for Helpston at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.



10 Thorney

10.1 Introduction

Thorney has a long history of settlement due to its strategic importance as a permanently dry gravel island above the surrounding wet fenland. Evidence of Bronze Age, Iron Age and Roman occupation has been uncovered at the fen edge. The present Abbey church dates from 1098. It was at the height of its prosperity during the 13th century with several farms, vineyards, lands and a plentiful supply of fresh water and fish

Recent archaeological study of Abbey Fields has indicated that the estate of Thorney Abbey may have extended to the west of the Whittlesey Road. The demise of the Abbey and the absence of monastic order led to a decline in the prosperity of the settlement.

In the mid 19th century the Dukes of Bedford re-built Thorney as a progressive model village to exploit the agricultural potential of the surrounding fenlands and to house the estate workers. Strongly influenced by the philanthropic housing movement, an entire township of cottages, shops, workshops and public buildings serviced by water, and sewage systems, gas supply, post office, public buildings, schools and poor house was built, many designed by the architect Samuel Sanders Teulon. Tree planting was also carried out along the roads and field boundaries in typically Victorian species, mainly horse chestnut and lime and these trees still have a marked influence on the landscape. Much of the model village remains and is probably the major influence on the present day character of Thorney.

Thorney River was canalised to link the village with the main Nene navigation so bulk agricultural produce could be readily exported. In 1866, the railway from Peterborough to Sutton Bridge opened. The model estate village was only to survive as an entity until the early 20th century when farms and cottages began to be sold off.

From the 1930's, the coming of motor transport became a major influence on the village. High concrete kerbs and a formal tarmac surface, large street lights and road signage replaced the uncluttered informal appearance and gaslights of the 19th century. A succession of traffic management works and larger, more numerous signs have had an increasingly overpowering influence.

The village altered little in shape until the 1960's when the built structure began to radically change. Today, over 75% of all buildings in the village were built in the 20th century. The 19th century model cottages are constructed of the same local white yellow clay brick known locally as the 'Thorney lump' with Welsh slate roofs and variations in form and detail create architectural interest incorporating a variety of detailing. In contrast most of the 20th century estates display uniformity in siting, plan form and heights.

In 2005, the new Thorney bypass removed through traffic from the village but the legacy of the former trunk road kerbs, carriageway, street lighting etc remain. The impact of motor vehicles is still influential, from local traffic and parking within the village and from the sight and sounds of the bypass.

It is likely that opportunities for future infill development will continue to be sought and the further expansion of the village. It is therefore important that the research and analysis of the Built Environment Audit and Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Thorney.

10.2 Recent Studies and Policy Documents

Thorney Built Environment Audit 2002 / 2004: The Audit methodically assesses the components of the village environment. The relationship between the components is systematically analysed. Through this work a good understanding was gained of historical development and how this has influenced buildings, walls, trees, hedges etc to form the townscape of today's village.

Thorney Village Design Statement 2005: This uses the information and analysis of the Built Environment Audit and presents specific guidelines for specific areas within the village and to address particular issues such as the design of new properties and alterations to existing properties.

Thorney Conservation Area Appraisal. February 2008: This presents a detailed analysis of the factors that have combined to produce the present appearance and character of today's village and its setting. The Appraisal sets out a detailed management plan to help conserve and enhance the historic fabric, character and appearance of the village.

10.3 Specific Thorney Policy

Having reviewed the recent studies and policies documents for Thorney, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Thorney will be tested against General Village Policies (excluding policies BM1 and BM2) (Section 3), the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

SPD Policy – Thorney

Development proposals in Thorney will be determined taking account of the following guiding principles:

Thor 1 Social, Retail and Industrial Thorney

The future redevelopment of industrial, commercial and retail properties should be carried out with sensitivity to existing styles and extra care should be taken to ensure that the materials used help to maintain and enhance the village fabric.

Thor 2 Parks and Greenspaces

Existing open space in and on the fringe of the village should be retained. Trees contribute greatly to visual impact, the historic character and the appearance of the village and should be protected as part of development schemes. Support will be given to tree and hedge planting which help maintain and expand the historic planting on the approach roads to the village and within the village, including the Park, to frame long views and focal points, using appropriate native species.

Thor 3 The Abbey and its Environs

The exterior of the properties within the Conservation Area reflects the local tradition of Thorney and unsympathetic alterations should be avoided. At times when the existing fabric of these buildings needs repairing, care should be exercised in carrying out such work with regard to the use of appropriate materials and the original appearance of the properties.

Thor 4 Bedford Cottages

- (a) Any developments on the south side of Wisbech Road should continue to be discrete and screened.
- (b) Extensions to the rear of the Bedford Cottages should be secondary in scale and respect the character and detailing of the original building.
- (c) Minor alterations to the outbuildings so that they can be used in association with the main house should be supported, subject to details and materials to ensure consistent and uniform design treatment.
- (d) There should be a presumption against development within the allotment gardens of the Bedford cottages to maintain the integrity of the model village plan.

Thor 5 The Tankyard, Station Road & Former School, Church Street

The conservation of the fabric and the character of the Tankyard and the former school buildings are considered essential to the enhancement of the village as a whole. Development will be refused if proposals would harm the fabric and character of these buildings.

Thor 6 New Housing Developments

Modern design in new housing developments of the 21st century will be supported provided the scale and style of such developments respects the traditional characteristics of Thorney and blend in with neighbouring properties.

Thor 7 Design Guidelines - Residential

Extensions should be subservient and smaller than the principal building. In all extensions, materials and detailing should match the principal building.

Thor 8 Design Guidelines – Planning Controls

At all times, and particularly where unsympathetic alterations have taken place on historic buildings, support will be given to properties which assist in restoring the building to its original condition. Care should be taken to ensure that alterations or works to other buildings within the conservation area enhance the area's overall character and appearance.

Thor 9 Design Guidelines – Commercial Developments

The re-use or redevelopment of existing sites for commercial development will be encouraged. It would be expected that such development would be carried out with sensitivity to neighbouring uses and existing building styles and materials to enhance the village fabric.

Thor 10 Design Guidelines – Properties within the Conservation Area

- (a) Where windows are beyond repair, then replacement windows should be replicate the style of the original windows and be set back the same depth as the originals. Windows in new buildings should be in harmony with recent similar buildings, and respect neighbouring styles and traditional materials.
- (b) Doors form a focal point on an elevation. Replacement external doors should be appropriate to the period of the property.
- (c) Chimneys should be retained and repaired. Chimneys should be a feature of new houses and match the design and materials of the local style.
- (d) Some parts of the conservation area are characterised by an absence of boundary treatment. Here, the addition of a formal boundary would harm the street scene. Old walls and railings should be preserved and repaired using appropriate materials and reinstated where previously removed village fabric.

Thor 11 Building materials for new development within the Thorney conservation area.

Planning permission for new development that may affect the character and appearance of the conservation area and its setting will only be granted if the proposed building materials and way in which they are used is sympathetic to the local building tradition.

The traditional materials or modern materials considered to be sympathetic are:

- (a) Yellow /buff stock bricks accompanied by limestone or artificial limestone dressings such as quoins, sills and lintels.
- (b) Replica Collyweston slate laid in diminishing courses
- (c) Clay pantiles, single roll and preferably in buff/ yellow colouring but also orange in some locations on single storey buildings only.
- (d) Thatch on buildings reminiscent of cottage proportions, and of one, one and a half and two storeys in height only.
- (e) Welsh slates in specific areas where Welsh slates are the predominant material.

- (f) Cast iron or cast aluminium rainwater goods
- (g) Wooden windows.

Thor 12 Design Guidelines – Properties Outside the Conservation Area

- (a) New buildings should reflect the character of the surrounding development. On sites which are not immediately constrained by neighbouring traditional buildings, there may be scope for innovation although the scale, style and massing will always need to respect the traditional characteristics of Thorney.
- (b) It is important that developers and residents adapting or extending their properties are aware of the need for developments to be safe and secure. Reference should be made to the “Secure By Design” initiative organised by the police.
- (c) Developers and house builders should discuss their schemes with the Police Architectural Liaison Officer at an early stage and prior to submitting their plans. This action would ensure that crime risk is taken into account in local circumstances and in accommodating known risks so the threat to neighbouring properties is not increased.
- (d) The village sustains and is sustained by a few shops and other mixed uses which are part of the area. The change of use of buildings from non-residential to residential is normally acceptable. However, the loss of facilities which serve a local need should be discouraged. The retention of the village’s predominantly residential character should be encouraged whilst recognising the importance of small scale mixed uses to the community and character of the area.
- (e) The design of any development abutting the surrounding landscape should reflect the historical and geographical perspective. Buildings on the edge of the village envelope should be particularly sensitive to the low lying, flat and open nature of the surrounding landscape.
- (f) The reuse or development of existing or new sites for commercial development will be encouraged, where it does not adversely affect the privacy or appearance of adjacent properties or the residents lifestyles. It would be expected that such developments would be carried out with sensitivity to neighbouring uses and existing building styles and materials to enhance the village fabric.

Thor 13 Building Materials for new development outside the conservation area that affects the character and appearance of the historic village in its landscape setting.

Planning permission for new development that may affect the general character and appearance of historic Thorney and setting in the landscape should only be granted if the proposed building materials and the manner in which they are used is sympathetic to the local building tradition.

The traditional materials, or modern materials considered to be sympathetic are:

- (a) Buff /yellow stock bricks with artificial limestone sills, and other dressings.
- (b) Red/brown stock bricks of similar colour and patina to local stock bricks should be applicable to no more than 1 in 10 of new buildings.
- (c) Replica Collyweston slates, laid in diminishing courses
- (d) Small plain tiles in buff colour
- (e) Yellow/buff or red pantiles on single storey buildings only.
- (f) Thatch
- (g) Rainwater furniture should match the types in use in the locality.

10.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though the planning policy for these issues is covered in Section 3 of this SDP or elsewhere in the LDF):

Wildlife:

- Development proposals should be particularly mindful of protected bats, Great Crested Newts and owls are found in Thorney and where possible, support will be given to the creation of new habitats to support such protected species. Where barn conversions or roofing works are undertaken or work in the vicinity of ponds is planned, then it would be the responsibility of the applicant to seek professional advice if there could be an impact on these (and other protected) species. It is important that this action be taken to prevent a detrimental impact on the wildlife and to avoid possible costly delays for the applicant – (See LDF).

Environmental Enhancement:

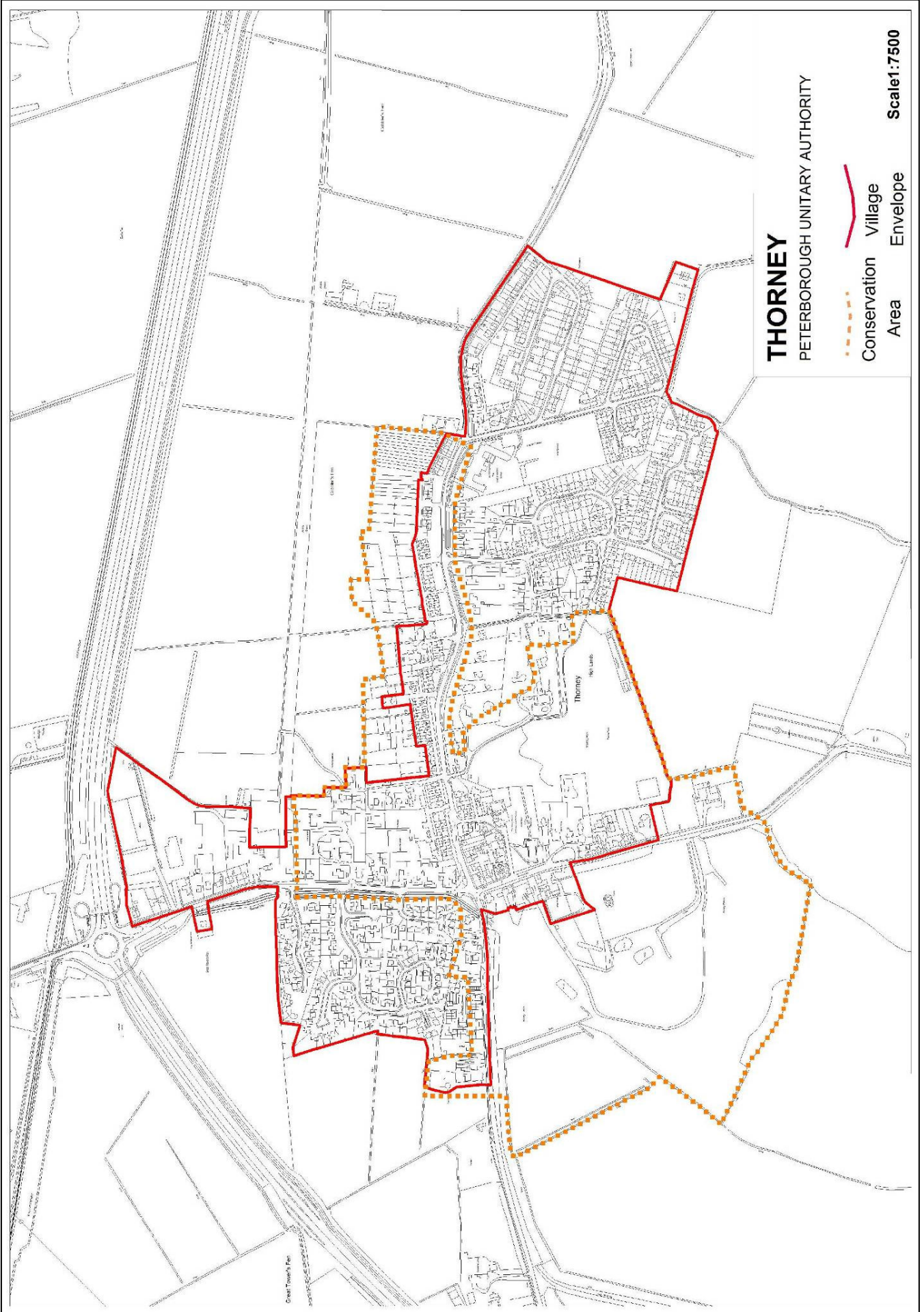
- Wisbech Road is currently designed to accommodate trunk route traffic. Peterborough City Council in consultation with Thorney Parish Council and all interested parties should bring forward an improvement scheme for Wisbech Road to enhance the character of the village.
- Peterborough City Council in liaison with Thorney Parish Council should secure as part of the bypass works a scheme of substantial structural tree and hedge planting along parts of the northern edge of the village to limit the impact of the bypass and the exposed fenland setting. Such planting would help to mitigate the noise nuisance of the bypass traffic and the loss of visual amenity.
- The opportunity to establish and re-establish footpaths, bridleways and cycle paths should be encouraged and developed in conjunction with any applicable development schemes – (See Section)

10.5 Evidence Base

The documents Thorney Built Environment Audit 2002-2004, Thorney Village Design Statement 2005 and Thorney Conservation Area Appraisal 2008 have been used as the evidence base to form SPD Policy - Thorney. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

10.6 Map of Thorney

The following map identifies the settlement boundary and conservation area for Thorney at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.



11 Ufford

11.1 Introduction

Ufford has had a long history of settlement. The current settlement of Ufford probably originates from the early Saxon period, when a wetter, cooler climate forced people to move from the Welland flood plain to higher ground. The name Ufford is thought to be derived from the Saxon for "Uffa's Farm". The settlement continued through Norman times.

There is evidence that Ufford conformed to the typical medieval pattern of three open fields (West or Wood Field, High Field and Low Field, with seasonal summer grazing on the Welland flood meadows and winter grazing on the common heaths and in the woodlands on higher ground. The woodlands also provided fuel and timber for building, implements and furniture.

The earliest surviving buildings are St Andrews church and the Old Rectory, both substantially dating from the 14th century. The publication "Our Ufford Heritage", vividly describes the settlement in the 16th century. Around the church and Rectory were a scatter of timber framed and thatched cottages, each set in their own close for freeman, with villeins living in no more than shanties.

In the post medieval period, the grip of the feudal system loosened and people were able to assemble their own parcels of land and farm for profit. The income enabled them to build more permanent houses and a number of cottages from the 17th century survive to this day.

Into the 18th century, Ufford remained a small hamlet of perhaps 50-60 people but major changes were afoot. Even before parliamentary enclosure, Ufford Hall had been built and the grounds laid out on what had previously been open fields. Newport, Compass and Ufford Farms also date from the 18th century, indicating the Enclosure Acts of 1799, confirmed a process that by then had largely happened. The small and large farms, of this period also marked the construction of the freestanding stonewalls that are so characteristic of the village. The grounds of the Rectory and Hall and larger houses, were landscaped with great trees, including newly imported exotic species, most notably the Cedars of Lebanon.

The character of Ufford changed markedly from a feudal hamlet, to a stone village, with farm groupings of barns and sheds set close to formal farmhouses, with cottages and works shops spaced along Main Street, each within its own plot, enclosed by coursed stone walls. By the mid 19th c the population had risen to almost 200 people.

The village remained largely unchanged until the mid 20th c. when ribbon development of new houses and bungalows began along the Walcot and Marholm Roads. Newport Way and Hillside Close marked the construction of new roads for the first time in perhaps 700 years. At the same time, the existing roads were re-engineered, kerbed and metalled. From the 1970's, the traditional rows of cottages were converted and extended to form larger modern houses and the closes developed with infill houses. Gaps were formed in the stone walls and grass verges to accommodate drives for motor cars and outbuildings and dovecots converted into garages. Most of the new houses were constructed of modern bricks and concrete roof tiles, marking and end to the 1000 year tradition of building in stone and wood.

The second part of the 20th century also marked the replacement of the mainly open vegetable gardens of the 18th, 19th and early 20th centuries with the ornamental planting now widely available from garden centres.

Although Ufford still has a markedly 18th century character, the appearance of the village has probably changed more in the last 40 years of the 20th century than in the previous 200 years. The policy frameworks set out in this document will help manage future change to retain the village's essential character and appearance.

11.2 Recent Studies and Policy Documents

Our Ufford Heritage. Frieda Gosling. 2000: A good historical analysis of the village and parish.

Ufford Village Design Statement 2002: The VDS considers the village setting, its vernacular buildings and building materials, the stone walls, open spaces and views and the roads, verges and footways. It then goes onto present policy guidelines to conserve and enhance the existing village and for new development.

Ufford Conservation Area and Village Appraisal 2007: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

11.3 Specific Ufford Policy

Having reviewed the recent studies and policies documents for Ufford, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Ufford will be tested against General Village Policies (Section 3), the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

SPD Policy – Ufford

Development proposals in Ufford will be determined taking account of the following guiding principles:

- Uff 1 The design of any new building or an extension to an existing building should be sympathetic to its neighbours and in keeping with the village environment.
- Uff 2 Traditional materials should be used wherever possible, particularly on listed buildings and in the conservation area.
- Uff 3 Where consent is required, wooden windows and wooden doors should be used in the conservation area and on listed buildings.
- Uff 4 Cast iron or aluminium rainwater goods will be supported on new buildings in the conservation area and in the restoration of historic buildings.
- Uff 5 Opportunities for high quality contemporary design will be supported, provided it is sympathetic to the character of the surrounding area.
- Uff 6 The spacing and density of any new development should be consistent with that already existing in Ufford.
- Uff 7 All new buildings and extensions should be appropriate in size to the proportions of the space available and should not overlook or dominate existing buildings and gardens or infringe privacy.
- Uff 8 Limestone walls are an essential feature of the village and should be preserved and, where necessary, repaired with natural stone.
- Uff 10 Existing open spaces and views should be retained. New development should not result in the loss of important open views, in particular, of the church, Ufford Hall and the roof lines and frontages of old buildings in the conservation area.
- Uff 11 New roads and accesses should be designed sympathetically to respect the existing character of the village and seek to calm traffic speeds. The materials used for roads and kerbsides should also add to the character of the village.

11.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered elsewhere in the LDF):

- The current village envelope should be maintained – (See LDF).
- Damage to significant archaeology should be avoided, but where this is not possible, provision should be made for their recording before disturbance – (See LDF).

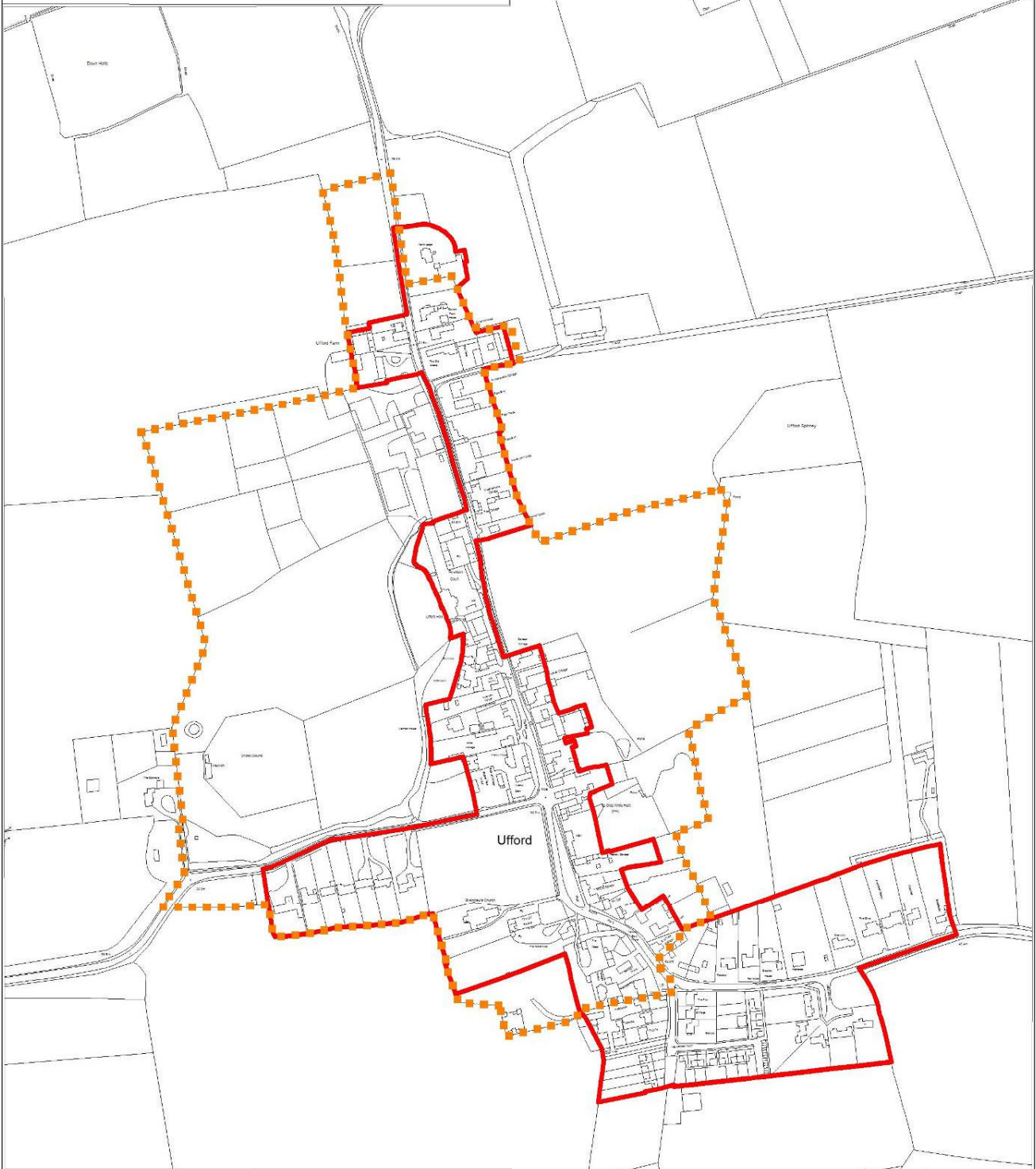
11.5 Evidence Base

The documents Ufford Village Design Statement 2002 and Ufford Conservation Area Appraisal 2007 have been used as the evidence base to form SPD Policy - Ufford. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

11.6 Map of Ufford

The following map identifies the settlement boundary and conservation area for Ufford at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

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UFFORD
PETERBOROUGH UNITARY AUTHORITY

--- Conservation Area — Village Envelope

Scale 1:5000

12 Wansford

12.1 Introduction

It is known that the Nene Valley was occupied since earliest times and remains of Bronze and Iron Age settlements and monuments have been discovered in Wansford and adjoining parishes. In these times, the Nene was a wider, un-channelled river with extensive flood plains. In Roman times, the river was canalised and a small port and wharfage established at the junction of the river and Ermine Street (the A1). This strategic position continued into medieval times, when a wooden bridge crossing was recorded in 1221. This was replaced by a stone bridge in 1577. From this time, there were regular edicts, requiring the improvement of the road and the navigation.

By the 17th c the road became increasingly important, the bridge was partially rebuilt and buildings such as the Haycock and Greystones were erected to take advantage of road traffic. By the 18th century, turnpike commissioners were responsible for improving the Great North Road and the agricultural revolution meant that Wansford was well placed to take advantage of its position as an interchange. The frontage and barns to the rear of Wharf End and other buildings dates from this time.

Wansford changed significantly in the first half of the 19th century, when the Dukes of Bedford improved the navigation, installing locks from Northampton to the Wash. Sawmills, papermills and other industries date from this time along with the houses, workshops and other buildings. The arrival of the railways in 1852 also brought trade and allowed rapid export of agricultural goods to the cities. As a result, trade flourished and The Haycock (formerly The Swan) and other inns, workshops, stables and warehouses that lined the river and main street all prospered.

The re-routing of the A1 in 1929 by passed the village and passing road trade greatly diminished as vehicular traffic replaced horses. During this interwar period, semi-detached housing quite unlike the traditional buildings began to line the frontage of the Old Leicester Road and set back from the Peterborough Road. During World War II, the railway and river continued to be important transport arteries but in the 1960's the railway was closed under the Beeching rationalisation. At this time, new individual dwellings, mainly bungalows, began to line road existing road frontages and the Nene Close estate was built. By the 1970's, estate development, notably Robins Field and Black Swan Spinney appeared. Estate development continued in the last quarter of the 20th century with Robinswood, Thackers Close and Swanhill houses.

In the last half of the 20th century, Wansford was transformed from a compact cluster of stone, thatch and Collyweston buildings, mainly clustered around the Old North Road / Peterborough Road junction, to a spreading settlement reaching far beyond the village boundaries that had existed since medieval times.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered. It is therefore important that the research and analysis of the Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Wansford.

12.2 Recent Studies and Policy Documents

Wansford Conservation Area Appraisal 2008: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

Wansford Village Design Statement 2003: The village design statement outlines the historical analysis of Wansford and sets out Guidelines to protect the villages distinct character and heritage and help assimilate new development.

12.3 Specific Wansford Policy

Having reviewed the recent studies and policies documents for Wansford, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Wansford will be tested against General Village Policies (Section 3), the policy on the following page, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

12.4 Other issues raised by the VDS

In addition to LDF policy and the policies in this SPD, the Parish Council also wanted to remind developers and landowners of the following issues which they find particularly important (though any planning policy for these issues is covered in Section 3 of this SPD and or elsewhere in the LDF):

Design guidelines within the conservation area

- New boundary walls should be of natural stone or a matching equivalent with appropriate regard to sympathetic colouring. Brick, block or reconstituted stone should be considered unacceptable – (See Section 3).
- Conformity (of design and materials) with the existing local vernacular should be considered paramount – (See Section 3 and LDF).
- Traditional tiles and slates should not be replaced with other coloured or differently profiled substitutes or manufactured materials that conflict with neighbouring properties – (See Section 3).

General design guidelines

- Developers are encouraged to provide adequate off road parking provision consistent with the Local Plan policies – (See LDF).
- Inappropriately positioned masts, aerials and satellite dishes should be Discouraged -

12.5 Evidence Base

The documents Wansford Village Design Statement 2003 and Wansford Conservation Area Appraisal 2008 have been used as the evidence base to form SPD Policy Wansford. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

12.6 Map of Wansford

The map on the next but one page identifies the settlement boundary and conservation area for Wansford at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

SPD Policy – Wansford

Development proposals in Wansford will be determined taking account of the following guiding principles:

Design guidelines within the conservation area

Wans 1 Any new development should be traditional in design and reflect the materials, colours and sufficient features of neighbouring properties to ensure continuity and harmony.

Wans 2 Ridge height and existing, ancient sightlines and views should be carefully considered, evaluated and taken into account.

Wans 3 Roof pitch and roofing materials, dormer window, chimneys, gable ends and porches should harmoniously blend with existing styles, colours and features of established buildings.

Wans 4 Replacement doors and windows and the addition of conservatories, orangeries, pergolas and similar features, residents and developers should consider the cumulative and particular effect on the conservation area.

Wans 5 Guttering, downpipes and similar services should, if appropriate, be replaced on the basis of like for like in order to maintain or enhance the design quality of the building.

Wans 6 The scale and detail of replacement doors and windows should retain the balance and symmetry of the originals and the relationship between voids and the solid walls, should not be compromised or destroyed of the original windows.

Wans 7 Where consent is required, replacement (windows, doors and fascias and gutters) in uPVC and similar contemporary materials will only be supported where they fully reflect and conform to the colour, shape and durability of the originals. Wherever and whenever possible their use should be avoided in favour of the original materials employed.

Wans 8 Where consent is required, cement rendering or the use of masonry paint to conceal damaged or worn bricks or stonework should be avoided.

Wans 9 Existing chimneys should be re-pointed and renovated wherever possible and should not be removed, shortened or fitted with conspicuous cowls. Any new chimneys should take their cue from existing styles, regardless of the fact that early styles are sometimes of significant height to provide the necessary draw for wood fuelled fires.

Wans 10 Where consent is required rooflights should not be installed on the street side of any property.

Wans 11 Extensions should always reflect the character of the main building with flat roofs to be refused unless no alternative exists, and the benefits of the extension outweigh the negative aspects of the flat roof.

Wans 12 New street lighting in the conservation area should be sympathetic to the surroundings.

Design guidelines outside the conservation area

Wans 13 As part of landscaping schemes indigenous broad leaved tree varieties will be supported wherever possible; fast growing evergreens should be avoided.

Wans 14 Infill developments and extensions should respect the existing building lines, spacing and all existing hedges; stone walls should be preserved. Gaps between buildings are of the utmost importance in maintaining the feeling of spaciousness that is an important characteristic of Wansford.

Wans 15 New buildings on the peripheries of the village should give high priority to landscaping to protect and enhance all village approaches. The development of a “hard edge” to the village contour should be avoided.

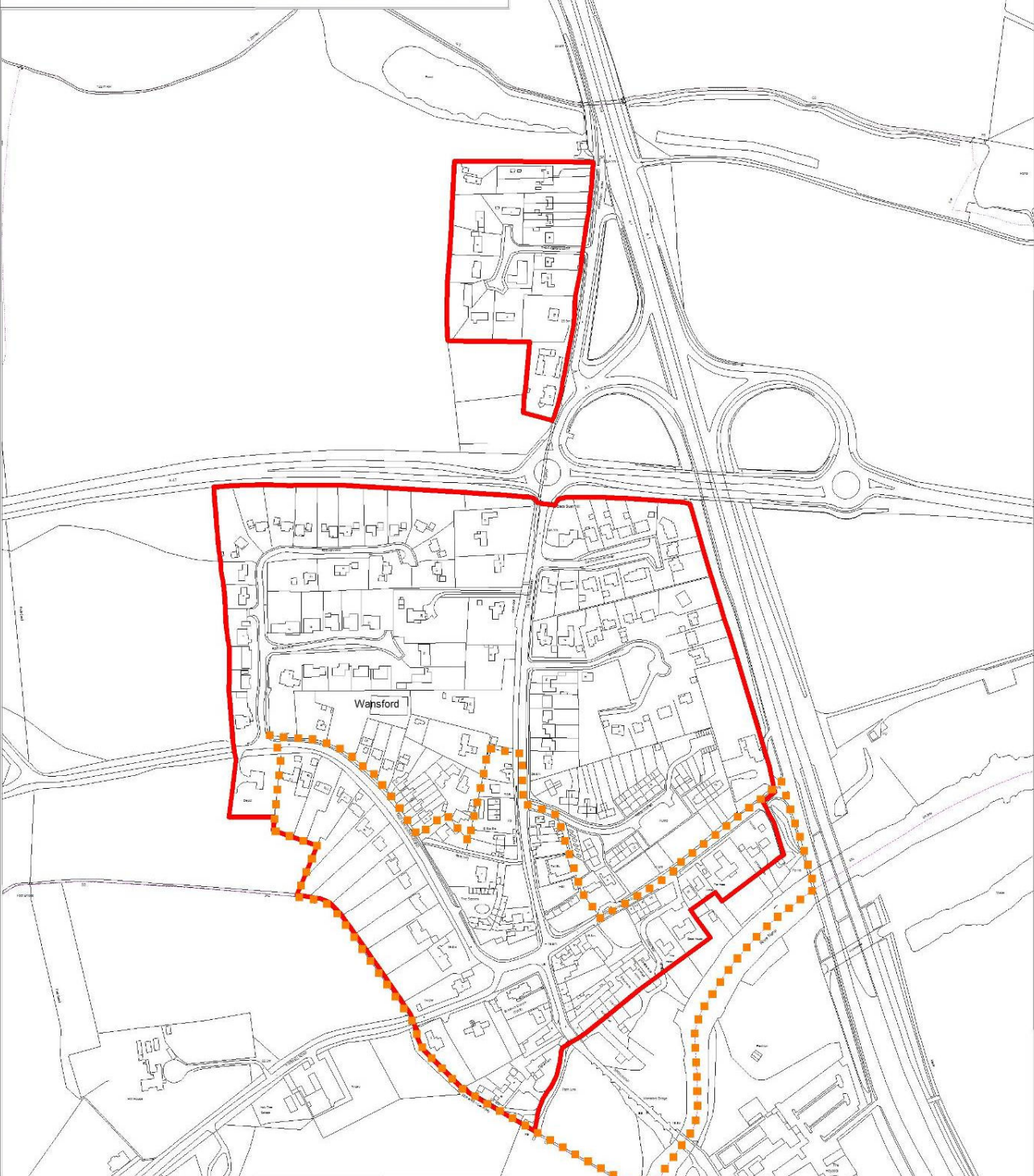
Wans 16 Extensions to existing properties should ensure that space for essential maintenance and continuance of adequate light is not compromised.

Wans 17 Building materials should be of good quality and of a colour, style and form to harmonise with their surroundings.

Wans 18 Suitable provision should be made for landscaping and grass verges as appropriate, and the retention of mature indigenous tree, hedgerows and old stone walls.

Wans 19 All street signs and furniture should be kept to the minimum. Where replacements and additions to street furniture are proposed, they should respect and be sympathetic to the village scene and care must be exercised to ensure they blend with their surroundings.

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WANSFORD

PETERBOROUGH UNITARY AUTHORITY



Conservation
Area

Village
Envelope

Scale 1:5000

13 Wothorpe

13.1 Introduction

The origins of the great majority of settlements along the Welland valley can be traced to Saxon times. Wothorpe is quite different. Today's settlement comprises two distinct parts. Wothorpe on the Hill does appear to have Saxon origins, but due to plague and changing ownerships, the church was pulled down in 1555, remaining residents abandoned the site and the medieval village was lost. In the early 17th century, Thomas Cecil built Wothorpe Tower but in turn, this was partially demolished and succeeded by a small group of farm buildings.

The current Wothorpe village was created following the Enclosure Award of 1797. This set out three bridleways which became known as First Drift, Second Drift and Far Road, with allotments of land in between. Over the years, these have been developed as residential plots, a process that began in the 18th century and continued through the 19th and 20th centuries to this day. The area is characterised by low-density development mainly individually designed family houses set in large landscaped gardens giving a semi-woodland setting. The majority of buildings date from the mid 20th century.

13.2 Recent Policy Document

Wothorpe Village Design Statement 2006: The Village Design Statement provides an historical analysis of the settlement and surrounding landscape and presents a series of guidelines to preserve the historical and natural heritage and protect the character of the settlement and encourage the use of the many local footpaths and bridleways.

13.3 Specific Wothorpe Policy

The following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of that document.

As such, all planning applications for development in Wothorpe will be tested against General Village Policies (Section 3), the policy below for Wothorpe, as well as wider Peterborough planning policies, in order to determine whether such development proposals should be granted permission. All planning applications for development in Wothorpe will be also tested against Policy SA19 Special Character Area once it is adopted in the 'Peterborough Site Allocations DPD' (due for adoption by end of 2011). The current draft policy is given on the next page:

SPD Policy – Wothorpe

Development proposals in Wothorpe will be determined taking account of the following guiding principles:

VDS1 Architectural Character: The architectural design should ensure that any new building relates to the existing buildings around it. It does not have to replicate previous built forms but may reinterpret the existing built forms and materials in a modern way that respects the existing content.

VDS2 Scale: The scale, height and bulk of any development will have an important influence on the quality of the environment and character of Wothorpe and therefore should be carefully considered.

VDS3 Relationship between buildings: (Proposed) Developments should consider the relationship between buildings, the open spaces and the opportunities there are for landscaping.

VDS4 Overdevelopment: Development that as a result of a large scale dwelling or multiple properties with minimal space separating the buildings, little opportunity for landscaping, or amenity space will not be approved.

VDS5 Location of New Development: The location of any new development must be carefully considered in order to provide a robust and coherent composition of built form relative to the rest of Wothorpe.

VDS6 Building Lines: Development should have an appropriate level of enclosure and its building line should relate to the adjacent properties. Attention should be given to the relationship of the new building to views and vistas. Consideration should be given to the maintenance of the 10m wide bridleway.

VDS7 Building Heights: Building heights should relate to the forms and proportions of the surrounding buildings.

VDS8 Landscaping: Provision should be made for appropriate hard and soft landscaping, retention of existing hedgerows and mature trees and planting schemes on a scale appropriate to the development allowing sufficient space for growth to maturity.

VDS9 Home Improvements: Improvements to existing properties through extension or conversion plans should be appropriate in size to the proportions of the space available. They should not overlook or dominate existing buildings and gardens thus infringing their privacy and they should preserve the design integrity of the existing structure.

EXTRACT FROM THE EMERGING SITE ALLOCATIONS DPD – PLEASE CHECK STATUS OF THIS POLICY BEFORE APPLYING IT

Policy SA19 Special Character Areas

To preserve the special character of [the special character areas, including Wothorpe] the City Council will assess proposals for development against the following Special Character Area criteria:

- *Garden Sub-Division*: There should be no sub-division of gardens if this adversely affects the established pattern of development (such as creating plots significantly smaller than the average for the Area), amenity space and/or the loss of trees or boundary hedges.
- *Extensions and Alterations*: Incremental changes in the size and appearance of existing buildings will not be permitted if it harms their character and that of the Area. Alterations should be sympathetic to the original style and of an appropriate scale to maintain their character. Extensions that result in excessive site coverage, immediate or eventual loss of trees or hedges, or preclude the planting of suitable species of trees or hedges will not be supported.
- *Design*: Any new development must enhance the character and appearance of the Area. It must respect the scale, massing, depth, materials and spacing of established properties. Integral garages should be avoided. Garages should be sited behind the building line to the side of the dwelling.
- *Analysis and Design Statement*: All applications for development should be accompanied by a site analysis and design statement that demonstrates how the proposal takes into account the Area's special character.
- *Trees*: Where trees are present a detailed tree survey must be carried out that identifies the location, type, height, spread and condition.

[Wothorpe specific]

- All development proposals must ensure that the mature landscape character is maintained through the retention of existing trees, boundary hedges, walls and grass verges. Existing space around buildings should be maintained to preserve large trees.
- Proposals for whole or part demolition of any building or to intensify the use of plots in a way that adversely affects the current integrity of the area will not be supported.
- There will be a presumption against increased access and hard-standings, except where it can be shown to be necessary, and does not dominate the site or harm existing landscaping.
- Existing frontage hedging must be retained. Where this is absent, evergreen hedging species should be used. A combination of hedging and walls may be considered where the hedging predominates.

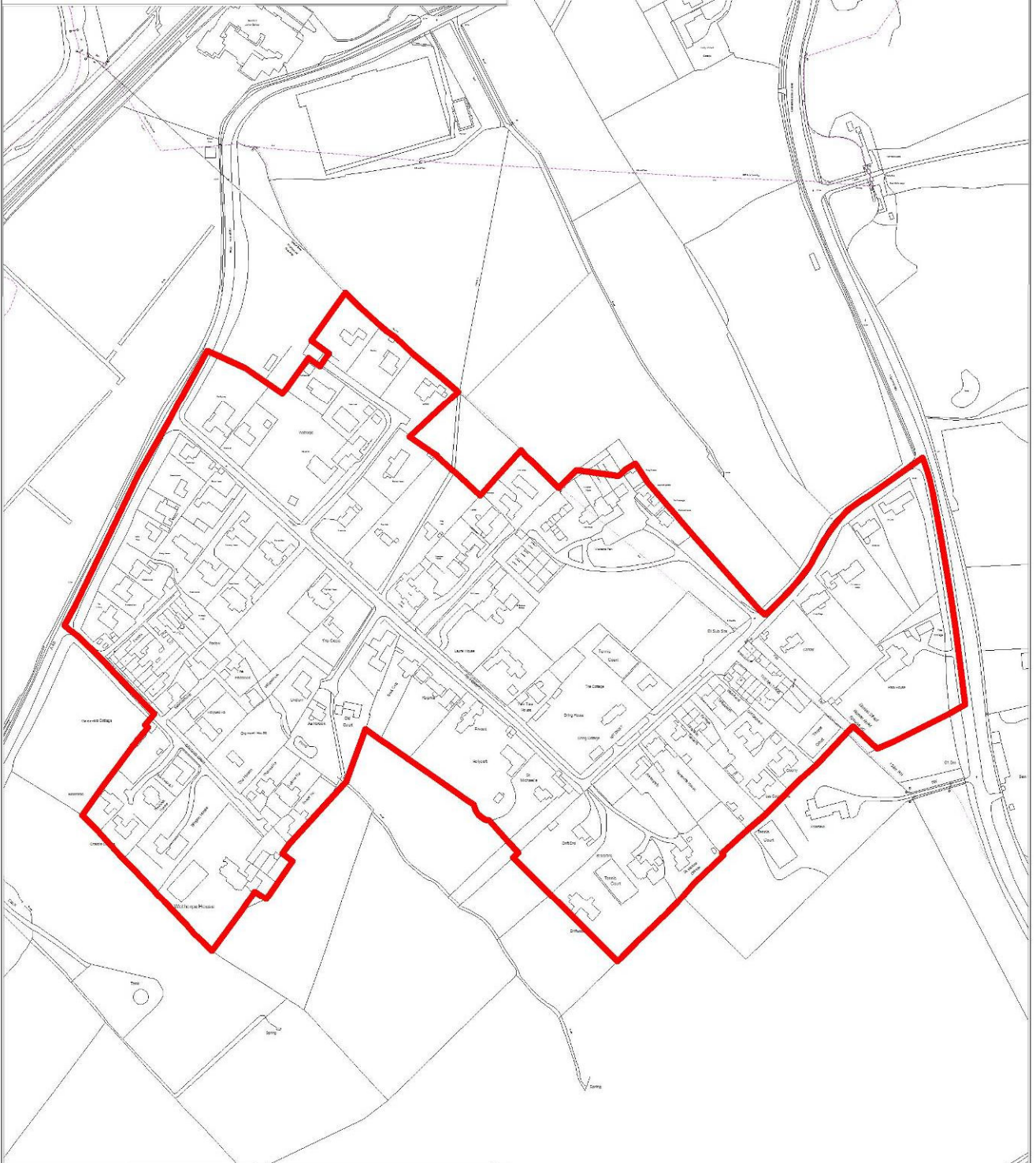
13.4 Evidence Base

The Wothorpe Village Design Statement has been used as the evidence base to form SPD Policy - Wothorpe. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

13.5 Map of Wothorpe

The following map identifies the settlement boundary for Wothorpe at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

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WOTHORPE

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Conservation
Area

Village
Envelope

Scale 1:4000

14 Contacts & Further Information

If you have a query regarding any aspect of the **Local Development Framework** please email: planningpolicy@peterborough.gov.uk or telephone: **01733 863872**.

For queries about **planning applications**, please contact Planning Control
e-mail planningcontrol@peterborough.gov.uk or telephone **01733 453410**.

Details of Peterborough City Council Pre-application service can be found on our website at www.peterborough.gov.uk

APPENDIX 1 - The Evidence Base

Village Design Statements

Castor and Ailsworth Village Design Statement 2004
Bainton Village Design Statement 2001
Barnack and Pilsgate Village Design Statement 2001;
Glington Village Design Statement 2007
Helpston Village Design Statement 2001
Thorney Village Design Statement 2005
Ufford Village Design Statement 2002
Wansford Village Design Statement 2003
Wothorpe Village Design Statement

Conservation Area Appraisals

These appraisals (and any new ones) can be found at:

http://www.peterborough.gov.uk/environment/conservation_areas/conservation_area_appraisals.aspx

Ailsworth Conservation Area Appraisal 2009
Draft Bainton Conservation Area Appraisal 2010
Barnack Conservation Area and Village Appraisal 2007
Castor Conservation Area Appraisal 2008
Glington Conservation Area Appraisal 2009
Helpston Conservation Area Appraisal 2008
Thorney Conservation Area Appraisal 2008
Ufford Conservation Area Appraisal 2007
Wansford Conservation Area Appraisal 2008

Other documents

Ailsworth Built Environment Audit 2002-2004
Castor Built Environment Audit 2002 / 2004,
Thorney Built Environment Audit 2002-2004
Barnack and Pilsgate Parish Plan 2005
Peterborough Local Plan (First Replacement) 2005

Design and Development in Selected Villages - Supplementary Planning Document – Adopted Version – 13 June 2011

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