

LANDSCAPE AND VISUAL IMPACT

INTRODUCTION

- 3.1 Hankinson Duckett Associates (HDA) was commissioned by the Developer to undertake a comprehensive landscape and visual assessment for the proposed residential development on land at Polwell Lane, Barton Seagrave, Kettering.
- 3.2 This chapter sets out the landscape and visual context of the Polwell Lane site and its surroundings, in relation to topography, land use, character and appearance; an analysis of the constraints and identifies the potential landscape and visual impacts.
- 3.3 The proposed development lies in the Barton Seagrave area of Kettering approximately 3km to the south east of Kettering town centre. The land is bounded by the existing urban fringe of Barton Seagrave to the east and the River Ise corridor to the west. To the north lie fields in agricultural use. A dismantled railway line, immediately north of the A14 trunk road, bounds the site to the south. . (Plan HDA 1)

METHODOLOGY

- 3.4 The methodology used when carrying out this study is explained in Appendix 3A. The LVIA considers PPS's 1 and 7 in relation to the proposed development, the latest national landscape guidance with regard to landscape character and the guidelines for landscape and visual impact assessment.
- 3.5 A preliminary desk-study was undertaken to establish the physical components of the local landscape and to establish the general zone of visual influence. Ordnance Survey (OS) maps were utilised to identify local features relating to topography, woodland and vegetation cover, existing settlement pattern, transport corridors and any important extant historic features. In addition, vertical aerial photography (2000) was used to supplement the OS information.

This data informed the field survey by providing a basis for mapping landscape features and to indicate the likely visibility of the proposed development.

- 3.6 A field study was carried out during November 2006. This involved walking the site, in order to understand the immediate setting of the proposed development, including; the local topography, existing land uses and vegetation structure, position and condition of trees and hedgerows.
- 3.7 Field assessment was used across the wider landscape of the Study Area identified in the desk study, to verify the range of landscape character and visual receptors (VRs). The field survey involved travelling extensively throughout the Study Area, recording the locations of visual receptors and making a working photographic record. The field survey also served to establish the visual dimension of the landscape character.
- 3.8 The impact of the proposed development upon the identified landscape features and visual receptors was then assessed.

LANDSCAPE PLANNING CONTEXT

- 3.9 The planning framework identifies issues, particularly in relation to designation and policy objectives, which will be considered in the landscape and visual assessment. Landscape character is one of the criteria that are considered in identifying the relative sensitivity of the landscape to proposed development. Development allocations in the planning documents identify proposed land-use (and hence character) changes in the local area. Government guidance suggests that planning information should be considered in an ES¹.
- 3.10 The landscape planning context for this assessment is the current development plan for Kettering Borough; made up of the Regional Spatial Strategy for the East Midlands (RSS8) (2005), Northamptonshire County Structure Plan (1996-2016) and Kettering Local Plan (1995). As part of the new planning system

¹ DoE 'Preparation of Environmental Statements for Planning Projects that require Environmental Impact Assessment: a good practice guide' 1995

(Introduced by the Planning and Compulsory Purchase Act 2004), the Local Plan and Structure Plan will be gradually replaced and superseded by the emerging Local Development Framework (LDF) documents of which the Core Spatial Strategy for North Northamptonshire, Submitted in February 2007, is of particular relevance to this assessment.

EXISTING ENVIRONMENT

- 3.11 This section describes the local landscape context of the site and the local area to the east of Kettering.

Topography and drainage (Plan HDA 2)

- 3.12 The site sits on the lower and middle slopes of the River Ise valley at between 57 and 77m AOD. The Ise valley runs north-south and forms a green corridor between Barton Seagrave and Kettering. Development extends down the valley slopes to approximately 60m AOD to the north of the site, and to 67m AOD to the east. Larger scale industrial development occupies the middle and lower valley slopes to the south-west.
- 3.13 The majority of south Kettering occupies the higher ground between the Ise valley and the Slade Brook to the west. Barton Seagrave is located on higher ground to the east of the Ise valley, at approximately 70-95m AOD. Beyond Barton Seagrave the open countryside falls away eastwards towards Cranford St John and a tributary valley feeding into the River Nene.
- 3.14 With the exception of the tip of the Sywell Plateau, a narrow spur of high ground south-west of the town near Pytchley the developed ridges and areas of high ground associated with development at Kettering and Barton Seagrave contains views of the site and River Ise valley from the wider landscape.

Geology and Soils

- 3.15 The site lies on the River Ise Valley floodplain and the edge of the Irthlingborough rolling ironstone valley slopes². The lower parts of the site are on drift over Jurassic and Cretaceous clay shale, with soil association Oxpasture: 'Fine loamy over clayey and clayey soils with slowly permeable subsoils and slight seasonal waterlogging. 'Some slowly permeable seasonally waterlogged clayey soils'. Upper parts of the site are on Jurassic and Cretaceous ironstone, with soil association Banbury: 'Well drained brashly fine and course loamy ferruginous soil over ironstone. Some deep fine loamy over clayey soil with slowly permeable subsoils and slight seasonal waterlogging'.³

Land use and vegetation (Plan HDA 3)

- 3.16 To the west of the site the land use consists predominantly of parkland and lakes. Wicksteed Park includes a variety of leisure and recreational facilities set in an expansive area of parkland with mature trees and riparian woodland.
- 3.17 To the south of the site, areas of scrub and smaller ponds give way to wet grassland with cattle grazing and the Southfield Farm Marsh SSSI which consists of wet meadows and sedge marsh. The marsh is bisected by the A14 corridor and railway line. Further south, beyond the A14 corridor, the landscape is largely rural and in arable crop production.
- 3.18 Land to the south-west and west of Wicksteed Park is developed, either as residential land, mainly the established neighbourhoods of south Kettering, or large scale employment areas. The employment areas largely comprise substantial warehouse units which are located between the A14 and the railway.
- 3.19 To the east of the site lies Barton Seagrave where land uses are wholly residential with small pockets of recreational land uses, woodland and

² Northamptonshire Current Landscape Character Assessment- November 2006

³ Soil Survey of England and Wales 'Soils of England and Wales: Sheet 4 Eastern England' 1983

grassland. Access between Barton Seagrave and Kettering is limited to the A14 to the south and the Barton Road to the north. There are no public footpaths crossing the valley and access to Wicksteed Park from the east is limited to a single pedestrian link south of Lakeside Bungalows.

- 3.20 Castle Field, a scheduled ancient monument approximately 250 metres north of the site, consists of a group of ancient earthworks with scrub on the higher areas and horse grazed paddocks on the flatter low lying area. Allotments are located between Castle Field and the site boundary.

Landscape character

- 3.21 Landscape character is defined as a distinct pattern of elements that occurs consistently in an area of the landscape⁴. It is determined by a number of underlying factors including topography, past and current trends in land use, vegetation cover and historic associations. The wider landscape character descriptions are drawn from published landscape character assessment.

- 3.22 **National character assessment:** The Countryside Character Initiative divides England into 159 'character areas'. Kettering, including the site, is to the southern boundary of National Character Area 92 'Rockingham Forest'⁵. The character area description covers a large area between Kettering to the South and Stamford to the North, so the extent to which it is appropriate to this localised assessment is limited. South of Kettering is the National Character Area 89 'Northamptonshire Vales'.⁶ The following summarises the key characteristics of the 'Rockingham Forest' and 'Northamptonshire Vales' character areas, in order to give a regional context for the more detailed assessment that follows. The full descriptions are included within the Appendix 3B.

⁴ The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment- Guidelines for England and Scotland' (CAX84) 2002

⁵ The Countryside Agency Countryside Character Volume 7: 'South East and London' (1999)

⁶ The Countryside Agency Countryside Character Volume 4. 'East Midlands' (1999)

3.23 Character Area 92 ‘Rockington Forest’: the relevant key characteristics identified are:

- Undulating landform rising to prominent scarp along edge of Welland valley in Rockingham Forest.
- Foreground views are occupied by large arable fields with low hedges
- Large mature landscape parks and country houses.
- Distinctive buildings constructed in local stone: ironstone in the west, limestone in the east.
- Undisturbed, deeply rural quality despite nearby towns and adjoining trunk roads.
- Prominent, disused ironstone quarries (gullies) and abandoned second world war airfields.
- A sharp transition between the countryside and the main towns of Kettering, Corby and Peterborough (lying just outside the area) which have developed rapidly over recent years.

3.24 Character Area 89 ‘Northamptonshire Vales’. The relevant key characteristics identified are:

- Gentle clay ridges and valleys with little woodland and strong patterns of Tudor and parliamentary enclosure.
- Distinctive river valleys of Soar, Welland and Nene with flat floodplains and gravel terraces.
- Large towns of Leicester and Northamptonshire dominate much of the landscape.
- Frequent small towns and large villages, often characterised by red brick buildings.
- Prominent parks and country houses.
- Frequent imposing, spired churches.
- Attractive stone buildings in older villages centres and eastern towns and villages.
- Great diversity of landscape and settlement pattern with many sub units, eg Nene Valley and Welland Valley.

3.25 **District character assessment:** The Northamptonshire Character Assessment⁷ identifies 19 character types which are sub divided into 63 character areas. The assessment excludes the built up area of Kettering. The site is within character area 17d ‘River Ise Floodplain’ which bounds character area 4g ‘Irthingborough

⁷ Northamptonshire Landscape Character Assessment- November 2006

Slopes’ to the east and character area 4f ‘Kettering and Wellingborough Slopes’ to the west. Barton Seagrave is within the Irthlingborough Slopes character area.

3.26 The District character assessment describes the River Ise Floodplain:

“The gently sloping valley and floodplain of the River Ise Floodplain Character Area stretches between Kettering and Wellingborough to join the River Nene southeast of Wellingborough. The settlement of Burton Latimer extends across the valley south of Kettering and divides the floodplain landscape. Despite being heavily influenced by the close proximity of large urban areas and associated infrastructure, the character area does retain some sections that have rural character where the river is surrounded by vegetation, including flag irises and rushes. A varied character predominates throughout the floodplain landscape”.

SITE LANDSCAPE

3.27 **Location** (Plan HDA 1)

The eastern boundary of the application area is well defined by the urban edge of Barton Seagrave. A wooded railway embankment is to the southern boundary. To the west is the River Ise, to the north the western boundary dog legs and runs approximately 150m parallel to the Ise. To the north of the application boundary there are allotments and a woodland copse. Access is from a public right of way and track which runs north-south through the upper parts of the site. The site can also be accessed from a track leading off Polwell Lane.

Landform (Plan HDA 2)

3.28 The application area lies on the Ise valley. The site rises eastwards from 55.5 AOD to the south-west to 75.5 AOD at the boundary with Polwell Lane to the north-east of the site.

Landscape features/ land uses (Plan HDA 4 and Table 3.1)

- 3.29 The site is comprised predominantly of medium sized arable and grass land fields. Arable fields are generally on the upper eastern parts of the site. Semi improved and improved grassland is located on the lower parts of the site and the valley floor. Southfield Farm Marsh SSSI an area of semi improved marshy grassland is located in the south west corner of the site. A disused Farm House, Dales Lodge, lies centrally within the site at the intersection between the track from Polwell Lane and footpath which runs north south through the site.
- 3.30 The site has an open rectilinear field pattern of hedgerow and broken fence lines. Between a large arable field to the north east of the site and properties on Polwell Lane there is a line of poplars. The track between Polwell Lane and Dales Lodge is lined on its southern edge by a low compact hedge and a mature oak. Between the sites northern boundary and Dales Lodge a low hedgerow bounds the public right of way. A small group of trees are located north east of Dales Lodge. Following a field boundary south west of Dales Lodge there is a line of five mature lime trees.
- 3.31 A summary of the site's landscape features (based on the check list set out in paragraph 1.4.6 of Appendix 3A) are as follows:
- 3.32 **Landscape features:** None of the linear features within the site have been categorised as substantially sensitive. Approximately 29% of the linear features have been categorised as being moderately sensitive, with 18% being categorised as slightly sensitive. This comprises 680m of generally low sometimes gappy hedgerows and 185m of ditch line. The remainder are categorised as negligible, fence lines, the majority of which are post and wire fences in poor condition.
- 3.33 **Land uses:** Southfield Farm Marsh SSSI is a national ecological designation and as such has been assessed as having major sensitivity. The SSSI is described as degenerating wet meadow and sedge marsh and is currently in an unfavourable condition. The line of mature limes are categorised as Category A

trees and have been assessed as having substantial sensitivity. Dales Lodge has been assessed as having moderate landscape sensitivity, an archaeological assessment of this building is contained within the EIA at Chapter 7. The majority (85%) of the site has been assessed as having a sensitivity of moderate, comprising arable fields, semi improved grassland and improved grassland. The tracks within the site have been assessed as having negligible sensitivity.

3.34 **Adjoining land-uses** (Plans HDA 3 and HDA 4 and Table 3.1)

3.35 To the west of the site is the river Ise and river floodplain consisting of semi improved grassland and woodland copse. West of the river is a site of important nature conservation and Wicksteed Park lake, forming part of Wicksteed Park.

3.36 To the north of the application area is woodland copse and allotment gardens. Beyond the allotments is mature vegetation and Castle Field.

3.37 East of the site is the urban edge of Barton Seagrave which is predominantly of residential land use with small pockets of recreational land use, woodland and grassland.

3.38 West of the site is the wooded embankment of a disused railway line. The trees are predominantly Ash with an understorey of Hawthorn and Elder. Beyond the embankment is the A14 and mainline railway.

TABLE 3.1: POLWELL LANE - LANDSCAPE FEATURES

Sensitivity of landscape features is closely allied to the ease with which that feature may be substituted or recreated. The sensitivity of site landscape features is evaluated using factors in the following checklist:

- Type of landscape feature (e.g. natural or man-made);
- Size/extent (e.g. covers a large or small area; individual or part of a group);
- Condition or quality of landscape feature (intact);
- Maturity (is feature well established or recent);
- Contribution feature makes to landscape character (e.g. distinct and recognisable pattern or limited influence);
- Rarity (rare or widespread in local and/or regional/national context);
- Recognised importance (e.g. designation either nationally or locally)
- Ease with which feature may be substituted or recreated

Sensitivity is represented as an expression of comparative sensitivity, based on a five-point scale:

- Negligible
- Slight
- Moderate
- Substantial
- Major

Relationship to development

- W: within site;
- P: perimeter;
- A: adjacent to site (<5m);
- O: off site (with distance from site boundary as appropriate)

Where a feature is located >30m from the development, i.e. outside the 'site', it is categorised as being less sensitive than the same feature located within the site.

LANDSCAPE FEATURES

Ref. on Figure HDA 4	Feature	Condition / character / value at time of survey (incl. height, maturity etc)	Relationship to devt.	Length (m)	Sensitivity
H1	Hedgerow	Dense compact low hedge, around 1.2-1.5m high consisting of Elder, Hawthorn, Ash and Holly	W/A	170	Moderate
H2	Hedgerow	Low hedge, around 1.5m in height running along track. Southern section dominated by elm, with elder and hawthorn towards the north.	W	145	Moderate
H3	Hedgerow	Low compact hedge, with Hawthorn, Blackthorn, Ash and Elder.	W	145	Moderate
H4	Hedgerow	Low hedge present along the eastern boundary of field Fairly compact and dense with Hawthorn and Elder	P	72	Moderate
H5	Hedgerow	Gappy low hedge, consisting of mostly scattered Elder bushes. A single mature Lime tree is present midway along this boundary.	P	166	Slight
H6	Hedgerow	A dense well trimmed Elder and Hawthorn hedge around 1.5m in height, running along a dry ditch.	A	74	Moderate
H7	Hedgerow	Tall straggly hedge along a wire fence, mostly Hawthorn with some Field Maple and Elder. Around 6m height and quite wide.	P	111	Slight
H8	Hedgerow	Elder and Hawthorn scrub	P	47	Slight
H9	Hedgerow	Elder and Hawthorn scrub	P	48	Slight
H10	Hedgerow	Bramble scrub with hawthorn, Elder and Ash bushes	W	26	Slight
H11	Hedgerow	Low trimmed Hazel, Elder and hawthorn hedge adjacent to road, around 1.5m in height.	P	71	Moderate
H12	Hedgerow	Domestic conifer hedge, around 3m	P	12	Slight
H13	Hedgerow	Short section of hawthorn hedge. Tall and straggly, around 5m in height.	W	25	Moderate
H14	Hedgerow	Hawthorn hedge. Tall, straggly standards with some Ivy. Quite gappy, with a large gap in the middle	W	87	Slight

Ref. on Figure HDA 4	Feature	Condition / character / value at time of survey (incl. height, maturity etc)	Relationship to devt.	Length (m)	Sensitivity
H15	Hedgerow	Straggly Hawthorn hedge, around 4m in height. Single medium-sized ash tree towards the northern end.	W	82	Slight
D1	Ditch	Narrow wet ditch along field boundary. Bounded on either side with a post and wire fence and overgrown with Bramble scrub and trees, including Hawthorn, Alder and a large Crack Willow. The ditch passes under a culvert to the east.	O (74m)	50	Slight
D2	Ditch	Heavily vegetated ditch. Ditch contains a narrow shallow stream flowing west towards river. Stream flow out of a culvert at the eastern end. Ditch within SSSI	W	185	Slight
F1	Fence	1m high post and wire fence. Broken in places.	P	154	Negligible
F2	Fence	1m post and wire fence. Broken in places.	W	88	Negligible
F3	Fence	1m post and wire fence. Broken in places	O (88m)	218	Negligible
F4	Fence	1m post and wire fence	O (127m)	322	Negligible
F5	Fence	1m post and wire fence. Broken in places	O (88m)	52	Negligible
F6	Fence	1m post and wire fence	O (74m)	409	Negligible
F7	Fence	1m post and wire fence	P	143	Negligible
F8	Fence	1m post and wire fence	P	92	Negligible
F9	Fence	1m post and wire fence	P	96	Negligible
F10	Fence	1m post and wire fence. Broken in places	W	276	Negligible
F11	Fence	1m post and wire fence	P	297	Negligible
F12	Fence	1.2m post and rail fence (37m) 1m post and wire fence (120m)	W	157	Negligible
F13	Fence	1.8m close board fence	P	35	Negligible
F14	Fence	fence	P	68	Negligible
F15	Fence	1.8m close board fence	P	110	Negligible
F17	Fence	Fence	P	66	Negligible
F18	Fence	1m post and wire fence	P/W	203	Negligible
F19	Fence	1m post and wire fence. Broken	W	19	Negligible
F20	Fence	1m post and wire fence	W	57	Negligible
F21	Fence	1.8m close board fence	P	30	Negligible
F22	Fence	1.8m close board fence	W	66	Negligible
F23	Fence	1m post and wire fence	W	95	Negligible
F24	Fence	1.8m close board fence	P	31	Negligible
F25	Fence	1m post and wire fence	P	73	Negligible
F26	Fence	1m post and wire fence	P/W	155	Negligible

LAND USES

Ref. on Figure HDA 4	Feature	Condition / character / value at time of survey (incl. height, maturity etc)	Relationship to devt.	Area (ha)	Sensitivity
	Arable Land		W	12.0	Moderate
	Arable Lane		A	2.2	Slight
	Grassland	Semi improved grassland grazed by cattle (3.9ha.) Improved grassland: Grassland field grazed by cattle (2ha)	W	5.9	Moderate
	Grassland	Semi improved grassland: A narrow species poor grassland field along the river. Grazed by cattle (3ha) Improved grassland. Grazed by cattle (1.1ha)	A	4.1	Slight
	Southfield Farm SSSI	Semi Improved Marshy grassland	W	2.5	Major
T1	Tree line	A row of mature Lombardy poplars 25-30m high	P	0.1	Moderate
T2	Open wooded area with amenity grassland	Mixed deciduous and coniferous species. Amenity grass beneath trees. 15-20m high	A	3.4	Moderate
T3	Tree group	Group of mature willows	O (100m)	0.04	Negligible
T4	Individual tree	Mature willow	O (100m)	0.04	Negligible
T5	Tree/ shrub belt	Woodland embankment. Trees predominantly Ash to 20m. Understorey of Hawthorn and Elder 4-6m high	A	0.1	Moderate
T6	Tree line	Mature Lime Trees 20-25m in height	W	0.1	Substantial
T7	Wooded section of river	Tall Alders are present on both banks although many have been pollarded along the western bank. Some Elder, Hawthorn and Willow also present.	O (142m)	0.4	Substantial
T8	Mature Oak	A mature oak covered in ivy to the west of H3			Moderate
T9	Tree group	Horse Chestnut and Oak			Moderate

Ref. on Figure HDA 4	Feature	Condition / character / value at time of survey (incl. height, maturity etc)	Relationship to devt.	Area (ha)	Sensitivity
	Buildings and surrounds	Dales lodge farm house and outbuildings. C18 farmhouse derelict. Mature Oak and Horse Chestnut just north-west of building.	W	0.4	Moderate
	Track-Hardstanding	Well worn brick, gravel, earth track	W	0.2	Negligible
	Allotment	Well kept allotment	P	0.9	Slight

3.39 Local/ site landscape character (Plan HDA 5 and Table 3.2)

3.40 The district assessment identifies relatively broad swathes of land in each character area. In order to assess the potential impact on landscape character in the environs of the site, in line with the spatial hierarchy described in Countryside Agency Guidance⁸, local scale Landscape Character Areas have been identified. Their characteristics are detailed in Table 3.2. The Table also indicates the relationship to the district landscape types, and assesses their relative sensitivity in relation to the proposed development.

⁸ The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment- Guidance for England and Scotland' 2002 pp10-12

Table 3.2: Landscape Character Areas: Sensitivity to the proposed development on the application site

District Landscape Character Type	Local Landscape Character Area	Characteristics	Indicators	Relationship to proposed development	Potential effects of proposed development on character area/type	Sensitivity
Rolling Ironstone Valley Slopes	Irthington slopes	Bordered to the west by the River Ise Floodplain. Central to this area is Burton Wold Clay Plateau, which is surrounded by Irthingborough Slopes. Burton Latimer and Irthingborough comprise two urban areas adjacent to the character area. Defining the area is a series of valleys and slopes generally orientated in a northeast, southwest direction. Barton Seagrave, on the eastern side of Kettering sprawls over a ridgeline on the edge of the area adjacent to the River Ise. The area is characterised by a predominance of large to medium scale arable fields, with occasional pastoral fields, often in close proximity to farmsteads. Woodland cover is limited to small spinneys and copses, although there is an area of coniferous woodland associated with the disturbance of landscape through quarrying.		To the east beyond Barton Seagrave. No intervisibility	<ul style="list-style-type: none"> The development would have no discernable effect on this character area. 	Negligible
Rolling Ironstone Valley Slopes	Barton Seagrave	To the eastern edge of the Irthington slopes character area, sprawling over a ridgeline adjacent to the River Ise valley floodplain. The historic centre of Barton Seagrave is located on St Botolph's Road. The centre consists of St Botolph's church dating back to pre C17, rectory, rectory cottage and manor house C18. Barton Seagrave Hall is also a prominent building, the hall and associated outbuildings date back to C19. To the north and south of this small historic centre is post war development. This large compact settlement is bordered to the south by the A14 and bisected by the A6003		Adjacent to the east and north east. Limited intervisibility between character areas.	<ul style="list-style-type: none"> Landscape character would extend over part of the site as change in land use to that similar to Barton Seagrave settlement character area. 	Negligible
River Valley Floodplain	River Ise valley floodplain	Gently sloping valley and floodplain stretching between Kettering and Wellingborough to join the River Nene southeast of Wellingborough. The character area is heavily influenced by the close proximity of large urban areas and associated infrastructure, some sections however have a rural character where the river is surrounded by vegetation, including flag irises and rushes. A varied character predominates throughout the floodplain landscape. Woodland is mainly confined to linear woodlands closely associated with the river, within Wickstead Park, Boughton Park and the dismantled railway northeast of Wellingborough. Settlements within the character area are limited however significant urban areas are visible adjacent to the character area. The mainline railway and a number of roads including the A6003 and A14 cross the character area at Kettering. Wickstead Park is located within the centre of the floodplain character area.		Site contained within part of the character area.	<ul style="list-style-type: none"> Due to the change in land use upper parts of the site would lose the characteristics of this character area but gain the characteristics of the adjoining character area. The boundary between character areas will be enhanced. 	Substantial

District Landscape Character Type	Local Landscape Character Area	Characteristics	Indicators	Relationship proposed development to	Potential effects of proposed development on character area/type	Sensitivity
River Valley Floodplain	Wickstead Park	Located within the centre of the River Ise valley floodplain character area on the south eastern edge of Kettering. Developed on a former area of meadowland, the park was the first leisure park in the UK. Set within 147 acres of sunken gardens, tree lined walks, nature trails and picnic areas, the park is also a valuable wildlife habitat. Central to the park is a 30 acre lake and at its northwest corner is the pavilion building. Car park facilities are extensive and a miniature railway runs through the site. The park, together with public open space to the north adjacent to the River Ise, provides important areas for recreational opportunities in close proximity to urban areas.		Adjacent to the west. Intervisibility between character areas.	<ul style="list-style-type: none"> The development would have a limited effect on this character area. The proposals will have the potential to urbanise the setting to the park. 	Moderate
Not classified	Kettering Urban Settlement	Located on a prominent spur of land between the River Ise and Slade. The present town mostly grew up in the C19 with the development of the boot and shoe industry. Ketterings economy is now largely based on service and distribution industries owing to its central location and excellent transport links.		Located 550m to the west. Intervisibility possible between character areas.	<ul style="list-style-type: none"> The development would a slight impact on the setting of the eastern edge of this character area. 	Slight
Rolling Ironstone Valley Slopes	Kettering and Wellingborough Slopes	Character area within the Rolling Ironstone Valley Kettering urban area and the river Ise form the eastern boundary. The character area comprises a gently rolling landscape of ridges and valleys orientated in a northeast to southwest direction. Urban influences are significant. Due to their location on rising landform and ridgelines, with descending development evident on the valley sides, views of the urban areas are prominent. Roads and railways surrounding and connecting Kettering are visible from many locations. Land cover typically comprises large to medium scale fields interspersed with semi improved pasture. Pastural fields are generally located are generally located in close proximity to settlements and individual farmsteads. Evidence of 'horisculture' is prominent on the edge of settlements with an abundance of temporary fencing, often creating an untidy appearance to the landscape in what in some cases is an edge already degraded by sprawling urban form. Woodland cover is typical of the landscape type. Golf course. The villages of Pytchley and Isham occupy this landscape. The villages of Pytchley and Isham occupy this landscape character.		North west of the site, adjacent to the west of the River Ise Valley floodplain character area. Limited Intervisibility possible between character areas.	<ul style="list-style-type: none"> The development would have a very limited potential to impact on the on the character of this area. 	Negligible
Rolling Ironstone Valley Slopes	Pytchley settlement	Situated on the upper valley slopes of the Kettering and Wellingborough Slopes character area. Pytchley is a small compact settlement that has developed around the junction of Broughton Road and Kettering Road. All Saints church in Pytchley has a prominent square tower.		Located 2.2km south west of the site	The development would have no effect on this character area.	Negligible
Rolling Ironstone valley Slopes	Isham settlement	Isham is a small compact settlement situated on the upper valley slopes of the Kettering and Wellingborough Slopes character area.		Located 1.5km south of the site.	The development would have no effect on this character area.	Negligible
Not classified	Burton Latimer settlement	Burton Latimer grew up over the C19. There is a wind farm to the north east of Burton Latimer with 10 wind turbines. To the North of Burton Latimer are the large Weetabix and Morrisons distribution centres and the A14 trunk road.		Located 1km south east of the site.	The development would have no effect on this character area.	Negligible

BASELINE VISUAL ASSESSMENT (Plan HDA 6 and Table 3.3)

3.41 The following paragraphs summarise the existing views and visual amenity from the visual receptors (VRs) within the vicinity of the site (properties, definitive public rights of way and roads). Changes that would occur to existing views from committed development are also identified. The sensitivity of each VR is categorised.

Existing visibility: north

3.42 Barton Road (A6003): Continuous and well developed hedgerows follow the southern edge of the Barton Road corridor. These hedgerows together with the riparian woodlands and other vegetation contain all views of the site and the western edge of Barton Seagrave. North of the road Barton Seagrave Hall, St Edwards School and housing is similarly well screened from the site. At the top of the western valley slope, north west of the site there are oblique winter glimpse views of the site across the valley. Glimpse views are also likely from the upper floors of the Tresham Institute.

3.43 Footpath HL4 (Barton Road-Dales Lodge): The northern section of the footpath passes through woodland with views towards Castle Hill and the associated grassy paddocks, there are no views of the site. The footpath emerges from the woodland adjacent to the allotments. Winter partial views become more open towards the site boundary. Internal hedgerows adjacent to Dales Lodge limit views south towards the southern half of the site.

3.44 Footpath HL3 (Barton Road-St Botolph's Road): The footpath passes through the grassy paddocks associated with Castle Hill. Dense vegetation and trees bound the paddock to the south which forms the boundary to the adjacent allotments. There are no views of the site.

3.45 Footpath HL5 (Footpath link to Polwell Lane adjacent to allotments): There are open views of the arable fields in the upper northern part of the site, internal hedgerows and landform limit views, south, beyond Dales Lodge.

Existing visibility: east

3.46 Polwell Lane/ St Botolph's Road: Housing fronting the lane substantially contains views of the site. Where the site boundary abuts Polwell Lane, for approximately 60metres, there are partial views into the site. The eastern arable fields within the site are visible with glimpsed views of Dales Lodge. East of Polwell Lane there are no views of the site.

South and south-west

3.47 The A14 corridor: The woodland associated with the railway corridor together with landform and orientation of the road around the southern edge of Kettering and Barton Seagrave contain views of the site.

3.48 Recent development between the railway corridor and A509: Residential properties on Stratfield Way and commercial units at Kettering Park Way adjoin the railway corridor. The embankment and vegetation screen the site from views. Many of the commercial buildings have windowless elevations facing the site or are screened by intervening buildings or vegetation. More elevated buildings such as Kettering Park Hotel have distant views from upper windows and some glimpsed views from ground floor windows. The site is seen in the context of the existing urban edge of Barton Seagrave.

3.49 **Pytchley:** There are no views of the site from Pytchley or from the Isham Road leading down to the A509 junction with the A14. Similarly, there are no views from the public footpath running from Isham Road to Marshes Barn Farm, by virtue of a continuous and mature hedgerow which bounds the road adjacent to the golf course. There are glimpses of the central area of the site from the road adjacent to Marshes Barn golf course. The site forms a small portion of the view with housing and employment forming the mid ground of the view and Barton Seagrave filling the distant view on the skyline.

3.50 **Wicksteed Park:** The park occupies the east facing slopes of the Ise Valley. There are no views of the site from the northern end of the park or the adjacent

area of housing. Riparian woodland, mature trees and hedges within the park contain the views. On upper parts of the Wicksteed Park between a central pedestrian avenue and the northern end of the park, there are views of sections parts of the site. Views from upper parts of Wicksteed Park are seen in the context of Barton Seagrave forming an extensive built skyline and a foreground of hedgerows and riparian woodland. Industrial and commercial development beyond the railway corridor fills the southern end of the panorama. From lower southern sections of Wicksteed Park there are winter glimpsed and partial views of the site.

- 3.51 **Kettering:** There are no views of the site from residential areas of Kettering other than those properties which face onto the western boundary of Wicksteed Park. Those properties will generally have winter glimpsed views from ground floor windows and partial upper floor views of parts of the site. Views are seen in the context of Barton Seagrave forming an extensive built skyline and a foreground of hedgerow and riparian woodland.

Properties adjacent to the site

- 3.52 **Brington Drive:** The boundary comprises fences and hedges to various heights. Most two storey properties have views across the southern half of the site from first floor windows. Winter views from ground floor windows vary depending on the degree of boundary vegetation and hedge, where there is vegetation summer views will be limited. There are no views from ground floor windows to properties which are bound by 1.8m close board fence.
- 3.53 **Sherwood Drive:** Properties on Sherwood Drive have fences of various heights and limited vegetation cover. These properties have open views across northern parts of the site from first floor windows and partial views from ground floor windows.
- 3.54 **Properties 38-62 (even nos) Polwell Lane:** These properties are well bounded by vegetation and fencing. From upper floor windows there are partial views of

northern parts of the site and some distant views across the valley to Wicksteed Park. From ground floor windows there are winter glimpsed views.

- 3.55 **Properties 10-24 (even nos) Polwell Lane:** Properties are bounded by a post and wire fence and a row of mature poplars. There are partial winter views of the northern parts of the site from both upper and ground floor windows and distant views of Wicksteed Park. These views are likely to be significantly reduced in the summer months.

Views within the site

- 3.56 Footpath HL4 (Barton Road- Dales Lodge -Sherwood Drive): Views of the southern section of the site are broken by internal hedgerow adjacent to Dales Lodge and the landform. There are views west across the valley.

Summary of existing visibility

- 3.57 Open views of northern parts of the site are possible from properties on Sherwood Drive. These visual receptors have been assessed as having moderate sensitivity. From other properties adjacent to the site there are partial views from upper floor windows, ground floor views are dependant on the level of vegetation or fence type bounding the property. These properties have been assessed to have moderate sensitivity. From parts of Wicksteed Park there are partial views of the site. These visual receptors have been assessed to have moderate sensitivity. There are some partial distant views of the site from properties adjacent to the west of Wicksteed Park. These properties have been assessed to have slight sensitivity. Kettering Park Hotel south west of the site has also been assessed to have distant partial views of the site from upper floor windows. This property has been assessed to have negligible sensitivity. There are no visual receptors with major or substantial sensitivity.

TABLE 3.3: POLWELL LANE - EXISTING VISIBILITY

The appraisal is based on a grading of degrees of visibility, from not visible to fully open in close views. To indicate the degree or magnitude of visibility of the site (or development) from any location, that continuum has been divided into four categories:

- **No view:** (or difficult to perceive);
- **Glimpse:** a transient view or distant view of part of the site in the context of a wider view;
- **Partial view:** an uninterrupted view of part of the site; a partial view of most of it where foreground landscape character or features contribute to the view; or a distant view in which the whole site forms a relatively small proportion of a wider view;
- **Open view:** a panoramic view of most of the site or development, occupying most of the field of vision.

The Sensitivity of each visual receptor is assessed based on the following checklist⁹:

- Type of VR (e.g. recreation location where surrounding landscape important to activity, right of way, residential property, scenic road, motorway, employment premises etc.);
- Proportion of VR affected (i.e. % length of right of way from which view affected; principal room or first floor only of residential property affected);
- Character of view;
- Degree to which site/proposed development visible;
- Contribution site/proposed development makes to character of view;
- Nature of proposed development in context of view (consistent or contrasting);
- Distance between site and VR;
- Recognised importance of the landscape in which site and/or VR located;
- Number of viewers likely to be affected.

EXISTING VISIBILITY: PROPERTIES

Ref. number HDA 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
P1	Barton Seagrave Hall	Grade II* listed building occupied by Northamptonshire NHS trust	0.5km North-east	Located north of the A6003. Opposite Barton Seagrave Hall is the junction with St Botolph's Road and an open field bounded by mature hedgerow. Beyond this field is mature vegetation trees and an allotment. Views are foreshortened by residential properties to the west of St. Botolph's Road, mature trees and vegetation. No views of the site are possible.	Negligible
P2	Properties north of Barton Seagrave Hall	Residential properties	0.7km North	Located on the upper eastern slopes Ise valley north of the A6003. Adjacent to these properties to the South is woodland copse. There is also woodland copse on the Ise valley floor to the north and south of the A6003. Views south are foreshortened by this mature vegetation. No views of the site are possible.	Negligible

⁹ adapted from Landscape Institute and Institute for Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (2nd edition) 2002, para. 7.31, p90

Land West of Polwell Lane – A Sustainable Urban Extension to Barton Seagrave

Ref. number HDA 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
P3	St Edwards School	School	0.7km North-west	Located on the upper western slopes of the Ise valley north of the A6003. Opposite the A6003 south is a minor ridge and Wickstead Park bounded by mature hedgerow with mature trees and vegetation. The lower valley floor is also vegetated with mature trees and areas of Woodland Copse. Views south and South east are foreshortened by the topography and mature vegetation. No views of the site are possible.	Negligible
P4	Tresham Institute	College	0.9km North-west	Located at the top of the western side of the Ise Valley, north of the A6003. Opposite the A6003 south is Wickstead Park bounded by mature trees and hedgerow. Amusement rides and outbuildings within the park are visible from the college. From upper floor windows there will be some glimpse views of the site.	Negligible
P5	Properties west of A509	Residential properties	0.9km West	Located West of the A509. East of the properties and the A509 is another development of residential properties and Wickstead Park. Views east are foreshortened by existing residential properties. No views of the site are possible	Negligible
P6	Park building	Restaurant/ Cafe	0.5km North west	Situated on the upper slopes of the Ise valley within Wickstead Park. Mature trees within the park and bounding the lake, vegetation and park buildings foreshorten views. Glimpse views of upper parts of the site are possible	Negligible
P7	Paradise Lane	Residential properties	0.6km North west	Adjacent to the west of Wickstead Park at the top of the Ise valley bounded by hedgerow. Views east across the valley are foreshortened by Mature trees and hedgerow within Wickstead Park. From ground floor windows there are limited glimpse views of upper parts of the site. From upper floor windows there are partial views of upper parts of the site	Slight
P8	Modern property on Paradise Lane	Residential property	0.6km North west	Adjacent to the west of Wickstead Park at the top of the Ise valley. Mature trees and vegetation within the park foreshorten some views across the valley . There are partial winter views of the site from this property.	Slight
P9	Police houses	Residential properties	0.5km North west	Adjacent to the west of Wickstead Park at the top of the Ise valley gardens bounded by vegetation. Mature trees and vegetation break views across the park. From these properties there are no direct views across the park. From ground floor windows there are no views of the park, from upper floor windows there are glimpse views.	Negligible
P10	Properties between Police Houses and Essex Place	Residential properties	0.5km West	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Slight
P11	Essex Place	Residential properties	0.5km West	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Slight
P12	Properties at southern end of Northumberland Road	Residential properties	0.6km West	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Slight
P13	Stratfield Way	Residential properties	0.6km West	South of the railway embankment. Views are foreshortened by the railway embankment. No views of the site are possible	Negligible
P14	Kettering Parkway	Commercial Units	0.3km West	South of the railway embankment. Views are foreshortened by the railway embankment. Many windowless elevations. No views of the site are possible	Negligible
P15	Kettering Park Hotel	Hotel	0.5 km South west	South of the railway embankment on a spur of higher ground. There are distant ground floor glimpses and upper floor views of the site.	Negligible

Land West of Polwell Lane – A Sustainable Urban Extension to Barton Seagrave

Ref. number HDA 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
P16	Southfield Farm	Residential property	0.2km South	South of the railway embankment. Views north are foreshortened by the embankment. No views of the site are possible	Negligible
P17	Properties to the south of Brington Drive	Residential properties	Adjacent to the East	Properties bounded by 1.8m close board fence. No views of the site from ground floor windows and partial views of lower northern parts of the site from upper floor windows. Distant views limited by railway embankment and mature woodland copse vegetation	Moderate
P18	Properties to the north of Brington Drive	Residential properties	Adjacent to the East	Properties bounded by post and wire fencing and garden vegetation. Partial views of lower northern parts of the site from ground and upper floor windows. Distant views limited by railway embankment and mature woodland copse vegetation	Moderate
P19	Sherwood Drive	Residential properties	Adjacent to the East	Properties bounded by post and wire fence and some vegetation. Partial views from ground floor windows and open views from upper floor windows of the majority of the upper southern part site. Some distant views across the valley to Wickstead Park	Moderate
P20	Properties 62-48 (even nos) Polwell Lane	Residential properties	Adjacent to the East	Properties bounded by hedgerow and fence. Some glimpse views of from ground floor windows and partial views from upper floor windows of southern parts of the site. Distant views across the valley to Wickstead Park.	Moderate
P21	Properties 46-38 (even nos) Polwell Lane	Residential properties	Adjacent to the East	Properties bounded by hedgerow and fence. Some glimpse views of from ground floor windows and partial views from upper floor windows of southern parts of the site. Distant views across the valley to Wickstead Park	Moderate
P22	Properties 24-10 (even nos) Polwell Lane	Residential properties	Adjacent to the East	Properties bounded by a post and wire fence and mature Poplars. Some partial views of the southern part of the site from upper and ground floor windows. Distant views across the valley to Wickstead Park	Moderate
P23	Properties 76-42 (even nos) St Botolph's Road	Residential properties	0.1km North	No direct views south from these properties. Views south are foreshortened by mature trees, dense vegetation and residential properties. No views of the site are possible.	Negligible
P24	Barton Seagrave east of St Botolph's Rd	Residential properties	50m to the North east	Views are foreshortened by residential properties on St Botolph's Road. Limited views of the site entrance on St Botolph's Road. No clear views of the site are possible.	Negligible
P25	Barton Seagrave west of St Botolph's Rd	Residential properties	0.1km to the East	Views are foreshortened by residential properties east and west of Polwell Lane. No views of the site are possible.	Negligible
P26	The Elms Pytchley	Residential properties	2.1km to the South west	No direct views North east to the site. North East of the Elms is the A14 major trunk road and commercial development. No views of the site are possible.	Negligible

EXISTING VISIBILITY: FOOTPATHS

Ref. number Hda 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
W1	Central Avenue within Wickstead park	Footpath within Wickstead Park	0.3km North west	Tree lined pedestrian avenue. Views east are of the park lake and adjacent trees and vegetation. From upper parts of the footpath there are partial views across the valley of upper southern parts of the site. From lower parts of the footpath there are winter glimpses of the site through trees and vegetation.	Moderate
W2	Footpath between avenue and park building	Footpath within Wickstead Park	0.5km North west	This footpath runs north-south on the upper part of the Ise valley. East of the footpath are scattered trees and shrubs and trees to the boundary of Wickstead Lake. West of the footpath is hedgerow bounding Paradise Lane. Looking east across the valley there are partial views of upper parts of the site.	Moderate
W3	Footpath west of activity park	Footpath within Wickstead Park	0.3km North west	This footpath runs north south. Views east are foreshortened by structures within the activity park. No views of the site are possible	Negligible
W4	Footpath between park building and aviary	Footpath within Wickstead Park	0.2km North	Footpath runs east west in the northern part of Wickstead Park. Views west are foreshortened by park buildings. Views east are foreshortened by park buildings, dense woodland copse and mature trees bounding Wickstead Lake. No views of the site are possible.	Negligible
HL1	Between St Botolph Road and A6003 Barton Road	Public footpath	0.3km North east	Footpath east of St Botolph Road. South of the footpath is residential development. No views of the site are possible	Negligible
HL2	Across public open space in Barton Seagrave	Public footpath	0.4km North east	Footpath east of St Botolph Road. South of the footpath is residential development. No views of the site are possible	Negligible
HL3	North of site through ancient monument	Public footpath	0.3km North	Public footpath runs east west through site of an ancient monument. South of the footpath is dense vegetation, allotments and beyond the site. No views of the site are possible.	Negligible
HL4	Across the site	Public footpath	Within the site	Public footpath runs north west from the A6003 adjacent to the north of ancient monument, wooded copse and allotments to Sherwood Drive intersecting the site. From the A6003 moving south there are no views limited by woodland copse, nearer the site there are partial views and then open views of the site.	Moderate
HL5	From HL4 east along northern boundary	Public footpath	Within the site	HL5 runs east west between the allotments and the sites northern boundary. Looking south from the footpath there are open views of the site, north are views across the allotments to woodland copse. West there are views across the Ise valley.	Moderate

EXISTING VISIBILITY: ROADS

Ref. number HDA 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
	Polwell Lane	Minor Road	Adjacent to the East	Between Polwell Lane and the site is existing residential development. A small glimpse of the site is possible where there is a break in residential development and the site adjoins the road.	Negligible
	St Botolph's Road	Minor Road	50m to the East	Residential development to the east and west of St Botolph's Road foreshortens views from St Botolph's Road. No views of the site are possible.	Negligible
A6003	Barton Road	Main trunk road	0.3km to the North	Barton Road runs from the A14 to the east to the A509 to the west. From A14 there is established residential development to the west. The road runs through the Ise valley, views south are foreshortened by woodland copse, hedgerow, mature trees and vegetation. The road rises up the valley to meet the A509. No views of the site are possible. There are oblique winter glimpses of the site on the western side of the Ise valley.	Negligible
A509	Pytchley Road	Main trunk road	0.7km to the West	There is residential east and west of Pytchlet Road. No views of the site are possible	Negligible
A14	A14	Major trunk road	0.1km to the South	The A14 runs north-west, south of Barton Seagrave. North of the Road is existing residential development of Barton Seagrave, railway embankment and commercial and industrial development. No views of the site are possible.	Negligible
	Isham Road	Minor Road	0.8km to the South west	Isham Road is bounded by field hedgerow and vegetation. North and East of Isham Road the land falls away to the Ise valley and there is commercial and industrial development. No views of the site are possible	Negligible
	Kettering Road	Minor Road	1km to the West	Kettering Road is bounded by field hedgerow and vegetation. North and East of Isham Road the land falls away to the Ise valley and there is commercial and industrial development. Where there are breaks in the vegetation there are some long distance glimpse views of the site.	Negligible

EXISTING VISIBILITY: PUBLIC OPEN SPACE

Ref. number HDA 6	Key View Point Name	Type of View Point	Distance (from closest site boundary)	Description of view(s) (extent, appearance, context, value)	Sensitivity / Capacity Refer to Check list above
OS1	Wickstead Park, cricket pitch south of avenue	Public Open Space	0.4km to the West	Views over the Ise valley are broken by trees and vegetation within the park and bounding the lake. There are partial winter views of northern parts of the site.	Slight
OS2	Marshes Barn golf course	Golf course	1.5km to the South west	North east of the golf course is commercial development, railway embankment and Wickstead Park. There are distant glimpse views of the site.	Negligible

3.58 **DESCRIPTION OF THE PROPOSED DEVELOPMENT (Plan HDA 7)**

The outline development proposals comprise:

- Mixed density housing
- Opportunity for mixed use development
- Public/ amenity open space
- Enhanced cycle and pedestrian links
- Children's play areas

Site Layout

3.59 The development framework plan identifies 11.5ha of land for development centred on the most contained northern part of the site, adjacent to the existing frontage onto Polwell Lane.

3.60 The layout has been designed to respect existing site features and the topography of the site. The layout has a large amount of open space which includes a substantial landscape buffer to the southern part of the site between the development area, the River Ise and the Southfield Farm Marsh SSSI. The open landscape extends to include the upper slopes of the southern part of the site, maintaining an open character to the southern end of the valley landscape.

3.61 The proposals provide the opportunity for a new east west pedestrian and cycle link connecting Wicksteed Park with Barton Seagrave. Existing footpath links through the site shall be maintained and enhanced.

3.62 Water features including SUD's will regulate the run-off from the development area and protect the SSSI from potential contamination. It is proposed that the existing culvert within the SSSI will be replaced by a hydrological attenuation feature which will clean and regulate water entering the SSSI from both new and existing development.

3.63 Internal and boundary features would be retained and enhanced to ensure long term containment of the site and the protection of the adjacent open valley landscapes. Appropriate planting and off sets to the existing urban edge would

be incorporated to maintain privacy to existing dwellings of the new development.

- 3.64 Planting of hedges, trees and marginal woodland will provide a landscape structure that will develop a soft edge to Barton Seagrave minimising the effect of new development on the Ise valley.

LANDSCAPE ASSESSMENT OF THE PROPOSED DEVELOPMENT

(Table 3.4)

- 3.65 The landscape impacts of the proposed development can be divided into impacts on existing landscape features and impacts on local landscape character. Cumulatively, the impacts on existing landscape features, together with the effects of new elements introduced into the landscape as part of the proposed development, relate strongly to the effects on landscape character. Impacts resulting from the development during both construction and completion are identified.

Effect on landscape features: construction

- 3.66 The proposed development occupies existing agricultural land situated west of Barton Seagrave. The proposals would result in the permanent loss of arable land and grassland. This would have a medium adverse impact.
- 3.67 The majority of the linear landscape features, such as the hedgerows and ditch line, would be retained and enhanced with locally appropriate native species and open space.
- 3.68 Southfield Farm Marsh SSSI will be retained. Additionally grassland east of the SSSI on the upper slopes of the site will be retained and enhanced to provide an appropriate landscape buffer. A hydrological attenuation feature will regulate run off from the site and existing development, protecting the SSSI from potential contamination, a moderate beneficial impact.

3.69 The construction of the proposed development would result in the loss of approximately 170m (25%) of internal hedgerows, due to the proposed location of residential properties. This loss of linear features would have a medium adverse impact during construction.

Effect on landscape features: completion

3.70 Planting, in the form of street trees, avenue planting and marginal woodland would occur within the development.

3.71 Enhanced open space both formal and informal will amount to approximately 4.1ha. Open space will include enhanced tree, hedgerow and shrub planting, additional allotments, children's play facilities, and footpath and cycle links. Footpath links may include a new east west link to Wicksteed Park. The proposed open space will enhance the amenity value of the Ise valley open space corridor, increasing access and consolidating open space for the long term.

3.72 Overall the impact of the development on landscape features post completion would have a medium beneficial impact.

Land-use comparison pre and post construction/completion

Landscape Feature	Existing Area (ha)	Area retained during construction	Area retained / created at completion
Arable Land	12	0	0
Grassland/ open space	5.9	0	4.4
Southfield Farm SSSI	2.5	2.5	2.5

Linear Features comparison pre and post construction/completion

Landscape Feature	Existing Length (m)	Length retained during construction	Length retained / created at completion
Hedgerows	680	510	700
Ditches / streams	185	185	185

Effect on landscape character: construction

- 3.73 The assessment of impact on landscape character is made with reference to the baseline character assessment and the local character areas identified on plan HDA 5.
- 3.74 The Polwell Lane site lies within character area River Ise valley floodplain and bounds the urban edge of Barton Seagrave. The character area is of gently sloping valley and floodplain heavily influenced by the close proximity of large urban areas and associated infrastructure. The proposals would result in the permanent loss of arable land and some grassland, which would result in a medium adverse impact.
- 3.75 The impact of the development will be mitigated by proposals to enhance the amenity and wildlife value of the character areas. Additional cycle and pedestrian links, the enhancement of hedgerows and wildlife habitats within public open space and the open space provision east of the River Ise will secure long term benefits for public amenity in the area a medium beneficial impact.
- 3.76 The southern section of the development is set back from the Southfield Farm Marsh SSSI protected by a buffer of public open space landscape area maintaining the open character of the Ise valley.

Effect on landscape character: completion

- 3.77 On completion, the change in character from agricultural land to built development would result in the extension of the adjacent Barton Seagrave character area over parts of the Polwell Lane site. The extension will present a more positive backdrop to the Ise valley, hedgerow and tree planting will give Barton Seagrave a soft edge. Properties will have views across the valley. The impact on the character area of the River Ise Valley floodplain at completion would be an overall low adverse impact, reducing to negligible on maturity of the scheme.

Summary of landscape impact

- 3.78 The proposals would result in the total loss of 11.5ha of arable land. The loss of this moderately sensitive feature would result in a medium adverse impact. The loss of 25% of hedgerows to accommodate the development would have a medium adverse impact on the sites linear features. At completion, the provision of a substantial additional area of public open space, street trees, avenue trees, hedgerow and shrub planting, enhancement of wildlife habitat and additional pedestrian and cycle links would reduce the impact on the landscape features to a negligible adverse impact.
- 3.79 The change in land use of part of the site area would have a medium adverse impact on the character area river Ise valley floodplain during construction. The design of the proposals which respects the SSSI and maintains an open landscape to the south and forms a high quality boundary to Barton Seagrave, softened by tree hedge and shrub planting will result in a low adverse impact at completion and negligible impact on maturing of the scheme.

TABLE 3.4: POLWELL LANE, LANDSCAPE FEATURES/CHARACTER – IMPACT ASSESSMENT KEY

Magnitude of effect

Magnitude of effect in relation to **landscape features** is categorised as follows:

- **None/Negligible:** no discernible effect. Landscape feature substantially unaffected by the proposals (eg. boundary hedge/tree protected by adequate standoff)
- **Slight:** Partial loss of feature that can be recreated relatively easily or which would regain its characteristics over time; minor or temporary effect on feature that can accommodate limited removal without noticeable change (eg. gappy hedgerow);
- **Moderate:** total loss over sizeable area of a feature that can be recreated relatively easily (eg. arable farmland); partial loss of feature that may be recreated over time, (eg. young plantation/hedgerow); very minor loss of feature that would be difficult to recreate (eg woodland);
- **Substantial:** Total loss of feature that may be recreated over time; loss of small proportion of a feature that would be difficult to replace (eg. mature woodland or historic species rich hedgerow);
- **Major:** Effect on a landscape feature of designated importance that cannot be replaced; total loss of features that would be difficult to replace.

The magnitude of effect on each local **landscape character area (LCA)**, during construction and operation, is assessed using the following categories:

- **None/Negligible:** no discernible change to landscape character;
- **Slight:** a barely perceptible change to landscape character;
- **Moderate:** a noticeable change to landscape character (proposed landscape character similar to adjoining areas);
- **Substantial:** a considerable change to landscape character (proposed landscape character locally appropriate but different from adjoining areas);
- **Major:** loss of existing landscape character and its replacement with characteristics that are atypical in the locality.

Changes to landscape character may be adverse, beneficial or neutral. The erosion of character equates to an adverse impact, whilst strengthening of characteristics is regarded as beneficial. The substitution of a landscape character unit with another that is different but locally appropriate may be assessed as a neutral impact.

Significance matrix for landscape impact (features and character)

		<i>Sensitivity</i> (refer section 2.4)				
		Major	Substantial	Moderate	Slight	Negligible
<i>Magnitude of effect</i> (refer section 2.6)	Major	Extreme	Very high / High	High	Medium	Medium / Low
	Substantial	Very high / High	High	High / medium	Medium / Low	Low
	Moderate	High	High / Medium	Medium	Low	Low / Negligible
	Slight	High / medium	Medium	Low	Low / Negligible	Negligible
	Negligible	Low	Low / Negligible	Low / Negligible	Negligible	Negligible

Extreme / Very high significance: impact of international/national importance;

High significance: impact of regional significance; irrevocable change or widespread loss of characteristic features in a sensitive landscape with little capacity for change;

Medium significance: impact of local significance; noticeable change in an average, ordinary landscape with some capacity to accommodate development;

Low significance: impact of very local significance; small scale or temporary changes in a low sensitivity landscape with capacity to accommodate development;

Negligible significance: not significant.

LANDSCAPE IMPACT: LINEAR FEATURES

Relationship to development:

W: within site;

P: perimeter;

A: adjacent to site (<5m);

O: off site (with distance from site boundary as appropriate)

Where a feature is located >30m from the development, i.e. outside the 'site', it is categorised as being less sensitive than the same feature located within the site.

Feature	Condition / character / value.*	Sensitivity	Summary description of effect of scheme/landscape proposals	Magnitude of effect		Impact Significance	
				Construction (temporary)	Completion (residual)	Construction (temporary)	Completion (residual)
Hedgerow	Dense compact low hedge, around 1.2-1.5m high consisting of Elder, Hawthorn, Ash and Holly	Moderate	Retained whole length of 170m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Low hedge, around 1.5m in height running along track. Southern section dominated by elm, with elder and hawthorn towards the north.	Moderate	Remove whole length of 145m	Moderate	Moderate	Medium	Medium
Hedgerow	Low compact hedge, with Hawthorn, Blackthorn, Ash and Elder. A mature oak covered in ivy is to the western end of this hedge	Moderate	Retained whole length of 145m	Slight	Slight	Low	Low
Hedgerow	Low hedge present along the eastern boundary of field Fairly compact and dense with Hawthorn and Elder	Moderate	Retained whole length of 72m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Gappy low hedge, consisting of mostly scattered Elder bushes. A single mature Lime tree is present midway along this boundary.	Slight	Retained whole length of 166m	Negligible	Negligible	Negligible	Negligible
Hedgerow	A dense well trimmed Elder and Hawthorn hedge around 1.5m in height, running along a dry ditch.	Moderate	Retained whole length of 74m	Negligible	Negligible	Low	Low
Hedgerow	Tall straggly hedge along a wire fence, mostly Hawthorn with some Field Maple and Elder. Around 6m height and quite wide.	Slight	Retained whole length of 111m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Elder and Hawthorn scrub	Slight	Reduced from 47m to 36m	Moderate	Moderate	Low	Low
Hedgerow	Elder and Hawthorn scrub	Slight	Reduced from 48m to 37m	Moderate	Moderate	Low	Low
Hedgerow	Bramble scrub with hawthorn, Elder and Ash bushes	Slight	Retained whole length of 26m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Low trimmed Hazel, Elder and hawthorn hedge adjacent to road, around 1.5m in height.	Moderate	Remove whole length of 71m	Moderate	Moderate	Medium	Medium
Hedgerow	Domestic conifer hedge, around 3m	Slight	Retain whole length of 12m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Short section of hawthorn hedge. Tall and straggly, around 5m in height.	Moderate	Remove	Moderate	Moderate	Medium	Medium

Land West of Polwell Lane – A Sustainable Urban Extension to Barton Seagrave

Feature	Condition / character / value.*	Sensitivity	Summary description of effect of scheme/landscape proposals	Magnitude of effect		Impact Significance	
				Construction (temporary)	Completion (residual)	Construction (temporary)	Completion (residual)
Hedgerow	Hawthorn hedge. Tall, straggly standards with some Ivy. Quite gappy, with a large gap in the middle	Slight	Retain whole length of 87m	Negligible	Negligible	Negligible	Negligible
Hedgerow	Straggly Hawthorn hedge, around 4m in height. Single medium-sized ash tree towards the northern end.	Slight	Retain whole length of 82m	Negligible	Negligible	Negligible	Negligible
Ditch	Narrow wet ditch along field boundary. Bounded on either side with a post and wire fence and overgrown with Bramble scrub and trees, including Hawthorn, Alder and a large Crack Willow. The ditch passes under a culvert to the east.	Slight	Retain whole length of 50m	Negligible	Negligible	Negligible	Negligible
Ditch	Heavily vegetated ditch. Ditch contains a narrow shallow stream flowing west towards river. Stream flow out of a culvert at the eastern end. Ditch within SSSI	Slight	Retain whole length of 185m	Negligible	Negligible	Negligible	Negligible
Fence	1m high post and wire fence. Broken in places.	Negligible	Retain or replace whole length of 154m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence. Broken in places	Negligible	Remove whole length of 88m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence. Broken in places	Negligible	Remove whole length of 218m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 322m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence. Broken in places	Negligible	Retain or replace whole length of 52m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 409m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 143m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 92m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 96m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence. Broken in places	Negligible	Remove whole length of 276m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace whole length of 297m	Negligible	Negligible	Negligible	Negligible
Fence	1.2m post and rail fence (37m) 1m post and wire fence (120m)	Negligible	Remove entire length of 157m	Moderate	Moderate	Negligible	Negligible
Fence	1.8m close board fence	Negligible	Retain entire length of 35m	Negligible	Negligible	Negligible	Negligible
Fence	fence	Negligible	Retain or replace whole length of 68m	Negligible	Negligible	Negligible	Negligible
Fence	1.8m close board fence	Negligible	Retain or replace whole length of 110m	Negligible	Negligible	Negligible	Negligible
Fence	Fence	Negligible	Retain or replace entire length of 66m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Remove entire length of 203m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence. Broken	Negligible	Remove entire length of 19m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Remove entire length of 57m	Moderate	Moderate	Negligible	Negligible
Fence	1.8m close board fence	Negligible	Retain or replace entire length of 30m	Negligible	Negligible	Negligible	Negligible
Fence	1.8m close board fence	Negligible	Remove entire length of 66m	Moderate	Moderate	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Remove entire length of 95m	Moderate	Moderate	Negligible	Negligible
Fence	1.8m close board fence	Negligible	Retain or replace entire length of 31m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Retain or replace entire length of 73m	Negligible	Negligible	Negligible	Negligible
Fence	1m post and wire fence	Negligible	Remove entire length of 155m	Moderate	Moderate	Negligible	Negligible

LANDSCAPE IMPACT: AREA FEATURES

Relationship to development:

W: within site;

P: perimeter;

A: adjacent to site (<5m);

O: off site (with distance from site boundary as appropriate)

Where a feature is located >30m from the development, i.e. outside the 'site', it is categorised as being less sensitive than the same feature located within the site.

Feature	Condition / character / value.*	Sensitivity	Summary description of effect of scheme/landscape proposals	Magnitude of effect		Impact Significance	
				Construction (temporary)	Completion (residual)	Construction (temporary)	Completion (residual)
Arable Land (W)		Moderate	Remove 12ha	Moderate	Moderate	Medium	Medium
Arable Land (A)		Slight	Retain 2.2ha	Slight	Slight	Low	Low
Grassland (W)	Semi improved grassland grazed by cattle (3.9ha) Improved grassland: Grassland field grazed by cattle (2ha)	Moderate	Remove 5.9ha	Moderate	Moderate	Medium	Medium
Grassland (A)	Semi improved grassland: A narrow species poor grassland field along the river. Grazed by cattle (3ha) Improved grassland. Grazed by cattle (1.1ha)	Slight	Retain 4.1ha	Slight	Slight	Low	Low
Southfield Farm SSSI	Semi Improved Marshy grassland	Major	Retain 2.5ha	Negligible	Negligible	Low	Low
Tree line	A row of mature Lombardy poplars 25-30m high	Moderate	Retain 0.1ha	Negligible	Negligible	Low	Low
Open wooded area with amenity grassland	Mixed deciduous and coniferous species. Amenity grass beneath trees. 15-20m high	Moderate	Retain 3.4ha	Negligible	Negligible	Negligible	Negligible
Tree group	Group of mature willows	Negligible	Retain 0.04ha	Negligible	Negligible	Negligible	Negligible
Individual tree	Mature willow	Negligible	Retain 0.04ha	Negligible	Negligible	Negligible	Negligible
Tree/shrub belt	Woodland embankment. Trees predominantly Ash to 20m. Understorey of Hawthorn and Elder 4-6m high	Moderate	Retain 0.1ha	Negligible	Negligible	Negligible	Negligible
Tree line	Mature Lime Trees 20-25m in height	Substantial	Retain 0.1ha	Negligible	Negligible	Low	Low
Tree group	Horse Chestnut and Oak	Moderate	Retain	Negligible	Negligible	Low	Low
Mature Oak	A mature Oak covered in Ivy	Moderate	Retain	Negligible	Negligible	Low	Low
Wooded section of river	Tall Alders are present on both banks although many have been pollarded along the western bank. Some Elder, Hawthorn and Willow also present.	Substantial	Retain 0.4ha	Negligible	Negligible	Negligible	Negligible
Buildings and surrounds	Dales lodge farm house and outbuildings. C18 farmhouse derelict.	Moderate	Remove 0.4ha	Slight	Slight	Low	Low
Track-Hardstanding	Well worn brick, gravel, earth track	Negligible	Remove 0.2ha.	Slight	Slight	Negligible	Negligible
Allotment	Well kept allotment	Slight	Retain 0.9ha.	Slight	Slight	Low	Low

LANDSCAPE IMPACT: CHARACTER ASSESSMENT

Landscape Type	Local Landscape Character Area	Relationship to proposed devt.	Sensitivity	Summary description of effect of scheme/landscape proposals	Magnitude of effect		Impact Significance	
					Construction (temporary)	Completion (residual)	Construction (temporary)	Completion (residual)
Rolling Ironstone Valley Slopes	Irthlington slopes	Adjacent to the east. Intervisibility very limited	Negligible	The development would have no discernable effect on this character area.	Negligible	Negligible	Negligible	Negligible
Rolling Ironstone Valley Slopes	Barton Seagrave	Adjacent to the east and north east. Limited intervisibility between character areas.	Negligible	Landscape character would extend over site as change in land use to that similar to Barton Seagrave settlement character area.	Slight	Moderate	Low	Low
River Valley Floodplain	Wickstead Park	Adjacent to the west. Intervisibility between character areas.	Moderate	The development would have no discernable effect on this character area.	Negligible	Negligible	Negligible	Negligible
River Valley Floodplain	River Ise valley floodplain	Site contained within part of the character area.	Moderate	Due to the change in land use upper parts of the site would lose the characteristics of this character area but gain the characteristics of the adjoining character area.	Moderate	Slight	Medium	Low
Not classified	Kettering Urban Settlement	Located 550m to the west. Intervisibility possible between character areas.	Negligible	The development would have no effect on this character area	Negligible	Negligible	Negligible	Negligible
Rolling Ironstone Valley Slopes	Kettering and Wellingborough Slopes	North west of the site, adjacent to the west of the River Ise Valley floodplain character area. Intervisibility possible between character areas.	Negligible	The development would have no effect on this character area	Negligible	Negligible	Negligible	Negligible
Rolling Ironstone Valley Slopes	Pytchley settlement	Located 2.2km south west of the site	Negligible	The development would have no effect on this character area	Negligible	Negligible	Negligible	Negligible
Rolling Ironstone Valley Slopes	Isham settlement	Located 1.5km south of the site.	Negligible	The development would have no effect on this character area	Negligible	Negligible	Negligible	Negligible
Not classified	Burton Latimer settlement	Located 1km south east of the site.	Negligible	The development would have no effect on this character area	Negligible	Negligible	Negligible	Negligible

VISUAL ASSESSMENT OF THE PROPOSED DEVELOPMENT

(Plan HDA 8 and Table 3.5)

- 3.80 This section assesses the likely visual impact of the proposed development. As set out in the baseline study, the visual envelope for the site does not extend substantially beyond the site.
- 3.81 The significance of the impact is assessed against a scale running through 'negligible', 'low', 'medium', 'high' to 'extreme' (Appendix 3A)

Visibility of the proposals: construction

- 3.82 The degree to which the development would affect individual surrounding visual receptors during construction has been assessed as ranging from 'Low' to 'High'.

North

- 3.83 Barton Road (A6003): There will be no views of the construction from the large majority of Barton Road and properties to the north by virtue of existing well developed hedgerow, riparian woodland and vegetation. There will continue to be oblique winter glimpse views of the site from the top of the western valley slope and upper floors of the Tresham Institute. Development would be softened by tree and hedge planting and would be seen as an extension to the built edge of Barton Seagrave. The visual impact would be negligible.
- 3.84 Footpath HL4 (Barton Road - Dales Lodge): There will be no views from the northern section of the footpath. Where the footpath emerges from the woodland there will be views of the northern edge of the construction, a medium level of impact.
- 3.85 Footpath HL3 (Barton Road - St Botolph's Road): There will be no views of the construction from Castle Hill by virtue of the existing mature vegetation to the south.

3.86 Footpath HL5 (Footpath link to Polwell Lane adjacent to allotments): There would be views of the northern edge of the construction. The proposed construction of the development would have a medium impact upon this footpath.

East

3.87 Polwell Lane / St Botolph's Road: Proposed construction would be apparent in the gap between 24-38 Polwell Lane with a new access road leading into the development. Open space within the development would allow glimpses of the riparian woodland and Ise Valley. From the majority of Polwell Lane there will be no views of the construction and the impact will be negligible.

South and south-west

3.88 The A14 corridor: The existing woodland cover is approaching maturity, there would be no views of the development at construction.

3.89 **Recent development between the railway corridor and A509:** Elevated buildings such as Kettering Park Hotel will have distant views of the proposed construction, glimpses from ground floor windows and partial views from upper floor windows.

3.90 **Pytchley:** There will be no views from Pytchley or the adjacent roads or footpaths with the exception of the entrance to the golf course opposite Marshes Barn Farm. From the entrance and roadside there will be glimpsed views of the development. Development will be set below a wooded skyline and would be seen as an extension to Barton Seagrave.

3.91 **Wicksteed Park:** There will remain no views of the site from northern parts of Wicksteed Park. There will be partial views of the proposed construction from upper parts of the park and glimpsed views from lower parts of the park. Much of the southern section of the Polwell Lane site will be retained. Views from the south of the park will therefore include views of the retained landscape and SSSI. From footpaths within the park where the development will be visible there will be a medium adverse impact.

3.92 **Kettering:** There will remain no views from residential areas of Kettering other than those properties which face the western boundary of Wicksteed Park. There will be some winter glimpsed views from ground floor windows and partial views from upper floor windows. The properties to the south of Wicksteed Park will have similar views to those identified for the southern half of the Park. The overall adverse impact from those properties facing Wicksteed Park will be low.

Properties adjacent to the site

3.93 To minimise the adverse impact of the construction of the development existing boundary vegetation would be retained and where appropriate enhanced. Standoffs and appropriate orientation of new buildings will maintain privacy to existing adjacent properties. Overall there is likely to be a medium adverse impact upon adjacent properties during construction.

Views within the site

3.94 Footpath HL4 (Barton Road - Dales Lodge - Sherwood Drive) Views of the site would be limited by the construction. It is likely that the path would be diverted to the western edge of the development, running through public open space before linking back into Barton Seagrave. The new route would include views of the western edge of the development but would also provide a link to east west footpath connections and views across the Ise valley. The proposed construction of the development would have a medium impact upon this footpath.

Visibility of the proposals: completion

3.95 At completion, the views of the proposed development would remain similar to those at construction, due to the height of the proposed buildings and the height of the boundary and intervening vegetation. With the removal of cranes, scaffold and building construction and as planting matures, views of the development would be softened and reduced.

Summary of visual impact

3.96 Visual impacts on properties immediately adjacent to new residential use would remain medium. The proposed development would be seen within the context of the western edge of Barton Seagrave. The new development is relatively well contained and does not impact upon the rural quality of the wider landscape. The proposed development area, which wraps around the western edge of the settlement, is also well enclosed by the new structure planting which will provide a soft edge to Barton Seagrave and mitigate any impacts upon local visual receptors. Residual visual impact on the wider landscape would be low to negligible.

TABLE 3.5 POLWELL LANE – VISUAL IMPACT ASSESSMENT

VRs where extent of view is categorised as Slight, Moderate, Substantial or Major are included in the following impact assessment table. VRs where extent of view is categorised as None or Negligible, are excluded on the basis that the proposed development would not result in a significant visual impact to VRs with limited views.

Magnitude of effect is categorised as follows:

- **None/Negligible:** no discernible change to view;
- **Slight:** a barely perceptible change to view (proposed development consistent in scale and character with the locality or can hardly be seen; existing views are retained)
- **Moderate:** a noticeable (but not prominent) change to the view (proposed development partially visible and/or forms small part of wider view);
- **Substantial:** the development would be visually prominent due to its scale or character and would occupy the majority of the view or obscure an attractive or distant view;
- **Major:** the development would be visually intrusive and would obscure an important, valued view.

The degree of significance of visual impact that would result from the development is a product of sensitivity and magnitude of effect.

Significance matrix for visual impact

		Sensitivity (refer section 2.5)				
		Major	Substantial	Moderate	Slight	Negligible
Magnitude of effect (refer section 2.7)	Major	Extreme	Very high / High	High	Medium	Medium / Low
	Substantial	Very high / High	High	High / medium	Medium / Low	Low
	Moderate	High	High / Medium	Medium	Low	Low / Negligible
	Slight	High / medium	Medium	Medium / Low	Low / Negligible	Negligible
	Negligible	Low	Low / Negligible	Low / Negligible	Negligible	Negligible

Extreme / Very high significance: impact of international/national importance;

High significance: impact of regional significance; prominent changes to a sensitive view;

Medium significance: impact of local significance; noticeable change to view;

Low significance: impact of very local significance; small scale or temporary changes to view;

Negligible significance: not significant.

VISUAL IMPACT: PROPERTIES

VR name	Distance (to nearest boundary)	Sensitivity (ref. matrix para. 2.5.2)	Description of existing view(s) (extent, appearance, context, value)	Description of view during construction and completion	Magnitude of effect		Impact significance *neutral (or beneficial)	
					Construction (Temporary)	Completion (Residual)	Construction (Temporary)	Completion (Residual)
Paradise Lane	0.6km North West	Slight	Adjacent to the west of Wickstead Park at the top of the Ise valley bounded by hedgerow. Views east across the valley are foreshortened by Mature trees and hedgerow within Wickstead Park. From ground floor windows there are limited glimpse views of upper parts of the site. From upper floor windows there are partial views of upper parts of the site	Partial upper floor and glimpse ground floor views of the construction and completion of upper parts of the proposed development. Views across the valley limited by existing vegetation.	Moderate	Moderate	Low	Low
Modern property on Paradise Lane	0.6km North west	Slight	Adjacent to the west of Wickstead Park at the top of the Ise valley. Mature trees and vegetation within the park foreshorten some views across the valley. There are partial winter views of the site from this property.	Partial views across the valley of construction and completion of upper parts of the site. Views limited by existing vegetation.	Moderate	Moderate	Low	Low
Properties between Police Houses and Essex Place	0.5km West	Slight	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Partial upper floor and glimpsed ground floor views of the site. Views are reduced by vegetation within Wickstead park and bounding Wickstead lake.	Moderate	Moderate	Low	Low
Essex Place	0.5km West	Slight	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Partial upper floor and glimpsed ground floor views of the site. Views are reduced by vegetation within Wickstead park and bounding Wickstead lake.	Moderate	Moderate	Low	Low
Properties at southern end of Northumberland Road	0.6km West	Slight	Adjacent to the west of Wickstead Park at the top of the Ise valley. From ground floor windows views across the valley are broken by garden vegetation and trees and vegetation within the park. From ground floor windows there are some glimpse views of the site and from upper floor windows there are some partial views of the site.	Partial upper floor and glimpsed ground floor views of northern parts the site. Views are limited by existing vegetation.	Moderate	Moderate	Low	Low
Properties to the south of Brington Drive	Adjacent to the East	Moderate	Properties bounded by 1.8m close board fence. No views of the site from ground floor windows and partial views of lower northern parts of the site from upper floor windows. Distant views limited by railway embankment and mature woodland copse vegetation	Partial views from upper floor windows and probably glimpses from ground floor windows. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium

Land West of Polwell Lane – A Sustainable Urban Extension to Barton Seagrave

VR name	Distance (to nearest boundary)	Sensitivity (ref. matrix para. 2.5.2)	Description of existing view(s) (extent, appearance, context, value)	Description of view during construction and completion	Magnitude of effect		Impact significance *neutral (or beneficial)	
					Construction (Temporary)	Completion (Residual)	Construction (Temporary)	Completion (Residual)
Properties to the north of Brington Drive	Adjacent to the East	Moderate	Properties bounded by post and wire fencing and garden vegetation. Partial views of lower northern parts of the site from ground and upper floor windows. Distant views limited by railway embankment and mature woodland copse vegetation	Partial views from upper and ground floor. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium
Sherwood Drive	Adjacent to the East	Moderate	Properties bounded by post and wire fence and some vegetation. Partial views from ground floor windows and open views from upper floor windows of the majority of the upper southern part site. Some distant views across the valley to Wickstead Park	Partial views from upper and ground floor during construction and at completion. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium
Properties 62-48 (even nos) Polwell Lane	Adjacent to the East	Moderate	Properties bounded by hedgerow and fence. Some glimpse views of from ground floor windows and partial views from upper floor windows of southern parts of the site. Distant views across the valley to Wickstead Park	Partial views from upper floor windows and probably glimpses from ground floor windows. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium
Properties 46-38 (even nos) Polwell Lane	Adjacent to the East	Moderate	Properties bounded by hedgerow and fence. Some glimpse views of from ground floor windows and partial views from upper floor windows of southern parts of the site. Distant views across the valley to Wickstead Park	Partial views from upper floor windows and probably glimpses from ground floor windows. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium
Properties 24-10 (even nos) Polwell Lane	Adjacent to the East	Moderate	Properties bounded by a post and wire fence and mature Poplars. Some partial views of the southern part of the site from upper and ground floor windows. Distant views across the valley to Wickstead Park	Partial views from upper and ground floor windows during construction and at completion. Distant views will be lost. Development adjacent to property.	Substantial	Substantial	Medium	Medium

VISUAL IMPACT: FOOTPATHS

VR name	Distance (to nearest boundary)	Sensitivity (ref. matrix para. 2.5.2)	Description of existing view(s) (extent, appearance, context, value)	Description of view during construction and completion	Magnitude of effect		Impact significance	
					Construction (Temporary)	Completion (Residual)	Construction (Temporary)	Completion (Residual)
W1 Central Avenue within Wickstead park	0.3km North west	Moderate	Tree lined pedestrian avenue. Views east are of the park lake and adjacent trees and vegetation. From upper parts of the footpath there are partial views across the valley of upper southern parts of the site. From lower parts of the footpath there are winter glimpses of the site through trees and vegetation.	Partial distant views of the site at construction and completion from upper parts of the footpath viewed across the valley	Moderate	Moderate	Medium	Medium
W2 Footpath between avenue and park building	0.5km North west	Moderate	This footpath runs north-south on the upper part of the Ise valley. East of the footpath are scattered trees and shrubs and trees to the boundary of Wickstead Lake. West of the footpath is hedgerow bounding Paradise Lane. Looking east across the valley there are partial views of upper parts of the site.	Partial distant views across the valley at construction and completion. Existing trees and vegetation limit views.	Moderate	Moderate	Medium	Medium
HL4 Footpath which crosses the site	Within the site	Moderate	Public footpath runs north west from the A6003 adjacent to the north of ancient monument, wooded copse and allotments to Sherwood Drive intersecting the site. From the A6003 moving south there are no views limited by woodland copse, nearer the site there are partial views and then open views of the site.	Views from this footpath within the site during construction and completion will be foreshortened	Moderate	Moderate	Medium	Medium
HL5 From HL4 east along sites northern boundary to St Botolph's Road	Within the site	Moderate	HL5 runs east west between the allotments and the sites northern boundary. Looking south from the footpath there are open views of the site, north are views across the allotments to woodland copse. West there are views across the Ise valley.	Views from this footpath across the site will be reduced during construction and upon completion.	Moderate	Moderate	Medium	Medium

VISUAL IMPACT: ROADS

VR name	Distance (to nearest boundary)	Sensitivity (ref. matrix para. 2.5.2)	Description of existing view(s) (extent, appearance, context, value)	Description of view during construction and completion	Magnitude of effect		Impact significance	
					Construction (Temporary)	Completion (Residual)	Construction (Temporary)	Completion (Residual)
							*neutral (or beneficial)	

VISUAL IMPACT: PUBLIC OPEN SPACE

VR name	Distance (to nearest boundary)	Sensitivity (ref. matrix para. 2.5.2)	Description of existing view(s) (extent, appearance, context, value)	Description of view during construction and completion	Magnitude of effect		Impact significance	
					Construction (Temporary)	Completion (Residual)	Construction (Temporary)	Completion (Residual)
Wickstead Park, cricket pitch south of avenue	0.4km to the West	Slight	Views over the Ise valley are broken by trees and vegetation within the park and bounding the lake. There are partial winter views of northern parts of the site.	Partial view of northern part of site upon construction and completion.	Moderate	Moderate	Low	Low