Site Specific Part 2 Local Plan

Historically and Visually Important Local Green Space

Background Paper

Update October 2019
<table>
<thead>
<tr>
<th>Contents</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1 - Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Section 2 – Assessment of Historically and Visually Important Local Green Space</td>
<td>3</td>
</tr>
<tr>
<td>Section 3 - Summary</td>
<td>10</td>
</tr>
</tbody>
</table>
SECTION 1 – INTRODUCTION

1.1 The purpose of this update is to provide the conclusions to work undertaken following the consultation on the Site Specific Part 2 Local Plan – Draft Plan on Historically and Visually Important Local Green Space. The consultation responses were reported to Planning Policy Committee at the meetings on the 28th November 2018, 22nd January 2019, 26th February 2019 and 5th June 2019. At these meetings a number of next steps were agreed. In relation to Historically and Visually Important Local Green Space, the following next steps were agreed:

- Kettering Chapter - ‘Review designation of HVI053/071 and make decision accordingly as to whether any amendments are required’
- Burton Latimer Chapter – ‘Review land north of HVI057 to determine whether it should be designated as additional HVI land’
- Geddington Chapter – ‘Update HVILGS Background Paper (2015) to exclude the car park serving The White Hart, Geddington from HVI016’

1.2 This paper provides a response to the comments received through the consultation and provides a conclusion as to whether the areas identified should be designated as Historically and Visually Important Local Green Space in the Site Specific Part 2 Local Plan.

SECTION 2 – ASSESSMENT OF HVI

Kettering Chapter - Site HVI053/071

2.1 Through the consultation on the Draft Plan comments were received (response no. 563 and 563) which sought to demonstrate that the eastern portion of this HVI, with the exception of a small area to the south of the site, does not meet the criteria for designation as Local Green Space (LGS).

2.2 The inclusion of this area of land as LGS has been reviewed and the conclusions are as follows.

2.3 The site is within reasonable proximity of the community it serves and therefore meets the requirements in this respect. While the section of the site referred to in this consultation response is not publicly accessible, the remainder of the site is and is within reasonable walking distance of the community it serves.

2.4 The site is demonstrably special and holds a particular local significance. The site has been assessed as being of high value in terms of visual importance, setting within the village and setting of the village. The site provides views to the church, Barton Hall and the conservation area and is a large accessible space at the heart of the settlement.
2.5 The section of the site subject to the representation is important within views across the site from Wicksteed Park. This is demonstrated through the photos set out below which show views from Wicksteed Park across the site to Big Spinney which is located adjacent to the site. These photos also show views from the remainder of the LGS across this section of LGS.

2.6 The assessments previously undertaken for the site have considered the different elements of the site and the role these elements play and it has been concluded that, taking into account the assessments undertaken for the site, it is appropriate to include the whole of the area as Historically and Visually Important Local Green Space.

2.7 The site, while large compared to some of the other sites in the assessment, is located within the settlement and is constrained in size by surrounding development, it is therefore local in nature. It is not considered that this is an extensive tract of land as described in the NPPF or PPG which seek to prevent the blanket designation of open countryside adjacent to settlements.
Conclusion

2.8 The whole area of HVI053/071 should be designated as Local Green Space in the Site Specific Part 2 Local Plan.

Burton Latimer Chapter - Land north of HVI057

2.9 Through the consultation on the Draft Plan a comment was received (response number 54) which suggested HVI057 which is located south west of Burton Latimer is extended to include the area up to the settlement boundary.

2.10 Figure 1 shows HVI057 in relation to the settlement boundary, there are two parcels of land which are currently located between HVI057 and the settlement boundary.
2.11 The parcel of land which is located to the east has previously been considered as HVI and discounted. This land was previously identified as HVI072. It was discounted for the following reason:

*The assessment recognised that the site has been an open space within the town since the earliest available maps, however the site is on the edge of the settlement and adjacent to modern development. Though it is visible from outside the town, views are limited.*

2.12 The site was not considered to contribute positively to the character and appearance of a conservation area or listed building, and hence its exclusion.

2.13 However the land to the west has not previously been assessed. This site is a grassed field which incorporates a Public Right of Way. This site has now been assessed as a potential HVI. The conclusions of the assessment are set out below. Figure 2 below shows this area of land on a plan.
Assessment of the site

2.14 Historically this area of land was part of the same field as land to the north which has now been developed for housing. Historic maps for the period 1945-1970 show that at this time the field was separate and the area of land to the north was used as a playing field while the land which is the subject of this assessment remained as a field.

2.15 The site is different in character to the area of land to the east which was discounted as HVI072. The character and use of the land is more akin to the land to the south which is identified as HVI057. The area of land is grass land which is grazed, there is a Public Footpath with runs through the site from the north eastern corner of the site to the south west. Immediately to the north east of the site is an open space associated with the modern housing development and to the North West is modern housing development. There is a hedge along the southern edge of the site, although there are gaps in this hedge.

2.16 HVI057 was recommended to be identified as visually important open space because it has been open space since the earliest available maps, provides a highly visible and accessible rural buffer for the settlement along the Ise Valley and is important to the setting of the town from outside its boundaries.

2.17 The additional area of land is located on the western edge of the town. The site is visible from the open space to the south west, from the open space located to the north of the site and from surrounding residential properties. There are views out across the site to the Ise Valley and countryside beyond.

2.18 The site doesn't provide the setting for any listed buildings or conservation areas.
Visibility of the site from HVI057 is limited due to the topography and hedge which separates the site from the HVI057, although there are gaps which allow views through. This site is visible from the railway bridge, as shown in the photos below, however these views are obscured by the hedgerow running along the south western edge of the site. The site is also partly visible from the footpath which runs from South Street in Isham south east towards the railway, although the site is less prominent in these views.
Conclusion

2.20 The character of the site is similar to HVI057, the designation of this land as Historically and Visually Important Local Green Space was discussed at Planning Policy Committee on 5th November 2019. It was felt this land is important to local residents who make regular recreational use of the area. At this committee resolved that this area of land should be included as Historically and Visually Important Local Green Space for its amazing views and the contribution it makes towards the neighbouring designation and access to the River Ise.

Geddington Chapter - HVI016

2.21 Response no 523 requested that an area of land be removed from HVI016. The area of land is a car park. The comment requested that it be removed from classification as the land is a tarmacked car park and attached to a premises with commercial use. The comment states that views from the car park are restricted due to a natural hedge and tree boundary and that views into the site are also therefore restricted.

2.22 A site visit was undertaken to re-appraise the extent of the HVILGS. The area of land (included within the HVILGS) is a landscape/verge area serving the pub car park. The car park itself is laid to tarmac, with additional sections surfaced with gravel chippings. The majority of the tree lined landscaping falls outside of the car park area, and is separated by a post and wire fence. The majority of the land is turfed, with 3 lamp standards, a birch tree and a second ornamental tree present. The land has a functional and managed appearance and clearly associated with the White Horse Public House. It is agreed that the views into the car park are restricted largely to a small section of New Road which the car park access adjoins. Views from the south (from public right of way GL/005) are also limited to the landscape features which sit adjacent to the site and beyond the recently permitted equestrian site. The land in question was included within HVILGS on the basis that it formed part of ‘an extensive open space in the centre of the village, provides views to the church and the conservation area and helps create the rural feel of the village’. However, it is clear from the site visit, that the land sits outside of the main open space area referred to within the Historically and Visually Important Open Space: Background Paper (September 2015) and does not meet the criteria for defining HVILGS.

2.23 It was agreed at Planning Policy Committee on the 22 January 2019 that this area of land is removed from the HVILGS HVI016. The boundary of HVI has been updated accordingly and is shown of the plan below.
SECTION 3 - SUMMARY

3.1 The conclusions set out in this paper will be used to inform the Local Green Space included in the Site Specific Part 2 Local Plan.