ASSESSMENT OF PROPOSED VISUALLY IMPORTANT OPEN SPACE

UPDATED FOLLOWING CONSULTATION WITH LANDOWNERS AND TOWN AND PARISH COUNCILS

Prepared by the River Nene Regional Park
on behalf of Kettering Borough Council

June 2016
Contents

Introduction ........................................................................................................................................... 1

New Sites ................................................................................................................................................ 2

Site No 84 (New Site) ............................................................................................................................. 3
Site No 85 (New Site) ............................................................................................................................. 7
Site No 86 (New Site) ............................................................................................................................. 12
Site No 87 (New Site) ............................................................................................................................. 18
Site No 88 (New Site) ............................................................................................................................. 22
Site No 89 (New Site) ............................................................................................................................. 26

Review of boundaries of existing sites .................................................................................................. 30

Site No 12 (Review of Boundary) .......................................................................................................... 31
Site No 16 (Review of Boundary) .......................................................................................................... 36
Site No 56 (Review of Boundary) .......................................................................................................... 41
Site No 70a (Review of Boundary) ........................................................................................................ 46
Site No 80 (Review of Boundary) .......................................................................................................... 50

Review of existing assessments ............................................................................................................. 55

Site No 02 (Site Review) ...................................................................................................................... 56
Site No 20 (Site Review) ...................................................................................................................... 61
Site No 27 (Site Review) ...................................................................................................................... 66
Site No 28 (Site Review) ...................................................................................................................... 71
Site No 48 (Site Review) ...................................................................................................................... 76
Site No 055 (Site Review) .................................................................................................................... 82
**Introduction**

This document is a supplement to the original report ‘The Assessment of Proposed Visually Important Open Spaces’ (2014), prepared on behalf of Kettering Borough Council. The Council, with a view to including a designation as ‘Local Green Space’ in the Kettering Borough Part 2 Local Plan, released a background paper on Historically and Visually Important Open Spaces for consultation with Landowners and Town and Parish Councils. The paper was based on assessment work undertaken in 2013 and 2014 on both the visual significance of nominated open spaces and the historical context and importance of those spaces.

Through this consultation a number of new sites were put forward and a number of landowners submitted comments on the assessment of sites and requested their land to be removed from the designation. The consultation document is available using the following link: [http://www.kettering.gov.uk/HVI](http://www.kettering.gov.uk/HVI).

In response to the consultation feedback, Kettering Borough Council commissioned River Nene Regional Park to undertake additional assessments of the visual significance of the nominated sites under three headings:

- Assessment of new sites
- Review of existing assessments
- Review of boundaries of existing sites

New sites were assessed using the same methodology as the original assessment, alongside the NPPF criteria for Local Green Space (i.e. where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land) and recommendations made for inclusion or exclusion of the site as having Visual Significance.

For those sites included in the original designation as Historically or Visually Important but which were challenged or requested for removal from the register, the assessment was reviewed in light of the comments received and a recommendation provided as to whether the sites should be designated or not with a justification for inclusion / exclusion.

For those sites included in the original designation but where the boundaries were challenged through consultation. The assessment was reviewed to determine whether the land parcels are an important part of the HVI open space and a recommendation made as to whether the areas are recommended to remain within the boundary of the HVI or be excluded, with a justification for inclusion/ exclusion.
New Sites

New sites were assessed using the same methodology as the original assessment, alongside the NPPF criteria for Local Green Space (i.e. where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land) and recommendations made for inclusion or exclusion of the site as having Visual Importance.
Site No 84 (New Site)
Settlement Harrington

Desktop Study of Site

Proximity to Listed Buildings
There are 2 listed buildings within 100 m of this site with a possible view of two further listed buildings.

Proximity to Conservation Area
The NW corner of this site is within the conservation area (approx. 25%).

Historic Maps

Landscape Character Area
Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations
N/A

Visual Importance
Is the site integral or peripheral to village? What is the village structure?
This site is peripheral to Harrington village as it sits to the South of the village.

“...the linear form of the settlement but they also show the more scattered pattern of development related to the farmsteads in the village. These are all located on the Eastern side of the High Street. The large areas of open space located at the northern end of the High Street are clearly visible and the village has an open spacious character” (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?
This site has a footpath running through the centre of it, which provides access to the village. If the open space was not present then the setting of the village would be compromised, even though the houses bordering the Western boundary of the site are modern they are somewhat in keeping with the traditional buildings within the village.
What are key views into the site? How widely visible is the site?

There are limited views into the site, the two main viewpoints being the entrances of the footpath. Other viewpoints are from the gardens of the private homes to the West boundary. However from these two viewpoints approx. 95% of the site is visible. However not all of the site is accessible with the NW corner being fenced off.

What are the key views out of site? Do views from the site add to the setting of the village?

Again the views out of the site are limited to private homes, hedges and of the road at the SW corner of the site. However from the Northern entrance there is a view to the listed cottages in a NW direction.

Is site visible from outside village? Does site play role in setting of village from external area?

The site is hardly visible from outside the village. There are limited views from the unnamed road between Harrington and Kelmarsh.

Current land use

Grazing.

What is surrounding land use? How old are adjacent properties?

Residential.

Grassland.
Does the site contribute positively to the character and appearance of a conservation area?

A part of this site sits within the conservation area so the site does contribute positively to the character of said conservation area.

Does the site contribute positively to the character and appearance of a listed building?

There are limited views to the rear of the listed cottages on the High Street but these views do provide character to the listed buildings.

Evaluation Matrix

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Assessment as a Visually Important Open Space

There are limited views into this site apart from the Northern boundary where the footpath runs alongside and the SW entrance to the site. These viewpoints combined allow 95% of the site to be seen. The SW corner entrance is significant as it is situated on the junction at the South of Harrington.

Views out of the site are restricted mainly by residential homes and trees. However there is one key view out to the rear of the listed row of cottages on the High Street. These can be seen from the Northern entrance to the site.

Even though there are some good views in and out of the site, only moderate context is added to the village.

× The site does not meet the criteria as a Visually Important Open Space
Site No 85 (New Site)
Settlement Wilbarston

Desktop Study of Site

Proximity to Listed Buildings
6 Buildings listed within 100 m.

Proximity to Conservation Area
Northern and Eastern boundaries are also boundaries for the conservation area.

Historic Maps

Landscape Character Area

Northamptonshire Vales (Northern Half) - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Rockingham Forest (Southern Half) - Rockingham Forest National Character Area (NCA) is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.

Nature Conservation and Tree Designations
N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
This site is on the North Western edge of the village, adjacent to the church.

Wilbarston retains a distinct historical core of traditional buildings which characterise the majority of the village. However, the village as a whole comprises a fairly jumbled mix of development styles and phases. (Rural Master Plan KBC 2012).
Is the site integral to the setting of the village?

This site is integral to the setting of the village. Its location adjacent to the church is a short distance from the main crossroads at the centre of the village.

What are key views into the site? How widely visible is the site?

There are two views into this site that can be classed as key. The first is from the churchyard which allows a view across all but a small part of the site. Secondly the view from the neighbouring village of Stoke Albany into the site sets a context for the church and the village from a distance.

From various viewpoints 100% of the site is visible.

What are the key views out of site? Do views from the site add to the setting of the village?

Looking North out of the site there are open fields, to the West is Stoke Albany village, the south is the village school and to the East the church. There are also limited views to some of the historic buildings and a good view across to a SAM in between Stoke Albany and Wilbarston.
Is site visible from outside village? Does site play role in setting of village from external area?

The site can only be seen from neighbouring Stoke Albany. However this viewpoint sets the scene of the village as overlooking the site is the church, which can be seen prominently from Stoke Albany. The church is a key feature of the village, although it is on the NW periphery.

Current land use

Grazing.

Parkland.

What is surrounding land use? How old are adjacent properties?

Agriculture.

Residential – Modern and 19th Century

Does the site contribute positively to the character and appearance of a conservation area?

Yes, the North and East boundaries are conservation areas, so over 50%. The church is within the conservation area, as well as the primary school built in 1845, which are both enhanced by the open space of HVI085. The church is visible from neighbouring Stoke Albany due to the open space and the primary school is visible from the site, although it is mainly the modern extension of the school which is visible.

Does the site contribute positively to the character and appearance of a listed building?

Yes, the church overlooking the site is a Grade I listed building and the war memorial inside the church grounds is also a listed building. The site allows views to the church from Stoke Albany and from the site itself. The war memorial can be viewed from within the churchyard with the site being visible in the background which creates a rural backdrop to a contemplative structure.
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### Assessment as a Visually Important Open Space

The site is on the Western edge of the village with Stoke Albany overlooking it from the West. Other views into the site are from the churchyard to the East and school to the South. The entire site is visible from outside its boundaries, there is also public footpaths running through the site which strengthen the visibility.

Views out of the site are to the listed church and war memorial to the East. The site sets the character of these as they are a prominent feature of the village. The site sets further context to the Scheduled Ancient Monument to the West, in between Stoke Albany and Wilbarston.

This site is important visual open space for the settlement as it is publically accessible and provides important views to the neighbouring village of Stoke Albany and also to the listed church and further views to the North of open countryside. The site itself sets a rural feel to the village.

- The site does meet the criteria as a Visually Important Open Space

| ✔️ | The site does meet the criteria as a Visually Important Open Space |
Site No 86 (New Site)  
Settlement Dingley  

**Desktop Study of Site**  
**Proximity to Listed Buildings**  
N/A  

**Proximity to Conservation Area**  
N/A  

**Historic Maps**  

**Landscape Character Area**  
*Northamptonshire Vales* - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.  

**Nature Conservation and Tree Designations**  
N/A  

**Visual Importance**  
**Is the site integral or peripheral to village? What is the village structure?**  
The site is on the south western edge of the village.  
Dingley is a settlement that consists of a small number of dwellings, of low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary. (Rural Master Plan KBC 2012).  

**Is the site integral to the setting of the village?**  
The site is adjacent to the Harborough Road to the West of the village. The site is mostly below the ground level of the village and offers little context to the setting of the village.
What are key views into the site? How widely visible is the site?

There are views into the site from the Harborough Road (A427) to the North and Braybrooke Road to the East. These roads run alongside approx. 50% of the boundary. The entire site is visible from these areas however.

What are the key views out of site? Do views from the site add to the setting of the village?

From the site the views out are limited due to the ground level being far lower than surrounding areas. However there are views to Dingley Warren to the West and very limited views at the top of the hill to the North East.

Is site visible from outside village? Does site play role in setting of village from external area?

Again the key views from outside the main village are from the Braybrooke Road, the Harborough Road (A427), there is the addition of views from the Desborough Road (A6) from the South of the site.
The site does not however play a role in the setting of the village from these views.

**Current land use**

Recreation & Grazing.

**What is surrounding land use? How old are adjacent properties?**

Woodland & Agricultural.

**Does the site contribute positively to the character and appearance of a conservation area?**

This site is not close to a conservation area.

**Does the site contribute positively to the character and appearance of a listed building?**

There are no listed buildings close to this site.

**Evaluation Matrix**

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**Assessment as a Visually Important Open Space**

Even though this site is highly visible on the approach to the village from a number of locations as mentioned in the report, the views do not provide character and setting for the village. The site is set below the ground level of the village which limits how it can influence the setting of the village. It also creates difficulty in viewing the village from within the site. A very small number of properties are visible, with only the rear of the buildings visible.

This is evidently an important community asset, with the Dingley Races being held on the site throughout the year and being an extremely popular event for locals but also to attract tourism.
The site does not meet the criteria as Visually Important Open Space but evidence should be sought in regards to the sites’ amenity value to the local community and also to the tourism/economy of Dingley.

× The site does not meet the criteria as a Visually Important Open Space
Site No 87 (New Site)
Settlement Dingley

Desktop Study of Site

Proximity to Listed Buildings
5 Listed Buildings within 100 m

Proximity to Conservation Area
N/A

Historic Maps


Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

80% of this site is covered by an Area TPO (NCC No 12) and 20% with a Woodland TPO (1961 NCC No 12).

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

The site is in the centre of the village adjacent to the main road.

Dingley is a settlement that consists of a small number of dwellings, of low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary. (Rural Master Plan KBC 2012).

Is the site integral to the setting of the village?

The site is adjacent to the main road through the village and it is therefore integral to the setting of the village.
What are key views into the site? How widely visible is the site?

The site is visible from the Harborough Road (A427). Other views into the site are from private residences. The site is not visible from the western and northern boundaries.

What are the key views out of site? Do views from the site add to the setting of the village?

The views out of the site are restricted to private properties and the main road through the village. These add no context to the setting of the village.

Is site visible from outside village? Does site play role in setting of village from external area?

The site is not visible at all from outside of the village and therefore does not play a role in the setting of the village from the external area.

Current land use

Unmanaged parkland.

What is surrounding land use? How old are adjacent properties?

Residential (modern and historic), woodland and transport route.

Does the site contribute positively to the character and appearance of a conservation area?

N/A – Dingley does not have a conservation area.

Does the site contribute positively to the character and appearance of a listed building?

Even though there are 5 listed buildings within 100 m of the site none of these can be viewed from inside the site due to tree coverage. This limits a positive contribution to the character of the listed buildings.
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### Assessment as a Visually Important Open Space

The public views in to this site are restricted to the Southern boundary, along the footpath of the Harborough Road. To the East there are private residences and the North and West boundaries are heavily wooded. From inside the site the views out are again restricted by the same features on the West, North and East boundaries. Looking out to the South there are views of private residential buildings on the opposite side of the Harborough Road. The site cannot be seen from outside of the village.

There are severely limited views of three listed buildings to the West of the site, but with such limited views the site offers little setting to them. The site does however offer some setting to the village as it is visible from the Harborough Road, especially when approaching from the West.

The site does not meet the criteria as a Visually Important Open Space however it is evident that the site is used heavily by the local community as a space to walk dogs and for various other activities.

It should be noted that due to the location of this site any development would diminish the character of the village.

× The site does not meet the criteria as a Visually Important Open Space
Site No 88 (New Site)
Settlement Dingley

Desktop Study of Site

Proximity to Listed Buildings

7 Listed buildings within 100 m of this site, 2 of these are inside the side boundaries.

Proximity to Conservation Area

N/A

Historic Maps


Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

80% of this site is covered by an Area TPO (NCC No 12). It is only the site of the Church which is not covered.

Around 15% of this site (NW corner) is a PWS.

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

This site is integral to the village, it is set within Dingley Hall's boundaries.

Dingley is a settlement that consists of a small number of dwellings, of low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary. (Rural Master Plan KBC 2012).

Is the site integral to the setting of the village?

This site is a focal point of the village. It contains the Church and Dingley Hall.

What are key views into the site? How widely visible is the site?
Views in to this site are restricted, with the site only being visible from neighbouring properties.

**What are the key views out of site? Do views from the site add to the setting of the village?**

Out of the site the key views are to the church, Dingley Hall and across the parkland (HVI089). All of these views create a distinct setting of the village. The church is a key feature within the village, possibly one of the oldest buildings. Dingley Hall has limited visibility from outside of the village, however this site offers unrestricted views. Dingley Hall is now private residencies and public access is limited, with site HVI088 being one of few viewpoints.

**Is site visible from outside village? Does site play role in setting of village from external area?**

This site is not visible from outside of the village at all and therefore does not play a role in the setting of the village from the external area.

**Current land use**

Managed Garden.

**What is surrounding land use? How old are adjacent properties?**

Rural Residential, grazing, woodland and churchyard.

**Does the site contribute positively to the character and appearance of a conservation area?**

N/A – Dingley does not have a conservation area.

**Does the site contribute positively to the character and appearance of a listed building?**

Yes, there are multiple listed buildings within the site and numerous others within 100 m. All of these benefit from the character and appearance of the site.
## Evaluation Matrix

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## Assessment as a Visually Important Open Space

This site, Dingley Hall Gardens, is one of the prominent features of the village, sitting in the centre of the settlement and contains the church and Dingley Hall. The site is surrounded by a dense treeline which limits views in to and out of the site. Views to the North are less restricted with open space (HVI089) the key view. The site is not visible from outside of the village boundary so can provide little contribution to the village's character.

※ The site does not meet the criteria as a Visually Important Open Space
Site No 89 (New Site)
Settlement Dingley

Desktop Study of Site

Proximity to Listed Buildings
3 Listed buildings within 100m. One of which is inside the site boundary.

Proximity to Conservation Area
N/A

Historic Maps

Landscape Character Area
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Nature Conservation and Tree Designations
80% of this site, excluding the NW corner is a PWS.

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
This site is peripheral to the village, situated to the North.

Dingley is a settlement that consists of a small number of dwellings, of low density in the open countryside. These dwellings are currently considered, in planning terms, as scattered dwellings in the open countryside, rather than a place defined by a village boundary. (Rural Master Plan KBC 2012).

Is the site integral to the setting of the village?
The site is not integral to the setting of the village. This is because it cannot be seen from the actual village itself and only from Dingley Lane and Dingley Hall and although this is a significant feature of the village, it is now private residencies with limited public access.
What are key views into the site? How widely visible is the site?

There are limited views in to this site. It is only residential properties (situated on Dingley Hall grounds) that can view this site. The only other viewpoints of this site are from Dingley Lane however these are constrained.

What are the key views out of site? Do views from the site add to the setting of the village?

Key views out of this site are to Dingley Hall and the Church. Both of these structures are key features of the village and offer setting when viewed from the site, however the views are limited and with no public access within the site the views are from a distance.

Is site visible from outside village? Does site play role in setting of village from external area?

The only public access viewpoint from outside of the village is Dingley Lane, however as mentioned these views are heavily restricted. The site does play a role in the setting of the village however, as it is a key parcel of land which has significant context for the bordering Dingley Hall and Church.

Current land use

Grazed.

What is surrounding land use? How old are adjacent properties?

Agriculture, horticulture & residential.

Does the site contribute positively to the character and appearance of a conservation area?

N/A – Dingley does not have a conservation area.

Does the site contribute positively to the character and appearance of a listed building?

This site provides the character of the listed building within the site boundary which is linked to the listed Dingley Hall just outside of the boundary. The viewpoint from Dingley Hall looking across the site creates a sense of character linked to the Hall’s history.
### Evaluation Matrix

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### Assessment as a Visually Important Open Space

HVI089 is a very large parcel of land on the Northern edge of Dingley. The land does not allow public access and it is used for grazing.

Views into the site are very limited with viewpoints being along Dingley Lane and from the private drive leading to Dingley Hall. The topography of the site is extremely varied with some very low points. This further restricts visibility of the site from these viewpoints and leaves large areas out of sight.

From inside the site there are limited views, the key view being of Dingley Hall and a restricted view of the church. The site does set context for the listed Dingley Hall as the views from the Hall and to the Hall highlight open space and the nature of the estate.

![※] The site does not meet the criteria as a Visually Important Open Space
**Review of boundaries of existing sites**

For those sites included in the original designation but where the boundaries were challenged through consultation. The assessment was reviewed to determine whether the land parcels are an important part of the HVI open space and a recommendation made as to whether the areas are recommended to remain within the boundary of the HVI or be excluded, with a justification for inclusion/exclusion.
Site No 12 (Review of Boundary)
Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings
Two listed buildings including the church are in close proximity to the North.

Proximity to Conservation Area
N/A

Historic Maps
The site appears as open space in the 1843-1893 maps.


Landscape Character Area

_Northamptonshire Vales -_ The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations
N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

This site is peripheral to Broughton, on the Eastern edge of the settlement.

The village was historically dispersed in form with agricultural fields and open space forming part of the character of the village. More recent development had taken place on some of these open spaces within the village creating a more dense built form (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The site creates open space along the footpaths running in to the village from the SE and along the bridleway adjacent to the footpath. The open space thus contributes to the setting of the village.
What are key views into the site? How widely visible is the site?

The site can be broken down into 3 parcels as highlighted on the site map below.

- A - The land parcel at the northernmost part of the site.
- B - The large field making up the bulk of the site.
- C - The open space alongside the bridleway.

The views into A are very limited. There are hedges alongside the one area of public access footpath. These hedges are very dense and offer highly restricted views into the site.

B has thinner and lower hedges alongside the Eastern and Southern boundaries. However the view into the site is still limited. The best views into this part of the site will most likely come from the housing on the Western boundary.

Part C has extremely limited views. The public footpath running through the centre of the overall site has very dense hedges/trees alongside which almost completely block the views into this part of the site. The view from the bridleway to the East of the site allows better views but these are still limited.

From all viewpoints over 50% of the overall site is visible however breaking this down into the three parcels; approx. 20% of part A, 80% of part B and 40% of part C are visible.

What are the key views out of site? Do views from the site add to the setting of the village?

There is no public access to any of the site apart from the public footpath running through the centre. Views out are very limited. To the East and North there are very restricted views, to the South the views are hindered by the hedgerow however open countryside can be seen beyond this. To the West there is residential development. These views do not contribute to the setting of Broughton.

Is site visible from outside village? Does site play role in setting of village from external area?

The hedgerow on the SE side of the site is visible from the footpaths heading out of the village to the SE. The open space of the site is evident from outside of the village and if the space is developed the views will be blocked. The site does not play a role in the setting of the village as the village is well hidden behind trees and hedges.

Current land use

A = Grassland/Garden

B = Agriculture

C = Pasture

What is surrounding land use? How old are adjacent properties?

Residential and open countryside, the age of adjacent properties is variable but modern.
Does the site contribute positively to the character and appearance of a conservation area?

No, there are no conservation areas visible from this site.

Does the site contribute positively to the character and appearance of a listed building?

The site allows restricted views of the church and listed buildings. Due to the limited views the site does not contribute to the character or setting of the listed buildings.

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Assessment as a Visually Important Open Space

This site is on the Eastern edge of the village behind the churchyard, there is footpath running through the centre of the site and NE-SW along the SE boundary. The site can be broken down in to three separate land parcels as indicated on the map below.

Parcel A is a small contained garden/grassland area with no public access and severely restricted views in to the site. It is situated at the Northern part of the overall site, closest to the church and village core but does not provide much for the setting of the village.

Parcel B is a large agricultural field, again here is no public access to the land which is bordered by a thick hedgerow. This site can be seen from the public footpath, with some limited viewpoint, however in the warmer months when the hedgerow has grown it is likely that this site will be very hard to see in to. Looking out of the overall site from the public footpath across parcel B there is residential development to the SW and open countryside to the S-SE. The views to the open countryside are limited however by the hedgerows. This land parcel does not add setting to the village.
Parcel C is a small, contained area of pasture for horses. There is no public access to this land and the views in from the central public footpath are restricted by dense foliage. The bridleway to the NE of the site affords limited views in again. The dense foliage blocks views out of the site severely.

As a whole the site offers limited views in and very limited views out. The village setting is aided by this site when viewed from outside of the village boundary but this is limited. The church to the North of the site is for the most part blocked from view whilst looking out of this site. Only the spire is clearly visible from the SE area of the public footpath. This is due to trees, hedges and buildings blocking most of the views.

The whole site assessment has returned a different verdict than the original assessment and now the site does not meet the criteria as a Visually Important Open Space. This is due to the change in how important the site is to the setting of conservation areas/listed buildings. In the original assessment the site was assessed to have a high importance and on re-assessment it is now classed as medium importance. This criteria has changed on the basis that the land parcels A and C are completely closed in by dense foliage and offer no public access and therefore do not contribute to the character and setting of Broughton, its conservation area and listed buildings. Land parcel B is not as enclosed as the other land parcels however the views out of this site are mainly of modern development of dense foliage, there is only the view to the South East which offers open views across the countryside, however this does not add setting or character to Broughton.

The response (058) to the consultation identifies an area of land, referred to as parcel B in this report, which the landowner would like removed from the designation. On the basis of the entire site being re-assessed as not meeting the criteria as Visually Important Open Space the response has been addressed.

| ✗ | The site does not meet the criteria as a Visually Important Open Space |
Site No 16 (Review of Boundary)
Settlement Geddington

Desktop Study of Site

Proximity to Listed Buildings
The site includes a listed and SAM bridge to the East. There are also 20 listed buildings which may be visible.

Proximity to Conservation Area
The site East of New Road is within the Conservation Area.

Historic Maps
1843-1893 – Shown as open space. 9 fields in total with Bridge Street. Footpath along eastern boundary. Labelled as liable to floods.

1843-1893 as above. Small enclosure created in north east of site shown as orchard.

1904-1939 map – 2 small structures shown adjacent to the River Ise in the centre of site, otherwise little change.

1919-1943 map New Road built across site.

From 1945. Above structures not shown. Small enclosures/structures shown in north east of site.


Landscape Character Area

Rockingham Forest - Rockingham Forest National Character Area (NCA) is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller cCopse to increase the perception of extensive woodland cover across the landscape.

Nature Conservation and Tree Designations
Site contains eastern section of River SSSI and Meadows SSSI.

Visual Importance
Is the site integral or peripheral to village? What is the village structure?
This site stretches across from the Western edge of Geddington to the centre of the settlement. The village is primarily to the North of the River Ise however there is some development south of the river. The site forms a corridor of open space through the village.
Original streets radiate out from the focal point of the Queen Eleanor Cross which forms the historic heart of the settlement. Key routes lead north-south and east-west from this point including the historic bridge over the Ise in the aptly named Bridge Street (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

Areas to the east of New Road separates the historic village from development on the south side of the River Ise. The area west of New Road creates an open aspect for views across the valley from the bridge on New Road.

What are key views into the site? How widely visible is the site?

The site is approx. 80% visible from public rights of way. There are some areas, which have been recommended for removal from the site boundary which are not visible at all from publicly accessible areas.

The site can be seen readily from the public footpath running along the south of the River Ise, crossed by the bridge on New Road. This route offers views into the areas recommended to be designated as Visually Important Open Space. Views can also be gained from the bridge itself.

What are the key views out of site? Do views from the site add to the setting of the village?

To the West of the New Road bridge the views consist of modern development but the SSSI River Ise can be viewed extremely well and the historic wall running alongside the footpath is clearly visible. On the Eastern side of the bridge the views out of the site are to the church and numerous listed buildings to the NE of the area. Both of these areas add to the setting of the village.

Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from New Road when approaching the village from the South. Other views from outside of the village are very limited.

Current land use

Grassland – grazed.

Gardens.

River Ise.

What is surrounding land use? How old are adjacent properties?

Open countryside.

Residential (18th Century (?) To modern).

Agricultural buildings.
Does the site contribute positively to the character and appearance of a conservation area?

The site is partially within a Conservation Area and provides an open space for the setting of this.

Does the site contribute positively to the character and appearance of a listed building?

There are multiple listed buildings which are visible from the site, all of which have an improved setting due to the open space of HVI016.

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**Assessment as a Visually Important Open Space**

Upon review of this site it is proposed that the boundary is revised as indicated on the map below. There are a number of areas to remove including the land north of the River Ise to the west of New Road.

This parcel of land was requested removal by the landowner and with access granted to this site, as there is no public access, it was evaluated to not meet the criteria as Visually Important Open Space due to the views in to and out of the land parcel being highly restricted and offering little setting to the village’s character. The land use is private garden and pasture with no public access. This area should be removed from the overall site.

The second area to remove straddles Bridge Street. The area to the east of Bridge Street is totally inaccessible and the site is blocked by dense trees and hedgerows. It offers little in the form of setting to the village. To the west of Bridge Street the area is a garden which has been manicured and thus offers little in setting for the village again.
The two areas A and B which have been indicated to remain as Visually Important Open Space offer views in and out of them which provide setting to not only the village but also listed buildings and the Conservation Area.

| ✔✔ | The site does meet the criteria as a Visually Important Open Space |
Site No 56 (Review of Boundary)

Settlement Burton Latimer

Desktop Study of Site

Proximity to Listed Buildings

The site includes one listed building (The Manor House) and is adjacent to the church. The grounds of listed properties on Church Street back onto the site.

Proximity to Conservation Area

The north and western sections of the site (north of the central footpath) are within the Conservation Area.

Historic Maps

1843-1893 map – shown as open space, land at rear of buildings along northern edge mostly orchards (5), otherwise open fields (approx. 10, of varying extent).

1891-1912 – loss of some orchards otherwise little change.


Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

None.

Visual Importance

Is the site integral or peripheral to settlement? What is the settlement structure?

The site is on the eastern edge of Burton Latimer. However it is adjacent to the historic areas of the settlement, including Church Street, and as such is considered integral.

Burton Latimer is a market town, which has seen significant expansion to the west in the 20th Century. The historic part of the settlement is now located on the eastern edge of this larger settlement and on Kettering Road.
Is the site integral to the setting of the settlement?

The site provides a rural buffer into the historical part of the village. It creates a feeling of open space around the cemetery. Views to the settlement are limited and as such the site is of moderate importance.

What are key views into the site? How widely visible is the site?

The site is visible from Church Lane, Wold Road, the cemetery, churchyard and the footpath to the south. These constitute approx. 45% of the boundary. The site is also crossed by footpaths, which provide uninterrupted views into the paddocks to the north and south-west of the cemetery, and excellent views to the field to the south of the cemetery. There are views into the rear gardens of the properties on Church Street, though these are limited in places, and views into the north-western corner of the site, the Manor House Grounds are very limited, though some can be gained from the churchyard.

What are the key views out of site? Do views from the site add to the setting of the village?

The views out of the site are limited in places. There are views from areas north of the cemetery to the church, further views can be gained from the road running alongside the church. There are views to the East of the A6, to the South of development in progress and recently completed development and views to the West of further development.

The historic settlement of Burton Latimer is shielded somewhat by dense trees and cannot be easily viewed from inside the site.

Is site visible from outside settlement? Does site play role in setting of settlement from external area?

The eastern part of the site can be seen from the A6 due to the open nature of the land. The new housing developments to the south have views across the areas of the site south of the cemetery.

The site as a whole plays a moderate role in the setting of the town from the outside.

Current land use

Grassland – Horse grazed.

Gardens.

Scrub.

What is surrounding land use? How old are adjacent properties?

Cemetery.

Churchyard.

Residential – 18\textsuperscript{th}-19\textsuperscript{th} century to modern.
Open fields.

**Does the site contribute positively to the character and appearance of a conservation area?**

The site is partially (approx. 30%) within the Conservation Area. It provides views to the church and to the rear of some properties on Church Street.

**Does the site contribute positively to the character and appearance of a listed building?**

Part of the site is the Manor House garden, though there are very limited views to the garden and house. The site provides views to the church from public footpaths.

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**Assessment as a Visually Important Open Space**

After reviewing the site it was deemed appropriate to break down the site in to smaller land parcels as shown on the map below. These are explained here:

A – The Manor House and gardens  
B – The gardens of properties on Church Street  
C – Open space along Wold Road  
D - Open space in the centre of the site  
E – Paddock at SW of site  
F – Open space at SE of site

These sites have been assessed individually and conclusions are below.

**Site A**: The Manor House and gardens are private property and no public access is allowed. The top of the site where the house is situated within a landscaped garden is not visible apart from one view to the Manor House on Church Street. The wooded southern part of the site is visible from the footpath to the South of the site but views are limited, and once the
trees have grown in warmer weather the site will be almost impossible to see in to. This site is also entirely within the Conservation Area. It is on this basis it is recommended that site A be removed from HVI056.

**Site B:** This site offers no public access due to the land being private gardens. There is limited access to the gardens on the western side of this site with dense trees/hedgerows and fencing blocking them from view entirely. Towards the eastern side the last two gardens are visible from site C however these are heavily manicured and do not offer much at all to the setting of the settlement or the listed buildings to the north. One garden in particular was subject to a response from the consultation, response no. 68 requested the specific garden be removed from the site. Upon review it is recommended the entirety of site B be removed from HVI056.

**Site C:** A triangular area of open space with two footpaths running through it, one from W-NE and one from W-SE. This land offers views to the listed church and one further listed building to the north of the site. The site can be seen from Wold Road and has three access points, in its three corners. The site meets the criteria as a Visually Important Open Space. It is also noted this space is most likely to be important to the local community for leisure activities such as dog walking.

**Site D:** This area of land has no public access and is at a higher ground level than areas around it. Ground to the north and west is lower. This restricts views in to the site from these viewpoints. There is a treeline running across the north and west boundary that further hinders views. The south and east boundaries are formed of hedgerows which allow views across the site however nothing of note is visible from inside site D. It is on these points it is recommended that site D be removed from HVI056.

**Site E:** This site at the SW of HVI056 is grassland, grazed by horses. It has a footpath running along its eastern boundary but this is fenced and it is not possible to access the actual land parcel. There is also a footpath running along the northern boundary but the site is not visible from this due to dense hedgerows and trees. The site is visible from the cemetery and the development to the SW of the site. The view from the cemetery sets a little context for the settlement and creates a rural feel to an otherwise increasingly urban area. This site is visible from the footpath leading from the South, across the new development and through the site. The site meets the criteria as a Visually Important Open Space.

**Site F:** Situated at the SE of the site this large area of land was subject to a request from the landowner to remove the Visually Important Open Space designation (response no. 87). After reviewing this site it has been found that this land parcel does not meet the criteria as Visually Important Open Space due to the limited views in to the site and views out to modern development and the A6 road. This land has no public access and is surrounded by a dense hedgerow. It is recommended that this area be removed from HVI056 as there are limited views out of the site, mainly towards modern development. The views in to and out of the site do not add to the character or setting of Burton Latimer, with the historic settlement being obscured from sight by foliage to the North.

| ✔️ | Sites C and E meet the criteria as a Visually Important Open Space |
Site No 70a (Review of Boundary)

Settlement Rushton

Desktop Study of Site

Proximity to Listed Buildings

There is one listed building within 100 m of this site with possible views to 4 other listed buildings.

Proximity to Conservation Area

N/A

Historic Maps

1843 – 1893: Open space but part of larger field.

Little change in subsequent maps (1891-1912, 1904-1939, 1919-1943, 1945-1970) until 1970-1996 map where the field boundary changes to create the site as it is at present.

Landscape Character Area

Rockingham Forest - Rockingham Forest National Character Area (NCA) is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.

Nature Conservation and Tree Designations

N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

This site is situated to the South of the village. The village overlooks this site from higher ground.

The general character of the village is a historic settlement based around the views to the church which is surrounded by open space further demonstrating its important historic setting. (Rural Master Plan KBC 2012).

Is the site integral to the setting of the village?

Being situated south of the village this site is not integral to the setting of the village. There is more open space between the site and the village (HVI070).
What are key views into the site? How widely visible is the site?

The site is visible from Desborough Road and the High Street in Rushton. These are the only real views in to the site from public accessible areas.

What are the key views out of site? Do views from the site add to the setting of the village?

From the site there are views towards the South side of Rushton Village, the war memorial, River Ise and the village cricket ground. The village cricket ground provides the setting to the rural village with the recreation facility most likely being an important social aspect for the residents of Rushton. The war memorial is prominent at the crest of the hill to the North of this site and provides a sense of community in the village.

Is site visible from outside village? Does site play role in setting of village from external area?

From Rushton Road only but only provides some setting for the village from this viewpoint.

Current land use

Grazing.

What is surrounding land use? How old are adjacent properties?

North = Grazing.

South = Agricultural.

Does the site contribute positively to the character and appearance of a conservation area?

There is a conservation area to the North of the site. This site allows the conservation area to be viewed from the South of the village

Does the site contribute positively to the character and appearance of a listed building?

The bridge at the West hand side of the site, over the River Ise, is a Grade II listed building. The church and Rushton Manor can be seen from a majority of the site.
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**Assessment as a Visually Important Open Space**

This site is on the Southern edge of the village, south of HVI070. It was requested as a possible extension of the original boundary or as an individual site.

This site can be seen from the High Street in Rushton, and from part of Rushton Road. There is also a footpath running SW-NE through the Eastern part of the site which allows 100% of the site to be visible.

Key views out of the site are focussed North / North Easterly towards Rushton, the church, war memorial and cricket ground. The site does set context for the listed buildings and the conservation area to the North.

From outside of the village boundary the site is only visible from the Rushton Road with views across to the village in the NE. Some setting is achieved by the site for the village.

This area South of the River Ise should be joined to HVI070 and counted a whole as both areas individually meet the criteria as visually important open space.

![✓✓](https://via.placeholder.com/15) The site does meet the criteria as a Visually Important Open Space
Site No 80 (Review of Boundary)

Settlement Cranford

Desktop Study of Site

Proximity to Listed Buildings

The Top House is adjacent to the site.

Proximity to Conservation Area

Approximately 80% of the site is within the Conservation Area apart from the southern corner.

Historic Maps

1843-1893 map – site mostly open space. 2 fields each side of river. Tramway embankment in North West corner. Small area of wet woodland/scrub (?) next to the river on eastern edge. Footpath across site, south of river.

1891-1912 map – tramway embankment moved to site boundary.

1904-1939 – fields south of river combined into one.


Landscape Character Area

Rockingham Forest - Rockingham Forest National Character Area (NCA) is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.

Nature Conservation and Tree Designations

Partially within a Potential Wildlife Site.

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

The site is on the western edge of the villages.

The built form is generally low density and scattered and frequently broken up by areas of open space which gives the village a very green and rural feel. Streets and buildings are well spaced out and the large expanses of open space give a distinct character (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site continues the open space along the valley separating Cranford St Andrew and Cranford St John. It provides views to Cranford St Andrew when approaching along Cranford Road from the west, allowing the church and Cranford Hall's parklands to be visible from outside the village.

What are key views into the site? How widely visible is the site?

The site is visible from Grafton Road, Cranford Road and from Top Dysons as well as from the public footpath to the south-west. These constitute approx. 60% of the site. As the footpath crosses the site between Cranford Road and Grafton Road, the entire site is visible.

Views from Grafton Road

What are the key views out of site? Do views from the site add to the setting of the village?

Views to Cranford St Andrew church (left) and village (below)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from Cranford Road, to the west of the village however it is only partially visible but does set some context for the village as the open space visible sets a rural feel for the village.

Current land use

Grassland

Arable

Watercourse

What is surrounding land use? How old are adjacent properties?

Residential – modern, 1 listed building.

Grassland.

Does the site contribute positively to the character and appearance of a conservation area?

The site plays a valuable role in continuing the open space that creates the open character of Cranford, and provides views into Cranford St Andrew from outside the village. The site is visible from the church and from much of Cranford St Andrew.

Does the site contribute positively to the character and appearance of a listed building?

The views from outside the village include to the church. The site is visible from many listed buildings in Cranford St Andrew. The Top House overlooks the site, though it is not known how clear the views are due to outbuildings.

The site also takes in to account the road bridge over the stream. This bridge is a listed building and can be seen from the site, with the site being visible from the bridge.
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**Assessment as a Visually Important Open Space**

This site is a fundamental part of the village. Not only does it provide the ongoing connection of greenspace between Cranford St John and Cranford St Andrew, it creates a setting for the village structure. The South side of the stream offers the continuation of the footpath with views to the church and Cranford Hall. The North side of the site offers views of the church, but also into the public open space adjacent. The site can be seen whilst travelling between settlements and is a key feature of the landscape whilst doing so.

The view from the South side of the site looking north is balanced with views to modern housing but also the historic village through to the North East corner of the site. This includes 3-4 listed buildings which are visible. The North half of the site is higher than the Southern half, sitting out of the depression in the land where the stream flows. This affords panoramic views of Cranford St John to the residents to the North of the site.

Response 20 to the consultation requests that the Northern part of the site (North of the watercourse) is removed from the site boundary. The assessment concludes that this area is as important to the context of the village as the Southern half of the site and should not be removed from the site boundary.

Response 20 to the consultation also states that “there are no views of the Listed Church or Hall from the arable field”. This statement is false as the photograph below shows. There is a clear view to the church and across to the open space adjacent. It is also mentioned that there is no public access to the arable field, this is correct however there is no consistent boundary to the site with significant gaps in the hedgerow even for vehicle access. The field margin is such that pedestrians could access the field if they wished.

✅✅ The site meets the criteria as a Visually Important Open Space
Review of existing assessments

For those sites included in the original designation as Historically or Visually Significant but which were challenged or requested for removal from the register, the assessment was reviewed in light of the comments received and a recommendation provided as to whether the sites should be designated or not with a justification for inclusion / exclusion.
Site No 02 (Site Review)
Settlement  Ashley

Desktop Study of Site

Proximity to Listed Buildings
There is one listed building adjacent to the site with possible views to four other listed buildings.

Proximity to Conservation Area
The site is adjacent to a conservation area.

Historic Maps
Perimeter field boundaries shown on Map 1891-1912. Encroachment into site of a building at Westhorpe Farm. Orchards to east. Track shows across the site.

Landscape Character Area

Northamptonshire Vales (Northern Half) - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations
N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
The site is on the Western fringe of the village.

Along Main Street the village has an enclosed nature but there is a large area of open space between Main Street and Green Lane and development in this area is more spacious. The street pattern in Ashley clearly shows a “double loop” street pattern present within the village. (Rural Master Plan KBC 2012).

Is the site integral to the setting of the village?
This site provides views from the Stoke Albany Road, East to the conservation area however the view is limited due to dense hedgerows. The site is integral to the setting of the village.
What are key views into the site? How widely visible is the site?

The site is only approximately 30% visible from the publically accessible site boundary however a public footpath runs centrally E-W through the site which means it is 100% visible.

Key views in to the site are from Stoke Albany Road, but these are limited by dense hedgerows. If approaching from the South the higher ground on Stoke Albany Road offers a partial view in to the site.

What are the key views out of site? Do views from the site add to the setting of the village?

Key views out of this site are to the two listed properties to the East of the site and open space to the West on the opposite side of Stoke Albany Road and further open space to the South of the site. Views to the North are limited by the tree line but the spire of the church can be seen to the NE corner of the site and residential property is the main view to the North. The village visible from the site is part of the old village and the open space allows the character of the village to be seen from the western side. The church is a prominent building in Ashley, as with most village, and is partially visible from the site. This again adds setting to the village as the church is one of the key buildings within it.

View to the listed buildings East of the site

View to the church at the NE of the site
Is site visible from outside village? Does the site play role in setting of village from external area?

The site is visible from the top of the hill on the Stoke Albany Road. This is approx. 400 m to the South of the site. The site plays a moderate role in the setting of the village from the external area with the open space allowing limited view to the listed buildings to the East of the site from the top of Stoke Albany road, before descending and travelling past the sites western boundary.

Current land use

Grassland.

What is surrounding land use? How old are adjacent properties?

Residential – modern with some older properties on Valley Road and North Lea.

Grassland.

Arable.

Does the site contribute positively to the character and appearance of a conservation area?

Yes. This site provides views to and from the conservation area across to Stoke Albany Road and open countryside beyond.

Does the site contribute positively to the character and appearance of a listed building?

The listed cottage to the East of the site, which overlooks it, is clearly visible from inside the site, and can be seen from the Western boundary of the site.

The church and two other listed buildings to the NE are visible but views are limited.
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**Assessment as a Visually Important Open Space**

The site is on the SW edge of the village, but runs alongside a main route in to the village from the South. The site can be seen from this route at the top of the hill, and sets the rural context for the village on the approach.

The site also provides a setting for the listed buildings to the East of the site and also provides context for the listed buildings and church to the NE. Even though the views to the NE are limited, the listed buildings are visible enough from the site to allow the character of the village to be evident.

There is some discarded farm machinery within the site at the NW and SE corners. These are visible from within the site but not from outside of the site boundaries.

The site has been re-assessed and found to meet the criteria of a Visually Important Open Space.

✔️ ✔️ The site does meet the criteria as a Visually Important Open Space
Site No 20 (Site Review)

Settlement Harrington

Desktop Study of Site

Proximity to Listed Buildings

There is one listed building adjacent to the south eastern corner of the site. There is a row of listed cottages adjacent to the centre of the site.

Proximity to Conservation Area

The site is wholly within the Conservation Area.

Historic Maps

1843-1893 map – site shown as open space with trees (garden, orchard, parkland(?)) to east. Western side more open. Two halves separated by wide avenue.

1891-1912 map – little change.

1904-1939 - much of orchard/trees in east lost.


Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

Area TPO Eastern side of the site.

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

The site is integral to the village, which is linear in a C pattern with this open space enclosed within this pattern.

“...the linear form of the settlement but they also show the more scattered pattern of development related to the farmsteads in the village. These are all located on the Eastern side of the High Street. The large areas of open space located at the northern end of the High Street are clearly visible and the village has an open spacious character” (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The village is linear and in two sections with a central area with no development on either side of the road. This site is on the southern side of the High Street. It adds to the rural aspect of the village.

When entering the village on Rothwell Rd, the site is immediately on the left and as such acts as a gateway into the village.

What are key views into the site? How widely visible is the site?

The site has limited views in from the North, along the High Street as there is a historic wall blocking a majority of the view, as well as private dwellings. There are two viewpoints however as access gates are located within the wall.

Private houses are blocking the views in to the site from the West. There is a limited view on the Eastern boundary when entering Harrington from Rothwell Road.

The Southern boundary of the site is a public footpath and although some foliage is present there are still good views in to the site. A public footpath also runs directly through the centre of the site, however is impeded by a cattle yard (as shown below), which allows further visibility of the site.

What are the key views out of site? Do views from the site add to the setting of the village?

There are limited views out of the site, looking North from the Northern boundary the views to the scheduled ancient monument adjacent is blocked by a similar stone wall which blocks any views. The key view out of the site is to the listed cottages on the High street.
Is site visible from outside village? Does site play role in setting of village from external area?

The site is not visible from outside the village.

Current land use

Grassland.

Tennis courts.

What is surrounding land use? How old are adjacent properties?

Residential (18th Century (?)).

Grassland.

Does the site contribute positively to the character and appearance of a conservation area?

The site is within a Conservation Area and creates an open feel to the village.

Does the site contribute positively to the character and appearance of a listed building?

The site is overlooked by the listed house at its eastern point. The listed cottages near the centre of the site back onto a farmyard, though the site contributes to their appearance from the High St.
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Assessment as a Visually Important Open Space

This site in an integral part of the village setting as it offers views to listed buildings, the rear of the cottages however the frontage are part of the main road through the village, and to the surrounding conservation area. The site contains a tree preservation order (TPO) in the East of the site which provides a managed land parcel which is aesthetically pleasing. This land parcel is also the only view in to the site from the High street.

The footpath which runs along the Southern boundary provides views of the TPO, a listed building to the SE and a modern dwelling which has been built in keeping with the traditional housing of Harrington.

The Western side of this site is currently used for farm storage, a cattle yard and grassland, this reduces the overall impact this part of the site has on the listed cottages to the NW, although a good view can be gained from the footpath before it changes direction to enter HVI084.

The site is not visible from outside of the village at all and thus has no contribution to the setting of the village from outside its boundaries.

The site is wholly within a conservation area and it is deemed that additional designations on the site will not provide any benefit. The site misses the criteria as a Visually Important Open Space narrowly however the current conservation area designation is sufficient to provide protection to this site.

* The site does not meet the criteria as a Visually Important Open Space
Site No 27 (Site Review)
Settlement Loddington

Desktop Study of Site

Proximity to Listed Buildings

This site is next to the listed church and two other listed buildings within the churchyard. There is also possible views to a fourth listed building.

Proximity to Conservation Area

The site is entirely within a Conservation Area.

Historic Maps

1843-1893 map – open space with nw-se footpath.


Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

The site is integral to the village. There are buildings on all four sides and it is adjacent to the church.

The village was a linear settlement along the Main Street, with modern developments along Richardson's Lane and Harrington Road altering its shape.

Several distinct phases of development are evident in Loddington which creates several different character areas. Despite this, as can be seen from the figure, ground and street patterns diagrams the village retains a linear form with development focussed along the main routes of Main Street and Harrington Road with some infill between.

The figure ground diagram demonstrates the overall low density of development though this is generally more pronounced in the older areas of the village around Main Street. Here development is more scattted, incremental and less formally arranged in relation to the street,
for example sporadic mews or development which extends back at right angles to the street. Modern suburban type developments are uniformly arranged in small cul-de-sacs or, in the case of the post-war social housing in defined runs of terrace units. (Kettering Borough Rural Masterplanning Report 2012).

**Is the site integral to the setting of the village?**

The site is integral in creating the open aspect to Harrington Road, looking across to the church and buildings on Main Street.

The church forms an obvious focal point within the village and the open space to the south of it plays an important part within this, and provides an important link between the old and the newer parts of the village (Kettering Borough Rural Masterplanning Report 2012).

**What are key views into the site? How widely visible is the site?**

The site is publically visible from approx. 40% of its boundary. However 100% of the site is visible either from outside the site or from the public footpath that crosses it.

Whilst viewing the site from Harrington Road it is possible to see the entire site due to the boundary being just a stock fence. This affords unhindered views of the listed church as shown below.

![Image of the site](image.png)

**What are the key views out of site? Do views from the site add to the setting of the village?**

Looking out of the site it is possible to see the church, a slender sight of Loddington Hall and also the open countryside to the South East of the site. This view is a continuation of the public footpath. The view of the church adds to the setting of the village as it is a key feature of the settlement and sits almost central within Loddington. The view of the open countryside to the SE completes the rural feel of the village by offering extensive views of farmland and countryside beyond the village which then tracks through to the open space of HVI027.
Is site visible from outside village? Does site play role in setting of village from external area?

There are limited views of the site from outside of the village. If approaching from the footpath to the South East of the site then there are possible views from a distance but more importantly the open space allows views of the listed church from outside of the village boundary. The church is a prominent feature of the village as mentioned previously. There are however a number of modern dwellings along Harrington Road which are visible in this view. This reduces the setting of the church and village when viewed from a distance.

Current land use

Grassland.

What is surrounding land use? How old are adjacent properties?

Churchyard.

Residential – mainly modern.

Does the site contribute positively to the character and appearance of a conservation area?

The site is within the Conservation Area and provides open space around the church, providing views to the church and buildings on the Main Street from Harrington Road.

Does the site contribute positively to the character and appearance of a listed building?

As well as the church (as mentioned previously), Loddington Hall is visible from the western part of the site as are 2 listed buildings on Main Street.
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Assessment as a Visually Important Open Space

HVI027 is situated within the conservation area of Loddington and is adjacent to the Grade II listed church to the North. The site offers views to both of these from the Harrington Road, one of the main roads through the village. The site provides the setting for both the conservation area and the surrounding listed buildings, in turn the listed buildings provide a setting for the village.

The open space ensures the village of Loddington has a rural feel as when driving through the village via Harrington Road HVI027 and HVI028 provide areas of open space, which at times will have livestock grazing. The view approaching from the public footpath to the South of the site is important as the setting for the church.

In the initial report this site was recommended by the River Nene Regional Park to be designated as a Visually Important Open Space even though it did not meet the criteria on the grounds that it is within the central area of the village and thus important to the character of the village. Although the site lays on the South Western side of the village it has development on all four boundaries and thus could be viewed as “central”. Upon re-assessment the score of the site has not changed and it still does not meet the criteria as a Visually Important Open Space. However it is recommended that this site is included as a Visually Important Open Space because in the event the site was to be developed there would be a significant negative impact on the character and setting of Loddington from within and outside of the village boundaries. Development would be more prominent than the open space is at present, blocking views to the church and conservation area from the footpath to the South of the village and Harrington Road. There will also be an impact on the rural feel of the village itself.

✔️ ✔️ The site does not meet the criteria as a Visually Important Open Space
Site No 28 (Site Review)
Settlement Loddington

Desktop Study of Site

Proximity to Listed Buildings
There are 4 listed buildings within visual range.

Proximity to Conservation Area
The site is entirely within a Conservation Area.

Historic Maps
1843-1893 map – open space with track running nw-se.
1891-1912 map – track not shown. Pump shown towards northern corner.

Landscape Character Area

Northamptonshire Vales - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations
N/A

Visual Importance
Is the site integral or peripheral to village? What is the village structure?
This site is on the Eastern edge of the old village, however it is now enclosed by housing on all four sides. This means that it is now an integral part of the village.

Several distinct phases of development are evident in Loddington which creates several different character areas. Despite this, as can be seen from the figure ground and street patterns diagrams, the village retains a linear form with development focussed along the main routes of Main Street and Harrington Road with some infill between.

The figure ground diagram demonstrates the overall low density of development though this is generally more pronounced in the older areas of the village around Main Street. Here development is more scatted, incremental and less formally arranged in relation to the street, for example sporadic mews or development which extends back at right angles to the street. Modern suburban type developments are uniformly arranged in small cul-de-sacs or, in the
case of the post-war social housing in defined runs of terrace units. (Kettering Borough Rural Masterplanning Report 2012)

**Is the site integral to the setting of the village?**

The open space of this site contributes to the village along Harrington Road and between Harrington Road and Main Street. It offers a rural feel to the village when entering from the NE along Harrington Road with the open space creating a sense of place within the village as there is modern development on the eastern boundary of Loddington.

**What are key views into the site? How widely visible is the site?**

The site is visible from Harrington Road and Richardson Lane (50% of the boundary), from these viewpoints 100% of the site is visible.

![The view from Richardson Lane](image)

**What are the key views out of site? Do views from the site add to the setting of the village?**

There are views to the church and the listed houses on Main Street from the site. These add to the setting of the site when looking out of the site as the church spire is a prominent feature of the village. The view to the listed buildings sets character as the views to the East and South are of modern development.

**Is site visible from outside village? Does site play role in setting of village from external area?**
The site is not visible from outside of the village.

**Current land use**

Grassland – Grazing.

**What is surrounding land use? How old are adjacent properties?**

Residential -1950’s to Modern.

Farm buildings.

**Does the site contribute positively to the character and appearance of a conservation area?**

The site is within the Conservation Area, with views from Harrington Road and Richardson Lane across the Conservation Area to the listed buildings and church made possible by the open space of this site.

**Does the site contribute positively to the character and appearance of a listed building?**

From the site there are limited views of the Church and two further listed buildings on Main Street. These add character to the village when entering from the Harrington Road to the NE as the spire can be seen when entering the village from this road.

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**Assessment as a Visually Important Open Space**
Site HVI028 in Loddington is a key open space in the setting of the village and for numerous listed buildings. Creating a rural feel to the village, especially when being grazed, the open space adds to the character of the village.

There are views to the Grade II listed church to the West and listed buildings to the North on Main Street. These views supplement the, already character setting, open space.

There are however, no views of the site from outside of the village boundary which is this site’s downfall in terms of meeting the criteria for inclusion as a site with visual significance. As can be seen in the evaluation matrix this is the criteria which stops HVI028 meeting the conditions as a visually important open space.

In the initial report this site was recommended by the River Nene Regional Park to be designated as a Visually Important Open Space even though it did not meet the criteria on the grounds that it is within the central area of the village and thus important to the character of the village. During consultation this was challenged in response no.27, which questioned the location of the being central to the village. The decision to classify the site as “central” to the settlement, even though it sits forwards the Eastern edge was due to the site being surrounded on all four sides by housing, and the true centre of the village being the space in between sites HVI027 & HVI028, which has been built on. The original assessment recognised that where sites only failed to meet the criteria because they were central to the village this alone should not be a reason for sites to be discounted as HVI. After review the site still does not meet the criteria as Visually Important Open Space, however, as previously, this site should be designated Visually Important Open Space. This is because the site is centrally located within the village as stated in the original assessment, the site is one of the first parcels of land in sight when entering the village from the NE along Harrington Road and offers setting the village. If this were to be compromised by development there would be significant negative impact on the setting and character of Loddington.

An observation was made that the boundary of the site along Harrington Road and Richardson Lane has been planted with trees very recently. Whilst the views in to this site are currently unhindered from these areas once the trees have grown in 3-5 years this will not be the case. Views will become restricted over time.

| ✔️ | The site does not meet the criteria as a Visually Important Open Space |
Site No 48 (Site Review)

Settlement Weston by Welland

Desktop Study of Site

Proximity to Listed Buildings

The site is overlooked by one listed building to the West on Valley Road and there is a listed building on North Lea to the East. The church is also visible from the site.

Proximity to Conservation Area

The site is almost entirely within a conservation area (approx. 90%).

Historic Maps

Shown on 1891-1912 map. Orchard to North, footpaths shown. Boundary feature on North-West boundary shown with dog-leg shape.

Landscape Character Area

Northamptonshire Vales (Northern Half) - The Northamptonshire Vales National Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10 per cent urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics.

Nature Conservation and Tree Designations

N/A

Visual Importance

Is the site integral or peripheral to village? What is the village structure?

The site is East of Valley road with houses to the West of the site, church to the South and a listed building to the East.

Development to the south of village is denser and more tightly packed than that to the north which has a more rural feel to it and is more spaced out with vistas to the open countryside beyond. The village retains an open rural character with working farms and frequent open spaces and soft edges to the countryside. The green area around the church forms an attractive and distinctive heart to the village. The diagrams show the built form and street patterns in Weston by Welland. The built form diagram clearly shows the dispersed nature of the village and the clusters of development throughout the varying streets. The farmstead is clearly identifiable from this map. (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

This site is integral to the open rural character of the Northern part of the village. Views between Valley Road and North Lea are provided and also views to the open countryside to the North.

What are key views into the site? How widely visible is the site?

The site is visible from North Lea and Valley Road. The site is also visible from the pub car park to the North. These views are from approx. 50% of the boundary. With two footpaths running across the site meaning the entire site is publically visible.

What are the key views out of site? Do views from the site add to the setting of the village?

The site has some key views out, the first being to the listed building on Valley Road. The second is to the listed buildings on North Lea. Other views are of open countryside to the North / North East and to houses to the South, beyond these houses is the church. It is only the church spire that can be seen as the view is blocked by modern development.
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the Medbourne to Slawston Road. It can also be seen on the approach to the village from the North along Welham Road/ Valley Road. The setting of the village is enhanced by this site as the open space, including the further open space adjoined to this site, provides a rural feeling to the village creates a natural feel to this part of the village with a working farm nearby.
Current land use

Grassland.

What is surrounding land use? How old are adjacent properties?

Residential – modern with some older properties on Valley Road and North Lea. Grassland.

Does the site contribute positively to the character and appearance of a conservation area?

The site creates a rural feel to this Northern part of the village and provides views to the conservation area around Home Farm and North Lea.

Does the site contribute positively to the character and appearance of a listed building?

The nearby listed buildings on Valley Road and North Lea are positively impacted upon by this site. A setting is created by the site for these buildings. The church is blocked by residential development and trees.

Evaluation Matrix

<table>
<thead>
<tr>
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Assessment as a Visually Important Open Space

The site at Weston by Welland is a small part of a larger field in the NE of the village. The site is integral due to the layout of the village.

The views in to the site come from main road from the North in to the settlement and also from North Lea, a residential road to the East of the site. With two public footpaths running across it the entire site is visible.
Looking out of the site there are key views to listed buildings to the East and West and open countryside to the North/North East. The Grade II listed church to the South is blocked mainly by residential development however the spire is still visible.

On the approach to the village the open space is visible from the Welham/Valley Road from the North. It creates a setting of the village even though the majority of the church is blocked from view. The site can also be seen from a distance from the Medbourne to Slawston road.

Response 22 to the consultation has requested that the site be removed as a Historically and Visually Important Open Space on the grounds that there are limited views to the church, the highway provides better views to the listed building on Valley Road and that the area is surrounded by modern development. The site is also already protected by the Conservation Area of the village.

As this report shows the site meets the criteria as a Visually Important Open Space in a number of ways. The site should not be discounted from this designation because it is already part of the Conservation Area. Any development on this site would further block views of the church when approaching the village from the North and also the character of the village would be lost in part.

| ✔️ | The site does meet the criteria as a Visually Important Open Space |

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Site No 055 (Site Review)
Settlement Desborough / The Damms

Desktop Study of Site

Proximity to Listed Buildings

HVI055 – N/A
The Damms – 4 listed buildings within 100 m of the North end of this site.

Proximity to Conservation Area

HVI055 – N/A
The Damms – N/A

Historic Maps

HVI055:
Shown as open space on 1843-1893 map – labelled as liable to floods. South west corner was a separate enclosure. 3 ponds shown in central area. Possible hedgeline running w-e-se across eastern end of site.

1891-1912 map shows ponds and hedgeline as above. South western enclosure expanded greatly to take in most of western end of site. Sewage outlet shown in North West corner.

1904-1939 and 1919-1943 maps still show ponds and hedgeline. SW enclosure not shown. Sewage outlet not shown.

From 1945 map shows sewage works in south east of site with access track from north. Rest of site open space, ponds not shown.

1970-1996 no longer shows sewage works. One structure central to site shown, to west of access track.

1996-present map as above.

The Damms:


Landscape Character Area

Rockingham Forest - Rockingham Forest National Character Area (NCA) is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley. Large areas of woodland remain a significant feature of the landscape and, while not forming continuous belts, the blocks of woodland often coalesce visually with hedgerow trees and smaller copses to increase the perception of extensive woodland cover across the landscape.
Nature Conservation and Tree Designations

HVI055 - Adjacent to Tailby Meadow Local Nature Reserve and Local Wildlife Site.

The Damms – Northern part of the site is a Potential Wildlife Site (North of the stream)

Visual Importance

Is the site integral or peripheral to settlement? What is the settlement structure?

The HVI055 site is on the southern edge of Desborough, creating an open space between the edge of town and the River Ise.

The Damms site creates an open space between the SW edge of the main town and further housing to the West. It also borders the most historic area of Desborough around the church.

Is the site integral to the setting of the settlement?

HVI055 – This site is visible from Tailby Meadows but does not add to the setting of Desborough as the housing adjacent to the site is a modern extension, not the original settlement.

The Damms – The site is key to the setting of the town, it can be seen on the approach from Rothwell Road, through the hedgerow. The open space, although not entirely visible, allows views to Desborough.

What are key views into the site? How widely visible is the site?

HVI055 – This site is visible from Tailby Meadows and the playing fields to the East. There is also a section of open space to the North of the site which allows views in to the site, limited by foliage.

The Damms – The Northern part of this site can be viewed from the Churchyard on the Northern Boundary, further views are all from private residential properties. The Southern area of this site is partially visible from Rothwell Road, on the approach to the Western entrance to Desborough.

View from Churchyard across the Damms Site
What are the key views out of site? Do views from the site add to the setting of the settlement?

HVI055 – Views out of this site are to the playing field/ Tailby Meadows to the East, arable farmland to the South, The Damms site to the West and to modern housing development to the North. These sites offer little context to the settlement of Desborough.

The Damms – The church is the key view out of the site, this can be seen looking North from the Northern part of the site. There is limited views of the church from the Southern part of the site due to topography. There are however limited views to Rothwell Road and South across farmland, from the northern part of the site.

Is site visible from outside settlement? Does site play role in setting of settlement from external area?

HVI055 – Visibility of this site from outside Desborough is very limited. There are views from Rothwell Road where it is clear an open space is present but actual visibility of the site is restricted.

The Damms – This site is partially visible from the approach to Desborough from Rothwell Road, with the open space allowing views to a part of the original settlement and to the more modern housing development. This view enhances the setting of Desborough from a distance.
**Current land use**

HVI055 – Rough Grassland.

The Damms – Rough Grassland, Unmanaged Pasture.

**What is surrounding land use? How old are adjacent properties?**

HVI005 – Rough Grassland, Arable, Residential (modern).

The Damms – Churchyard, Residential (modern & earlier) & Arable.

**Does the site contribute positively to the character and appearance of a conservation area?**

HVI055 – The conservation area of Desborough is further to the North in between Station road and Gladstone Street. This is not visible from the site at all.

The Damms – The conservation area of Desborough is further to the North in between Station road and Gladstone Street. This is not visible from the site at all.

**Does the site contribute positively to the character and appearance of a listed building?**

HVI055 – There are no listed buildings within visible distance of this site.

The Damms – The North of this site sets a context for the church (Grade I listed) and the three other listed buildings (the church house, a monument and a chest tomb) within the churchyard as they can be seen from the site, and the churchyard overlooks the site, with over 60% being visible.

**Evaluation Matrix HVI055**

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**Assessment as a Visually Important Open Space**

The HVI055 site has been open space within the Desborough since the earliest available maps. Since then there has been modern development adjacent to the site, reducing its impact as an important open space to Desborough. This site is not highly visible from outside of Desborough, with limited views of the actual open space but clear views there is an open space present.

The views in to the site set little context for the settlement of Desborough as the views in from the East offer little value to the original settlement of Desborough. Views out of the site highlight the modern development to the North and further modern development to the East, where multiple wind turbines can be seen, in the not too far distance, beyond the Tailby Meadows Nature Reserve and playing fields.

The site has no listed buildings or conservation areas within sight.

This site does not meet the criteria as a Visually Important Open Space, however it is clearly well used by the local community. This site could be considered important on grounds such as its amenity value, sense of place and its importance to health and wellbeing of the local communities.

* The site does not meet the criteria as a Visually Important Open Space

**Evaluation Matrix The Damms**

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**Assessment as a Visually Important Open Space**

The Damms site is important for the setting of Desborough and for the listed building that is the church. The site can be seen during the approach to Desborough from Rothwell, on the Rothwell Road. Not only does this view in to the site allow the church to have context but the
open space allows an unhindered view of Desborough itself. This view comes from the crest of Rothwell Road when looking towards Desborough, the open space of the site allows the view to the church and Desborough to be left unhindered. In historic times before the housing development to the West of the site (East of Rothwell Road) and the area at Beech Close were built there would have been clear views for the entire route in to Desborough. The housing development restricts the historic views of the church spire and Desborough and the Damms open space protects the last of the historic views of the church spire and Desborough.

When looking in to the site from the Churchyard a majority of the site can be seen from this viewpoint, it offers setting to the church itself as the church sits on higher ground than most of the site and although the main building is blocked by foliage the spire is visible and prominent on the landscape. The gentle decline to the brook before crossing to the Southern part of the site offers superb views in to the Ise valley. The views of the church from the site add further setting as the church can be viewed from approx. 85% of the site.

The Damms site meets the criteria as a Visually Important Open Space, it has heavy footfall from walkers (evidenced by a trodden path through significantly taller grasses) and a majority of the residencies to the East of the site have access to the open space through their rear gardens. This site preserves key views in to Desborough and offers more than just a visually important open space to the local community.

A part of the Damms site has been excluded from this designation. This is due to the shape of the site and how important this area is to the overall site/designation. The area (as indicated on the map below) does not offer views which enrich the character and setting of Desborough or the church to the North. This is due to the closed fencing surrounding modern development to the north of this area. The entire site can be broken in to 3 separate parcels of land, the North of the stream (historic Damms site), the narrow strip of land South of the stream and the excluded land to the west of the previous strip of land. The Narrow strip of land South of the stream is significant to the site as the views to and from the churchyard/historic Damms site are enhanced with this open space. The view from the churchyard across the site leads the eye down the banked Northern area, through the narrow strip of land before hitting a hedgerow, which blocks views to the open space behind it, before looking up the hill towards Rothwell.

The site does meet the criteria as a Visually Important Open Space

The wider Ise Valley was also considered in this assessment. The area to the north of HVI055 and east of the Damms site which can be seen on the map below has no official access however there is evidence of heavy footfall and usage. Tracks are visible running across, in many directions, with heavily worn entrance/exit points to the NW and east of the site. This site would not meet the criteria for Visually Important Open Space however does seem to hold some significance to the local community. The wider Ise Valley does not meet NPPF (paragraph 77) criteria as it is an extensive tract of land.