Assessment of Visually Important Open Spaces in Kettering Borough

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1.0 Introduction

The purpose of this report is to present the findings of the assessment of Historically and Visually Important Open Spaces, as proposed by Kettering Borough Council in January 2013.

In February 2012, Kettering Borough Council published a Site Specific Proposals Local Development Document Background Paper; “Open Spaces and Allotments” in which 65 sites were proposed for the new designation of Historically and Visually Important Open Spaces.

Following a public consultation in 2012, 15 of these sites were removed from the list of potential sites, but a further 15 were added, having been proposed by consultees.

These 65 sites have been assessed through a standardised methodology and against consistent criteria by an independent consultant.

The paper begins by outlining the current policy position and how the proposed sites were assessed. The findings for each site are then shown, site by site.

2.0 Policy Position


157. Crucially, Local Plans should;

● identify land where development would be inappropriate, for instance because of its environmental or historic significance; and

● contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

North Northamptonshire Core Spatial Strategy (June 2008)

The North Northamptonshire Core Spatial Strategy (CSS) includes a number of policies which aim to protect open space and green infrastructure across the Borough as well as extending networks to improve the quality of life of residents. Policies in the CSS include:

CSS Policy 5: Green Infrastructure

Sub-Regional Green Infrastructure corridors will connect locations of natural and historic heritage, green space, biodiversity or other environmental interest. They will be safeguarded through:

b) Using developer contributions to facilitate improvements to their quality and robustness;

Development will contribute towards the establishment, enhancement or ongoing management of local corridors linking with sub-regional corridors

CSS Policy 6: Infrastructure Delivery and Developer Contributions

New development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self-sufficient communities…Developers will either make direct provision or will contribute towards
the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

CSS Policy 13: General Sustainable Development Principles

Development should:

\( g \) not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing.

Kettering Borough Open Space SPD (September 2008)

Kettering Borough Council completed a PPG17 assessment of open space in 2007. This involved public consultation exercises and audits of all open space in the Borough. The public consultation included postal surveys comprising 5000 householder questionnaires, group discussions, peer group sessions with schoolchildren and workshops with a variety of interested stakeholders. The findings and recommendations of the PPG17 assessment have been used to develop an Open Space SPD. On finalising the PPG17 Assessment and adopting the Open Space SPD in autumn 2008, KBC commenced a review of all open space to ensure that the PPG17 database is kept up to date.

The SPD sets out new local standards for the provision of open space in connection with new housing development in the Borough. It provides information on the level of open space contributions that will be sought from new residential developments, together with other explanatory advice. It sets minimum quantity standards and size standards for open space across the Borough.

The SPD split types of open space into ten typologies as listed below:

- Parks and Gardens
- Natural and semi-natural greenspace
- Amenity greenspace
- Provision for children
- Provision for young people
- Outdoor sports facilities
- Allotments and community gardens
- Green corridors
- Cemeteries, disused churchyards and other burial grounds
- Civic Spaces

2.1 Draft Policy

A draft policy to designate Historically and Visually Important Open Spaces could read:

Both the towns and the villages derive a large part of their character from open spaces retained within them. It is considered to be of local importance to exclude development from some sites so that this open character is not significantly eroded. Consequently, specified sites which are most important to the visual or physical character and structure of the settlements, or have played an important role in the historic development of the settlement are identified. The sites are designated as Historically and Visually Important Open Space.

Historically and Visually Important Open Spaces may be designated where the land meets at least one of the following criteria

1. Land that can display an important role in the historic development of the settlement.
2. Land that contributes positively to the setting, form or character of a settlement.
3. Land that allows views into a settlement from approach roads or open countryside, views into the open countryside from within the settlement and/or views across the settlement.
4. Land which provides the setting for Listed Buildings or Conservation Areas or contributes to the character and appearance of Conservation Areas.

Planning permission will not be granted for development which will result in the loss of areas designated as Historically and Visually Important Open Spaces.

3.0 Methodology

The assessment has been carried out in three stages

1. Desk Top Study
2. Field Survey
3. Analysis and Assessment

3.1 Desk Top Study

A GIS based desk top study was undertaken for each site.

The GIS layers analysed were:

- Landscape Character Assessment
- Open Field Systems (Ridge and Furrow)
- Conservation Areas
- Historic Maps
- Nature conservation site designations (including SSSI, LWS, PWS, LNR)
- Access (Footpaths, bridleways)
- Tree Preservation Orders
- Current Ordnance Survey Maps

Proximity to Listed Buildings

Listed buildings were identified using the GIS layer, and categorised as being within, adjacent to, and within likely visual range of the site.

Proximity to Conservation Area

The sites’ positions in relation to Conservation Areas were noted.

Historic Maps

The historic maps held at Kettering Borough Council were studied and any changes in the boundaries, land use or lay-out of the sites were noted.
Landscape Character Area

The Landscape Character Assessment produced by River Nene Regional Park was analysed for each site. The Current Landscape Character Area – including any specific details regarding the layout of the settlement and the Historic Landscape Character Area were identified.

Nature Conservation and Tree Designations

Any nature conservation designations (e.g. Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, Potential Wildlife Site) or Tree Preservation Orders were noted.

3.2 Field Survey

A site visit was undertaken to each site between 7th and 27th February 2013.

The purpose of the site visit was to ascertain:

- Location of site - whether the site is located in a central position or is peripheral to village/settlement
- Importance of site in setting of village/settlement. Whether the site plays an important role in the setting of the village. E.g. is it an open space in the centre of the village. Is it adjacent to any key features (e.g. main street, war memorial), or does it provide views to key features? (e.g. church, other open spaces, views out of the village)
- Publically accessible viewpoints into the site. Where can views into the site be obtained from publically accessible spaces? How much of the site can be viewed from them? Are there any public footpaths or bridleways through the site?
- Key views out of the site. What are the important views out of the site?
- Existing land use(s) of the site
- Adjacent land use and approximate age of adjacent properties
- Location with respect to Conservation Areas and Listed Buildings and the site’s importance in their settings. Are the Conservation Area or listed buildings visible from the site? Does the open space add to their setting and views to and from them?

Each publically accessible viewpoint into each site was visited and the most important were photographed.

Where sites were accessible (either on public footpaths or if openly accessible) then views out were photographed.

Where the site was not accessible, approximations of the views out of the site were photographed as well as was possible from the site boundary.

Where long views to the sites were possible, either from footpaths or roads these were photographed.
3.3 Assessment and Analysis of Results

Each site was assessed using three criteria

1. Views into the site
2. Setting within the village
3. Setting of the village from outside village boundaries

Visibility of Site

<table>
<thead>
<tr>
<th>Value of Site</th>
<th>Category</th>
<th>Score</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Site is highly visible from public viewpoints</td>
<td>3</td>
<td>&gt;50% of the site is visible from publically accessible viewpoints within the site or on its boundary</td>
</tr>
<tr>
<td>Medium</td>
<td>Site is moderately visible from public viewpoints</td>
<td>2</td>
<td>Between 49-25% of the site is visible from publically accessible viewpoints within the site or on its boundary</td>
</tr>
<tr>
<td>Low</td>
<td>Site is poorly visible from public viewpoints</td>
<td>1</td>
<td>&lt;25% of the site is visible from publically accessible viewpoints within the site or on its boundary</td>
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Setting Within Village

<table>
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<tr>
<th>Value of Site</th>
<th>Category</th>
<th>Score</th>
<th>Measure</th>
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</thead>
<tbody>
<tr>
<td>High</td>
<td>Site is important to setting of conservation areas, listed buildings and/or makes a high contribution to setting of surrounding roads and properties</td>
<td>5</td>
<td>The site provides good views to or from a conservation area or listed building or enhances the setting of neighbouring properties to a great extent</td>
</tr>
<tr>
<td>Medium</td>
<td>Site is moderately important to historical development of village/settlement.</td>
<td>3</td>
<td>The site provides limited views to or from a conservation area or listed building or enhances the setting of neighbouring properties to a moderate extent</td>
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<tr>
<td>Low</td>
<td>Site is of low importance to historical development of village/settlement.</td>
<td>1</td>
<td>The site provides poor or no views to a conservation area or listed building or plays a small role in enhancing the setting of neighbouring properties</td>
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</table>
Setting Outside the Village

<table>
<thead>
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<th>Value of Site</th>
<th>Category</th>
<th>Score</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Makes a high contribution of setting of village when viewed from outside village boundary</td>
<td>3</td>
<td>There are good views into the site from at least one viewpoint from outside the village</td>
</tr>
<tr>
<td>Medium</td>
<td>Makes a moderate contribution of setting of village when viewed from outside village boundary</td>
<td>2</td>
<td>There are moderate to poor views into the site from at least one viewpoint from outside the village</td>
</tr>
<tr>
<td>Low</td>
<td>Makes a low contribution of setting of village when viewed from outside village boundary</td>
<td>1</td>
<td>The site is not visible from outside the village</td>
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</table>

The scores for each site are then added together to create a final score

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>10-11</td>
<td>The site meets the criteria as a Visually Important Open Space</td>
</tr>
<tr>
<td>9-3</td>
<td>The site does not meet the criteria as a Visually Important Open Space</td>
</tr>
</tbody>
</table>

4.0 Site Assessments

The assessment for each site follows.

For each site the following information is given:

**Desktop Study of Site**

- Proximity to Listed Buildings – Based on listed buildings GIS layer and field observations
- Proximity to Conservation Area – Based on Conservation Areas GIS layer
- Historic Maps – Notes from all historic maps held by Kettering DC as GIS layers. The coverage was consistent except for the area to the west of Corby (including Ashley, Stoke Albany, Sutton Bassett and Weston By Welland)
- Landscape Character Area – The Current Landscape Character Area and Historic Landscape Character Area as identified in the Northamptonshire Landscape Character Assessment
- Nature Conservation and Tree Designations – Based on GIS layers for Sites of Scientific Interest (SSSI), Local Wildlife Site (LWS), Local Nature Reserve (LNR), Potential Wildlife Site (PWS) and Tree Preservation Order (TPO)
Visual Importance

- Is the site integral or peripheral to village? What is the village structure? – The sites relation to the settlement is assessed. The village structure is described using field notes, maps and the Kettering Borough Rural Master planning Report
- Is the site integral to the setting of the village? – Assessed using GIS maps and field observations
- What are key views into the site? How widely visible is the site? – Assessed using field observations. Key views into the site are shown photographically
- What are the key views out of site? Do views from the site add to the setting of the village? - Assessed using field observations. Key views from the site are shown photographically. Where views were not possible (for access reasons) then best approximation views were photographed from public vantage points
- Is site visible from outside village? Does site play role in setting of village from external area? - Key views into the site from outside the village boundary are shown photographically
- Current land use – Assessed using field observations
- What is surrounding land use? How old are adjacent properties? – Assessed using field observations
- Does the site contribute positively to the character and appearance of a conservation area – Assessed using field observations
- Does the site contribute positively to the character and appearance of a listed building – Assessed using field observations

For each site there is a map showing

- Site boundary
- Sections of site boundary where site is visible from public viewpoints. Where a road crosses the site, this was included as a site boundary
- Other viewpoints into the site – these are examples of key views. Often where there is a footpath running parallel or perpendicular to a site boundary, the site is visible through the entirety of that boundary. This has only been mapped as a viewpoint. In the site assessments, where the boundary visibility has been calculated – an estimation of the percentage of the boundary visible from these viewpoints has been used.
- Key views out of the site – The views out of the site are intended as indications only and should only be used as a guide to the key views from the site.
- Listed buildings
- Conservation Areas
- Footpaths and bridleways
The key to the maps is as follows:

- **Proposed Historically and Visually Important Site**
- **Listed Buildings**
- **Conservation Areas**
- **Views out of the site**
- **View points into site**
- **View from boundary**
- **Bridleway**
- **Public Footpath**
### 4.1 Summary of Results

<table>
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<tr>
<th>Site No</th>
<th>Settlement</th>
<th>Visual Importance - Score</th>
<th>Setting Within Village - Score</th>
<th>Setting of Village - Score</th>
<th>Total Score</th>
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<td>Settlement</td>
<td>Visual Importance - Score</td>
<td>Setting Within Village - Score</td>
<td>Setting of Village - Score</td>
<td>Total Score</td>
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<td>80</td>
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<td>81</td>
<td>Ashley</td>
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<td>2</td>
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</tr>
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<td>83</td>
<td>Braybrooke</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>6</td>
<td>Red</td>
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**NOTE** – Due to the proximity and scoring of a number of sites within an area, sites 6 & 7 (Braybrooke), 23 & 26 (Little Oakley) and 36, 37, 38 & 70 (Rushton) have been combined to create one site. Sites 6 & 7 have been classified as one site due to their close proximity, only being split by a road, and the exact same scoring on assessment. Sites 23 & 26 have also been combined as these sites border each other and are in essence the same site. They also have the exact same scores. Site 70 has been combined with sites 36, 37 & 38 as all of these sites border each other and have scored the exact same mark upon assessment.

### 5.0 Conclusions

Of the 65 sites assessed:

30 met the criteria as Visually Important Open Spaces.

The recommendation is that Kettering Borough Council designate these as Visually Important Open Space.

30 did not meet the criteria as Visually Important Open Spaces.

Within the sites which have failed to meet the criteria to be designated as a Visually Important Open Space there are a number of sites which have only failed due to scoring poorly for ‘setting of the village’. These sites however are within the central area of the settlement, making them an important part of the settlement and its character.

It is recommended that Kettering Borough Council designate sites 15, 18, 27, 28, 33, 43 & 71 as Visually Important Open Space.

### 6.0 Details of Site Assessments

The details of the 65 site assessments now follow.
Site No 1

Settlement Ashley

Desktop Study of Site

Proximity to Listed Buildings

1 Listed Building on Green Lane adjacent to site. Church also visible from site.

Proximity to Conservation Area

The north-western corner is within Conservation Area. Otherwise the Conservation Area is adjacent to the north-west, west and south of the site.

Historic Maps

Surrounding road and settlement pattern shown on map 1891-1912

Landscape Character Area

CLCA – 13e Stoke Albany and Ashley
The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is integral to the village. Properties on Main Street back onto it, and it provides open space between Main Street and the properties on Green Lane.

...the enclosed nature of the village along Main Street and the large area of open space in between Main Street and Green Lane and the spacious nature of development in this area. The street pattern in Ashley clearly shows the "double loop" street pattern present within the village. (Rural Master Plan KBC 2012)
Is the site integral to the setting of the village?

The site provides the setting for properties on Main Street and for the conservation area to the north-west, west and south of the site. It creates a rural feel to the properties on Green Lane.

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

The site is publically visible from Green Lane, for approx 55% of its perimeter. Virtually the entire site is visible from roads.
What are the key views out of site? Do views from the site add to the setting of the village?

Views from out of the site add significantly to the setting of properties on Main Street and Green Lane and to the church.

Views to the rear of properties on Main Street and the church (above left and above) and view to open countryside to the north-east (left)

View to properties on Green Lane and countryside beyond
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the road to Cottingham to the east of the village, and from the public bridleway approximately 500m to the east.

Current land use


Stream. Small mixed wooded area next to stream.

North-west corner is garden behind properties on Main Street.

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

Residential (mixed ages).

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

Yes. There is a Conservation Area to the north-west, west and south and the site provides a valuable open aspect to the conservation area.

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

The site is overlooked by the listed cottage on Green Lane.

The church is visible across the site from Green Lane.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides important views to the church, listed buildings and conservation area
- Provides a setting for listed buildings on Green Lane and Main Street
- Provides views between Green Lane and Main Street
- Is important to the setting of the village from outside it’s boundary to the east

✔️ The site meets the criteria as a Visually Important Open Space
Site  No  2

Settlement  Ashley

**Desktop Study of Site**

**Proximity to Listed Buildings**

1 Listed Building on Westhorpe adjacent to site. 1 other Listed Cottage on Westhorpe visible from site. Church also visible.

**Proximity to Conservation Area**

Adjacent to Conservation Area to the east of site.

**Historic Maps**

Surrounding road and settlement pattern shown on map 1891-1912

**Landscape Character Area**

CLCA – 13e Stoke Albany and Ashley
The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

**Nature Conservation and Tree Designations**

None

**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, however its location between the conservation area and Stoke Albany Road means that it is integral to the village structure.

the enclosed nature of the village along Main Street and the large area of open space in between Main Street and Green Lane and the spacious nature of development in this area. The street pattern in Ashley clearly shows the “double loop” street pattern present within the village. (Rural Master Plan KBC 2012)
Is the site integral to the setting of the village?
Yes. The site provides views from Stoke Albany Road, east to the conservation area.

What are key views into the site? How widely visible is the site?
The site is publically visible from approx 35% of the site boundary, along Stoke Albany Road, from the public footpath to the south and more limited views from the public footpath and between the houses on Westhorpe. However this public footpath crosses the approximate centre of the site between Stoke Albany Road and Westhorpe and the site is entirely visible from this path.

View from Stoke Albany Rd across site to church

View from footpath to the south

What are the key views out of site? Do views from the site add to the setting of the village?
The site provides views to 2 listed properties on Westhorpe, to the western end of Main Street and to the church (see photo on previous page). The site also provides views to open countryside to the west and south.

View to listed cottage on Westhorpe
View to Main Street
Is site visible from outside village? Does site play role in setting of village from external area?

The site is clearly visible from the top of the hill on the Stoke Albany Road, approximately 400m from the site.

Current land use

Arable and grass

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

Grassland to west.

Otherwise residential – mostly modern, with some older and listed
Does the site contribute positively to the character and appearance of a conservation area

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

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

There is a Listed Cottage adjacent to site, which overlooks it, while another is just visible and has views into the site.

The church is clearly visible from the site

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings on Westhorpe and conservation area
- Provides a setting for listed buildings on Westhorpe
- Helps create the open aspect to the village when entering from Stoke Albany Road
- Is important to the setting of the village from outside it's boundaries

✅✅ **The site meets the criteria as a Visually Important Open Space**
Site No 6

Settlement Braybrooke

Desktop Study of Site

Proximity to Listed Buildings

There is one listed building adjacent, on the corner of Newland Road and Desborough Road, and a listed bridge on Desborough Road. Rectory Farm, is adjacent to the south-east.

Proximity to Conservation Area

The site is wholly within a conservation area.

Historic Maps

Shown as open space on 1843-1893 map. Most road and field boundaries have same pattern as current. One line of trees shown on 1843-1893 map behind Baptist Church now lost.

Landscape Character Area

CLCA – 7a Geddington Chase.
The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads.

HLCA – 5d Thorpe Malsor to Braybrooke Uplands

Nature Conservation and Tree Designations

Contains Group TPO NCC127 G1

Visual Importance

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

The site is integral to the village, with the historic main street running through the site. The village is built in two areas to the north and south of the open spaces that create the centre of the village.

Braybrooke does not have a defined village centre as key facilities are now dispersed throughout the village. However the historic main street would have been located on Griffin Road where the School, Post Office and Pub were located. The pub is still located on this street but the school has moved to Church Close and the post office has closed. The built form diagram clearly shows the area of open space running through the village and the spacious nature of development in this area. More modern development to the north and south of the village is more uniform in nature and relates more closely to the street pattern. (Rural Master Plan KBC 2012)
Is the site integral to the setting of the village?

The setting of the village is described above, with the site a major part of the open space separating the two developed areas of the village, and creating an open aspect to the village.

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

The site is visible from about 40% of its boundary (including Griffin Road and Desborough Road). However the majority of the site is visible from these viewpoints.

View from Griffin Road into the site where it backs onto School Lane (left)

View from Griffin Road into the site near Rectory Farm (right)

View into the site from Griffin Road looking across to Desborough Road.

(Above and right) Views from Griffin Road into the site at rear of properties on Newland Street
This site constitutes a large area of open space in the centre of the village, creating the structure of the village, with the developed areas to the north and south. This space also creates the setting for the village, with views into the site providing views to the church and some of the more historic properties from Griffin Road and Desborough Road.

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

The site provides views to properties on Newland Street, Desborough Road (see photographs above) and School Lane, to the church and to open countryside to the north-east (including site 7)
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

Predominantly grassland, with two private gardens and the River Jordan.

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

Predominantly residential – with a mixed age ranging from listed buildings to modern. Open fields to east.

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

Yes. The site is wholly within the Conservation Area and contributes positively to it, giving the village a very open aspect.

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

The site contributes to the settings of the three adjacent listed buildings.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area from Griffin Lane and Desborough Road
- Provides a setting for listed buildings on Newland Street and Griffin Lane
- The open space is of high importance to the setting of the village, creating the rural feel, right at the village centre

✅ ✅ The site meets the criteria as a Visually Important Open Space
Site No 7

Settlement Braybrooke

Desktop Study of Site

Proximity to Listed Buildings

There is one listed building adjacent to the north. The listed bridge on Desborough Road is also adjacent and the listed building on the junction of Desborough Road and Newland Street partially overlooks the site.

Proximity to Conservation Area

The site is within the conservation area.

Historic Maps

Shown as open space on 1843-1893 map with current boundaries.

Landscape Character Area

CLCA – 7a Geddington Chase.
The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads.
HLCA – 5d Thorpe Malsor to Braybrooke Uplands

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the eastern edge of the village. However as the village structure is that it is built in two areas to the north and south of the open spaces that create the centre of the village, it should be viewed as integral.

Braybrooke does not have a defined village centre as key facilities are now dispersed through out the village. However the historic main street would have been located on Griffin Road where the School, Post Office and Pub were located. The pub is still located on this street but the school has moved to Church Close and the post office has closed.
The built form diagram clearly shows the area of open space running through the village and the spacious nature of development in this area. More modern development to the north and south of the village is more uniform in nature and relates more closely to the street pattern. (Rural Master Plan KBC 2012)
Is the site integral to the setting of the village?

The site contributes to the open spaces at the centre of the village and is clearly visible from Desborough Road, the main road which passes through the village.

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

The site is publically visible from approx 35% of its boundary. The key views into the site are from Desborough Road (the whole site is visible from Desborough Road) and from the cul-de-sac to the north and public footpath to the north-east.

View from Desborough Road

View between houses on cul-de-sac to north of site

The site forms part of a continuous area of open space, running alongside the river at the centre of the village, and creating the structure of the village with developments to the north and south.

The site creates a rural feeling to the village, and provides views of open countryside (and the Scheduled Ancient Monument) from Desborough Road, the major route through the village.

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

The key views out of the site are to the west into site 6, to the listed buildings and bridge to the north-west and to the open fields to the east.
Is site visible from outside village? Does site play role in setting of village from external area?

The site is partially and poorly visible from the footpath to the north-east at a distance of approx 240m.

Current land use

Grassland

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

Residential – ranging from 19thC to 1950s, otherwise open countryside.

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

Yes. The site is wholly within the Conservation Area and contributes positively to it, giving the village a very open aspect, and creating a rural corridor which permeates the heart of the village.
Does the site contribute positively to the character and appearance of a listed building

Yes the site contributes greatly to the listed house and bridge adjacent to it. A further listed house and the church are clearly visible from it.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area
- Provides a setting for listed buildings on Desborough Road and Newland Street
- Helps create the rural feel right at the centre of the village, creating a corridor of open space

✅✅ The site meets the criteria as a Visually Important Open Space
Site No 11

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings

3 listed buildings visible from site.

Proximity to Conservation Area

Not in proximity.

Historic Maps

1843-1893 map – open space. Two fields crossed by road and n-s footpath.


Landscape Character Area

CLCA– 5b  Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the eastern fringe of the central part of the village. The site is split into 2 by Gate Lane. The larger area to the north is bordered by residential areas on one side, by the southern part of the site on one side, by the recreation ground on one side and by open countryside on the other.

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 slopes up steeply from the stream on the north-western boundary. There is a panoramic view across the northern part of the village from the top of the slope.

The church spire is clearly visible from both the top and bottom of the slope.

The site provides an open aspect for the Recreation Ground and Village Hall, providing these with a view across to the northern part of the village.

The site creates a rural/open feel when approached from the north-west along Gate Lane, and the high hedgerows create a rural feel when approached from the south-east.

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

The site can be viewed from about 40% of its perimeter. However from these viewpoints and from the public footpath that crosses the site, the whole of the site is viewable.
What are the key views out of site? Do views from the site add to the setting of the village?

View out of site to the church spire

View to village to north and north-west

View across open countryside to Kettering
To Rectory Farm (see previous page)

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

The site is not visible from public rights of way outside the village however it is visible from a footpath and the wider area.

Current land use

Rough grassland with horse grazing (northern section)

Sheep grazed (southern section)

What is surrounding land use? How old are adjacent properties?
Residential (1930s ribbon development and newer housing)
Rectory Farm (listed building) and outbuildings
Recreation Ground
Scrubby grassland and horse paddocks
Open countryside

**Does the site contribute positively to the character and appearance of a conservation area**
No

**Does the site contribute positively to the character and appearance of a listed building**
The site contributes positively to the setting of Rectory Farm.
It provides valuable views of the Church

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**Assessment as a Visually Important Open Space**
- Has been an open space within the village since the earliest available maps
- Provides views to the church and listed buildings
- Helps create the rural feel of the village
- Provides views from the recreation ground to Kettering Road

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 12

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings

2 listed buildings including the church are in close proximity to the north of the site.

Proximity to Conservation Area

No

Historic Maps

Open space in 1843-1893 maps


Landscape Character Area

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations

No

Visual Importance

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

The site is adjacent to the village, with residential development on two sides. However it is adjacent to the churchyard and behind buildings on Church Street, so cannot be considered as peripheral.

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 contributes to the rural character of the heart of the village, providing views into the village centre from footpaths to the south.

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

The site can be viewed from 45% of its perimeter on roads and public footpaths, including the path which runs through the site. However these viewpoints allow the entire site to be easily viewable.

View into the site from footpath running south-east from church

View from corner near church across to Glebe Avenue

View to church from footpath along south-eastern boundary
What are the key views out of site? Do views from the site add to the setting of the village?

View to the church and listed building on Church Street (see photo above)

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

The site hedgerow on south-eastern side is visible from the footpaths heading out of the village to the south-east.

Though the site itself is not visible from further afield i.e. Wellingborough Road, the road to Pytchley or from footpaths out of Pytchley, it is certainly possible that buildings on this land would be visible due to the increase in height.

Current land use

Grassland. Pond in southern corner

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

Residential – to the west are 1950s housing, with some more recent (including between the church and the eastern section of the site). Some older and listed buildings to the north-west along Church Street.

Open countryside to the east and south.

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

No
Does the site contribute positively to the character and appearance of a listed building

The site allows views of the church and listed building on Church Street from footpaths to the south-east of the village.

It also creates a rural character that runs right onto the church and the backs of properties on Church St

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides settings for the church and listed building on Church Street
- Helps create a rural feel at the heart of the village

✔️ The site meets the criteria as a Visually Important Open Space
Site No 13

Settlement Cranford

**Desktop Study of Site**

**Proximity to Listed Buildings**

The listed buildings within the Cranford Hall complex, the Church of St Andrew and Dairy Farm are all adjacent, as is the Church of St John. Numerous listed houses and cottages on Church Lane, The Green and High Street in Cranford St John and on St Andrews Lane and Duck End in Cranford St Andrew are adjacent to, or overlook the site.

**Proximity to Conservation Area**

Wholly within the conservation area

**Historic Maps**

1843-1893 shows extensive open space. North east corner plantation wood, northern and southern fringes partially wooded.

1891-1912 map – wood in north east corner extended with planting of Nettlebed Spinney.

1904-1939. Further woodland planting in centre of site south of Cranford Hall. Little change on 1919-1943 map.

From 1945 map – Nettlebed Spinney and adjacent plantation not shown.

Little change in subsequent maps (1970-1996, 1996-present)

**Landscape Character Area**

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 8b Lowick to Finedon Valley Side

**Nature Conservation and Tree Designations**

The southern part of the site is designated as a Potential Wildlife Site

**Visual Importance**

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

The site is integral to the village. Cranford consists of two Villages, Cranford St Andrew and Cranford St John, separated by the historic parkland of Cranford Hall, which this site consists of.

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 is integral to the setting of the village, as the two parts have developed around it, providing views into both and allowing them to keep separate identities.

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

The site is visible from approximately 45% of its boundary. The western area is crossed by public footpaths and is visible from Grafton Road and the track between Home Farm and Dairy Farm.

Views into the eastern section are more limited from Church Lane, Duck End and St John’s churchyard. However as a whole over 75% of the site is visible from public rights of way and accessible areas.

Views from Grafton Road (below and right)

Views from St Andrews Lane (left) and junction of Grafton Road and St Andrews Lane (above)
What are the key views out of site? Do views from the site add to the setting of the village?

Views to St Andrews Church and Cranford Hall (left) and listed buildings at Dairy Farm (right)
Is site visible from outside village? Does site play role in setting of village from external area?

The western end of the site is visible from the road to Barton Seagrave, from a distance of approx 600m.
Current land use
Parkland, sheep grazed
Grassland, horse grazed

What is surrounding land use? How old are adjacent properties?
Residential (17thC? to modern)
Arable
Grassland

Does the site contribute positively to the character and appearance of a conservation area
The site is wholly within the conservation area, and creates the open aspect of the village

Does the site contribute positively to the character and appearance of a listed building
The site creates the setting of the listed buildings within the Cranford Hall complex, the Church of St Andrew, Dairy Farm and the Church of St John. Numerous listed houses and cottages on Church Lane, The Green and High Street in Cranford St John and on St Andrews Lane and Duck End in Cranford St Andrew are adjacent to, or overlook the site and are easily visible from within the site. The listed bridge on Grafton Road is adjacent to the site with views both from and to it.
## Evaluation Matrix

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### Setting within village
- **Important to setting of conservation areas, listed buildings and/or makes a high contribution to setting of surrounding roads and properties**
- **Medium importance in setting of conservation areas and listed buildings and/or makes a medium contribution to setting of surrounding roads and properties**
- **Low importance in setting of conservation areas and listed buildings and/or makes a low contribution to setting of surrounding roads and properties**

### Setting of village
- **Makes a high contribution of setting of village when viewed from outside village boundary**
- **Makes a medium contribution of setting of village when viewed from outside village boundary**
- **Makes a low contribution of setting of village when viewed from outside village boundary**

## Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides the parkland setting for Cranford Hall and the church
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings in both parts of the village
- Helps create the rural feel of the village, and the physical separation between Cranford St Andrew and Cranford St John

| ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No. 14

Settlement Cranford

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site is adjacent to The Old Rectory, and to the row of cottages on Rectory Hill.

**Proximity to Conservation Area**

The site is wholly within the Conservation Area.

**Historic Maps**

1843-1893 map – shown as open space with scattered conifers.


**Landscape Character Area**

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 8b Lowick to Finedon Valley Side

**Nature Conservation and Tree Designations**

Western edge is 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 Cranford St Andrew. However it is adjacent to the junction of St Andrews Lane and Rectory Hill and to the Old Rectory, so is considered to be integral.

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 is integral to the setting of the village as it adds to the feeling of open space that is present throughout the village.
What are key views into the site? How widely visible is the site?

The site is visible from Rectory Hill and currently from the permissive footpath to the south, making up approx 40% of the perimeter. The entire site is visible from these vantage points.

View from Rectory Hill

View from permissive path to south

View from junction of St Andrews Lane and Rectory Hill

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

View to the Old Rectory

View to the listed cottages on Rectory Hill
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 – sheep grazed

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

Residential (18thC? To 1950s)

Woodland

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

The site is within the Conservation Area and contributes to the open aspect of the village.

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

The site is overlooked by the Old Rectory and the cottages on Rectory Hill. It creates views to these properties from the permissive path.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the old rectory and other listed buildings
- Provides the setting for the Old Rectory and the listed cottages on Rectory Hill
- Helps create the rural feel of the village

* The site does not meet the criteria as a Visually Important Open Space
Site No 15

Settlement Cranford

Desktop Study of Site

Proximity to Listed Buildings
The site is adjacent to the Manor House and to listed buildings on The Green

Proximity to Conservation Area
The site is within the Conservation Area

Historic Maps
1843-1893 map. Eastern half shown as series of buildings around 3 sides of a central courtyard. Western half as open space, with a curved central enclosure. The southern side is part of larger field to south.

Little change on 1891-1912, 1904-1939 and 1919-1943 maps.


Landscape Character Area

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 8b Lowick to Finedon Valley Side

Nature Conservation and Tree Designations
No designations

Visual Importance

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

The site is integral to Cranford St John, being at the centre of the village at the western end of Church Lane.

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 is integral to the setting of the village, providing the setting for the Manor House and a row of listed cottages. Additionally it creates an open space at the end of Church Lane, visible from the High Street and as the first visible area when entering Cranford St John from the footpath from Cranford St Andrew.

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

The site is visible from the entire boundary.

- View from The Green (left) and Church Lane (below)
- Views from junction of Church Lane and The Green (left) and from High Street (below)
- View from footpath to west to the Manor House
What are the key views out of site? Do views from the site add to the setting of the village?

View to the Manor House (see photo above)

View to listed buildings on The Green

View to parkland between Cranford St John and Cranford St Andrew

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

Site is not visible from outside village

Current land use

Grassland

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

Residential – 18thC? to modern

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

The site is within the Conservation Area. It creates a village green at the centre of Cranford St John
Does the site contribute positively to the character and appearance of a listed building

The site is overlooked by the Manor House and by listed cottages on The Green. It provides view to these properties from the Main Street.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Is an open space in the centre of the village
- Provides views to listed buildings and conservation area
- Provides the setting for The Manor House and listed buildings on The Green

※ The site does not meet the criteria as a Visually Important Open Space
Site No 16

Settlement Geddington

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site includes a listed bridge on Bridge St

**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 Ise in 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.

1970-1996 and 1996-present. Little change to above

**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 6f Grafton to Warkton Clay Plateau
Nature Conservation and Tree Designations

Site west of New Road contains the eastern section of River SSSI and Meadows SSSI

Visual Importance

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

The site is integral to the structure of the village. The village is primarily to the north of the River Ise, though there is some development to the south. The river and its floodplain fields form 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?

The site is integral to the setting of the village. The area east of New Road separates the oldest part of the village from development on the southern side of the valley. The area west of New Road maintains the views across the valley from developments on both sides, and creates an open aspect for views from the bridge on New Road.

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

The site is visible from approx 35% of its boundary. However as it is crossed by Bridge Street and New Road, with New Road in particular offering widespread views into the site, and by a public footpath from New Road to the western edge, the majority of the site (over 90%) is visible from public rights of way.

View from bridge on Bridge St

Views from across recreation ground to south
What are the key views out of site? Do views from the site add to the setting of the village?

View to church (see photo on previous page)

Views to properties on West St (left and below)
Is site visible from outside village? Does site play role in setting of village from external area?

Site is visible from footpath to the west, through hedges

Current land use

Grassland – sheep and horse grazed
Gardens
River Ise

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

Open countryside
Residential (18thC? 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

The site provides an important setting for the listed bridge on Bridge St, and provides clear views of the church from New Road.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Is an extensive open space in the centre of the village
- Provides views to the church and the conservation area
- Helps create the rural feel of the village

✅ The site meets the criteria as a Visually Important Open Space
Site No 17

Settlement Grafton Underwood

Desktop Study of Site

Proximity to Listed Buildings

The site contains one listed building (The Old Rectory). The northern section of the site is adjacent to the church. There are four listed buildings opposite on the Main St, and two to the north-west of the southern site.

Proximity to Conservation Area

The site is wholly within a Conservation Area

Historic Maps

1843-1893 map. Southern area shown as open space. Northern area shown as gardens around the rectory.

Little change on maps 1891-1912, 1904-1939 and 1919-1943.

Small structure added to from 1945 map in north east corner.
Little change in subsequent maps (1970-1996, 1996-present)

Landscape Character Area

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 6f Grafton to Warkton Clay Plateau

Nature Conservation and Tree Designations

None

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 with buildings set back from the road in the south western quadrant.

....informal layout of development with higher density development along the main route and larger more spacious development set back from the street. (Kettering Borough Rural Masterplanning Report 2012)
Is the site integral to the setting of the village?

Yes. The northern area provides open views between the Old Rectory and church and the road. The southern site is at the gateway to the village when entering from the south, creating a rural open aspect with views across to the listed cottages.

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

The site is visible from approx 35% of its boundaries, from the road, from the path to the church and churchyard and from the public footpaths to the north and west.
What are the key views out of site? Do views from the site add to the setting of the village?

To church and rectory (see photos on previous page)

View to church from southern section of site (right)

To listed cottages adjacent to southern site (see photo on previous page)

To listed houses on road
Is site visible from outside village? Does site play role in setting of village from external area?

Rectory garden walls and house are visible from footpath to west.

**Current land use**

Grassland

Garden

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

Residential – many listed buildings

Churchyard

Grassland

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

The site is wholly within the Conservation Area and creates an open aspect to the south-western corner of the village

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

The northern site creates views from listed buildings on the road to the Old Rectory and church.

The southern site creates views from the road to 2 listed cottages to the west.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the Old Rectory, church and listed buildings on the main road and south of the church
- The southern section creates an open rural feel when entering the village from the south

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No. 18

Settlement Grafton Underwood

**Desktop Study of Site**

**Proximity to Listed Buildings**

There are 9 listed buildings adjacent to the east, 3 in proximity to the west and one to the north. In addition the site contains 2 listed bridges, with a further one adjacent to the south. The church and Old Rectory are visible from the site.

**Proximity to Conservation Area**

The site is wholly within a Conservation Area

**Historic Maps**

Road and open space layout shown little change from 1843-1893, 1891-1912, 1904-1939 and 1919-1943 maps)

From 1945 map shows small loss of open space to road on western side. Little further change shown on 1970-1996 and 1996-present maps

**Landscape Character Area**

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 6f Grafton to Warkton Clay Plateau

**Nature Conservation and Tree Designations**

None

**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 with buildings set back from the road in the west.

....informal layout of development with higher density development along the main route and larger more spacious development set back from the street. (Kettering Borough Rural Masterplanning Report 2012)

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

The village is linear, along one through road and the space creates a wide, open main street for the village, with a stream and amenity grassland alongside the road for well over half the length of the village. The site is visible on entering the village from the north and as such acts as the gateway into the village.
What are key views into the site? How widely visible is the site?

The site is bounded by the road to the east and pavement to the west and is completely visible and accessible.

![Views on entering village from the north](image1.png)

![Views from centre of village](image2.png)

![View from southern end of site](image3.png)
What are the key views out of site? Do views from the site add to the setting of the village?

To listed buildings on eastern side of road

View to listed buildings at northern end of site

View across Site 17 to church and Old Rectory

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

Amenity grassland
Stream
What is surrounding land use? How old are adjacent properties?

Residential

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

The site creates an open, wide road through the village, creating good views to the buildings within the conservation area. The stream and its resident ducks add to the character of the village.

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

There are 9 listed buildings adjacent to the east, 3 in proximity to the west and one to the north. In addition the site contains 2 listed bridges, with a further one adjacent to the south. The church and Old Rectory are visible from the site.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Is an open space adjacent to, and for most of the length of, the main street

× The site does not meet the criteria as a Visually Important Open Space
Site No 20

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

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA – 1b Brampton Brook – River Ise Watershed

Nature Conservation and Tree Designations

None

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 site 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 predominantly created by Site 21.

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 is visible from the High Street, Rothwell Road and from the public footpath to the south. In all it is visible from approx 35% of its boundary. However from these viewpoints and from the footpath which runs through the site, most (over 90%) of the site is visible.

View on entering village on Rothwell Road

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

- View to listed cottage at eastern corner of site
- View to house on High Street
- View to open countryside to south-east
Is site visible from outside village? Does site play role in setting of village from external area?

The site has limited visibility from outside the village.

Current land use
Grassland
Tennis courts

What is surrounding land use? How old are adjacent properties?
Residential (18thC?)
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

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on High Street and Rothwell Road
- Helps create the rural feel of the village

| ✔✔ | The site meets the criteria as a Visually Important Open Space |
Site No 21

Settlement Harrington

**Desktop Study of Site**

**Proximity to Listed Buildings**

There is a row of listed cottages adjacent to the site

**Proximity to Conservation Area**

The site is adjacent to the Conservation Area, with the south-eastern edge within it.

**Historic Maps**

1843-1893 map shows open space with extensive earthworks.


**Landscape Character Area**

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA – 1b Brampton Brook – River Ise Watershed

**Nature Conservation and Tree Designations**

Group TPO NCC1965 No 15 G1

**Visual Importance**

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

The site is on the north-western edge of the village, which is linear in a C pattern with this open space enclosed within this pattern. However it should be considered as integral as it has a major boundary on the High Street in the centre 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 site 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 site is integral to the setting of the village. In the centre of the village there is little development, with some properties on the south-eastern side of the High Street but none on the north-western side, providing panoramic views over the surrounding countryside.

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

The site is visible from the High Street and from a bridleway and footpath to the north-west, allowing views from around 40% of the boundary. However the footpath and bridleway both cross the site, allowing the whole of the main field to be visible. The smaller south-western field is harder to view due to hedges and buildings but is mostly visible through the hedges and from its boundary on High Street.
What are the key views out of site? Do views from the site add to the setting of the village?

Views to listed cottages on the High Street

View to other buildings on the High Street

Views to Arthingworth (above) and open countryside to north (above left)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is clearly visible from Arthingworth as well as from the footpath and bridleway to the north-west (see photos on previous pages)

Current land use
Grassland – sheep and cattle grazed

What is surrounding land use? How old are adjacent properties?
Grassland
Residential (19thC? and modern)

Does the site contribute positively to the character and appearance of a conservation area
The site is adjacent to the Conservation Area and provides panoramic views out of the village. When viewed from Arthingworth it creates a tree lined village limited to the top of the hill with open fields on the hillside.

Does the site contribute positively to the character and appearance of a listed building
The site provides panoramic views from, and clear views to, the row of listed cottages on High Street.
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### Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on the High Street
- Helps create the open and rural feel of the village
- Is highly visible and important to the setting of the village from outside it’s boundaries

✔️ The site meets the criteria as a Visually Important Open Space
Site No 22

Settlement Little Oakley

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the Manor House and church

Proximity to Conservation Area

The site is wholly within the Conservation Area

Historic Maps

1843-1893 map shows open space – one large area with w-e-ne path. Two smaller enclosures adjacent to farm.

Little change over subsequent maps (1891-1912, 1904-1939, 1919-1943)

From 1945 map shows just one enclosure next to farm.

1970-1996 shows no enclosure next to farm

Little change over subsequent map (1996-present)

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 1e Rushton Clay Plateau

Nature Conservation and Tree Designations

None
Visual Importance

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

The site consists of the garden of the Manor House and is therefore integral. Little Oakley is a linear village.

Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The Manor House is the first building on the left when entering Little Oakley from the south, and as such the site is the gateway into the village, also providing views to the Manor House and church.

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

The site is visible from the road, from the churchyard and from the footpath to the south, comprising of approx 60% of the boundary. From these viewpoints the whole of the site is visible.

View from road when entering village from south

View from footpath to south of site

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

View to 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 footpath to south-east, at a distance of approx 70m.

Current land use

Garden

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

Grassland

Residential (listed buildings)

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

The site is wholly within the Conservation Area. It provides a setting for two listed buildings, making them visible from just outside the village and when entering the village from the south.

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

The site contributes greatly to the setting of the Manor House and church when viewed from the south and south-east

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, Manor Farm and conservation area
- Provides the setting for the church and Manor Farm
- Helps create the rural feel of the village when entered from the south
- Makes a contribution to the setting of the village from outside it’s boundaries

✔️ ✔️ The site meets the criteria as Visually Important Open Space
Site No 23

Settlement Little Oakley

Desktop Study of Site

Proximity to Listed Buildings

Moat Farm is adjacent to site. Two other listed buildings potentially overlook the site, one to the east and one to the west.

Proximity to Conservation Area

The site is wholly within the Conservation Area.

Historic Maps

1843-1893 shows open space. In north is one large open area with nw-se track. 5 smaller enclosed areas in west. Most western contains 3 small structures

In 1891-1912 map, one enclosure increased in size, now only 3 in western area.

Little change over subsequent maps (1904-1939, 1919-1943)

From 1945 map shows western area now only 2 fields.

1970-1996 map shows only one field in west. Eastern area – track no longer shown and land to west of track now enclosed.

Little change over subsequent map (1996-present)

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 1e Rushton Clay Plateau

Nature Conservation and Tree Designations

None
Visual Importance

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

The site backs onto properties on the south side of the road, for virtually the entire length of the village, and abutting the road at one point. It is therefore considered to be integral to the linear pattern of the village.

Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The site is integral to the linear pattern of the village, giving it its linear structure. It provides views out to and from the open countryside to the south-east.

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

The site is visible from two points on the High Street, and from footpaths and bridleways along its eastern and southern boundaries, providing views from approx 60% of its boundary. From these vantage points virtually the entire site is visible.

View from bridleway to south-east
What are the key views out of site? Do views from the site add to the setting of the village?

Views to Moat Farm and listed building at eastern end of village

View to church (see photo above)

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

The site is visible from the road east of the village at a distance of approx 300m
Current land use

Grassland – sheep grazed

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

Grassland

Residential (18th-19th C?)

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

The site is wholly within a Conservation Area, and contributes to the open, rural aspect of the linear village.

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

The site contributes greatly to the setting of Moat Farm and of the listed building at the eastern end of the village, which overlooks the site.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Little Oakley is a village characterised by buildings separated by open spaces
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Helps create the rural feel of the village
- Plays a role in the setting of the village from outside it’s boundaries

| ✔ ✔ | The site meets the criteria as a Visually Important Open Space |
Site No 24

Settlement Little Oakley

Desktop Study of Site

Proximity to Listed Buildings

There are listed buildings adjacent to the site, to the west, east and south.

Proximity to Conservation Area

The majority (over 80%) of the site is within the Conservation Area.

Historic Maps

1843-1893 map shows open space (2 fields). Smithy on road on southern boundary.

1891-1912 map shows western field split sw-ne into 2. Footpath shown in eastern field in sw-ne direction.

Little change over subsequent maps (1904-1939, 1919-1943)

From 1945 map shows two fields again with structure on western edge of eastern field

Little change over subsequent maps (1970-1996, 1996-present)

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 1e Rushton Clay Plateau

Nature Conservation and Tree Designations

None
Visual Importance

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

The site is integral to the village, with a central location and with significant frontage onto the main road through the village.

Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The village has an extremely open aspect, due to the open spaces to the north of the road, and the open spaces behind the buildings to the south.

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

The site is visible from the road through the village, which constitutes approx 15% of its boundary. However the whole of the site is visible from this vantage point.

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

Views to listed buildings to west (left) and east (below)

Views along main road to west (left) and east (below)

Little Oakley is a linear village, built on a gently sinuous road. The village consists of houses, widely spaced out with fields in between, and many of these properties are built end on to the road, including the listed cottages adjacent to this site. They create an open, rural feel throughout the village, and especially at the north and eastern end.

These open fields are of key importance to the structure and setting of the village, and this site being located towards the centre of the village and on a bend which provides long views into it is of vital importance to the village setting.
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

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

Grassland

Residential (18th-19th C?)

Secondary woodland

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

The site creates an open aspect to the village and Conservation Area, contributing significantly to the character of the village.

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

The site is overlooked by, and provides views to listed buildings to the east and west. Additionally there is a listed building on the opposite side of the road, the setting of which the site enhances when approached along the road.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Little Oakley is a village characterised by buildings separated by open spaces
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Helps create the rural feel of the village

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 25

Settlement Little Oakley

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site is adjacent to one listed building (it includes part of the garden of this building), while it is overlooked by another.

**Proximity to Conservation Area**

The site is entirely within the Conservation Area.

**Historic Maps**

1843-1893 map shows open space divided into 3 enclosures.

Little change over subsequent maps (1891-1912, 1904-1939, 1919-1943, from 1945)

1970-1996 map shows western and central enclosures amalgamated into one field. Little change over subsequent map (1996-present)

**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 1e Rushton Clay Plateau

**Nature Conservation and Tree Designations**

None
**Visual Importance**

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

The site is integral to the village, with an eastern end of village location and with significant frontage onto the main road through the village.

Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The village has an extremely open aspect, due to the open spaces to the north of the road, and the open spaces behind the buildings to the south. The site is located after the first two houses on the northern side of the road after entering the village from the east and helps create this open aspect.

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

The site is visible from the road and from a footpath to the north, these viewpoints constitute approx 50% of the boundaries to the site. However the footpath runs through the site, making the majority of the site visible.

Views from the road (above and above right) and from the footpath to the north (right)
What are the key views out of site? Do views from the site add to the setting of the village?

View to open countryside (and Sites 26 and 23) to south

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

The site is visible from the footpath to the north from a distance of approx 90m

Current land use

Grassland

Garden

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

Grassland

Residential (18th-19thC?)

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

The site creates an open aspect to the village and Conservation Area, contributing significantly to the character of the village.

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

The site partially consists of the garden of a listed building. The main, field part of the site creates an open aspect for the listed buildings on the opposite side of the road and for the old schoolhouse adjacent to it.
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### Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Little Oakley is a village characterised by buildings separated by open spaces
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Helps create the rural feel of the village
- Plays a role in the setting of the village from outside it’s boundaries

✅ ✅ The site meets the criteria as a Visually Important Open Space
Site No 26

Settlement Little Oakley

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site is adjacent to one listed building and overlooked by a second on the northern side of the road.

**Proximity to Conservation Area**

The site is wholly within the Conservation Area.

**Historic Maps**

1843-1893 map shows open space with trees. Open space slightly larger than current site. 4 structures/buildings on northeast corner and eastern boundary with their own enclosures.

1891-1912 map shows 2 buildings/structures gone.

Little change over subsequent maps (1891-1912, 1904-1939, 1919-1943)

From 1945 map shows buildings/structures gone

1970-1996 map shows current southern boundary of site

Little change over subsequent map (1996-present)

**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 1e Rushton Clay Plateau

**Nature Conservation and Tree Designations**

None
Visual Importance

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

The site is integral to the village, with an eastern end of village location and with significant frontage onto the main road through the village.

Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set back, set in large gardens. The principle pattern is properties on the southern side of the street abut the pavement and properties on the northern side of the street are set back at a raised ground level (Kettering Borough Rural Masterplanning Report 2012).

Is the site integral to the setting of the village?

The village has an extremely open aspect, due to the open spaces to the north of the road, and the open spaces behind the buildings to the south. The site is located after the first building on the southern side of the road after entering the village from the east and helps create this open aspect, creating views to the countryside to the south.

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

The site is visible from the road, from the footpath across site 25 and . These constitute approx 30% of the boundary, but offering views of the site in its entirety.

View from footpath north of Site 25

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

View to adjacent listed cottage (left) and to Moat Farm (below)

View to listed building on north side of road

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

The site is visible from the footpath to the north of site 25 at a distance of approx 120m

Current land use

Grassland – sheep grazed
What is surrounding land use? How old are adjacent properties?

Grassland

Residential (18th-19thC?)

Farm buildings

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

The site creates an open aspect to the village and Conservation Area, contributing significantly to the character of the village.

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

The site is overlooked by two listed buildings, significantly contributing to the setting of the one on the southern side of the road.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Little Oakley is a village characterised by buildings separated by open spaces
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Helps create the rural feel of the village
- Plays a role in the setting of the village from outside its boundaries

| ✔️   | The site meets the criteria as a Visually Important Open Space |
Site No 27

Settlement Loddington

Desktop Study of Site

Proximity to Listed Buildings
The site is adjacent to the church.

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
CLCA 4f Kettering and Wellingborough Slopes
The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA – 1b Brampton Brook – River Ise Watershed

Nature Conservation and Tree Designations
None

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 Richardsons 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 in 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 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.

View from Harrington Road

View to the church

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

View to Luddington Hall near entrance to Main St
Is site visible from outside village? Does site play role in setting of village from external area?

Church spire is visible from footpath to south of site. The view of the church may be further compromised by two-storey buildings between the fields and church.

Current land use

Grassland with trees

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

Churchyard

Residential – mainly modern. One 1930’s?

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, 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

- Has been an open space within the village since the earliest available maps
- Provides views to the church and conservation area from Harrington Road
- Provides the setting for listed buildings on Main Street
- Helps create the rural feel of the village

× The site does not meet the criteria as a Visually Important Open Space
Site No 28

Settlement Loddington

Desktop Study of Site

Proximity to Listed Buildings

The are two listed buildings on Main Street within view from the site.

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

Little change over subsequent maps (1891-1912, 1904-1939, 1919-1943, from 1945, 1970-1996, 1996-present) except pump not shown on from 1945 map onwards

Landscape Character Area

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA – 1b Brampton Brook – River Ise Watershed

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the eastern edge of the old village but is now enclosed by housing on all four sides so is integral to 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 in 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 site contributes to the open aspect of the village between Harrington Road and properties on Main Street. It also allows views from Richardsons Lane to the church.

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

The site is visible from Harrington Road and Richardsons Lane, which constitute approx 50% of the boundary. The entire site is visible from these viewpoints.

View from Harrington Road

View to church and farm buildings from corner of Harrington Road and Richardsons Lane

View to church from Richardsons Lane
What are the key views out of site? Do views from the site add to the setting of the village?

View to the church and houses on Main St (see photos on previous page)

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 – cattle grazed

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

Residential – 1950s – modern

Farm buildings

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

The site is within the Conservation Area and contributes to its setting by providing views from Harrington Road and Richardsons Lane.

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

The site provides views to the church and limited views to two listed buildings on Main Street.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Helps create the rural feel of the village

|   | The site does not meet the criteria as a Visually Important Open Space |
Site No 32

Settlement Newton

Desktop Study of Site

Proximity to Listed Buildings

One listed building opposite site. One is to the west with its garden adjacent to site

Proximity to Conservation Area

The site is entirely within a Conservation Area.

Historic Maps

1843-1893 map – shown as open space with trees and paths (garden?). South east corner enclosed garden?


Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 6f Grafton to Warkton Clay Plateau

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is integral to the village.

...the compact nature of the village as well as highlighting the spacious plots in which the dwellings are set. Due to the size of the village there are no distinct character areas. There is a mix of historic development with some limited more modern infill development. The dominate character is traditional rural with attractive stone buildings well related to the
surrounding countryside. Buildings in the south eastern section of the village front directly onto the street where as development to the west and north is set back from the road with large front gardens. (Kettering Borough Rural Masterplanning Report 2012)

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

The site provides an open setting to the eastern part of the village, visible to pedestrians if not car drivers.

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

The site is visible from the road, which constitutes approx 25% of the boundary. However as the site is so small the majority of the site is visible from the road. In addition a permissive path for access to the Dovecote Buttery allows views into the north-west corner of the site.

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

View to listed building opposite

View to village to west
View to open countryside to south

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

Garden

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

Residential (18thC?)

Grassland

Horticultural

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

The site is within the conservation area and contributes to the character of the eastern half of the village.

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

The site is overlooked by a listed building across the road.
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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area

× | The site does not meet the criteria as a Visually Important Open Space
Site No 33

Settlement Pytchley

Desktop Study of Site

Proximity to Listed Buildings

There are two listed buildings on Butchers Lane and in proximity to the site

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

1843-1893 map – open space


Landscape Character Area

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA – 7g Ise Valley Side – Broughton to Harrowden

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is integral, located at the centre of the nuclear village, with the oldest part based around a square formed by High Street, Stringer Hill and Butchers Lane.

The built form diagram clearly shows the difference between the informal patterns of Historic Core and the more uniform development of the Edge Suburbs and Linear development along Isham Road. In these areas the built form is closely related to the street pattern whereas in the Historic Core the buildings are more scattered in nature. Development along the High Street fronts on to this street. Development on the southern side of the High Street fronts directly onto the street and creates a dense frontage on to the High Street. On the opposite site of the street buildings tend to be set back with gardens to the front. (Kettering Borough Rural Masterplanning Report 2012)
Is the site integral to the setting of the village?

The site is within the block created by High Street, Stringer Hill and Butchers Lane. The site allows views from the listed cottages on Butchers Lane to the church, and creating an open aspect between the historic centre of the village and the newer developments to the south.

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

The site is visible from Stringers Hill and Butchers Lane, constituting approx 50% of the boundary. The entire site is visible from these viewpoints.

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

View to church from Butchers Lane (left)

View to listed buildings on Butchers Lane (right)
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

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

Residential (18thC? 1960s and 1980s)

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

The site is within the conservation area, and contributes to views of properties on Main Street and Butchers Lane.

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

The site contributes to the appearance of the two listed buildings on Butchers Lane and provides vies to the church.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings on Butchers Lane
- Is a highly visible open space at the centre of the village

× The site does not meet the criteria as a Visually Important Open Space
Site No 36

Settlement Rushton

Desktop Study of Site

Proximity to Listed Buildings
The church and one listed house are both visible, with their boundaries adjoin the site.

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

Historic Maps
Shown as open space on 1843-1893 map, with road to church crossing site. All subsequent maps show same open space and boundary layout (1891-1912, 1904-1939, 1919-1943, from 1945, 1970-1996 and 1996-present)

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 8c Newton – Rushton

Nature Conservation and Tree Designations
Adjacent to Rushton Park Wood LWS

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. However it is adjacent to the church, and to the entrance to Rushton Hall and is therefore considered to be integral.
Is the site integral to the setting of the village?

The site is the village gateway when entering on Desborough Road, providing views to the church and village when approaching from the south.

The built form diagram clearly shows the clustering of development to the east of the village and also the stand-alone church and the surrounding open space. Partly due to the large area of the open space which surrounds the church and the rural character of the southern side of the village views to open countryside are prominent along the whole of the southern edge of the village. Station Road is much more enclosed as are the eastern elements of High Street where development is featured on both side of the road (Kettering Borough Council Rural Masterplanning Report 2012)

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

The site is visible from Desborough Road and Station Road, which constitute approx 50% of the site boundary. However the entire site is visible from these viewpoints.
What are the key views out of site? Do views from the site add to the setting of the village?

Views to church (left) and village (below)

View to Rushton Hall Lodge

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

The site is visible from Desborough Road (see photo on previous page), at a distance of 150 approx from the junction with Station Rd

Current land use

Grassland – horse grazed

Cricket Club practice pitches

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

Residential (1 listed building, 1 modern)

Rushton Hall grounds

Grassland

Cricket club

Woodland

150
Does the site contribute positively to the character and appearance of a conservation area

The site is within a Conservation Area, and provides views from Desborough Road to the church and the main village.

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

The site provides views from Desborough Road to the church and to the listed public house in the village.

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Assessment as a Visually Important Open Space

- The area south of Station Road has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area from Desborough Road
- Is one of several contiguous open spaces that create the rural feel of the village
- Is important to the setting of the village from outside it's boundaries

✔️✔️ The site meets the criteria as a Visually Important Open Space
Site No 37

Settlement Rushton

**Desktop Study of Site**

**Proximity to Listed Buildings**

There is a listed public house overlooking the site and the church is in close proximity.

**Proximity to Conservation Area**

The site is entirely within the Conservation Area.

**Historic Maps**

Shown as open space on 1842-1893 map, but as part of larger field, with current northern boundary (road) and eastern boundary.

1891-1912 map as above.

1904-1939 map shows site as cricket ground. (probably referring to land to west)

1919-1945 map as 1904-1939 but with sinuous boundary feature(?) nw-se across northern part of site.

From 1945 map as 1919-1945.

1970-1996 map shows new western boundary between site and current cricket pitch

**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Gedgington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 8c Newton – Rushton

**Nature Conservation and Tree Designations**

None
**Visual Importance**

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

The site is adjacent to the southern edge of the village, with a long frontage on the High Street and is adjacent to the cricket club and buildings in the conservation area.

The built form diagram clearly shows the clustering of development to the east of the village and also the stand-alone church and the surrounding open space. Partly due to the large area of the open space which surrounds the church and the rural character of the southern side of the village, views to open countryside are prominent along the whole of the southern edge of the village. Station Road is much more enclosed as are the eastern elements of High Street where development is featured on both sides of the road (Kettering Borough Council Rural Masterplanning Report 2012)

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

The open site provides views from the village across the Ise Valley and out into the open countryside to the south, with corresponding views from Desborough Road and from public footpaths. The village is located on top of the northern bank of the Ise Valley with this site sloping down onto the floodplain.

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

The site is visible from High Street, the cricket club car park and also from the public footpath to the south, which constitute approx 75% of the boundary. The entire site is clearly visible from these viewpoints.
What are the key views out of site? Do views from the site add to the setting of the village?

View to listed public house

Views to church and cricket club (left) and Rushton Hall and Desborough Road (below)

View to Rushton Manor
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from Desborough Road and from footpaths on the southern banks of the River Ise

View from Desborough Rd, from a distance of approx 900m

View from footpath to south, at a distance of approx 200m
Current land use
Grassland – horse grazed

What is surrounding land use? How old are adjacent properties?
Residential (mixed age properties)
Cricket club
Grassland

Does the site contribute positively to the character and appearance of a conservation area
The site is within the conservation area, and the open aspect provides views into and out of it.

Does the site contribute positively to the character and appearance of a listed building
The site provides views to the church from the village, and views from and to the Thornhill Arms pub and limited views to the Manor House.

Evaluation Matrix

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Assessment as a Visually Important Open Space
- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings on Church Street
- As one of several contiguous open spaces creates the rural feel of the village
- Is important to the setting of the village from outside it's boundaries

| ✔️✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 38

Settlement Rushton

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to Rushton Manor.

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

1843-1893 map shows open space with nw-se track leading from nw corner to Home Field Farm. North west of site enclosed including a smaller enclosure with a small structure half way up western side.

1891-1912. As 1843-1912 but with a larger structure on eastern side of small enclosure

1904-1939. As 1891-1912, but with structure labelled as sheepwash.

1919-1943. Little change

From 1945 map shows no structure or enclosures and path to renamed Whitegate Farm diverted to north, outside site.

1970-1996 and 1996-present maps show little change from above.

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 8c Newton – Rushton

160
Nature Conservation and Tree Designations

None

**Visual Importance**

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

The site is on the south-eastern fringe of the village. The site is however between the Manor House and properties on Manor Road and High Street.

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

The site provides views to the village from the footpath to the south-east and from the railway line. However it can only be said to be integral to a very small part of the village.

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

The site is visible from Manor Road and from the footpath on the north-eastern boundary which provides continuous views until it crosses the railway line to the south-east. There is another footpath to the south-west which provides some more limited views. In total these constitute approx 45% of its boundary. These provide views into the whole site.

![Views from Manor Road](image1)

![View from path to north-east (left) and path where it crosses the River Ise (below)](image2)
What are the key views out of site? Do views from the site add to the setting of the village?

View to Rushton Manor

View to open countryside to south-east (above) and railway line (left)

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

The site is visible from the railway line and from the path to the south-east until it crosses the railway line.

View from the footpath approaching the railway line – a distance of approx 420m
Current land use

Grassland – grazed by horses and alpacas.

Some semi-mature trees create a parkland around the Manor House.

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

Residential (18th/19thC and early 20thC?)

Grassland

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

The site is within the conservation area and adds to the rural feeling of the village edge until Manor Rd.

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

The site adds to the setting of Rushton Manor, providing views from Manor Road and the footpath to the north-east.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to Rushton Manor and conservation area
- Provides the setting for Rushton Manor
As one of several contiguous open spaces creates the rural feel of the village

Is important to the setting of the village from outside it's boundaries

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 40

Settlement Stoke Albany

Desktop Study of Site

Proximity to Listed Buildings

The listed building at Manor Farm is adjacent to the south and there are two further listed buildings on the western side of the road, overlooking the site.

Proximity to Conservation Area

The western part of the site is within the Conservation Area.

Historic Maps

Shown as open space on 1843-1893 map with no changes to boundaries. Footpath shown on 1843-1893 map. Area in south-west corner next to manor house shown as orchard (not shown as orchard on 1891-1912 map)

Landscape Character Area

CLCA 13e Stoke Albany and Ashley

The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA Wilbarston - Brampton Ash Valley Sides

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is integral to the village, located centrally and an important open space between the southern part of the village and the T junction at the bottom of the hill.

The overall character of the village is rural, open and green and Stoke Albany’s agricultural setting is a key ingredient in its character. There is a mix of streets with tight enclosure, rural lanes and rear alley/lanes all interspersed with open spaces which contribute to a very high quality environment in general. (Kettering Borough Council Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site is central to the village, with a long frontage onto the main street, and creating a rural, open feel to the village.

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

The site is visible from the road through the village, and from Wilbarston Road. These constitute approx 50% of the site. However a footpath crosses the site enabling views into the majority of it.
What are the key views out of site? Do views from the site add to the setting of the village?

View to Wilbarston

View to countryside to north

Views to adjacent listed properties

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

The site is visible from Wilbarston Church, from points on the road too Wilbarston and from the road to Ashley.
View from Wilbarston Road, at a distance of approx 170m

View from Wilbarston Church, a distance of approx 550m

View from road to Ashley, a distance of over 1km
**Current land use**

Grassland

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

Residential – 18th and 19thC and modern

Grassland

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

The site is partially within the conservation area. It contributes greatly to views from and into the conservation area and plays a significant role in the rural feel of the village.

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

The open space in front of Manor Farm and the listed buildings across the road contributes greatly to their character

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings on the main street
- Helps create the rural feel of the village
- Is important to the setting of the village from outside its boundaries, especially from Wilbarston

| ✔✔ | The site meets the criteria as a Visually Important Open Space |
Site No 41

Settlement Sutton Bassett

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps

Both sections are shown on 1891-1912 map as corners of much larger fields. Presumably the western site became enclosed at some point in 20th century with the construction of the house to the south. Eastern site is still part of larger field though slightly cut off due to new house to south of it.

Landscape Character Area

CLCA 13e Stoke Albany and Ashley

The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

Western section within 50m of Potential Wildlife Site boundary

Visual Importance

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

The site is at the southern end of a linear village.

The figure diagrams below show the built form and street patterns in Sutton Bassett. These show the simple street pattern and the form of development along this street. These show clearly the spaced out nature of development which characterises this village. Also, the farmstead is clearly identifiable. There are sporadic views in between properties but development along the main street is fairly compact until you reach the gateways of the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line (Kettering Borough Council Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

This site consists of two open space that interrupt the building line as described above, in both cases creating a gap between the last house and rest of the village.

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

The site is visible from Main Street, from the public footpath to the east and from the bridleway to the south. These constitute approx 45% of the boundary. However the entire site can be viewed from these vantage points.

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

Views out to open countryside to east, south and west (see photos above and on previous page)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the footpath to Mill House to the east and from the bridleway at the bottom of the valley.

View from the path to the east, at a distance of approx 570m

View to eastern area from bridleway to south

View to western area from bridleway to south
Current land use
Grassland

What is surrounding land use? How old are adjacent properties?
Residential – Modern, 1920s, one older property
Grassland
Arable

Does the site contribute positively to the character and appearance of a conservation area
No

Does the site contribute positively to the character and appearance of a listed building
No

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- The sites are small and set between modern housing on the roadside of a linear settlement
- They are visible from outside the settlement but only as small gaps between properties

| ✗ | The site does not meet the criteria as a Visually Important Open Space |
Site  No  42
Settlement  Sutton Bassett

Desktop Study of Site

Proximity to Listed Buildings
The site contains the church. A listed cottage is adjacent to the north.

Proximity to Conservation Area
No

Historic Maps
Open space shown on 1891-1912 map.

Landscape Character Area
CLCA 13e Stoke Albany and Ashley
The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.
HLCA – 4a Welland Valley, Dingley-Ashley

Nature Conservation and Tree Designations
None

Visual Importance
Is the site integral or peripheral to village? What is the village structure?
The site is a small area of greenspace surrounding the church, at the northern end of a linear village and is therefore integral.

The figure diagrams below show the built form and street patterns in Sutton Bassett. These show the simple street pattern and the form of development along this street. These show clearly the spaced out nature of development which characterises this village. Also, the farmstead is clearly identifiable. There are sporadic views in between properties but development along the main street is fairly compact until you reach the gateways of the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line (Kettering Borough Council Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site is integral to the setting of the church, especially as it is at the northern end of the village and is the first landmark when entering the village from the north.

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

The site is visible from Main Street and there are also limited views from the footpath to the east. However the site is entirely publically accessible.

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

View from Main St shortly after entering village

View South down Main St

View to listed cottage and Main St
Is site visible from outside village? Does site play role in setting of village from external area?

There are limited views into the site from the footpath to the east

Current land use

Amenity grass

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

Residential – 18thC? 1950s and 1960s

Agricultural buildings

Grassland

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

No
Does the site contribute positively to the character and appearance of a listed building

The site is open space around the church, with a listed cottage opening onto the site.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church and listed cottages
- Is highly visible site on the main street

✅ The site meets the criteria as a Visually Important Open Space
Site No 43

Settlement Warkton

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site is adjacent to the church and 6 other listed buildings. An additional 4 listed buildings overlook the site.

**Proximity to Conservation Area**

The site is entirely within a Conservation Area

**Historic Maps**

1843-1893 map. Northern section shown criss-crossed by paths linking church, rectory and school. Central and southern sections as 3 enclosures with trees.

1891-1912. Little change. Treed areas in south may be orchards.

1904-1939. South-east enclosure no longer orchard

1919-1943, From 1943 – little change, except for structure added in south east corner behind house on From 1943 map

Little change on 1970-1996 and 1996-present maps

**Landscape Character Area**

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 6f Grafton to Warkton Clay Plateau

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

The site is at the centre of the village, which is based on a D pattern of roads, the site making up over half of the land within the D, which also includes the church and village hall.

The character of Warkton is more or less consistent throughout – Historic Rural, being a fine example of an estate village, the size and shape of which has remained remarkably constant. The church forms a very strong focus with open paddocks on its north and south sides. Frequent open spaces, fields and paddocks, between buildings together and the existence of significant groups of trees, gives Warkton its very special rural character.
Within this distinct character, however, some small sub-character areas are evident: including the central open space – the large, leafy expanse of open space around the church and village hall generally used for grazing animals, is central to Warkton’s rural and open character (Kettering Borough Rural Masterplanning Report 2012).

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

The site is an extensive open space at the centre of the village, and with the church and village hall adjoining is part of the identity of the village.

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

The site is visible from the roads to the north-east, west and south-west, as well as the churchyard. These vantage points constitute 65% of the boundary. From these vantage points and the public footpath across the northern part, the site is entirely visible.
What are the key views out of site? Do views from the site add to the setting of the village?

To the church (see photos above and on previous page)

To village hall (above) and other listed buildings to north-east (left and above left)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the footpath along the River Ise to the north-west, from Kettering Road and Stamford Road.
Current land use

Grassland

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

Residential – 18th-19thC?

Churchyard

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

The site is within the conservation area and contributes significantly to the open rural feel of the village.

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

The site contributes significantly to the setting of the church and village hall, and to listed buildings to the north, south and south-west
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### Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church and listed buildings on all sides
- Helps create the rural feel of the village
- Is a highly visible open space at the centre of the village
- Is important to the setting of the village from outside it’s boundaries

✔️ ✔️ The site meets the criteria as a Visually Important Open Space
Site No 44

Settlement Warkton

Desktop Study of Site

Proximity to Listed Buildings

There are four listed buildings adjacent to the site, which is also overlooked by the church and the village hall.

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

Shown as open space on 1843-1893 map. Northern area 2 enclosures running north/south. Southern area, 3 running nw-se.

1891-1912 no change

1904-1939 – small structure in north western field

1919-1943 map – structure not shown.

Little change in subsequent maps (From 1945, 1970-1996, 1996-present)

Landscape Character Area

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 6f Grafton to Warkton Clay Plateau

Nature Conservation and Tree Designations

None

Visual Importance

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

The site appears peripheral to the village as it is on the western edge, at the top of the slopes down into the Ise Valley. However the site is adjacent to the churchyard and village centre, and abuts Warkton Road between historic cottages, so is considered integral.

Is the site integral to the setting of the village?

The site creates views from the village to the north-west across the Ise Valley, and similarly creates views into the village from the river and from the top of the slopes on the opposite slopes.
What are key views into the site? How widely visible is the site?

The site is visible from Warkton Road, from the road to the south-east, from the churchyard and from paths and roads to the north-west. These constitute approx 35% of the site boundary. However the entire site is visible from these viewpoints. The views into the smaller northern section are more limited, but it is visible from Warkton Road.

Views from road to south-east (left) and churchyard (below) showing views out across Ise Valley.

Views from Warkton Road

View from south near Isebrook Farm
What are the key views out of site? Do views from the site 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 the footpath along the River Ise to the north-west, from Kettering Road and Stamford Road.
Current land use
Grassland

What is surrounding land use? How old are adjacent properties?
Grassland
Residential – 18th-19thC?

Does the site contribute positively to the character and appearance of a conservation area
The site is entirely within the conservation area and creates views from the village to the north-west across the Ise Valley, and similarly creates views into the village from the river and from the top of the slopes on the opposite slopes.
Does the site contribute positively to the character and appearance of a listed building

The site contributes a great deal to the setting of the church when viewed from outside the village and to the listed buildings which are adjacent on Warkton Rd and in the village centre.

**Evaluation Matrix**

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church and listed buildings in the village
- Helps create the rural feel of the village
- Is important to the setting of the village from outside it’s boundaries

✓✓ The site meets the criteria as a Visually Important Open Space
Site No 45

Settlement Weekley

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the church and to a listed building to the west, with further listed buildings on the road to the south.

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

1843-1893 map – shown as open space crossed by track/road and two footpaths. Trees line eastern edge. Curving boundary across middle of site.


Landscape Character Area

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA 6f Grafton to Warkton Clay Plateau

Nature Conservation and Tree Designations

The northern part of the site is within a Potential Wildlife Site

Visual Importance

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

The site is integral to the village, located adjacent to the churchyard, war memorial and listed houses. The village is a planned estate village built around roads radiating from a central green.

The builtform diagram clearly shows the fairly informal patterns of scattered, low density, development on large plots in the Historic Core and the way buildings are generally aligned with the streets. Development generally fronts on to the street though buildings tend to be set back with large gardens to the front, and often sides, adding to the green feel (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site is integral to the setting of the village as it is located adjacent to the church and war memorial.

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

The site is visible from the road, the churchyard, a public footpath to the north, and a permissive footpath in the grounds of Boughton Hall to the east, which constitute approx 30% of the site boundary. The whole of the northern part of the site is publicly accessible, while the southern part is only visible from the road, though it is all visible from that vantage point.

View from road entering site from west

View from churchyard

View from entrance to Boughton Hall Grounds to east

View from public footpath to north

View into southern area from road
What are the key views out of site? Do views from the site add to the setting of the village?

View to the church (left) and other listed buildings to west (below)

View to Boughton Hall grounds to east

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

The site is visible from the footpath to the north and from the permissive path to the east but views from both are extremely limited.

Current land use

Amenity grass

Car parking

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

Residential (19thC)

Churchyard

Parkland

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

The site is within the conservation area and contributes to the setting of the buildings around it.

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

The site contributes to the setting of the church, the listed house on the western side and to the listed cottages on the road to the south-west.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church and other listed buildings
- Provides the gateway from the village to the Boughton House parklands

✔️ The site meets the criteria as a Visually Important Open Space
Site No 46

Settlement Weekley

Desktop Study of Site

Proximity to Listed Buildings

There are three listed buildings overlooking the site from the opposite side of the road, and another adjacent to the site.

Proximity to Conservation Area

The site is entirely within a Conservation Area.

Historic Maps

Shown as open space on 1843-1893 map with one very small structure in north east corner

1891-1912 map – structure not shown.


Landscape Character Area

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA 6f Grafton to Warkton Clay Plateau

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is at the south-eastern edge of the village.

The builtform diagram clearly shows the fairly informal patterns of scattered, low density, development on large plots in the Historic Core and the way buildings are generally aligned with the streets. Development generally fronts on to the street though buildings tend to be set back with large gardens to the front, and often sides, adding to the green feel (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site is within the Boughton House parkland, but views to the site are limited and it is only important to the setting of the few surrounding houses.

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

The site is visible from the public footpath to the south, and from permissive footpath in Boughton Park to the east. There is a very limited view from the road. These views constitute approx 50% of the boundary, however these views are somewhat limited.

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

View to listed cottages (not possible to photograph due to access being on private road)

View to countryside to south-east

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

The site is visible from the public footpath to the south.
Current land use

Garden

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

Grassland

Residential (18th/19thC?)

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

The site is within a Conservation Area and adds to its setting when the village is viewed from the south.

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

The site consists of the garden of a cottage, and is partly overlooked by four listed buildings. However from public viewpoints it plays only a moderate role in their settings.
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### Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides the setting for listed buildings

* The site does not meet the criteria as a Visually Important Open Space
Site No 47

Settlement Weekley

**Desktop Study of Site**

**Proximity to Listed Buildings**

There are three listed buildings in the lane to the west (one is adjacent to the site), two buildings adjacent to the north-west, three listed buildings (and a wall) to the north, and two on the lane to the north-east.

**Proximity to Conservation Area**

The site is entirely within the Conservation Area.

**Historic Maps**

1843-1893 map shows open space, on slightly larger site than now

Little change in 1891-1912 and 1904-1939 maps.

1919-1943 map shows new boundaries to west and south of site.

Subsequent maps show little changes (From 1945, 1970-1996, 1996-2008)

**Landscape Character Area**

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA 6f Grafton to Warkton Clay Plateau

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

The site is situated roughly centrally in the village between two of the lanes which radiate from the centre.

The builtform diagram clearly shows the fairly informal patterns of scattered, low density, development on large plots in the Historic Core and the way buildings are generally aligned with the streets. Development generally fronts on to the street though buildings tend to be set back with large gardens to the front, and often sides, adding to the green feel (Kettering Borough Rural Masterplanning Report 2012).
Is the site integral to the setting of the village?

The site is integral to the open, rural feel of the village.

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

The site is visible from the lanes to the west and north-east and from the public footpath to the south-east, which constitute approx 45 of the boundary. However, from these vantage points the entire site is visible.

View from lane to north-east (northern end)

View from lane to north-east (left) and from bottom of lane near sharp bend (below)

View from lane to west

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

View to listed buildings to the west (left) and north (below)

views to open countryside to south-west and south-east

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

The site is visible from the footpath to the south.

View from footpath where it enters osier beds near Warkton Road, a distance of approx 330m.

Current land use

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

Residential – mostly 18th/19thC?

Grassland

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

The site provides an open feel to the centre of the village and Conservation Area.

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

The open site provides views to and from several listed buildings on the two roads which flank it.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to listed buildings and conservation area
- Provides the setting for listed buildings
- Is a highly visible open space in the centre of the village

✔️ ✔️ The site meets the criteria as a Visually Important Open Space
Site  No  48

Settlement  Weston by Welland

Desktop Study of Site

Proximity to Listed Buildings

The site is overlooked by one listed building on Valley Road to the west, and provides views to the church. There is another listed building on North Lea to the east.

Proximity to Conservation Area

The site is almost entirely (90% approx) within a Conservation Area.

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

CLCA 13e Stoke Albany and Ashley

The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is central to the village and creates an open aspect when viewed from Valley Road and North Lea.

Development to the south of village is denser and 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?

The site is integral to the open rural character of the northern section of the village, providing views between Valley Road and North Lea and to the 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 and from the pub car park to the north. These views constitute approx 55% of the boundary. Two footpaths cross the site and 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?

View to the church (left) and to listed buildings on North Lea (below)
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

Current land use

Grassland

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

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

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

The site creates the open rural feel to this part of the village and provides views to the conservation area around Home Farm, North Lea and the church.
Does the site contribute positively to the character and appearance of a listed building

The site contributes to the setting of the cottages on North Lea and to Home Farm.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Helps create the rural feel of the village
- Is moderately important to the setting of the village from outside it’s boundaries

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 49

Settlement Weston by Welland

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to one listed building to the north.

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

Pattern of roads and open space shown on Map 1891-1912. Small changes to layout of buildings around site from that map to current day.

Landscape Character Area

CLCA 13e Stoke Albany and Ashley

The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is at the eastern side of the village, and constitutes a green area with development on all four sides.

Development to the south of village is denser and 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?

The site contributes to the open form of the northern part of the village, creating a continuum of open space with Site 48.

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

The site is visible from North Lea and from the open space to the west (Site 48). The site consists completely of publically accessible land.

View from North Lea (near entrance to footpath into 48)

Views from North Lea junctions with The Green – western junction (left) and eastern junction (above)

View from pub car park to north-west
What are the key views out of site? Do views from the site add to the setting of the village?

View to church

View to listed cottages to north

Views to open countryside to north

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

Amenity Grassland.

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

Residential -18thC? cottage, converted school, modern
Does the site contribute positively to the character and appearance of a conservation area

The site contributes to the open aspect of the Conservation Area in the eastern end of the village.

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

The site provides views to and is overlooked by the listed cottage on North Lea. There are also views to the church.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for listed buildings on North Lea

* The site does not meet the criteria as a Visually Important Open Space
Site No 51

Settlement Harrington

Desktop Study of Site

Proximity to Listed Buildings

There are two listed buildings on the opposite side of the High Street.

Proximity to Conservation Area

The site is adjacent to the Conservation Area.

Historic Maps

1843-1893 map shows as open space


Landscape Character Area

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA – 1b Brampton Brook – River Ise Watershed

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the western side of the village, in a gap between houses. The linear form of the village means that it is integral to 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 site 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?

Views into the site, either from inside or outside the village are limited, so it is not integral to the setting of the village.
What are key views into the site? How widely visible is the site?

The site is only visible from the gateway off High Street. This constitutes approx 3% of the boundary, and is the only vantage point into the site.

View from High Street (right) and from listed building on High Street towards site (below)

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

Views to the open countryside to north and east (see photo on previous page)

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

The site is not currently visible from outside the village. However if the site were developed then it is possible that buildings would be visible from the bridleway to the north-west.

Current land use

Grassland

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

Grassland

Residential

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

The site is adjacent to the Conservation Area. However poor views into the site mean that its contribution is moderate at best.

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

There is a listed building opposite the entrance to the site. However poor views in mean that it makes only a moderate contribution to its setting.
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### Assessment as a Visually Important Open Space
- Has been an open space within the village since the earliest available maps
- Views into the site, both from within and outside the village are extremely limited

* The site does not meet the criteria as a Visually Important Open Space
Site No 52

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the church and to a listed building to the south-west.

Proximity to Conservation Area

No

Historic Maps

1843-1893 map shows open space north west of church. West of church is number of structures/buildings creating square with open space inside. Another structure is at southern edge of site.

Little change over subsequent maps (1891-1912, 1904-1939, 1919-1943)

From 1945 map – buildings no longer present.

Little change over subsequent maps (1970-1996, 1996-present)

Landscape Character Area

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is located between Church Street and the churchyard at the centre of the village.

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 is integral to the setting of the church.

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

The site can be viewed from Church Street and the churchyard approx 60% of its boundary. The whole site is visible from roads and paths on its boundary, or from paths and open access on the site.

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

View to the church (left) and listed properties on Church Street (below)
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

Rough and amenity grassland with ivy covered walls and trees

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

Churchyard

Residential - 19thC? and modern

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

No

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

The site is extremely important in setting of the church and of listed house adjacent to south-west boundary of site

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Assessment as a Visually Important Open Space

Provides views to the church and listed buildings

Provides the setting for the church and listed buildings on Church Street

This site has, however only been open space since approx 1945, with all previous historic maps showing buildings – presumably cottages – on this site

| ✗ | The site does not meet the criteria as a Visually Important Open Space |
Site No 53

Settlement Barton Seagrave

Desktop Study of Site

Proximity to Listed Buildings

The church is adjacent to the site. There is one listed building on Barton Road.

Proximity to Conservation Area

The western half of the site is within the Conservation Area.

Historic Maps

1843-1893 map shows parkland with avenues of trees along southern boundary and from south west to centre of northern boundary. Eastern side is enclosure. Structure shown adjacent to enclosure. Old quarry in north.

1891-1912 map – enclosure not shown.

1904-1939 enclosure shown again in same place. Avenues of trees much reduced

1919-1943 – little change

From 1945 – central area shown as cricket ground

Little change in 1970-1996 and 1996-present maps

Landscape Character Area

CLCA 17d River Ise Floodplain

Barton Seagrave, on the eastern side of Kettering sprawls over a ridgeline on the edge of the area adjacent to the River Ise. This large compact post-war settlement is bordered to the south by the A14(T) and bisected by the A6003

HLCA 8b Lowick-Fineden Valley Side

Nature Conservation and Tree Designations

TPO NCC 1958 No 9 W3 and W4 adjacent

Visual Importance

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

The site is located adjacent to the historic part of the village, which has grown immensely in the 20th Century. The site is the main part of a large open space within the village.
Is the site integral to the setting of the village?

The site enables views from Barton Road to the church, and provides views across the Ise Valley to the west, towards Wicksteed Park.

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

The site is visible from Barton Road and the churchyard, with limited views from the footpath top the south-west. However with the exception of the cricket pitch and the paddocks behind the properties on Barton Road the site is openly accessible and is completely visible.

View from Barton Road

View from Barton Road (left)

View from footpath entering south-eastern corner of site
What are the key views out of site? Do views from the site add to the setting of the village?

To the church (left) and Barton Seagrave Hall (below) with Kettering beyond

View to Wicksteed Park (left)

View to Barton Road (left) and to woods to the south-east (below)

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

The site is visible from the entrance to Wicksteed Park on Barton Road, and from Windmill Avenue and Eastleigh Road in Kettering.
Current land use
Cricket pitch
Grassland – horse grazed
Rough grassland

What is surrounding land use? How old are adjacent properties?
Residential – mostly modern
Churchyard
Woodlands
School
Does the site contribute positively to the character and appearance of a conservation area

The site is partially within the conservation area and creates an open space between the conservation area and the more recent developments to the east, and providing panoramic views across the conservation area and Ise Valley.

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

The site provides views of the church from Barton Road and the cricket pitch. The site is also overlooked by the listed building on Barton Road

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Assessment as a Visually Important Open Space

- Has been an open space within the settlement since the earliest available maps
- Provides views to the church, Barton Seagrave Hall and conservation area
- Provides the setting for the church
- Is a large accessible open space at the heart of the settlement
- Is important to the setting of the settlement from outside it’s boundaries

✅ The site meets the criteria as a Visually Important Open Space
Site No 54

Settlement Rothwell

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the listed buildings at the Jesus Hospital.

Proximity to Conservation Area

The north-western corner of the site is within the Conservation Area.

Historic Maps


Footpath on southern boundary shown on all maps

Landscape Character Area

Urban area – not included

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the southern edge of the historic part of Rothwell, with more recent developments extending southwards into the Slade Brook Valley to the east and west.

Is the site integral to the setting of the village?

The site is part of a large area of open space including Site 63 and the recreation ground to the south-east. The site is the closest part of this to the historic part of the village and provides views to the conservation area and the Jesus Hospital.

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

The site is visible from the footpath on its Southern boundary, which constitutes approx 30% of the boundary. The site is also visible from the recreation ground to the south-east. The southern part of the site is publically accessible, however the enclosures near the hospital are not accessible and views into them are extremely limited.
What are the key views out of site? Do views from the site add to the setting of the village?

Views to the Jesus Hospital and church (see photos on previous page)

View across site 63 to the open countryside
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the public footpath near Rothwell Lodge Cottages from a distance of approx 800m. Though the view is limited, any new buildings here would be visible and have a detrimental impact on the view of the church.

Current land use

Rough grassland

Scrub

Gardens

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

Jesus Hospital

Residential – modern

Scrub

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

The site is partially within a Conservation Area and provides a green buffer when viewed from the south and south-east. There are good views of the Jesus Hospital from the footpath along its boundary and of the church from the recreation ground.

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

There are good views of the Jesus Hospital from the footpath along the site boundary and of the church from the recreation ground.
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### Assessment as a Visually Important Open Space

- Has been an open space within the settlement since the earliest available maps
- Provides views to the church and Jesus Hospital
- Provides the setting for the Jesus Hospital, both from inside and outside the village

[✓✓] **The site meets the criteria as a Visually Important Open Space**
Site No 54 (A)

Settlement Loddington

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the grounds of Loddington Hall, including a listed wall, and is across the Main Street from a listed cottage and the church.

Proximity to Conservation Area

The site is entirely within the Conservation Area.

Historic Maps

1843-1893 map – shown as open space with trees


Landscape Character Area

CLCA 4f Kettering and Wellingborough Slopes

The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden.

HLCA – 1b Brampton Brook – River Ise Watershed

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is integral to the village. It is located on the High Street between Loddington Hall and the churchyard.

The village was a linear settlement along the Main Street, with modern developments along Richardsons 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 in 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 site is located on the High Street between Loddington Hall and the churchyard.

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

The site is visible from the High Street both from the north and south and from the churchyard. This constitutes approx 45% of the boundary. This small site is, however open to the road and is 100% visible from it.

View from Main Street, looking south (left) and north (below)

View from churchyard

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

Views along Main Street (see photos above)

View to church
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

Amenity grassland with mature trees

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

Residential – Loddington Hall grounds, 18thC? to modern

Churchyard

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

The site creates a small village green setting and widening of the Main Street, contributing to the character of the Conservation Area.

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

The site contributes to the setting of the church, Loddington Hall and listed cottage from Main St.

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, Loddington Hall, listed buildings and conservation area
- Provides the setting for the church, Loddington Hall and listed buildings on Main Street
- Is a small area of highly visible open space at the centre of the village

The site does not meet the criteria as a Visually Important Open Space
Site No 55

Settlement Desborough

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps

Shown as open space on 1843-1893 map – labelled as liable to floods. South west corner was 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.

Landscape Character Area

Not included as considered an urban area

Nature Conservation and Tree Designations

Adjacent to Tailby Meadow Local Nature Reserve and Local Wildlife Site to the east.

Visual Importance

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

The site is on the southern edge of Desborough, creating a buffer between the River Ise and the edge of the town.

The town has developed on the northern bank of the Ise, with the most historic area around the church, just to the north-west of the site.
Is the site integral to the setting of the village?

The site is visible from Rothwell Road and from footpaths north of Rothwell. Along with Tailby Meadows to the east it creates a green corridor along the River Ise floodplain.

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

The site is visible from Rothwell Road, Tailby Meadows and from amenity open space to the north. The area east of the water treatment works is fully accessible, whereas the area to the west is not and is visible from Rothwell Road and the grassland area to the north. The whole of this end of the site is visible from these vantage points.

Views from Rothwell Road

View from Tailby Meadows

View from playing field next to demolished leisure centre
What are the key views out of site? Do views from the site add to the setting of the village?

Views along valley into Tailby Meadows (below left), open countryside to south (below right) and to residential areas to north (above)

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

The site is visible from the footpath from Rothwell Road to Rothwell Football Club at a distance of approx 200m (approx 350m for the photo below)
Current land use
Rough grassland
Arable

What is surrounding land use? How old are adjacent properties?
Grassland
Residential - modern

Does the site contribute positively to the character and appearance of a conservation area
No

Does the site contribute positively to the character and appearance of a listed building
No

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Assessment as a Visually Important Open Space

- Has been an open space within the settlement since the earliest available maps
- Helps create a rural edge to the settlement along the Ise Valley
- Is important to the setting of the settlement from outside it’s boundaries

* The site does not meet the criteria as a Visually Important Open Space
Site No 56

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**

Burton Latimer was not included in the LCA.

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

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

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

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

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 village 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.

View into horse paddocks in south-west of site from the end of Church Lane (left) and the cemetery (below)

View into the field south of the cemetery, from the cemetery

View into paddocks north of the cemetery from the cemetery (right) and Wold Road (below)
View from Wold Road into field south of the cemetery

View from footpath to south (above)

Views into the north-western part of the site from the churchyard (left) and Church Lane (right)
What are the key views out of site? Do views from the site add to the setting of the village?

Views to the windfarm to the west from the field to the south of the cemetery (left) and north of the cemetery (below)

View to the cemetery from field to the south

View to the church from the field north of the cemetery

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

The site can be seen from a number of footpaths in the area and is important to the setting of the town from an external viewpoint.

Current land use

Grassland – Horse grazed

Gardens

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

Cemetery

Churchyard

Residential – 18th-19thC? 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 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

- Has been an open space within the village since the earliest available maps
- Provides views to the church and conservation area
- Is a large visible and accessible open space at the centre of the settlement

✔️ ✔️ The site meets the criteria as a Visually Important Open Space
Site No 57

Settlement Burton Latimer

Historic Importance

Desktop Study of Site

Proximity to Listed Buildings

No

Proximity to Conservation Area

No

Historic Maps

1843-1893 map – open space – 4 fields and Hogs Hole woodland


Landscape Character Area

Burton Latimer was not included in the LCA.

Nature Conservation and Tree Designations

Woodland in the east of the site is designated as Local Wildlife Site (Hogs Hole K625)

Adjacent to 2 Potential Wildlife Sites (incl Burton Latimer Pocket Park)

Visual Importance

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

The site is on the western edge of the village.

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

Is the site integral to the setting of the village?

The site is located on the western fringe of the village. The village is located on top of the eastern slopes of the Ise Valley, while the floodplain has been left undeveloped. This site consists of lower slopes and floodplain and is part of a green corridor which stretches from Station Road southwards into the open countryside.
What are key views into the site? How widely visible is the site?

The site is visible from the footpath from Queensway to the north-east, from the footpath from the garden centre to the south-east, from the footpath to Finedon Station Road to the south and from the footpath to Isham to the south-west, as well as from Isham itself. The site is openly accessible except for Hog’s Hole Wood.

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

Views along Ise Valley to south (see photos on previous page)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is clearly visible from Mill Lane in Isham, a distance of 350-450m.

Current land use
- Rough grassland
- Woodland

What is surrounding land use? How old are adjacent properties?
- Grassland
- Arable
- River

Does the site contribute positively to the character and appearance of a conservation area?
- No

Does the site contribute positively to the character and appearance of a listed building?
- No
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### Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides a highly visible and accessible rural buffer for the settlement along the Ise Valley
- Is important to the setting of the village from outside it’s boundaries

✔️ ✔️ **The site meets the criteria as a Visually Important Open Space**
Site No 58

Settlement Burton Latimer

Desktop Study of Site

Proximity to Listed Buildings

Burton Latimer Hall and associated listed buildings are within the site. There are listed buildings and a listed wall on the opposite side of Kettering Road towards the southern end of the site.

Proximity to Conservation Area

The two fields at the southern end of the site are within the Conservation Area.

Historic Maps

1843-1893 map shows grounds of Burton Hall. North eastern area plantation woodland, north an old stone pit, parkland, lakes and formal gardens next to hall. Two enclosed fields in south of area.

1891-1912, pit not shown.


Landscape Character Area

Burton Latimer not included in the LCA.

Nature Conservation and Tree Designations

Northern half of site is designated as Potential Wildlife Site

Visual Importance

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

The site is on the northern fringe of the historic area of the village, however as it consists of the grounds of Burton Latimer Hall and is partially within the Conservation Area it is being considered as integral.

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

Is the site integral to the setting of the village?

The southern end of the site provides views to Burton Latimer Hall from the village, and to the village from the footpaths to the east. The site includes the Hall itself, a listed building,
and a field to the north, which act as the gateway into the village when approached from the north along Kettering Road.

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

The site is visible from Kettering Road, from the footpath to the south and from the footpath through Site 74 to the east. There are also limited views from the A6 to the North. These constitute approx 50% of the site boundary. The fields to the north and south of the Hall are completely visible from these viewpoints. Views into the grounds around the Hall itself are limited to a view from the entrance off Kettering Rd and the edge of the trees to the east of the Hall from viewpoints to the south, east and north.

![Views into the southern part of site from Kettering Rd](image1)

![View from footpath to south across south of site to Burton Hall (left) and listed houses on Kettering Rd (below)](image2)

![Views into woods north of the Hall from Kettering Road](image3)
What are the key views out of site? Do views from the site add to the setting of the village?

Listed properties on Kettering Road (see photos above and on previous page)
Is site visible from outside village? Does site play role in setting of village from external area?

The woodland on the site is visible from the A6 near the roundabout with Kettering Rd, at a distance of approx 450m

Current land use

Grassland

Gardens

Woodland

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

Arable

Residential (18thC? and modern)

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

The site is partially within the Conservation Area and provides views between it and Barton Hall, and between the footpath and estates to the east and the Conservation Area.

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

The site contains Barton Hall, for which it provides the setting. It also enhances the setting of the listed buildings on Kettering Rd, with views to and from the east. The church is also visible.
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## Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to Burton Latimer Hall and listed buildings on Kettering Road
- Provides the setting for Burton Latimer Hall and listed buildings on Kettering Road

✔️ ✔️ The site meets the criteria as a Visually Important Open Space
Site No 63

Settlement Rothwell

Desktop Study of Site

Proximity to Listed Buildings

The church and Jesus Hospital are to the north of Site 54, which forms a continuous open space with this site.

Proximity to Conservation Area

The north-western corner of the site is adjacent to the Conservation Area.

Historic Maps

1843-1893 map shows open space with network of hedgerows dividing site between 4 fields with a small triangular enclosure towards north-west of site.

Little change on 1891-1912, 1904-1939 and 1919-1943 maps from above.

From 1945, 1970-1996 and 1996-present maps show factory in north western section of site with access off Jubilee Street.

Landscape Character Area

Rothwell was not included in the LCA.

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is to the south of Rothwell, on the banks of the Slade Brook Valley, with recent developments to the east, west and south.

Is the site integral to the setting of the village?

The site creates a contiguous open space along the much smaller Site 54 and the recreation ground to the east, and provides a break in the built up character of the valley side when viewed from Rothwell Lodge.

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

The site is visible from the footpath to the north, from the recreation ground, from Jubilee Street and from Rothwell Lodge on the opposite side of the valley. These constitute approx 30% of the boundary. The whole site is visible except for the field at the southern edge of the site, which is partially visible from Rothwell Lodge.
Views from Jubilee Street

Views from footpath to north

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

View to the church and Jesus Hospital from rec across Sites 63 and 54)

View to open countryside to south-east

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

The site is visible from footpaths near Rothwell Lodge cottages, a distance of approx

Current land use

Scrub and brambles

Very rough grassland

Arable

The building site on Horse Fair Lane and Proclamation Avenue may have extended into mapped boundaries of site
What is surrounding land use? How old are adjacent properties?

Residential – modern
Recreation ground
Grassland
Scrubby grassland

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

The site provides an open aspect for views to the Conservation Area from the recreation ground and Rothwell Lodge area.

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

The site provides views to the church and Jesus Hospital from the recreation ground and Rothwell Lodge area.

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Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps
- Provides views to the church and Jesus Hospital
- The site is currently partially destroyed by new buildings. The remaining site is in poor condition and covered with brambles and scrub

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Site No 64

Settlement Desborough

**Desktop Study of Site**

Proximity to Listed Buildings

None

Proximity to Conservation Area

None

**Historic Maps**

Shown as open space on 1843-1893 map. Shown as allotments on 1891-1912, 1904-1939 and 1919-1943 maps. Boundaries unchanged on these maps (and from 1945, 1970-1996 and 1996-present maps)

**Landscape Character Area**

Desborough not included in the LCA.

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

The site is on the northern edge of Desborough, north of the railway line.

Desborough is a large village with the majority, and the historic sections to the south of the railway line.

Is the site integral to the setting of the village?

The site provides views to modern developments on both sides of the railway line.

When approaching Desborough along Pipewell Road, the site is the last open space before the railway bridge, and as such acts as the gateway into the village.
What are key views into the site? How widely visible is the site?

The site is visible from Pipewell Road, which constitutes approx 25% of its boundary. However the entire site is visible from these viewpoints.

View from Pipewell Road railway bridge

Views from Pipewell Road

View from Pipewell Road on entering village

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

To new properties on south side of railway (see photo above)

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

Arable

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

Residential – modern
Woods
Arable
Railway line

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

No

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

No

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Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps

× The site does not meet the criteria as a Visually Important Open Space
Site No 66

Settlement Desborough

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps
Open space on 1843-1893 map (and all since – 1891-1912, 1904-1939, 1919-1943, From 1945, 1970-1996 and 1996-present). Green lane shown on all these maps. Small structure (?) shown on all of these map near eastern boundary.

Landscape Character Area
Desborough not included in the LCA.

Nature Conservation and Tree Designations
None

Visual Importance

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

Desborough is a large village with the majority, and the historic sections to the south of the railway line. This site is separated from the historic areas of the village by modern developments.

Is the site integral to the setting of the village?
The area of the site west of the Green Lane provides a gateway into the village from Arthingworth Road, however views into the site are highly limited due to road side tree planting and hedgerows.

What are key views into the site? How widely visible is the site?
The site is visible from Arthingworth Road and from the Green Lane which bisects the site.

Except for a gateway on Arthingworth Lane all views are limited by thick hedges and it is not clear how much of the site is really visible.
Views into the site west of the Green Lane, from the gateway on Arthingworth Road (left) and the bridge over the A6 (below)

Views into the site east of Green Lane, from Green Lane

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

Along Green Lane to south
To residential areas to north

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

No

Current land use

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

Residential (modern)

Grassland

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

No

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

No

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Assessment as a Visually Important Open Space

- Views into the site are very poor and it plays little role in the setting of the settlement

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

288
Site No 67

Settlement Rushton

**Desktop Study of Site**

**Proximity to Listed Buildings**

The church is within the site. There is a listed building across Station Road to the north, and the listed pub to the north-east overlooks the site.

**Proximity to Conservation Area**

The site is entirely within the Conservation Area.

**Historic Maps**


**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 8c Newton – Rushton

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

The site is the churchyard, which though towards the western edge of the village, is still integral.

The built form diagram clearly shows the clustering of development to the east of the village and also the stand-alone church and the surrounding open space. Partly due to the large area of the open space which surrounds the church and the rural character of the southern side of the village views to open countryside are prominent along the whole of the
southern edge of the village. Station Road is much more enclosed as are the eastern elements of High Street where development is featured on both side of the road (Kettering Borough Council Rural Masterplanning Report 2012)

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

The site is the churchyard, and provides the setting for the church, with views along Station Rd to the village.

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

The key views are from Station Road, Desborough Road and footpaths near Rushton Manor and on the opposite side of the valley to the south of the village. The site is entirely publically accessible.

View from Station Road when entering village from west (left) and from Desborough Road (below)

View from High Street (left) and Rushton Manor (below)
What are the key views out of site? Do views from the site add to the setting of the village?

Views to village and listed pub (left) and village (below)

Views across Ise Valley to countryside to south

View to listed building to north
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the footpath to the south, at a distance of approx 250m.

Current land use

Churchyard

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

Residential – 19thC?
Cricket Club
Grassland

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

The site is within the conservation area and provides the setting for one of the key buildings.

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

The site provides the setting for the church, and is overlooked by two further listed buildings.
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## Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church and listed buildings on Station Road

✅ ✅ The site meets the criteria as a Visually Important Open Space
Site No. 68

Settlement Barton Seagrave

Desktop Study of Site

Proximity to Listed Buildings

The site is part of Seagrave Hall estate. Seagrave Hall, Hall Farm and Dovecote all within 70m.

Proximity to Conservation Area

The site is entirely within a Conservation Area.

Historic Maps

1823-1893 map – open space with mixed woodland. 2 small structures on eastern side

1891-1912 – no longer shown as wooded.

1904-1939 – Structures no longer shown

1919-1943 little change

From 1945 – track running w-e shown

1970-1996 and 1996-present, little change

Landscape Character Area

Barton Seagrave not included in the HLC.

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is located just to the north of Seagrave Hall and the historic part of the village. It is now surrounded on three sides by modern developments as the village has expanded greatly to the north.

Is the site integral to the setting of the village?

The southern boundary of the site consists of a wall, which is presumably part of the walls which surrounded the gardens of Seagrave Hall.
What are key views into the site? How widely visible is the site?

There are views into the site from the track to the west and from Rochester Close. The site is fully accessible.

Views from path on western boundary of site 9left and Rochester Close (below)

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

To the wall on southern boundary

To the hall grounds to the west and secondary woodland to the north

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

No

Current land use

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

Residential (modern)
Derelict gardens
Secondary woodland

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

The site is within the Conservation Area. The site provides views to the historic wall.

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

No

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides the setting for the historic wall

The site does not meet the criteria as a Visually Important Open Space
Site No 69

Settlement Desborough

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps

Shown as open space on 1843-1893 map. On 1843-1893, 1891-1912, 1904-1939 and 1919-1943 maps it is shown as 5 fields; 4 squarish fields with long rectangular field on south-east boundary. Very small structure shown on all these maps at junction of 4 square fields. Boundary running ne-sw across site shown on all of these maps.

Strip along road on eastern side enclosed on From 1945, 1970-1996 and 1996-present maps. All show a small building near eastern corner.

Landscape Character Area

Desborough not included in the LCA

Nature Conservation and Tree Designations
None

Visual Importance

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

The site is on the western edge of Desborough, adjacent only to modern residential areas.

Desborough is a large village with the majority, and the historic sections to the south of the railway line. This site is separated from the historic areas of the village by modern developments.

Is the site integral to the setting of the village?

The site is on both Arthingworth and Braybrooke Roads, and is a large area of open countryside adjacent to the edge of the settlement.
What are key views into the site? How widely visible is the site?

The site is visible from Arthingworth and Braybrooke Roads. These constitute approx 55% of the site boundary. The entire site is visible from these viewpoints.

View from Arthingworth Rd

View from Braybrooke Road, looking across to modern residential area on Arthingworth Rd (left) and from junction of Braybrooke and Arthingworth Rds (above)

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

View to village edge on Arthingworth Rd (see photos on previous page)

View to open countryside to north (left) and west
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible when approaching the village along Braybrooke Road and Arthingworth Road but plays a modest part in the setting of the village.

Current land use

Grassland – cattle grazed

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

Residential – modern

Grassland

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

No

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

No

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Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps
- The site is on the edge of the settlement, and is bounded only by recent development

× | The site does not meet the criteria as a Visually Important Open Space
Site No 70

Settlement Rushton

Desktop Study of Site

Please Note. Site 70 includes the whole of Sites 37 and 38, and Site 36 south of Station Road. Please also look at the reports for these sites, as the photos below only refer to the additional areas not included in these.

Proximity to Listed Buildings

Rushton Manor is adjacent, as is the bridge of the River Ise on Desborough Road

Proximity to Conservation Area

The majority of the site is within the Conservation Area.

Historic Maps

1843-1893 map – shown as open space. Track(?) runs n-s from Rushton Manor with small structure at southern end, and two footpaths run across land to west of this track. Large pond (?) central to site. Final field to west shown as marsh and woodland.

1891-1912, 1904-1939 little change from above. 1904-1939 map shows windpump to east of structure on track.

1919-1943 as above

From 1945, further structures(not clear) possibly added to west of track). Small enclosure (now wooded) in centre of site next to southern boundary. Little change in 1970-1996 and 1996-present maps.

Landscape Character Area

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 8c Newton – Rushton
Nature Conservation and Tree Designations

Rushton Park Woodland LWS

Visual Importance

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

The site is on the southern edge of the village.

The built form diagram clearly shows the clustering of development to the east of the village and also the stand-alone church and the surrounding open space. Partly due to the large area of the open space which surrounds the church and the rural character of the southern side of the village views to open countryside are prominent along the whole of the southern edge of the village. Station Road is much more enclosed as are the eastern elements of High Street where development is featured on both side of the road (Kettering Borough Council Rural Masterplanning Report 2012)

Is the site integral to the setting of the village?

The village is located at the top of the slope on the northern side of the Ise Valley. The site consists of the floodplain grassland at the bottom of the slope, and as the upper slopes are mostly undeveloped, the site creates the open and rural feel of the village, both when viewed from the village and also from Desborough Road and the public footpaths along the southern side of the river.

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

The site is visible from Station Road, the High Street, churchyard, Desborough Road and the footpaths on the south side of the River Ise. There are limited views from the footpath between Manor Road and the railway line to the south-east. These viewpoints constitute over half of the boundary. There is a footpath between the River Ise footbridge and Rushton Manor. The entire site is visible from public viewpoints.

View from High Street (Site 37 in foreground, additional area of Site 70)

View from Rushton Manor (right) (Site 36 in distance, additional area of Site 70 in foreground)
What are the key views out of site? Do views from the site add to the setting of the village?

- View to the village (left) and Rushton Manor (below)
- View to the church and cricket club
- Views to open countryside to the south
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from Desborough Road, where it crosses the River Ise and from the top of the opposite bank, as well as from the footpath along the southern side of the Ise.

View from Desborough Road, near the Ise bridge

Views from footpath to the south, at an approx distance of 100m

View from top of southern side of valley on Desborough Road, at an approx distance of 850m
Current land use
Grassland – some horse grazed
Woodland
Parkland

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

Does the site contribute positively to the character and appearance of a conservation area
The site provides views into and out of the Conservation Area and creates the rural setting of the village to the south.

Does the site contribute positively to the character and appearance of a listed building
The site provides the settings to Rushton Manor and the River Ise bridge. It additionally provides views into the village to the church and listed pub, and provides panoramic views from all of these.

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Assessment as a Visually Important Open Space
- Has been an open space within the village since the earliest available maps
- Provides views to the church, listed buildings and conservation area
- Provides the setting for the church, Rushton Hall and listed buildings on Church Street
- Is one of a number of contiguous open spaces that create the rural feel of the village and are important to the setting of the village from outside its boundaries

| ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 71

Settlement Barton Seagrave

Desktop Study of Site

Proximity to Listed Buildings
The site is adjacent to the church and to a listed building on Botolph’s Road

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

Historic Maps
1843-1893 map shows open space with end of avenue of trees (as in site 53)


Landscape Character Area

CLCA 17d River Ise Floodplain

Barton Seagrave, on the eastern side of Kettering sprawls over a ridgeline on the edge of the area adjacent to the River Ise. This large compact post-war settlement is bordered to the south by the A14(T) and bisected by the A6003

HLCA 8b Lowick-Fineden Valley Side

Nature Conservation and Tree Designations
None

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
The site is located adjacent to the historic part of the village, which has grown immensely in the 20th Century. With site 53, the site creates a large open space within the village.

Is the site integral to the setting of the village?
The site enables views from Barton Road to the church, and provides views across the Ise Valley to the west, towards Wicksteed Park (from Site 53).

What are key views into the site? How widely visible is the site?
The site is visible from the churchyard, from Barton Road and from Site 53 to the east. These constitute approx 45% of the site boundary. However the whole site is openly accessible.
What are the key views out of site? Do views from the site add to the setting of the village?

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

No

Current land use

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

Residential – 18thC? to modern

Churchyard

Rough grassland

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

The site is within the Conservation Area and is part of a large open space within it, providing views into the historic part of the village.

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

The site provides a setting for the church and Barton Seagrave Hall.

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**Assessment as a Visually Important Open Space**

- Has been an open space within the settlement since the earliest available maps
- Provides views to the church and conservation area
- Provides the setting for the church
- Is part of a large area of open space at the centre of the settlement

× The site does not meet the criteria as a Visually Important Open Space
Site No 72

Settlement  Burton Latimer

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps
1843-1893 map – open space – 2 fields

Landscape Character Area
Burton Latimer not included in the LCA

Nature Conservation and Tree Designations
Adjacent to Hogs Hole Local 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 village.

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

Is the site integral to the setting of the village?
The site is located on the western fringe of the village. The village is located on top of the eastern slopes of the Ise Valley, while the floodplain has been left undeveloped. This site consists of the slopes of the valley and is part of a green corridor which stretches from Station Road southwards into the open countryside.

What are key views into the site? How widely visible is the site?
The site is visible from the public open space to the west and from a small access road off Queensway. These viewpoints constitute approx 35% of the site boundary. However the entire site is visible from these viewpoints.
What are the key views out of site? Do views from the site add to the setting of the village?

Views to edge of village and Hog’s Hole Wood (see photos on previous page)
Is site visible from outside village? Does site play role in setting of village from external area?

View from the railway bridge on the footpath to Isham, at a distance of approx 300m

View from Mill Lane, Isham, at a distance of approx 450m

Current land use
Arable

What is surrounding land use? How old are adjacent properties?
Residential – modern
Grassland
Woodland

Does the site contribute positively to the character and appearance of a conservation area
No
Does the site contribute positively to the character and appearance of a listed building

No

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Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps
- Is on the edge of the settlement, and is adjacent to modern developments. Though it is visible from outside the village, views are limited

* The site does not meet the criteria as a Visually Important Open Space
Site No 73

Settlement Burton Latimer

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
The site is adjacent to the south-eastern corner of the Conservation Area.

Historic Maps
1843-1893 and 1891-1912 maps – open space.
1904-1939 – ironstone tramway sw-ne across site

Landscape Character Area
Burton Latimer not included in the LCA

Nature Conservation and Tree Designations
None

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
The site is on the eastern edge of Burton Latimer.

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

Is the site integral to the setting of the village?
The site is adjacent to the Conservation Area and also to Site 57, creating a corridor of open space along the southern edge of the conservation area.
What are key views into the site? How widely visible is the site?

The site can be viewed from Wold Road and from the footpath to the north as it crosses the A6 embankment. These constitute approx 40% of the boundary. From these most of the site is visible.

Views from Wold Road into the eastern (above) and western sections (right) and along the tramway (above right)

Views from footpath at bottom of A6 embankment (above and left)

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

View from north-western corner of site along the rear of properties on Church Street to the church
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the footpath at the top of the A6 embankment.

Current land use

Grassland – horse grazed

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

Residential – modern

Grassland

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

The site contributes to the rural and open aspect of the southern side of the Conservation Area.

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

The site provides some views to the church from its northern end.
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**Assessment as a Visually Important Open Space**

Has been an open space within the village since the earliest available maps

Provides limited views to the church and conservation area

Is contiguous with open space to the west helping create the rural feel of the village

* The site does not meet the criteria as a Visually Important Open Space
Site No 74

Settlement Burton Latimer

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site is adjacent to the grounds of Burton Latimer Hall.

**Proximity to Conservation Area**

None

**Historic Maps**

1843-1893 map shows open space - enclosures – 9 fields. Small belt of trees along part of northern boundary


**Landscape Character Area**

Burton Latimer not included in the LCA.

**Nature Conservation and Tree Designations**

None

**Visual Importance**

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

The site is on the northern fringe of the historic area of the village but consists of land adjacent to the grounds of Burton Latimer Hall.

Burton Latimer is a large village, which has seen significant expansion to the west in the 20th Century. The historic part of the village is now located on the eastern edge of the village and on Kettering Road.

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

The site creates an open aspect when approaching the village from the north. The footpath running north-south through the site provides views to the church and the grounds of Burton Latimer Hall, while from the Kettering Road the site provides a contrast to the light industrial and commercial premises to the west.
What are key views into the site? How widely visible is the site?

The site is visible from Kettering Road, the A6 near the Kettering Rd roundabout and from public footpaths to the south. These constitute approx 40% of the boundary. However the public footpath running across the middle of the site ensures that the site is fully visible.

View from Kettering Road (left) and A6 (below)

View from footpath to the south

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

Views to Burton Latimer Hall from south (left) and north (below) of site
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from Kettering Road and the A6 (see photos on previous page)

**Current land use**

Arable

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

Residential – modern

Grassland

Industrial / commercial

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

No

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

The site provides views to the church and to the grounds of Burton Latimer Hall
**Evaluation Matrix**

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**Assessment as a Visually Important Open Space**

- Provides views to the church and to the rear of the grounds of Burton Latimer Hall
- The site is bounded by modern residential developments to the south and east, the A6 to the north and commercial/industrial areas to the north-west, with few historically important views out of the site

☒ The site does not meet the criteria as a Visually Important Open Space
Site No 75

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings
No

Proximity to Conservation Area
No

Historic Maps

1843-1893 map – open space


Landscape Character Area

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations
None

Visual Importance

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

The site is on the south-eastern edge of Broughton and is peripheral to the village.

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).

Is the site integral to the setting of the village?

The site is on the edge of the village, bounded by 1950s residential developments. The village is located on the top of a valley with the slopes of the valley entirely undeveloped and providing the setting for the village from the south. However there are limited views into this site.
What are key views into the site? How widely visible is the site?

The site can be viewed from Wellingborough Road approx 20% of its perimeter (one side). However from this the majority of the site is visible. The hedge at the western boundary of the site is also visible from the footpath to the west.

View from Wellingborough Rd

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

Views to open countryside to west, south and east

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

The site is visible when approaching on Wellingborough Rd from south-east. However site is not overtly visible from near top of ridge on Wellingborough Road approx 680 m to south.

Current land use

Grassland

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

Residential – 1950s

Grassland

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

No

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

No
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Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps
- Helps create the rural edge of the village
- Though this site does not meet the criteria, it is one of three sites that create the rural buffer to the village along the valley slopes on its south-eastern edge
- Though this site is not highly visible from outside the village, the other two sites are. Any development in this site would significantly raise its visibility from outside the village

The site does not meet the criteria as a Visually Important Open Space
Site No 76

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings

None

Proximity to Conservation Area

None

Historic Maps

1843-1893 map – open space.


Landscape Character Area

CLCA– 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is on the south-eastern edge of Broughton and is peripheral to the village.

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).

Is the site integral to the setting of the village?

The site is on the edge of the village, bounded by 1950s residential developments. The village is located on the top of a valley with the slopes of the valley entirely undeveloped and providing the setting for the village from the south.
What are key views into the site? How widely visible is the site?

The site is visible from Wellingborough Road, Glebe Avenue and the footpath from the north-east. These constitute approx 40% of the site boundary. However the entire site is visible from these and the footpath which crosses the site on its north-western boundary.

View from Glebe Avenue looking south-east

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

Views to the open countryside to south-east (see photo on previous page)

View to residential area to north-west

View to countryside to north-east

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

The site is visible from the opposite valley slope, both from the Wellingborough Road, the road to Pytchley and from footpaths to the north-west of Pytchley.
Current land use
Grassland

What is surrounding land use? How old are adjacent properties?
Residential – 1950s
Grassland

Does the site contribute positively to the character and appearance of a conservation area
No
Does the site contribute positively to the character and appearance of a listed building

No

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**Assessment as a Visually Important Open Space**

- Has been an open space since the earliest available maps
- Helps create the rural edge of the village
- This is one of three sites that create the rural buffer to the village along the valley slopes on its south-eastern edge

![The site does not meet the criteria as a Visually Important Open Space](image)
Site No 77

Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps

1843-1893 map – open space.


Landscape Character Area

CLCA – 5b Sywell Plateau

Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations
None

Visual Importance

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

The site is on the south-eastern edge of Broughton and is peripheral to the village.

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).

Is the site integral to the setting of the village?

The site is on the edge of the village, bounded by 1950s residential developments. The village is located on the top of a valley with the slopes of the valley entirely undeveloped and providing the setting for the village from the south.
What are key views into the site? How widely visible is the site?

The site is visible from Gate Lane, the cemetery and from the track which runs along its western side. These constitute approx 65% of the site boundary. The whole site is visible from these vantage points.

Views from track to west across site to cemetery (above), open countryside to east (above right) and from track at southern tip of site (right)

View from Gate Lane

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

Views to the cemetery and countryside to east (see photos on previous page)
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from footpaths to the north-west of Pytchley.

Current land use

Arable

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

Grassland

Cemetery

Recreation Ground

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

No

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

No
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### Assessment as a Visually Important Open Space

- Has been an open space since the earliest available maps
- Helps create the rural edge of the village
- This is one of three sites that create the rural buffer to the village along the valley slopes on its south-eastern edge

× **The site does not meet the criteria as a Visually Important Open Space**
Site No 78
Settlement Broughton

Desktop Study of Site

Proximity to Listed Buildings
None

Proximity to Conservation Area
None

Historic Maps
1843-1893, 1891-1912, 1904-1939, 1919-1943 maps – open space and part of larger field
From 1945 map – enclosed and made into 2 small fields.
Little change over subsequent maps (1970-1996, 1996-present)

Landscape Character Area
CLCA– 5b  Sywell Plateau
Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern

HLCA - 4d Lamport-Moulton Uplands

Nature Conservation and Tree Designations
None

Visual Importance
Is the site integral or peripheral to village? What is the village structure?
The site is peripheral to village, on northern boundary between village and A43.
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).

Is the site integral to the setting of the village?
The site is on the northern edge of the village. There are limited views to the village from this direction.
What are key views into the site? How widely visible is the site?

The site is visible from the public footpath to the west and from the track behind the properties on Kettering Lane. These views constitute approx 35% of the site boundary. The majority of the site is visible from these vantage points.

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

View across field to west

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

The site is marginally visible from the A43 as the footpath to the west crosses it.
Current land use
Grassland – grazed by sheep and poultry

What is surrounding land use? How old are adjacent properties?
Residential – modern
Arable

Does the site contribute positively to the character and appearance of a conservation area
No

Does the site contribute positively to the character and appearance of a listed building
No

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- The site plays little role in the setting of the village either internally or externally and there is little historical interest

× The site does not meet the criteria as a Visually Important Open Space
Site No 79

Settlement Geddington

**Desktop Study of Site**

**Proximity to Listed Buildings**

The site contains Newton Mill Farmhouse.

**Proximity to Conservation Area**

None

**Historic Maps**


**Landscape Character Area**

CLCA 7a Geddington Chase

The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book.

HLCA 6f Grafton to Warkton Clay Plateau

**Nature Conservation and Tree Designations**

Site is adjacent to River Ise and Meadows SSSI

**Visual Importance**

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

The site is on the western edge of 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?

The site is adjacent to the most westerly building in the village on Newton Road. There are good views across to it from footpaths along the Ise floodplain.

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

There are views from the footpaths along the Ise floodplain, from the footpath to the south towards Grange Road, from the track to Mill Farm to the north (the paddock area only) and from the footpath on the farm track to the west. These constitute approx 35% of the site boundary. Views into the garden are extremely limited.
What are the key views out of site? Do views from the site add to the setting of the village?

Views to the Ise Valley to the south (see photo above)

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

No

Current land use

Garden
Grassland

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

Farm buildings
Grassland

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

No

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

The site contributes to the character of Mill Farm

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to Mill Farm
- Provides the setting for Mill Farm

* The site does not meet the criteria as a Visually Important Open Space
Site No 80

Settlement Cranford

Desktop Study of Site

Proximity to Listed Buildings

The Top House is adjacent to the site.

Proximity to Conservation Area

The whole site except for the southern corner is within the Conservation Area.

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 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

CLCA 4g Irthlingborough Slopes

In general, these are linear settlements that have developed on the mid slope.

HLCA 8b Lowick to Finedon Valley Side

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 village.

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

View from Cranford Road (right) and Top Dysons (below)

View from Site 13
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.

View from Cranford Rd, at start of footpath to Grafton Rd, a distance of approx 300m

View from Cranford Rd, at a distance of approx 700m
Current land use
Grassland
Arable
Stream

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

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Assessment as a Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Provides views to the church, Cranford Hall and conservation area
- Is part of a contiguous open space with the Cranford Hall parkland and as such helps create the rural feel of the village
- Is important to the setting of the village from outside it’s boundaries

| ✔️ ✔️ | The site meets the criteria as a Visually Important Open Space |
Site No 81

Settlement Ashley

Desktop Study of Site

Proximity to Listed Buildings

The site is adjacent to the church and the Manor House.

Proximity to Conservation Area

The site is adjacent to the Conservation Area to the south.

Historic Maps

Boundaries shown on 1891-1912 map. South-east corner behind church shown as separate field.

Landscape Character Area

CLCA – 13e Stoke Albany and Ashley
The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

There are two Potential Wildlife Sites adjacent, with a small area of one included in the site.

Visual Importance

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

The site is on the north-western edge of the village.

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

Is the site integral to the setting of the village?

The site is adjacent to the church and Manor House and plays a key role in their setting. It also provides views into the village from the footpath to the west.
What are key views into the site? How widely visible is the site?

There are views from the churchyard and footpath to the west, which constitute approx 40% of the boundary. However the entire site is visible from these. The site is also visible from Hall Lane and Main Street across the churchyard, those these views are limited.
What are the key views out of site? Do views from the site add to the setting of the village?

View to the Manor House

View to church (see photo above)

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

View from Medbourne Road, a distance of approx 160m

Current land use

Grassland with 2 ancient / veteran pollards

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

Churchyard

Grassland

Residential – Manor House
Does the site contribute positively to the character and appearance of a conservation area

The site contributes to the rural feel to the village, with the churchyard opening out onto grassland / parkland.

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

The site provides a rural aspect to the church and Manor House.

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Assessment as a Visually Important Open Space

Has been an open space within the village since the earliest available maps

Provides views to the church, Manor House and conservation area

Provides the setting for the church and Manor House

Helps create the rural feel of the village

✔️ ✔️ The site meets the criteria as a Visually Important Open Space
Site No 82

Settlement Ashley

Desktop Study of Site

Proximity to Listed Buildings

The site is within view of listed buildings on Westhope.

Proximity to Conservation Area

The site is within view of properties in the Conservation Area.

Historic Maps

Shown on 1891-1912 map as larger open space as included land to north-east which now includes 2 houses

Landscape Character Area

CLCA – 13e Stoke Albany and Ashley
The villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways.

HLCA – 4a Welland Valley. Dingley-Ashley

Nature Conservation and Tree Designations

None

Visual Importance

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

The site is at the western edge of the village.

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

Is the site integral to the setting of the village?

The site is on the junction of Main Street and Albany Road, and as such is the gateway into the village from the west.
What are key views into the site? How widely visible is the site?

The site is visible from Main Street, Stoke Albany Road, Medbourne Road and the footpath which crosses Site 2 to the south. The entire site is visible from these viewpoints.

Views from Main Street (left) and Medbourne Rd (below)

Views from Stoke Albany Rd (above left) and footpath to south (above right)

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

Views to the church (see photo on previous page)

View to listed cottage on Westhorpe
Is site visible from outside village? Does site play role in setting of village from external area?

The site is visible from the top of the slope on Stoke Albany Road

Current land use

Rough grassland

Storage area for agricultural vehicles etc

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

Residential – modern

Arable

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

The site provides views from the Conservation Area, but these are limited.

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

The site is visible from two listed cottages on Westhorpe (though for one they are limited) and the church is visible from the site.
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### Assessment as a Visually Important Open Space

Has been an open space within the village since the earliest available maps

Is a small site at the gateway to the village, adjacent to linear residential properties, and making a low impact on the setting of any properties around it

* The site does not meet the criteria as a Visually Important Open Space
Site No 83

Settlement Braybrooke

Desktop Study of Site

Proximity to Listed Buildings
The Old Rectory is adjacent

Proximity to Conservation Area
The site is adjacent to the Conservation Area

Historic Maps
Shown as open space on 1843-1893 map. Field boundary across middle of site shown on 1843-1893, 1891-1912 and 1904-1939 maps. Not shown on from 1945 map.

Landscape Character Area
CLCA – 7a Geddington Chase.
The villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads.

HLCA – 5d Thorpe Maisor to Braybrooke Uplands

Nature Conservation and Tree Designations
None

Visual Importance

Is the site integral or peripheral to village? What is the village structure?
The site is on the western edge of the village, though is adjacent to the Conservation Area.

Braybrooke does not have a defined village centre as key facilities are now dispersed through out the village. However the historic main street would have been located on Griffin Road where the School, Post Office and Pub were located. The pub is still located on this street but the school has moved to Church Close and the post office has closed.
The built form diagram clearly shows the area of open space running through the village and the spacious nature of development in this area. More modern development to the north and south of the village is more uniform in nature and relates more closely to the street pattern. (Rural Master Plan KBC 2012)

Is the site integral to the setting of the village?
Views into the site are extremely limited and so the site is not considered integral to the village’s setting.
What are key views into the site? How widely visible is the site?

The gateway into the site is visible from Griffin Road. Otherwise the only viewpoint is from the footpath to the west. These views are extremely limited.

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

Views to the Old Rectory

Views to open countryside to the west

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

Views from the public footpath to the west. The trees at the edge of the site are all that is really visible.
Current land use
Unable to tell from site visit. Aerial photograph shows mown grassland

What is surrounding land use? How old are adjacent properties?
Residential – modern, 1 listed building
Public House
Grassland

Does the site contribute positively to the character and appearance of a conservation area
The site is adjacent to the Conservation Area, but views into it are extremely limited.

Does the site contribute positively to the character and appearance of a listed building
The site is overlooked by the Old Rectory, though views to this building are limited by new developments.

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Assessment as a Historically and Visually Important Open Space

- Has been an open space within the village since the earliest available maps
- Possibly provides views to the rectory
- Possibly provides the setting for the rectory
- Views into the site are poor both from inside and outside the village

× The site does not meet the criteria as a Visually Important Open Space
Appendix 1

Settlement Descriptions

Taken From Current Landscape Character Assessment

RNRP 2006

4 – Rolling Ironstone Valley Slopes

Buildings and Settlement

The Rolling Ironstone Valley Slopes landscape character type is relatively well settled. Numerous villages, many containing Conservation Area designations, and hamlets occupy sheltered locations on the slopes above rivers and streams. The majority are small, compact villages and tend to be located at the junction of two or more roads. Here, older village properties, typically constructed of local ironstone or limestone, congregate around a prominent church. More recent housing forms linear extensions to a number of settlements or, in a number of instances ‘estates’, on the periphery of the village. Due to their sheltered locations, many villages are not widely visible from the surrounding countryside. However, church spires often punctuate the horizon and indicate the location of a particular village. New housing can also sometimes be seen extending onto more visually prominent areas of the landscape.

4f Kettering and Wellingborough Slopes

The landscape is relatively well settled, with the larger settlement of Boughton and villages of Weekley, Rushton, Thorpe Malsor, Lodddington, Pytchley, Isham, Orlingbury and Little Harrowden occupying, in the majority of cases, the upper valley slopes. The settlements are generally compact in form and have developed around the junction of two or more roads, many with prominent church towers such as the square towers at Orlingbury, Pytchley and Rushden. The village of Lodddington is an exception, however, as it has developed in a distinctive circular form. The southwestern edge of Geddington is also visible on the edge of the valley slopes, although the majority of the village is set within the adjacent Wooded Clay Plateau landscape type. Hamlets can also be found scattered throughout the landscape, again occupying the upper valley slopes, including Thorpe Underwood and Orton. Urban influences from Wellingborough, Kettering, Rothwell and Desborough are significant in the character area. Due to their location on rising landform and ridgelines, with descending development evident on the valley sides, views of the urban areas are prominent. Surrounding and connecting the urban areas are a number of busy ‘A’ roads including the A43(T), A14(T), A6(T) and A6003 that cut through the landscape.

Glimpsed views are possible of these elements from many locations, creating intrusive urban elements in a predominantly rural setting. The railway line positioned on a prominent embankment north of Kettering, along with high voltage pylons criss-crossing the landscape, create further evidence of the close proximity of large urban centres. Other minor roads ensure that the area is relatively accessible, and whilst the majority are quiet rural roads, others appear to have a busy character, for example between Desborough and Rushton.
4g Irthlingborough Slopes

The Irthlingborough Slopes Character Area represents the easternmost of the character areas, bordered to the west by the River Ise Floodplain, the River Nene to the south and east, and Geddington Chase Wooded Clay Plateau to the north. Central to the area is Burton Wold Clay Plateau, which is surrounded by the Irthlingborough Slopes. Burton Latimer and Irthlingborough comprise two urban areas adjacent to the character area. Defining the area is a series of valleys and slopes generally orientated in a northeast, southwest direction. This is particularly prominent where tributaries on the eastern side of the area, draining from the surrounding plateau landscape, descend into the valley of the Nene.

From the upper slopes wide, uninterrupted, open views are possible over the surrounding landscape, including views to surrounding urban areas often prominent on rising landform and ridgelines.

The landscape is relatively well settled, with settlements on the eastern side of the area being particularly large. Barton Seagrave, on the eastern side of Kettering sprawls over a ridgeline on the edge of the area adjacent to the River Ise. This large compact post-war settlement is bordered to the south by the A14(T) and bisected by the A6003. Finedon is the second largest settlement within the area. It is situated on the edge of the area adjacent to the Clay Plateau, and divided by the busy A6(T) and A510 roads. Beyond this, the main settlement pattern comprises a number of small village settlements: Grafton Underwood, Warkton, Slipton, Cranford St Andrew and Cranford St John, Tywell, Woodford, Great Addington and Little Addington. In general, these are linear settlements that have developed on the mid slope. Woodford and Great Addington differ, however, in that the former has originated as a compact settlement with more modern expansions, and the latter, although primarily linear, has expanded along other roads leading into the village. Scattered dwellings and farmsteads are also located throughout the area, frequently set back from the roadside and accessed via a minor track. Along with the main ‘A’ roads cutting through the area creating movement and noise within the landscape, minor roads ensure the area is relatively accessible. High voltage pylons criss-crossing the landscape provide further urban elements within the character area.

The area is characterised by a predominance of large to medium scale arable fields, with occasional pastoral fields, often in close proximity to farmsteads. A pastoral landscape also predominates around Cranford St Andrew towards Slipton, and to the southwest of Irthlingborough where field sizes are also frequently smaller in size. Typical of the landscape type, woodland cover is limited to small spinneys and copses, frequently of a broadleaved composition, although south of Finedon and between Cranford St Andrew and Tywell, coniferous plantations predominate. The coniferous woodland to the south of Finedon and north of Sidegate Lane is, in this location, associated with the disturbance of the landscape through quarrying. Contributing to tree cover in the landscape are scattered mature hedgerow trees, although overall an open character prevails. The remains of the old mineral railway can also be located to the west of Finedon, providing further evidence of quarrying in the character area.

Crossing the landscape are a number of rights of way, including the Nene Way, with the greatest concentration of footpaths occurring between Barton Seagrave and Cranford St Andrew. Other recreational facilities are limited to a caravan and camping site south of Warkton.
5. Clay Plateau

Settlement across the Clay Plateau landscapes is limited to a small number of villages and isolated farmsteads. The pattern of villages varies on each of the three plateau character areas. On the Naseby Plateau, small compact and nucleated villages are characteristically sited on elevated areas of plateau, at the intersection of two or more country roads that criss-cross the landscape. By contrast, villages on the Sywell Plateau generally adopt a linear form, and are orientated along the roads that run along the interfluvies between streams draining the uplands. Burton Wold is conspicuous for having no villages or hamlets within it. A number of settlement including Naseby, Great Oxendon and Brixworth retain cob buildings and where present add to local historic character.

The wider landscape beyond the villages is sparsely settled with isolated houses and farmsteads occupying roadside positions or a more secluded location at the end of a short access track off the main route. Where roadside developments are not numerous, and farmhouses do not fall into wide panoramic views, the landscape has an uninhabited or ‘vacant’ character, particularly where long distance views over agricultural land are possible. However, some areas are affected by views to large scale distribution ‘sheds’ which are prominent landscape features, particularly where these fringe the plateau landscape as is the case on the western perimeters of Wellingborough.

5b Sywell Plateau

Sywell Plateau Character Area is located in the heart of Northamptonshire. It is the most extensive of the Clay Plateaux and almost completely surrounded by the Rolling Ironstone Valley Slopes, with the exception of a small area of Undulating Hills and Valleys located to the northwest, and the urban centre of Wellingborough to the southeast. The plateau rises at one point to a height of 160m ASL, although it generally has an almost consistent elevation of around 130m ASL. The gently undulating landform across the plateau has been formed by a series of small watercourses. Stream action has resulted in the local erosion of the glacial till that otherwise covers the plateau area.

The area is characterised by a predominance of large to medium to large scale arable fields generally regular or sub regular in shape, although their size decreases to the western side of the A43(T) from Walgrave to the southern boundary, where fields of improved grassland become more frequent. Improved pastures are also evident surrounding village settlements and on steeper landform adjacent to streams. The area occupied by Northampton (Sywell) Airport represents a significant area of unimproved calcareous grassland whilst the disused airfield to the north of the area is under arable cultivation. Woodland cover is typically low, comprising small to moderately sized often geometric broadleaved woodlands, although significant areas of coniferous planting can be found around Sywell Airport, including Hardwick Wood, Hardwick Short Wood and Sywell Wood; these all comprise ancient woodland. Other ancient woodlands in the area include Covert, Fraxton Corner, Mawsley Wood, Short Wood, Badsaddle Wood, Withmale Park Wood and Bush Walk, representing areas that are likely to have once formed part of more extensive woodlands. Well treed stream sides and occasional mature and semi-mature oak and ash in hedgerows also contribute to the overall woodland cover.

Although views are generally extensive from the plateau areas, in places woodland cover contains views, resulting in a more intimate character.
Many of the village settlements display a compact, linear form, such as the village of Harrington, and this comprises the principal settlement pattern. There are exceptions, however. Brixworth, the largest settlement in the area is a compact village with an historic core and warm, pale orange ironstone evident in many buildings, and post war expansions to the south. Holcot, on the edge of the character area, is also a compact village that has developed around a number of road junctions. Of particular note in Brixworth is All Saints Church, one of the finest Anglo-Saxon churches in England, and is still in use.

Beyond this, scattered farms and dwellings predominate, frequently located adjacent to minor country roads that criss cross the landscape, generally following the main southwest grain of the plateau and located on interfluves between watercourses. The most prominent main road in the area is the A43(T), from which minor roads emerge at right angles. This runs along the spine of the plateau and is intrusive in a number of views, along with high voltage pylons that cross the landscape. Church spires and towers are also prominent within the landscape, including the spire at Walgrave and square tower at Broughton, though this is beyond the area boundary. Water towers can also been seen on the horizon in a number of locations.

There are a limited number of heritage features on the Sywell Plateau. The most notable include limited areas of ridge and furrow; the site of the medieval village of Faxton, and Lamport Hall, a Grade I listed house that was the home of the Isham family from 1560 to 1976.
7. Wooded Clay Plateau

Despite the close proximity of large urban centres, including Corby, Oundle and Desborough, the expansive Wooded Clay Plateau landscapes are thinly settled. This is linked to the area’s history as a Royal Hunting Forest. Many settlements were established during the Saxon period around the edge of the area that was controlled as royal or former royal manors controlling the central woodlands. The pattern of principal settlements lying around the edge of the Forest has persisted to the present day and the central area remains sparsely settled. The largest settlements of Geddington, Stanion and Braybrooke tend to be sited at the fringes of the plateau occupying sheltered locations adjacent to areas of sloping landform and along valleys where boulder clay has been eroded. Here, more easily cultivated land is exposed and typically the landscape comprises small pasture fields and more robust hedgerows. Within the plateau, however, villages are small, linear clusters of houses. Some, including Denethorpe, Oakley, Upper Benefield and Lower Benefield, are compact linear settlements, whereas settlements such as Pipewell are dispersed with some properties some distance from the church at the centre of the village. Building stone varies across the landscape indicating the local distribution of rock types. Ironstone is more prevalent in villages in the west. Limestone is more prevalent along the eastern fringes of the landscape.

Beyond the villages and urban areas that fringe the Wooded Clay Plateau the landscape is well settled.

Numerous farms are dotted throughout the landscape, the position of which varies. Some are located along roadides, whilst others are located at the end of tracks at right angles to the main routes through the landscape. Many farms contain the element ‘Lodge’ in their names, indicating that they once formed part of estate landscapes.

7a Geddington Chase

Geddington Chase Character Area forms the westernmost section of the Wooded Clay Plateau and extends from the eastern edge of Market Harborough, along the southern boundary of Corby, and extends in the southeast to Islip, adjacent to the Nene Broad River Valley Floodplain. The largely flat plateau area is drained by a number of streams and tributaries creating localised minor undulations in the landscape, the most notable of which is Harper’s Brook, which flows through the centre of the area.

There is a general predominance of large and medium to large arable fields regular and sub regular in shape, although smaller improved and semi improved pastures often with grazing cattle is evident. These are most prominent along watercourses, the railway line, and in close proximity to settlements, in particular Braybrooke, Great Oakley and Little Oakley and southwest of Brigstock. Pastoral fields also occur around Drayton Park, a Grade I listed park and garden incorporating approximately 100 hectares of landscaped parkland with a medieval park dating from 1328, early formal gardens and gardens dating from the 17th Century. Areas of neutral grassland are also evident in the character area north of Eleven Acre Spinney and northwest of Newton. Woodland cover on the plateau is extensive, with significant areas such as Geddington Chase having once formed part of the old Rockingham Forest, a popular hunting area for royalty during the middle ages and now forming part of Boughton Park, a Grade I listed park and garden. The majority of large woodland blocks are ancient woodland. They frequently have a broadleaved composition with small pockets of coniferous plantation and areas of mixed woodland. Sections of Brampton Wood provide the most significant area of coniferous planting within the character area. Whilst a number of woodlands incorporate public rights of way, Grafton Park Wood, used for shooting and game
rearing, includes facilities such as picnic areas, waymarked walks and car parks. Located on upper slopes and tops of undulations, many woodlands provide distinctive horizon features, framing views and creating an intimate and enclosed character, despite the elevated nature of the plateau.

The landscape is moderately well settled, the villages of Braybrooke, Pipewell, Little Oakley, Great Oakley, Stanion, Geddington and Islip occupying, in general, the lower valley slopes above watercourses. Whilst villages such as Pipewell and Little Oakley have developed in a linear form, others such as Braybrooke have developed around the junction of several roads. Stanion and Geddington also have evidence of post-war development on their outer edges. Geddington and Little Oakley also form two of the estate villages to Boughton House and Park situated in the Kettering and Wellingborough Rolling Ironstone Valley Slopes to the south. Geddington, although famous for the Eleanor Cross, which lies within the surrounding landscape type, also provided a major settlement in the heart of Rockingham Forest and has been populated since prehistory and mentioned in the Domesday Book. In medieval times it gained importance through housing a medieval royal hunting lodge, and although there are no remains of this today, nearby cottages around the church of Mary Magdalene are thought to date from a similar period. Such villages within the character area were also dependent on timber and other resources associated with woodland that formed part of the Royal Forest for their survival. Beyond the village settlement are scattered farmsteads and individual dwellings. The urban area of Corby that extends into the plateau is prominent in a number of views, and in places results in a transitional rural edge. Particularly visible and intrusive in the landscape are large industrial units and chimneys.
13 Undulating Hills and Valleys

The principal settlements in and bordering the Undulating Hills and Valleys are the urban areas of Daventry and Brackley. The western fringes of Northampton are also dominant in views from landscapes in the vicinity, and urban influences are evident along its fringes, particularly in close proximity to the M1 to the north of Rothersthorpe where numerous transportation routes converge.

Beyond these urban areas and their zone of influence, the landscape is deeply rural with villages and towns interspersed with small farms and hamlets. Village morphology varies with compact and linear types evident. The density of villages and rural settlement also displays variations, with villages being more frequent in the three southernmost character areas, and becoming smaller and more widespread to the north. Cob buildings are notable in a number of villages, adding to the historic character of settlements where they occur. Indeed, all but the southernmost of the character areas within the type contain a wide distribution of villages containing cob buildings and interestingly their distribution tends to be towards where the landscape type borders pronounced elevated areas, such as the Ironstone Uplands or broad river floodplains of the Upper Nene and the vale farmlands east of Rugby.

A dense network of narrow winding lanes often bordered by tall hedgerows links villages and hamlets together, beyond which may be found isolated farms at the end of narrow lanes. When travelling on these undulating routes, and where landform and intervening vegetation allow, villages are often visible on distant hilltops. Church towers occur more frequently than spires in this landscape type, and these are often the first element into enter the view, followed by the entire village fringe, which is often surrounded by hedged pastures, trees and small areas of woodland.

13d Cottesbrooke and Arthingworth

The Cottesbrooke and Arthingworth Character Area, located to the north of Northampton, is drained by a number of tributaries along the base of undulations flowing into the Brampton Valley from the southern section of the character area, and the River Ise from the northern section, north of Maidwell. Land cover in the area is a combination of both arable cereals horticulture and improved pastures.

Land under arable cultivation predominates in the southern section of the character with improved pastures concentrated around the settlement and parkland landscape of Cottesbrooke Hall, and around Haselbech and Maidwell. A significant area of setaside land is evident around Haselbech Hill. Although arable and pastoral farmland occur in roughly equal proportions in the northern section of the area, and again generally surround settled areas, there is a greater concentration of fields under pastoral use with areas of calcareous grassland around Arthingworth.

Woodland in the character area is more extensive than in other areas of the Undulating Hills and Valleys landscape type. Broadleaved copses predominate with significant concentrations around Cottesbrooke Park, and although small in size, they combine to create a well wooded area. Broadleaved woodlands are also found around Haselbech, including Purser’s Hill and other hilltop locations north of Cottesbrooke, around Kelmarsh, Far Hill and Warren Hill, northeast of Kelmarsh. Despite many copses having a geometric form, a number are more organic and often seen capping hill tops within the area, including Rickleboro Hill Spinney and Cott Hill Spinney. Dale Wood, a significant linear broadleaved woodland, is also evident along the course of the stream in Maidwell Dale. Smaller areas of mixed and coniferous composition are evident across the landscape, with the latter predominating around Hollowell Reservoir.
Although moderately settled, villages in the character area are sparser and generally on a smaller scale compared to other areas of the Undulating Hills and Valleys. Clipston, Arthingworth, Kelmarsh, Maidwell, Cottesbrooke and the outer edges of Harrington and Haselbech form the main villages in the area. In general, they have a linear form. Clipston, however, has a nucleated core from which development has extended along minor roads leading from the village centre. Beyond this lies a rural landscape of isolated farms and dwellings. Although there are no significant settlements within or adjacent to the area, glimpsed views of Desborough are possible from elevated parts of the landform.

A network of minor roads connect settlement within the area with only limited stretches of the A14(T), A508 and A5199. Large areas remain inaccessible, however, even on foot. In other areas, rights of way cross the undulating landscape including the Brampton Valley Way, Midshires Way, Macmillan Way and a section of the Jurassic Way. Both the Brampton Valley Way and Midshires Way run along the course of a former railway line.

Features of heritage interest are numerous in the character area. Cottesbrooke Hall and Park, located close to the southern boundary of the character area, includes formal gardens with traces of early formal layout set within a landscaped park. The gardens were laid out in the early 18th Century, although altered in the late 18th Century and again in the 1930s, and are now Grade II listed. Leading to the hall from surrounding areas are tree lined roads bordered by large arable fields and a parkland landscape of mature parkland trees. The site of a Manor House at Harrington is located on the eastern boundary. Here, the remains of an early formal garden can be found, extending to the south and east of the manor house. The garden is thought to date from the late 16th or 17th Century and is Grade II* listed.

Other features of value include Kelmarsh Hall, a Palladian house built around 1728 and surrounded by landscaped gardens, grazed parkland and a working estate of around 3,500 acres. Hollowell Reservoir is also of note. Occupying almost an entire valley on the southwestern edge of the character area, the reservoir covers an area of around 53 hectares. It provides a valuable habitat for a number of duck and wildfowl species and is also favourable for coarse fishing and is home to a local sailing club.

13e Stoke Albany and Ashley

The Stoke Albany and Ashley Character Area is the smallest, and also one of the most northern character areas within the county. It is located to the east of Market Harborough. South of the area lies the Wooded Clay Plateau, with the floodplain of the River Welland to the north, west and east, and a tributary stream extending into the centre of the area. A number of springs along with several tributary streams are evident in the character area, all flowing into the Broad River Valley Floodplain of the River Welland. The undulating landform of the hills and valleys allows expansive views from hill top locations over the Welland valley, and towards the northern edge of Northampton.

Land cover over the rolling landscape is a combination of both arable cereals and horticulture and improved pastures, grazed by sheep and cattle with the latter concentrated around settlements and on steeper landform. Small pockets of neutral grassland are also evident on the western edge of Stoke Albany. Fields under arable production are frequently larger in size and grazed pastures range from small to large scale fields, with the majority having a sub regular shape. Hedgerow boundaries emphasise the rolling undulating landform. Woodland in the character area is limited to isolated broadleaved copses confined to the southern section of the area with mixed woodland evident in Dingley Warren. Areas of young tree planting are located on the golf course west of Stoke Albany with a small area northeast of Dingley. Hedgerow oak and ash are scattered along boundary lines, in particular on lower slopes, and the line of watercourses are frequently well treed. Although
woodland within the character area is limited, woodland in the surrounding Wooded Clay Plateau creates a greater sense of tree cover.

The landscape, in places, is well settled, whilst other areas remain rural with only isolated farms and dwellings. A number of areas also remain undeveloped, including land southeast of Ashley. Extending along the mid and upper slopes, the villages of Sutton Bassett, Brampton Ash, Stoke Albany, East Carlton, Wilbarton and Ashley have developed in a linear form, although the latter two have also grown widthways. In contrast, Dingley and Weston by Welland have developed along a number of road junctions. Limited minor roads cross the Stoke Albany and Ashley Undulating Hills and Valleys, generally in a north-south direction and are visible rising up the sloping landform. Only one major road is located in the area, the A427, which crosses the landscape from west to east. Rights of way across the area are slightly more extensive, however, including the Midshires and Macmillan Way and the Jurassic Way along the southern boundary.

Beyond the footpath network, recreational opportunities are confined to the golf course west of Stoke Albany and East Carlton Countryside Park. Located on the edge of the Welland Valley, the Countryside Park covers an area of around 40 hectares and includes a footpath network through woodlands and grassland. A heritage centre, housed in a converted coach house and stables, is located within the site together with craft workshops and play facilities. East Carlton Hall, built in 1863 on the site of the previous hall can also be viewed from the Park.

Landmarks are limited in the area, including church spires at Dingley, Ashley, Brampton Ash, and Cottingham church spire beyond the area boundary, and a telecommunication mast on the hill top north of Dingley Wood. High voltage pylons crossing the landscape are also prominent in many views descending the valley slopes, and on the horizon.
17 River Valley Floodplain

Settlement is limited across the River Valley Floodplain, confined to only occasional small villages and hamlets, some of which occupy bridging points along the course of the rivers, although the majority of villages are located on higher areas of land beyond the floodplain landscape. The main settlement pattern within the floodplains, however, is restricted to scattered farmsteads and isolated dwellings adjacent to roads passing over the river. Despite the sparsely settled landscape, large urban areas are often within close proximity and visible from the floodplain landscape.

17d River Ise Floodplain

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

A combination of both arable and pastoral land, in fields of varying sizes, characterises the landscape. Often, however, small to medium scale grazing sheep pastures predominate, notably north of Burton Latimer, together with some areas to the south around Furnace Cottages and on the eastern edge of Wellingborough. Areas of calcareous and neutral grassland are also closely associated with areas of improved pasture. A significant area of neutral grassland is evident to the northwest of Barton Seagrave, adjacent to the River Ise. Woodland cover, although limited, is more abundant in this character area than any other areas of River Valley Floodplain. It is mainly confined to linear woodlands closely associated with the River Ise and its tributaries, along the dismantled railway northeast of Wellingborough, and within Wicksteed Park and Boughton Park on the northern edge of the character area. Woodland here forms part of the more expansive parkland landscape of Boughton Park, including scattered parkland trees. Hedgerow trees are located throughout the landscape, contributing to overall tree cover with willow, alder and hawthorn common along the course of the River Ise.

Settlement in the character area is extremely limited, confined to isolated farms and dwellings and an area of industrial units along Furnace Lane. Despite limited settlement within the floodplain, significant urban areas are visible adjacent to the character area. Limited areas of vegetation adjacent to settlements provide partial screening, including tree and shrub planting surrounding the River Ise, and public open space between Kettering and the northern edge of Barton Seagrave. Crossing the floodplain landscape are a number of roads that connect settlements beyond the character area, including both quiet country roads and the busier A6003 and A14(T) at Kettering, and the A510 at Wellingborough. Other urban influences include high voltage pylons and the main line railway connecting Wellingborough and Kettering, which follows the western edge of the character area. It is a busy line with relatively frequent trains, and is inconspicuous along some sections within the landscape, marked only by post and wire fences with some scrub. Sections of dismantled railway also occur within the area.

Wicksteed Park is located within the centre of the floodplain on the southeastern edge of Kettering, and provides a valuable recreational opportunity within the character area. Developed on a former area of meadowland, and the inspiration of its founder Sir Charles Wicksteed, the Park was the first leisure park in the UK. Set within 147 acres of sunken
gardens, tree lined walks, nature trails and picnic areas, the park is also a valuable wildlife habitat. Central to the park is a 30 acre lake and at the northwest corner is the pavilion building. Car parking facilities are extensive at the Park and a miniature railway provides access around the site. The Park, together with public open space to the north adjacent to the River Ise, provides important areas for recreational opportunities in close proximity to urban centres. A number of public rights of way also cross the floodplain landscape. Although landmarks in the character area are limited, the church spire at Finedon is a notable feature and prominent on the horizon.
Appendix 2

Settlement Descriptions

Taken From Historic Landscape Character Assessment

RNRNP 2006

1. Pre – 19th Century Non Parliamentary Enclosure

<table>
<thead>
<tr>
<th>Historic Character Areas</th>
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<tbody>
<tr>
<td>1a Thornby – Watford Hills and Valleys</td>
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<tr>
<td>1b Brampton Brook – River Ise Watershed</td>
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<tr>
<td>1c Avon River Valley: Lilbourne</td>
</tr>
<tr>
<td>1d Holdenby Uplands</td>
</tr>
<tr>
<td>1e Rushton Clay Plateau</td>
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</tbody>
</table>

Key Characteristics

- Upper ground around watersheds and heads of valleys;
- Clay geologies;
- Irregular field patterns;
- Historic parkland and garden remains;
- Isolated but well-preserved ridge and furrow earthworks;
- Small winding historic road and track systems

Introduction

The surviving pre-19th century non parliamentary landscapes are principally confined to the north-western part of the county and as such generally occupy higher ground, often around the watersheds and upper valleys of the River Nene tributary streams. They typically represent 18th century landscapes comprising irregularly patterned fieldscapes amongst which are set grand houses with historic garden remains. There has been little modern development and there are a number of deserted or shrunken medieval villages.

Physical Influences

Geology and Soils

The overall geology of the areas tends to be associated with heavy clays, principally the Whitby Mudstone Formation (formerly known as Upper Lias Clay) of the Northamptonshire Heights and the glacial Boulder Clay that forms the plateaux in the region. Exceptions to this occur when the areas cut across stream valleys where other geologies are exposed. These include small outcrops of Northampton Sand Formation ironstone in the River Ise valley and the Lincolnshire Limestone Formation (Lower) of the Welland Valley.

Hydrology

Since the small tributary streams that dominate the upland areas of the county often form the boundaries to parishes and former townships, it is often the case that the watercourses also form the
boundaries to the character areas. These sources of water would have influenced the location of grazing lands and also been a factor in the development of parkland and landscape features.

Influences on evolution of landscape

Although Northamptonshire is a landscape predominantly enclosed under parliamentary acts in the 18th and early 19th centuries, a significant proportion of the county was enclosed before this process began. From the 15th century onwards enclosure of the medieval open field systems was undertaken for a number of reasons, including agricultural re-organisation, the enclosing of homesteads, the introduction of sheep farming, and the establishment of parks and landscaping. More often than not, and in contrast to the parliamentary enclosures, it was a process driven by individuals rather than communities. Some but by no means all of these early enclosures were accompanied by the shrinkage, abandonment or forced eviction of existing settlements.

The geographical distribution of the course of pre-parliamentary enclosure shows some degree of grouping. The 15th century enclosures predominantly took place in the south-west of the county whilst the 16th century enclosures spread from the south-west up into the central northern region. The 17th century enclosures were more widespread throughout the entire county and including a small area of the Nene river valley. A number of factors influence these distributions including the suitability of the areas for pasture and grazing and possibly the suitability of the natural environment for ornamental landscaping.

Many of these areas experienced some degree of change in the 18th and 19th centuries as the needs of mixed farming saw many of the large pasture fields being subdivided. HLCA 1 represents areas of these early enclosures that have remained largely unchanged since the early 19th C. These are mostly confined to the central northern region of the county in a band to the east and north of the main urban areas. The factors affecting their survival are unclear but the absence of extensive mineral extraction, the distance from major modern route ways and patterns of land ownership may all be factors.

Principal historic elements

Fieldscapes

The early enclosure fields were generally large with curving hedges, following the line of the earlier medieval furlongs. Exceptions to this occur at Lilbourne within the Avon River Valley (HLCA 1c) and around Cottesbrooke (Brampton Brook – River Ise Watershed HLCA 1b) where straighter hedgelines were employed. In the 18th and 19th century many of these fields were again subdivided as farmers turned to a more mixed agricultural regime and the need for smaller fields emerged.

The resulting fields are not always readily distinguishable from early parliamentary enclosure but generally can be contrasted by their less regular overall patterning and the mixture of internal boundary forms resulting from their more complex history. Since early enclosure also including land that was taken in for parkland (either for ornamental landscape reasons such as at Cottesbrooke (HLCA 1b) and Holdenby (HLCA 1d) or derived from medieval deer parks, the internal boundaries may also reflect these features.

Settlements

As elsewhere throughout the county, medieval settlement within these areas principally comprised nucleated villages. However, their does appear to be a tendency for the villages (at least in their 19th century form) to be set out in ‘regular rows’ rather than clusters. This may reflect the topographical fact that the settlements are often set out along the tributary streams of the area.

There has not been a great deal of modern development within the character areas and settlements generally appear to have retained their 19th century sizes. This is presumably due to the lack of industrial or communication related development in the areas. However, there is evidence of change from the medieval period. Several deserted villages are present (such as at Newbottle in HLCA 1b and Stanford in HLCA 1c) as well as examples of shrunken or shifted villages (Lilbourne HLCA 1c and Winwick HLCA 1a). Holdenby presents the example of a complete depopulation and relocation of a settlement as part of the enclosure process (HLCA 1d).

Communication

In many cases, throughout the character areas, the pattern of 19th century route ways remains today. Although there are no definite Roman roads within any of the character areas, the line of Watling Street
passes immediately to the west of HLCA 1c and the Godmanchester to Leicester road passes immediately to the east of HLCA 1e. The areas have been little affected by 19th and 20th century communication routes, a factor possibly connected with the topography of the regions. However, a small loop of the Grand Union Canal and part of the London North Western Railway pass through HLCA 1a and the M1 motorway bisects HLCA 1d.

**Ridge and Furrow**

Ridge and furrow earthworks survive sporadically throughout the areas. The best survival is probably at Lilbourne where quite extensive elements of the medieval field system survive beneath the later enclosure field pattern (HLCA 1c). Elsewhere ridge and furrow cultivation survives best in the parkland associated with large houses such as at Holdenby (HLCA 1d) and Cottesbrooke (HLCA 1c).

**Monuments**

In addition to the remains of shrunken and deserted medieval villages that are found throughout the area, other medieval earthworks are also present. HLCA 1e contains the remains of a major medieval Cistercian Abbey and the effects of monastic landholdings can be seen in the presence of earthworks associated with possible monastic granges at Cold Ashby (HLCA 1a) and Cottesbrooke (HLCA 1b). Further medieval structures are to be found at Lilbourne which is unusual in having two motte earthenworks within 1km of each other (HLCA 1c). Another possible motte is located at Cransley (HLCA 1b).

Perhaps the principal surviving monument type, however, could be regarded as the large houses and halls with associated park and garden remains. These belong to the period dating from the late 16th to 19th centuries and as such are contemporary with the development and survival of other elements within the character areas. These houses dominate the upper ground of HLCA 1b and HLCA 1d and include amongst them fine examples of garden earthworks and other features at Holdenby and Harrington.

**1b Brampton Brook – River Ise Watershed**

Character Area 1b is a large area occupying the watershed and part of the valleys between the River Ise and the Brampton Brook. It incorporates both the high ground at the sources of these streams as well as parts of their respective valley sides and extends across the Lias Group and Boulder Clay geology of the area. Outcrops of Northamptonshire Sand Formation ironstone are exposed in places and these have been exploited for mineral extraction. Impressive garden remains survive associated with historic house sites.

The parishes of Cottesbrooke, Haselbech, Kelmarsh and Harrington all saw enclosure starting in the late 15th and early 16th Centuries whilst Draughton, Cransley and Orton were enclosed in the early 17th Century. Although both Oxendon and Lamport were subject to 18th century parliamentary enclosure, the fields within the Historic Character Area were all ‘old enclosures’ at that time and probably had their origin in the 16th Century.

Despite the presence of old enclosure, the area has undergone more recent changes. Areas to the north of Cottesbrooke Park have seen the removal of field boundaries to create large modern fields whilst land to the north of Kelmarsh saw the addition of fields in the 19th century. However, overall the area retains its non-parliamentary character.

The area contains a number of 17th and 18th century houses or house sites with associated landscape features. Cottesbrooke Hall is early 18th century in origin. It was emparked and landscaped later in the 18th century but garden earthworks associated with the original house still survive within the park grounds. The park also serves to protect areas of ridge and furrow cultivation. Impressive garden remains survive at Harrington where they are part of an earthwork site representing a medieval manor enlarged in the 17th century. The present Kelmarsh Hall is 18th century in origin and is set in landscaped grounds which include a lake and a wilderness. The grounds preserve parts of the deserted medieval village of Kelmarsh. The grounds around Haselbech Hall are also thought to be 18th century in date and include 18th and 19th century landscaping features.
As elsewhere within HLCT 1, there has not been a great deal of modern development within the area. Some infilling has taken place at Arthingworth and Harrington whilst at Maidwell modern housing has extended out along the main road. However, overall the present villages are roughly the same size as shown on the 1st edition Ordnance Survey mapping. The villages in the area generally comprise regular row settlements although their modern forms may not fully reflect the medieval situation. At both Kelmarsh and Haselbech, there was a process of shrinkage and abandonment associated with the processes of enclosure and later emparking. In both cases the original village sites survive as earthworks and at Haselbech these remains suggest that the original village may have had a more nucleated form. Similarly at Cottesbrooke, the Royal Commission suggests that the surviving medieval settlement remains may indicate that the village was originally a polyfocal settlement. Also within the parish of Cottesbrooke are the earthworks of a possible monastic grange associated with Sulby Abbey.

**Important Sites and Landscapes**

**Scheduled Ancient Monuments**
- Cottesbrooke, ‘Kalender’ monastic grange (SAM 13624)
- Haselbech, medieval settlement remains (SAM 30070)
- Kelmarsh, medieval settlement remains (SAM 30074)
- Harrington, manor house, garden and monastic fishpond earthworks (SAM 133)

**Conservation Areas**
- Cottesbrooke
- Harrington
- Loddington
- Cransley

**Parks and Gardens**
- Cottesbrooke Hall Park and Gardens (Registered, Grade II)
- Kelmarsh Hall historic park/garden (non-registered)
- Harrington, The Falls (Registered, Grade II*)
- Haselbech Hall parkland (non-registered)
- Thorpe Malsor Hall parkland (non-registered)

**Registered Battlefields**
- None

**Relict landscapes**
- Open fields (including meadow):
  - Part of Great Oxendon Open Field remains adjoining DMV (Turning the Plough /List A). Extends into 5d.
  - Harrington Open Field remains, adjoining fishponds (List C)
  - Cottesbrooke Open Field remains (List A)

**Other:**
- Part of - Northampton to Market Harborough turnpike (A508)
- Part of – Northampton to Market Harborough railway
- Cransley Wood, Cransley Hall parkland(?) with possible motte

**Other key sites**
- Non SAMs:
  - Little Oxendon DMV
  - Cottesbrooke, shrunkken village remains
  - Maidwell, ponds and Open Field remains to W of village
  - Cransley, settlement remains

**Other:**
- WW2 petrol depot at Arthingworth (close to Kelmarsh)
- WW2 Harrington Cold War Thor Missile site

**Ancient and Replanted Ancient Woodland**
- Scotland wood
- Blue Covert
- Faxton Corner
- Cransley Wood
1e Rushton Clay Plateau

Located immediately to the west and south of Corby the area mostly lays across a clay plateau, part of the former Rockingham Forest, at the head of the Harper's Brook stream. Various east – west running tributary streams cut through the Boulder Clay. At the north, the area also extends down across the steep valley side of the River Welland where Lincolnshire Limestone Formation (Lower) and Lias Clays are exposed. There has been slightly more modern development within HLCA 1e compared to other areas of this type, a fact probably connected with the proximity of Corby town. The origins of the area within Rockingham Forest also contributes to more ancient and replanted ancient woodland surviving here than in the other areas of HLCT1.

The open fields of both Pipewell and Rushton were enclosed sometime in the 16th century whilst East Carlton wasn’t enclosed until the 1720s. Unsurprisingly, given its position within Rockingham Forest the field names of East Carlton contain references to assarting – the medieval process of clearing forest for agricultural land. This was a process that continued into the 19th and 20th Centuries when fields continued to be carved out of the woodland. Little ridge and furrow cultivation survives within the area.

The modern villages within the area mostly comprise regular row layouts. However, the medieval settlement pattern was more complex with deserted or shrunken settlements at both Pipewell and Rushton. The earthwork remains at Pipewell are evidence of an early abandonment probably due to the siting of a Cistercian abbey at the site in the 12th century.

Modern development has extended East Carlton out away from its original centre out along the B670 whilst Rushton has seen a degree of infilling. Both Little Oakley and Pipewell generally retain their nineteenth century sizes. The area includes Rushton Hall and its landscaped grounds as well as the later 19th century East Carlton Hall.

Important Sites and Landscapes

<p>| Scheduled Ancient Monuments | Pipewell: medieval Cistercian Abbey remains SAM 30075 |
|                            | Pipewell, Cistercian Abbey and deserted medieval settlement of Pipewell (SAM 30075) |
|                            | Windmill mound, (SAM 96) |
| Conservation Areas         | Pipewell |
|                            | Great Oakley |
|                            | Little Oakley |
| Parks and Gardens          | East Carlton and The Old Rectory Parks (non-registered) |
|                            | Part of – Rushton Hall park and gardens (Registered, Grade II*) |
|                            | Oakley Hall park (non-registered) |
|                            | Pipewell Hall (non-registered) |
| Registered Battlefield     | None |</p>
<table>
<thead>
<tr>
<th>Relict landscapes</th>
<th>Open fields (including meadow):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>None</td>
</tr>
</tbody>
</table>

**Other relict landscapes:**
- Ancient woods with features – Ash Coppice, Carlton Purlieus, Askerhaw, Swinau, Pipewell and Rawhaw Woods et al (see below).
- Part of - Leicester to Hitchin railway
- Part of – Kettering to Manton Midland railway
- Part of - probably medieval London to Oakham route
- Part of – Nottingham to Kettering turnpike

**Other key sites Non SAMs:**

<table>
<thead>
<tr>
<th>Ancient and Replanted Ancient Woodland</th>
<th>Non SAMs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Askershaw Wood</td>
<td></td>
</tr>
<tr>
<td>Carlton Purlieus</td>
<td></td>
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<tr>
<td>Ash Coppice</td>
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<tr>
<td>Broad Angle</td>
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<tr>
<td>Bar Coppice</td>
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<tr>
<td>Swinau Wood</td>
<td></td>
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<tr>
<td>Hedgerow Spinney</td>
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<tr>
<td>Pipewell Wood</td>
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<tr>
<td>Barrow Dykes Wood</td>
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<tr>
<td>Monks Arbour Wood</td>
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<tr>
<td>Rawhaw Wood</td>
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<tr>
<td>Alder Wood</td>
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<tr>
<td>Sart Wood</td>
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</tr>
</tbody>
</table>
4. Parliamentary Enclosure

**Historic Landscape Character Areas**

4a Welland Valley: Dingley to Ashley
4b Bulwick Limestone Valley
4c Welland Valley: Duddington to Wakerley
4d Lamport – Moulton Uplands
4e Middleton Cheney Hills and Valleys
4f Nene Valley: Yarwell to Wood Newton

**Key Characteristics**

- Regular patterned fieldscapes
- Straight hedgerows and regular straight road systems
- Little survival of ancient or replanted ancient woodland;
- Few historic ornamental parks but the remnants of some medieval deer parks;
- No major earthworks of deserted medieval settlements surviving;
- Few major modern communication routes

**Introduction**

Four of the six areas of Parliamentary Enclosure are located at the extreme north of the county, on or close to the major valleys of the Rivers Welland and Nene. The fifth area occupies a north to south swathe through the centre of the county whilst the sixth is an outlying example located in the south-east. The areas represent landscapes that preserve the layout of parliamentary enclosure of the 18th and early 19th century. These areas generally comprise regularly laid out field systems with contemporary farmsteads and road systems. There are few upstanding earthwork monuments, large historic houses or ancient woodland surviving.

**Physical Influences**

**Geology and Soils**

A variety of geologies occur across the Character Areas and it is unlikely that geology alone was a determining factor in the location of parliamentary enclosure. Generally the areas occupy clay soils. The highest areas occupy glacial caps of Boulder Clay whilst areas on the valley sides and around tributary streams exhibit Lias Group deposits. The Northampton Sand Formation predominates in the Lamport - Moulton Uplands (HLCA 4d) in the centre of the county whilst Lincolnshire Limestone Formation (Lower) is exposed in the sides of the Bulwick Limestone Valley (HLCA 4b).

**Hydrology**

The northernmost of the character areas occupy the slopes and floors of the major river valleys of the Welland and Nene. These areas have tributary streams draining down through them into the main valleys. The Bulwick Limestone Valley (HLCA 4b) straddles the Willow Brook whilst the Lamport - Moulton Uplands (HLCA 4d) is cut by the upper reaches of a number of streams draining down into the Brampton Brook. These latter streams help define the shapes of the parishes which they border.

**Influences on evolution of landscape**

Most of the county's open field systems had been enclosed for a number of reasons since the 15th century. However, the majority of the Northamptonshire countryside became enclosed under Acts of Parliament in the 18th and 19th centuries. In contrast to the earlier periods when enclosure was generally undertaken by individual landowners parliamentary enclosure required the agreement of all landowners and therefore had to be a more communal decision.
The reasons for the expansion of enclosure in this period are varied but generally based on economic criteria; the necessity of increasing cereal production, the desire to increase land values and the need to bring in more effective methods of agriculture. It resulted in the abandonment of the previous communal farming system in favour of individual farms each working their own private land.

The main period of enclosure lay in the century between 1730 and 1820 with peaks of activity in the 1770s and the 1810s. Since well over half the county was enclosed under parliamentary act, the distribution of the townships and parishes involved was widespread and no significant patterning is easily determinable in the progression of the process. Sometimes neighbouring parishes, possibly due to shared land ownership, often became enclosed at the same time and so concentrations of similarly dated fieldscapes emerge, however it is also the case that adjacent townships could see several generations difference in the date of their enclosure.

Unlike some of the private enclosures of the preceding centuries the parliamentary enclosures did not include the forcible depopulation of settlements, although there were instance of economic dislocation for some groups of people. The process was rigorously legalistic and each Act required groups of commissioners, surveyors, valuers and other officers to be set up to carry out the enclosures.

The Parliamentary Enclosure Character Area represents areas where the fieldscapes preserve the initial process of enclosure up to the early 19th century. It does not include areas that saw extensive 19th century additions or the few examples of parliamentary enclosure that occurred after the 1820s.

Principal historic elements

**Fieldscapes**
The method of enclosure produced distinctive fieldscapes. Since the process of enclosing large areas of what were open fields needed to be done rapidly, quick-set hedgerows were laid down. The layout of the fields was designed on the surveyor's drawing board resulting in straight boundaries, often (but not exclusively) in neat geometric patterns that cut across the preceding ridge and furrow strip cultivation (most evident in the Welland Valley: Dingley to Ashley Character Area HLCA 4a). The initial layout of large allotments was often quickly followed by individual farmers subdividing their land into medium sized fields and establishing farmsteads and houses away from the village in the middle of their private land. These farmsteads and fields were linked by a series of regular straight roads.

**Settlements**
Generally the villages and settlements within the area have retained their 19th century sizes with only minor modern expansion. Exceptions to this occur in the Lamport – Moulton Uplands (HLCA 4d) where Moulton and Boughton have expanded, presumably due to their proximity to Northampton and at Middleton Cheney (HLCA 4e) where two separate villages have grown into one single settlement.

The modern settlement pattern generally equates with that of the medieval period. A deserted hamlet occurs at Henwick in the Bulwick Limestone Valley (HLCA 4b) and two deserted medieval villages are located at Faxton and Boughton Green in the Lamport – Moulton Uplands (HLCA 4d) but other settlement remains are generally located around the existing villages. The lack of earthworks of deserted medieval villages compared to areas of non parliamentary enclosure (HLCT 1) is partially due to the fact that the pre-parliamentary enclosure was, in places, responsible for settlement desertion and shrinkage. Parliamentary enclosure, on the other hand, was based around active farming communities and although many farmsteads were moved away from the village centres, the settlements themselves continued to function.

Village forms in this Character Type are of both linear and nucleated types and it seems unlikely that there is a direct correlation between parliamentary enclosure practice and medieval settlement layout.

**Communication**
There are generally few major transport links through the area with the communication routes generally comprising enclosure and earlier road systems. This lack of major modern transportation may be linked to the survival of the fieldscapes and the general undeveloped nature of many of the villages.

The only major modern routeway present is the A43 trunk road although the earthwork remains of the Rugby to Peterborough section of the London and North Western Railway do survive in places.
Ridge and Furrow

The most extensive ridge and furrow survive within the Welland Valley: Dingley to Ashley character area (HLCA 4a). Elsewhere only sporadic isolated examples survive.

Monuments

Scheduled Ancient Monuments in the areas are rare, a reflection of the more general absence of upstanding earthworks or similar monuments. However, there are examples of prehistoric earthworks at Harringworth (Bulwick Limestone Valley, HLCA 4b) and Arberry Hill (Middleton Cheney Hills and Valleys HLCA, 4e). A possible Barrow also exists at Boughton (HLCA 4d). Medieval earthworks general comprise minor remains associated with settlements but there are possible watermill sites at Thenford (Middleton Cheney Hills and Valleys HLCA 4e) and at Holcot (Lamport - Moulton Uplands HLCA 4d) and the boundary banks of a former medieval deer park occur in Harringworth.

By the nature of parliamentary enclosure there are fewer historic houses and gardens within the character areas. However, the 17th – 18th century Bulwick Hall (Bulwick Limestone Valley HLCA 4b) stands within ornamental parkland and there is a collection of 18th century follies within the bounds of Boughton Park.

Historic Landscape Character Areas

4a Welland Valley: Dingley to Ashley

HLCA 4a is located at the north of the county along the sides and base of the Welland Valley and incorporates the parishes of Weston, Ashley and Sutton Bassett. A small part of Dingley parish, which was pre-parliamentary enclosure, is including within this area as it would otherwise be too small to form its own character area. Boulder Clay caps the higher ground but where the land falls into the River Welland, Lias Group (Upper, Middle and Lower Lias clays) are exposed. Alluvium fills the base of the valley and some of the riverside area would have been utilised as meadowland. Its fieldscape comprise examples of relatively untouched early 19th century parliamentary enclosure. The area also contains significant amounts of ridge-and-furrow cultivation.

The land was enclosed under parliamentary act in the first decade of the 19th century. The fieldscape reflect this period of enclosure in that they comprise straight ruled hedge lines neatly laid out fields and the establishment of straight roads out into those fields. The only possible exception occurs within Ashley parish where the boundaries of a medieval deer park can be traced. These boundaries include hedge lines which may be of some antiquity and certainly predate the parliamentary enclosure. The villages of Weston by Welland, Sutton Bassett and Ashley have all seen a small degree of infilling since the 1880s and there appears to have been some expansion since the 1810 Ordnance Survey mapping of the area, however there have been no major modern developments. The Rugby to Peterborough section of the London and North Western Railway and the junction with the Great Northern Railway both formerly ran through the area and sporadic remains are still visible today.

Aside from some minor earthworks denoting settlement remains around and in the villages, there are few upstanding archaeological monuments in the area. The principal visible archaeological feature is the surviving ridge and furrow cultivation that predominates in the area.

Important Sites and Landscapes

Scheduled Ancient Monuments

- None

Conservation Areas

- Weston by Welland
- Ashley

Parks and Gardens

- Ashley medieval deer park – hedges mark part of boundary (non-registered).

Registered Battlefields

- None
Relict landscapes

Other relict landscapes:
- Part of – dismantled L & NW Railway, Rugby and Stamford Branch and junction with the Great Northern and L & NW Joint Railway.

Open fields (including meadow):
- Weston by Welland Open Field remains.
- Sutton Bassett Open Field remains (Turning the Plough).
- Ashley Open Field remains.
- Dingley Open Field remains.

Other key sites

Non SAMs:
- Sutton Bassett, settlement remains.

Ancient and Replanted Ancient woodland

None

4d Lamport – Moulton Uplands

HLCA 4d occupies the western half of the Boulder Clay capped ridge that runs between the River Ise and Brampton Brook. The area spreads down to include some Northampton Sand Ironstone geologies around the heads of the smaller tributaries that feed the Brampton Brook.

Parliamentary enclosure of the open fields of HLCA 4d occurred from the mid 18th century to the early 19th century. Fieldscapes at the south of the area appear to conform to a more regular layout with straight hedge lines (especially in the parishes of Moulton, Holcot, Overstone and Boughton and Hannington) whilst those parishes to the north contain some areas of more semi-regular layout (Draughton, Lamport and Old).

Unlike other areas in HLCT 4 there has been a degree of village development within HLCA 4d. A large modern estate has expanded Broughton village considerably to the south of its historic core whilst both Moulton and Boughton villages now both practically join Northampton due to housing development. Earthworks in and around present day villages represent previous medieval settlement whilst earthwork enclosures in both Draughton and Walgrave may indicate medieval manor or other settlement sites. There are, however, only two deserted medieval villages that survive and then only as minor earthworks (Faxton) or marked by ruined buildings (Boughton Green). No major transportation routes pass through the area: the A43 trunk road forms the eastern boundary to the area whilst the Brampton Valley Way (the former Northampton and Market Harborough branch of the London and North Western Railway) runs close to the western edge.

As with other areas within this Character Type, there appear to be few other significant earthworks surviving within the area. The Royal Commission records a number of dam and pond earthworks situated in these stream valleys (Draughton, Moulton, Holcot, and Lamport). There is also a possible watermill site at Holcot and a prehistoric barrow at Boughton. Although few earthwork sites are present within the area Boughton Park is noted for a range of mainly 18th century structural follies throughout its grounds.

Important Sites and Landscapes

Scheduled Ancient Monuments
- Faxton, DMV (SAM 109) – assoc with Faxton open fields (see below).
- Boughton, Old St Johns Church - ruin (SAM 86).
- Boughton bowl barrow (SAM 13668).
Conservation Areas
- Boughton
- Moulton

Parks and Gardens
- Boughton Hall parkland and gardens (Registered, Grade II).
- Part of - N boundary of Moulton Park and medieval deer park.

Registered Battlefields
- None

Relict landscapes
- Open fields (including meadow):
  - Faxton Open Field remains (List B) with DMV (see above).
  - Part of - Lamport Open Field remains (List B); (extends into 10a).
  - Part of – Walgrave Open Field remains (List B); (extends into area 10a).
  - Broughton, small area of Open Field remains adjoining church.

Other relict landscapes:
- Part of – Northampton to Market Harborough turnpike (A508)
- Part of – Northampton to Kettering turnpike (A 43)

Other key sites
Non SAMs:
- Draughton, medieval settlement and manor remains.
- Boughton Green, church (SAM 86, see above) and site of medieval settlement and fair.

Other:
- 

Ancient and Replanted Ancient Woodland
- Short Wood
- Mawsley Wood

5. 19th Century Parliamentary Enclosure

<table>
<thead>
<tr>
<th>Historic Landscape Character Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>5a Easton – Collyweston Plateau</td>
</tr>
<tr>
<td>5b Welland Valley: Gretton - Harrington</td>
</tr>
<tr>
<td>5c Naseby – East Farndon</td>
</tr>
<tr>
<td>5d Thorpe Malsor – Braybrooke Uplands</td>
</tr>
<tr>
<td>5e Crick Undulating Clayland</td>
</tr>
<tr>
<td>5f West Haddon – Harpole Uplands</td>
</tr>
<tr>
<td>5g Nene Valley: Irthlingborough to Wadenhoe</td>
</tr>
<tr>
<td>5h Syresham- Croughton Limestone Plateau</td>
</tr>
<tr>
<td>5i Tove Valley: Cosgrove to Towcester</td>
</tr>
<tr>
<td>5j Bozeat Claylands</td>
</tr>
<tr>
<td>5k Nene Valley: Eton – Great Doddington</td>
</tr>
<tr>
<td>5l Nene Valley: Oundle to Warmington</td>
</tr>
</tbody>
</table>

Key Characteristics
- Fieldscapes with straight hedgerow boundaries and enclosure roadways;
- Areas predominantly occupy or overlook river valleys;
- Areas include some settlements which have expanded from their 19th century historic cores;
• Moderate ridge and furrow earthworks throughout;
• Modern transport routes run through many areas;
• Occasional ornamental landscaped parks.

Introduction

The 19th Century Parliamentary Enclosure areas are located throughout the County. Four of the twelve areas occupy the River Nene valley below Northampton, whilst others overlook the valleys of the Rivers Tove and Welland or are located upon higher ground comprising undulating clayland in the west of the county. The areas represent landscapes of parliamentary enclosure either created after c. 1820 or which have been altered in that century, usually by the subdivision of fields. A variety of historic monuments occur throughout the area including a number of prehistoric and medieval defended sites.

Physical Influences

Geology and Soils

The areas mostly occupy Lias Group clay geologies either where they are exposed on the slopes of river valleys or on the undulating claylands at the west of the county. The major exceptions are the areas which sit upon the limestone plateaux at north-eastern (Lincolnshire Limestone Formation) and south-western (Blisworth Limestone Formation) ends of the county.

Hydrology

Although occupying a variety of locations, the majority of areas are either located upon or overlook the principal river Valleys of the county. Areas HLCA 5g, 5j, 5k and 5l are located upon the lower reaches of the River Nene whilst areas HLCA 5a and 5b overlook the steep River Welland Valley. Area 5i sits along the western bank of the Tove. Their location adjacent to the valleys means that tributary streams generally drain through these areas. Of the undulating clay uplands Naseby – East Farndon (HLCA 5d) forms a major watershed for the county.

Influences on evolution of landscape

The majority of parliamentary enclosure took place in the latter half of the 18th century. However, the process continued in the 19th century with approximately twenty parishes being enclosed after 1820. The process was in some cases simply a ‘tidying’ up of areas within the parishes that had yet to be enclosed (such as at Lutton) whilst other parishes were still entirely comprised of open fields (such as Ringstead). In addition to the laying out of new enclosures, already existing parliamentary fields were being altered during the 19th century generally by the addition of new field boundaries although in some places hedges were also being removed in order to create larger fields.

Principal historic elements

Fieldscapes

Although not a hard and fast rule the later parliamentary enclosures tend to have a more regular geometric pattern than some of their precursors. The fieldscapes comprise straight hedgerows and regular width roads and amongst these sit the newly created farmsteads and field barns. The later 19th century alterations to existing parliamentary fields mostly comprise the addition of further straight hedgerows that generally maintain the overall character of the area.

Settlements

Although the majority of settlements have not changed greatly in size from their 19th century historic cores most have seen some modern housing being added. Certain villages, especially along the Nene Valley have grown considerably since the late 19th century due to the expansion of the boot and shoe industry in that period and subsequently in their role as dormitory villages. The villages display a variety of layouts and include both nucleated and linear row forms. Their forms appear to be largely based upon their location rather than having a direct relationship with the process of enclosure.

There are fewer examples of deserted medieval villages occurring than in areas of pre-parliamentary enclosure landscapes (HLCT 1 – 3). This is because many of these latter settlements became deserted as a result of the early enclosure. Where deserted villages do occur within the area, such as
in the south-west of the county (Syresham – Croughton Limestone Plateau HLCA 5h) it appears to have been due to economic failure rather than emparking or other forcible enclosure practices.

Communication

The area contains several modern and currently active communication routes. These are especially evident in the Crick Undulating Clayland (HLCA 5e), where the major routes of the M1, the London – Birmingham Railway, the A5 Trunk Road and the Grand Union Canal all pass through the Watford Gap. Other major routes within the area include the A43, A45 and A14 trunk roads.

Ridge and Furrow

Ridge and furrow survives throughout the area. It is principally located on the clay uplands of areas HLCA 5d and HLCA 5f. However, concentrations are also to be found at Gretton (Welland Valley HLCA 5b) and along the Nene Valley (HLCA 5g).

Monuments

Several prehistoric monuments exist within the areas of 19th century Parliamentary Enclosure. These include two examples of hill forts, one at Rainsborough in the south-west of the county and one at Crow Hill, Irthlingborough in the Nene Valley. A series of Bronze Age round barrows can be found at Woodford also within the latter character area.

Medieval defended sites include mottes and ringworks at Alderton and Long Buckby and smaller moated sites at Braybrooke and Titchmarsh. At Naseby, the site of the Civil War battle is one of the two registered battlefields in the county.

Although the areas contain only a few minor country houses, significant examples of major 17th – 19th century halls and associated landscaped parks are present at Althorp and Easton Neston.

5d Thorpe Malsor – Braybrooke Uplands

Located at the north of the county the area sits across undulating high ground overlooking Market Harborough and the Welland Valley at the north and Kettering and the Ise Valley at the south. It is crossed east – west by stream valleys feeding these rivers. The highest points of the area are capped with Boulder Clay but Whitby Mudstone Formation (Upper Lias) and Northampton Sand Formation ironstone are exposed in the stream valleys whilst Middle Lias deposits occur where the ground slopes down into the Welland Valley.

Braybrooke, Desborough and Thorpe Malsor were all enclosed within a few years of each other in the late 1770s whilst Rothwell was enclosed about 45 years later in 1812. The fieldscape represents a mixed picture of survival and change: Parts of Braybrooke and Rothwell parishes still retain the pattern of parliamentary enclosure but elsewhere boundaries have been added in the 19th century. Some areas of Rothwell parish, immediately to the north and south of the village were already enclosed at the time of the parliamentary act and these have maintained their irregular pre-enclosure character. Restored areas of 20th century ironstone quarrying also occur at the south of Rothwell and to the north of Desborough.

Both Desborough and Rothwell are examples of Northamptonshire towns that expanded in the late 19th and early 20th centuries with the growth of the boot and shoe industry aided by the introduction of the railways. The other villages in the area have maintained their 19th century size. Settlements generally appear to be nucleated although Thorpe Malsor is one of a number of Ise Valley settlements that takes a linear row form.

The former Midland Railway which brought Desborough its prosperity in the Victorian period still runs at the north of the town whilst the modern communication routes of the A6 and A14 trunk roads carry traffic north to south and east to west through the area.

Few major earthworks are present in the area but at Braybrooke there is the defended moated site of Braybrooke Castle. This site probably originated in the 12th – 13th century and survives along with a complex of associated fishponds and other earthworks. Further extensive settlement remains within the village indicate that the village may have shrunk from its original size or indeed been the site of a separate settlement which was removed when the castle was built. As elsewhere the area contained
very little woodland in the 1880s and no ancient woodland survives today. The ridge and furrow that survives in the area is mainly located within Braybrooke parish.

**Important Sites and Landscapes**

**Scheduled Ancient Monuments**
- Braybrooke: Braybrooke Castle SAM 21674

**Conservation Areas**
- Braybrooke
- Rothwell
- Thorpe Malsor

**Parks and Gardens**
- None

**Registered Battlefields**
- None

**Relict landscapes**
- **Open fields (including meadow):**
  - Braybrooke Open Field remains (List B) plus wider area.
  - Part of - Great Oxendon Open Field remains (Turning the Plough /List A). Extends into area 1b.

- **Other relict landscapes:**
  - Part of - Northampton to Market Harborough turnpike (A508).
  - Part of – Leicester to Hitchin (via Kettering) railway.
  - Part of Market Harborough to Kettering turnpike (formerly the A6).
  - Line of former Rothwell Hill early C20th ironstone tramways located either side of the main road between Desborough and Rothwell.

**Other key sites Non SAMs:**
- Arthingworth, medieval settlement, moat, garden, fishponds and open field remains. Includes earthworks NW of village.
- Rothwell, linear banks, possible hollow way and dam and pond to S of town and N of the A14.

**Other:**
- Part of – Kettering’s late Saxon charter boundary marked by field boundaries/hedgerows.

**Ancient and Replanted Ancient Woodland**
- None

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### 6. Fragmented Parliamentary Enclosure

<table>
<thead>
<tr>
<th>Historic Landscape Character Areas</th>
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</thead>
<tbody>
<tr>
<td>6a Western Clay Uplands</td>
</tr>
<tr>
<td>6b Sibbertoft Plateau</td>
</tr>
<tr>
<td>6c Welland Valley: Middleton - Rockingham</td>
</tr>
<tr>
<td>6d Everdon-Badby Upper Valley</td>
</tr>
<tr>
<td>6e Kings Cliffe Plateau</td>
</tr>
<tr>
<td>6f Grafton – Warkton Clay Plateau</td>
</tr>
<tr>
<td>6g Southern Nene Valley Side: Hardingstone – Castle Ashby</td>
</tr>
</tbody>
</table>

**Key Characteristics**
- Areas overlook the major valleys of the Welland, Nene and Tove as well as the tributary streams of the Ise and Willow Brook;
- Areas contain a number of defended medieval sites;
- A number of large historic landscape parks;
- Canalscapes.

Introduction

The areas of Fragmented Parliamentary Enclosure occur along the northern border of the county and in the south-west. They represent areas where blocks of parliamentary enclosure fields are separated by the presence of both large fields and other modern intrusions as well as areas of pre-parliamentary enclosure. The large extent of some of the areas mean that a range of historical monuments occur but the areas are especially noted for the presence of a number of Norman mottes and major 18th and 19th century landscaped parkland.

Physical Influences

Geology and Soils

The Fragmented Parliamentary Enclosure areas occupy high ground overlooking river valleys or the valleys themselves. As a result a number of geologies are encountered. On the high ground over the valleys, Boulder Clay often caps ridges or creates flat tableland. The floors and lower slopes of the valleys including alluvial deposits and sometimes terrace gravels. Lias Group clays and the Northamptonshire Sand Formation are present in the valley sides, whilst in the River Welland and Willow Brook valleys limestone deposits are also present.

Hydrology

Since the areas of this character type occupy ground either between or in major river valleys, the topography often comprises undulating landscapes cut through by tributary streams. The Sibbertoft Plateau and the Everdon – Badby Upper Valley in particular represent watersheds for the major river systems.

Influences on evolution of landscape

The fragmentation of the parliamentary enclosure areas is due to a number of reasons. The juxtaposition of parliamentary enclosure with areas of pre-parliamentary enclosure is often due to the fact that former small township or detached ownerships now lie within the bounds of larger modern parishes. These small township lands could be enclosed separately to the remainder of the land. This may also account for the number of deserted settlements within the area as opposed to HLCT 4 since their depopulation could be linked to these periods of early enclosure. The occurrence of modern fields within areas of parliamentary enclosure is more obvious since they are due often simply to the process of boundary removal. Large areas are probably involved with this character type simply because the major influence on its evolution would be individual landowners’ decisions about the agricultural regimes on their holdings.

Principal historic elements

Fieldscapes

Due to the nature of the fragmentation the fieldscapes exhibit a variety of patterns throughout the county. Since the ‘background’ character is the process of parliamentary enclosure, regular fields, straight hedgerows and enclosure roads predominate. However, amongst these lie more irregular fields with an older origin as well as modern fields created by the removal of hedgerows. These latter areas often, but not exclusively, maintain a rectilinear character. Twentieth century features such as large industrial estates, disused airfields and some restored mineral extraction add to the fragmentation. Also present are areas of historic parkland.

Settlements

A number of deserted medieval villages occur throughout the area. They include areas in the western part of the county where sheep enclosures and emparking had led to depopulation. Elsewhere it is principally the process of emparking that has resulted in abandonment. The modern settlements themselves often display complex patterns of development evidenced by the presence of associated earthworks and no one settlement form appears to dominate.
Communication

The modern A5 trunk road, which follows the line of the former Roman Watling Street, is the principal road through the area but the other main transportation route is the Grand Union canal which produces canalscapes through the west of the county particularly around Braunston and Blisworth.

Ridge and Furrow

Ridge and furrow cultivation survives throughout the area, often towards the edges of parishes. This location may be because that where fragmentation has taken place due to the creation of modern fields it has occurred close to villages and has removed earlier cultivation remains. Alternatively, where fragmentation occurs because of the presence of earlier enclosure within an otherwise parliamentary landscape, these will often occur at the margins of township lands.

Monuments

The Fragmented Parliamentary Enclosure areas are noted for the number of castles, often with mottes, that survive within them. Examples occur at Farthingstone, Weedon Lois, Sulgrave, Sibbertoft, Little Houghton and Rockingham. Their frequency may be connected with the fact that many of the character areas are located on dominant defensive positions.

Amongst the historic 17th and 18th century houses in the area examples including Stoke Park, Fawsley, Edgecote House and Courteenhall Hall. These houses including historic parkland but perhaps the two most dominant examples of this particular landscape feature are the Boughton Park and Castle Ashby Estates.

6f Grafton – Warkton Clay Plateau

The eastern part of the area occupies a Boulder Clay plateau that overlooks the deep River Ise valley at the west of the area. Streams drain to the south across areas of Blisworth (Great Oolite) Limestone whilst the Ise Valley exposes limestone, Ironstone and clays on its slopes. Located on the edge of the former Rockingham Forest, the area is principally characterised by the presence of the landscaped Boughton Park estate.

The majority of the area was originally enclosed under parliamentary acts in the late 18th and early 19th centuries. Areas representing these periods of enclosure survive in Grafton, Warkton and Geddington parishes but are fragmented by intervening areas of early enclosure at Boughton and modern large fields which including a disused wartime airfield at Warkton which has subsequently been returned to agricultural use. The area still contains associated concrete bomb-bays along some of its country roads.

The early enclosure at Boughton including the extensive landscaped areas of Boughton Park. Boughton is the largest country house in the county, its 16th century core re-modelled in the 17th century based upon the French Palace of Versailles. The area of parkland was crossed by miles of lime and elm avenues and many of these elements survive within the landscape today.

Warkton and Weekly are both nucleated villages and have increased little in size since the 19th century. Significant ridge and furrow earthworks survive around Warkton village. Geddington and Grafton are linear row villages of which only Geddington has expanded since the 19th century due to the presence of a modern estate at the north of the village. At Newton Willows, the site of a former manor house and gardens, which supplanted the earlier medieval village, still survive.

Important Sites and Landscapes

- Newton, site of C16th house, gardens, and dovecote (SAM 21675) with adjoining redundant church.
- Geddington, bridge (SAM 5). In centre of village.
- Newton
- Geddington
- Weekley
- Warkton
- Grafton Underwood
Parks and Gardens

- Part of - Boughton House, formal gardens, Landscape Park developed from medieval deer park. Includes deserted village of Boughton. (Registered Grade I).

Registered Battlefields

- None

Relict landscapes

- Open fields (including meadow):
  - Warkton and Weekley Open Field remains (List A), some in Boughton House parkland and settlement remains of Boughton and, with other features around Warkton.
  - Wickstead Park, Kettering, (Registered, Grade II); C20th amusement or Leisure Park.

Other relict landscapes:

- Part of – Grafton Underwood WW2 airfield.
- Part of – Kettering to Stamford turnpike (A4300).

Other key sites

Non SAMs:

- 

Other:

- 

Ancient and Replanted Ancient Woodland

- Cranford Wood
- Kirtley Coppice
- Little Green Wood

7. Large Modern Fields

Historic Character Areas

7a Titchmarsh – Lutton Clay Plateau
7b Hemplow Hills
7c Preston Capes
7d Hackleton Clay Plateau
7e Newton Bromswold Clay Plateau
7f Nene Valley: Little Addington to Ringstead
7g Ise Valley Side: Broughton to Harrowden
7h Wilbarston – Brampton Ash Valley Sides
7i Apethorpe - Blatherwycke Limestone Valleys
7j Nene Valley: Irchester to Wollaston

Key Characteristics

- Clay geologies;
- Large irregular fieldscapes;
- Small settlements and scattered isolated farmsteads;
- Few deserted medieval village or ridge and furrow earthworks;
- Few Conservation areas.

Introduction

The character type represents areas of large modern fields created by a process of boundary removal undertaken in the late 20th century. Their location particularly on the clay plateaux at the south of the
county partially based on the practicalities of particular agricultural regimes. The areas often contain small settlements and isolated farmsteads and a number of historic houses. The site of a major Roman town at Irchester also falls into the area.

Physical Influences

Geology and Soils

The ten character areas are predominantly located in the eastern half of the county, a factor possibly related to the dominance of arable cultivation here over smaller pasture fields at the west. Topographically, however, the areas occupy a variety of locales including the clay plateaux and river valley sides at the south and north of the county respectively, the watershed uplands of the south west, and part of the River Ise valley between Wellingborough and Kettering. The variety of settings suggests that individual motivation rather than exclusively environmental factors determined their creation.

Hydrology

In terms of hydrology the areas occupy three distinct areas. The Nene Valley itself, the flat claylands at the south of the county cut through by small tributary streams and the watershed for the Nene, Cherwell and Tove rivers around Preston Capes.

Influences on evolution of landscape

HLCT 7 represents a process of extensive field boundary removal to create single, large fields. The process is linked to changes in post-war farming practices, increased mechanisation and the introduction of fiscal measures such as the Common Agricultural Policy. The 1950s Ordnance Survey mapping generally shows a picture that was very similar to that of the late 19th Century, indicating that the majority of these boundary changes occurred during the 1960s and 1970s. This would suggest that although agricultural needs during the Second World War may have brought more fields and marginal land into arable cultivation the essential pattern of the landscape remained the same until the onset of more intensive farming.

The origins of the field systems created by these measures are varied and including both non-parliamentary and parliamentary enclosed land. Because of these diverse backgrounds, the boundaries can vary in shape and form and the main defining criteria is simply the size: The fields are all over 10 hectares with the majority being over 20 ha. Although large, they do not appear to be of the same order as the ‘prairie fields’ of the south-east of England.

Principal historic elements

Fieldscapes

The Character Areas contain little or no ancient or replanted ancient woodland - a factor presumably linked to both the location and agricultural practice. The exceptions to this occur within areas 5g and 5i where small remnants of woodland from the Rockingham Forest survive.

The process of agricultural intensification and mechanisation also saw a change in the patterns of agricultural buildings. Many of the farms and field barns which had been set up away from the villages as part of the parliamentary enclosure process and Victorian agricultural improvements became derelict or changed use in the latter half of the 20th century as they became unsuitable for the larger machinery.

Settlements

Settlement within the areas generally comprises small or significantly shrunken villages. There is also a preponderance of nucleated linear settlements, some of which show evidence of extensive re-planning or re-location in the 19th and 20th centuries. The causes of these correlations are unclear but are probably topographically determined. The changes to settlement have occasionally left the earthwork remains of deserted or shrunken villages but often these have been removed as part of the modern agricultural improvements.

Communication

Modern trunk roads comprising the A14 and A45 cross the area. The other principal communication route is the Grand Union Canal which passes through the Hemplow Hills character area.

Ridge and Furrow

Since the fields within the Character Areas are largely arable, they contain little surviving ridge and furrow cultivation. Coupled with this, the ‘grubbing out’ of hedges and other agricultural improvements was, in some locations, accompanied by the flattening of earthwork sites. However, ridge and furrow earthworks do survive in small areas of pasture immediately around some of the villages, such as at Elkington.
Monuments

There are relatively few upstanding earthwork monuments within the character areas but examples of deserted medieval villages occur at Mallows and West cotton (Nene Valley: Little Addington to Ringstead character area) and extensive manorial fishponds survive at Stoke Albany. The Roman small town at Irchester is located within the Nene Valley: Irchester to Wollaston character area. However, it is perhaps the historic houses which dominate the areas with examples of 17th and 18th century buildings at Great Harrowden and Orlingbury and earlier architectural examples at Dingley Hall and Apethorpe.

7e Newton Bromswold Clay Plateau

The Newton Bromswold Clay Plateau is in effect a continuation of the Titchmarsh Lutton Clay Plateau (HLCA 7a) with which it shares many characteristics. It comprises generally flat Boulder Clay cut through in places by deep tributary stream valleys.

The fields within the area have their origin in late 18th and early 19th century parliamentary enclosure. The resulting landscape, before 20th century boundary removal, was generally one of straight hedgerows and parliamentary roads leading to outlying farmsteads. Many of the fields in the area were added to during the 19th century but kept a regular or semi-regular pattern.

There were few areas that were already enclosed at the time of the Parliamentary Act but of these the area around Higham Park Farm marked the position of a former medieval deer park that had been disparked in the late 17th century. The earthwork bank marking its boundary still survives and within it is a moated site marking the position of the keepers lodge.

The settlements within the area tend to be small. Newton Bromswold is ranged along a linear street and earthwork remains within the village would suggest that it has shrunk slightly in size from its medieval origin. There has been some modern development around the other villages in the area but the largest settlement occurs at the north of Higham park and represents late 20th century development along the old straight Parliamentary enclosure road.

Important Sites and Landscapes

Scheduled Ancient Monuments
- Newton Bromswold, Great Lodge moated site (SAM 13646).
- Raunds, Thorpe House Farm Iron Age, Saxon and medieval settlement (SAM 11508); largely cultivated and thus not visible.

Conservation Areas
- None

Parks and Gardens
- Higham Park, medieval deer park (non-registered); boundary or pale traceable as earthwork bank and/or field boundaries.

Registered Battlefields
- None

Relict Landscapes

Open fields (including meadow):

Other relict landscapes:
- Part of – Chelveston, former WW2 and Cold War airfield, still an active US base.
- Part of – Wellingborough to Great Staughton turnpike (B645).
- Part of – Barton Seagrave to Westwood gate turnpike (A6).
- Part of – Kettering to Huntingdon dismantled railway.
Other key sites

Non SAMs:
- Site of Raunds brickworks.
- Newton Bromswold settlement and adjoining open fields.

Other:
- None

Ancient and Replanted Ancient Woodland
- None

7g Ise Valley Side: Broughton to Harrowden

The area incorporates most of the western and parts of the eastern sides of the River Ise Valley. The western edge of the area is situated upon a north-south ridge of ground, capped with Boulder Clay. As the ground drops away into the Ise Valley below, Northampton Sand Formation Ironstone and Whitby Mudstone Formation (Upper Lias) Clays are exposed whilst alluvial deposits cover the floor of the valley. Tributary valleys run from west to east down into the River Ise and these form the boundaries to several of the parishes. The consequence of this is that the parishes have elongated forms, which are able to exploit the various topographies, soils and geologies of the valley profile.

Although the majority of the fieldscapes are large modern fields, their differing origins have created some variation in patterning throughout the area. Enclosure occurred at Pytchley in the early 17th century and examples of these irregular non-parliamentary fields in their 18th or 19th century form still survive at the west of the village. At Isham and Little Harrowden, enclosed under parliamentary act in 1778 and 1781 respectively, parcels of regular geometrically laid out fields survive. Overall, however, 20th century farming has removed many of the former field boundaries to create larger, more open fields. These are set amongst a landscape of moderately small villages, linked by parliamentary enclosure and earlier roads.

Villages in the area have generally not expanded greatly from their 19th century origins, however most have had small modern housing estates attached. They are mostly of nucleated form except for Little Harrowden, which is laid out along a linear road. The earthwork settlement evidence would also suggest that although the villages have gone through some periods of expansion and contraction they have not greatly changed their size since the medieval period either. Earthwork remains are visible around Pytchley, Isham and Little Harrowden.

The medieval settlement pattern was slightly different to that of the modern landscape, since the parish of Orlingbury once contained a further two medieval villages, Badsaddle and Wythmail. Wythmail was emparked in the early 17th and both villages were deserted at the latest by the early 18th century. Modern ploughing has destroyed their earthworks. Few other significant earthworks survive in the area although there is the earthwork site of a possible watermill at Pytchley. What little ridge and furrow there is occurs in the north of the area in Broughton and Pytchley parishes.

Two historic houses of note occur within the area. Great Harrowden is late 17th century in date and is set in a landscaped garden and parkland that have now become the location of a golf club. Orlingbury Hall is early 18th century in date and sits within its own grounds.

Important Sites and Landscapes

Scheduled Ancient Monuments
- None

Conservation Areas
- Pytchley
- Isham
Parks and Gardens

- Great Harrowden Hall

Registered Battlefields

- None

Relict landscapes

Open fields (including meadow):

Other relict landscapes:

- Part of – Northampton to Kettering turnpike.
- Part of – Kettering to Newport Pagnell turnpike.
- Part of Midland Railway, Leicester to Hitchin line.

Other key sites

Non SAMs:

- Pytchley settlement and manor houses.
- Isham, former settlement remains.

Other:

- Ancient and Replanted

Ancient Woodland

- Badsaddle Wood
- Withmail Park Wood
- Bush Walk

7h Wilbarston – Brampton Ash Valley Sides

HLCA 7h is situated at the north of the county. The southern part of the area lies upon a flat Boulder Clay plateau whilst at the north the ground slopes down towards the River Welland. Here the ground is deeply cut by a number of tributary streams and expanses of Whitby Mudstone Formation (Upper Lias) clay are exposed. The area is notable for a number of water-related earthworks.

The fieldscape of the area comprises large irregularly shaped fields. Their origin is mixed, with Brampton Ash and Dingley having been enclosed in the 17th century and Stoke Albany and Wilbarston being enclosed under parliamentary acts in the mid to late 18th century. Part of Stoke Albany was enclosed as a deer park in the 13th century and the pale for the park survives in places. Within its bounds the ancient woodland of Bowd Lane Wood is preserved. The fieldscape pattern of the area is further variegated, since a disused wartime airfield in Wilbarston parish has subsequently been returned to agricultural use.

Both Stoke Albany and Wilbarston have seen some expansion from their historic cores but Dingley and Brampton Ash maintain their small 19th century sizes. However, settlement remains around the villages show a process of expansion, contraction and movement was taking place throughout the medieval period.

The most substantial of the earthworks surviving in the area are the manorial fishponds at Stoke Albany. Further fishponds survive in Wilbarston parish and the sites of possible watermills are also present in Stoke Albany, Wilbarston and Dingley parishes. Dingley Hall is noted for its 16th and 17th century architecture and along with the rest of the small village and its medieval settlement remains is set in landscaped parkland.

Important Sites and Landscapes

- Stoke Albany: moated site and fishponds SAM 13629
Conservation Areas
- Brampton Ash
- Stoke Albany
- Wilbarston

Parks and Gardens
- Dingley Hall parkland (non-registered).
- Stoke Albany medieval deer park (non-registered); boundary or pale can be partly traced by earthworks and/or field boundaries.

Registered Battlefields
- None

Relict landscapes
- Open fields (including meadow):
- Other relict landscapes:
  - Desborough WW2 former airfield.
  - Part of Little Bowden to Rockingham turnpike.
  - Brampton and Hermitage Woods, earthworks within.

Other key sites
- Non SAMs:
  - Dingley settlement and dam remains.
  - Brampton Ash settlement remains.
  - Stoke Albany, site of watermills.
- Other:
  -

Ancient and Replanted Ancient Woodland
- Hermitage Wood
- Brampton Wood
- Stoke Wood
- Bowd Lane Wood
- Walter Wood

8. Reinstated Mineral Extraction

<table>
<thead>
<tr>
<th>Historic Landscape Character Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>8a Nene Valley Side: Wakerley to Weldon</td>
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<tr>
<td>8b Lowick – Finedon Valley Side</td>
</tr>
<tr>
<td>8c Newton - Rushton</td>
</tr>
<tr>
<td>8d Nassington - Yarwell</td>
</tr>
</tbody>
</table>

Key Characteristics
- Large irregular fields set amongst a wider 20th century fieldscape;
- Some land re-used as recreational facilities and land fill sites
- Some historic woodland and parkland;
- Scarce ridge and furrow or other earthwork monuments;
- Frequent railways;

Introduction
The Character Areas are located in the north-east of the county, centred upon the main Northampton Ironstone deposits. They represent areas of Victorian and later quarrying which have been returned to
agricultural use. Due to the quarrying process, few upstanding historical monuments exist within the areas.

Physical Influences

Geology and Soils

By their nature, the character areas exploit the Northampton Sand Formation ironstone deposits. However, on the higher ground between stream and river valleys these are covered by Boulder clay drift deposits and in the valley sides they are overlain by higher Blisworth Limestone Formation Oolitic limestone.

Hydrology

All four areas sit on high ground overlooking the county’s main river valleys and are cut through by their tributary streams. It is in these valley sides, where ironstone deposits are exposed or lay close to the surface, that the initial Victorian quarrying was undertaken. Later extraction moved onto the higher Boulder Clay areas when mechanisation was able to aid in the recovery of the more deeply buried deposits.

Influences on evolution of landscape

Iron smelting and production has occurred in the area since at least Roman times. In addition to the Ironstone deposits, Rockingham Forest provided plentiful supplies of wood from which charcoal fuel could be produced. After the medieval period the industry dwindled until the mid 19th century when the ironstone reserves were once more ‘rediscovered’ and exploited. It was an industry that would last up into the late 20th century when economic changes would see its demise.

Extraction was by opencast methods. Initially hand dug, steam power was introduced at the turn of the 19th century and this mechanisation led to a ‘hill and dale’ landscape which covered large areas of the countryside. Whereas the hand dug quarries were reinstated once completed and given back to agriculture, the mechanically dug areas were often left in their ridged state. Some of these areas were covered with coniferous tree plantations but it was not until after the 1950s that suitable financial provision was made for the restoration of former quarry sites to agricultural land. More recently, former quarries have been used for a range of purposes including landfill and recreational sites.

Principal historic elements

Fieldscapes

The reinstatement of agricultural land has had a significant impact upon the fieldscapes of the area. Although the original hand dug quarries often reinstated land without removing field boundaries the large scale 20th century extraction saw previous enclosure patterns swept away. The fieldscapes resulting from reinstatement, therefore generally comprise large irregular fields with few internal boundaries. The areas surrounding the former quarries can also be affected where the lines of haul roads or former tramways are preserved in the fieldscapes.

Settlements

Since quarrying has tended to take place away from the immediately areas of settlement, the villages present tend to lie towards the edges of the character areas. Of these, Finedon has seen the biggest growth in the 20th century, a factor due more to the rise in the shoe industry rather than the local quarrying. Other villages have tended to retain their small 19th century sizes although Gretton and Islip have both seen development in the second half of the 20th century due to their roles as dormitory villages.

Communication

The establishment of the Midland Main Line railway through Kettering in 1857 was the spur to the Ironstone industries in the area. In the succeeding years branch lines were established to link the quarries and the smelting areas and to bring in coal from outside the county. Thus the Reinstated Mineral Extraction Areas are characterised by the presence of active and former railway lines. In this regard, the Lowick – Finedon Valley Sides (HLCA 8b) also including the A14 Trunk Road which follows the line of the former railway in this area. In addition to the railways and modern roads some enclosure and earlier roads still survive.

Ridge and Furrow

Largely due to the extraction process there is little survival of ridge and furrow cultivation in the area, although partly this may also be due to the fact that some areas were formerly part of the woodland of Rockingham Forest. Where ridge and furrow does survive, it is around the villages such as at Harringworth (HLCA 8a).
For the same reason that ridge and furrow is scarce within the area there is also a lack of other upstanding earthwork monuments. Those that are present, generally survive within the bounds of parkland. Thus deserted medieval villages are present at both Kirby and Glendon Halls. However, there is a single example of earthworks of a former house and formal gardens nearby Wakerley village. The parkland also including some architectural monuments of note including Kirby Hall, Drayton House and the Triangular Lodge at Rushton.

8b Lowick – Finedon Valley Side

The southern part of the area runs along parallel with and overlooks the east bank of the River Ise. The higher parts of the area sit on a Boulder Clay plateau that separates the Ise from the River Nene. At the north of the area the Boulder Clay is cut through by the east-west running Cranford Brook, a tributary of the Nene. The mineral extraction within the area has largely taken place along the sides of the River Ise and Cranford Brook where the ironstone geology is exposed along with bands of Great Oolitic Limestone.

The mineral extraction areas along the River Ise and the Cranford Brook have generally been reinstated as large agricultural fields of both regular and irregular forms, although one example is in use as a landfill site. The large scale mining of ironstone began here in the second half of the 19th century around Cranford and Twywell and continued through to the latter half of the 20th century. The reinstated mineral extraction areas sit within a wider landscape of large modern fields created post – 1950 by the grubbing out of hedgerows. With the exception of Barton Seagrave, the medieval open fields originally became enclosed under parliamentary acts in the late 18th and very early 19th centuries and the fieldscapes retain this overall rectilinear pattern despite the removal of the hedgerows.

The A14 trunk road, which follows the line of a former branch of the Midland Railway, crosses the area to the south of the Cranford Brook. It was along the original branch line railway that the ironstone was transported and small blast furnaces, such as at Islip, built.

Of the settlements in the area, Finedon has seen the biggest growth in the 20th century, a factor largely due to the growth of the shoe industry in the early part of the century and its location as a dormitory town in the latter. Elsewhere, only Islip has seen much growth away from its 19th century historic core. Some isolated pockets of ridge and furrow survive outside the quarried areas but there are few other upstanding historic monuments in the area. The main monument is the historic house and parkland of Drayton House. The house itself is mostly of 17th and 18th century date but has parts surviving of the earlier medieval manor house which forms its core. Within the associated parkland avenues of trees and other garden features survive.

**Important Sites and Landscapes**

<table>
<thead>
<tr>
<th>Scheduled Ancient Monuments</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Areas</td>
<td>Cranford, Finedon</td>
</tr>
<tr>
<td>Parks and Gardens</td>
<td>Drayton House formal gardens and landscape park (Registered, Grade I), Cranford Hall, parkland (non-registered), Woodford House, parkland (non-registered)</td>
</tr>
<tr>
<td>Registered Battlefields</td>
<td>None</td>
</tr>
</tbody>
</table>
Relict landscapes

Open fields (including meadow):

Other relict landscapes:
- Twywell Hills/Gullet – ironstone working remains within nature reserve.
- Finedon, Calley Banks nature reserve contains a variety of ironstone quarry remains.
- Part of - Peterborough to Wellingborough turnpike and possibly part of Market Harborough to Huntingdon turnpike.
- Part of – Barton Seagrave to Westwood gate turnpike (A6).
- Part of A14 road.
- Part of – possible line of Roman road from Lowick to Irchester.
- Part of former Midland Railway, Kettering to Huntingdon (dismantled).

Other key sites Non SAMs:

Ancient and replanted ancient woodland
- None

8c Newton - Rushton

The area is located immediately to the north of Kettering town and is bisected by the River Ise which runs from west to east through the parishes of Geddington and Rushton. Areas of high ground at the north and south of the Ise are covered by Boulder Clay whilst limestones, Whitby Mudstone Formation (Upper Lias) clays and Northampton Sand Formation Ironstone deposits are exposed in the valley sides. At the south of the area the area embraces Weekley parish and small parts of Rothwell and Desborough parishes which including small tributary brooks and streams draining into the main Ise valley at the south. Ironstone extraction has taken place both within the river valley and on the higher Boulder Clay areas.

Geddington and Weekley were enclosed in the first decade of the 19th century under Parliamentary Act whilst Rushton and Newton were enclosed earlier in the 16th and 17th centuries. With the exception of the Glendon Iron Works, large scale mineral extraction did not start in the area until after the 1880s but once begun continued well into the latter half of the 20th century. The reinstatement of these areas has resulted in the removal of the earlier enclosure pattern and the establishment of large irregular shaped modern fields.

The area is crossed by a number of branches of the Midland Railway, leading out from Kettering, a communication system which aided the development of the mining industry. Rushton is the only settlement within the area and this has generally retained its small 19th century size, however earthworks at the west of the village suggest it may have been slightly larger in medieval times. The former medieval village of Glendon lies within the now landscaped grounds of Glendon Hall. The earthwork remains are slight and represent a settlement which was largely depopulated at the time of enclosure.

Small parts of Boughton and Rushton parks extend into the area. The latter including the 16th century Triangular Lodge, an architectural profession of Thomas Tresham’s Catholic faith, whilst the former area including vestiges of the once extensive tree-line avenues, expressions of the Duke of Buccleuch’s temporal power.

Important Sites and Landscapes

- Rushton, Triangular Lodge, Elizabethan warrener’s lodge and rabbit warren; (SAM 17159).
Conservation Areas

- Rushton

Parks and Gardens

- Part of – Rushton Hall parkland (Registered, Grade II*).
- Part of – Boughton House, landscape park (Registered Grade I).

Registered Battlefields

- None

Relict landscapes

Open fields (including meadow):

Other relict landscapes:

- Part of – Midland railway, Hitchin (London) to Leicester.
- Part of – Midland railway, Kettering to Manton line.
- Part of – Nottingham to Kettering turnpike.
- Part of – line of probable medieval Oakham to London route.

Other key sites

Non SAMs:

- Rushton, settlement remains.
- Rushton, site of Roman buildings and adjoining meadow.
- Rushton, site of Glendon DMV with Glendon Hall parkland.

Other:

- Part of – the original line of Kettering’s Late Saxon Charter boundary may be traceable by field boundaries (within quarried land).

Ancient and Replanted Ancient Woodland

- Gaultney Wood
- Weakley Hall Wood