CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

<table>
<thead>
<tr>
<th>Land Unit NF1 – Land to the South of Upper Harlestone</th>
<th>Area: 174ha</th>
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<tbody>
<tr>
<td>Plan NF1a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Public Access and Recreational Routes, and Consented Development</td>
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</tr>
</tbody>
</table>

Rationale for selecting the land unit:
NF1 is at the northwest extent of the Northampton Fringe within Daventry District. The land unit has been selected for review and assessment as an area of land between Upper Harlestone and the suburb of New Duston in Northampton. NF1 is adjacent to an area of planned growth to meet the needs of Northampton (Sustainable Urban Extension (SUE) – see below) which is within and just outside the District boundary.
### Relevant current planning designations and known environmental constraints (see inset plan above):

- Special Landscape Area (Daventry District Council Saved Local Plan Policy EN1) within the northwest part of NF1.
- The land in the northeast part of NF1 (to the northeast of Port Road) is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10).
- Woodland blocks and belts within and adjacent to the southwest part of NF1 are designated as Local Wildlife Sites.
- The northwest boundary of NF1 (which follows a tributary watercourse) is in Environment Agency Flood Zone 3.
- There are a number of Grade II Listed Buildings in Upper Harlestone to the north of NF1.
- Northampton West SUE (N4) allocated on land within Daventry District which rises up from A428 at northwest edge of Northampton, between Round Oak Plantation and the District boundary, including Fleetland Farm.

### Physical separation land provides between settlements:

NF1 is located between the suburb of New Duston on the northwest edge of Northampton and the small village of Harlestone, and specifically Upper Harlestone, which is approximately 1.25km to the northwest of Northampton.

### Brief description of land:

Topography is gently rolling (between 115m+ and 100m AOD), with tributary valleys to the northwest and south of the land unit, and a ridge of higher ground in between. The land unit mainly comprises medium to large-scale arable fields bounded by generally intact and low hedgerows with hedgerow trees, and some isolated field trees. There is linear woodland along the tributary watercourse on the northwest boundary of NF1 and along part of Roman Road at southwest edge of NF1. Oldfield Thicket and Nobottle Belt are both deciduous woodlands to the southwest along Roman Road.

### Public access and recreational routes (see inset plan above):

- Port Road is a minor road which runs between New Duston and Upper Harlestone, across the northeast part of NF1.
- Midshires Way Long Distance Route (LDR) runs along a short section of Port Road on the northern boundary of NF1, at the southern edge of Upper Harlestone.
- Public Right of Way (Ref: CU27) runs along the northeast boundary of NF1 (between Midshires Way LDR and Port Road near New Duston).
- Public Right of Way (Ref: CU10) runs from Port Road at Upper Harlestone, southwest to Roman Road; and
- Public Right of Way (Refs: CU11 and KP1) runs from Port Road at Upper Harlestone southeast to Roman Road.

### Current relevant planning applications or consents within or adjacent to land unit:

Current planning application for part of the N4 SUE allocation within Daventry District, (planning application reference: DA/2016/0840). Not yet determined, but decision to approve is expected during May 2017.
Summary of Updated Daventry District Landscape Character Assessment: NF1 is in LCT 13 Undulating Hills and Valleys and LCA 13c Long Buckby

Key features of the LCT 13 Undulating Hills and Valleys:

- Extensive gently rolling and productive rural landscape with a cohesive and recognisable character;
- variations in the underlying geology influence local landform and introduce local distinctiveness;
- watercourses form part of three principal river catchments of the Cherwell, Nene and Welland, with a complex network of interconnected gentle valleys;
- reservoirs and man-made lakes are distinctive features in the local landscape, and navigable canals are an important visual component of the landscape;
- mixed farming predominates across the landscape, although local land use and field patterns are strongly influenced by landform;
- numerous small deciduous woodlands, copses and shelterbelts, and hedgerow trees within the strong hedgerow network, contribute to the impression of a well treed landscape. These elements combine with landform to create an intimate and sometimes enclosed landscape;
- strong historic character underlies this deeply rural landscape with evidence of a long period of settlement with wide ranging examples of heritage features and historic landscapes;
- numerous villages linked by winding country lanes contribute to rural character; and
- communication routes and urban influences, where present, have eroded local rural landscape character.

Relevant additional characteristics taken from description of LCA 13c Long Buckby:

- The agricultural field pattern is generally defined by medium to large-scale fields, although elsewhere on steeper ground and closer to watercourses a more intimate, human scale prevails.
- Farming is the main focus but frequent small woodlands present as copse, linear and riparian woodland along watercourses combined with frequent hedgerow trees gives the perception of a well wooded landscape, with many views extending to wooded horizons. Large woodlands are notable features including around Althorp Park and Nobottle Wood where there is a sense of enclosure and woodland character.
- Parkland estates are a feature particularly in the eastern part of the character area closer to Northampton, including the larger well-known estate at Althorp.
- There are some larger villages, such as Long Buckby, East Haddon and Flore, as well as frequent smaller villages and hamlets within the character area.
- Village fringes are generally bounded by small pastoral fields bounded by mature hedgerows and trees or by a parkland landscape which helps integrate them with their rural surrounds. The larger settlements do have visible urban edges where field patterns are larger and hedgerow boundaries lower.
- Building materials are mixed, particularly within the larger settlements. In contrast local vernacular buildings and boundary walls are often constructed from the local Northamptonshire Ironstone which provides a strong sense of place and local character.
- Views vary greatly throughout this landscape. On the higher ground views are across a rolling landscape of a patchwork of well-maintained hedgerows, frequent hedgerow trees and small and large woodlands occupying the horizon. Built form is generally fairly discrete which helps to reinforce the rural character except closer to larger settlements.
- There are many heritage features which enrich the experience of the landscape and these include Roman roads and well preserved areas of ridge and furrow.

Relevant Summary of Landscape Strategy for LCA 13c Long Buckby:

- New development or changes in land management should conserve and enhance the balance of elements in the rural farming landscape, which comprise farmland, hedgerows, trees and woodlands on gently rolling landform.
- Wherever possible, the distinctive and strong hedgerow network should remain intact, particularly where historic field patterns are evident.
- Valued intact historic landscapes and features should be retained and protected from decline, notably the irreplaceable areas of ridge and furrow.
- Changes to road infrastructure should retain intact hedgerows, hedgerow trees and belts of trees to limit adverse effects on the landscape.
- Development that increases the prominence of villages within the landscape would have an adverse effect on the intrinsic character. Any proposed infill or localised expansion should retain the village’s existing footprint, distinctive character and setting in the landscape.

### Summary of Northampton Landscape Sensitivity and Green Infrastructure Study

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>All the land in NF1 is judged to be of <strong>high-medium sensitivity</strong> (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</th>
</tr>
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<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>Land in NF1 mainly falls under the category of ‘<strong>no known assets or issues</strong>’ (development may be possible subject to further investigation and appropriate mitigation). The southeast and northwest extents of NF1 (associated with watercourses) are of <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).</td>
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<tr>
<td>Cultural heritage sensitivity judgements for land unit:</td>
<td>The majority of land in NF1 falls within the category of ‘<strong>no known assets or issues</strong>’ (development may be possible subject to further investigation and appropriate mitigation). Small areas within the central and southern parts of NF1 are judged to be of <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). A small area of land adjacent to the northeast boundary of NF1 is of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate).</td>
</tr>
<tr>
<td>Flood zone and minerals sensitivity judgements for land unit:</td>
<td>In general the land in NF1 is categorised as ‘<strong>no known assets or issues</strong>’ (development may be possible subject to further investigation and appropriate mitigation). Brampton Brook at the northern edge of the land unit is of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate).</td>
</tr>
<tr>
<td>Overall sensitivity judgements for land unit:</td>
<td><strong>High – medium sensitivity</strong> across the majority and southeastern part of NF1, with <strong>high sensitivity</strong> to the northern (toward Harlestone) and western extents.</td>
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See the following page on the Northampton Borough Council website for the full report and figures (under item 8. Green Infrastructure and Open Space): [http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/](http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/)

**Note:** The judgements on sensitivity above relate to a particular type of development, which is a major mixed-use urban extension in excess of 5ha, although the study notes that some assets could still be sensitive to development of less than 5ha.
## Specific Land Unit Assessment

| Appearance of existing settlement edges viewed from land unit | The ridge of higher ground between the watercourses at the northwestern and southern boundaries of this land unit, together with the layering effect of hedgerow vegetation to field boundaries, means that from the majority of the land unit settlement edges are screened from view by intervening landform and vegetation.

Upper Harlestone is within a tributary valley, with views of the settlement limited to the minor roads and PRoWs at the northern extent of the land unit. From these locations there are glimpsed views of residential properties lining the roads and to each side of the watercourse. Buildings are largely screened or filtered by trees along field boundaries, within garden curtilages and associated with the tributary watercourse.

From Port Road and the PRoW (ref. CU11) at the southeast edge of the land unit, there are views looking east and south-east toward the edge of Northampton. The settlement edge is interspersed by and partially screened by trees, with a wooded horizon on the skyline above built development. The tower within the former St Crispin’s hospital is a particular feature in these views (see notable views below).

The future development of the SUE allocation will result in nearer views of Northampton's settlement edge. Whilst this settlement edge would not be visible from Upper Harlestone and its tributary valley, this edge is likely to be prominent from Port Road and PRoWs (ref. CU11 and CU27) on higher ground within NF1 and where built development is on higher ground itself (to the southeast of Round Oak Plantation and near Fleetland Farm). The generally low hedgerows which mark the western boundary to the allocation will offer limited screening of built development, in the early years until mitigation tree planting establishes. |
| Contribution of land to the setting or identity of settlement, or particular landscape features | The majority of NF1 (to the north and east) makes a particular contribution to the setting and identity of Harlestone (Upper Harlestone in particular) as a small dispersed village within a tributary valley and surrounded by a combination of farmland and woodland, which has a parkland estate feel.

To a lesser extent, the tract of farmland within NF1 contributes to the setting of the northwest edge of Northampton, although it is currently separated from it by undeveloped farmland within the SUE allocation. As and when development comes forward on the SUE land, NF1 will form part of the immediate setting to the northwest edge of Northampton. |
| Role land unit plays in perceived separation between settlements | The northeastern part of this land unit comprises high ground between Upper Harlestone and the boundary of the SUE allocation (at 115m+ AOD) and plays a particularly important part in the perceived separation between Upper Harlestone and the existing and future settlement edge of Northampton.

Whilst also comprising a ridge of higher ground between tributary watercourses, the narrower western part of the land unit follows... |
Daventry District’s boundary and is separated from the boundary with the SUE allocation by a small number of fields between Lodge Barn and the water tower (on the Roman Road adjacent to the southern boundary of NF1). This part of the land unit is detached from the existing and future settlement edge of Northampton and does not have a particular role in providing perceived separation between Northampton and Upper Harlestone. The hamlet of Nobottle is approximately 1.0km further to the northwest of the western corner of NF1, but is approximately 3.0km distant from the edge of Northampton and is buffered to the east by Nobottle Wood and Nobottle Belt.

<table>
<thead>
<tr>
<th>Contribution of land unit to perceived openness and wider landscape character</th>
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<tr>
<td>The openness of the land unit is perceived from the existing settlement edge at New Duston, where higher ground within the land unit is visible beyond Fleetland Farm. The openness of the land unit is also perceived from Upper Harlestone, where farmland in NF1 is visible rising up onto higher ground to the south and southwest of the village. The land is also perceived as open from the PRoWs which cross it. The land within NF1 is generally consistent with the key characteristics of the district landscape character area, comprising a gently rolling and rural mixed arable and pastoral landscape, intersected by numerous watercourses, with a well-managed hedgerow network and the influence of parkland estates seen through the presence of mature woodland belts and copses.</td>
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<tr>
<th>Notable views</th>
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<tr>
<td>The tower within the former St Crispin’s hospital site within the settlement edge of Duston and on a local high point at approximately 120m AOD forms an attractive landmark in views looking southeast from Port Road and PRoWs (refs CU11 and CU27) on higher ground in the land unit. The National Lift Tower in the centre of Northampton is also visible on the skyline to the southeast. The water tower on the Roman Road at the southern edge of the land unit is a landmark in views, but is not a particularly attractive feature.</td>
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<tr>
<th>Other relevant considerations (e.g existing or future planned transport infrastructure)</th>
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<tbody>
<tr>
<td>None.</td>
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<tr>
<td><strong>Photographs taken during assessment</strong> (see photo locations on plan NF1b)</td>
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<tr>
<td><strong>P1:</strong> View looking south from PRoW (CU27) toward higher ground at the southeast edge of NF1. This land currently screens views of New Duston, but will form the future settlement edge of northwest Northampton when the Northampton West SUE (N4) is developed.</td>
</tr>
<tr>
<td><strong>P2:</strong> View looking east from Port Road (also the Midshires Way LDR) and across settlement in Upper Harlestone, which is set on low ground in the tributary valley. Higher ground beyond the houses and on the right-hand side of the photograph is in the northern part of NF1.</td>
</tr>
<tr>
<td><strong>P3:</strong> View looking south from the PRoW (ref. CU11) in NF1. Intervening landform and field boundary vegetation obscure views of the settlement edge of Northampton.</td>
</tr>
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</table>
P4: View looking east across NF1 from the PRoW (ref. CU10) near the western extent of NF1. This part of the land unit is detached from settlement, with a strong rural character and no views of settlement.

Recommendation on future designation of land (to protect from development):

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF1 generally is of high – medium sensitivity to a major mixed-use urban extension in excess of 5ha, with high sensitivity to the northern (toward Harlestone) and western extents.

The land in NF1 is perceived as open from adjoining minor roads and the PRoWs which cross it. This access provides recreational opportunities for the local community, and connects with the Local Green Infrastructure Corridor 6 to the immediate north of NF1, which includes the Midshires Way Long Distance Route (LDR).

The majority of NF1 (identified on the plan below) is of importance in maintaining the existing and future separation of Harlestone and the northwest edge of Northampton, and preserving the settlement setting of Upper Harlestone (which is highlighted in the landscape strategy for LCA 13c Long Buckby). This land is of particular importance in relation to separation between settlements, and settlement setting given the SUE allocation to the southeast of NF1. The intervening ridge of farmland in this part of NF1 helps to reinforce the separation and provides an open rural aspect from both settlement fringes.

Whilst the western part of NF1 contributes to wider landscape character, it does not serve a particular function in providing separation between settlements and does not form part of the immediate setting to Upper Harlestone.

Taking account of the review and assessment above, it is recommended that the majority and northeast part of NF1 is designated as a ‘green wedge’ in the future to protect it from development (see Plan NF1b overleaf). It is considered that the southwestern extent of NF1 forms part of open countryside away from settlement, and does not require a particular designation.
Plan NF1b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

Land Unit NF2 – Land to the southeast of Lower Harlestone and south of Church Brampton

Area: 384ha

Plan NF2a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Public Access and Recreational Routes, and Consented Development

Rationale for selecting the land unit:
NF2 has been selected for review and assessment as a tract of land between Lower Harlestone, Church Brampton and Northampton. NF2 is adjacent to areas of planned growth at the northern edge of Northampton: see the Sustainable Urban Extensions (SUEs) listed below.

Relevant current planning:
- Special Landscape Area (Daventry District Council Saved
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<tr>
<th>Designations and known environmental constraints (see inset plan above):</th>
<th>Local Plan Policy EN1) across the majority of the land unit to the east of the A428 Harlestone Road;</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The land in the southwest part of NF2 (to the west of A428) is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10);</td>
<td>• Scheduled Monument within fields at the northern edge of NF2, to the north of Mill Farm;</td>
</tr>
<tr>
<td>• The Conservation Area at Lower Harlestone adjoins the northwest edge of NF2 and there are a number of Grade II Listed Buildings in the village along the A428 Harlestone Road;</td>
<td>• The land in the south west part of NF2 (to the west of A428) is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10);</td>
</tr>
<tr>
<td>• There are a number of Grade II Listed Buildings in Church Brampton to the north of NF2, and St Botolph’s Church is listed Grade II*;</td>
<td>• There are a number of Grade II Listed Buildings in Church Brampton to the north of NF2, and St Botolph’s Church is listed Grade II*.</td>
</tr>
<tr>
<td>• Harlestone Heath and Northamptonshire County Golf Course are designated Local Wildlife Sites (LWS).</td>
<td>• Harlestone Heath and Northamptonshire County Golf Course are designated Local Wildlife Sites (LWS).</td>
</tr>
<tr>
<td>• Narrow tracts of land associated with tributary watercourses in the northwest and northeast parts of NF2 are in Environment Agency Floodzones 2 and 3;</td>
<td>• Narrow tracts of land associated with tributary watercourses in the northwest and northeast parts of NF2 are in Environment Agency Floodzones 2 and 3;</td>
</tr>
<tr>
<td>• Northampton West SUE (N4) is allocated on land within Daventry District to the southwest of the land unit, between the existing settlement edge of Northampton, across the A428 and onto higher ground to the southwest of Round Oak Plantation; and</td>
<td>• Northampton West SUE (N4) is allocated on land within Daventry District to the southwest of the land unit, between the existing settlement edge of Northampton, across the A428 and onto higher ground to the southwest of Round Oak Plantation; and</td>
</tr>
<tr>
<td>• Northampton King’s Heath SUE (N7) is allocated on land to the south and southeast of the land unit (and only partly within Daventry District). The allocation extends between the existing settlement edge of Northampton (comprising King’s Heath and Lodge Farm Industrial Estate near Hopping Hill) and Harlestone Heath LWS (and including a small part of the LWS at its southern edge).</td>
<td>• Northampton King’s Heath SUE (N7) is allocated on land to the south and southeast of the land unit (and only partly within Daventry District). The allocation extends between the existing settlement edge of Northampton (comprising King’s Heath and Lodge Farm Industrial Estate near Hopping Hill) and Harlestone Heath LWS (and including a small part of the LWS at its southern edge).</td>
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| Physical separation land provides between settlements: | NF2 is located between the Northampton suburbs of New Duston and Lodge Farm Industrial Estate near Hopping Hill, and the small village of Harlestone (specifically Lower Harlestone) which is approximately 1.0km to the northwest of Northampton at the closest point. NF2 is also located between the Northampton suburb of King’s Heath, Lodge Farm Industrial Estate near Hopping Hill and the future King’s Heath SUE (N7), and the small village of Church Brampton which is approximately 2.0km to the north of Northampton at the closest point. |

| Brief description of land: | NF2 contains a mixture of land uses. In the southern part of the land unit is plantation woodland, comprising a large area of woodland to the east of the A428 Harlestone Road, known as Harlestone Heath, with public access (as described below) and a saw mill at its centre. There is also a smaller area of plantation woodland known as Round Oak Plantation, which is on the opposite side of the A428 and surrounds a Wyevale Garden Centre on the roadside. To the north of the garden centre and Round Oak Plantation is a small active stone quarry, separated from the A428 by a belt of mature deciduous trees, and with bunds, young tree planting and a single arable field to its western boundary, which adjoin land in NF1. At this point the northwest boundary of NF2 is defined by a minor road which runs through an area of mature woodland, to the south of Lower Harlestone. To the northwest of the woodland at Harlestone Heath is an area of mainly medium to large-scale arable fields, within a shallow |
valley to the northeast of the A428 and Lower Harlestone (which is also in the valley). Generally fields are bound by intact hedgerows, with few hedgerow trees. There are small areas of pasture associated with the watercourse and lines of mature trees in the valley bottom. The watercourse flows to the northeast and meets a further tributary (Brampton Brook) which flows in a southeasterly direction toward the River Brampton (in NF3). The railway line between Northampton and Rugby runs alongside Brampton Brook and through this valley. Northamptonshire County Golf Course is to the northeast of Harlestone Heath, within the valley and extending onto higher ground, with its clubhouse adjoining the southern edge of Church Brampton and adjoining Brampton Heath Golf Course in NF3 to the northeast. There is a high proportion of tree cover within this part of the valley. To the northwest of Northamptonshire County Golf Course, northeast of Brampton Brook and the railway line and in NF2 is a small area of farmland, comprising medium-sized arable fields and smaller-scale pastoral fields, which generally are bound by intact hedgerows and adjoin the southwest edge of Church Brampton

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<tr>
<th>Public access and recreational routes (see inset plan above):</th>
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<tbody>
<tr>
<td>• Midshires Way Long Distance Route (LDR) runs across NF2 extending south from Church Brampton along the eastern boundary of NF2, before running northwest through Harlestone Heath plantation woodland, crossing the A428 and running along a short section of a minor road on the northwestern boundary of NF2, at the southern edge of Lower Harlestone village;</td>
</tr>
<tr>
<td>• The Northamptonshire Round LDR runs across the northern part of NF2, between Church Brampton, and across the edge of the Northamptonshire County Golf Course, toward Lower Harlestone;</td>
</tr>
<tr>
<td>• There are a number of Public Rights of Way (PRoWs) (Refs: CU5, CU6, CU9, CU16, CU21, CU26, CU28 and CU30) following the network of tracks within Harlestone Heath (and visitors use the lay-by on A428 Harlestone Road adjacent to the Wyevale Garden Centre and opposite the lodge to access the woodland). These connect with two further PRoWs (Refs: CE11, CE12 and CE14) which cross Northamptonshire County Golf Course and connect with the LDRs described above; and</td>
</tr>
<tr>
<td>• PRoW (Ref: CU27) runs along the southwest boundary of NF2 (between Midshires Way LDR and Port Road near New Duston).</td>
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<table>
<thead>
<tr>
<th>Current relevant planning applications or consents within or adjacent to land unit:</th>
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<tbody>
<tr>
<td>• Planning consents for mineral extraction and restoration at Harlestone Quarry (Council ref. DA/2015/0161, which refers to consent ref. 08/00037/MIN).</td>
</tr>
<tr>
<td>• Full planning application for residential development on part of the N4 SUE allocation within Daventry District, (planning application reference: DA/2016/0840). Not yet determined, but officer recommendation is to grant.</td>
</tr>
</tbody>
</table>
Summary of Updated Daventry District Landscape Character Assessment: Land is in LCT 4 Rolling Ironstone Valley Slopes and LCA 4A Harlestone Heath and the Bramptons

Key features of the LCT4 Rolling Ironstone Valley Slopes

- Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and churches (which form local landmarks), and in the rich red soils;
- Rolling landform, extensive views create a sense of exposure on some prominent locations in contrast to lower and more secluded areas;
- Steep slopes adjacent to more elevated landscapes provide diversity;
- Numerous water bodies provide focal features (Pitsford Water is particularly distinctive);
- Productive arable farmland in medium and large scale fields predominates on elevated land, although pastoral land is also prevalent, often in smaller fields adjacent to watercourses;
- Agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- Where broadleaved woodlands, on steeper slopes, coverts and within parkland landscapes, and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- Hedgerows are generally low and well clipped although intermittent sections show evidence of decline, although many contain mature oak and ash creating a rich tapestry across the landscape;
- Well settled with numerous villages and towns; and
- The landscape is directly and indirectly influenced by close proximity to Northampton.

Relevant additional characteristics taken from description of LCA 4a Harlestone Heath and the Bramptons

- Landform is defined by the valleys formed by tributaries that flow into the River Brampton. These gentle valley profiles are discernible in views and enhanced by riparian vegetation in the valley bottoms;
- The main valley in the LCA is formed by Brampton Brook, which accommodates a link for the West Coast mainline railway network;
- Predominately arable farming particularly on higher ground, bordered by low clipped hedgerows with occasional gaps and limited hedgerow trees. However, there is variation to this pattern, particularly near to tree lined watercourses where there is some pasture;
- At the southern edge of the LCA is Harlestone Heath, a large mixed woodland plantation, which is prominent in views from the A428 corridor;
- Extending north of plantation woodland at Harlestone Heath are Northamptonshire County and Brampton Heath Golf Courses, with wooded fairways which follow the contour of the slope and are well integrated into the landscape;
- To the eastern edge of the LCA are two small nucleated settlements formed around the intersection of roads, known as Chapel Brampton and Church Brampton. These villages are on relatively high ground, although their edges are wooded making them quite discreet in the landscape. The most prominent building is St Botolph Church at the western edge of Church Brampton;
- Smaller hamlets include Lower Harlestone and Upper Harlestone which are arranged around winding lanes and notable for the large number of listed buildings and the Conservation Area covering Lower Harlestone;
- The larger area of mixed woodland on higher ground and wooded area to the Northampton Golf Club form a backdrop to the hamlets.
- The A428 is largely screened from views by the belt of woodland linking the Harlestone Heath Plantation and the mixed woodland south of the Lower Harlestone;
- The Midshires Way and the Northamptonshire Round LDRs are promoted in this area and both of these take in the varied landscape character of the area;
- The wider network of PROW connect with the promoted footpaths; and
- The type of views available in the landscape character area relate to landform and the proximity of vegetation, with views in the south shortened along the valley bottoms and near to the large wooded areas and golf courses.
### Relevant Summary of Landscape strategy for LCA 4a Harlestone Heath and the Bramptons:

- New development and changes to land management should conserve and enhance the diversity and richness of the landscape, and provide opportunities to emphasise the variation and local distinctiveness of the following three areas:
  - **The arable farming to the north** – Within this area land management should focus on the restoration of the hedgerow network and retention of pastoral fields next to Brampton Brook and as part of the setting to Church Brampton and Chapel Brampton.
  - **Harlestone Heath and the golf courses** – The distinctive wooded nature of these areas on the undulating landform to the northwest of Northampton should be conserved;
  - **Harlestone hamlets** – This group of hamlets around Harlestone with a network of pastoral fields and smaller wooded areas should be conserved to maintain the setting of the hamlets and large scale development should be avoided;
- This LCA is vulnerable to development pressure due to its proximity to Northampton and it is important that where development is considered, its integration with the local landform and vegetation network is carefully considered;
- In any new development reference should be made to local vernacular building styles, materials, and layout of building form and its relationship to the street; and
- Woodland cover should also be retained wherever possible and conserved and enhanced to strengthen this resource.

### Summary of Northampton Landscape Sensitivity and Green Infrastructure Study

<table>
<thead>
<tr>
<th>Category</th>
<th>Judgements for Land Unit</th>
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<tbody>
<tr>
<td><strong>Landscape and visual sensitivity</strong></td>
<td>All the land east of the A428 in NF2 is judged to be of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate) and land to the west of A428 is judged to be of <strong>high to medium sensitivity</strong> (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</td>
</tr>
<tr>
<td><strong>Biodiversity sensitivity</strong></td>
<td>Harlestone Heath, Round Oak Plantation and the Northamptonshire County Golf Course are judged to be of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate). The land to the north of Harlestone Heath, Round Oak Plantation and the Northamptonshire County Golf Course are judged to be <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). The saw mill in the centre of Harlestone Heath and a small area of open land to the south of Harlestone Heath are also of <strong>medium sensitivity</strong>. There is a very small area of <strong>low sensitivity</strong> at the southwest boundary with NF1, close to Round Oak Plantation (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td><strong>Cultural heritage sensitivity</strong></td>
<td>Some large areas of land within the northwest part of NF2 (to the northeast and southeast of Lower Harlestone) and a smaller area to the south of Harlestone Heath are judged to be of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate). Very small areas within Harlestone Heath, along the railway line and to the north of the railway line are judged to be of <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
</tbody>
</table>
Small areas within Harlestone Heath are judged to be of **low sensitivity** (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).

The remaining land within NF2 falls under the category of ‘**no known assets or issues**’ (development may be possible subject to further investigation and appropriate mitigation).

**Flood zone and minerals sensitivity judgements for land unit:**

In general the land in NF2 is categorised as ‘**no known assets or issues**’ (development may be possible subject to further investigation and appropriate mitigation). A parcel of land between the limestone quarry and Round Oak Plantation, and linear tracts of land along Brampton Brook and a tributary of the Brook are judged to be **high sensitivity** (significant constraints such that development is inappropriate).

**Overall sensitivity judgements for land unit:**

**High sensitivity** across the majority of land in NF2 with a very small area of **high-medium sensitivity** at the southwest boundary with NF1, close to Round Oak Plantation.

**Proximity of land unit to Green Infrastructure Proposals:**

Local Green Infrastructure Corridor 6: Northampton – Daventry runs southeast to northwest through the centre of NF2.

Sub-Regional Green Infrastructure Corridor 8: The Brampton Arm (Northampton to Market Harborough) is adjacent to the southeast corner of NF2.

See the following page on the Northampton Borough Council website for the full report and figures (under item 8. Green Infrastructure and Open Space):

http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/

**Note:** The judgements on sensitivity above relate to a particular type of development, which is a major mixed-use urban extension in excess of 5ha, although the study notes that some assets could still be sensitive to development of less than 5ha.

**Specific Land Unit Assessment**

The high proportion of woodland and tree cover in the southern and eastern parts of NF2 (constituting approximately half of the land unit) means that the existing edge of Northampton is screened from view from the majority of the land unit. The only exceptions are at the southeast boundary of NF2, near Grange Farm where glimpsed views are possible looking across land in the Northampton King’s Heath SUE (N7) toward the settlement edge at King’s Heath and from Whites Lane at the southwest edge of NF2, where there are open views toward the new housing within King’s Heath SUE (N7) to the west of the A428, and across the intervening field toward a small number of houses interspersed with trees at the edge of New Duston. There are also filtered views from the PRoWs at the southern edge of Harlestone Heath of the new housing development (Harlestone Manor) within King’s Heath SUE (N7), to the immediate west of the A428. There would continue to be very limited views from the land unit of Northampton’s settlement edge in the future with the development of allocated land within Northampton King’s Heath SUE (N7) and...
| Contribution of land to the setting or identity of settlement, or particular landscape features | NF2 makes a particular contribution to the setting and identity of Harlestone (Lower Harlestone in particular) as a small dispersed and rural village within a tributary valley and surrounded by a combination of farmland and woodland, which has a parkland feel in places. NF2 also makes a contribution to the setting and identity of Church Brampton as a nucleated rural village on higher ground between the River Brampton (further to the east) and Brampton Brook in the northeast part of NF2. The farmland in the northern part of the land unit is of particular importance in retaining the rural setting of the village and the southwestern approach into the village from the railway line and past St Botolph’s Church forms an attractive gateway. Northamptonshire County Golf Course adjoins the southern edge of Church Brampton and provides a wooded setting to this part of the village. Plantation woodland and Northamptonshire County Golf Course within NF2 contribute to the setting of the northwest edge of Northampton, although land in NF2 is currently separated from the existing settlement edge by undeveloped farmland within the SUE allocations. As and when development comes forward on the SUE land, NF2 will form part of the immediate setting to the northwest edge of Northampton. |
| Role land unit plays in perceived separation between settlements | As previously described the plantation woodland and high proportion of tree cover in Northamptonshire County Golf Course |
within the southern and eastern parts of NF2 play an important role in the perceived separation between the northwest edge of Northampton and the outlying villages.

The undulating valley landform and linear tree belts associated with the tributary watercourses, within farmland in the northern part of NF2, play an important role in the perceived separation between Lower Harlestone and Church Brampton.

<table>
<thead>
<tr>
<th>Contribution of land unit to perceived openness and wider landscape character</th>
</tr>
</thead>
<tbody>
<tr>
<td>The openness of the land unit is perceived from the existing settlement edges of Northampton, where woodland and tree cover within NF2 forms a backdrop to views looking northwest.</td>
</tr>
<tr>
<td>The openness of the land unit is perceived from the settlement edges of the villages, where there are views across arable farmland in the northern part of the land unit.</td>
</tr>
<tr>
<td>The openness of the land unit is also perceived from the network of PRoWs including LDRs within the land unit. On short sections of some PRoWs perceptions of openness will be influenced locally by views of the railway line, golf course clubhouse and saw mill.</td>
</tr>
<tr>
<td>The openness of the land unit is also perceived from Harlestone Lane which borders the northern boundary of NF2 and from the section of the A428, particularly on the short section between Lower Harlestone and Harlestone Heath, where there are some open views across arable land to the east. Further south along this road, glimpsed views of the quarry, garden centre, entrance to the saw mill, and the Sandy Lane link road have an influence on perceived openness.</td>
</tr>
<tr>
<td>The land within NF2 is generally consistent with the key characteristics of the District’s Rolling Ironstone Valley Slopes Landscape Character Type (LCT 4), comprising a rolling landform derived from broad valleys dissected by tributary streams. The pattern of arable fields generally bound by low clipped hedgerows is seen on elevated land, with smaller pastoral fields adjacent to tree lined watercourses. The high concentration of woodland in the southern part of the land unit is a prominent feature and imparts the sense of a well treed landscape. The landscape is directly and indirectly influenced by its close proximity to Northampton.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Notable views</th>
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</thead>
<tbody>
<tr>
<td>There are near glimpsed views of the churches in Church Brampton and Harlestone from the northeast and northwest corners of the land unit respectively.</td>
</tr>
<tr>
<td>The large area of woodland at Harlestone Heath is a prominent feature in views looking south across arable land in the northern part of NF2.</td>
</tr>
</tbody>
</table>

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<tr>
<th>Other relevant considerations (e.g existing or future planned transport infrastructure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed Northampton North West Relief Road is planned between the A428 at its junction with the Sandy Lane link road (at the southwestern edge of NF2) and will extend east along the northern edge of the King’s Heath SUE (N7) and across the southern extent of Harlestone Heath, as far as a roundabout junction near Grange Farm. The relief road will then extend north along the River Brampton Valley (within NF3).</td>
</tr>
</tbody>
</table>
P1: View looking south from Harlestone Lane (at the northwest edge of NF2) looking across the tributary valley in NF2 toward Mill Farm and Lower Harlestone on the edge of the A428. Woodland at Harlestone Heath and west of the A428 forms the backdrop to views.

P2: View from Northamptonshire Round LDR looking north toward Mill Farm and northeast across tributary valleys toward Church Brampton on higher ground. There are glimpsed views in the distance of houses within Church Brampton, which is largely screened by associated tree cover.

P3: View from the southern edge of NF2 showing relationship between new housing being constructed in the SUE (N7) to the immediate west of the A428, and the plantation woodland within Harlestone Heath
Recommendation on future designation of land (to protect from development):

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF2 generally is of high sensitivity to a major mixed-use urban extension in excess of 5ha, with a very small area of high-medium sensitivity at the southwest boundary with NF1, close to Round Oak Plantation.

The openness of the land in NF2 is generally perceived from the settlement edges, and roads and PRoW which border or cross the land unit, although in localised areas built development within the land unit alters this perception to an extent. The network of PRoWs within Harlestone Heath and the Long Distance Routes (LDRs) within this land unit provide important recreational opportunities close to the edge of Northampton.

The land in NF2 is of importance in maintaining the existing and future separation of Harlestone, Church Brampton and the northwest edge of Northampton, and preserving the settlement setting of the villages (which is highlighted in the landscape strategy for LCA 4a). This land is of particular importance in relation to separation between settlements given the SUE allocations to the south and southeast of NF2. The intervening tree cover in the southern and eastern part of NF2, and undulating farmland and linear tree belts in the northern part of the land unit help to reinforce the separation, and provides an open rural aspect from the edge of settlements. The Landscape Strategy for LCA 4a also highlights the importance of conserving and enhancing woodland, farmland and golf course land within NF2.

Taking account of the review and assessment above, it is recommended that the land in NF2 is designated as a ‘green wedge’ in the future to protect it from development.
Rationale for selecting the land unit: NF3 has been selected for review and assessment as an area of land between Church Brampton, Chapel Brampton and Northampton, which has recently been under development pressure. See planning application: (Council ref. DA/2014/0521) below, for outline consent which was granted on appeal, and also
planning permission was refused for a solar farm within NF3 and to the west of Welford Road. NF3 borders areas of planned growth at the northern edge of Northampton: see Sustainable Urban Extensions (SUEs) named below.

**Relevant current planning designations and known environmental constraints (see inset plan above):**

- Special Landscape Area (Daventry District Council Saved Local Plan Policy EN1) extends across the majority of the land unit, apart from an area of land in the eastern part of the land unit to the east of the River Brampton;
- The eastern part and southern extent of the land unit are in the Environment Agency’s Floodzones 2 and 3 (associated with the River Brampton and the tributary ‘Brampton Brook’ which joins the river close to the southern extent of NF3).
- Some small areas of land on the western edge of NF3 (within Brampton Heath Golf Course) are designated Local Wildlife Sites (LWS) and a small parcel of land in the southeast edge of NF3 and adjacent to the river (known as Kingsthorpe North Meadows) is a LWS.
- The Conservation Area at Chapel Brampton adjoins the northern edge of NF3 and there are a number of Grade II Listed Buildings to the north of NF3 along the A5199 Welford Road.
- Northampton King’s Heath SUE (N7) is allocated on land to the south of the land unit and to the west of the River Brampton (and is only partly within Daventry District).
- Northampton North of Whitehills SUE (N8) is allocated on farmland within Daventry District to the immediate north of the suburb of White Hills and to the immediate east of NF3.

**Physical separation land provides between settlements:** The land in NF3 is to the immediate northwest of the suburb of White Hills at the northern edge of Northampton, with the suburb of King’s Heath approximately 1.5km to the south. NF3 provides physical separation from the northern edge of Northampton and the villages of Church Brampton and Chapel Brampton, which are approximately 1.5km to the northwest of White Hills.

**Brief description of land:** NF3 includes the River Brampton, which flows southward along the eastern part of the land unit (at 60-70m AOD), and higher ground on the valley side to the west which extends up to Chapel Brampton (at approximately 95m AOD) and Church Brampton (at approximately 105m AOD). Approximately 0.75km to the northwest of the land unit and the two villages is Brampton Hill, which at 122m AOD is a high point in the local landscape.

Within the valley bottom medium-scale fields are often defined by the river, or drainage ditches, and are sometimes bound by outgrown hedgerows or lines of trees associated with watercourses, but in some instances are open. The land on the lower valley slopes and valley bottom is mainly in pastoral use, with a number of fields divided up into horse grazing paddocks by post and wire fencing, and with some land in arable use.

A large proportion of land on the valley side to the west is part of Brampton Heath Golf Course, which includes establishing tree belts, which generally follow the contours of the valley slope. This golf course extends close to the southern edge of Church Brampton and is adjacent to the Northampton County Golf Course, which is in NF2 further to the west. To the north of Brampton Heath Golf Course on the valley side is Brampton Grange Estate.
(including a hotel venue), which is surrounded by smaller pastoral fields, and a number of mature field and boundary trees. To the north of Brampton Grange Estate is arable land on the valley side which extends up to Church Brampton and Chapel Brampton and mainly comprises a single large field.

The A5199 Welford Road runs south from Chapel Brampton and through the eastern part of the land unit, crossing the River Brampton and extending toward the centre of Northampton, through the suburb of White Hills. Sections of the A5199 crossing NF3 are lined with mature hedgerow vegetation and or trees. Close to the A5199 crossing of the River Brampton is a minor road, known as Sandy Lane which extends northwest up the valley side (between Brampton Heath Golf Course and Brampton Grange Estate) to Church Brampton. At the northern boundary of NF3 is Harlestone Road, a minor road which runs between Church Brampton and Chapel Brampton, and Pitsford Road, a minor road which extends northeast from Chapel Brampton (toward Pitsford).

A disused railway line runs along the eastern edge of the valley bottom and forms the boundary of NF3 (see public access below). Sections of this route are flanked by hedgerow vegetation and trees.

Public access and recreational routes (see inset plan above):

- Midshires Way Long Distance Route (LDR) runs along the western boundary of NF3 between the Northamptonshire Golf Course and Brampton Heath Golf Course, before running north through Church Brampton and heading east on, Harlestone Road on the northern boundary of NF3 (part of this route is shared with the Northamptonshire Round LDR);
- The Brampton Valley Way LDR runs along the disused railway route, which forms the eastern boundary of NF3 and is described as a linear park;
- To the north of the A5199, the disused railway route at the eastern boundary of NF3 forms part of the Northampton and Lamport Steam Railway which still operates on a section of track, alongside the Brampton Valley Way LDR;
- National Cycle Route (NCR) 6 from Oxford – Derby via Leicester runs along the disused railway line along the eastern boundary of NF3 (including the section described above).
- A small parcel of land known as Kingsthorpe North Meadows (partly a LWS) in the southeast part of NF3 is accessible to the public;
- PRoW (Ref: CE17) extends southeast from Pitsford Road (east of Chapel Brampton) towards the River Brampton. The PRoW then runs south following the River Brampton and connecting with PRoW (Ref: CC5) which extends south to the A5199, and PRoW (Ref: CC4) which runs east and connects with the LDR on the railway line (described above);
- A short section of PRoW (Ref: CE13) runs between the Midshires Way LDR (at the western boundary of NF3) and Sandy Lane, near Brampton Grange;
- PRoWs (Ref: CE10 and CE18) extends east from Church Brampton and connects with the A5199 Welford Road; and
- A short section of PRoW (Refs: CE19 and CC6), in the valley bottom at the southeast edge of NF3, cuts the corner off the A5199 Welford Road.
Current relevant planning applications or consents within or adjacent to land unit:
- Outline consent for up to 41 dwellings on land at Welford Road allowed on appeal (Council ref. DA/2014/0521). See inset plan above.

Summary of Updated Daventry District Landscape Character Assessment: Land is in LCT 4 Rolling Ironstone Valley Slopes, specifically LCA 4a Harlestone Heath and the Bramptons, and LCT 17 River Valley Floodplain, specifically LCA 17c Brampton Valley Floodplain

Key features of the LCT 4 Rolling Ironstone Valley Slopes
- Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and churches (which form local landmarks), and in the rich red soils;
- Rolling landform, extensive views create a sense of exposure on some prominent locations in contrast to lower and more secluded areas;
- Steep slopes adjacent to more elevated landscapes provide diversity;
- Numerous water bodies provide focal features (Pitsford Water is particularly distinctive);
- Productive arable farmland in medium and large scale fields predominates on elevated land, although pastoral land is also prevalent, often in smaller fields adjacent to watercourses;
- Agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- Where broadleaved woodlands, on steeper slopes, coverts and within parkland landscapes, and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- Hedgerows are generally low and well clipped although intermittent sections show evidence of decline, although many contain mature oak and ash creating a rich tapestry across the landscape;
- Well settled with numerous villages and towns; and
- The landscape is directly and indirectly influenced by close proximity to Northampton.

Relevant additional characteristics taken from description of LCA 4a Harlestone Heath and the Bramptons
- Landform is defined by the valleys formed by tributaries that flow into the River Brampton. These gentle valley profiles are discernible in views and enhanced by riparian vegetation in the valley bottoms;
- Extending north of plantation woodland at Harlestone Heath are Northamptonshire County and Brampton Heath Golf Courses, with wooded fairways which follow the contour of the slope and are well integrated into the landscape;
- To the eastern edge of the LCA are two small nucleated settlements formed around the intersection of roads, known as Chapel Brampton and Church Brampton. These villages are on relatively high ground, although their edges are wooded making them quite discreet in the landscape;
- The larger area of mixed woodland on higher ground and wooded area to the Northampton Golf Club form a backdrop to the hamlets;
- Tall hedgerows and some mature trees along Welford Road (A5199) south of Chapel Brampton make this road discreet in the landscape;
- The section of road between Chapel Brampton and Church Brampton is distinctively lined with Scot's Pine and Black Pine trees;
- The Midshires Way and the Northamptonshire Round LDRs are promoted in this area and both of these take in the varied landscape character of the area;
- The wider network of PRoW connect with the promoted footpaths; and
- The type of views available in the landscape character area relate to landform and the proximity of vegetation, with views in the south shortened along the valley bottoms and near to the large wooded areas and golf courses.

Relevant Summary of Landscape Strategy for LCA 4a Harlestone Heath and the Bramptons
- New development and changes to land management should conserve and enhance the diversity and richness of the landscape, and provide opportunities to emphasise the variation and local distinctiveness of the following:
  - The arable farming to the north – Within this area land management should focus on
the restoration of the hedgerow network and retention of pastoral fields next to the River Brampton, including maintaining tall unclipped hedgerows at the interface with the arable fields and the retention of the smaller scale pastoral fields to the perimeter of Church Brampton and Chapel Brampton. The growth of hedgerows should be encouraged and the planting of new hedgerow trees. The physical separation between the two villages should also be maintained;

- **Harlestone Heath and the golf courses** – The distinctive wooded nature of these areas on the undulating landform to the northwest of Northampton should be conserved;
- This LCA is vulnerable to development pressure due to its proximity to Northampton and it is important that where development is considered, its integration with the local landform and vegetation network is carefully considered;
- In any new development reference should be made to local vernacular building styles, materials, and layout of building form and its relationship to the street; and
- Woodland cover should also be retained wherever possible and conserved and enhanced to strengthen this resource.

### Key features of the LCT 17 River Valley Floodplain

- Flat floodplain landscape that varies in width, surrounded by gently rising valley sides.
- Wide views over the predominantly open floodplain, contained by rising landform of surrounding landscape types;
- A productive agricultural landscape with varying cover of both arable and pastoral land;
- The changing pattern of fields and cropping regimes, and intermittent areas of species rich grassland and occasional wet meadows, create varied texture and colour across the valley bottom;
- Hedgerows often gappy and grown out, with reinforcing post and wire fences frequent, in particular around pastoral fields, resulting in a neglected character in some areas to the south;
- Woodland cover is generally quite sparse, although there is a wooded edge to the Brampton Valley Way and Midshires Way, which together with limited semi-mature and mature hedgerows add vertical elements and local interest to otherwise open floodplain;
- Concentrations of small woodlands and large parkland trees apparent around designed parkland;
- Settlement extremely limited within the floodplain, confined to small village settlements and isolated farms and dwellings;
- The south of the LCA closer to Northampton has a busier and developed character, and detracts from the otherwise rural and more remote character of the floodplain found further north.
- Few heritage features evident, confined primarily to fields of ridge and furrow. The outer edges of parkland landscapes are evident in many valleys;
- Roads across the floodplains vary from minor country lanes crossing the floodplain to busier ‘A’ roads. Traffic on the network of roads, particularly the principal roads, introduces movement and noise to an otherwise generally quiet rural landscape; and
- Recreational opportunities are provided by Brampton Valley Way and also Northampton and Lamport Railway at the southern end near Northampton.

### Relevant additional characteristics taken from description of LCA 17c Brampton Valley Floodplain

- The main valley in the LCA is formed by the meandering River Brampton, which flows generally southwards before joining the River Nene in Northampton;
- The Brampton Valley Way and Midshires Way form an off road cycle track that was the former Northampton to Market Harborough branch railway;
- Landuse comprises arable and pastoral, although pastoral land predominates in this part of the LCA.
- Settlement is extremely sparse with only occasional isolated farmsteads and dwellings next to roads crossing the valley. Stable blocks are sometimes associated with these dwellings, and this is particularly the case in the south close to Northampton.
- Where roads cross the River Brampton there are some lateral views of the valley bottom and the characteristic linear vegetation, with direct views up the valley slopes; and
- Users of the Brampton Valley Way and the Midshires Way have views contained by the
wooded edges, with occasional views out to the wider valley bottom and rising valley slopes.

**Relevant Summary of Landscape Strategy for LCA 17c Brampton Valley Floodplain**

- New development and changes to land management should conserve and enhance the simplicity of the quiet and open mixed farming and pastoral landscapes that characterise the floodplain.
- There is a presumption against development in the floodplain. However, potential limited built development may arise in association with farming practices or for new infrastructure requirements, such as roads. Here, particular care is needed to integrate any change into the valley that is overlooked from the road and PRoW network on more elevated land.
- Whilst the introduction of extensive woodlands would be inappropriate in the valley, the more intricate pattern of tree cover along linear features should be conserved, and where possible enhanced, and hedgerows should be strengthened.
- Reference should be made to the locality for appropriate building styles and local vernacular, materials, layout and arrangement of features in the landscape.
- Opportunities for further recreation and leisure sites to serve local communities and visitors should be sensitively sited and designed to take account of the need to retain the open and simple character of this rural floodplain landscape.
- Views contribute to the perception of the character area and priority should be given to better distinguish the lateral views available from the roads that cross the valley bottom. Occasional gaps to the wooded edge to the Brampton Valley Way and Midshires Way should be provided to give users wider views of the Brampton Valley.

**Summary of Northampton Landscape Sensitivity and Green Infrastructure Study**

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>All the land in NF3 is judged to be of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biodiversity sensitivity judgements for land unit:</strong></td>
<td>The majority of the land in NF3 is judged to be of <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td></td>
<td>The linear tract of land along the River Brampton is judged to be <strong>high sensitivity</strong> (significant constraints such that development is inappropriate).</td>
</tr>
<tr>
<td></td>
<td>There is also a very small area of <strong>high sensitivity</strong> at the southwest boundary with NF2, south of Brampton Heath Golf Course (significant constraints such that development is inappropriate).</td>
</tr>
<tr>
<td></td>
<td>There is a very narrow tract of land between the high and medium sensitivity (following the River Brampton corridor) of ‘<strong>no known assets or issues</strong>’ (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td><strong>Cultural heritage sensitivity judgements for land unit:</strong></td>
<td>Some large areas of land within the Brampton Heath Golf Course and to the east and southeast of Church Brampton are judged to be of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate).</td>
</tr>
<tr>
<td></td>
<td>Very small areas scattered throughout NF3 and along the Brampton Valley Way are judged to be of <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
</tbody>
</table>
A very small linear tract of land along the River Brampton is judged to be of **low sensitivity** (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).

The remaining land within NF3 falls under the category of **‘no known assets or issues’** (development may be possible subject to further investigation and appropriate mitigation).

**Flood zone and minerals sensitivity judgements for land unit:**

In general the land in NF3 is categorised as **‘no known assets or issues’** (development may be possible subject to further investigation and appropriate mitigation). Linear tracts of land along the River Brampton and Brampton Brook are judged to be of **high sensitivity** (significant constraints such that development is inappropriate).

**Overall sensitivity judgements for land unit:**

**High sensitivity** across all land in NF3.

**Proximity of land unit to Green Infrastructure Proposals:**

- Local Green Infrastructure Corridor 6: Northampton – Daventry runs southeast to northwest adjacent to the southwest corner of NF3.
- Sub-Regional Green Infrastructure Corridor 8. The Brampton Arm (Northampton to Market Harborough) runs within the eastern part of NF3.

See the following page on the Northampton Borough Council website for the full report and figures (under item 8. Green Infrastructure and Open Space):

http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/

**Note:** The judgements on sensitivity above relate to a particular type of development, which is a major mixed-use urban extension in excess of 5ha, although the study notes that some assets could still be sensitive to development of less than 5ha.

**Specific Land Unit Assessment**

**Appearance of existing settlement edges viewed from land unit**

Whilst Church Brampton and Chapel Brampton are on higher ground on the western valley side, built form within the settlements are generally screened from view by mature trees associated with the settlement edge and tree cover within the settlement.

From lower ground in the valley, views looking south toward Northampton are restricted by landform, localised vegetation screening, and by tree cover on the western valley side, associated with the golf course and Harlestone Heath beyond. However from parts of the valley there are glimpsed views of sections of the settlement edge on higher ground at White Hills (including houses currently being constructed within the adjacent White Hills SUE) and also more distant views toward the existing settlement edge at King’s Heath (beyond the intervening King’s Heath SUE land). Some intervening vegetation softens views of the settlement edge in part. In places tall buildings further to the south are also visible on the skyline (including the National Lift Tower in the city centre). There are some more extensive views toward Northampton available from elevated land on the western valley side within NF3.

The future development of SUE allocations to the east and south of NF3 will result in nearer and more prominent views of Northampton’s settlement edge, although some buffering will be
<table>
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<tr>
<th>Contribution of land to the setting or identity of settlement, or particular landscape features</th>
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<tbody>
<tr>
<td>provided by linear vegetation belts in the valley and in relation to the King’s Heath SUE, and by the tree cover associated with the adjacent golf courses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NF3 contributes to the setting and identity of Church Brampton and Chapel Brampton as nucleated rural villages on higher ground to the west of the River Brampton. The farmland in the northern part of the land unit is of particular importance in retaining the rural setting of the village.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land within NF3 also contributes to the setting of Northampton, which is particularly experienced from the northern approach into the City along the A5199 within the Brampton Valley and into the suburb of White Hills. Land within NF3 is currently separated from the existing Northampton suburb of King’s Heath by undeveloped farmland within the King’s Heath SUE (N7). As and when development comes forward on the SUE land, NF3 will have a greater role in the setting to this part of Northampton.</td>
</tr>
<tr>
<td>Land in NF3 is also important to the setting of the River Brampton and associated Northampton and Lamport Steam Railway and Brampton Valley Way.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Role land unit plays in perceived separation between settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The predominantly agricultural valley landscape within NF3 does play an important role in the perceived separation between the northern edge of Northampton and the villages of Church Brampton and Chapel Brampton. In this land unit the intervening valley landscape does not provide a barrier to views. Although vegetation associated with the river, field boundaries and sections of the disused railway line, together with linear tree belts associated with the A5199 to each side of the brook help to curtail and channel views across the valley. As previously described the tree belts within Brampton Heath Golf Course are relatively young and as they mature will provide further screening in views toward Northampton.</td>
</tr>
<tr>
<td>The arable land at the northern edge of NF3 also provides a function in the separation between Church Brampton and Chapel Brampton, which is primarily perceived from Harlestone Road and the PRoW which runs across arable land to the east of Church Brampton.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contribution of land unit to perceived openness and wider landscape character</th>
</tr>
</thead>
<tbody>
<tr>
<td>The general openness of the land unit is perceived from the existing settlement edges of White Hills, Northampton, where at present it is likely that there are elevated views from the upper storey of some residential properties looking northwest across the valley toward Church Brampton and Chapel Brampton on higher ground. The general openness of the land unit is perceived from the settlement edges of the villages, where there are views across arable and pastoral land in the northern part of the land unit, and where from the southern edge of Church Brampton there are views of land within the golf courses (restricted by the high proportion of tree cover). The general openness of the land unit is also perceived from the roads, LDRs and other PRoWs crossing farmland within the land unit.</td>
</tr>
<tr>
<td>Whilst the land within NF3 is generally perceived as open from all these locations, perceptions of openness within this land unit are</td>
</tr>
</tbody>
</table>
affected by pockets of built development within the valley, including
the Brampton Heath Golf Course clubhouse, the Brampton Grange
Estate Hotel, and Boughton Mill Equestrian Centre, and the A5199
which runs through NF3. In addition the telephone exchange and
associated communications mast, and Brampton View Care
Village at the eastern boundary of the land unit (in NF4) also
affects perceived openness, and the future planned Northampton
Northern Orbital Route (see further information below), will have a
further influence on the perception of openness in this land unit.

The land within NF3 is generally consistent with the key
characteristics of the district landscape character areas, although
the land within NF3 is less associated with the rolling tributary
valley landscape seen further to the west (in NF2), and is
predominantly influenced by the main valley formed by the River
Brampton. The land in NF3 displays the pattern of agricultural land
use described for both LCA 4a and LCA 17c, and particularly in
relation to LCA 17c the significant urban influences on floodplain
landscapes from surrounding large scale settlements and
associated infrastructure elements. Some aspects of typical
character associated with LCA 17c are missing from this land unit,
such as the association of settlements with bridging points on the
river, and the outer edge of parkland landscapes is not a prevalent
feature in this part of the valley.

<table>
<thead>
<tr>
<th>Notable views</th>
</tr>
</thead>
<tbody>
<tr>
<td>In general views within this land unit are focused on the valley, with views extending north and south along it.</td>
</tr>
<tr>
<td>Brampton Grange on the western valley side and Boughton Grange Farmstead (ironstone farmhouse) on the eastern valley side (in NF4) form local landmarks within the valley.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other relevant considerations (e.g existing or future planned transport infrastructure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within this land unit the proposed North West Relief Road (NWRR) is planned to extend north from the roundabout junction near Grange Farm, and along the western edge of the valley bottom (at the edge of Brampton Heath Golf Course) in NF3 to meet the A5199 to the west of the point where the A5199 crosses the River Brampton.</td>
</tr>
<tr>
<td>From this point Northamptonshire County Council are currently consulting on route options for the Northampton Northern Orbital Route (NNOR). Options 1 to 4 extend northeast crossing the River Brampton at different points (in NF3), but passing southeast of Chapel Brampton and heading toward the A508.</td>
</tr>
<tr>
<td>A further southern option has been provided, where the NWRR would cross the River Brampton (in NF3) before meeting the A5199, and would connect with the A5199 at its junction with Brampton Lane. As part of this option, Brampton Lane (extending to the east) would be improved.</td>
</tr>
</tbody>
</table>
Photographs taken during assessment (see photo locations on plan NF3b)

P1: View looking north from the Brampton Valley Way. Brampton View Care Village is seen on right hand side and Boughton Mill Equestrian Centre is seen straight ahead. This type of development in and adjoining the land unit, affects perceived openness.

P2: View looking northwest from the Brampton Valley Way (to the north of Boughton Mill) toward Chapel Brampton on higher ground. Views of the village are limited to occasional glimpsed views of houses amongst trees.

P3: View looking southeast from Sandy Lane across valley to residential edge of White Hills, Northampton on the opposite valley side

Recommendation on future designation of land (to protect from development):

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF3 is of high sensitivity to a major mixed-use urban extension in excess of 5ha.

The land in NF3 is generally perceived as open from the settlement edges, and roads and PRoWs which border or cross the land unit, although built development within the land unit alters this perception to an extent. The National Cycle Route (NCR), Long Distance Route (LDR), and
associated Northampton and Lamport Railway provide important recreational opportunities extending north along the valley from the edge of Northampton.

The land in NF3 is of importance in maintaining the existing and future separation of Church Brampton, Chapel Brampton and the northern edge of Northampton, and preserving the setting of settlements and the river.

The retention of fields which form part of the setting to Church Brampton and Chapel Brampton is highlighted in the landscape strategy for LCA 4a. The Landscape Strategy for LCA 4a also highlights the general objective of conserving and enhancing woodland cover and farmland, which relates to the western part of NF3.

The land in NF3 is of particular importance in relation to separation between settlements given the SUE allocations to the south and east of NF3, and whilst the river floodplain generally is a constraint to built development, the land unit is likely to be put under pressure in future with changes to agricultural practices, potential for further recreation and leisure development, and the planned new road infrastructure.

The landscape strategy for LCA 17c emphasises the priority to retain the open and simple mixed farming character of the valley landscape. The Landscape Strategy for LCA 17c refers to the conservation and enhancement of linear vegetation features, including hedgerows.

Taking account of the review and assessment above, it is recommended that all land in NF3 is designated as a ‘green wedge’ in the future to help protect it from development (see plan NF3b overleaf).
Plan NF3b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
**CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment**

### Land Unit NF4 – Land west of Boughton Park and Boughton

Area: 111ha

### Plan NF4a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development

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#### Rationale for selecting the land unit:

NF4 has been selected for review and assessment as an area of land which borders the River Brampton valley and Boughton Park and is to the immediate north of an area of planned growth at the northern edge of Northampton: see Sustainable Urban Extension (SUE) named below.

#### Relevant current planning designations and known

- Special Landscape Area (Daventry District Council Saved Local Plan Policy EN1) across the northern half of the land
environmental constraints (see inset plan above):

- Rural Access Area (Daventry District Council Saved Local Plan Policy EN11) across the southern half of NF4, and to the south of Boughton Grange.
- Northampton North of Whitehills SUE (N8) is allocated on farmland to the immediate south of NF4 and the construction of housing is underway in the eastern part of the SUE.
- The northern boundary of the land unit is in Environment Agency Floodzones 2 and 3 (associated with a tributary watercourse running along the northern extent of NF4).
- Boughton Cold Store- Pitsford Station adjacent to The Windhover Public House on Brampton Lane is designated a Local Wildlife Site (LWS) and Brickhill Spinney, a small parcel of woodland at the northeast edge of NF4 is a LWS.
- Boughton Park (in NF5) is to the immediate east of NF4 and is in the Register Of Parks and Gardens of Special Historic Interest, associated with Boughton Hall (which is Grade II Listed), and the same land is part of Boughton Conservation Area.
- Hawking Tower is a Grade II Listed Building (lodge) at the driveway entrance to Boughton Hall off the A508 adjacent to the eastern boundary of NF4.
- Boughton Bowl Barrow is designated as a Scheduled Monument (noted as a Tumulus) close to Boughton Grange.

Physical separation land provides between settlements:

The land in NF4 is to the north of the suburb of White Hills at the northern edge of Northampton, with land in the Northampton North of White Hills SUE (N8) allocation (see above) immediately adjacent to NF4. Whilst NF4 is not immediately adjacent to an outlying settlement it assists in providing physical separation between the northern edge of Northampton and the village of Chapel Brampton, which is approximately 1.5km to the northwest of White Hills. It also assists in providing physical separation between the northern edge of Northampton and the village of Boughton, approximately 0.5km to the northeast, and the village of Pitsford, almost 3.0km to the northeast.

Brief description of land:

NF4 is bordered by the River Brampton floodplain to the immediate west (in NF3) and a tree-lined tributary watercourse to the northern edge of the land unit, which flows west to join the river. The land in NF4 comprises valley slopes rising up from the watercourses at approximately 70m AOD to a higher ground in the southeast corner of the land unit, which is at approximately 110m AOD. The land unit is bordered to the east by the A508 Harborough Road, which runs southward into Northampton and is generally lined by mature trees and tree belts which separate the road from the land unit. Boughton Park and Boughton village are further to the east beyond this road. The land unit is bordered to the south by Brampton Lane which runs east-west between the A508 (at a roundabout junction adjacent to the southeast corner of NF4) and the A5199 Welford Road in the River Brampton valley. To the south of Brampton Lane, housing development is underway on the higher ground within the eastern part of the SUE. In the western part of the SUE is arable land which surrounds Smiths Farm Shop at Westview Farm, and extends south toward the existing residential settlement edge.

The majority of land within NF4 is farmland, comprising a mixture of medium-sized arable fields and smaller pastoral fields. Field
boundaries generally are formed by hedgerows with some tall hedgerows and hedgerow trees in places, but elsewhere where hedgerows are low cut or absent an open feel predominates. Some of the grazing land has been subdivided into smaller paddocks by post and rail or post and wire fencing. There are three farmsteads in the land unit. Boughton Grange farmstead is in a prominent position on higher ground in the centre of NF4 and comprises a large ironstone property surrounded by trees, and associated converted farm outbuildings. Brickhill Spinney Farm is in the northeast part of NF4 and Rectory Farm is in the southwest part of NF4; both are on lower ground within the valleys. To the west of Rectory Farm is an area of young establishing woodland, known as Martin Moore Wood (see public access below) and between this and the Northampton to Lamport Steam Railway Line is a complex of 21st century buildings that form Brampton View Care Village and which are also adjacent to The Windhover Public House in the southwest corner of NF4.

In the south-east part of the NF4 is a former sand extraction pit, which currently appears to be an industrial site that includes the operation of a materials recycling facility. This facility is surrounded by bunds of made-ground with young tree planting and is screened from the adjacent road sides and in other views by the combination of the intervening bunds and tall hedgerow vegetation and associated trees to the site's boundaries.

<table>
<thead>
<tr>
<th>Public access and recreational routes (see inset plan above):</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The Brampton Valley Way Long Distance Route (LDR) runs along the disused railway route, which forms the western boundary of NF4 and is described as a linear park;</td>
</tr>
<tr>
<td>• The disused railway route at the western boundary of NF4 forms part of the Northampton and Lamport Steam Railway which still operates on a section of track, alongside the Brampton Valley Way LDR to the north of the A599;</td>
</tr>
<tr>
<td>• National Cycle Route (NCR) 6 from Oxford – Derby via Leicester runs along the disused railway line along the western boundary of NF4 (including the section described above);</td>
</tr>
<tr>
<td>• A parcel of Public Open Space comprising young woodland, known as Martin Moore Wood is next to The Windhover Public House and Brampton View Care Village in the southwest part of NF4. The woodland has been planted as part of the River Nene Regional Park initiative, is accessible to the public and connects with the Brampton Valley Way LDR; and</td>
</tr>
<tr>
<td>• PROW (Ref: CC4) extends east from the junction of CC5 at Boughton Mill via Boughton Grange towards the A508.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current relevant planning applications or consents within or adjacent to land unit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Full planning consent for the erection and use of a concrete batching and bagging plant in Boughton Quarry (Council ref. DA/2012/0168). See inset plan above.</td>
</tr>
<tr>
<td>• Outline consent for up to 41 dwellings on land at Welford Road allowed on appeal (Council ref. DA/2014/0521). See inset plan above.</td>
</tr>
</tbody>
</table>
Summary of Updated Daventry District Landscape Character Assessment: Land is in LCT 4 Rolling Ironstone Valley Slopes, LCA 4b Moulton Slopes

Key features of LCT 4 Rolling Ironstone Valley Slopes

- Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and churches (which form local landmarks), and in the rich red soils;
- rolling landform, extensive views create a sense of exposure on some prominent locations in contrast to lower and more secluded areas;
- steep slopes adjacent to more elevated landscapes provide diversity;
- numerous water bodies provide focal features (Pitsford Water is particularly distinctive);
- productive arable farmland in medium and large scale fields predominates on elevated land, although pastoral land is also prevalent, often in smaller fields adjacent to watercourses;
- agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- where broadleaved woodlands, on steeper slopes, coverts and within parkland landscapes, and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- hedgerows are generally low and well clipped although intermittent sections show evidence of decline, although many contain mature oak and ash creating a rich tapestry across the landscape;
- well settled with numerous villages and towns; and
- the landscape is directly and indirectly influenced by close proximity to Northampton.

Relevant additional characteristics taken from description of LCA 4b Moulton Slopes

- Landscape is characterised by a gently rolling landform influenced by the valley formed by the westerly flowing tributary into the River Brampton (which is in the central part of the LCA);
- Riparian vegetation along this watercourse in combination with adjacent pastoral fields creates a landscape feature at the valley bottom;
- A large proportion of the landscape is occupied by arable farming with moderately sized and orthogonal shaped fields;
- Fields are generally bound by hedgerows with some sections missing;
- There are two large historic parks in the LCA, one of which is Boughton Park, which is designated both as a registered park and garden and a conservation area. The park includes a large hall and the park extends north across the tributary valley. The Park is characterised by a sequence of grassed spaces enclosed by blocks of woodland, lines of poplar trees, a small arboretum and individual specimen trees.
- Development along Vyse Road and the A508 Harborough Road links Boughton village to Northampton, and physical separation is undermined to the southwest by the new Buckton Fields residential development on the west side of the A508 and the Boughton Quarry landfill site, although parts have been planted with trees;
- Boughton Park provides a wooded edge to the western and northern part of the village. To the north the rolling landform and large blocks of woodland provide separation between Boughton and Pitsford.
- A number of isolated farmsteads partly screened from views by hedgerows, groups of trees or small woodlands within the property boundaries;
- The A508 discreetly follows the profile of the rolling landform and generally has vegetated boundaries with sections of low stone walling which form distinctive features in the landscape;
- There is a network of more minor roads between the main road infrastructure, which tend to follow an east to west alignment between villages and the wider area. These roads tend to be bound by hedgerows with some wooded edges;
- No promoted footpaths in the LCA and the PRoW network is limited to short footpaths; and
- Views are limited towards the neighbouring LCAs due to a combination of wooded corridors, woodland blocks and the gently rolling landform creating enclosure.

Relevant summary of landscape strategy for LCA 4b Moulton Slopes

- This LCA is under considerable pressure for development due to its proximity to the northern edge of Northampton. Boughton which is already physically connected with Northampton (along the A508), is one of the villages most at risk of coalescence. Further development around Boughton should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to setting;
- Careful routeing of the northern Northampton orbital road should include the conservation of existing landscape features such as the riparian vegetation and pastoral fields within the meandering valley. Mitigation should include enhancements to existing wooded areas and hedgerows;
- Improvements to the PRoW network should be encouraged in particular, the proposed Northampton Northern Orbital Route (NNOR) should be utilised as an opportunity to improve the links between the urban edge and the countryside, including bridges over the new road.

**Summary of Northampton Landscape Sensitivity and Green Infrastructure Study**

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>Land in NF4 mainly falls under the category of high - medium sensitivity (significant constraints identified, although smaller scale development may be possible subject to further investigation and appropriate mitigation). The southeast extent of NF4 associated with the landfill site is judged to be of medium sensitivity (some constraints identified, although development may be possible subject to further detailed investigations and appropriate mitigation).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>The majority of the land in NF4 is judged to be of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). There is a small area of high sensitivity at the boundary with NF3 to the northwest and partly along the northern boundary associated with the tributary watercourse (significant constraints such that development is inappropriate). There are very narrow linear tracts of land following the tributary along part of the northern boundary, and adjacent to the River Brampton valley on the western boundary of the land unit, within the category ‘no known assets or issues’ (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Cultural heritage sensitivity judgements for land unit:</td>
<td>Small areas associated with the linear LWS along the railway line to the west and land at Boughton Quarry are judged to be of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). A very small linear tract of land along the A508 boundary to the east is judged to be of low sensitivity (some constraints identified although development may be possible subject to further investigation and appropriate mitigation). The majority of land within NF4 is judged to be of ‘no known assets or issues’ (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Flood zone and minerals sensitivity judgements for land unit:</td>
<td>In general the majority of land in NF4 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). A small area of land associated with Boughton Quarry and extending north adjacent to the A508 Harborough Road is judged to be of high sensitivity (significant constraints such that development is inappropriate). It is assumed that this sensitivity is in relation to minerals. In addition a narrow tract of land associated with the tributary watercourse to the northern edge of NF4 is judged to be of high sensitivity.</td>
</tr>
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</table>
sensitivity (significant constraints such that development is inappropriate), in relation to flood risk.

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<thead>
<tr>
<th>Overall sensitivity judgements for land unit:</th>
<th>High sensitivity across the majority of the land in NF4. An area of high-medium sensitivity within the northeast part of NF4 (generally to the northeast of Boughton Grange farmstead).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity of land unit to Green Infrastructure Proposals:</td>
<td>Sub-Regional Green Infrastructure Corridor 8. The Brampton Arm (Northampton to Market Harborough) runs within the western part of NF4.</td>
</tr>
</tbody>
</table>

See the following page on the Northampton Borough Council website for the full report and figures (under item 8. Green Infrastructure and Open Space): http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/

Note: The judgements on sensitivity above relate to a particular type of development, which is a major mixed-use urban extension in excess of 5ha, although the study notes that some assets could still be sensitive to development of less than 5ha.

### Specific Land Unit Assessment

| Appearance of existing settlement edges viewed from land unit | There are near and open views of new housing within the adjacent White Hills SUE (at Buckton Fields) from Boughton Lane and the A508, with the existing settlement edge of White Hills visible beyond. The view of this existing settlement edge is relatively prominent, although built form is interrupted in places by some intervening hedgerow and trees.  
There are some more distant views toward Chapel Brampton on the opposite valley side from higher ground within NF4 (where localised vegetation screening doesn’t impede). Buildings within Chapel Brampton are generally screened from view by trees to the settlement edge and within settlement.  
The village of Boughton is screened in views from the land unit by intervening tree belts and woodland within the southern part of Boughton Park and lining the A508, and by roadside hedgerows and mature vegetation to the front gardens of properties on the south side of Vyse Road on the approach into the village.  
Pitsford is screened from view by intervening mature tree cover lining the A508 and within Boughton Park. |

| Contribution of land to the setting or identity of settlement, or particular landscape features | The land within NF4 forms part of the farmland valley landscape at the edge of Northampton (that is the land unit forms part of the eastern valley side to River Brampton valley and southern side to the enclosed tributary valley between Boughton and Pitsford). As a result the land within NF4 contributes to setting of the River Brampton (and the associated Northampton and Lamport Steam Railway and Brampton Valley Way) and its tributary to the north. In turn the land unit also contributes to the setting of Boughton and Boughton Park to the east, Chapel Brampton to the northwest, Pitsford further to the northeast, and the existing edge of Northampton. As development continues within the White Hills SUE, the land within NF4 will form part of immediate setting to Northampton. |

| Role land unit plays in perceived separation between settlements | NF4 is of particular importance in the perceived separation between the Northampton suburb of White Hills and the village of Boughton, and Boughton Park to the east. The southern edge of Boughton has already merged with the northern edge of |
Northampton as a result of linear development along one side of Vyse Road and the A508. With the construction of new housing on the Whitehills SUE, the importance of the land unit in perceived separation is further increased.

NF4 also plays a part in the perceived separation between the northern edge of Northampton and Chapel Brampton on the opposite side of the river valley, together with the valley landscape to the west (within NF3). Whilst the Brampton View Care Village on the western edge of NF4 lies between the two settlements, its position on lower ground on the edge of the valley floodplain means that it is not particular prominent and is perceived as detached from the settlements.

At present NF4 makes a limited contribution to the perceived separation between Northampton and Pitsford, with valley farmland to the north of the land unit adding to the perceived separation.

The Northampton North Orbital Route (NNOR) options have the potential to alter the role the land unit plays in perceived separation between settlements (see below).

### Contribution of land unit to perceived openness and wider landscape character

Generally the land unit is perceived as open from neighbouring roads, from the PROWs which cross and run adjacent to it and in views from the western side of the River Brampton valley.

Some land uses within NF4 have an influence on the perception of openness, such as Brampton View Care Village and made-ground within landfill site.

The land within NF4 is consistent with the key characteristics of the district landscape character area, although the land within NF4 (at the western edge of LCA 4b) is also associated with the main River Brampton valley. The key characteristic included with the broader LCT, of numerous water bodies providing focal features, is not a feature of the land unit.

### Notable views

Boughton Grange Farmstead (with ironstone farmhouse) on the eastern valley side (in NF4) and Brampton Grange on the western valley side (in NF3) form local landmarks within the River Brampton valley.

### Other relevant considerations (e.g existing or future planned transport infrastructure)

Northamptonshire County Council are currently consulting on route options for the Northampton Northern Orbital Route (NNOR). Options 1 to 4 extend northeast from the River Brampton (in NF3) toward the A508 on the northern side of the tributary watercourse, which forms the northern boundary to NF4. If one of these options are taken forward then the contribution of NF4 to the separation between settlements would be of greater importance, including the separation between Northampton and Chapel Brampton, and Northampton and Pitsford.

In addition to Options 1 to 4, a further southern option has been identified, where Brampton Lane (at the southern edge of NF4) would be improved and would connect with a new road extending east from the A508 and to the south of Boughton. This particular option would not alter the contribution of NF4 to the separation between settlements.
Photographs taken during assessment (see photo locations on plan NF4b)

P1: View looking northwest from the A508 and Brampton Lane roundabout junction adjacent to the southeast corner of NF4. The planted bunds surrounding the landfill and materials recycling facility in the southeast part of the land unit are visible in the gap in vegetation lining the A508 and Brampton Lane.

P2: View looking south from the PRoW (Ref. CC4) in NF4, to the east of Boughton Grange Farm. To the southeast mature trees lining the A508, and in Boughton Park beyond, screen Boughton village. To the south the upper part and rooflines of the existing settlement edge are visible above made ground within the land fill and materials recycling site.

P3: Views looking north from the PRoW (Ref. CC4) in NF4, to the east of Boughton Grange Farm. The view extends to farmland to north of NF4 and on the opposite side of the tributary valley. To the northeast Pitsford is screened from view by intervening tree cover.
Recommendation on future designation of land (to protect from development):

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF4 is generally of high sensitivity to a major mixed-use urban extension in excess of 5ha, with land to the northeast of Boughton Grange farmstead of high-medium sensitivity.

The land in NF4 is generally perceived as open from the settlement edges, and roads and PRoWs which border or cross the land unit, although built development within the land unit alters this perception to an extent.

At the western boundary of the land unit the National Cycle Route (NCR), Long Distance Route (LDR), and associated Northampton and Lamport Railway provide important recreational opportunities extending north from the edge of Northampton, and the PRoW (Ref. CC4) crossing NF4 and Martin Moore Wood in the southwest part of NF4 connect with these routes.

The land in NF4 is of great importance in maintaining the existing and future separation of Boughton and Boughton Park (a Registered Park and Garden and Conservation Area) from the northern edge of Northampton, and particularly given the White Hills SUE allocation to the south of NF4. NF4 also makes a contribution to the separation of Chapel Brampton and Pitsford from Northampton. It is recognised that the role NF4 plays will be increased if a NNOR option (Options 1 to 4) is taken forward which is to the north of NF4. The valley farmland in NF4 also contributes to the setting of the River Brampton (and associated recreational routes), the tributary watercourse to the north, and in turn the setting of nearby settlements and Boughton Park. The pressure for development at the northern edge of Northampton is acknowledged in the landscape strategy for LCA 4b and the importance of resisting development at the edges of settlements, such as Boughton, in order to maintain settlement setting.

Taking account of the review and assessment above, it is recommended that the land in NF4 is designated as a ‘green wedge’ in the future to help protect it from development (see plan NF4b overleaf).
Plan NF4b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

**Land Unit NF5 – Land in Boughton Park between Boughton and Pitsford  Area: 144ha**

**Plan NF5a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development**

Rationale for selecting the land unit:

NF5 has been selected for review and assessment as land which is predominantly designated as a Registered Park and Garden and Conservation Area (Boughton Park) to the north and west of Boughton village, and the land unit is between Boughton and Pitsford (further to the north).
Relevant current planning designations and known environmental constraints (see inset plan above):

- The majority of land is in the Register of Parks and Gardens of Special Historic Interest associated with Boughton Hall (which is Grade II Listed).
- Boughton Conservation Area also extends across the majority of the land unit.
- The northern extent of the land unit which is outside the Registered Historic Park and Garden and the Conservation Area, is largely designated as 'T's Wood' Local Wildlife Site (LWS).
- Further south woodlands within 'Butcher's Spinney' and 'Grotto Spinney' are designated LWS.
- 'Boughton Hall Park Lake' associated with the tributary that runs east to west centrally is a designated LWS.
- 'Nursery Wood' at the southern end of NF5 is a designated LWS.
- 'Brickhill Spinney' LWS is at the northeast edge of NF4 and adjacent to the western edge of NF5.
- There are a number of Grade II Listed building within NF5. These include Hawking Tower adjacent to the A508, The Grotto at Grotto Spinney, New Park Barn, Fox Covert Farmhouse, and No's 1 and 2 Park Cottages. There are also a number of Grade II listed properties within the settlement of Boughton to the east of NF5 and also in the Conservation Area;
- A linear tract of land associated with the tributary of the River Brampton and running across the central part of the land unit is in the Environment Agency’s Floodzones 2 and 3.
- Northampton North of Whitehills SUE (N8) is allocated on farmland to the southwest of NF5 and the construction of housing is underway in the eastern part of the SUE.
- NF5 is detached from the Conservation Area, Grade II Listed Buildings and Scheduled Monument (Longman’s Hill) in Pitsford, which are further to the north.

Physical separation land provides between settlements:

Land within NF5 lies between the village of Boughton (which is to the immediate southeast of NF5 and is connected to the northern edge of Northampton via linear residential development on Vyse Road and the A508 Harborough Road) and the village of Pitsford, which is some 1.5km to the north of Boughton.

Brief description of land:

The land within NF5 forms part of the tributary valley, with a tributary watercourse of the River Brampton flowing west through the centre of the land unit. There are linear waterbodies and riparian vegetation associated with the tributary watercourse in the valley bottom. The land unit to the immediate south of the watercourse comprises parkland, which includes grazing land divided into rectangular fields by post and wire or post and rail fencing, and includes some substantial tree belts bordering some fields and woodland. To the south of this is further parkland which includes further mature tree belts (including Nursery Wood LWS) and groups surrounding Boughton Hall, with some further grazing land at the southern extent of NF5.

To the north of the watercourse the land use is predominantly arable, with larger fields generally divided by hedgerows and centred around Fox Covert farmstead. Grotto Spinney to the southeast of the farmstead and Duke's Clump woodland to the west of the farmstead, contribute to the wooded feel of the valley. At the northern extent of the land unit is a quarry site (designated ‘T's Wood’ LWS), which is flanked by some earth bunds and accessed from a road connected to the A508 Harborough Road with establishing woodland planting to each side.
The land unit is bordered to the west by the A508 Harborough Road, which runs southward into Northampton and is generally lined by mature trees and tree belts which separate the road from the land unit.

### Public access and recreational routes (see inset plan above):

- A section of PRoW (Refs: CC2 and DK3) runs along the eastern edge of NF5, between Butcher’s Lane in Boughton and Moulton Road to the south of Pitsford; and
- Moulton Road is a minor road with wide verges, which runs along part of the eastern boundary and provides connections between the section of PRoW described above, and Pitsford and other PRoWs to the north.

### Current relevant planning applications or consents within or adjacent to land unit:

No relevant applications or consents within land unit. There is a full planning consent for additional timber storage and plant nursery to the immediate west of the A508 Harborough Road and NF5 (Council ref. DA/2016/0939).

### Summary of Updated Daventry District Landscape Character Assessment: Land is in LCT 4 Rolling Ironstone Valley Slopes, LCA 4b Moulton Slopes

#### Key features of LCT 4 Rolling Ironstone Valley Slopes

- Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and churches (which form local landmarks), and in the rich red soils;
- Rolling landform, extensive views create a sense of exposure on some prominent locations in contrast to lower and more secluded areas;
- Steep slopes adjacent to more elevated landscapes provide diversity;
- Numerous water bodies provide focal features (Pitsford Water is particularly distinctive), productive arable farmland in medium and large scale fields predominates on elevated land, although pastoral land is also prevalent, often in smaller fields adjacent to watercourses;
- Agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- Where broadleaved woodlands, on steeper slopes, coverts and within parkland landscapes, and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- Hedgerows are generally low and well clipped although intermittent sections show evidence of decline, although many contain mature oak and ash creating a rich tapestry across the landscape;
- Well settled with numerous villages and towns; and
- The landscape is directly and indirectly influenced by close proximity to Northampton.

#### Relevant additional characteristics taken from description of LCA 4b Moulton Slopes

- Landscape is characterised by a gently rolling landform influenced by the valley formed by the westerly flowing tributary into the River Brampton (which is in the central part of the LCA);
- Riparian vegetation along this watercourse in combination with adjacent pastoral fields creates a landscape feature at the valley bottom;
- A large proportion of the landscape is occupied by arable farming with moderately sized and orthogonal shaped fields;
- Fields are generally bound by hedgerows with some sections missing;
- There are two large historic parks in the LCA, one of which is Boughton Park, which is designated both as a registered park and garden and a conservation area. The park includes a large hall and the park extends north across the tributary valley. There is an ornamental lake associated with the tributary watercourse. The Park is further characterised by a sequence of grassed spaces enclosed by blocks of woodland, lines of poplar trees, a small arboretum and individual specimen trees;
- Boughton is one of the ironstone villages in the LCA, with a small central core and linear development extending along Vyse Road and the A508 Harborough Road linking the village to Northampton;
Elsewhere along the southern edge of Boughton, physical separation is limited to a playing field and small wooded area;

Physical separation is undermined to the south west by the new Buckton Fields residential development on the west side of the A508 and the Boughton Quarry landfill site, although parts have been planted with trees;

Boughton Park provides a wooded edge to the western and northern part of the village. To the north the rolling landform and large blocks of woodland provide separation between Boughton and Pitsford, although landscape character is undermined by the quarry site next to Moulton Road;

Pitsford is a further ironstone village in the LCA which has a nucleated form, and generally is surrounded by a series of small and irregular shaped pastoral fields with some well vegetated boundaries. Along the southern edge of the settlement are the Pitsford School sports pitches with lines of trees forming the boundary;

There are a number of isolated farmsteads in the LCA which are partly screened from view by hedgerows, groups of trees or small woodland within the property boundary;

The A508 discreetly follows the profile of the rolling landform and generally has vegetated boundaries with sections of low stone walling which form distinctive features in the landscape;

There is a network of more minor roads between the main road infrastructure, which tend to follow an east to west alignment between villages and the wider area. These roads tend to be bound by hedgerows with some wooded edges;

No promoted footpaths in the LCA and the PRoW network is limited to short footpaths; and

Views are limited towards the neighbouring LCAs due to a combination of wooded corridors, woodland blocks and the gently rolling landform creating enclosure.

Relevant summary of landscape strategy for LCA 4b Moulton Slopes

This LCA is under considerable pressure for development due to its proximity to the northern edge of Northampton. Boughton which is already physically connected with Northampton, is one of the villages most at risk of coalescence. Further development around Boughton should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to setting;

The fine grained nature of the pastoral fields around Pitsford should be conserved to maintain the distinctive setting of the village. The fields to the west of Pitsford are particularly vulnerable to development and any development proposals should be carefully integrated into the pattern of the landscape and should include retention of hedgerows to field boundaries, and the footprint and setting of the village should be conserved;

Careful routing of the northern Northampton orbital road should include the conservation of existing landscape features such as the riparian vegetation and pastoral fields within the meandering valley. Mitigation should include enhancements to existing wooded areas and hedgerows; and

Improvements to the PRoW network should be encouraged, in particular, the proposed Northern Northampton Orbital Route should be utilised as an opportunity to improve the links between the urban edge and the countryside, including bridges over the new road.

Summary of Northampton Landscape Sensitivity and Green Infrastructure Study

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>The land in NF5 is judged to be high - medium sensitivity (significant constraints identified, although smaller scale development may be possible subject to further investigation and appropriate mitigation).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>The majority of land is judged to be medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). There is a narrow tract of land following the tributary to the River Brampton of 'no known assets or issues' (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Cultural heritage sensitivity judgements for land unit:</td>
<td>There is a very narrow area associated with the tributary and an small area at Nursery Wood in the south which are judged to be of ‘high sensitivity’ (significant constraints such that development is inappropriate).</td>
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</tbody>
</table>

| Flood zone and minerals sensitivity judgements for land unit: | The majority of land within NF5 is judged to be of high sensitivity (significant constraints such that development is inappropriate).  
A small area in the northwest part of NF5 is judged to be of low sensitivity (some constraints identified although development may be possible subject to further investigation and appropriate mitigation).  
A smaller area in the northeast part of NF5 (within T’s Wood LWS) is judged to be of ‘no known assets or issues’ (some constraints identified although development may be possible subject to further investigation and appropriate mitigation). |
| --- | --- |

| Overall sensitivity judgements for land unit: | In general the majority of land in NF5 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).  
The northeast part of NF5 (associated with T’s Wood LWS and extending south to Fox Covert) and a very narrow area along the tributary are judged to be high sensitivity (significant constraints such that development is inappropriate). |
| --- | --- |

| Proximity of land unit to Green Infrastructure Proposals: | High sensitivity across the majority of the land in NF5.  
A small area of medium sensitivity within the northern part of NF5. |
| --- | --- |

**Specific Land Unit Assessment**

| Appearance of existing settlement edges viewed from land unit | Whilst there is limited public access within NF5, the valley landscape and high proportion of mature tree cover means that the settlement edges are generally screened in views from the land unit.  
There are localised views of residential development in Boughton when travelling along Vyse Road at the southern edge of the land unit, and from Butcher's Lane at the eastern edge of the land unit.  
From the PRoW (Ref: DK3) on the north side of the valley there are also some glimpsed views of properties in the northeast part of Boughton, which are generally screened by intervening tree cover.  
From the short section of Moulton Road adjacent to the northeast edge of NF5 and from the section of the A508 adjacent to the |
| --- | --- |
The majority of land within NF5 is part of the Registered Park and Garden, which forms the setting to Boughton Hall (including Nursery Wood). This land also forms part of the setting to Boughton village, which is closely associated with the Hall, and the historic core of the village is part of the same Conservation Area designation which applies to the majority of land within NF5. The land also contributes to the setting of the tributary watercourse which flows through it.

The land in the northern part of NF5 contributes to the setting of Pitsford as a nucleated rural village within farmland on higher ground between tributary watercourses.

Whilst Boughton is connected to the northern edge of Northampton via linear residential development on one side of Vyse Road and the A508, the land at the southern extent of NF5 is of particular importance in maintaining the perceived separation on the western approach into the village.

The land in NF5 plays an important role in the perceived separation between Boughton and Pitsford or the northern edge of Northampton and Pitsford. The intervening landform and high proportion of mature tree cover within the parkland landscape to the south of the tributary watercourse provides effective screening, such that the land to the north of the watercourse is perceived as remote from the urban edge influence of Northampton.

The Northampton Northern Orbital Route (NNOR) options to the north of Boughton (Options 1 to 4) have the potential to alter the role the land unit plays in the separation between Boughton and Pitsford, or the northern edge of Northampton and Pitsford (see below).

The openness of the land unit is perceived in glimpsed and filtered views from the A508, a short section of Moulton Road to the west of Bunkers Hill Farm, where there some elevated views looking south and southwest across the tributary valley, and from Butcher’s Lane in the northern part of Boughton. The undeveloped nature of the land unit is also experienced from the majority of the PRoW which runs through the eastern edge of NF5 (Refs: CC2 and DK3) and from private properties at the western edge of Boughton, which adjoin Boughton Park. Views from PRoW (Ref. DK3) are influenced by the manmade bund which lines the western side of the PRoW for part of the footpath adjacent to the quarry site (see photo P3 below).

The land within NF5 is consistent with the key characteristics of Daventry District’s ‘LCT 4 Rolling Ironstone Valley Slopes’ Landscape Character Type and contributes to the landscape character of the wider area.

The Hawking Tower (Grade II listed lodge) on the A508 at the
western edge of the land unit is a notable feature in local views when travelling along the A508.

From the eastern edge of NF5 within Boughton village there is a notable view looking southeast along Church Street of St John the Baptist Church, which is slightly further to the southeast.

There are also some distant views of the Obelisk (on higher ground to the south of Boughton) from the section of PRoW (Ref.DK3) on higher ground in the northern part of NF5.

Northamptonshire County Council are currently consulting on route options for the NNOR. Options 1 to 4 extend east between the tributary watercourse and Pitsford, crossing land in the northern part of NF5. If one of these options is taken forward then the importance of the land in NF5 to the south of the watercourse, in providing separation between Pitsford and settlement further to the south, would be increased.

In addition to Options 1 to 4, a further southern option has been identified, where a new road would extend from the A508 to the south of Boughton (and across the southern part of NF6). This particular option would not alter the contribution of NF5 to the separation between settlements.

**Photographs taken during assessment**
(see photo locations on plan NF5b)

P1: View from PRoW (Ref DK3) looking west along the tributary valley which runs through the centre of NF5. Views to the north and south are contained by landform and tree cover on the valley sides.

Tree cover in ‘T’s Wood’ LWS at the northern boundary of NF5
Distant glimpsed view of houses in Boughton on opposite valley side

Recommendation on future designation of land (to protect from development):

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the majority of land in NF5 is of high sensitivity to a major mixed-use urban extension in excess of 5ha. The high sensitivity judgement reflects the registered park and garden and conservation area designations which cover the majority of land within NF5 (apart from the northern extent).

The land in NF5 makes a limited contribution to recreational opportunities at the Northampton fringe, with a single PRoW (refs. CC2 and DK3) extending north toward Pitsford (and Pitsford Water) from Boughton. The land in NF5 is perceived as open from this PRoW and from the roads and residential edge of Boughton which borders the land unit. Overall the high proportion of tree cover and valley landform in NF5 screens views of existing settlements, provides a good level of perceived separation between settlements and contributes to the setting of settlements, and the tributary watercourse.

The land in the southern part of NF5 is of great importance in maintaining the perceived separation of Boughton from the northern edge of Northampton, particularly given the North of Whitehills SUE allocation to the southwest of NF5. This land is also of intrinsic importance to the setting of the village and its relationship with Boughton Park.

NF5 also plays a role in the physical and perceived separation between Boughton and Pitsford or the northern edge of Northampton and Pitsford. It is considered that the intervening landform and high proportion of mature tree cover within the parkland landscape to the south of the tributary watercourse provides very effective screening of the northern edge of Northampton, such that the land in NF5 to the north of the watercourse is perceived as remote and detached from this urban edge. It is recognised that the role the southern part of NF5 plays will be increased if a NNOR option is taken forward which is to the north of the tributary watercourse.

The pressure for development at the northern edge of Northampton is acknowledged in the landscape strategy for LCA 4b and the importance of resisting development at the edges of settlements, such as Boughton, in order to maintain settlement setting.

Taking account of the review and assessment above, it is recommended that the southern part of NF5 (to the south of the tributary watercourse) is designated as a ‘green wedge’ in the future to protect it from development (see Plan NF5b overleaf). It is considered that the northern part of NF5 forms part of open countryside, which contributes to the setting of Pitsford and wider landscape character, but is remote from the northern edge of Northampton, and does not require any further designation.
Plan NF5b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)