CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

Land Unit NF6 – Land to the east of Boughton

Area: 126ha

Plan NF6a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development

Rationale for selecting the land unit:

NF6 has been selected for review and assessment as land which is predominantly currently designated in the Local Plan as ‘Green Wedge’ (see designations below), between Boughton village and the northern edge of Northampton. Boughton is already physically connected with the northern edge of Northampton at its southern
extent, along the A508 and on the south side of Vyse Road, but the land in this unit provides separation elsewhere. Land at the southern edge of NF6 (off Holly Lodge Drive) has been under recent pressure for development with one outline planning application for housing withdrawn in 2016 and a further outline application on part of the same site refused in 2017.

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

- The majority of the land in NF6 (except a small area associated with the Obelisk Centre private sports ground) is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10).
- The woodland within ‘Obelisk Spinney’ within the south western corner of NF6 is designated a Local Wildlife Site (LWS).
- The northern boundary of NF6 (which follows a tributary watercourse) is in Environment Agency Flood Zone 2 and Flood Zone 3.
- The Obelisk is a Grade II Listed Building, which is close to the southwest boundary of NF6.
- Boughton Conservation Area adjoins a small part of the western edge of NF6.
- Old St John’s Church at the eastern edge of the land unit is a Scheduled Monument.

Physical separation land provides between settlements:

The land within NF6 contributes to the physical separation between the village of Boughton and the northern edge of Northampton (comprising the Obelisk Rise and Rowley Way housing estates and Moulton Park Industrial Estate). Boughton village borders the majority of the western boundary of the land unit. In the southwest part of NF6, a small parcel of land comprising Obelisk Spinney Pocket Park and the Obelisk Centre private sports ground, separates the southern edge of Boughton from housing at the northern edge of Northampton.

The land in NF6 also contributes to the physical separation between Boughton and the village of Moulton, which is approximately 1.5km to the east, and between Northampton and Pitsford, approximately 2.5km to the north.

Brief description of land:

The northern boundary of NF6 is defined by the tributary watercourse which flows west toward the River Brampton. The landform within NF6 rises up from approximately 75m Above Ordnance Datum (AOD) at the northern boundary to approximately 130m AOD at the southern edge of NF6, bordering residential development on the edge of Northampton. A series of smaller tributary watercourses dissect the northern part of the land unit and run toward the main tributary at the northern boundary. Linear tree belts or lines of trees are generally associated with the tributaries. The eastern boundary of NF6 is defined by a tributary watercourse with associated tree belt, which extends almost to Boughton Green Road/Boughton Lane at the southeast corner of NF6.

The western boundary of NF6 is interrupted by residential development in Boughton which extends east as linear development to both sides of Moulton Lane, a minor road which runs across NF6 toward Moulton.

Near the eastern edge of NF6 is a triangle of land (in agricultural use) known as Boughton Green, which is bordered by Moulton Lane to the north and two minor roads which connect with Boughton Green Road/Boughton Lane to the southeast edge of...
the land unit. To the north of Boughton Green, and associated with the wooded tributary watercourse at the eastern boundary of NF6, are the ruined remains of St John's Church (a Scheduled Ancient Monument).

Within the land unit and to the north of Moulton Lane is a mixture of medium sized pastoral and arable fields, with some smaller fields at the edge of Boughton used for horse grazing. Generally fields are bounded by hedgerows or tree belts, with horse grazing land subdivided by post and wire fencing. There is a single isolated ironstone farmstead within the farmland in NF6 to the north of Moulton Lane.

To the south of Moulton Lane the majority of land is in arable use, and fields range in size, with some enlarged fields. Field boundaries in this part of NF6 are formed by low hedgerows, or remain open. There are some small areas of grazing land and establishing scrub on fallow land on the southeast edge of NF6 and associated with the edge of Northampton.

In the southern tip of NF6 is a small field of rough grassland and some large gardens associated with residential properties close to the settlement edge. This land is generally enclosed by tall hedgerows and mature hedgerow trees.

In the southwest corner of NF6 is a sports field which is part of the Obelisk Centre private sports club. This primarily open land is almost entirely bordered by residential development at the edges of Boughton and Northampton, which are set behind established hedgerows and tree belts. The sports ground is bordered to the immediate east by mature woodland which is a public open space, known as Obelisk Spinney Pocket Park. The pocket park includes the Grade II listed Obelisk on the Northampton settlement edge. There is a further pocket park a little further to the east and adjacent to the settlement edge of Boughton known as Boughton Pocket Park, which comprises grassland, tree belts, waterbodies and a footpath network.

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

- Obelisk Spinney Pocket Park is at the southern edge of Boughton, within woodland to the north of the Obelisk (and flanked by Public Right of Way (PRoW) refs. CC1 and CC15).
- Boughton Pocket Park is on the western edge of NF6, adjoining the edge of Boughton and accessed via PRoW (Ref. CC15).
- PRoWs (Refs: HW62 and CC15) run north from Obelisk Rise, along the eastern edge of Obelisk Spinney Pocket Park, through Boughton Pocket Park and towards Howard Lane;
- PRoW (Ref: CC1) runs north from Obelisk Rise, along the western edge of Obelisk Spinney Pocket Park, along Spinney Close and continuing to Humfrey Lane;
- PRoW (Ref: CC9) runs north from Boughton Green Road (opposite Moulton Park Industrial Estate) to link with the minor roads at the southern extent of Boughton Green;
- PRoW (Ref: CC13) runs north from Moulton Lane towards the tributary watercourse at the northern edge of the land unit and then outside NF6 towards Bunkers Hill Farm (junction with DK4);
- A short section of PRoW (Ref: CC2) to the north of houses
on Butcher’s Lane, coincides with the northwest boundary of the land unit; and
- Moulton Lane is a minor road which runs between Boughton and Moulton across the central part of NF6.

| Current relevant planning applications or consents within or adjacent to land unit: | None. |

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;
- Boughton is one of the ironstone villages in the LCA. The village has a small central core around the intersection of some minor roads (designated conservation area) with linear development fronting the road network extending out from the centre;
- Elsewhere along the southern edge of Boughton, physical separation is limited to a playing field and small wooded area;
- Boughton Park provides a wooded edge to the western and northern part of the village, and the rolling landform and large blocks of woodland to the north provide separation between Boughton and Pitsford;
- 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;
- 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 connecting Boughton to the wider area;
- Views are limited towards the neighbouring LCAs due to a combination of wooded corridors to watercourses and road network, 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 village setting;
- Careful routing of the Northampton Northern Orbital Route 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

| Landscape and visual sensitivity judgements for land unit: | All the land in NF6 is judged to be high-medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation). |
| Biodiversity sensitivity judgements for land unit: | Land in NF6 mainly falls under the category of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).
- Along the urban edges with Obelisk Rise to the south and along the tributary watercourse to the north are linear areas judged to contain ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).
- There is a small area associated with Obelisk Spinney that is judged to be of high sensitivity (significant constraints such that development is inappropriate). |
| Cultural heritage sensitivity judgements for land unit: | The majority of land in NF6 falls within the category of ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).
- Small areas within the southeastern (associated with the Obelisk) and central parts (partly associated with Boughton Common) is judged to be medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).
- A small area to the central east part of NF6 (associated with Boughton Common) is judged to be of high sensitivity significant constraints such that development is inappropriate).
- A very small area of land adjacent to part of the northern boundary of NF6 is of low sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). |
| Flood zone and minerals sensitivity judgements for land unit: | The majority of the land unit is classified as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).
- There is a very narrow tract of land at the northern edge of the land unit (associated with the tributary watercourse) which is of high sensitivity (significant constraints such that development is inappropriate). |
Overall sensitivity judgements for land unit: | High-medium sensitivity across the majority of land within NF6 with a small areas of high sensitivity across Boughton Common (the triangle of land between the Moulton Lane and Boughton Road junctions), Obelisk Spinney and a narrow line along the tributary watercourse at the northern edge of the land unit.  

Proximity of land unit to Green Infrastructure Proposals: | None  

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**

Whilst residential development at the eastern edge of Boughton borders the land unit, views of built development in this direction are screened or heavily filtered by trees at the settlement edge and other rear garden vegetation. There are some near views of residential development from the short section of Moulton Lane which coincides with the boundary of the land unit.

Intervening tree cover obscures views in places, but from the minor roads crossing NF6, there are uninterrupted views available of residential development on elevated ground at the northern edge of Northampton (the Obelisk, telecommunications mast and water tower are also components of these views – see notable views below). There are also some nearer views of built development at the settlement edge from the section of the A5076 Holly Lodge Drive where it borders the southern boundary of the land unit and from the PRoW (ref. CC15) to the east of Obelisk Spinney.

Moulton Park Industrial Estate at the northern edge of Northampton is to the southeast of Boughton Green Lane/Boughton Lane and is generally screened from view by the earth bund and linear tree belt which runs along the roadside.

Intervening tree cover to the north and east prevents any views of Pitsford and Moulton (respectively) from land within NF6.

**Contribution of land to the setting or identity of settlement, or particular landscape features**

The land within NF6 contributes to the setting of Boughton, as farmland on the eastern side of the village. The farmland within NF6 also forms part of the immediate setting to the northern edge of Northampton.

Boughton Green and the tributary valleys at the northern and eastern boundaries of the land unit are particular features of the local landscape and the adjacent land within NF6 contributes to the setting of these elements.

It is considered that the villages of Pitsford and Moulton are too distant from the land unit for NF6 to make a notable contribution to their setting.

**Role land unit plays in perceived separation between settlements**

The majority of the land unit is of great importance in the perceived separation between Boughton and Northampton. In the northwest part of NF6 there are some grazing fields which are bordered by...
residences in Boughton on two sides. This land is separated from further farmland in NF6 to the east by a mature tree belt associated with a tributary valley, and from land to the south by the linear residential development along Moulton Lane. In this respect the land in the northwest part of NF6 makes little contribution to the perceived separation between Boughton and Northampton. However this land makes some contribution to the perceived separation between Boughton and Pitsford.

Small undeveloped parcels of land in the southwest part of NF6 (the Obelisk Centre private sports ground and Obelisk Spinney) provide limited physical separation between Boughton and Northampton. However, the combination of mature woodland, vegetation belts and topography (the land falls away to the northwest), provide a good level of perceived separation between settlements, which is experienced from private viewpoints (within and surrounding the Obelisk Centre) and public viewpoints (within the Obelisk Spinney Pocket Park).

The land within the majority of NF6 also contributes to the perceived separation between Boughton and Moulton. Perceived separation is assisted by the pattern of tributary watercourses resulting in an undulating topography and pattern of intervening tree belts. The ongoing pattern of linear development along the minor roads which connect the two settlements (Moulton Lane and Boughton Road) mean that the role of the land unit in perceived separation is likely to be of increasing relevance.

 Whilst the land in NF6 currently has a limited role in the perceived separation between Northampton and Pitsford (which is some 2.5km distant), the Northampton Northern Orbital Route (NNOR) options have the potential to alter the role the land unit plays in the separation between settlements (see below).

The land to the immediate north of Moulton Lane and extending south toward Northampton, is perceived as open from Moulton Lane and the connecting minor roads in NF6. The lower lying land in the northern part of NF6 is perceived as open in the public views from the PRoW which extends north from Moulton Lane, and in filtered private views from the residential properties at and near Boughton. The lower lying farmland in the northern part of NF6 (on the south side of the tributary valley) is a component of the views looking south from viewpoints at and near Moulton Road (approximately 0.75km to the north of NF6).

From the upper storeys of houses at the edge of Northampton there are views looking north across farmland in the southern part of NF6. Whilst hedgerow vegetation restricts ground-level views from the sections of the A5076 and Boughton Green Road/Boughton Lane adjacent to the southern edge of the land unit, the land within NF6 to the immediate north is perceived as open.

At a local level, land within the southwest part of NF6 is perceived as open in public views from the short sections of PRoW and associated path network within Obelisk Spinney and connecting with the Boughton Pocket Park. There are also localised private views, of the small parcels of undeveloped land within the southwest part of NF6, available from the Obelisk Centre private

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

- The land to the immediate north of Moulton Lane and extending south toward Northampton, is perceived as open from Moulton Lane and the connecting minor roads in NF6. The lower lying land in the northern part of NF6 is perceived as open in the public views from the PRoW which extends north from Moulton Lane, and in filtered private views from the residential properties at and near Boughton. The lower lying farmland in the northern part of NF6 (on the south side of the tributary valley) is a component of the views looking south from viewpoints at and near Moulton Road (approximately 0.75km to the north of NF6).
- From the upper storeys of houses at the edge of Northampton there are views looking north across farmland in the southern part of NF6. Whilst hedgerow vegetation restricts ground-level views from the sections of the A5076 and Boughton Green Road/Boughton Lane adjacent to the southern edge of the land unit, the land within NF6 to the immediate north is perceived as open.
- At a local level, land within the southwest part of NF6 is perceived as open in public views from the short sections of PRoW and associated path network within Obelisk Spinney and connecting with the Boughton Pocket Park. There are also localised private views, of the small parcels of undeveloped land within the southwest part of NF6, available from the Obelisk Centre private...
sports ground, and in filtered views from neighbouring houses.

The land within NF6 generally is consistent with the key characteristics of the District LCA 4b, and the land within the southern part of NF6 is particularly influenced by its proximity to Northampton. The key characteristic included with the broader LCT of numerous water bodies providing focal features, is not a characteristic found in this land unit. However overall the land within NF6 contributes to wider landscape character.

<table>
<thead>
<tr>
<th>Notable views</th>
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<tbody>
<tr>
<td>The Obelisk (Grade II listed) is a landmark on the skyline in views looking southwest toward Northampton from land in NF6.</td>
</tr>
<tr>
<td>There is also a steel lattice telecommunications mast, and nearby concrete water tower on Boughton Green Road within the residential edge of Northampton, and close to the southern boundary of NF6. These elements are less attractive features on the skyline in views to the south.</td>
</tr>
<tr>
<td>The Grade II listed Holly Lodge (in NF7) is a feature of views looking east from the minor roads at the southern edge of Boughton Common. Elsewhere intervening vegetation obscures views toward this landmark.</td>
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<tr>
<td>There is an elevated view from the Obelisk Centre private sports ground looking beyond neighbouring houses and toward farmland on higher ground to the northwest of the Brampton Valley.</td>
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<tr>
<th>Other relevant considerations (e.g existing or future planned transport infrastructure)</th>
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<tr>
<td>Northamptonshire County Council are currently consulting on route options for the NNOR. Options 1 to 4 are to the north of the tributary watercourse at the northern boundary of NF6. These options include link roads which extend south (through the western edge of NF7) to meet Boughton Lane at the northern edge of Northampton to the immediate east of NF6. If one of these options is taken forward then the importance of the land in NF6, in providing separation between Pitsford and Northampton, and Boughton and Northampton would be increased.</td>
</tr>
<tr>
<td>In addition to Options 1 to 4, a further southern option has been identified, where a new road would extend east from the A508 to the south of Boughton and across the southern part of NF6, connecting with the A5076 at the roundabout junction with Boughton Green Road. This particular option would extend the urban influence of Northampton further north into land at the southern edge of NF6, and would make the remaining land within NF6 of slightly greater importance in terms of maintaining separation between Boughton and Northampton.</td>
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Photographs taken during assessment (see photo locations on plan at NF6b)

Moulton Park Industrial Estate (behind tree belt)  Telecommunications mast and water tower  Rooflines of houses on Obelisk Rise

P1: View looking southwest toward the northern edge of Northampton from the southern extent of Boughton Green. The telecommunications mast, water tower and Obelisk feature on the skyline, together with existing housing. Moulton Park Industrial Estate (far left) is screened from view by the intervening tree belt and associated bund.

P2: View looking west from the PRoW (Ref. CC13) across the northwest part of NF6 and the northern part of Boughton village. Tree belts associated with the intervening tributary watercourses screen and filter views in this direction.

P3: View looking south from the PRoW (Ref. CC15) at the southern edge of Boughton and on the edge of Boughton Pocket Park. The view of houses at Obelisk Rise on the skyline are channelled by hedgerow vegetation on the left and mature woodland within Obelisk Pocket Park to the right.

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 NF6 is of medium-high sensitivity to a major mixed-use urban extension in excess of 5ha.

The land within NF6 makes some contribution to recreational opportunities at the edge of Northampton, with the pocket parks adjacent to Boughton, and some PRoWs and minor roads providing connections north toward Pitsford (Pitsford Water). The majority of land in NF6 and
particularly the southern part of the land unit is perceived as open from the roads and short sections of PRoW which cross and border NF6, from the pocket parks, and from adjoining residential properties. The land in the northern part of the land unit (within the tributary valley) is less visible, but is perceived as open from the PRoW (ref. CC13) which crosses it, from adjoining residential properties, and from some viewpoints at and near Moulton Road.

The majority of land in NF6 is of great importance in providing separation between Boughton and Northampton, and contributes to the landscape character of the wider area, although the settlement edge of Northampton is a visible influence on the skyline. The land unit is also of importance in providing separation between Boughton and Moulton, and is of some importance in relation to the separation between Northampton and Pitsford (which would be influenced by the NNOR option chosen). 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, particularly where fields, hedgerow boundaries and wooded areas contribute to the setting. Whilst the land in the northwest part of NF6 (bordered by residences in Boughton on two sides and by a substantial tree belt to the east) makes a limited contribution to the separation between settlements, it does contribute to the setting of Boughton, which is appreciated in views from PRoWs (refs. CC2 and CC13) and Moulton Road further to the north.

Taking account of the review and assessment above, it is recommended that all the land in NF6 is designated as a ‘green wedge’ in the future to help to protect it from development (see Plan NF6b overleaf).
Plan NF6b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

Land Unit NF7 – Land to the west of Moulton
Area: 127ha

Plan NF7a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development

Rationale for selecting the land unit:
NF7 has been selected for review and assessment as land which is currently designated in the Local Plan as ‘Green Wedge’ or ‘Rural Access Area’ (see designations below), between Moulton village and the northern edge of Northampton. Moulton is already physically connected with the northern edge of Northampton at its southern extent, along Northampton Lane, but the land in this unit...
provides separation to the west. This land unit is under pressure for development and land adjacent has recently been allocated for development in the ‘Made’ Moulton Neighbourhood Plan. An outline planning application on the same land is awaiting determination (see planning application listed below).

<table>
<thead>
<tr>
<th>Relevant current planning designations and known environmental constraints (see inset plan above):</th>
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<tbody>
<tr>
<td>• The majority of the land in NF7 (within the north and west parts) is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10).</td>
</tr>
<tr>
<td>• The land in the southeast part of NF7 is currently designated as a ‘Rural Access Area’ (Daventry District Council Saved Local Plan Policy EN11).</td>
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<tr>
<td>• The northern boundary of NF7 (which follows a tributary watercourse) is in Environment Agency Flood Zone 2 and Flood Zone 3.</td>
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<td>• Holly Lodge is a designated Grade II Listed building.</td>
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<tr>
<td>• <em>The Spectacles</em> (the stone arch folly on Spectacle Lane) is Grade II Listed and part of the Registered Historic Park and Garden associated with Boughton Hall (approximately 1.5km to the west).</td>
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<tr>
<td>• ‘Old St John’s Church’ is a Scheduled Monument adjacent to the western edge of the land unit (at the eastern edge of NF6).</td>
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<tr>
<td>• The Conservation Area in the centre of Moulton is approximately 0.2km to the northeast of the land unit (there are a number of Grade II listed buildings within this Conservation Area).</td>
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<tr>
<td>• Existing outdoor sports facilities in the northeast part of NF7 are defined as a Sporting Quarter in the ‘Made’ Moulton Neighbourhood Plan. A parcel of adjoining farmland in the northeast part of NF7 is shown as a proposed extension to the Sporting Quarter in the ‘Made’ Moulton Neighbourhood Plan (see inset above). This extension is included in the outline planning application referred to below: Council ref. DA/2016/1200.</td>
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<tr>
<td>• Land bordering the northeast edge of NF7 is allocated in the ‘Made’ Moulton Neighbourhood Plan for housing development (see inset above and reference to the outline planning application below: Council ref. DA/2016/1200).</td>
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<thead>
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<th>Physical separation land provides between settlements:</th>
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<tr>
<td>The land within NF7 contributes to the physical separation between the western edge of the village of Moulton and the northern edge of Northampton (comprising the Moulton Park Industrial Estate and Cottingham Drive Housing Estate). The historic centre of Moulton village is approximately 1.0km to the north of the northern edge of Northampton. At its southern extent, the village is connected to Northampton via linear residential development and housing estates along Northampton Lane.</td>
</tr>
<tr>
<td>The land in NF7 contributes to the physical separation between Moulton and the village of Boughton, which is approximately 1.5km to the west, and between Northampton and Pitsford, which is approximately 2.5km to the northwest.</td>
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<tr>
<th>Brief description of land:</th>
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<tr>
<td>The northern boundary of NF7 is defined by the tributary watercourse which flows west toward the River Brampton (in NF4). The landform within NF7 rises up from approximately 85m Above Ordnance Datum (AOD) at the northern boundary to approximately 120m AOD at the southern corner of NF7 adjacent to Boughton.</td>
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</table>
Further small tributary watercourses run northward across the land unit toward the main tributary on the northern boundary. Linear tree belts or lines of trees are generally associated with the tributaries. The western boundary of NF7 is defined by a tributary watercourse with associated tree belt, which extends almost as far as Boughton Lane at the southwest extent of NF7.

The southern boundary of NF7 is defined by Boughton Lane, a minor road which provides an east-west connection along the northern edge of Northampton. To the south of Boughton Lane is Moulton Park Industrial Estate, which is separated from the road by an earth bund and associated mature tree belt.

The eastern boundary of NF7 is irregular and defined by existing residential development, allotments, Moulton School and Science College and New Manor farmstead at the western edge of Moulton, and Cottingham Drive housing estate at the northern edge of Northampton. Residential development at the western edge of Moulton includes houses recently constructed or currently being constructed on a former tree nursery and small fields to the north and south (respectively) of Boughton Road. Land bordering the eastern edge of NF7 (but not in the land unit) includes pastoral land to the south of Boughton Road which as previously described is allocated for housing in the 'Made' Moulton Neighbourhood Plan. Boughton Road is a minor road which extends west from Moulton across NF7 toward the village of Boughton.

Within the land unit to the north and south of Boughton Road is a mixture of small to medium-sized pastoral and arable fields, with some small pastoral fields used for horse grazing. Fields generally are bound by hedgerows with some hedgerow trees. At the western edge of Moulton and within NF7 are school playing fields and Moulton Football Club’s playing field, which are defined as a Sporting Quarter in the 'Made' Moulton Neighbourhood Plan. As previously described the Moulton Neighbourhood Plan proposes an extension to this sporting quarter on part of two medium-sized pastoral fields.

Within NF7 and on the south side of Boughton Road, near the edge of Moulton, is a detached residential property and an outdoor pursuits facility further to the west (run by a company known as Adventure Ways).

Further to the west and on the southside of Boughton Road is Holly Lodge, a Grade II listed residence, which was built to mimic the follies designed for the nearby Boughton Park and includes a castellated frontage, incorporating towers and a gothic-style arch. There is a private driveway flanked by trees which runs from the property south to connect with Boughton Lane and to the east of the residence and driveway is an area of parkland associated with the property, which comprises mature broadleaved and conifer trees in grassland.

The arch and towers mimic the Grade II listed stone folly (built to be viewed from Boughton Hall and part of the Registered Park and Garden) on Spectacle Lane which is to the north of Boughton Road and in the northwest part of NF7. Spectacle Lane is a single track road which also provides access to an isolated detached property known as Spectacle Lodge (which is near the folly) and access to residences at Moulton Mill which is on the northwest...
Public access and recreational routes (see inset plan above):

- Boughton Road is a minor road which runs between Boughton and Moulton across NF7;
- Spectacle Lane is a minor road which runs between Boughton Road heading north to Moulton Mill and connecting with the by-way (Ref. CC14 which is outside NF7 and extends north); and
- Public Right of Way (PRoW) (Ref: DD4) runs from Boughton Road heading generally east to connect with Pound Lane in Moulton.

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

- Full planning consent for 41 houses in southeast corner of NF7 with access off Cottingham Drive (Council ref. DA/2015/0944).
- Outline application for up to 125 houses on Land South of Boughton Road, Moulton (Council ref. DA/2016/1200) on land allocated in the ‘Made’ Moulton Neighbourhood Plan and adjoining the northeast edge of the land unit. The application site includes the proposed extension to the Sporting Quarter in the northeast part of NF7. The application is not yet determined.

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;
- Moulton is one of the ironstone villages in the LCA. Moulton has developed along a network of country lanes, with a small central core, including St Peter and St Paul Church.
- The tributary watercourse in combination with the riparian vegetation and pastoral fields provide a green corridor, contributing to the setting of St Peter and St Paul Church in Moulton.
The southern part of the village connects with the northern edge of Northampton along Northampton Lane South. However there are a number of remaining arable fields and some tree belts following small watercourses that provide a sense of separation between the village and Moulton Park employment area (in Northampton) to the southwest and Boughton to the west.

- 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;
- 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 connecting Boughton to the wider area;
- Views are limited towards the neighbouring LCAs due to a combination of wooded corridors to watercourses and road network, 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. Moulton, which is already physically connected with Northampton, is one of the villages most at risk of coalescence. Further development around Moulton should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to setting.
- The watercourse and green corridor north of the church at Moulton should be conserved as it is important to the setting of the church and the historic core of the village;
- Careful routing of the Northampton Northern Orbital Route 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 Northampton Northern 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

#### Landscape and visual sensitivity judgements for land unit:

The majority of land in NF7 is categorised as **high - medium sensitivity** (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).

An area of **high sensitivity** associated with the Rural Access Area land to the southwest of Moulton (significant constraints such that development is inappropriate).

#### Biodiversity sensitivity judgements for land unit:

Land within the northern and western parts of NF7 falls within the category of **medium sensitivity** (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).

An area of **no known assets or issues** associated with the rural access land to the southeast of NF7 (development may be possible subject to further investigation and appropriate mitigation).

#### Cultural heritage sensitivity judgements for land unit:

The majority of land within NF7 is categorised as **no known assets or issues** (development may be possible subject to further investigation and appropriate mitigation).

Small areas of **low sensitivity** which include land to the east of Holly Lodge extending north along Spectacle Lane (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).
There are small areas of medium sensitivity within the western parts of NF7 (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).

A very small area is categorised as high sensitivity in the southwest part of NF7 (significant constraints such that development is inappropriate).

Flood zone and minerals sensitivity judgements for land unit:
The majority of the land unit is classified as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).

There is a very narrow tract of land at the northern edge of the land unit (associated with the tributary watercourse) which is of high sensitivity (significant constraints such that development is inappropriate).

Overall sensitivity judgements for land unit:
Overall the land in NF7 to the south of Boughton Road and between Moulton and Holly Lodge is of high sensitivity, as is a narrow tract of land along the tributary watercourse at the northern edge of NF7. There also is a further small pocket of high sensitivity land in the south west part of NF7 (west of Holly Lodge). There is a belt of medium sensitivity land which broadly follows Boughton Road and adjoins high sensitivity areas to the south. In the northern and northwestern parts of NF7 the land is categorised as high-medium sensitivity.

Proximity of land unit to Green Infrastructure Proposals:
None

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
In general, the gently rolling landform created by the tributary valleys and hedgerow vegetation and linear tree belts within NF7 restrict views toward the settlement edges. From the western part of NF7 there are no views of Boughton to the west or Moulton to the east. Moulton Park Industrial Estate generally is well screened by the earth bund and mature linear tree belt adjacent to Boughton Lane. At the eastern extents of Boughton Lane and Boughton Road hedgerows and mature roadside trees limit the views looking east toward the residential settlement edges of Moulton and Northampton, although there are glimpses of built development in some near views. Similarly, although hedgerow vegetation to field boundaries curtail views of existing settlement edges from the PRoW (ref. DD4) in the centre of NF7, there are some glimpsed and open views of recently constructed houses at the western edge of Moulton. Looking south from this PRoW there are also some glimpsed views of a communications mast and the upper part of some large industrial units in north Northampton, seen above the intervening tree belts at the settlement edge.

Contribution of land to the setting or identity of
The farmland and open land within NF7 contributes to the setting
Daventry Landscape Assessment  
CT4 Policy Approach to Northampton Fringe Areas

| settlement, or particular landscape features | of Moulton as a village which has expanded from a nucleated core, but which is still predominantly surrounded by farmland. The land within NF7 also forms part of the immediate setting to the northern edge of Northampton. Holly Lodge and associated mature parkland trees, the folly arch and the tributary valleys at the northern and western boundaries of the land unit are particular features of the local landscape and the adjacent land within NF7 contributes to the setting of these elements. The tributary valleys at the northern and western boundaries of the land unit are particular features of the local landscape and the adjacent land within NF7 contributes to the setting of these elements. It is considered that the village of Boughton is too distant from the land unit, for NF7 to make a notable contribution to its setting. |
| Role land unit plays in perceived separation between settlements | In general the undulating landform in NF7 formed by the tributary valleys, tree belts associated with the watercourses, parkland trees, hedgerows and hedgerow trees assist in the perceived separation between settlements. The earth bund and tree belt on the south side of Boughton Lane (and to the south of NF7) also contributes in this regard. The land unit is of great importance in the perceived separation between Moulton and Northampton, particularly as the southern edge of Moulton adjoins the northern edge of Northampton at the Daventry District boundary on Northampton Lane. The land within NF7 also contributes to the perceived separation between Moulton and Boughton. The ongoing pattern of linear development along the minor roads which connect the two settlements (Boughton Road and Moulton Lane), and the potential NNOR route options (see below), mean that the role of the land unit in perceived separation is likely to be of increasing relevance. Whilst the land in NF7 currently has a limited role in the perceived separation between Northampton and Pitsford (which is some 2.5km distant), the Northampton Northern Orbital Route (NNOR) options have the potential alter the role the land unit plays in the separation between settlements (see below). |
| Contribution of land unit to perceived openness and wider landscape character | The land within NF7 generally is perceived as open from the minor roads and PROW which cross and border the land unit. The openness of the land unit is also perceived from the settlement edges which border the eastern edge of NF7. The key characteristic included within the District LCT, of numerous water bodies providing focal features, is not a characteristic found in this land unit, and there is a higher proportion of pastoral land found in this part of the District LCA. However, overall the land within NF7 is consistent with the key characteristics of the District LCA 4b, and contributes to the wider landscape character. |
| Notable views | The Grade II Listed Holly Lodge, and associated mature parkland |
trees, are a feature of views within the western part of NF7. The Grade II Spectacles Folly is a notable feature in the view when travelling along Spectacle Lane, although trees lining the road mean that views are localised.

Northamptonshire County Council are currently consulting on route options for the NNOR. Options 1 to 4 are to the north of the tributary watercourse at the northern boundary of NF7, and between Moulton and Pitsford. These options include link roads which extend south through the western edge of NF7 to meet Boughton Lane at the northern edge of Northampton. If one of these options is taken forward then the importance of the land in NF7, in providing separation between Pitsford and Northampton, Boughton and Moulton, and Moulton and Northampton would be increased.

(If taken forward the southern NNOR option would not influence land within NF7, as it would be accommodated along the existing road network within the northern extent of Northampton).

Photographs taken during assessment (see photo locations on plan NF7b)

P1: View looking south from Spectacle Lane in the western part of NF7, showing the Grade II listed Spectacle Folly in the foreground and Grade II listed Holly Lodge, seen amongst mature parkland trees.

P2: View looking south from PRoW (Ref. DD4) through a gap in the hedgerow across a medium-sized pastoral field which is partly allocated for residential development (nearest part of the field), and partly in the eastern part of NF7 and proposed as an extension to Moulton’s Sporting Quarter in the Moulton Neighbourhood Plan. Views extend toward the northern edge of Northampton. In general intervening landform and tree belts to the periphery of Moulton Park Industrial Estate provide screening, however the outline of large industrial units further south are visible on the skyline, together with a telecommunications mast.
P3: View looking east toward Moulton from Boughton Lane at the southern boundary of NF7. Intervening landform screen views of the village and mature trees associated with Holly Lodge impart a parkland character to this part of NF7. The mature tree belt and associated earth bund on the south side of Boughton Lane screens all views of Moulton Park Industrial Estate to the south of the road.

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 NF7 (and mainly to the south of Boughton Road) is of high sensitivity to a major mixed-use urban extension in excess of 5ha, with others areas in NF7 of medium-high or medium sensitivity.

The land within NF7 provides some recreational opportunities at the edge of Moulton and Northampton, with a single PRoW (Ref. DD4) providing a connection across farmland to the west of Moulton and Spectacle Lane providing a suitable walking and cycling route which extends north of NF7 toward Pitsford (and Pitsford Water). The majority of land in NF7 is perceived as open from the roads and short sections of PRoW which cross and border the land unit, and from adjoining residential properties at the edge of Moulton and Northampton.

The land unit is of great importance in providing separation between Moulton and Northampton and contributes to the farmland setting of these settlements, landscape features within and bordering the land unit, and the landscape character of the wider rural area. The land unit is also of importance in providing separation between Moulton and Boughton, and is of some importance in relation to the separation between Northampton and Pitsford, which would be influenced by the NNOR option chosen. 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 Moulton, particularly where fields, hedgerow boundaries and wooded areas contribute to the setting. The landscape strategy for LCA 4b also specifically refers to the need to conserve the watercourse and green corridor north of the church at Moulton, as it is important to the setting of the church and the historic core of the village. In this regard it is considered important to protect the land at the northern extent of NF7 from development as it is part of the green corridor associated with this tributary.

Taking account of the review and assessment above, it is recommended that the majority of NF7 is designated as a ‘green wedge’ in the future to help to protect it from development (see Plan NF7b overleaf). The small field in the southeast corner of NF7, which has full planning consent for housing should be excluded from the future designation.
Plan NF7b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
**Rationale for selecting the land unit:** 
NF8 has been selected for review and assessment as land which is currently designated in the Local Plan as ‘Green Wedge’ and ‘Rural Access Area’ (see designations below), between Moulton village and the northern edge of Northampton. Moulton is already physically connected with the northern edge of Northampton at its...
southern extent, but the land in this unit provides separation elsewhere. This land unit is under pressure for development, as evidenced by the housing under construction at Carey Fields, which is at the western edge of NF8.

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

- The northern half of the land in NF8 is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10).
- The southern half of the land in NF8 is currently designated as a ‘Rural Access Area’ (Daventry District Council Saved Local Plan Policy EN11).
- A small part of Moulton Conservation Area is within the northwest part of NF8.
- There are a number of Grade II Listed buildings within the Conservation Area at the centre of Moulton and to the north of NF8.
- Crowfields Common is designated a Local Nature Reserve (LNR) within the northeast part of NF8.
- Northampton North SUE (N3) is allocated on land within Daventry District to the east of the land unit and the houses which line the A43.

Physical separation land provides between settlements:

The land within NF8 is between the south and eastern edge of the village of Moulton and the northern edge of Northampton (comprising the Manning Road housing estate between Northampton Lane and the A43, linear residential development along the A43 and Round Spinney Industrial Estate to the east of the A43). The village is connected to Northampton via linear residential development and housing estates along Northampton Lane. The two settlements are almost contiguous along the A43, where there is nearly continuous linear residential development on one side of the road, apart from a narrow gap near Round Spinney.

Brief description of land:

NF8 consists of small pastoral fields to the north and adjoining the southern edge of Moulton village, and medium sized arable fields to the south. Fields are generally bound by a strong network of hedgerows with some hedgerow trees in the northern part of NF8, and some gaps to hedgerows in the south. A proportion of the pastoral land in the northern part of the land unit is part of Crowfields Common Local Nature Reserve (LNR), and within this area are intact examples of ridge and furrow. The grassland in the Local Nature Reserve is being managed to promote diversity and additional tree planting has been carried out at field margins. Some other land within the northern part of NF8 is used for horse grazing and there is some scrub encroachment in places on small pockets of land at the settlement edge.

The land unit is bordered by residential development to the north, west, south and partly to the east. A section of the eastern boundary to the land unit is with the A43, with linear residential development on the east side of this road. There is a narrow triangle of mature woodland associated with the eastern boundary of NF8 and adjacent to the A43 at this point. There is a further pocket of mature woodland, known as Round Spinney, within the southern part of NF8 which some of the large rear gardens to properties off the A43 extend up to.

The land within NF8 is gently undulating between 105 and 115m Above Ordnance Datum (AOD). The highest ground within the land unit forms a ridge which runs broadly north-south across the centre of NF8 and between the settlements, with the highest ground (at 115m AOD) coinciding with the southern edge of NF8.
and northern edge of Northampton.

| Public access and recreational routes (see inset plan above): | - The A43 (with a pavement on one side) runs along part of the eastern boundary of NF8;  
| | - PRoW (Ref: DD2) runs from the High Street in Moulton south via Round Spinney to the A43;  
| | - PRoW (Ref: DD16) runs southeast from Ashley Lane to meet PRoW (Ref. DD2); and  
| | - Crowfields Common LNR is accessible to the public and contains a network of informal mown paths which extend from the PRoWs which cross it (and with seating opportunities at intervals). |

| Current relevant planning applications or consents within or adjacent to land unit: | No relevant applications or consents within land unit. There are relevant consents (not shown on the inset map above) within the SUE allocation further to the east. |

**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 and 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**

- 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;  
- Moulton is one of the ironstone villages in the LCA. Moulton has developed along a network of country lanes, with a small central core, including St Peter and St Paul Church.  
- The southern part of the village connects with the northern edge of Northampton along Northampton Lane South, although there are a number of remaining arable fields in the vicinity that provide a limited sense of separation between the village and Northampton.  
- The eastern side of Moulton extends towards the A43 and development fronts the road network also connecting to Northampton;  
- The A43 (Kettering Road) is one of the two main roads in the LCA which head in a northerly direction. The A43 is mainly fronted by residential development to the east of Moulton, but the northern section passes next to a series of arable fields and becomes more exposed;  
- No promoted footpaths in the LCA and the PRoW network is limited to short footpaths connecting Boughton to the wider area; and  
- Views are limited towards the neighbouring LCAs due to a combination of wooded corridors to watercourses and road network, 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. Moulton which is already physically connected with Northampton, is one of the villages most at risk of coalescence. Further development around Moulton should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to setting.

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

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>The majority of land in NF8 is categorised as <strong>high - medium sensitivity</strong> (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation). There is a small area of <strong>high sensitivity</strong> associated with the Rural Access Area in the southern part of NF8 (significant constraints such that development is inappropriate). A smaller linear area along the boundary with the A43 is categorised as <strong>medium sensitivity</strong> (significant constraints identified, although some 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 within NF8 falls within the category of &quot;<strong>no known assets or issues</strong>&quot; (development may be possible subject to further investigation and appropriate mitigation). There is an area of <strong>high sensitivity</strong> associated with Crowfields Common (LNR) at the northeast part of NF8. Linear tracts of land along the A43 and Northampton Lane North are categorised as <strong>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>Cultural heritage sensitivity judgements for land unit:</td>
<td>The majority of land within NF8 is categorised as &quot;<strong>no known assets or issues</strong>&quot; (development may be possible subject to further investigation and appropriate mitigation). Small areas of <strong>medium sensitivity</strong> within the central and northeast part of NF8 associated with Crowfields Common (LNR) (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation). There is a small area categorised as <strong>high sensitivity</strong> to the northern part of NF8, which includes Moulton Conservation Area and Crowfields Common (LNR) (significant constraints such that development is inappropriate). A very small linear area is categorised as <strong>low sensitivity</strong> along the eastern side of NF8 adjacent to the A43 (significant 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>&quot;<strong>No known assets or issues</strong>&quot; (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Overall sensitivity judgements for land unit:</td>
<td><strong>High sensitivity</strong> across all the land within NF8.</td>
</tr>
</tbody>
</table>
### Proximity of land unit to Green Infrastructure Proposals:

| Proximity of land unit to Green Infrastructure Proposals: | None. |

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

In general the combined effect of the undulating topography and hedgerow vegetation interrupts views toward the settlement edges from the Local Nature Reserve and PROWs which cross the land unit, such that views are relatively localised. The woodland and tree cover associated with the A43 and the gardens of residential properties adjacent to the northern, eastern and southeast part of the land unit mean that the settlement edges are partly screened or filtered in these directions, with views of short sections of the settlement edge interspersed with trees and other vegetation. Residential development at the western and southern edges of the land unit (including the new housing development at Carey Fields) has less garden and other associated vegetation, and in places coincides with higher ground, resulting in some uninterrupted views of the new housing development at Carey Fields and houses at the northern edge of Northampton.

It is considered that the future built development on land within the SUE allocation to the east of the A43 would not be very prominent in views from the land unit, as mature trees associated with the A43 and the curtilage of existing properties adjacent to the road would largely screen or filter views of development beyond.

### Contribution of land to the setting or identity of settlement, or particular landscape features

NF8 is of particular importance to the setting of Moulton, which has extended along arterial routes from a nucleated core, but which is still predominantly surrounded by farmland and overall retains a rural character. The pattern of small pastoral fields containing examples of ridge and furrow in the northern part of NF8 is of particular importance; this land maintains its close relationship with the historic core of the village and is accessible from it.

The land within NF8 also forms part of the immediate setting to the northern edge of Northampton.

### Role land unit plays in perceived separation between settlements

Given the pattern of linear development along the north-south roads to each side of NF8, the land within NF8 is of great importance in the perceived separation between Northampton and Moulton. The undulating landform, hedgerow vegetation, and pockets of woodland within the land unit, and vegetation to garden boundaries and within gardens help in the perceived separation between settlements. The importance of the land unit to perceived separation is likely to increase with the future development of the SUE allocation to the east of the A43.

There is almost continuous linear development on one side of the A43. However the glimpses of open land within NF8 and mature trees and other vegetation lining the route, which in many instances serves to screen adjacent development, means that a degree of perceived separation between settlements is retained.
when travelling along this route. (Although it is not clear where the boundary is between Moulton and Northampton). There is the potential for this to be further increased if the Moulton by-pass is implemented further to the east, resulting in less traffic using the existing road.

In general the openness of the land unit is perceived from the PRoWs which cross it and the section of the A43 which borders it. The openness of the northern part of the land unit is also perceived from the informal footpath routes within the Crowfields Common Local Nature Reserve. The openness of NF8 will be perceived from the residential properties which border the land unit on all sides.

The land within NF8 is consistent with some of the key characteristics of the District LCA, partly comprising moderate sized arable fields bound by hedgerows, which is influenced by the ironstone village of Moulton to the north and with visual connections with the parkland landscape further to the east (at Overstone Park). However there are no tributary watercourses evident within the land unit and its general enclosure by settlement does limit its wider contribution to landscape character.

From the northern part of NF8 (within Crowfields Common Local Nature Reserve) there are views looking north of the church tower of St Peter and St Paul in Moulton.

Looking east from PRoW (Ref. DD2) at the centre of NF8 there is a distant view of Overstone Hall (Grade II Listed), set amongst mature broadleaved and evergreen parkland trees.

A by-pass of the existing A43 is proposed to the east Moulton, including the section of the A43 which borders the eastern edge of NF8. The proposed by-pass would be routed across land in the SUE allocation to the rear of the residential properties which currently face onto the A43 and the land unit. The A43 would re-join its route further north where it meets Overstone Lane.

Overstone Hall is visible in the distance on the skyline.
P2: View looking west from PRoW (Ref. DD2) toward the new housing development at Carey Fields (which was being constructed at the time of survey). The intervening ridge of higher ground intercepts the view but the upper part and rooflines of new houses are visible above.

P3: View looking south from PRoW (Ref. DD16) at the edge of the Crowfields Common LNR. Round Spinney is seen in the left of the view and houses at the northern edge of Northampton are visible on the ridge of higher ground.

P4: View looking north from the centre of Crowfields Common LNR. Hedgerow vegetation generally filters and screens views of built development in Moulton, with the church tower of St Peter and St Paul visible above.

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

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF8 is of high sensitivity to a major mixed-use urban extension in excess of 5ha.

The majority of land in NF8 is perceived as open from the PRoWs which cross it, roads which border it, and Crowfields Common Local Nature Reserve in the northern part of the land unit. Crowfields Common, together with the PRoW connections which extend from it provides a valuable recreational resource which is directly accessible from the surrounding settlement edges. In the northern part of the land unit Crowfields Common and the other small fields and their associated hedgerows and hedgerow trees are of particular importance to the setting of Moulton (the contribution of these
landscape elements to village setting is highlighted in the landscape strategy for LCA 4b Moulton Slopes. The arable land and pockets of mature woodland to the south of Crowfields Common also contribute to village setting.

All the land in NF8 is of importance in maintaining the existing and future separation of Moulton and the northern edge of Northampton. This land is of particular importance in relation to the separation between settlements and settlement setting given the SUE allocation to the east of NF8 and Moulton, and recent housing development at Carey Fields.

Taking account of the review and assessment above, it is recommended that all of NF8 is designated as a ‘green wedge’ in the future to protect it from development (see plan NF8b below).
<table>
<thead>
<tr>
<th>Land Unit</th>
<th>NF9 – Land in Overstone Park to the south of Overstone</th>
<th>Area: 225ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan NF9a</td>
<td>Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development</td>
<td></td>
</tr>
</tbody>
</table>

### Rationale for selecting the land unit:

NF9 has been selected for review and assessment as land which is predominantly currently designated in the Local Plan as ‘Green Wedge’ (see designations below) and in Overstone Park, between Overstone village and the northern edge of Northampton. Whilst the Northampton North SUE extends close to the western edge of Overstone an open space buffer will be retained between new developments and Overstone village.
development and Overstone. NF9 provides an additional degree of separation between Northampton and Overstone and contributes to the open setting of the grade II listed Overstone Hall.

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

- The majority of land in NF9 is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10) with the exception of a narrow tract of managed grassland to the northwest corner of NF9 (to the rear of Overstone Farm).
- There are a number of Grade II Listed buildings within Overstone Park such as St Nicholas Church, Pytchley Gates on Sywell Road, Overstone Gate on Sywell Road, Overstone Hall and Overstone Cottages.
- Blackthorn Wood is a designated Local Wildlife Site (LWS).
- Northampton North SUE (N3) is allocated for approximately 3500 dwellings on land within Daventry District to the immediate west of the land unit between the existing settlement edge of Northampton (comprising the residential area of Southfields and Round Spinney Industrial Estate) and residential development at the eastern edge of Moulton along the A43.

### Physical separation land provides between settlements:

The land within NF9 lies between Southfields and Overstone Lodge residential areas and Round Spinney Industrial Estate at the northeast edge of Northampton and the village of Overstone (in Daventry District), which is some 1.5km to the north, and the village of Sywell (in Wellingborough Borough), which adjoins Overstone to the northeast. The land in the northwest corner of NF9, to each side of Sywell Road also contributes to the physical separation between Overstone and Moulton, which is approximately 0.2km to the west of the land unit, although the future development of Northampton North SUE (N3) will bring built development closer to NF9.

### Brief description of land:

The land within NF9 comprises parkland associated with the Grade II listed Overstone Hall, which is in the centre of the land unit. The Council is currently working with the owner to establish if this can be repaired/brought back into use, potentially through some enabling development. To the southeast of the Hall is a single storey timber clad building which is Overstone Park School. This is a private school, with associated outdoor sports facilities, and to the south and southeast of the school are what appear to be ancillary buildings and converted outbuildings, some of which appear contemporary with the Hall, which provide living accommodation. The land to the north, east and west of the Hall and school appears to be used for grazing, with some smaller horse paddocks enclosed by post and wire fencing. Within the land is Church Farm farmstead and a further residence associated with a group of agricultural outbuildings. Within pastoral parkland in the northern part of NF9 and to the south of Overstone village is St Nicholas Church, which is accessed from the driveway south of Sywell Road.

To the south of Overstone Hall and the school, is Overstone Park hotel, golf course, gym and leisure resort. Accommodation at Overstone Park includes lodges for sale or rent. The majority of lodges are adjacent to boundary woodland at the southern edge of NF9, but there are a small number of lakeside lodges in the southwest part of the land unit.
The high stone boundary wall to the edge of parkland in NF9 defines the western boundary of the land unit and part of the southern boundary, adjacent to Billing Lane. The stone boundary wall is also a feature on the western approach along Sywell Road into Overstone village and there is a Grade II Listed stone gateway (Pytchley Gates) into the park at the western extent of Sywell Road near the junction with Billing Lane). The stone boundary wall is also a consistent feature within the village, although in places housing development on the south side of Sywell Road has resulted in the removal of, or lowering of sections of wall.

The land within NF9 is gently rolling with two tributary valleys flowing southward across the western and eastern sides of the land unit, and with higher land (up to 110m Above Ordnance Datum) in between. The Hall and Church are on the west facing slope of the ridge and the Hall overlooks the lake at the western edge of the site. There are two further waterbodies (Upper Pond and Pike Pond) in the tributary valley on the eastern edge of NF9.

The majority of land cover within NF9 consists of grassland interspersed with mature broadleaved and conifer trees. There are also some areas of woodland and tree belts within the land unit, which are concentrated around the periphery of NF9 and associated with watercourses and waterbodies. Woodland surrounding the waterbodies in the eastern part of the site provides a buffer with Overstone Lakes Holiday Park which is to the immediate east and outside NF9. There is also a substantial wooded area in the northeast corner of NF9 which adjoins the settlement edge at Overstone village.

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

- There is an ‘Other Route with Public Access’ extending south from Sywell Road along a driveway which provides access to St Nicholas Church grounds;
- The pavements to Sywell Road run partly along the northern boundary of NF9 and provide access between the PRoWs which extend north from Overstone; and
- There is a by-way (Ref. HW42 and TE9) which extends east (toward Sywell Country Park) from Billing Lane and runs adjacent to the southern edge of NF9 for part of its route.

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

No relevant applications or consents within land unit. There are relevant consents (not shown on inset map above) within SUE allocation to the west.

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
- Gently rolling landform, particularly influenced by the valley formed by the tributary to the River Brampton;
- Overstone Park is in the eastern part of the LCA and includes Overstone Hall with large grassland and individual specimen trees, wooded edges to the park, a golf course and a large lake;
- The LCA includes three ironstone villages; Moulton in the east; Boughton to the west and Pitsford to the north, and a separate linear village of Overstone.
- Overstone consists of mainly post-war residential properties fronting Sywell Road;
- Part of the southern side of Sywell Road is fronted by properties and part by Overstone Park, which brings a wooded character to the road;
- There is a network of minor roads between the main road infrastructure which tend to follow an east to west alignment and link the villages of Boughton, Moulton, Pitsford to the wider area;
- No promoted footpaths in the LCA and the PRoW network is limited to short footpaths;
- Views are limited towards the neighbouring LCAs due to a combination of wooded corridors to watercourses and road network, woodland blocks and trees within Overstone Park and the gently rolling landform which create 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.
- Further development around these settlements should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to the setting of the settlements.

Summary of Northampton Landscape Sensitivity and Green Infrastructure Study

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>The majority of land within NF9 is categorised as high sensitivity (significant constraints such that development is inappropriate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>The majority of land within NF9 falls within the category of medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</td>
</tr>
<tr>
<td></td>
<td>There is a wide band of land running north-south across the centre of NF9 which is categorised as 'no known assets or issues' (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td></td>
<td>There is are two smaller areas of high sensitivity (significant constraints such that development is inappropriate) associated with Blackthorn Wood (LWS) and Overstone Lakes.</td>
</tr>
</tbody>
</table>
Cultural heritage sensitivity judgements for land unit:

All the land within NF9 is categorised as medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).

Flood zone and minerals sensitivity judgements for land unit:

The majority of land within NF9 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).

A small area of high sensitivity (significant constraints such that development is inappropriate) associated with the tributary watercourse and lake within Overstone Park.

Overall sensitivity judgements for land unit:

High sensitivity (significant constraints such that development is inappropriate) across all the land within NF9.

Proximity of land unit to Green Infrastructure Proposals:

None

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 linear tree belts and woodland adjoining the northern edge of Northampton means that residential development in the Southfields and Overstone Lodge areas are generally well screened in views looking south from publically accessible locations within NF9 and from the periphery of NF9. There are some gaps in the trees lining Billing Lane, allowing some glimpsed views of one or two houses amongst trees in views looking south from St Nicholas Church grounds. The hotel and lodges are also seen in this view, interspersed with trees and are perceived as part of Northampton’s settlement edge. From short sections of Billing Lane on the western boundary of the land unit there are localised views of housing directly adjacent (from Billing Lane the hotel development is screened from view by the boundary wall to the road edge and trees beyond).

The intervening tree belt to the north of the Round Spinney Industrial Estate provides some filtering and screening of views looking southwest from the Church grounds in the northern part of NF9, and in views from the roads at the western edge of the land unit. However the roofs of large industrial units are visible beyond, with tree cover along the A43 and A5076 forming a backdrop to views, and with the high voltage overhead line which extends north of the Industrial Estate nearer in the view.

In general the woodland and tree belts associated with northern edge of the parkland and vegetation to rear gardens largely screen and filter views of residential development in Overstone village from land to the south. On the public access route which leads to the Church there are some views to the north of clusters of two or three houses set amongst trees, creating a soft transition from parkland to settlement.

Intervening woodland completely screens views toward built development in Sywell from the land unit.
### Contribution of land to the setting or identity of settlement, or particular landscape features

The land within NF9 is of particular importance to the setting of Overstone Hall, St Nicholas Church, and the village of Overstone further to the north. The parkland landscape, including mature trees in grassland, woodland, waterbodies within tributary valleys, and stone boundary walls and gateways are features of the landscape which contribute to the setting of built development.

### Role land unit plays in perceived separation between settlements

Overall the land in NF9 is of great importance in the perceived separation between the northeast edge of Northampton and Overstone village. The stone boundary walls, rolling topography, mature parkland trees, tree belts and woodland within the land unit assist in the perceived separation between settlements. However, built development, such as the hotel in the southern part of the land unit does not contribute in this regard.

The role the land unit plays in the perceived separation between Northampton and Overstone, and Overstone and Moulton, will increase with the future development of the SUE allocation on open land to the west and northwest of NF9.

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

The land unit is perceived as open from the public access route to St Nicholas Church and the church grounds. From the church grounds there are glimpsed views of the hotel and lodges in the southwest part of the site, which influences this perception, although built development in this part of the site is distant and seen against a wooded backdrop.

The land unit is generally perceived as open from the roads which border NF9 to the west (Billing Lane and Sywell Road) and the eastern extent of the roads approaching the land unit from the A43 (The Avenue and Overstone Lane), although the intervening stone boundary walls partly obstruct the views into the land unit. The openness of the land unit is also perceived from the by-way (Ref. HW42) at the southern edge of NF9 which borders Blackthorn Wood.

The land is perceived as open in private views from residential properties within and directly bordering the land unit at the northeast edge of Northampton and southern edge of Overstone. The land is also perceived as open in private views from the Overstone Park Hotel and golf course and from the private school within the land unit, and from Overstone Lakes Holiday Park at the eastern boundary of NF9.

As a parkland landscape associated with Overstone Hall the land within NF9 is consistent with the characteristics associated with the District LCT and LCA, although consequently arable fields and hedgerow field boundaries are absent from the land unit itself. The land is also associated with tributary valleys which flow south toward the River Nene (rather than flowing west toward the River Brampton). However, the parkland landscape within NF9 makes a positive contribution to the wider landscape character of LCA 4b.

### Notable views

The tower in the front facade of Overstone Hall is a landmark feature of glimpsed views from the periphery of NF9.
There is a notable view at the northwest corner of NF9, where Sywell Road, Billing Lane, The Avenue and Overstone Lane converge, of the Pytchley Gates (Grade II Listed), which frame the views of the parkland landscape beyond.

St Nicholas Church is not a prominent feature of public views in the general area, but is a notable feature of the local views available from the public access route which connects with it.

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

Moulton by-pass is proposed to the east of Moulton along a section of the A43. The proposed by-pass would be routed across land within the SUE allocation, between NF9 and Moulton. The by-pass would re-join the A43 route further north where it meets Overstone Lane. The by-pass proposals include a new link road between the A43 and Sywell Road (by-passing The Avenue and Overstone Lane).

### Photographs taken during assessment (see photo locations on plan NF9b)

**P1:** View looking southwest toward St Nicholas Church from the public access route to it. The view includes the rooflines of large industrial buildings at Round Spinney Industrial Estate in the distance (to the right of the Church) beyond intervening parkland and land in the SUE allocation.

**P2:** View from Sywell Road of Overstone Farm at the northwest extent of NF9. The Northampton North SUE allocation surrounds the farmstead on the north side of Sywell Road.
P3: View of Overstone Park Golf Course in the southern part of NF9, viewed from the car park near the main entrance.

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

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF9 is of high sensitivity to a major mixed-use urban extension in excess of 5ha.

Whilst the openness of the land unit is perceived from private viewpoints within and adjacent to NF9, public viewpoints are limited. However there are views across the parkland boundary wall from the adjoining minor roads to the northwest, south and southwest, and from the by-way (Ref. HW42) which borders Blackthorn Wood. The land is also largely perceived as open from the public access route to St Nicholas Church and church grounds. Public access within the land unit is limited to the route to the church, although there are recreational opportunities for private users within NF9 and adjoining the land unit to the east.

Overall the land within NF9 is of great importance to the separation between the northeast edge of Northampton and Overstone village, and is of particular importance to the setting of Overstone Hall, St Nicholas Church, and the village further to the north. The parkland landscape, including mature trees in grassland, woodland, waterbodies within tributary valleys, stone boundary walls and gateways are features of the landscape which contribute to settlement setting, wider landscape character and assist in the perceived separation between settlements. The farmstead and curtilage also influences the setting of Overstone Village on the approach from the west. 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 in order to protect landscape setting.

In addition, the role the land unit plays in the perceived separation between Northampton and Overstone, and Overstone and Moulton, will increase with the future development of the SUE allocation (including Moulton by-pass) on open land to the west and northwest of NF9.

Taking account of the review and assessment above, it is recommended that all of NF9 is designated as a ‘green wedge’ in the future to protect it from development.
Plan NF9b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Northampton Fringe Areas: Review and Assessment

**Land Unit NF10 – Land to the north of Overstone**  
**Area: 52ha**

**Plan NF10a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development**

Rationale for selecting the land unit:  
NF10 has been selected for review and assessment as land which is currently designated in the Local Plan as ‘Green Wedge’, between Overstone village and the Sustainable Urban Extension (SUE) allocated to the north (see designations below).

Relevant current planning designations and known:  
- All the land in NF10 is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10)
Environmental constraints (see inset plan above):

- The woodland associated with a tributary watercourse adjacent to the northern and western boundaries known as 'Cowpasture Spinney' is a designated Local Wildlife Site (LWS).
- The northern boundary of NF9 (which follows the tributary watercourse) is in Environment Agency Flood Zones 2 and 3.
- Holly Lodge Farmhouse is a Grade II Listed building.
- Northampton North SUE (N3) is allocated on land within Daventry District to the immediate north of the land unit between the eastern edges of Moulton on the A43 and the tributary watercourse.

Physical separation land provides between settlements:

NF10 is to the northwest of the linear settlement of Overstone. The land unit is between Overstone and Moulton, which is approximately 0.7km to the west of Overstone.

Brief description of land:

NF10 consists of undulating farmland, which lies on the southeast side of a tributary valley, between a wooded watercourse (known as Cowpasture Spinney) to the northwest and linear settlement of Overstone village to the south. Overstone is a linear settlement along Sywell Road, which extends toward and merges with the village of Sywell (in Wellingborough Borough). At the western edge of NF10 the tributary watercourse flows south under Sywell Road and into Overstone Park.

The land within NF10 mainly comprises medium to large arable fields with generally intact hedgerow boundaries, with some hedgerow trees and tree belts at the northeast extent of the land unit. Part-way along the southern edge of NF10, on a promontory of slightly higher ground and adjoining the settlement edge is Holly Lodge Farm (with a Grade II Listed farmhouse), which is set within a generous curtilage and bordered by garden trees and tree belts. There are small grassland fields in places and adjacent to the village edge, some of which appear to be used for horse grazing. This land includes a small playing field (listed below), which is bordered by hedgerow vegetation and trees.

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

- Public Right of Way (PRoW) (Ref: DG2) runs from Sywell Road to the north towards Cowpasture Spinney and continues beyond to the A43 and Rectory Farm;
- PRoW (Ref: DG1) runs from the Sywell Road northwest towards Cowpasture Spinney and continues beyond to the A43; and
- Overstone Playing Field is in the western part of NF10, adjoining the village edge (to the rear of Overstone Primary School) and is accessed from PRoW (Ref. DG1).

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

No relevant applications or consents within land unit. There are relevant consents (not shown on inset map above) within SUE allocation to the west.

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

• Gently rolling landform, particularly influenced by the valley formed by the tributary to the River Brampton (in the central part of the LCA);
• A large proportion of the LCA is occupied by arable farming with moderately sized fields following an orthogonal pattern;
• Fields are generally bound by hedgerows, although there are places where these have removed and where parts of fields are used to store machinery and materials;
• The LCA includes three ironstone villages; Moulton in the east; Boughton to the west and Pitsford to the north, and a separate linear village of Overstone;
• The eastern side of Moulton extends towards the A43 and development fronts the road network also connecting to Northampton;
• Overstone consists of mainly post-war residential properties fronting Sywell Road and on the northern side of the road properties have vegetated rear gardens that back onto arable fields;
• There are a number of isolated farmsteads which are partly screened from view by hedgerows, groups of trees or small woodland within the property boundary;
• Within the LCA there are two main roads heading in a northerly direction (the A508 and A43). The A43 Kettering Road is mainly fronted by residential development, to the east of Moulton but the northern section passes next to a series of arable fields and becomes more exposed.
• There is a network of minor roads between the main road infrastructure which tend to follow an east to west alignment;
• 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 to watercourses and road network, woodland blocks and trees within Overstone Park and the gently rolling landform which create 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.
• Further development around these settlements should be resisted, particularly where fields, hedgerow boundaries and wooded areas contribute to the setting of the settlements.

Summary of Northampton Landscape Sensitivity and Green Infrastructure Study

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<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>All the land within NF10 is categorised as high-medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</th>
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</thead>
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<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>The northern and western parts of NF10 falls within the category of medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</td>
</tr>
</tbody>
</table>
The southeastern part of NF10 categorised as *no known assets or issues* (development may be possible subject to further investigation and appropriate mitigation).

There is a linear tract of **high sensitivity** land associated with Cowpasture Spinney to the north.

<table>
<thead>
<tr>
<th>Cultural heritage sensitivity judgements for land unit:</th>
<th>The majority of land within NF 10 is categorised as <em>no known assets or issues</em> (development may be possible subject to further investigation and appropriate mitigation). A small area of land within the eastern part of NF10 is categorised as <strong>medium sensitivity</strong> (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</th>
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</thead>
<tbody>
<tr>
<td>Flood zone and minerals sensitivity judgements for land unit:</td>
<td>The majority of land within NF10 is categorised as <em>no known assets or issues</em> (development may be possible subject to further investigation and appropriate mitigation). A small linear area of <strong>high sensitivity</strong> (significant constraints such that development is inappropriate) is associated with the tributary watercourse along part of the northern boundary to NF10.</td>
</tr>
<tr>
<td>Overall sensitivity judgements for land unit:</td>
<td>The land within NF10 is categorised as <strong>high-medium sensitivity</strong> with a linear area of <strong>high sensitivity</strong> associated with the tributary watercourse (Cowpastures Spinney).</td>
</tr>
<tr>
<td>Proximity of land unit to Green Infrastructure Proposals:</td>
<td>None.</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 | The settlement edges of Moulton (to the west) and Northampton (to the south and southeast) are screened from view by mature trees within Cowpastures Spinney, along the A43 and intervening built form and associated trees within Overstone village. In winter months there are heavily filtered views from the land unit looking west and northwest towards arable land (within the SUE allocation) beyond Cowpastures Spinney. The filtered views in winter months includes the high voltage overhead line which runs northward through this land. There are also heavily filtered views toward the A43. There are views of built development in Overstone from the land unit, however the residential edge is softened by rear garden vegetation including trees and trees on the south side of Sywell Road form a backdrop. The undulating landform also interrupts views of the settlement edge, so that smaller groups of houses are seen from the available viewpoints. |

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<table>
<thead>
<tr>
<th>Contribution of land to the setting or identity of settlement, or particular landscape features</th>
<th>NF10 contributes to the setting of Overstone, as a linear village on the edge of a parkland estate and bordering arable farmland to the north. The land within NF10 also contributes to the setting of the tributary watercourse and Cowpastures Spinney, as a distinctive landscape feature to the north of Sywell Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Role land unit plays in perceived separation between settlements</td>
<td>At present the land unit and mature tree belt (Cowpastures Spinney) at its northwest and western edges assist in the perceived separation between the eastern fringes of Moulton on the A43 Kettering Road and Overstone. With the future development of land between the A43 and NF10, the land unit and Cowpastures Spinney will be of increasing importance in relation to the perceived separation between Moulton or Northampton, and Overstone.</td>
</tr>
<tr>
<td>Contribution of land unit to perceived openness and wider landscape character</td>
<td>The openness of the land unit is appreciated from the PRoWs which cross it, in filtered views from Overstone Playing Fields, and from the private properties along the northern edge of Overstone. However the land within NF10 is generally screened from wider views by the tree belt to the northwestern edge of the land unit and the settlement edge to the south. There are some filtered glimpsed views of the land in NF10 from the PRoWs which continue north of the tributary watercourse (and NF10), and from the section of Sywell Road between Overstone Farm and the tributary watercourse. The land within NF10 is generally consistent with the key characteristics of the District LCA, comprising rolling and predominantly arable land, intersected by a wooded tributary watercourse and with generally intact hedgerows bounding fields. In relation to the key characteristics of the LCT, water bodies are not a feature of the land unit, and in relation to the description of the LCA, the land is associated with a tributary which flows south toward the River Nene (rather than flowing west toward the River Brampton). However, overall the farmland within NF10 contributes to the wider landscape character of LCA 4b.</td>
</tr>
<tr>
<td>Notable views</td>
<td>The Grade II Listed farmhouse at Holly Lodge Farm is a notable feature in views from the land unit looking toward the settlement edge.</td>
</tr>
<tr>
<td>Other relevant considerations (e.g. existing or future planned transport infrastructure)</td>
<td>Moulton Bypass is proposed to the east of Moulton along a section of the A43. The proposed bypass would be routed across land within the SUE allocation, between NF10 and Moulton. The bypass would re-join the A43 route further north where it meets Overstone Lane with proposed dualling on the A43 northward. The bypass proposals include a new link road between the A43 and Sywell Road, which would connect with Sywell Road to the west of NF10.</td>
</tr>
</tbody>
</table>
Photographs taken during assessment (see photo locations on plan NF10b)

P1: View looking southwest from PRoW (Ref. DG2) across arable land in NF10 and toward the southwest extent of the linear settlement of Overstone, and toward the substantial tree belt along the tributary watercourse (Cowpastures Spinney), which heavily filters views of the land (in the SUE allocation) beyond.

P2: View looking northeast from PRoW (Ref. DG2) toward hedgerow trees and tree belts at the northeast edge of the land unit, with glimpsed views of houses in Overstone village.

P3: View looking east from PRoW (Ref. DG1) of settlement edge to the south of Holly Lodge Farm. The residential edge is softened by rear garden vegetation including trees.

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

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in NF10 is of medium-high sensitivity to a major mixed-use urban extension in excess of 5ha, and the linear woodland along the tributary watercourse at the western and northwestern edges of the land unit (Cowpastures Spinney) is of high sensitivity.

The land in NF10 generally is enclosed by settlement and linear woodland, although the land is perceived as open from the PRoWs which cross it, and the predominantly private viewpoints at the northern edge of Overstone. The PRoW network extending north across NF10 (providing a continuous footpath route as far as Holcot and Pitsford Water) and Overstone Playing Fields provides some recreational opportunities at the village edge, which are of added importance given the lack of public access within Overstone Parkland to the south.

NF10 contributes to the setting of Overstone, as a linear village on the edge of a parkland estate and bordering arable farmland to the north, and also as part of the setting to the wooded tributary.
textcourse, which is a distinctive landscape feature to the north of Sywell Road. Overall the farmland within NF10 and wooded watercourse to its western and northwestern boundaries contribute to the wider landscape character of LCA 4b. At present the land unit and Cowpastures Spinney assist in the perceived separation between Moulton and Overstone. The role the land unit plays in the perceived separation between Northampton and Overstone, and Overstone and Moulton, will increase with the future development of the SUE allocation (including Moulton by-pass) on open land to the west and northwest of NF10.

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 in order to protect landscape setting.

Taking account of the review and assessment above, but particularly given the planned development within the SUE allocation to the west and northwest, it is recommended that all of NF10 is designated as a ‘green wedge’ in the future to protect it from development.

Plan NF10b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
Land Unit NF11 – Land between Moulton and Holcot

Plan NF11a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreational Routes, and Consented Development

Rationale for selecting the land unit:

NF11 has been selected for review and assessment as land between the villages of Moulton and Holcot, which partly borders an allocation for a Sustainable Urban Extension (SUE) extending north from Northampton and adjacent to the A43 Kettering Road (see designations below).
Relevant current planning designations and known environmental constraints (see inset plan above):

- There are Grade II Listed Buildings at Rectory Farm, Overstone Old Rectory and Overstone Grange in the southeast part of NF11.
- A linear tract of land associated with the southwest section of the tributary watercourse (southwest of Marsh Spinney) is in the Environment Agency's Floodzones 2 and 3.
- There are a number of Grade II Listed Buildings in Holcot to the north of the land unit.
- There are a number of Listed Buildings within the Conservation Area at the centre of Moulton, which is close to the southern extent of the land unit. The majority of Listed Buildings are Grade II, but St Peter and St Paul's Church is Grade I listed.
- Northampton North SUE (N3) is allocated on land within Daventry District to the immediate southeast of the land unit. The northern part of the SUE allocation is between the A43 Kettering Road and the tributary watercourse at Cowpastures Spinney.

Physical separation land provides between settlements:

NF11 is between the village of Moulton to the south and the small village of Holcot, which is approximately 2.5km to the north. The land also contributes to the physical separation between Holcot and the village of Overstone, which is approximately 3.0km to the southeast.

Brief description of land:

The land in NF11 is bordered by the A43 Kettering Road to the southeast and Sywell Road to the northeast, a minor road which provides a connection between the A43 and Holcot village. The land unit’s western boundary is defined by Holcot Road and Moulton Road, which run northward from the centre of Moulton to Holcot. The upper stretch of the tributary watercourse (which flows west toward the River Brampton in NF3) and its associated small tributaries extend across the south and southeast parts of the land unit within a shallow valley, with a low point of approximately 100m Above Ordnance Datum (AOD) at the southwest corner of NF11. To the northwest of the tributary valley the land rises up to a ridge of higher ground (at 125+m AOD). Further north the land falls away toward the edge of Holcot and Pitsford Water immediately beyond.

The land in NF11 comprises a mixture of arable and pastoral land. Medium to large sized arable fields are mainly located within the central spine of the land unit, with small to medium sized pastoral fields adjoining the southern edge of Holcot, part of the northern edge of Moulton, the eastern edge of the land unit (bordering the A43 Kettering Road and Sywell Road), and pockets of pastoral land adjacent to Holcot Road.

Fields are generally bound by intact hedgerows, with hedgerow trees or lines of trees. There are also pockets of woodland in places at the corners of fields. There are also a small number of farmsteads and other individual properties along the road edges in the land unit. These include Tithe Farm and New College Farm on the ridge of higher ground, and Rectory Farm and Overstone Grange in the southeast part of NF11 and set back from the A43.

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

- Public Right of Way (Ref: DD1) runs northeast from Overstone Road, Moulton towards Marsh Spinney and the junction with PRoW (Ref: DG3);
- Public Right of Way (Ref: DG2) runs northwest from
Rectory Farm Cottages on the A43 via Rectory Farm to the junction with PRoW (Ref: CW1);
- Public Right of Way (Ref: CW1) runs northwest from the junction with DG2 towards Back Lane, Holcot; and
- Public Right of Way (Ref: DG4) runs from the A43 north towards Grange Cottages and the junction with DG3.

**Current relevant planning applications or consents within or adjacent to land unit:**
- Outline planning approval for up to 85 dwellings on land in the southern corner of NF11 (Council ref. DA/2013/0686). Current reserved matters application for 85 dwellings not yet determined (Council ref. DA/2017/0071).
- Full planning approval for 27 dwellings on land to the south of NF11 (Council ref. DA/2013/0554). (At time of survey construction had not commenced).

**Summary of Updated Daventry District Landscape Character Assessment:**

The northern half of the land is in LCT 5 Clay Plateau, LCA 5b Sywell Plateau and the southern half is in LCT 4 Rolling Ironstone Valley Slopes, LCA 4b Moulton Slopes

**Key features of LCT 5 Clay Plateau**
- Boulder Clay deposits overlie almost the entire landscape, obscuring variations in the underlying solid geology and giving a unity of character;
- Broad, elevated undulating plateau dissected and drained by numerous valleys with convex profile valley sides;
- Expansive, long distance and panoramic views across open areas of plateau and sense of exposure in some prominent locations;
- Limited tree cover comprising broadleaved woodlands and mature hedgerow trees;
- Where trees, woodlands and undulating landform combine, they limit or define views and create a more intimate character in places;
- Numerous water bodies including small reservoirs on the Naseby Plateau;
- Productive arable farmland within medium and large scale fields predominates on elevated land although sheep and cattle pastures also prevalent, often in smaller fields adjacent to watercourses;
- Hedgerows are often low and well clipped, although intermittent sections show evidence of decline, and emphasise the undulating character of the landscape;
- Sparsely settled with small villages and isolated farms prevalent; and
- Monuments and landscape features associated with the Battle of Naseby are distinctive elements of the local landscape.

**Relevant additional characteristics taken from description of LCA 5b Sywell Plateau**
- An elevated area that forms the catchment for the Pitsford Water (reservoir) and the watercourses follow a radial arrangement from higher ground that leads down towards the reservoir;
- Watercourses have formed barely discernible valleys but have some definition by associated riparian vegetation;
- The overriding land use is arable with fields bordered by low hedgerows with limited hedgerow trees.
- Near the settlements in the south the field pattern becomes much finer grained;
- Woodland is generally limited but there are some small wooded areas (including Ancient Woodland) and wooded road corridors to the margins of the LCA, watercourses tend to be defined by belts of riparian vegetation, and mature trees are a common feature to field boundaries near settlements;
- There are three settlements in close proximity at the south eastern corner of the Plateau: Walgrave, Hannington and Holcot. All have a nucleated form and watercourses are a common feature passing through or along the edge of the settlement;
- On most approaches the settlements are screened from view by taller hedgerows and hedgerow trees that mark the roadside and also by linear belts of riparian vegetation along the watercourses;
- There are only two main roads, both routed to the edges of Sywell Plateau. The A43 runs along the eastern boundary of the LCA and both sides of the road are wooded, reducing its
presence;

- Common to other landscape character areas in this type is the configuration of country lanes with their wide grass verge to one side and narrow verge to other side, both enclosed by low clipped hedgerows. Elsewhere the generally sparse population and limited network of rural lanes means that the area is quite tranquil;
- There are PRoWs and those present cover long distances; and
- Sywell Plateau has a more limited variation in landform compared with Naseby Plateau and this has an effect on views, with few panoramic views towards neighbouring landscape character areas.

Relevant Summary of Landscape Strategy for LCA 5b Sywell Plateau

- The nucleated pattern of the settlements in the southeast of Sywell Plateau and the fine grained field pattern to the settlement fringes needs to be conserved. Any development proposals should be consistent with that pattern and the outer edges of any development should be softened with hedgerows, hedgerow trees and small copses.
- Development proposals should also respect approaches and gateways into villages, views towards church spires, relate to local vernacular and make reference to village design statements, character appraisals and neighbourhood plans where available.
- Pedestrian experience on the network of fairly direct linear PRoWs through Sywell Plateau should be enhanced through restoring and improving hedgerow boundaries with hedgerow trees and enhancing waymarking.

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;
- A large proportion of the LCA is occupied by arable farming with moderately sized fields following an orthogonal pattern;
- Fields are generally bound by hedgerows, although there are places where these have removed and where parts of fields are used to store machinery and materials;
- Riparian vegetation along the tributary watercourse in combination with adjacent pastoral fields creates a landscape feature at the valley bottom;
- The LCA includes three ironstone villages; Moulton in the east; Boughton to the west and Pitsford to the north, and a separate linear village of Overstone;
- Along the northern edge of Moulton, the tributary in combination with riparian vegetation and pastoral fields provide a green corridor, contributing to the setting of St Peter and St Paul's Church;
- There is development north of the green corridor including Moulton College and there is a separate small residential area fronting Holcot Road.
In terms of other development there are a number of isolated farmsteads which are partly screened from views by hedgerows, groups of trees or small woodland within property boundaries;

Within the LCA there are two main roads heading in a northerly direction (the A508 and A43). The A43 Kettering Road is mainly fronted by residential development, to the east of Moulton but the northern section passes next to a series of arable fields and becomes more exposed.

There is a network of minor roads between the main road infrastructure which tend to follow an east to west alignment and link the three villages to the wider area;

There are no promoted footpaths in the LCA and the PRoW network is limited to short footpaths connecting the three villages to the wider area; and

Views are limited towards the neighbouring LCAs due to a combination of wooded corridors to watercourses and road network, 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 and it is important that further development along this edge and around the edges of the settlements should be resisted particularly where fields, hedgerow boundaries and wooded areas contribute to the village setting;

- The watercourse and green corridor north of the church at Moulton should be conserved as it is important to the setting of the church and the historic core of the village;

- Careful routing of the Northampton Northern Orbital Route 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 Northampton Northern 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 (the northern half of NF11 is outside the study boundary)

<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>All the land in the southern half of NF11 is judged to be high-medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>In the southern half of NF11 the southwest part of the land unit and linear area further to the northeast and associated with the tributary and including Overstone Grange, Grange Cottages, Overstone Old Rectory and Rectory Farm are judged to be of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). The remainder of the southern half of NF11 is classified as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Cultural heritage sensitivity judgements for land unit:</td>
<td>In general the land in the southern half of NF11 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). Small areas scattered across the southern half of NF11 are judged to be medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). There is a linear tract of land along the A43 in the southern half of NF11 and small area close to Rectory Farm which is judged to be of low sensitivity (some constraints identified although</td>
</tr>
</tbody>
</table>
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 the southern half of NF11 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). A very small linear area along the tributary and a small area at the southeast boundary of the land unit (adjacent to the A43) is judged to be of **high sensitivity** (significant constraints such that development is inappropriate).

**Overall sensitivity judgements for land unit:**

The majority of the southern half of NF11 is judged to be of **high-medium** sensitivity overall. There is a very small area of **medium sensitivity** associated along the northern residential edge of Moulton, a very small linear area of **high sensitivity** along the watercourse, and a very small area of **high sensitivity** to the southeast boundary with the A43.

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

None

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**

In general the intervening higher ground between Moulton and Holcot, combined with hedgerows, vegetation and small pockets of woodland mean that views toward the settlement edges are screened from much of the land unit.

On the sections of Moulton Road, Sywell Road and the PRoW (Ref. CW1) approaching Holcot (within approximately 0.75km) there are glimpsed views of properties on the edge of the village, with hedgerow and garden vegetation partially filtering and screening views.

There are some longer views toward Moulton available looking south from the higher ground at the centre of the land unit, and from Holcot Road and the A43 Kettering Road at the edges of the land unit (and where tree belts lining the A43 Kettering Road do not obscure the view). In these views built development in Moulton appears interspersed with trees and with tree cover forming a backdrop to views. There are also nearer views of the settlement edge of Moulton from the PRoW (Refs. DD1 and DG3) which extends north of the village toward Overstone Grange.

With the future development of the N3 SUE allocation, there would be some views of the new settlement edge from the adjacent section of the A43 Kettering Road, beyond intervening hedgerow and hedgerow trees, which would partly filter and screen views. The hedgerow vegetation and tree belts lining the A43 would also restrict views of new settlement from the PRoWs at the southeast edge of the land unit, although views are likely from sections of PRoW to the southwest of Overstone Grange.
<table>
<thead>
<tr>
<th>Contribution of land to the setting or identity of settlement, or particular landscape features</th>
<th>The farmland within the tributary valley in the southern half of NF11 is of importance to the setting of Moulton. The village has extended along arterial routes from a nucleated core, but is still predominantly surrounded by farmland and overall retains a rural character. The farmland in the northern part of NF11 contributes to the setting of Holcot, as a small nucleated village within a rural landscape, which has a remote feel. The farmland in the northern part of NF11 also forms part of the farmland setting to Pitsford Water.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Role land unit plays in perceived separation between settlements</td>
<td>At present the 461ha of farmland plays a role in the perceived separation between Moulton and Holcot, and contributes to the perceived separation between Overstone and Holcot. In particular, the ridge of higher ground in the northern part of NF11 emphasises the separation of Holcot (and Pitsford Water) from the villages outlying the northern edge of Northampton. Hedgerows, hedgerow trees and small pockets of woodland throughout the land unit also assist in this perception. Future development on land to the southeast of the A43 Kettering Road within the SUE allocation and extending north as far as Rectory Farm, will be perceived as an extension of Northampton. In the future the land in the southern part of NF11 will play a role in the perceived separation between this northern extension of Northampton and Moulton to the southwest. The land unit will also play a role in the perceived separation between the SUE and Holcot, although at approximately 2.0km from the northern extent of the SUE, Holcot would still be perceived as remote.</td>
</tr>
<tr>
<td>Contribution of land unit to perceived openness and wider landscape character</td>
<td>The open farmland within NF11 is visible from the roads which border the land unit and the PRoWs which cross it. The openness of the southern part of the land unit is perceived from the settlement edge of Moulton, where farmland within the tributary valley and rising up onto higher ground to the north is visible. Similarly the openness of the northern part of the land unit is perceived from Holcot, where pastoral and arable fields are visible rising up toward the ridgeline to the south of the village. The land is also perceived as open from the individual private properties within and bordering NF11. The land within NF11 is generally consistent with the key characteristics of the District LCTs and LCAs that the land unit is within, although the numerous waterbodies (listed as characteristic of both LCTs) are not a feature of the land unit. At present the urban fringe influences of Northampton are not readily apparent in the southern part of NF11 (in LCA 4b), and watercourses are not a feature of the northern part of NF11. However, overall the land in NF11 contributes to the wider landscape character, and particularly the setting of settlements, which are specifically highlighted in the LCA descriptions.</td>
</tr>
<tr>
<td>Notable views</td>
<td>St Peter and St Paul Church tower in Moulton is seen on the skyline when travelling south on Holcot Road from the junction with Boughton Fair Lane.</td>
</tr>
</tbody>
</table>
There are views of Pitsford Water from higher ground on Moulton Road on the approach toward Holcot.

Northamptonshire County Council is currently consulting on route options for the NNOR. Options 1 to 4 cross the southern part of NF11 to the north of the main tributary watercourse. If one of these options is taken forward then the importance of the remaining land in the southern part of NF11, in the setting of Moulton would be increased, and its role in providing separation between Moulton and Holcot would be slightly increased. However, Holcot would still be some 1.5km further to the north and separated by the ridge of higher ground in the northern part of the land unit.

(If the southern NNOR option is taken forward it would not influence land within NF11, as it would be accommodated along the existing road network within the northern extent of Northampton).

**Photographs taken during assessment** (see photo locations on plan NF11b)

*P1: View looking northwest along PRoW (Ref. CW1) with glimpsed views of the southern edge of Holcot beyond hedgerow trees, and a glimpsed view of Pitsford Water.*

*P2: View looking north from PRoW (Ref. DD1) across tributary watercourse (associated with nearest hedgeline) and toward ridge of farmland which separates Moulton from Holcot.*
P3: View looking east from Holcot Road across ridge of farmland in northern part of NF11.

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

The Northampton Landscape Sensitivity and Green Infrastructure Study concluded that the land in the southern half of NF11 overall is of high-medium sensitivity to a major mixed-use urban extension in excess of 5ha. (The land in the northern half of NF11 did not form part of the study).

The land in NF11 is perceived as open from the roads and settlement edges which border it, and from the PRoWs which extend across it. These PRoWs provide recreational opportunities extending north from Moulton (and also connecting with PRoWs from Overstone) toward Holcot and Pitsford Water.

The land in the southern half of NF11 is important to the setting of Moulton, and the land in the northern part of NF11 is important to the setting of Holcot. The importance of village setting is highlighted in the landscape strategies for both LCA 4b and LCA 5b. Overall the farmland within NF11 contributes to the wider landscape character of LCA 4b and LCA 5b.

At present the land unit assists in the perceived separation between Moulton and Holcot, and Overstone and Holcot. Holcot is some 3.0km distant and is separated from the villages to the south by a ridge of farmland and is perceived as remote. In the future the southern part of the land unit will play a particularly important role in the perceived separation between Northampton and Moulton with the development of the SUE allocation to the southeast, and if one of the NNOR is taken forward crossing NF11. 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.

Taking account of the review and assessment above, it is recommended that the majority and southern part of NF11 is designated as a ‘green wedge’ in the future to protect it from development (see Plan NF11b overleaf). It is considered that the northern part of NF11 forms part of open countryside, which contributes to the setting of Holcot and wider landscape character, but is remote from the existing and future northern edge of Northampton and outlying villages, and does not require a green wedge designation.
Plan NF11b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)