CT4 Policy Approach to Daventry Fringe Areas: Review and Assessment

**Land Unit Ref: DA1  Area: 83ha**

<table>
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<tr>
<th>Plan DA1a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreation Opportunities, and Consented Development</th>
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</table>

**Rationale for selecting the land unit**

DA1 has been selected for review and assessment as it currently provides an area of separation between the north western edge of Daventry and Braunston (to the north west).

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

- Special Landscape Area (Daventry District Council Saved Local Plan Policy EN1) on land to southwest of DA1;
- Land to the north of DA1 is currently designated as ‘Rural Access Area’ (Daventry District Council Saved Local Plan...
| Policy EN11 |  
|---|---
| **Physical separation land provides between settlements:** | DA1 extends from the north western edge of Daventry and part of the rural area separating Daventry and Braunston. Braunston is approximately 1.5km to the northwest of Daventry.  
| **Brief description of land unit:** | The eastern part of the land unit is on the highest ground (155m AOD) and slopes down in a northerly direction towards a small watercourse that defines the western boundary. The land unit comprises predominantly medium scale arable fields bounded by intact hedgerows with some hedgerow trees. There are a small number of pastoral fields near to the watercourse. A linear woodland occupies a disused railway next to the northern boundary of the land unit. The eastern boundary follows the boundary of a proposed allocation site and then next to the recently completed warehouses. The southern boundary is defined by a low hedgerow with the A45 beyond.  

The land unit includes an area of land to the north of the disused railway described above. It is linear in shape and characterised by pastoral land. The southern boundary is defined by the linear woodland to the disused railway. The short western boundary is defined by a small wooded area. The northern boundary is defined by wooded belt that occupies some steep ground leading to the Grand Union Canal. The eastern boundary is defined by a mature hedgerow, with more hedgerow trees present as the boundary progresses southwards.  

| **Public access and recreational routes (see inset plan above):** | Bridleway (Ref: VB9) runs along a section of the eastern boundary of DA1 and then continues along the north western edge of Daventry to the A45  

Jurassic Way Long Distance Route (LDR) (Ref. ED3) is near but outside the western boundary of the land unit  

Grand Union Canal Recreational Route follows the northern boundary of the land unit.  

| **Current planning applications or consents on land within or immediately adjacent:** | Next to north east corner of land unit – DA/2016/0524 & DA/2014/0491; Installation of two roof cooling units and installation of new plant unit & Installation of two external freezer units.  

Next to south east corner of land unit – DA/2013/0454; Renewal of planning permission for the construction of Apex Park.  

Western edge – DA/2015/0895; Construction of agricultural building for cattle.  

| **Relevant Summary of Updated Daventry District Landscape Character Assessment:** | NF1 is in LCT 13 Undulating Hills and Valleys and LCA 13c Long Buckby  

**Key features of the LCT13 Undulating Hills and Valleys:**  

- Extensive gently rolling and productive rural landscape with a cohesive and recognisable character;  

- Rich and productive agricultural land contained by strong hedgerow enclosure, and a deeply rural character;  

- Navigable canals are an important component in parts of this landscape providing a linear wildlife and recreational asset;  

- Numerous small deciduous woodlands, copses and shelterbelts punctuate the rural landscape and contribute to the impression of a well treed landscape;  

- Hedgerow trees within the strong hedgerow network also contribute to the perception of a well treed intimate and sometimes enclosed landscape;  

- Communication routes, urban influences and infrastructure have, where present, eroded local rural landscape character with the noise and movement associated with traffic and visual influences of urban activities contrasting with the sense of rural isolation and tranquillity. |
Relevant additional characteristics taken from description of LCA 13b Daventry

- The Grand Union Canal is present along the eastern part of the character area and a spur is routed through the central part (to the north of Daventry and west to Braunston). These canals are a feature of the landscape but often trees along their boundaries limit their prominence.
- Field size varies with smaller field patterns present close to settlement fringes with larger fields on higher ground close to the A361 and the B4036.
- Fields are bounded by intact well-maintained hedgerows and frequent hedgerow trees.
- Woodland is also associated with linear features such as rivers, canals and main roads. This creates a well treed appearance through the combination of these larger wooded blocks and frequent hedgerow trees; copses on slopes of higher ground and woodland along linear features.
- Daventry exerts a localised influence on the landscape, this is most notable along the north western edges of the town where new warehouse development forms a prominent urban influence and industrialised approach into this part of the town.
- Braunston is on rising ground to the north of the Grand Union Canal and the combination of hedgerows, small fields and frequent trees along the village’s southern edge provides an attractive edge in views from the canalside.

Relevant Summary of Landscape Strategy for LCA 13b Daventry:

- New development, and land management should be controlled to conserve and enhance the balance of the rural elements that contribute to the intrinsic character of this productive agricultural landscape.
- Opportunities should be sought to minimise the effects of warehouse development north of Daventry through managing the scale and massing of proposed new buildings.


<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>Land to the southern and western parts and northern edge of DA1 is judged to be of <strong>high-medium sensitivity</strong> (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation). Land to the eastern part is judged to be of <strong>low sensitivity</strong> (Some constraints identified, although development may be possible subject to further detailed investigation and appropriate mitigation).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>Land in DA1 mainly falls under the category of <strong>‘no known assets or issues’</strong> (development may be possible subject to further investigation and appropriate mitigation). The north eastern edge of the site next to the wooded disused railway is judged as <strong>high sensitivity</strong> (significant constraints such that development is inappropriate). The eastern edge of DA1 is judged to be <strong>medium sensitivity</strong> (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Cultural heritage sensitivity judgements for land unit:</td>
<td>The majority of land in DA1 falls within the category of <strong>‘no known assets or issues’</strong> (development may be possible subject to further investigation and appropriate mitigation). A small area of land adjacent to the western boundary of DA1 is of <strong>medium sensitivity</strong> (Significant constraints identified, although some 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>All land in DA1 is categorised as <strong>‘no known assets or issues’</strong> (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Overall sensitivity judgements for land unit:</td>
<td>Not undertaken as part of the study</td>
</tr>
</tbody>
</table>
Proximity of land unit to Green Infrastructure Proposals:

<table>
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<tr>
<th>Biodiversity Networks:</th>
<th>Sustainable Movement Networks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Simplified habitat links to northern, eastern and western boundaries of the land unit.</td>
<td>Secondary movement network to northern and eastern boundaries of the land unit.</td>
</tr>
</tbody>
</table>

See the following link on the West Northamptonshire Joint Planning Unit’s website for the full report and figures (under Part B Sensitivity Review):

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=3430192

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 existing large employment units to the western edge of Daventry are on some of the highest ground in the area (160m and 150m AOD) and the scale and massing of the building form and limited height of the screen planting alongside means that the employment units are in view from most parts of the land unit, excepting the lowest ground next to the western boundary. Here views towards Daventry are screened by landform and vegetation.

Braunston has been built on the ridge of a hill ranging in height from 120m to 140m AOD. There are views of the settlement from all parts of the land unit excepting the lowest ground next to the western boundary. Here views towards Braunston are screened by landform and vegetation.

From bridleway (ref. VB9) next to eastern edge of the land unit there are near views of the screen planting adjacent the large employment units and the buildings rising above the trees. There are also views north west towards Braunston, including the spire to All Saints Church, from a section of the bridleway near the north east corner of the land unit. This means there is some intervisibility between Daventry & Braunston.

At the time of writing (February 2017), an employment development was under construction next to the south east corner of the land unit bringing development closer in the view to the bridleway. The development is prominent in views as it is being constructed on some of the highest land in the area at 160-165m AOD. The proposals include woodland and ornamental tree planting to the western edge of that site. Over a period of 10-15 years, the planting should establish and provide screening to the lower sections of the building form.

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

The disposition of the land unit contributes to the setting of Daventry, in that it is characterised by agricultural land rising up to 150m AOD at the western edge of the settlement. Apart from the existing warehouses to the western edge, the main area of Daventry has been developed on lower ground to the east and is not in view from the western approach along the A45.

DA1 also contributes to the setting of Braunston, although the land unit is currently separated from the settlement by an area of undulating rural land, west of the western boundary of the land unit.

Role land unit plays in

The land unit has an approximate width of 700m reaching high
perceived separation between settlements

<table>
<thead>
<tr>
<th>Settlements</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Daventry</td>
<td>ground up to 150m AOD near to the eastern boundary. It plays an important part in the separation between Daventry and Braunston, although there is intervisibility between the two settlements as development is on high ground.</td>
</tr>
</tbody>
</table>

Contribution of land unit to perceived openness and wider landscape character

<table>
<thead>
<tr>
<th>Land Unit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA1</td>
<td>The openness of the land unit is perceived from the existing settlement edge to Daventry where the sloping land of the land unit is visible dropping down towards the western boundary. Also in the view is the undulating land beyond the western boundary with Braunston in the distance. The openness of the land unit is also perceived from Braunston where the farmland in DA1 is visible rising up onto higher ground leading to the edge of Daventry. The land is also perceived as open from the bridleway (ref. VB9), the Jurassic Way LDR (ref. ED3), Grand Union Canal Recreational Route and A45.</td>
</tr>
</tbody>
</table>

The land within DA1 is generally consistent with the key characteristics of the Hills and Valleys Landscape Character Type, comprising a gently rolling and productive rural landscape contained by a strong hedgerow enclosure and a deeply rural character. Hedgerow trees within the strong hedgerow network also contribute to the perception of a well treed intimate and sometimes enclosed landscape.

Notable views

<table>
<thead>
<tr>
<th>Views</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwesterly views</td>
<td>There are northwesterly views towards the spire of All Saints Church, Braunston from the bridleway (ref. VB9) at the north east corner of the land unit.</td>
</tr>
</tbody>
</table>

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

None.

Photographs taken during assessment (see photo locations on plan DA1b)

P1: View looking north west from bridleway (ref. VB9) towards the undulating land of DA1, the wooded disused railway and Braunston in the distance.
Recommendation on future designation of land (to protect from development):

The Daventry Infrastructure Studies – Green Infrastructure and Landscape Technical Report concluded that land to the southern and western parts and northern edge of the land unit of high-medium sensitivity for landscape and visual for a major mixed-use urban extension in excess of 5ha, the remainder is of low sensitivity. For biodiversity and cultural heritage there were small areas of medium sensitivity with the remainder of the land considered to have no known assets or issues. For flood zone and minerals all land in DA1 was categorised as no known assets or issues.
The land in DA1 is perceived as open for a short section of the bridleway (ref. VB9) along the eastern edge, the adjoining A45, the Jurassic Way LDR (ref. ED3) and the Grand Union Canal Recreational Route. The PRoW network provides recreational opportunities for the local community and visitors to the area. DA1 (identified on the plan below) is of importance in maintaining the existing and future separation of Daventry and Braunston and preserving the settlement setting of Daventry (which is highlighted in the landscape strategy for LCA 13b Daventry). The land unit also contributes to perceived openness and key features of the Hills and Valleys Landscape Character Type.

Taking account of the review and assessment above, it is recommended that DA1 is designated as a ‘green wedge’ in the future to protect it from development (see Plan NF1b overleaf).

Plan DA1b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Daventry Fringe Areas: Review and Assessment

Land Unit Ref: DA2  Area: 79ha

Plan DA2a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreation Opportunities, and Consented Development

Rationale for selecting the land unit

DA2 has been selected for review and assessment as it currently provides an area of separation between the northern edge of Daventry and Welton.

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

- Land south of DA2 is currently designated as ‘Green Wedge’ (Daventry District Council Saved Local Plan Policy EN10)
- Conservation Area forming part of the Grand Union Canal
(GUC) corridor

Physical separation land provides between settlements: DA2 is located between the northern edge of Daventry and village of Welton which is 650m to the north.

Brief description of land: Landform is generally gently rolling (between 110m and 165m AOD) and rises up from the lowest point in the east up to the highest in the west. In the eastern part of the land unit there is a gentle ridge between the southern edge of Welton and the northern edge of Daventry. The land becomes more steeply sloping in the central part of the land unit near to Welton Place Farm as land rises up in a westward direction. Land mainly comprises medium to large-scale arable fields bounded by generally intact, low hedgerows with occasional hedgerow trees, and some isolated field trees. There are also some woodland copses (Mickle Well Spinney and the Rookery) associated with the steep slope. At the eastern edge of the steep slope is Long Stream Pond which leads up towards the edge of Welton. The treed edges to the Pond form a wooded corridor. The northern boundary of the land unit is defined by a hedgerow with trees next to a rural lane leading from the A361 to Welton. A long section of the eastern boundary is next to the edge of Welton and is largely wooded. The eastern boundary then extends across land between Welton and Daventry and follows a clipped hedgerow. A section of the southern boundary is next to the wooded edge to the Grand Union Canal walk, which includes the wooded Bridge Spinneys. The southern boundary continues westwards along a field boundary between arable fields but with no hedgerow definition in places (although there is a short wooded belt near to Welton Place Farm). The western boundary is also short and is defined by a low clipped hedge, next to the A361.

Public access and recreational opportunities (see inset plan above): • Welton Lane (road with separate but parallel cycle and pedestrian route) linking Daventry and Welton. Crockwell Hill forms part of National Cycle Route (NCR) 50. NCR 50 is then routed through Welton and then along the northern edge of DA2. • Country lane linking A361 and Welton. • Grand Union Canal (GUC) recreational route runs near to a section of the southern boundary of the land unit.

Current planning applications or consents on land within or immediately adjacent: • South east of land unit DA/2014/0638 – Monksmoor residential development of 175 dwellings (under construction) • South of land unit – DA/2014/0869; development of up to 450 dwellings

Relevant Summary of Updated Daventry District Landscape Character Assessment: DA2 is in LCT 13 Undulating Hills and Valleys and LCA 13b Daventry

Key features of the LCT13 Undulating Hills and Valleys
• Extensive gently rolling and productive rural landscape with a cohesive and recognisable character;
• Navigable canals are an important visual component of the landscape;
• Mixed farming predominates across the landscape, although local land use and field patterns are strongly influenced by landform;
• Numerous small deciduous woodlands, copses and shelterbelts, and hedgerow trees within the strong hedgerow network, contribute to the impression of a well treed landscape. These elements combine with landform to create an intimate and sometimes enclosed landscape;
• Numerous villages linked by winding country lanes contribute to rural character; and
• Communication routes and urban influences, where present, have eroded local rural landscape character.

Relevant additional characteristics taken from description of LCA 13b Daventry
• The Grand Union Canal is present along the eastern part of the character area and a spur is routed through the central part (to the north of Daventry and west to Braunston). These are a feature of the landscape but often trees along their boundaries limit their prominence.
• Field size varies with smaller field patterns present close to settlement fringes with larger fields on higher ground close to the A361 and the B4036.
• Fields are bounded by intact well-maintained hedgerows and frequent hedgerow trees.
• Woodland is also associated with linear features such as rivers, canals and main roads. This creates a well treed appearance through the combination of these larger wooded blocks and frequent hedgerow trees; coves on slopes of higher ground and woodland along linear features.
• Daventry exerts a localised influence on the landscape, this is most notable along the north western edges of the town.

Relevant Summary of Landscape Strategy for LCA 13b Daventry:
• New development or changes in land management should conserve and enhance the balance of elements in the rural farming landscape, which comprise farmland, hedgerows, trees and woodlands on gently rolling landform.
• Wherever possible, the distinctive and strong hedgerow network should remain intact, particularly where historic field patterns are evident.
• Valued intact historic landscapes and features should be retained and protected from decline, notably the irreplaceable areas of ridge and furrow.
• Development that increases the prominence of villages within the landscape would have an adverse effect on the intrinsic character. Any proposed infill or localised expansion should retain the village’s existing footprint, distinctive character and setting in the landscape.


| Landscape and visual sensitivity judgements for land unit: | All the land in DA2 is judged to be of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). The analysis mapping identifies a principal ridgeline that forms part of the western part of the land unit and runs in a north to south direction. |
| Biodiversity sensitivity judgements for land unit: | Land in DA2 falls within the category of ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). The wooded area of Bridge Spinneys, outside the land unit but next to the southern boundary, is identified as medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). |
| Cultural heritage sensitivity judgements for land unit: | The eastern part of DA2, including The Rookery and Mickle Well Spinney, is judged to be of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). Most of the western part of the land unit falls within the category of ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). However, there is a small area judged as low sensitivity (some constraints identified although development may be possible subject to further investigation and appropriate mitigation). The area coincides with a wooded area south west of The Rookery. |
| Flood zone and minerals sensitivity judgements for land unit: | Land in DA2 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). |
| Overall sensitivity judgements for land unit: | Not undertaken as part of the study |
Proximity of land unit to Green Infrastructure Proposals:

- **Biodiversity Networks:** Simplified habitat links following GUC corridor
- **Sustainable Movement Networks:** Primary movement network following GUC corridor

See the following link on the West Northamptonshire Joint Planning Unit website for the full report and figures:

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=3430192

**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 gentle ridge between Welton and the northern edge of Daventry (to the eastern part of the land unit), together with the wooded edges to Welton and Daventry, means views towards the settlement edges from Crockwell Hill (road) are limited. Although there are filtered views, through a belt of trees, of the residential development at Monksmoor to the northern edge of Daventry.
| | From the rural lane linking the A361 and Welton the effect of the woodland areas and landform screen views south towards Daventry. The hedgerow and hedgerow tree boundary to the lane allow occasional glimpsed views east towards the northern edge of Welton.
| | The future development of the consented Mickle Well Park could result in intervisibility with Welton, although woodland planting is proposed near to the north eastern boundary of the former. As the woodland matures, any intervisibility towards Welton could be screened.
| Contribution of land to the setting or identity of settlement, or particular landscape features | DA2 makes a particular contribution to the setting and identity of Welton surrounded by farmland and woodland on higher ground to the west. Near to Welton Lane there is only one field width between the edge of Welton and Daventry.
| | DA2 also contributes to the setting of the northern edge of Daventry through the rolling farmland leading to the wooded Grand Union Canal corridor. This contributes to the identity of Daventry being characterised by development in a ‘bowl’ on lower ground contained by non-developed land on higher ground to the perimeter.
| Role land unit plays in perceived separation between settlements | The gentle ridge between Welton and Daventry (120m AOD) to the eastern part of the land unit plays a particularly important part in the perceived separation between Welton and the existing and future settlement edge of Daventry. Mickle Well Spinney on the more steeply sloping ground also contributes to that separation. The land unit would become even more important to the separation between the settlements in the future as the consented Mickle Well Park would extend the northern edge of Daventry towards Welton.
| Contribution of land unit to perceived openness and wider landscape character | Openness is perceived from the south eastern edge of Welton, where there are some views towards the higher ground within part of the land unit. The openness of the land unit is also perceived from the rural lane next to the northern boundary and the A361 next to the western boundary.
| Notable views | Travelling south along the A361, there are some glimpsed views
across the land unit towards Borough Hill and Newnham Hill in the distance (both to the south eastern edge of Daventry)

| Other relevant considerations (e.g. existing or future planned transport infrastructure) | None. |

Photographs taken during assessment (see photo locations on plan DA2b)

P1: View looking south east from A361 across arable field (not part of green wedge) towards western boundary of land unit. Borough Hill and Newnham Hill to south of Daventry are visible in the distance.

P2: Southerly view from rural lane linking A361 and Welton across gently undulating land within part of the land unit. The Rookery broadleaved woodland is in views to south east.

P3: View looking south towards arable fields with woodland blocks (both conifer and broadleaved) known as the Rookery. The woodland screens views towards Welton and brings a sense of enclosure to this part of the land unit.
P4: View From Welton Road looking east across an arable field separating Welton and Daventry. Land is rising to gentle ridge between Welton and Daventry.

P5: View south west along Welton Road (road with separate pedestrian and cycleway) looking towards the northern edge of Daventry.

P6: View looking west across arable fields separating Welton and Daventry. To the south west is Bridge Spinneys (woodland) screening the northern edge of Daventry. The consented Mickle Well Park would be visible near to the edge of Bridge Spinneys. In the middle distance views, due west, land becomes more steeply sloping beyond the woodland blocks (Mickle Well Spinney).

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

The Daventry Infrastructure Studies - Green Infrastructure and Landscape Technical Report concluded that the land has medium sensitivity for landscape and visual for a major mixed-use urban extension in excess of 5ha. For biodiversity and cultural heritage there were small areas of medium sensitivity with the remainder of the land considered to have no known assets. Sensitivity with the remainder of the land considered to have no known assets or issues. For flood zone and minerals all land in DA2 was categorised as no known assets or issues.

The land in DA2 is perceived as open from adjoining minor roads which cross it or run alongside. DA2 is of importance in maintaining the existing and future separation of Welton and the northern edge of
Daventry, and preserving the settlement setting of both Welton and Daventry (which is highlighted in the landscape strategy for LCA 13b Daventry). The intervening ridge of land in the eastern part of the land unit plays an important part in the perceived separation between Welton and Daventry and provides an open rural aspect from both settlement fringes.

Taking account of the review and assessment above, it is recommended that DA2 is designated as a ‘green wedge’ in the future to protect it from development (see Plan DA2b overleaf).

Plan DA2b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
Rationale for selecting the land unit: DA3 has been selected for review and assessment as it currently provides an area of separation between Norton and the edge of the land allocated for the Daventry North East SUE (D3 West Northamptonshire Joint Core Strategy, 2014).

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

- Daventry North East SUE (D3) is allocated on land north east of Daventry Reservoir and Borough Hill, forming a western edge to the land unit. Inset 6 of the West Northamptonshire Joint Core Strategy Local Plan indicates...
that the eastern edge of the Daventry North East SUE would be reserved for structural green space (see plan on final page)

- Scheduled Monument forming part of Borough Hill to west of land unit.

<table>
<thead>
<tr>
<th>Physical separation land provides between settlements:</th>
<th>DA3 extends from the western edge of Norton to the eastern boundary of the Daventry SUE (D3). The village is approximately 1.6km from the eastern edge of Daventry and 600m from the edge of the SUE.</th>
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<tr>
<th>Brief description of land:</th>
<th>The landform is gently rolling (between 115m and 140m AOD), with a tributary valley bringing further definition to the landform in the northern part of the land unit. Land mainly comprises medium scale arable or pastoral fields bounded by intact low hedgerows, with occasional hedgerow trees. The tributary watercourse is wooded in certain sections.</th>
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</table>

There are two parts to the land unit; land north of Norton and north of Daventry Road forms the northern part. Land south west of Norton and south of Daventry Road forms the southern part. The land unit has a broadly linear shape.

The northern boundary is defined by a low hedgerow with hedgerow trees next to the B4036. The much longer eastern boundary is partly defined by a hedgerow next to a rural lane. The boundary then follows the perimeter of the village before extending south of Daventry Road. It follows the edge of an allotment and a pastoral field before continuing along a hedgerow next to a PRoW (ref. FA4). The western boundary follows a series of hedgerow boundaries to fields before crossing to the northern side of Daventry Road. Initially, the boundary continues to follow a hedgerow field boundary before progressing across the middle of several arable fields and then re-joining a hedgerow near to the B4036.

(In terms of the wider area, the route of the B4036 follows a ridgeline to the landform to the north east of Daventry).

| Public access and recreational opportunities (see inset plan above): | • Rural lane next to eastern boundary of land unit linking Norton with B4036.  
• PRoW (ref. FA2) running from the north western edge of Norton in a northerly direction across the land unit and extending into the SUE (D3).  
• PRoW (ref. FA4) running from the south western edge of Norton next to the eastern boundary of the land unit. |
|---|---|

| Current planning applications or consents on land within or immediately adjacent: | N/A |

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

**DA3 is in LCT 13 Undulating Hills and Valleys and LCA 13b Daventry**

**Key features of the LCT13 Undulating Hills and Valleys**

- Extensive gently rolling and productive rural landscape with a cohesive and recognisable character;
- Navigable canals are an important visual component of the landscape;
- Mixed farming predominates across the landscape, although local land use and field patterns are strongly influenced by landform;
- Numerous small deciduous woodlands, copses and shelterbelts, and hedgerow trees within the strong hedgerow network, contribute to the impression of a well treed landscape. These elements combine with landform to create an intimate and sometimes enclosed landscape;
• Numerous villages linked by winding country lanes contribute to rural character; and
• Communication routes and urban influences, where present, have eroded local rural landscape character

**Relevant additional characteristics taken from description of LCA 13b Daventry**

- The Grand Union Canal is present along the eastern part of the character area and a spur is routed through the central part (to the north of Daventry and west to Braunston). These are a feature of the landscape but often trees along their boundaries limit their prominence.
- Field size varies with smaller field patterns present close to settlement fringes with larger fields on higher ground close to the A361 and the B4036.
- Fields are bounded by intact well-maintained hedgerows and frequent hedgerow trees such as south east of Norton.
- Woodland is also associated with linear features such as rivers, canals and main roads. This creates a well treed appearance through the combination of these larger wooded blocks and frequent hedgerow trees; copses on slopes of higher ground and woodland along linear features.
- Daventry exerts a localised influence on the landscape, this is most notable along the north western edges of the town.

**Relevant Summary of Landscape Strategy for LCA 13b Daventry:**

- New development or changes in land management should conserve and enhance the balance of elements in the rural farming landscape, which comprise farmland, hedgerows, trees and woodlands on gently rolling landform.
- Wherever possible, the distinctive and strong hedgerow network should remain intact, particularly where historic field patterns are evident.
- Development that increases the prominence of villages within the landscape would have an adverse effect on the intrinsic character. Any proposed infill or localised expansion should retain the village’s existing footprint, distinctive character and setting in the landscape.
- The eastern edge of Daventry is defined by its wooded edges and distinctive features such as Daventry Reservoir and Borough Hill. Any change along this edge should respect these features, retain distinctive views from the surrounding rural roads and PRoW.


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<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>Land in DA3 is judged to be of high-medium sensitivity (significant constraints identified although smaller scale development may be appropriate subject to further detailed assessment and appropriate mitigation). The B4036 that runs along the northern edge of the land unit is identified as a principal ridgeline which indicates a level of visual prominence (see plan DA3b).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>A small area of the central part of DA3 (west of Norton) is 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 land falls under the category of ‘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>The majority of land in DA3 falls within the category of ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation). The settlement footprint of Norton and land to the south is judged to be of medium sensitivity (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>DA3 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
</tbody>
</table>
### Overall sensitivity judgements for land unit:
Not undertaken as part of the study

| Proximity of land unit to Green Infrastructure Proposals: | Biodiversity Networks:  
Simplified habitat reservoir (grassland) in central part of land unit (west of Norton)  
Simplified habitat links from habitat reservoir (referred to above) to Borough Hill (habitat reservoir) to south west.  
Sustainable Movement Networks:  
Secondary movement corridors following PRoW network (ref: FA2 & FA4) in land unit |

See the following link on the West Northamptonshire Joint Planning Unit’s website for the full report and figures:

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=3430192

**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 gently rolling nature of the land unit and the relatively prominent position of Norton (130m AOD) and limited vegetation to its edge means that from the majority of the land unit the settlement edge is in view. The church spire is also visible on the skyline.

From the PRoW network (ref: FA2 & FA4) and the rural lane to the eastern boundary of the land unit there are views towards building form and rooflines to the edge of Norton with limited screening from trees and hedgerows.

There are no current views towards Daventry, however the future development on the SUE allocation (D3) would result in near views of the new eastern settlement edge (although this is being shown as being reserved as structural green space). The edge is likely to be prominent from Daventry Road and PRoW (ref. FA2). There would also be middle distance views of the same from the rural lane running along the eastern boundary of the land unit. The low hedgerows which mark part of the eastern boundary to the allocation would offer limited screening of built development, in the early years until mitigation tree planting establishes. Where the eastern boundary of the SUE passes across open fields, there would be no screening of built development until mitigation tree planting establishes.

#### Contribution of land to the setting or identity of settlement, or particular landscape features
DA3 makes a contribution to the setting and identity of Norton as a small village surrounded by gently undulating farmland and as a rural approach into the village when travelling along Daventry Road.

Currently the land unit does not contribute to the setting of Daventry, although as and when development comes forward on the SUE land, DA3 will form part of the immediate setting of the proposed north eastern edge of Daventry.

The southern part of DA3 contributes to the setting of Borough Hill, with gently rising agricultural land characterised by fields enclosed by hedgerows and hedgerow tree boundaries leading up towards
the base of the distinctive landform of the Hill.

<table>
<thead>
<tr>
<th>Role land unit plays in perceived separation between settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The land unit comprises gently rolling land between Norton and the boundary of the SUE allocation and most of the land would play a particularly important part in the perceived separation between Norton and the future settlement edge of Daventry. The exception are the two most northerly fields to the land unit which would not have a particular role in providing such perceived separation as they are remote in comparison with the location of Norton and the SUE allocation. Due to the combination of the SUE being located on the ridge line (currently occupied by the B4036) and limited intervening vegetation in the land unit there would be intervisibility between the SUE and Norton (subject to the establishment of the structural green space to the eastern edge of the SUE).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contribution of land unit to perceived openness and wider landscape character</th>
</tr>
</thead>
<tbody>
<tr>
<td>The openness of the land unit is perceived from the existing settlement edge at Norton, where the rolling nature of the land unit is visible from the edge of the settlement, extending towards Borough Hill. The land is also perceived as open from the PRoWs which cross it. The land within DA3 is generally consistent with the key characteristics of the landscape character area, comprising a gently rolling and rural mixed arable and pastoral landscape, intersected by numerous watercourses, with a well-managed hedgerow network.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notable views</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are south westerly views from most parts of the land unit and PRoW network towards the distinctive form of Borough Hill which reaches a height of 190m AOD, compared with the highest part of the land unit which is 140m. However, in some of those views the structural green space to the eastern edge of the SUE will appear closer in those views, with Borough Hill rising up behind.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other relevant considerations (e.g existing or future planned transport infrastructure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photographs taken during assessment (see photo locations on plan DA3b)</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Approximate eastern boundary to SUE development" /> <img src="image2" alt="Land forming part of structural green space to SUE" /> <img src="image3" alt="Land forming part of DA3" /> P1: View looking west from PRoW (FA2) towards undulating arable land that will form the future settlement edge of the north east of Daventry when the SUE (D3) is developed, including the structural green space.</td>
</tr>
</tbody>
</table>
P2: View looking south east from PRoW (FA2) towards undulating pastoral land leading to the edge of Norton. The spire to Norton Church is visible, as is the settlement edge with limited screening from vegetation.

P3: View looking south west from the rural lane to the eastern edge of DA3. The small valley formed by the tributary watercourse, with riparian vegetation is in the middle distance view. There are more distant views towards Norton, including the Norton Church spire, with some softening of the edge of the settlement by vegetation. Borough Hill is visible on the skyline.

P4: View looking west across pastoral land from the rural lane to the eastern edge of DA3. The more distant hedgerow denotes the eastern edge of the SUE (D3) to be defined by structural green space. This part of the land unit is more detached from Norton (not in the view).

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

The Daventry Infrastructure Studies – Green Infrastructure and Landscape Technical Report concluded that land in DA3 is of high-medium sensitivity landscape and visual for a major mixed-use urban extension in excess of 5ha. For biodiversity and cultural heritage there were small areas of medium sensitivity, with the remainder of the land considered to have no known assets of issues. For flood zone and minerals, all land in DA3 was categorised as no known assets of issues.
The land in DA3 is perceived as open from adjoining minor roads and the PRoWs that cross the land unit. This access provides recreational opportunities for the local community, and connects with the sustainable movement network. The land also accommodates the simplified habitat links to the wider area. The majority of DA3 (identified on the plan below) is of importance in maintaining the separation of Norton and the future north eastern edge of SUE (D3) and preserving the setting of Norton and Borough Hill (which is highlighted in the landscape strategy for LCA 13b Daventry). The indicative structural green space on inset 6 of the Daventry North East SUE (Policy D3) would provide an important component in maintaining separation between the SUE and Norton and preserving the setting of Norton and Borough Hill.

Whilst the most northerly fields of DA3 contribute to wider landscape character, they do not serve a particular function in providing separation between Norton and future edge of the SUE (D3) and they do not form part of the immediate setting to Norton.

Taking account of the review and assessment above, it is recommended that the majority of DA3 is designated as a ‘green wedge’ in the future to protect it from development (see Plan DA3b below) as the land will be particularly important in retaining separation between North and the SUE. It is considered that the most northerly fields to DA3 form part of open countryside away from Norton and do not require a particular designation.
Plan DA3b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
CT4 Policy Approach to Daventry Fringe Areas: Review and Assessment

**Land Unit Ref: DA4  Area: 26.3ha**

**Plan DA4a – Plan Showing Relevant Current Planning Designations and Environmental Constraints, Access and Recreation Opportunities, and Consented Development**

Rationale for selecting the land unit: DA4 has been selected for review and assessment as it currently provides an area of separation between Big Hill, Staverton Wood, Staverton and the south western edge of Daventry.

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

- Land unit sits in the existing Special Landscape Area (Daventry District Council, Saved Local Plan EN1)
- Site includes the Local Wildlife site Stepnell Spinney
- Next to the southern edge of the site are two Local Wildlife...
Sites: Staverton Wood and Oak Spinney

Physical separation land provides between settlements:
DA4 is south of a potential allocation site for housing near to the south western edge of Daventry. The latter site’s northern boundary forms a wooded edge to the A45. DA4 extends towards the northern edge of Staverton Wood. The land unit is approximately 1.5km from the centre of Daventry.

Brief description of land:
The land unit has an irregular shape and includes several moderately sized arable fields bound by low clipped hedgerows. Land is undulating and includes Oak Spinney and Pond Spinney. The northern boundary is irregular following a number of hedgerow boundaries to fields, passing to the west of Stepnell Spinney which is a wooded knoll. The eastern boundary contains the eastern edge of Oak Spinney and Pond Spinney. The southern boundary also follows hedgerows to the edge of several fields and passes to the north of Staverton Wood. The boundary eventually meets the A425. The western boundary follows the edge of the A425 and is defined by a low clipped hedge.

Public access and recreational opportunities (see inset plan above):
- Staverton Road, to the north western edge of the site provides access to Drayton Lodge and also forms a route for pedestrians and cyclists from the south west of the District towards Daventry.

Current planning applications or consents on land within or immediately adjacent:
DA/2015/0155 – Construction of new building for the provision of 17 bedroom complex and continuing care facility, Badby Park Rehabilitation Centre, Badby Road West, Daventry, Northamptonshire, NN11 4NH

Relevant Summary of Updated Daventry District Landscape Character Assessment:
DA5 is in LCT 2 Ironstone Hills and LCA 2b Staverton Hills

Key features of the LCT2 Ironstone Hills
- Elevated, rolling upland landform with distinctive isolated hills provides a memorable skyline;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- The quiet and compact ironstone villages with their rich ironstone vernacular buildings are complemented by the pattern of isolated farms, many in secluded locations accessible off long tracks;
- Productive medium and large-scale arable fields predominates on elevated land with agricultural practices creating a seasonally changing patchwork;
- Medium sized broadleaved woodlands and mature hedgerow trees combine to give the sense of a well treed landscape and provide a sense of enclosure in contrast with the more open and elevated hill tops; and
- Hedgerows are generally low and well clipped although intermittent sections show evidence of decline.

Relevant additional characteristics taken from description of LCA 2b Staverton Hills
- There are a number of watercourses through the landscape, primarily forming the watershed to larger river catchments; They are often only notable in the landscape by their riparian vegetation and associated ponds or adjoining ditches;
- Woodland is frequent across this landscape and contributes to the distinctive character of the hills;
- Other woodland is smaller in size, often on steeper slopes and along streams in the southern part of the character area;
- Views are generally across a rolling landscape towards a skyline of distinctive knolls often covered with woodland and trees; and
- Foreground views are of a patchwork of farmland bordered by low hedgerows and frequent hedgerow trees.

Relevant Summary of Landscape Strategy for LCA 2b Staverton Hills:
- New development and land management practices should be controlled to maintain this remoteness, avoid the more open areas of higher ground and ensure built development does
not become prominent in the landscape.

- In particular avoiding any encroachment onto the upper slopes and summits of the isolated hills to ensure that their distinctive profile and character is retained. The mosaic of woodland, trees and grassland on the hills should be conserved to retain the distinctiveness of each of the hills.
- The verdant character evident on the lower slopes of hills associated with the mosaic of woodlands and hedgerows should be retained and where possible enhanced.
- Open views across the rolling farmland towards individual hills are a characteristic feature of this landscape


<table>
<thead>
<tr>
<th>Landscape and visual sensitivity judgements for land unit:</th>
<th>Land in DA4 is judged to be of high sensitivity (significant constraints such that development is inappropriate). A principal ridge line is identified south of the land unit forming part of Big Hill.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biodiversity sensitivity judgements for land unit:</td>
<td>The Local Wildlife Sites are judged to be of high sensitivity (significant constraints such that development is inappropriate). Land south east of the land unit is occupied by Badby House is 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 land falls under the category of ‘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>The southern part of DA4 falls within the category of medium sensitivity (significant constraints identified, although development may be possible subject to further investigation and appropriate mitigation). The remainder of the land falls under the category of ‘no known assets or issues’ (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>DA4 is categorised as ‘no known assets or issues’ (development may be possible subject to further investigation and appropriate mitigation).</td>
</tr>
<tr>
<td>Overall sensitivity judgements for land unit:</td>
<td>Not undertaken as part of the study</td>
</tr>
</tbody>
</table>

Proximity of land unit to Green Infrastructure Proposals:

- Biodiversity Networks: Staverton Wood, Oak Spinney and Stepnell Spinney are simplified habitat reservoirs.
- Simplified habitat links along the western wooded edge of Daventry that extends across the western edge of the land unit.
- Sustainable Movement Networks: Secondary Movement Network – Countryside Connector extends from south western edge of Daventry along Staverton Road and then the A425 towards Staverton. The Connector passes along the northern edge of the land unit.

See the following link on the West Northamptonshire Joint Planning Unit’s website for the full report and figures:

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=3430192

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 wooded edge to the A45, which currently forms the south western edge of Daventry, means that Daventry’s settlement edge cannot be viewed from the land unit. |
| **Contribution of land to the setting or identity of settlement, or particular landscape features** | The land unit forms part of the wider Daventry ‘bowl’ where higher ground to the perimeter of the town remains as landscape and the lower ground has been developed.  
The undulating nature of the arable fields, wooded knoll and backdrop of Staverton Hill and Big Hill to the edge of the land unit contribute to the distinctive approach towards Daventry along the A425 from Staverton. |
| **Role land unit plays in perceived separation between settlements** | The land unit comprises agricultural land with some wooded areas. The land would play an important role in the perceived separation between Staverton and Big Hill and the settlement edge of Daventry. |
| **Contribution of land unit to perceived openness and wider landscape character** | The openness of the land unit is perceived from the A425 where the agricultural fields enclosed by hedgerows and wooded boundaries are visible from the road.  
The land within DA4 is generally consistent with the key characteristics of the landscape character area, comprising a verdant character with a mosaic of woodland and hedgerows enclosing moderately sized fields. |
| **Notable views** | There are views along the A425, travelling both in towards and out of Daventry, which take in the undulating nature of the arable land and the wooded knoll of the land unit and the backdrop of Staverton Wood and Big Hill. |
| **Other relevant considerations (e.g existing or future planned transport infrastructure)** | None. |

**Photographs taken during assessment** (see photo locations on plan DA4b)

- **Stepnell Spinney – wooded knoll**
- **Staverton Wood (forming backdrop)**
- **Approx. northern boundary of land unit DA4**
- **Potential site allocation for housing in foreground**

P1: View from pedestrian footbridge over A45 towards land unit DA4 in the middle distance
P2: View from north west corner of Stepnell Spinney looking across land to the north of DA4.

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

The Daventry Infrastructure Studies – Green Infrastructure and Landscape Technical Report concluded that land in DA4 is of high landscape and visual sensitivity for a major mixed-use urban extension in excess of 5ha. The Local Wildlife Sites in or next to the land unit are judged to be of high sensitivity with the remainder of the land considered to have no known assets of issues. For cultural heritage the western part of the land unit is assessed as medium sensitivity. For flood zone and minerals, all land in DA4 was categorised as no known assets of issues. The land unit accommodates a simplified habitat link passing along the western edge of Daventry and to the south of the town.

The wooded edges to the A45 means that the settlement edge is not visible from the land unit. DA4 forms part the landscape forming a ‘bowl’ to the southern western edge of Daventry and views of the undulating arable land and wooded knoll with the backdrop of Staverton Wood and Big Hill form a distinctive approach towards Daventry. The land unit would play an important role in the perceived separation between Staverton and Big Hill and the settlement edge of Daventry. The openness of the land unit is perceived from the A425 where the arable fields enclosed by hedgerows and the wooded knoll and Staverton Wood are visible from the road. The land unit contributes to wider landscape character.

Taking account of the review and assessment above, it is recommended that all of DA4 is designated as a ‘green wedge’ in the future to protect it from development (see Plan DA4b below) as the land will be particularly important in retaining separation between Staverton, Big Hill and south western edge of Daventry.
Plan DA4b – Plan Showing Recommendation on Future Designation of Land (and Photograph Viewpoint Locations)
Rationale for selecting the land unit

DA5 has been selected for review and assessment as it currently provides an area of separation between Staverton and the south western edge of Daventry.

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

- Land unit sits in the existing Special Landscape Area (Daventry District Council, Saved Local Plan EN1)
- Next to the northern edge of the site is a Local Wildlife Site

Physical separation land

DA5 extends from the south western edge of Daventry to the
**provides between settlements:** boundary with Ashtree Farm. The land unit is approximately 1.9km from the centre of Daventry.

**Brief description of land:** The land unit includes several moderately sized fields bound by hedgerow and wooded boundaries. A small tributary to the River Leam meanders through the land unit in a broadly northerly direction and it has defined a small ravine through the level topography of the land unit. Much of the land is wooded. The northern boundary of the land unit is defined by a large unclipped hedgerow. The eastern boundary is defined by a wooded edge, beyond which is the Staverton Sports Park. The boundary continues to the A425. The southern boundary follows a partly wooded hedgerow next to the A425. The western boundary is similarly defined by a partly wooded hedgerow and passes near to Ashtree Farm buildings.

**Public access and recreational opportunities (see inset plan above):**
- Staverton Sports Park to the east of the land parcel.

**Current planning applications or consents on land within or immediately adjacent:** DA/2013/0964 – construction of menage floodlighting at Ashtree Farm

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

**DA5 is in LCT 2 Ironstone Hills and LCA 2b Staverton Hills**

**Key features of the LCT2 Ironstone Hills**
- Elevated, rolling upland landform with distinctive isolated hills provides a memorable skyline;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- The quiet and compact ironstone villages with their rich ironstone vernacular buildings are complemented by the pattern of isolated farms, many in secluded locations accessible off long tracks;
- Productive medium and large-scale arable fields predominates on elevated land with agricultural practices creating a seasonally changing patchwork;
- Medium sized broadleaved woodlands and mature hedgerow trees combine to give the sense of a well treed landscape and provide a sense of enclosure in contrast with the more open and elevated hill tops; and
- Hedgerows are generally low and well clipped although intermittent sections show evidence of decline.

**Relevant additional characteristics taken from description of LCA 2b Staverton Hills**
- There are a number of watercourses through the landscape, primarily forming the watershed to larger river catchments; They are often only notable in the landscape by their riparian vegetation and associated ponds or adjoining ditches;
- Woodland is frequent across this landscape and contributes to the distinctive character of the hills;
- Other woodland is smaller in size, often on steeper slopes and along streams in the southern part of the character area;
- Views are generally across a rolling landscape towards a skyline of distinctive knolls often covered with woodland and trees; and
- Foreground views are of a patchwork of farmland bordered by low hedgerows and frequent hedgerow trees.

**Relevant Summary of Landscape Strategy for LCA 2b Staverton Hills:**
- New development and land management practices should be controlled to maintain this remoteness, avoid the more open areas of higher ground and ensure built development does not become prominent in the landscape.
- In particular avoiding any encroachment onto the upper slopes and summits of the isolated hills to ensure that their distinctive profile and character is retained. The mosaic of woodland, trees and grassland on the hills should be conserved to retain the distinctiveness of each of the hills.
• The verdant character evident on the lower slopes of hills associated with the mosaic of woodlands and hedgerows should be retained and where possible enhanced.
• Open views across the rolling farmland towards individual hills are a characteristic feature of this landscape


| Landscapes and visual sensitivity judgements for land unit: | Land in DA5 is judged to be of **high sensitivity** (significant constraints such that development is inappropriate). A principal ridgeline is identified that passes along high ground to the western edge of Daventry, through the land parcel and then to the north of the A425 towards Staverton village. |
| Biodiversity sensitivity judgements for land unit: | The Local Wildlife Site to the north of the land parcel is judged to be of **high sensitivity** (significant constraints such that development is inappropriate). The wooded small ravine to the tributary watercourse is 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 land falls under the category of **‘no known assets or issues’** (development may be possible subject to further investigation and appropriate mitigation). |
| Cultural heritage sensitivity judgements for land unit: | The majority of land in DA5 falls within the category of **medium 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: | DA5 is categorised as **‘no known assets or issues’** (development may be possible subject to further investigation and appropriate mitigation). |
| Overall sensitivity judgements for land unit: | Not undertaken as part of the study |

Proximity of land unit to Green Infrastructure Proposals:
- **Biodiversity Networks:** Simplified habitat links along the western wooded edge to unit and wooded small ravine. The habitat link then continues south across A425 and wooded areas around Big Hill.
- **Sustainable Movement Networks:** Secondary Movement Network – Countryside Connector extends from south western edge of Daventry along Staverton Road and then the A425 towards Staverton. The Connector passes along southern edge of land parcel.

See the following link on the West Northamptonshire Joint Planning Unit’s website for the full report and figures:


**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 wooded edge to the eastern and southern land unit boundary in combination with the wooded ravine means that Daventry’s settlement edge cannot be viewed. |
| Contribution of land to the setting or identity of settlement, or particular landscape features | The land unit forms part of the wider Daventry ‘bowl’ where higher ground to the perimeter of the town remains as landscape and the lower ground has been developed. As Daventry is located in the ‘bowl’ it is not visible from the countryside to the south. The |
wooded edges to the land unit contribute to the distinctive wooded approach towards Daventry along the A425 from Staverton.

<table>
<thead>
<tr>
<th>Role land unit plays in perceived separation between settlements</th>
<th>The land unit comprises agricultural land with a wooded ravine passing through the middle. The land would play an important role in the perceived separation between Staverton and the settlement edge of Daventry.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution of land unit to perceived openness and wider landscape character</td>
<td>The openness of the land unit is perceived from the A425 where the moderately sized agricultural fields enclosed by hedgerows and wooded boundaries are visible from the road. The land within DA5 is generally consistent with the key characteristics of the landscape character area, comprising a verdant character with a mosaic of woodland and hedgerows enclosing moderately sized fields.</td>
</tr>
<tr>
<td>Notable views</td>
<td>There are views along the A425, travelling towards Daventry, which take in the wooded edge of the land unit. There is a smaller field to the south eastern corner of the land parcel with a clipped hedgerow next to the road. This allows views into the land unit but these are enclosed in the middle distance by the wooded eastern boundary to DA5.</td>
</tr>
<tr>
<td>Other relevant considerations (e.g. existing or future planned transport infrastructure)</td>
<td>None.</td>
</tr>
</tbody>
</table>

### Photographs taken during assessment (see photo locations on plan DA5b)

P1: View from the A425 looking north west towards the southern boundary of the land parcel. Ashtree Farm is in view.
P2: View from the A425 looking north west towards the southern boundary of the land parcel. The wooded ravine is visible in the middle distance.

P3: View along A425 in a north easterly direction looking towards Daventry.

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

The Daventry Infrastructure Studies – Green Infrastructure and Landscape Technical Report concluded that land in DA5 is of high landscape and visual sensitivity for a major mixed-use urban extension in excess of 5ha. For biodiversity the wooded ravine is judged to be of medium sensitivity with the remainder of the land considered to have no known assets of issues. For cultural heritage the majority of the land falls within medium sensitivity. For flood zone and minerals, all land in DA5 was categorised as no known assets of issues. The land unit accommodates a simplified habitat link passing along the western edge of Daventry and to the south of the town.

The wooded edges of DA5 mean that the settlement edge is not visible from the land unit. DA5 is part of the landscape forming a ‘bowl’ to the southern edge of Daventry and its wooded edges form part of the distinctive wooded approach towards Daventry. The land unit would play an important role in the perceived separation between Staverton and the settlement edge of Daventry. The openness of the land unit is perceived from the A425 where the moderately sized agricultural fields enclosed by hedgerows and wooded boundaries are visible from the road. The land unit contributes to wider landscape character.

Taking account of the review and assessment above, it is recommended that all of DA5 is designated as a ‘green wedge’ in the future to protect it from development (see Plan DA5b below) as the land will be particularly important in retaining separation between Daventry and Staverton.