Element | Assessment
--- | ---
Key features of landscape character area | The site is in LCT: Undulating Hills and Valleys and Character Area 13b Daventry (Northamptonshire CLCA, 2005 and Daventry District LCA 2017). The key features are described as:
- Extensive undulating and productive rural landscape;
- Cohesive and recognisable unity of character;
- Watercourses form part of three principal river catchments of the Cherwell, Nene and Welland;
- Reservoirs and man-made lakes are conspicuous features in the local landscape;
- 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 changes in landform;
- Numerous small deciduous woodlands, copses and shelterbelts;
- Hedgerow trees within the strong hedgerow network contribute to a perception of a well treed landscape;
- Strong historic character underlies this deeply rural landscape;
- Numerous villages linked by winding country landscape contributes to rural character; and
- Communication routes and urban influences and infrastructure have eroded local rural character.

Landscape Condition (from published documents) | Good

National/Local Designations | n/a

Site description | The site is rectangular and encompasses one arable field and parts of two fields to the south of the first field. It covers 14.8ha and is on the western edge of Daventry. There is a bridleway (ref. VB9) following the north western perimeter of Daventry that runs along the eastern edge of the site. The northern field has steeply sloping land that falls northwards, whereas the two other fields have more gently sloping land in the same direction. The northern boundary of the site is defined by an unclipped stockproof hedgerow and the land beyond is occupied by an arable field with a wooded disused railway nearby running in a north west direction. The eastern boundary is defined by screen planting which separates the site from large warehouses forming part of the Drayton Fields Industrial Estate. In the south eastern corner of the site there is a ‘ride’ (avenue of mature trees – see photograph ‘viewpoint D’ overleaf) accommodating the bridleway. Along the southern boundary land rises up as an engineered bank to the level of the adjacent employment development under construction (at the time of writing in February 2017). The western boundary runs partly across an adjacent field and then follows the field boundary and is defined by a tall hedgerow. The site is to be assessed for its landscape capacity to accommodate employment development.

Evaluation of Landscape Quality

Landscape character ‘intactness’ | Highly intact/Some level of intactness/Limited intactness/Not intact

Consistency with wider character judgement | Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
### Settlement edge and contribution to settlement setting

<table>
<thead>
<tr>
<th>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</th>
</tr>
</thead>
</table>

### Remoteness and tranquillity judgement

Remote/Peaceful/Some interruption/Not tranquil

### Evaluation of landscape character of site and surrounding area

The site forms a generally undulating landscape typical of the Hills and Valleys Landscape Character Type. The southern part of the site forms part of the plateau at the western edge of Daventry. Features such as hedgerows are intact and landform remains unmodified. The new warehousing currently under construction on land to the south has required engineered landforms to accommodate the building form. The landform together with the scale and massing of the buildings undermines the established landscape character.

The disposition of the site contributes to the setting of Daventry, in that it forms land on high ground at the western edge of the settlement, whereas the main part of the Daventry has been developed in a ‘bowl’ dropping down to the east. The proximity of Drayton Fields Industrial Estate and A45 means there is some interruption from noise.

### Evaluation of Visual Quality

#### Visual prominence judgement

High/Moderate-high/Moderate-low/Low

#### Public accessibility

High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity

#### Nature of the urban edge

No visible urban edge/soft well vegetated urban edge with limited views of principally rooflines/partially visible urban edge/hard urban edge with no screening

#### Settlement setting and views of the settlement

Highly distinctive features or views/Some distinctive features or views/few distinctive features or views/No distinctive features or views

The site is on high ground to the western edge of Daventry but land falls away to the north west. At 150m (AOD) the site is on some of the highest ground in the locality and visible from Braunston. In terms of public views, the site is highly visible from the bridleway running through the site and sections of the Jurassic Way long distance footpath (to the west) and the recreational route following the Grand Union Canal (to the north). The western edge of Daventry is already characterised by a number of large warehouses, which are visible above screen planting to their site boundaries. The warehouses currently under construction extend large-scale building form westwards providing a hard edge with no screening. In terms of views from the west, the site does not contribute to distinctive views towards Daventry. However, there are views from the bridleway in the site looking westwards across the site towards the All Saints Church spire at Braunston. The spire is seen in the context of the wider village which has been built on the ridgeline of a hill.

### Mitigation

#### Overall Mitigation Potential

Low/Moderate-low/Moderate-high/High

The southern part of the site is particularly influenced by the adjacent warehouse development under construction. However, the consented scheme drawings indicate an area of land reserved for landscape mitigation to accommodate a footpath set within woodland planting. This proposed landscape mitigation (woodland planting) would be on land next to the south western edge of the site. As the woodland planting establishes it would provide some screening and filtering of views towards the lower parts of proposed building form on this site. There would also be opportunity to strengthen the existing hedgerow boundaries to the site to help mitigate the effects of any development, however the upper sections of building form would still be visible. The mitigation potential for the southern part of the site would be moderate-low. The northern part of the site has steeply sloping landform and it is assumed that significant modification to the landform would be required to enable development and would be difficult to mitigate. The mitigation potential for the northern part of the site would be low.

#### Mitigation Measures and Capacity to Accommodate Change

**Capacity to Accommodate Change**

Low/Moderate-low/Moderate-high/High

Both parts of the site are on high ground which contribute to the setting of Daventry and are also visually prominent from land to the west and from the PRoW network. The southern part of the site would be screened from views to the south by the development currently under construction and would also be partly screened from westerly views by the landscape mitigation forming part of the same development. However, the southern part would still be visible from the north west and north. The existing hedgerow boundaries could be strengthened with additional planting but any proposed employment development would be taller than any hedge or tree planting even at full establishment. Overall, the southern part of the site would have a moderate-low capacity to accommodate change as some of the landscape and visual qualities would be eroded.

The northern part of the site has steeply sloping landform and it is assumed that significant modification to the landform would be required to enable development. This is likely to require the creation of a large area of level land with an engineered steep slope along the northern and western edges. This would have an extremely adverse impact on landscape character and would be very difficult to mitigate. Building form in the northern part of the site would be visible from the west and north. The northern part of the site would have low capacity to accommodate change as some of the landscape and visual qualities would be severely eroded.
Viewpoint B - View north west from bridleway towards hedgerow boundaries in southern field

Viewpoint C - View south from bridleway towards adjacent site under construction

Viewpoint D - View south towards 'ride'
existing warehouse buildings to edge of Daventry

Viewpoint E - View south east from Jurassic Way towards the warehouses at the edge of Daventry

Designation Plan
The site spans either side of A43. The northern part of the site is within LCT13: Undulating Hills and Valleys and Character Area 13b Daventry and the southern part of the site is in LCT2: Ironstone Hills Landscape Character Area 2b Staverton Hills. (Northamptonshire CLCA, 2005 and Daventry District LCA 2017). The key features are described as:

**LCT 13: Undulating Hills and Valleys**
- Extensive undulating and productive rural landscape;
- Cohesive and recognisable unity of character;
- Watercourses form part of three principal river catchments of the Cherwell, Nene and Welland;
- Reservoirs and man made lakes are conspicuous features in the local landscape;
- 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 changes in landform;
- Numerous small deciduous woodlands, copses and shelterbelts;
- Hedgerow trees within the strong hedgerow network contribute to a perception of a well treed landscape;
- Strong historic character underlies this deeply rural landscape;
- Numerous villages linked by winding country landscape contributes to rural character; and
- Communication routes and urban influences and infrastructure have eroded local rural character.

**LCT 2: Ironstone Hills**
- Elevated, rolling upland landform with distinctive isolated hills;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- Varied landform, extensive views and sense of exposure on some prominent hilltops;
- Sense of remoteness in some areas;
- Steep slopes adjacent to more elevated landscapes;
- Limited standing or flowing water;
- Productive arable farmland in medium and large-scale fields predominates on elevated land although sheep and cattle pastures prevalent in smaller fields;
- Medium sized broadleaved woodlands and mature hedgerow trees combine to give the sense of a well treed landscape;
- Hedgerows generally low and well clipped although intermittent sections show evidence of decline; and
- Settlement pattern beyond the main villages comprise isolated farmsteads accessible off long tracks.
<table>
<thead>
<tr>
<th>Landscape Condition (from published documents)</th>
<th>Landscape Condition 1b: Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Condition 2b: Good/Moderate</td>
<td>n/a</td>
</tr>
</tbody>
</table>

| National/Local Designations                  | n/a                         |

**Site description**

This site occupies 100ha on the south eastern edge of the town and incorporates land on either side of London Road. To the north of London Road the site is within a small valley containing a river that continues east from the site through Dodford to the River Nene. The site includes the lower slopes of Borough Hill to the north and Newnham Hill to the south. The northern site boundary is along Bridleway VB3 on the southern slopes of Borough Hill and is then through fields on the lower slopes (150m contour) of Borough Hill. The eastern boundary extends along field boundaries west of Newnham Grange Farm and includes a residential property. The southern boundary is partly along London Road and then cuts across the central part of one arable field on the lower slopes of Newnham Hill as well as crossing other fields north of Daventry Wood Farm and then following the boundary of a disused hotel complex to the roundabout junction of the A45 and A425. The western boundary is formed by fenced boundaries of warehouse development off High March (road).

North of London Road the site includes warehouse development at the edge of Daventry, comprising low rise industrial buildings and hardstanding accessed off Hackwood Road and Churchill Way. To the north of the warehouses there is a series of small pastoral fields (used as horse paddocks) bounded by intact unclipped stockproof hedgerows extending along the northern edge of this warehouse development up to Bridleway VB3 on the slopes of Borough Hill. To the east of warehouse development there are further small pastoral fields and lines of mature trees following field boundaries and the small watercourse and an area comprising scrub and trees that is a designated Scheduled Monument (Burnt Walls earthworks). East of this, the site comprises arable fields bounded by low hedgerows. The northern site boundary extends to include an individual dwelling, Burnt Walls, and part of an off-road track extending up the lower slopes of Borough Hill outside the site. This is visible as a series of sinuous dirt tracks within the field. Fishing lakes surrounded by trees are close to an unnamed road which heads north east from London Road. To the east of this road are a number of arable and pastoral fields bounded by low hedgerows. An access track bounded by young hedgerow trees linking from this road to Newnham Grange Farm crosses the north eastern part of the site. The eastern site boundary partly cuts across a manmade pond/lake close to Newnham Grange and Newnham Grange Farm. The land rises to a local high point within the south eastern part of the site at 140m AOD before falling away to the eastern boundary.

South of London Road the site includes development along London Road comprising a disused hotel complex with car parking, ornamental lake and rough grassland with a tree lined boundary and other development including car scrap yard bounded by concrete panel fencing and other businesses including a garden centre and low industrial units. To the east of this development the site crosses the lower slopes of parts of some arable fields bounded by hedgerows. Individual mature hedgerow trees are within the eastern most field but outside the site boundary.

**Evaluation of Landscape Quality**

<table>
<thead>
<tr>
<th>Landscape character ‘intactness’</th>
<th>Highly intact/Some level of intactness/Limited intactness/Not intact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistency with wider character judgement</td>
<td>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</td>
</tr>
<tr>
<td>Settlement edge and contribution to settlement setting</td>
<td>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</td>
</tr>
<tr>
<td>Remoteness and tranquillity judgement</td>
<td>Remote/Peaceful/Some interruption/Not tranquil</td>
</tr>
</tbody>
</table>

**Evaluation of landscape character of site and surrounding area**

The site has been assessed for its landscape capacity to accommodate residential development, school, local centre and some business use adjacent to existing employment.

The site forms part of a river valley landscape that extends east from the edge of Daventry. Distinctive hills of Borough Hill and Newnham Hill are to the north and south of the site respectively and are important landscape features on the edges of Daventry. Features in the farmed part of the site are generally intact although fencing around paddocks is often patched and a little unkempt in appearance. In addition to the materials storage and stockpiles of scrap cars present within some of the developed part of the site and the vacant character to the hotel complex provides a poor quality urban edge. Further east within the farmed arable parts of the site the levels of intactness improve with hedgerows and trees generally intact.

The higher ground of Newnham Hill and Borough Hill contains and screens the main urban area of the town from the wider countryside to the south and east. This higher ground adjacent to the site is important to the setting of Daventry as a distinctive approach into the town along London Road, as the backdrop to the town in views and for reinforcing the settlement pattern of Daventry developed on low ground within a "bowl" and surrounded by high ground. This character of development on low ground continues along the low ground of the river valley within the north western part of the site.

North of London Road the site falls within the Undulating Hills and Valleys LCT and beyond the built-up parts of the site the land displays similar characteristics to the published character description. South of London Road the site is within the Ironstone Hills LCT and the site forms the lower slopes Newnham Hill; farmland on site is consistent with characteristics of this landscape.

The western part of the site, occupied by warehouse development, is urban and not tranquil however the eastern part of the site is more rural in character and urbanising features (with the exception of traffic along London Road) are less noticeable.
**Evaluation of Visual Quality**

<table>
<thead>
<tr>
<th>Visual prominence judgement</th>
<th>Highly/Moderate-high/Moderate-low/Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature of the urban edge</td>
<td>No visible urban edge/soft well vegetated urban edge with limited views of principally rooflines/partially visible urban edge/hard urban edge with no screening</td>
</tr>
<tr>
<td>Public accessibility</td>
<td>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</td>
</tr>
<tr>
<td>Settlement setting and views of the settlement</td>
<td>Highly distinctive features or views/Some distinctive features or views/few distinctive features or views/No distinctive features or views</td>
</tr>
</tbody>
</table>

The site forms part of a small river valley and includes the lower slopes of Borough Hill to the north and Newnham Hill to the south. There are PRoW/bridleways on this higher ground; VB3 which becomes FA3 on Borough Hill and EX14 on Newnham Hill. Long views are possible from these routes across the river valley (and site) to corresponding high ground. Views from bridleway VB3 and PRoW EZ14 include warehouse development both within and adjacent to the site and the farmland in the eastern part of the site.

The northernmost fields within the site are an integral part of the pasture and grassland on the slopes of Borough Hill, which form a backdrop to warehouse development in views from PRoW EZ14 and roads to the south. VB3 partially crosses along the edge of pastoral fields in the north western part of the site; the only other accessible part of the site (beyond roads accessing existing development in the western part of the site) is the unnamed road leading north east from London Road.

The edge of Daventry is characterised by warehouse development, tree planting, belts of evergreen trees and scrub along the edge of the town as well as smaller scale pasture bounded by unclipped stockproof hedgerows. This combines to provide a vegetated edge to the town on the approach along London Road to the east. Rooflines of primarily warehousing are visible through tree planting, the edge of the town becomes less noticeable east of the unnamed road.

Views to Borough Hill and also to Newnham Hill are particularly notable on the approach into Daventry along London Road. Views towards Borough Hill are most notable from around gaps in this roadside vegetation where views are across farmland to Borough Hill to the north and Newnham Hill to the south. Landform and trees along the road and town edge tend to screen Daventry in views along the road.

**Mitigation**

Mitigation on highest ground would be difficult to mitigate, Borough Hill is a prominent landmark as is Newnham Hill to the south, landuse on both comprises grassland and fields which create an open character to the hills and adjacent lower lying fields emphasise this. Mitigation or development would adversely alter this. The land to the east of the unnamed road is rural in character and development at Daventry barely discernible, developing this area even with mitigation would adversely alter the character and affect the prominence of Borough Hill.

Small copses, trees, riparian vegetation and mature hedgerows are a feature of this landscape and could be used as part of a network of green spaces through any development in keeping with character. However, the rural character and distinctive views on this edge of Daventry with Borough Hill a prominent feature would be adversely affected and difficult to fully mitigate. The overall mitigation potential of the site is considered to be moderate to low.

**Overall Mitigation Potential**

Low/Moderate-low/Moderate-high/High

Development on highest ground would be difficult to mitigate, Borough Hill is a prominent landmark as is Newnham Hill to the south, landuse on both comprises grassland and fields which create an open character to the hills and adjacent lower lying fields emphasise this. Mitigation or development would adversely alter this. The land to the east of the unnamed road is rural in character and development at Daventry barely discernible, developing this area even with mitigation would adversely alter the character and affect the prominence of Borough Hill.

Small copses, trees, riparian vegetation and mature hedgerows are a feature of this landscape and could be used as part of a network of green spaces through any development in keeping with character. However, the rural character and distinctive views on this edge of Daventry with Borough Hill a prominent feature would be adversely affected and difficult to fully mitigate. The overall mitigation potential of the site is considered to be moderate to low.

**Mitigation Measures and Capacity to Accommodate Change**

Low/Moderate-low/Moderate-high/High (refer to text below for individual capacity for the three zones identified on this site)

This is a large site that already contains some development on low ground along the eastern edge of Daventry. The site then extends east to include a small river valley, Scheduled Monument, arable and pastoral fields and the southern lower slopes of Borough Hill to the north and Newnham Hill to the south. The capacity to accommodate change on the site varies. The capacity has been split into three distinct zones from lowest to highest capacity: upper slopes of both Borough Hill to the north and Newnham Hill to the south, and east of the unnamed road; low arable and pastoral fields following the river valley up the unnamed rural track linking London Road with Borough Hill Farm and existing developed land.

The upper slopes of Borough Hill and the fields beyond built up development south of London Road (on the lowest slopes of Newnham Hill) have a low capacity to accommodate change. Development on these parts of the site would be prominent in the landscape and contrary to settlement pattern (Daventry is developed on low ground). In addition the smaller fields bounded by unclipped hedgerows in the north western part of the site form an integral part of the character of Borough Hill in views, development on these slopes would interrupt views towards Borough Hill. The land to the east of the unnamed road also has a low capacity to accommodate change. Development on this part of the site would adversely affect views towards Borough Hill from London Road east of the site, potential increase intervisibility between Daventry and Dodford and alter the character of a generally rural river valley landscape that is characteristic of the landscape on the eastern side of Daventry.

The land either side of the river on low ground north of London Road up to the unnamed road has a moderate-low capacity to accommodate change. Any proposed development would alter the character from farmland to medium density residential development with road infrastructure. Development on this rural farmed eastern part of the site would alter and extend urban influences into the countryside. This would be most notable along the unnamed road heading north east, on the approach into Daventry along London Road and from the unnamed road linking London Road to Newnham to the south. Mitigation of effects for development in this part of the site should include providing a comprehensive landscape.
framework, which incorporated the site and setting to the Scheduled Monument and the river valley as well as open space along the eastern boundary. Copses of trees, hedgerows, individual trees and enhancement of the riparian vegetation along the watercourse should form an integral part of any landscape framework. The landscape treatment should extend to include open space along the unnamed rural track to ensure a vegetated edge to the town and help reduce urban influences on the surrounding countryside. Land east of this unnamed track should not be developed. The landform in combination with landscape mitigation would help to reduce effects on landscape character further to the east on countryside between the site and Dodford.

There is a high capacity to accommodate change within the already developed western parts of the site for any proposed redevelopment. Any proposed redevelopment on this part of the site should retain existing trees and incorporate new trees and woodlands along the site boundaries to help soften the appearance of development when viewed from PRoW in the wider countryside to the east.
View B – view looking south across the site from bridleway VB3

View C – view looking west across the site from the unnamed road leading north to Borough Hill Farm

Designation Plan

Site of Burnt Walls
Scheduled Monument

Evergreen and deciduous vegetation around existing warehouses

Small pastoral fields on the edge of Borough Hill

Borough Hill

Vegetation along watercourse through site

Newnham Hill

Developed low ground on eastern edge of Daventry
View D - view looking east across the site from the unnamed road

View E - view looking south west across the site from the unnamed road close to Borough Hill Farm

View F - view looking south east across the site from the unnamed road close to Borough Hill Farm
Malabar Farm

Element | Assessment
--- | ---
Key features of landscape character area | The site is in LCT: Ironstone Hills and Character Area 2b Staverton Hills (Northamptonshire CLCA, 2005 and Daventry District LCA 2017). The key features are described as:
- Elevated, rolling upland landform with distinctive isolated hills;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- Varied landform, extensive views and sense of exposure on some prominent hilltops;
- Sense of remoteness in some areas;
- Steep slopes adjacent to more elevated landscapes;
- Limited standing or flowing water;
- Productive arable farmland in medium and large-scale fields predominates on elevated land although sheep and cattle pastures prevalent in smaller fields;
- Medium sized broadleaved woodlands and mature hedgerow trees combine to give the sense of a well treed landscape;
- Hedgerows generally low and well clipped although intermittent sections show evidence of decline; and
- Settlement pattern beyond the main villages comprise isolated farmsteads accessible off long tracks.

Landscape Condition (from published documents) | Good/Moderate

National/Local Designations | Within the existing Special Landscape Area (SLA) (Policy EN1) indicating a landscape recognised for its special environmental qualities. At the time of writing (May 2017) a review was undertaken of the SLA designation on behalf of the Council. A recommendation was made that the SLA (south of Daventry) should be retained and that the designation would include the Malabar Farm site.

Site description | The 26.8ha site is approximately rectangular and encompasses two fields and part of a number of arable fields extending south from the A45 ring road around Daventry across broadly flat to gently sloping land. The southern boundary is formed at the break of slope where the land begins to rise more sharply towards higher ground of some individual hills including Big Hill. The northern boundary is formed by hedgerow trees and overgrown hedgerows bordering the A45; the south eastern boundary by rear gardens of a few residential properties and post and rail fencing, trees and outgrown hedgerow along the embankments of the slip road to the A45. The north western boundary is formed by a hedgerow and trees on an embankment beyond grassed verges along the A425. There is a small access track (Staverton Road) crossing the northern part of the site leading from the A425 to Drayton Lodge which is a farmstead and collection of outbuildings and on towards a pedestrian footbridge over the A45. The track is bordered by intact hedgerows which are closely clipped and a number of mature oak and ash trees. The southern part of the site also includes a small access track leading to farm buildings associated with Malabar Farm. The land use is mostly arable farming with a small amount of pasture in the northern and southern smaller triangular shaped fields. Fields are bounded by low closely clipped hedgerows with some isolated hedgerow trees and there is a group of mature trees south west of outbuildings of Malabar Farm.

Evaluation of Landscape Quality

<p>| Landscape character ‘Intactness’ | Highly intact/Mostly intact/Some level of intactness/Limited intactness |</p>
<table>
<thead>
<tr>
<th>Consistency with wider character judgement</th>
<th>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement edge and contribution to settlement setting</td>
<td>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</td>
</tr>
<tr>
<td>Remoteness and tranquility judgement</td>
<td>Remote/Peaceful/Some interruption/Not tranquil</td>
</tr>
</tbody>
</table>

### Evaluation of landscape character of site and surrounding area

The site forms the lower northern slopes of a series of interlocking low isolated hills (including the highest Big Hill) that extend up to the bypass along the southern edge of Daventry and form a backdrop to southerly views from both within the town and in views from high ground north of the town. Features such as hedgerows, areas of woodland and mature hedgerow trees are intact and landform forms an integral part of lower ground associated with the isolated hills of the landscape character area. The site forms an integral part of the landscape and is consistent with the description of the Ironstone Hills Landscape Character Type. The A45 forms a strong generally tree lined edge to the northern boundary of the site and to the southern edge of the town and as such there are relatively few urbanising features except for the ring road. Traffic noise of the major roads provides some interruption but in general, the site and surrounding area displays rural character consistent with the landscape further to the south. Beyond the site (to the south), the land continues as arable farmland with some prominent blocks of woodland, which in combination with the interlocking landform add interest and diversity along the slopes of Big Hill. The parkland landscape of Badby House (now a residential care home) also contributes to the character of the area and countryside on the edge of the town. The distinctive landform, continuation of countryside up to the A45, combined with the strong vegetated edge of Daventry, contributes to the rural setting on the approaches into the town along the A425 and to a lesser degree A361.

### Evaluation of Visual Quality

#### Visual prominence judgement

High/Moderate-high/Moderate-low/Low

#### Public accessibility

High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity

#### Nature of the urban edge

No visible urban edge/soft well vegetated urban edge with limited views of principally rooflines/partially visible urban edge/hard urban edge with no screening

#### Settlement setting and views of the settlement

Highly distinctive features or views/Some distinctive features or views/few distinctive features or views/No distinctive features or views

### Evaluation of visual qualities of site and surrounding area

The site is on the northern lower slopes of high ground on the southern edge of Daventry including Big Hill. The higher ground of Big Hill provides screening of the site from the wider countryside to the south and vegetation along the north western and south eastern boundaries provides partial screening from the A425 to the west and A361 to the east. Properties bordering the site along the A361 have low garden boundaries and open views across the site as does Badby House, which is on higher ground with views extending across parkland and farmland on site. The site is visible from the A45 and there are some limited channelled views from the southern edge of Daventry although vegetation along the A45 provides some filtering to these views. The only publically accessible route through the site is via the pedestrian bridge across the A45 and along Staverton Lane, from here there are open views across the site extending to the woodland around Big Hill. There are no views towards landmark buildings within Daventry and views are of trees and hedgerows along the A45 that provide a well-vegetated edge to the town. However southerly views from the publically accessible Staverton Lane are towards Big Hill and represents the first opportunity for residents to experience the Ironstone Hills landscape on the edge of the town.

### Mitigation

#### Overall Mitigation Potential

Low/Moderate-low/Moderate-high/High

The site is an integral part of the Ironstone Hills landscape character type although the landform of Big Hill does provide visual screening of the site from the wider part of this LCT to the south. This is a relatively open farmed landscape although woodland blocks are an important component of landscape character. Whilst woodland is a characteristic of the landscape, blocks of woodland designed to provide screening for built development would increase enclosure and limit the opportunities to appreciate the distinctive landform that contributes to sense of place within the Ironstone Hills. Development or mitigation would interrupt views towards Big Hill from the edge of Daventry, would be difficult to mitigate. The overall mitigation potential would be low.

### Mitigation Measures and Capacity to Accommodate Change

#### Capacity to Accommodate Change (see plan 16053.001 at end of site assessment)

Low/Moderate-low/Moderate-high/High

The site is an integral part of the Ironstone Hills landscape character type although the landform of Big Hill does provide visual screening of the site from the wider part of this LCT to the south. The land is arable and pastoral farmland with small woodland blocks that makes an important contribution to the rural approaches into Daventry from the A425 and A361 to the south and countryside on the doorstep from Daventry. The existing settlement edge is contained by the A45 and a belt of trees along the roadside edge, developing this site would break this strong edge and extend development into a relatively rural landscape, which despite proximity to Daventry has relatively few urban influences.

Incorporating open space to the boundary with the A425 and retaining Staverton Lane bordered by trees and hedgerows as well as retaining the vegetated edges of the site and providing open space in the triangular field adjacent to the A45 slip road to the east would help to limit urban influences on the approaches into Daventry. However even with mitigation in the form of woodland and trees consistent with landscape character it would be difficult to screen development entirely and urban influences would increase. The site has a low capacity to accommodate change.
View B – Southerly view from pedestrian bridge across A45 looking across the south eastern part of the site

Closely clipped hedgerow and trees along site boundary

View C - view looking north east along the site boundary with the A425
The site is in LCT: Undulating Hills and Valleys and Character Area 13b Daventry (Northamptonshire CLCA, 2005 and Daventry District LCA 2017). The key features are described as:

- Extensive undulating and productive rural landscape;
- Cohesive and recognisable unity of character;
- Watercourses form part of three principal river catchments of the Cherwell, Nene and Welland;
- Reservoirs and man-made lakes are conspicuous features in the local landscape;
- 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 changes in landform;
- Numerous small deciduous woodlands, copses and shelterbelts;
- Hedgerow trees within the strong hedgerow network contribute to a perception of a well treed landscape;
- Strong historic character underlies this deeply rural landscape;
- Numerous villages linked by winding country landscape contributes to rural character; and
- Communication routes and urban influences and infrastructure have eroded local rural character.

**Landscape Condition (from published documents)**

- **Moderate**

**National/Local Designations**

- **n/a**

**Site description**

The site is close to the northern edge of Daventry on high ground (approx. 155m AOD) it has a triangular shape and in terms of landform the land gradually slopes down from north to south. The current land use is arable and the site occupies 8.8ha. The site's western edge is next to the A361, the principal northern approach into Daventry. The western boundary is defined by a low hedgerow, with occasional hedgerow trees. The northern boundary of the site is not defined as the site forms part of a larger arable field that continues north of the site boundary. The southern boundary is defined by an unclipped hedgerow with some hedgerow trees. In terms of the wider context, land to the north and east is occupied by agricultural land with some copses and shelterbelts of mixed woodland (including the Rookery and Mickle Well Spinney to the east). On the other side of the southern boundary there is a consented residential scheme known as Micklewell Park with associated infrastructure. (Some of the existing blocks of mature woodland in that site are to be retained). Beyond the A361 to the west there is rolling agricultural land.

This site is to be assessed for its landscape capacity to accommodate residential development.

**Evaluation of Landscape Quality**

- **Consistency with wider character judgement**
  - Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character

- **Landscape character**
  - Highly intact/Some level of intactness/Limited intactness/Not intact
### Settlement edge and contribution to settlement setting

<table>
<thead>
<tr>
<th>Intactness</th>
<th>Settlemet edge and contribution to settlement setting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integral part of settlement setting</td>
<td>Some features contributing to settlement setting</td>
</tr>
<tr>
<td>Limited association with settlement setting</td>
<td>Not associated with settlement setting</td>
</tr>
</tbody>
</table>

### Remoteness and tranquility judgement

<table>
<thead>
<tr>
<th>Remoteness and tranquility judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remote/Peaceful/Some interruption/Not tranquil</td>
</tr>
</tbody>
</table>

### Evaluation of landscape character of site and surrounding area

The site and surrounding area is characterised by undulating landform with some well-defined hedgerow boundaries, although the immediate area has been subject to field amalgamation increasing openness and reduction in the sense of enclosure. There are some small deciduous copses and shelterbelts, outside the site, particularly to the east and west. Only the southern boundary of the site has a substantial hedgerow boundary which is unclipped with intermittent hedgerow trees. The western boundary has a low hedgerow boundary and there is no definition to the northern boundary. The lack of definition to the northern boundary and the fact that the site forms part of an amalgamated field means there is limited intactness. The site is on high ground at the northern edge of Daventry and there is a sense of the approach along the A361 towards the town located in a bowl. There is some interruption from the same road.

### Evaluation of Visual Quality

#### Visual prominence judgement

<table>
<thead>
<tr>
<th>Visual prominence judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>High/Moderate-high/Moderate-low/Low</td>
</tr>
</tbody>
</table>

#### Public accessibility

<table>
<thead>
<tr>
<th>Public accessibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</td>
</tr>
</tbody>
</table>

#### Nature of the urban edge

<table>
<thead>
<tr>
<th>Nature of the urban edge</th>
</tr>
</thead>
<tbody>
<tr>
<td>No visible urban edge/soft well vegetated urban edge with limited views of principally rooflines/partially visible urban edge/hard urban edge with no screening</td>
</tr>
</tbody>
</table>

#### Distinctive views of the settlement

<table>
<thead>
<tr>
<th>Distinctive views of the settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highly distinctive features or views/Some distinctive features or views/few distinctive features or views/No distinctive features or views</td>
</tr>
</tbody>
</table>

### Evaluation of visual qualities of site and surrounding area

The site is on high ground and is highly visible from the A361 and the gently rolling landscape to the west. The more steeply sloping land to the east and south combined with the presence of wooded copses on those slopes do moderate the visual presence of the site from those directions. The site does not have public accessibility but there is a PRoW (ref. FH8) that is routed across the field to the west of the A361 and the Grand Union Canal recreational route follows the alignment of the Braunston Tunnel. Both these routes have views towards the site. There are also views towards the southern boundary of the site from the footpath linking the A361 and the northern edge of Daventry. There is currently no visible urban edge in the vicinity of the site but this could be subject to change with the implementation of the consented Micklewell Park development to the south. There are some highly distinctive views from the A361 across the site towards Borough Hill and panoramic views of the hills to the south of Daventry including Newnham Hill.

### Mitigation

#### Overall Mitigation Potential

<table>
<thead>
<tr>
<th>Overall Mitigation Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low/Moderate-low/Moderate-high/High</td>
</tr>
</tbody>
</table>

In terms of mitigation, there would be opportunity to strengthen the site boundaries particularly to the north and south. However, development on the site would interrupt the distinctive southerly views along the A361. Views towards the site from the PRoW network to the west would also be difficult to mitigate as parts of the site are on higher ground compared with the site boundaries. There may also be intervisibility between the site and Welton to the east. Overall there would be a moderate-low mitigation potential.

### Mitigation Measures and Capacity to Accommodate Change

#### Capacity to Accommodate Change (see plan overleaf, I053.004)

<table>
<thead>
<tr>
<th>Capacity to Accommodate Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low/Moderate-low/Moderate-high/High</td>
</tr>
</tbody>
</table>

The site's capacity to accommodate change would be moderate-low as development would alter the characteristics from an existing open rural landscape by extending the northern edge of Daventry onto high ground. However, there would be opportunity to mitigate some of those adverse effects by creating a new hedgerow boundary with hedgerow trees along the northern site boundary. In keeping with local landscape characteristics, the highest ground on the site (near to the 165m AOD contour) should incorporate some woodland copse planting. The narrow easternmost part of the site would be difficult to develop and this could also be reserved for woodland, supplementing the wooded edge to the neighbouring Welton Place Farm. Woodland planting in these locations would provide a background to any proposed development, reducing the prominence of building form in views. It would also help maintain landscape characteristics on the site's most prominent ground, mitigate for potential intervisibility with Welton and help integrate any proposed development. The existing southern and western hedgerow boundaries should also be enhanced to assist with mitigation of any proposed development and to integrate with the proposed landscape treatment to the consented scheme for Micklewell Park, as per the masterplan.
Designations Plan

Viewpoint B – View south from A361 towards the site

wider landscape to south of Daventry

southern site boundary
6053.04 2

View C
– view along byway BRIT17, south of site
### Key features of landscape character area

- Extensive undulating and productive rural landscape;
- Cohesive and recognisable unity of character;
- Watercourses form part of three principal river catchments of the Cherwell, Nene and Welland;
- Reservoirs and man-made lakes are conspicuous features in the local landscape;
- Navigable canals are an important visual component of the landscape;
- Mixed farming predominates although local land use and field patterns are strongly influenced by changes in landform;
- Hedgerow trees within the strong hedgerow network contribute to a perception of a well treed landscape;
- Strong historic character underlies this deeply rural landscape;
- Numerous villages linked by winding country lanes contributes to rural character; and
- Communication routes and urban influences and infrastructure have eroded local rural character.

### Landscape Condition (from published documents)

<table>
<thead>
<tr>
<th>Element</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key features of landscape character area</td>
<td>The site is in LCT: Undulating Hills and Valleys and Character Area 13b Daventry (Northamptonshire CLCA, 2005 and Daventry District LCA 2017). The key features are described as:</td>
</tr>
<tr>
<td>Landscape Condition (from published documents)</td>
<td>Moderate</td>
</tr>
<tr>
<td>National/Local Designations</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Site description

- The site is close to the northern edge of Daventry on high ground (ranging from 120m to 160m AOD) and extends to 64.9ha. There is a feature in the site, the Grand Union Canal Recreational Route that divides the site into two parts. The route is configured as a track and is enclosed either side by a tall hedgerow. The northern part of the site has an irregular shape with an undulating landform influenced by the small watercourse that flows in a westerly direction. Part of the watercourse is wooded and it divides two arable fields located to the east. There is a further arable field that extends to the west. The northern part of the site's eastern edge is next to the A361, which is the principal northern approach into Daventry. A PRoW (ref. FH8) crosses the northern arable field across the highest part of the site. It follows a diagonal route linking the A361 to Welton Road, which is next to the northern site boundary. The eastern boundary is defined by a tall unclipped hedgerow with some hedgerow trees. The southern boundary is defined by the tail clipped hedgerow and on its southern side is the Grand Union Canal Recreational Route. The western boundary initially follows a hedgerow and then the edge of Middlemore Gorse and then the Swin nel (both wooded areas). The final section of the western boundary follows a hedgerow, with the watercourse alongside. This hedgerow returns along the northern edge of the northern part of the site, next to Welton Road. The southern part of the site comprises medium sized arable fields on undulating land to the west and there are also two smaller pastoral fields to the east. PRoW (ref. VB9) connects with the Grand Union Canal Recreational Route and follows the southern edge of the site. The fields are bound by intact tall clipped hedgerows and occasional hedgerow trees. The northern boundary is defined by the hedgerow to the Recreational Route and the eastern boundary by the A361. The southern boundary is defined by a hedgerow, with bridleway (ref. VB9) on the other side. There is a second hedgerow on the south side of the bridleway, with a residential estate beyond. The western boundary is next to a wooded corridor occupying a disused railway. In terms of the wider context, land to the north is characterised by large arable fields enclosed by low hedgerow boundaries. To the east there are more arable fields but with more
defined hedgerows and hedgerow tree boundaries and occasional copes. To the west is rolling agricultural land with copes and mature hedgerow boundaries to fields as well as the Grand Union Canal on the lowest ground.

This site has been assessed for its landscape capacity to accommodate residential development.

<table>
<thead>
<tr>
<th>Evaluation of Landscape Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consistency with wider character judgement</strong></td>
</tr>
<tr>
<td><strong>Landscape character ‘intactness’</strong></td>
</tr>
<tr>
<td><strong>Settlement edge and contribution to settlement setting</strong></td>
</tr>
<tr>
<td><strong>Remote and tranquility judgement</strong></td>
</tr>
</tbody>
</table>

The site and the immediate area to the north and east have been subject to field amalgamation increasing openness and reducing the sense of enclosure. The site, the surrounding area is undulating partly influenced by the system of small watercourses. To the west there are a number of small deciduous copes set within a pattern of smaller fields with more defined hedgerows. Overall, there are some key characteristics from the wider character judgement. However, the western part of the site has a greater affinity with the more fine-grained rural landscape between Daventry and Braunston. This occurs through a combination of landform and views. The hedgerow boundaries and wooded corridors in or at the edge of the site means there is some level of intactness in terms of landscape character. The site is characteristic of the non-developed high ground to the perimeter of Daventry, as the majority of the settlement has been developed on lower ground descending into a ‘bowl’. However, this settlement pattern is gradually being eroded as the northern residential edge of the town is encroaching onto this high ground although it has not yet extended beyond the ridges. The site, particularly the part south of the Grand Union Canal Walk, makes a contribution to the setting and identity of the north west edge of Daventry. The site is characterised by the undulating open landscape that slopes up to the settlement edge and this is particularly appreciated from the Grand Union Canal recreational route. In terms of remoteness and tranquility, there is some interruption from the A361 to the eastern edge of the site. The western part of the site is more peaceful and for this reason two judgements have been selected.

### Evaluation of Visual Quality

<table>
<thead>
<tr>
<th>Visual prominence judgement</th>
<th>High/Moderate-high/Moderate-low/Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public accessibility</td>
<td>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</td>
</tr>
<tr>
<td>Nature of the urban edge</td>
<td>No visible urban edge/soft well vegetated urban edge with limited views of principally rooflines/partially visible urban edge/hard urban edge with no screening</td>
</tr>
<tr>
<td>Distinctive views of the settlement</td>
<td>Highly distinctive features or views/Some distinctive features or views/Few distinctive features or views/No distinctive features or views</td>
</tr>
</tbody>
</table>

The site is partly visible from the A361 where there are gaps in the hedgerow boundary. There are more open views from Welton Road and from the gently rolling landscape to the west. The site is prominent in views from the northern edge of Daventry as the site’s southern boundary is within 100m of the settlement edge. In terms of public accessibility, the site has high sensitivity as the PRoW (ref. FH8) crosses the northern arable field, the Grand Union Canal Recreational Route passes through the site and bridleway (ref. VB9) crosses the eastern edge of the site and then runs along the southern boundary. The site is prominent in views from those receptors, although views from the bridleway (ref. VB9) are filtered by the tall hedgerow to the southern boundary of the site. The northern edge of Daventry, which is residential, is partially in the view with some softening by hedgerow boundaries. Behind the residential area on rising ground is the large industrial area with limited softening in views by landscape infrastructure. There are some highly distinctive panoramic views from the PRoW (ref. FH8) looking southwards across the site towards the range of hills to the south and east of Daventry including Big Hill and Borough Hill. There are also views west from the Grand Union Canal Recreational Route towards the church spire at Braunston (in the context of a rolling rural landscape) which is a constant reference point.

### Mitigation

#### Overall Mitigation Potential

Low/Moderate-low/Moderate-high/High

There would be opportunity to strengthen all the site boundaries, to help integrate any proposed development into the wider landscape. It has been assumed that the PRoW (ref. FH8) passing through the northern part of the site would be retained for use and this should include retention of some open space to maintain opportunities for views to the hills to the southern perimeter of Daventry and the church spire at Braunston. Effects on views from the Grand Union Recreational Route would also need to be mitigated, potentially through the retention of a landscaped open corridor through the central part of the site. Despite opportunities for mitigation, any proposed development would alter the characteristics of the site from a relatively prominent open rural landscape resulting in a moderate-low mitigation potential.

The evaluation of landscape and visual quality established that some of the western part of the site had a higher sensitivity in respect of the settlement edge, public accessibility and nature of the urban edge. There would be limited potential for mitigation of any proposed development without causing harm to landscape and views resulting in a low mitigation potential (see plan ref. I6053.005).

### Mitigation Measures and Capacity to Accommodate Change

#### Capacity to Accommodate

Low/Moderate-low/Moderate-high/High

Most of the site’s capacity to accommodate change would be moderate-low; extending the northern edge of Daventry would alter the characteristics from an existing open rural landscape.
landscape, that contributes to the settlement setting, to residential development. However, there would be opportunity to mitigate some of those adverse effects by implementing the recommendations from the paragraph above. In addition, the highest ground on the site (near to the 160m AOD contour) could incorporate some woodland copse planting. Woodland planting in these locations would provide backgrounding to any proposed development, reducing the prominence of any building form in views from the north, west and south. It would also help maintain landscape characteristics on the site's most prominent ground and help integrate any proposed development. This woodland planting would also form part of an open space corridor incorporating the PRoW. The potential landscaped open corridor through the central part of the site should include a variety of treatments from grassed areas, areas of shrub planting, specimen trees, copses and screen planting to create a distinctive series of spaces. This is important to either side of the Grand Union Canal Recreational Route to ensure that any development on site links with the existing residential edge of Daventry and to linear open space to the east of the A361. Enhancement of the watercourse corridor in the site would retain further landscape features of the site.

The sensitivity of some of the western part of the site and the low mitigation potential of any proposed development was conveyed in the section 'Overall Mitigation Potential'. This part of the site would have a low capacity to accommodate change.
Viewpoint D - View looking west from the Grand Union Canal recreational route towards Braunston.

Viewpoint E - View looking south east from the Grand Union Canal recreational route towards the land unit sloping up to the edge of Daventry.