

Site Specific Proposals Local Development
Document

Historically and Visually Important Open
Space Background Paper

September 2015

Introduction

The purpose of this report is to provide a summary of work completed in assessing sites as Historically and Visually Important Open Space and to provide recommendations on sites to be progressed as Historically and Visually Important Open Space in the Kettering Borough Site Specific Proposals LDD. The report has been updated following the meeting of the Planning Policy Committee on 31 July 2014.

Background

In March 2012 the Council consulted on the Site Specific Proposals Local Development Document (LDD) – Options Paper. This document included an option to include a policy identifying sites, within or on the edge of settlements, as Historically and Visually Important Open Space. A number of sites were included in the Options Paper which had been identified as potential Historically and Visually Important (HVI) open spaces. The methodology for identifying these sites was set out in the *Open Space and Allotments Background Paper* (KBC, February 2012). This paper was prepared because work progressing on the Kettering Borough Site Specific Proposals LDD highlighted a gap in areas of open space not covered by the Boroughs PPG17 assessment. These are spaces which are important, not necessarily because of their accessibility, but because of the role they play in providing the setting, form or character of a settlement. These spaces are considered to be either historically or visually important. Sites were identified through the following sources of information:

- A desk-top study
- A review of previously allocated Environmentally Important Open Space (policy 94 of the Local Plan for Kettering Borough)
- A review of Conservation Area Appraisals and Reviews
- Rural Masterplanning
- A mail-out to all Town and Parish Councils
- Site visits

Consultation responses to the Options Paper were reported to Planning Policy Committee on 4th and 13th September 2012. Responses to options 51 and 52 which gave the option of having a policy on HVI open space or not having a policy are summarised in the report. There was support for designation of HVI open space from some respondents but others disagreed and saw it as a blanket designation preventing development. The committee endorsed the officer's comments which recommended the HVI open space policy was progressed but that the methodology was reviewed in light of the National Planning Policy Framework (NPPF) which was published after the Site Specific Proposals LDD – Options Paper consultation began. Details of the implications of this for the designation of HVI are set out below.

Through the consultation on the Options Paper a number of additional open spaces were put forward for designation as Historically and Visually Important open space.

National Planning Policy Framework

The National Planning Policy Framework was published on 27th March 2012. This document sets out the Governments planning policies.

Paragraph 76 of the NPPF allows local and neighbourhood plans to identify for special protection areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The NPPF states that Local Green Space should only be designated:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The principle of designating Historically and Visually Important open space in the Site Specific Proposals LDD is therefore in conformity with the NPPF.

The areas considered as HVI in the Site Specific Proposals LDD options consultation and those sites submitted during the consultation have been considered in light of the NPPF criteria for designating locally important green space and a summary for each site is provided below with a recommendation as to whether it is progressed. This assessment has focused on sites which are considered to hold a particular local significance in relation to historic or visual significance. To ensure assessments of the sites were robust River Nene Regional Park were commissioned to carry out an assessment of the visual importance of these open spaces. In addition to this MADE Environment were commissioned to assess the historic importance of a number of the sites. Northamptonshire County Council Archaeology also provided comments on a number of sites. These visual and historic assessments are summarised in this report and used to inform the recommendation on sites to be progressed as visually important open space.

Recreational open spaces within towns or villages will be protected as open spaces through a separate policy. If there are any other open spaces which communities consider to be locally important these can be identified through Neighbourhood Plans.

Summary Assessment Table:

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
Kettering and Barton Seagrave				
HVI053 and HVI071 combined	Yes. Site is located adjacent to existing residential development and is integral to the settlement.	Yes. The site provides views to the church, Barton Seagrave Hall and the conservation area and is a large accessible space at the heart of the settlement.	Yes. The site is located within the settlement and is not an extensive tract of land.	Sites should be identified as HVI.
HVI068	Yes. Site is located adjacent to existing residential development and is integral to the settlement.	Yes. The site provides the setting for the listed wall.	Yes. The site is located within the settlement and is not an extensive tract of land.	Site should be identified as HVI.
Burton Latimer				
HVI056	Yes. The site is located adjacent to existing residential development.	Yes. Site provides setting for the church and conservation area and is an important accessible open space at the heart of the settlement.	Yes. While the site is relatively large it is closely related to the town and local in character.	Site should be identified as HVI.
HVI057	Yes. The site	Yes. The site	Yes. While	Site should

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	is located close to existing residential development.	provides a highly visible and accessible rural buffer along the Ise Valley.	the site is moderate in size it is closely related to the town and local in character.	be identified as HVI.
HVI058	Yes. The site is located close to existing residential development.	Yes. Site provides the setting for Barton Hall and listed buildings on Kettering Road.	Yes. While the site is moderate in size it is closely related to the town and local in character.	Site should be identified as HVI.
HVI072	Yes. The site is located close to existing residential development.	No. Site is adjacent to modern development and views are limited.	Yes. While the site is moderate in size it is closely related to the town and local in character.	Site should be discounted
HVI073	Yes. The site is located close to existing residential development.	No. While site helps create a rural feel it is not considered appropriate to designate as HVI	Yes. The site is small in scale and not an extensive tract of land.	Site should be discounted
HVI074	Yes. The site is located close to existing residential development.	While the site provides views to the church and rear of the grounds of Barton Hall it	Site is large in scale and fairly extensive.	Site should be discounted

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
		is bound by modern development and is of moderate importance in the setting of the town.		
Desborough				
HVI055	Yes. The site is located close to existing residential development.	No. Site is adjacent to modern development and makes a medium contribution to the setting within the town. Further investigation is required of the potential for ecological enhancement along the southern section of the site.	Site is moderate in size.	Site should be discounted as HVI but further investigation required to assess the ecological potential of the southern section of the site.
HVI064	Yes. The site is located close to existing residential development.	No. Site makes a low contribution to the setting of the town and it is not considered appropriate to designate as HVI.	Yes. The site is small in scale and not an extensive tract of land.	Site should be discounted
HVI066	Yes. The site is located	No. Views into the site are	Yes. The site is small in	Site should be

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	adjacent to existing residential development.	poor and it plays little role in the setting of the settlement.	scale and not an extensive tract of land.	discounted
HVI069	Yes. The site is located adjacent to existing residential development.	Yes. Ridge and Furrow are an important landscape feature.	Yes. While the site is moderate in size it is closely related to the town.	Site should be identified as HVI.
Rothwell				
HVI054	Yes. The site is located adjacent to existing residential development	Yes. Site provides the setting to the church and Almshouses and is an important element of the Almshouse grounds.	Yes. The site is small in scale and not an extensive tract of land.	Site should be identified as HVI.
HVI063	Yes. The site is located adjacent to existing residential development	No Site is in poor condition and has been partially developed by housing.	Yes. While the site is moderate in size it is closely related to the town.	Site should be discounted
Ashley				
HVI001	Yes. The site is integral to the village and adjacent to existing residential development.	Site has been recommended to be progressed for its visual importance and its importance in the setting of	Yes. The site is located within the village and is not an extensive tract of land.	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
		the conservation area and listed buildings		
HVI002	Yes. The site is located on the edge of the village and is adjacent to existing residential development.	Site has been recommended to be progressed for its visual importance and its importance in the setting of the conservation area and listed buildings	Yes. The site is located within the village and is not an extensive tract of land.	Site should be identified as HVI.
HVI081	Yes. The site is located on the edge of the village and is adjacent to existing residential development.	Site has been recommended to be progressed for its visual importance and its importance in the setting of the conservation area and listed buildings	Yes. The site is located within the village and is not an extensive tract of land.	Site should be identified as HVI.
HVI082	Yes. The site is located on the edge of the village and is adjacent to existing	Site has a low impact on the setting of adjacent properties which are not listed and are	Yes. The site is small in scale.	Site should be discounted

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	residential development.	outside the conservation area.		
Braybrooke				
HVI006 & 007	Yes. The site runs through the centre of Braybrooke.	Site has been recommended to be progressed for its visual importance and its importance in the setting of the conservation area and listed buildings and the contribution it makes to the character of the village.	Yes. The site is located within the village and is not an extensive tract of land.	Sites should be identified as HVI.
HVI083	Yes. The site is located adjacent to existing residential development.	Due to the limited visibility of the site and the lack of access it is not considered the site should be designated as HVI.	Yes. The site is small in scale and not an extensive tract of land.	Site should be discounted
Broughton				
HVI011	Yes. The site is located adjacent to existing residential development.	Yes. Site is fundamental to maintaining the rural context of the village and to	Yes. The site is small in scale and not an extensive tract of land.	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
		maintain the sense of a more dispersed settlement pattern.		
HVI012	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the setting for the church and listed building and creates a rural feel at the heart of the village.	Yes. The site is small in scale and not an extensive tract of land.	Site should be identified as HVI.
HVI052	Yes. The site is located adjacent to existing residential development.	Site provides views to the church but given previous buildings on the site and recent p/p it is not considered appropriate to designate as HVI	Yes. The site is small in scale and not an extensive tract of land.	Site should be discounted
HVI075	Yes. The site is located adjacent to existing residential development.	No. Site is open countryside and forms the rural edge to the village but does not hold particular local significance.	Site itself is moderate in size but is part of a wider tract of land which forms the rural edge of the settlement.	Site should be discounted
HVI076	Yes. The site is located adjacent to	No. Site is open countryside	Site itself is moderate in size but is	Site should be discounted

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	existing residential development.	and forms the rural edge to the village but does not hold particular local significance.	part of a wider tract of land which forms the rural edge of the settlement.	
HVI077	Yes. Site is opposite the village hall and in reasonable proximity to the local community.	No. Site is open countryside and forms the rural edge to the village but does not hold particular local significance.	Site itself is moderate in size but is part of a wider tract of land which forms the rural edge of the settlement.	Site should be discounted
HVI078	Yes. The site is located adjacent to existing residential development.	No. The site plays little role in the setting of the village.	Yes. The site is small in scale and not an extensive tract of land.	Site should be discounted
Cranford				
HVI013	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the parkland setting for the Cranford Hall and creates the rural feel of the village.	Yes. While the site is large it is located between Cranford St John and Cranford St Andrew and has a local character.	Site should be identified as HVI.
HVI014	Yes. The site is located adjacent to existing residential	Yes. The site makes an important contribution to the setting of	Yes. The site is small in scale and not an extensive tract of land.	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	development.	listed buildings opposite on Rectory Hill and The Rectory. The site is important to the setting of the conservation area.		
HVI015	Yes. The site is surrounded by existing residential development.	Yes. The site provides the setting for The Manor House and listed buildings on The Green.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI080	Yes. The site is located adjacent to existing residential development.	Yes. The site provides views to Cranford Hall parkland and is important to the setting of the village.	Yes. While the site is relatively large it is closely related to the village and local in character.	Site should be identified as HVI.
Geddington				
HVI016	Yes. The site is surrounded by existing residential development.	Yes. Site provides a green space running through the heart of the village and helps create the rural feel of the village.	Yes. The site is located within the village and is not an extensive tract of land.	Site should be identified as HVI.
HVI079	Yes. The site	Yes. Site	Yes. The site	Site should

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	is located adjacent to existing residential development.	provides a positive contribution to the setting of the village and the Newton Mill Farmhouse listed building.	is small in scale and not an extensive tract of land	be identified as HVI.
Grafton Underwood				
HVI017	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the setting for the Old Rectory, church and listed buildings and creates open rural feel when you enter the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI018	Yes. The site is surrounded by existing residential development.	Yes. This is an important open space which runs through the centre of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Harrington				
HVI020	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the setting for listed buildings on High Street and Rothwell Road and helps create the rural feel	Yes. The site is located within the village and is not an extensive tract of land.	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
		of the village.		
HVI021	Yes. The site is located adjacent to existing residential development.	Yes. Site is highly visible and important to the setting of the village.	Yes. While the site is relatively large it is closely related to the village and local in character.	Site should be identified as HVI.
HVI051	Yes. The site is located adjacent to existing residential development.	No. Views into the site are limited.	Yes. The site is small in scale and not an extensive tract of land	Site should be discounted.
Little Oakley				
HVI022	Yes. The site is located adjacent to existing residential development.	Yes. Site is important to the setting of the village and to the setting of the church and Manor Farm.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI023 & 026	Yes. The site is located adjacent to existing residential development.	Yes. Site is important to setting of listed buildings and conservation area and the village is characterised by buildings separated by open spaces.	Yes. While the site is relatively large the site is bound by the brook and is not an extensive tract of land.	Sites should be identified as HVI.
HVI024	Yes. The site is located adjacent to	Yes. Site is important to setting of	Yes. The site is small in scale and not	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	existing residential development.	listed buildings and conservation area and the village is characterised by buildings separated by open spaces.	an extensive tract of land	
HVI025	Yes. The site is located adjacent to existing residential development.	Yes. Site is important to the setting of the village which is characterised by buildings separated by open spaces.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Loddington				
HVI027	Yes. The site is located adjacent to existing residential development.	Yes. Site provides views to the church and conservation area and provides setting for listed buildings on Main Street.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI028	Yes. The site is located adjacent to existing residential development.	Site provides views to the church, listed buildings and conservation area and helps create the rural feel of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI054A	Yes. The site	Yes. Site	Yes. The site	Site should

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	is located adjacent to existing residential development.	provides the setting for the Church, Loddington Hall and listed buildings on Main Street.	is small in scale and not an extensive tract of land	be identified as HVI.
Newton				
HVI032	Yes. The site is located adjacent to existing residential development.	While the site provides views to listed buildings and the conservation area it makes a low contribution to the setting of the village from outside its boundary.	Yes. The site is small in scale and not an extensive tract of land	Site should be discounted.
Pytchley				
HVI033	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the setting for listed buildings on Butcher's Lane and is a highly visible open space at the centre of the village	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Rushton				
HVI067	Yes. The site is located adjacent to existing residential development.	Yes. Site provides views to the church, listed buildings and conservation	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
		area, provides the setting for the church and listed buildings on Station Road.		
HVI070	Yes. The site is located adjacent to existing residential development.	Yes. Site provides setting for the church, Rushton Hall and conservation area and is important to the setting of the village from outside its boundaries.	Yes. While the site is relatively large it is closely related to the village and local in character.	Site should be identified as HVI.
Stoke Albany				
HVI040	Yes. The site is located adjacent to existing residential development.	Yes. Site provides the setting for the listed buildings on main street, helps create the rural feel of the village and is important to the setting of the village from outside its boundaries.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Sutton Bassett				
HVI041	Yes. The site is located adjacent to	No. Site is small and set between	Yes. The site is small in scale and not	Site should be discounted.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
	existing residential development	modern housing and only visible as gaps between properties.	an extensive tract of land	
HVI042	Yes. The site is located adjacent to existing residential development	Yes. Site provides the setting for the church and listed cottage.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Warkton				
HVI043	Yes. The site is located adjacent to existing residential development	Yes. Site is important to the setting of the village and helps create the rural feel of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI044	Yes. The site is located adjacent to existing residential development	Yes. Site is important to the setting of the village and helps create the rural feel of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Weekley				
HVI045	Yes. The site is located adjacent to existing residential development	Yes. Site provides the setting for the church and listed buildings and provides the gateway from the village to the Boughton House parklands.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.

Site reference	Is the site in reasonable proximity to the community it serves?	Is the site demonstrably special to the local community and does it hold a particular local significance?	Is the site local in character	Conclusion
HVI046	Yes. The site is located adjacent to existing residential development	Yes. Site is medieval moat and ridge and furrow.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI047	Yes. The site is located adjacent to existing residential development	Yes. Site provides the setting for listed buildings and is a highly visible open space in the centre of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
Weston by Welland				
HVI048	Yes. The site is located adjacent to existing residential development	Yes. Site provides view to the church, listed buildings and conservation area and helps create the rural feel of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be identified as HVI.
HVI049	Yes. The site is located adjacent to existing residential development	No. While the site provides the setting for listed buildings it only makes a low contribution to the setting of the village.	Yes. The site is small in scale and not an extensive tract of land	Site should be discounted.

Site Assessments

This section provides a summary of consultation responses in relation to HVI for each settlement and provides a site by site summary of the historical and visual assessments and recommendations on whether sites are progressed as HVI and whether amendments are required to the boundaries.

Kettering and Barton Seagrave

Comments were received which objected to the inclusion of HVI053 as HVI through the Options Paper consultation.

HVI053

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides views to the church, Barton Seagrave Hall and conservation area, provides the setting for the church, is a large accessible space at the heart of the settlement and is important to the setting of the settlement from outside its boundaries. This assessment considered the whole site consulted upon at Options stage.

The historic assessment considered the two elements of the site, the area surrounding the cricket pitch and the paddock to the east, and concluded that the area to east of the site provides a comparatively marginal role in relation to the setting of the conservation area. However this section of the site is sensitive to development because of its relationship with the adjacent open space and the role it plays in views into and across the open space.

Comments were received which objected to the inclusion of HVI053 as HVI. A Landscape and Visual Interest Statement was submitted to support this objection. This Landscape and Visual Interest Statement concludes that the eastern section of the proposed HVI is of low amenity value forming a degraded urban fringe area poorly addressed by adjacent development and which does not contribute to the setting of Listed Buildings.

Taking into account the three assessments of this site it is considered appropriate to include the whole area as HVI. While the eastern section of the site plays a more marginal role in relation to the setting of the conservation area this area plays an important role in views into and across the open space and allows views from Wicksteed Park across the site to Big Spinney County Wildlife Site.

Recommendation: Site is designated as HVI.

HVI068

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the village since the earliest available maps and that it provides the setting for the historic wall. However the importance of this site is

in relation to its significance in the setting of the listed wall rather than visual importance of the site itself. The historic wall is listed by virtue of forming part of the historic curtilage of the grade 2* Barton Seagrave Hall. A conservation consultation response to an application (KET/2011/0710) for proposed development on the site concluded that development of the site would cause substantial harm to the significance of the listed wall which has decorative finishes which were very likely intended for viewing.

Recommendation: Site is designated as HVI.

HVI071

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides views to the church and conservation area, provides the setting for the church and is part of a large area of open space at the centre of the settlement.

The historic assessment concludes that this parcel of land warrants retention as a piece of open land because it provides important foreground to westward views of the village from HVI053 and provides an open backdrop when looking out of the village to the east.

Recommendation: Site is designated as HVI

Sites HVI053 and HVI071 are adjacent to each other and it is therefore recommended the sites are joined to recognise the relationship between the sites.



Key

- / / Discounted option
- / / Historically and visually important open space

Title: Kettering & Barton Seagrave - HVI

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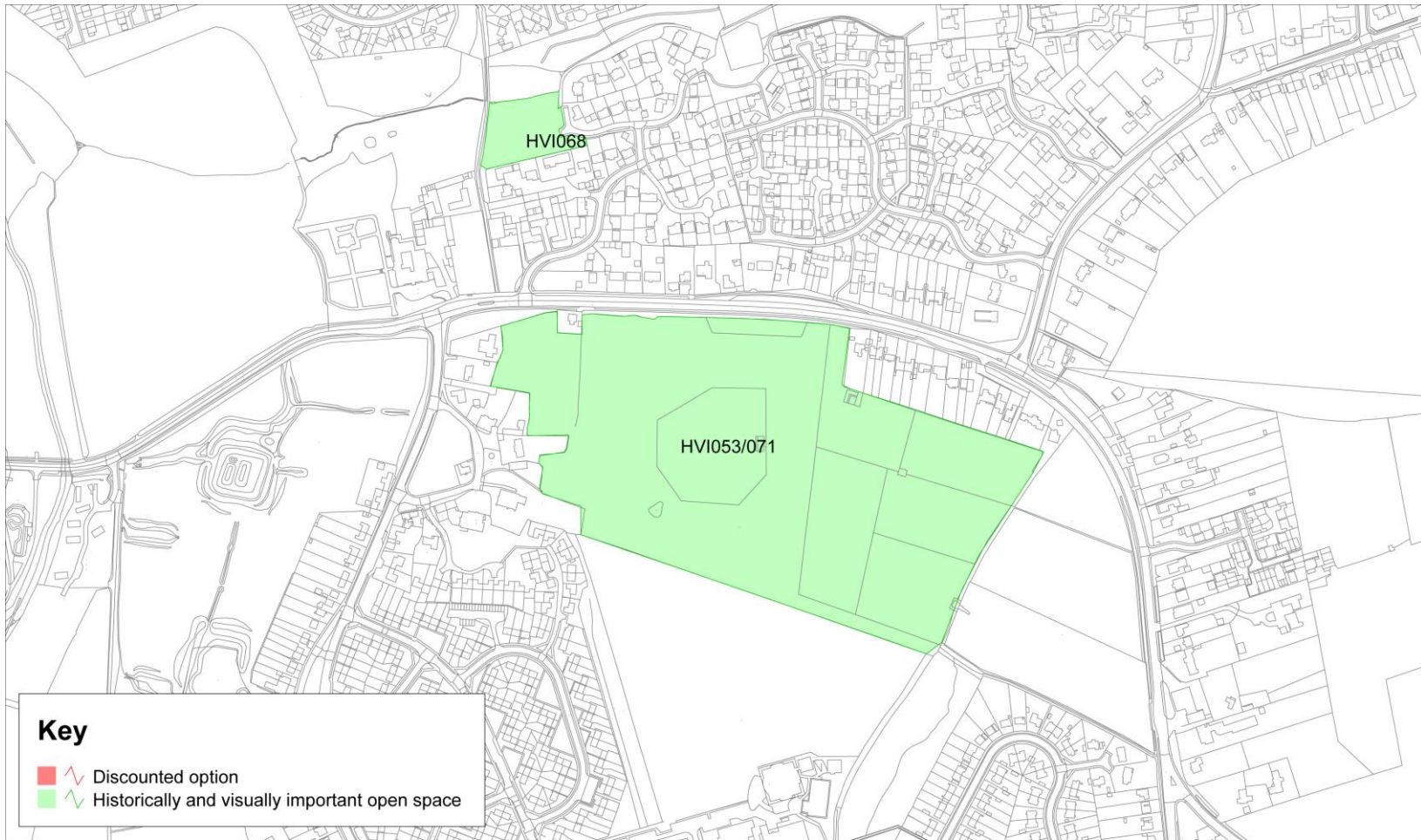
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Kettering
Borough Council

Date: 22:07:14

Scale: 1:25000

Drawn by: KBC



Key

- ↘ Discounted option
- ↘ Historically and visually important open space

Title: Kettering & Barton Seagrave - HVI

Date: 22:07:14

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Burton Latimer

A new site was suggested through the Options Paper consultation, site HVI074. Concern was raised over identifying land already in the conservation area and that these should not mean a presumption against sustainable development and that land in the open countryside should not be included.

HVI056

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides views to the church and conservation area and is a large visible and accessible open space at the centre of the settlement.

The historical assessment concluded that this is an intriguing, varied and valuable space located close to the centre of the town. It has a general amenity value for the local population as well as providing an important backdrop to the cemeteries, the church and the Manor House. The space also provides an important sense of openness at the back of the south side of Church Street and contributes positively to the setting of the conservation area. The space fully warrants its designation as locally protected open space.

Recommendation: Site is designated as HVI

HVI057

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, provides a highly visible and accessible rural buffer for the settlement along the Ise Valley and is important to the setting of the town from outside its boundaries.

Recommendation: Site is designated as HVI

HVI058

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, provides views to Burton Latimer Hall and listed buildings on Kettering Road and provides the setting for Burton Latimer Hall and buildings on Kettering Road.

The historical assessment concluded that the site is a varied and valuable space on the northern fringe of Burton Latimer. It provides important foreground setting for Burton Latimer Hall, one of the areas pre-eminent historic buildings, and the historic collection of buildings that stand around this part of the Kettering Road. The site also contains locally significant landscape features and built curtilage structures some of which are listed in their own right.

Recommendation: Site is designated as HVI

HVI072

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the town since the earliest available maps however the site is on the edge of the settlement and adjacent to modern development. Though it is visible from outside the town, views are limited.

Recommendation: Site is not designated as HVI

HVI073

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the town since the earliest available maps, provides limited views to the church and conservation area and is contiguous with open space to the west helping create the rural feel of the town.

Recommendation: Site is not designated as HVI

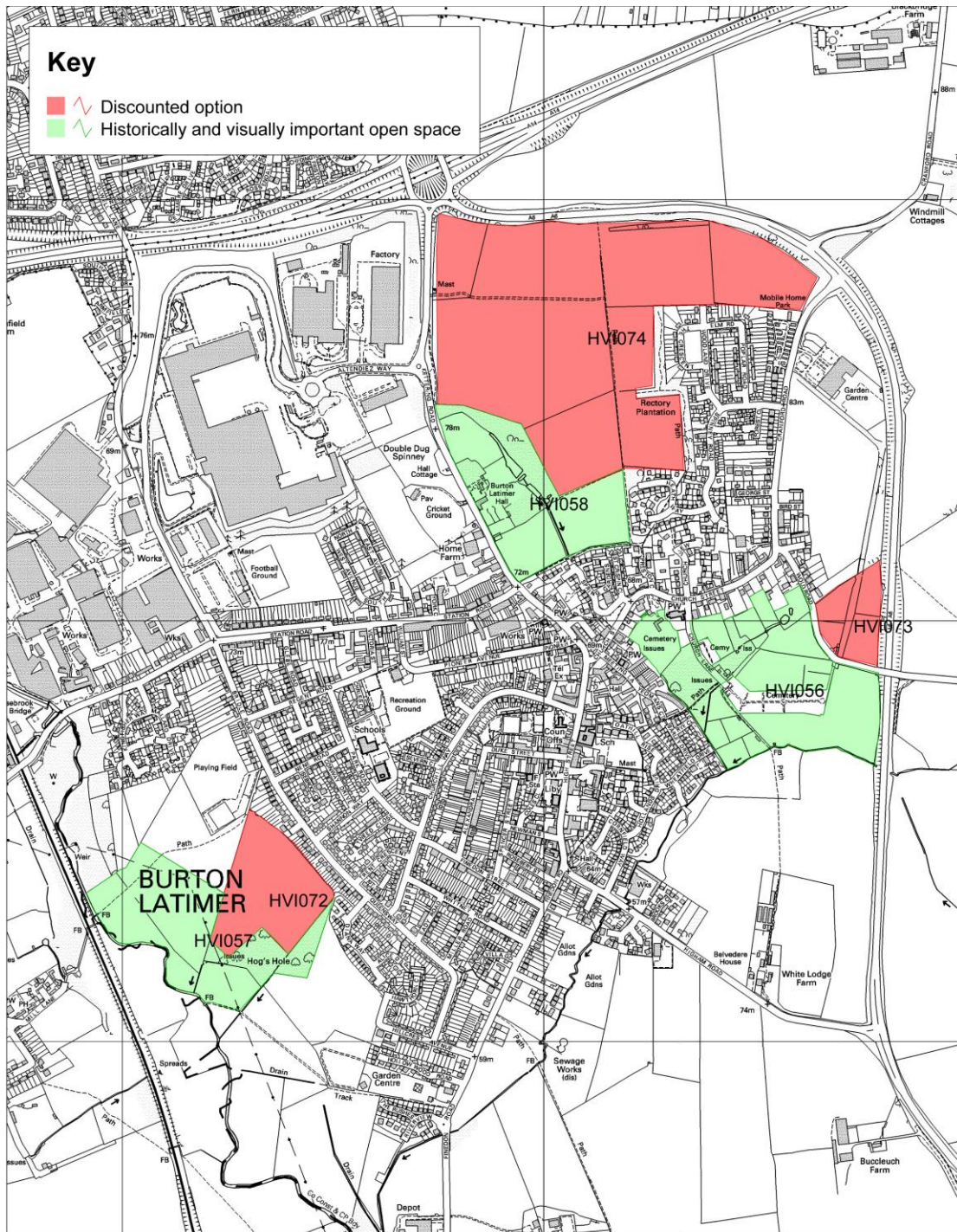
HVI074

This site was suggested through the options paper consultation as HVI.

The site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site provides views to the church and to the rear grounds of Burton Latimer Hall but is bound by modern developments, the A6 and commercial and industrial areas with few historically important views out of the site.

NCC Archaeology comments: Ridge and furrow in the north eastern corner is very degraded. However the rest of the area excluding that which is quarried on the northern extent has the potential to contain as yet undiscovered activity. Will need further information regarding archaeological significance.

Recommendation: Site is not designated as HVI



Title: Burton Latimer - HVI

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Desborough

A new HVI was promoted, HVI069, through the options paper consultation. Disagreement with the designation of DE/173 as HVI. The Hawthorns site was promoted as HVI through the consultation. This site has not been assessed as HVI because it is a previously developed site used for leisure purposes.

HVI055

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the town since the earliest available maps, helps create a rural edge to the settlement along the Ise Valley and is important to the setting of the settlement from outside its boundaries.

The site is adjacent to modern development and is not important to the setting of the historic core of the town. The southern part of the site runs along the bank of the river and while attractive there is nothing in visual or historic terms which makes this site of particular significance. However the southern section of the site which runs along the river may provide the opportunity for ecological enhancement, this potential should be investigated in looking at the local green infrastructure strategy for the Ise river.

Recommendation: Site is not designated as HVI

HVI064

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the town since the earliest available maps but makes a low contribution to the setting of the town from outside its boundary and a moderate contribution from surrounding roads.

Recommendation: Site is not designated as HVI

HVI066

The assessment concluded that views into the site are poor and it plays little role in the setting of the settlement.

NCC Archaeology comments: The site contains evidence of ridge and furrow however in this case although it is upstanding only part of the field system remains and as such it is of less value.

Recommendation: Site is not designated as HVI

HVI069

This site was suggested through the options paper consultation as HVI.

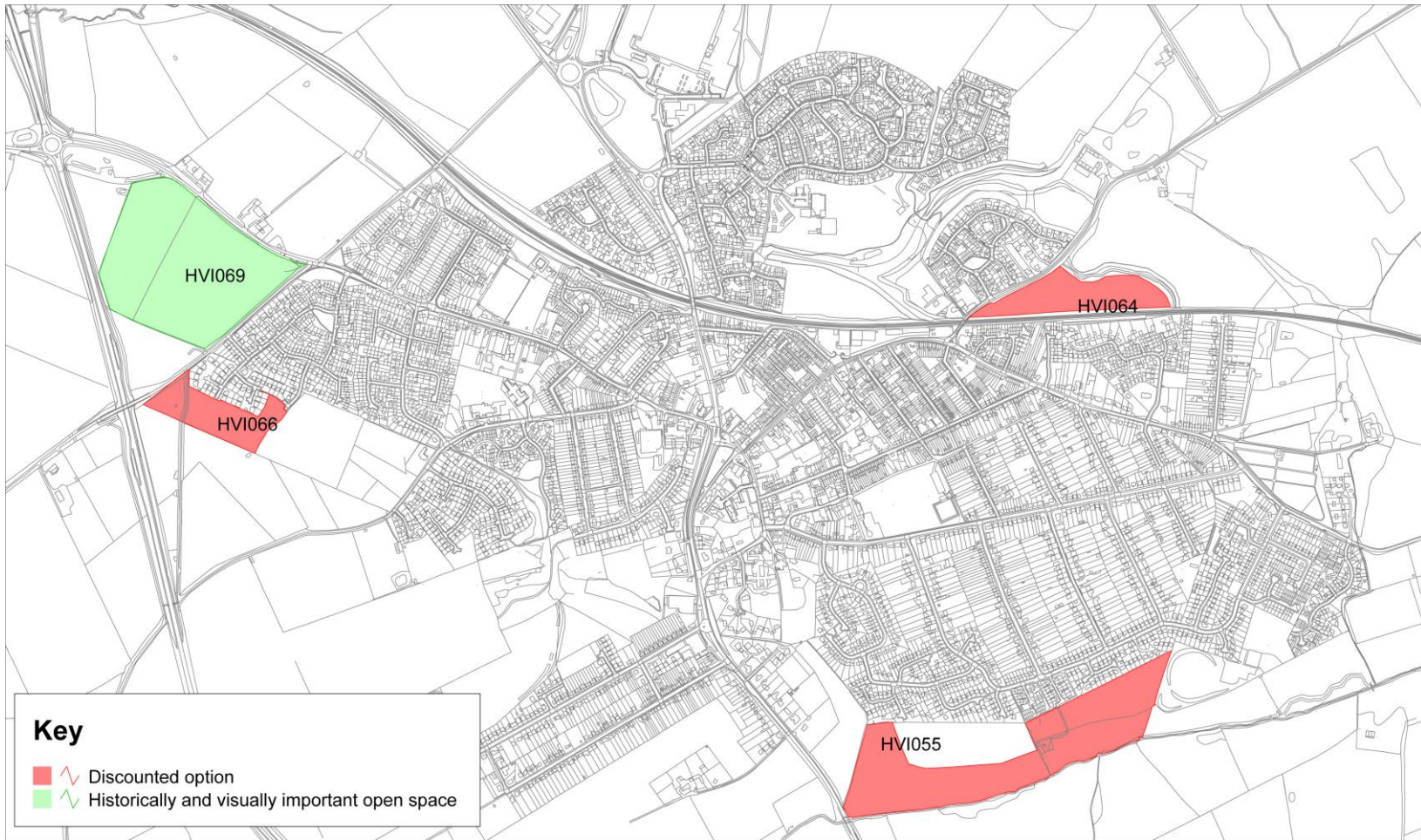
This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an

open space within the town since the earliest available maps but makes a low contribution to the setting within the town and only a medium contribution to the setting of the town.

This site contains well preserved ridge and furrow remains. NCC Archaeology have advised that ridge and furrow once a ubiquitous feature of the English midlands has been subject to large scale disturbance since the Second World War. Ridge and furrow is a landscape feature, it can be seen and survive in small fields however it is best fully appreciated and understood in the context of the landscape. The impact on the field with surviving upstanding ridge and furrow earthworks can not be mitigated. Advise that this area is omitted from large scale development. It maybe possible for small scale development at the periphery but that would depend on the scale and impact.

Given the significant of the ridge and furrow remains on this site it is considered appropriate to designate the site as historically and visually important open space.

Recommendation: Site is designated as HVI



Key

- / / Discounted option
- / / Historically and visually important open space

Title: Desborough - HVI

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Rothwell

There was support through the Options Paper consultation for designation of HVI054.

HVI054

There was support for identifying this site as HVI through the options paper consultation.

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, provides views to the church and Jesus Hospital and provides the setting for the Jesus Hospital, both from inside and outside the town.

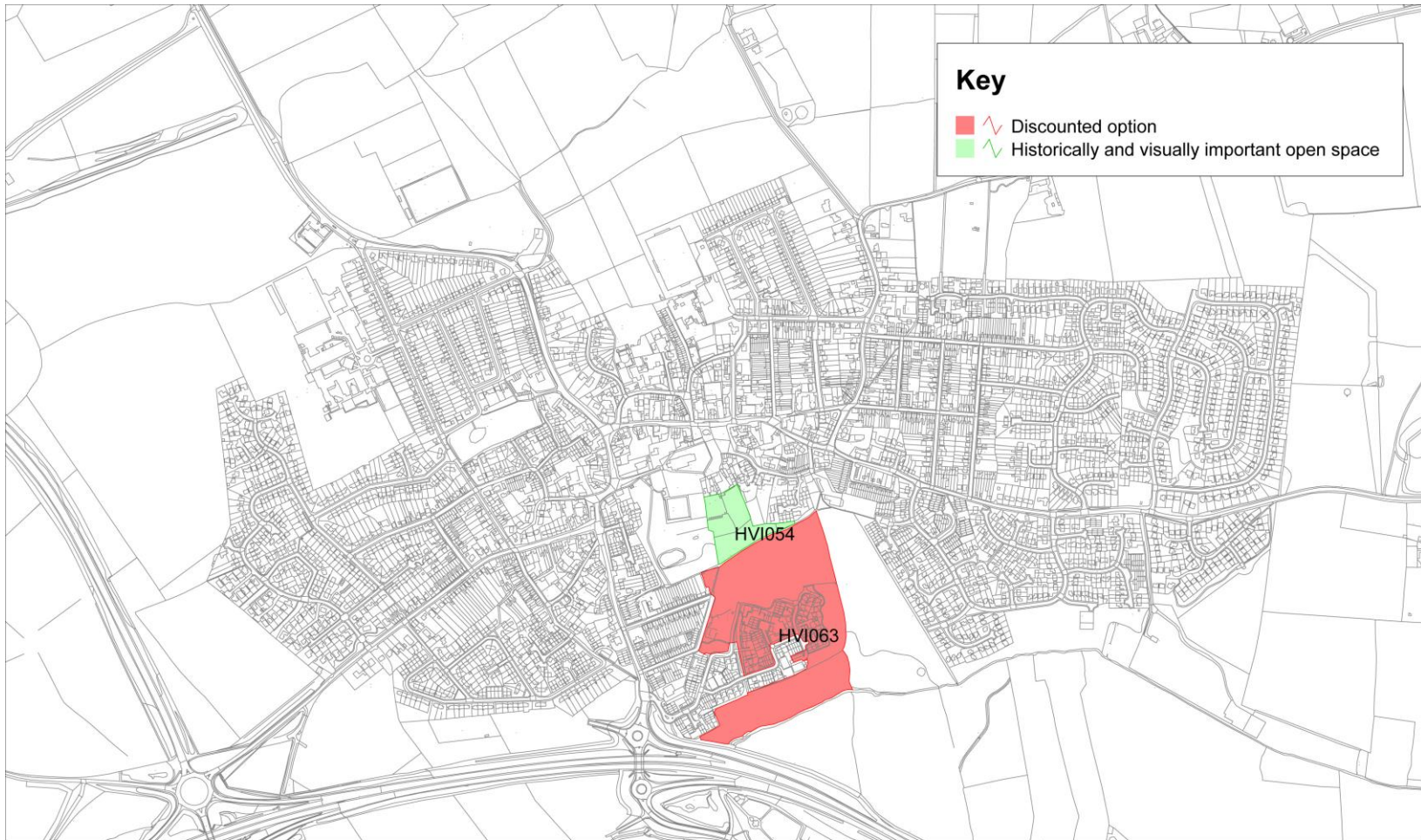
The historical assessment concluded that any unsympathetic treatment of HVI054 arising from development risks causing a disproportionate level of harm to the setting of the church and the Almshouses when viewed from across the valley. It is advised that HVI054 ought to be retained as an open space because of its inherent value as a self-contained asset at the periphery of the town. This worth is derived directly from its value as an unspoilt quiet, contemplative orchard space and also as a component element of the Almshouse grounds.

Recommendation: Site is designated as HVI

HVI063

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the village since the earliest available maps and provides views to the church and Jesus Hospital but is in poor condition and has been partially developed by housing.

Recommendation: Site is not designated as HVI



Key

- ↘ Discounted option
- ↘ Historically and visually important open space

Title: Rothwell - HVI

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Ashley

General agreement with the sites that were put forward in the Options consultation as becoming HVI open space, some concern over the evidence base for the designation and some disagreement with the designation of HVI002. Two additional sites were submitted to be assessed as HVI, HVI081 and HVI082.

HVI001

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides important views to the church, listed buildings and conservation area, provides the setting for listed buildings on Main Street and Green Lane, provides views between Green Lane and Main Street and is important to the setting of the village from outside its boundary to the east.

Recommendation: Site is progressed as HVI. Boundary amended to take into account planning permissions KET/2013/0322 and KET/2013/0085.

HVI002

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides views to the church, listed buildings on Westhorpe and conservation area, provides the setting for listed buildings on Westhorpe, helps create the open aspect to the village when entering from Stoke Albany Road and is important to the setting of the village from outside its boundaries.

Recommendation: Site is progressed as HVI.

HVI081

RNRP recommended this space be identified as visually important open space because it has been open space since the earliest available maps, it provides views to the church, Manor House and conservation area, provides the setting for the church and Manor House and helps create the rural feel of the village.

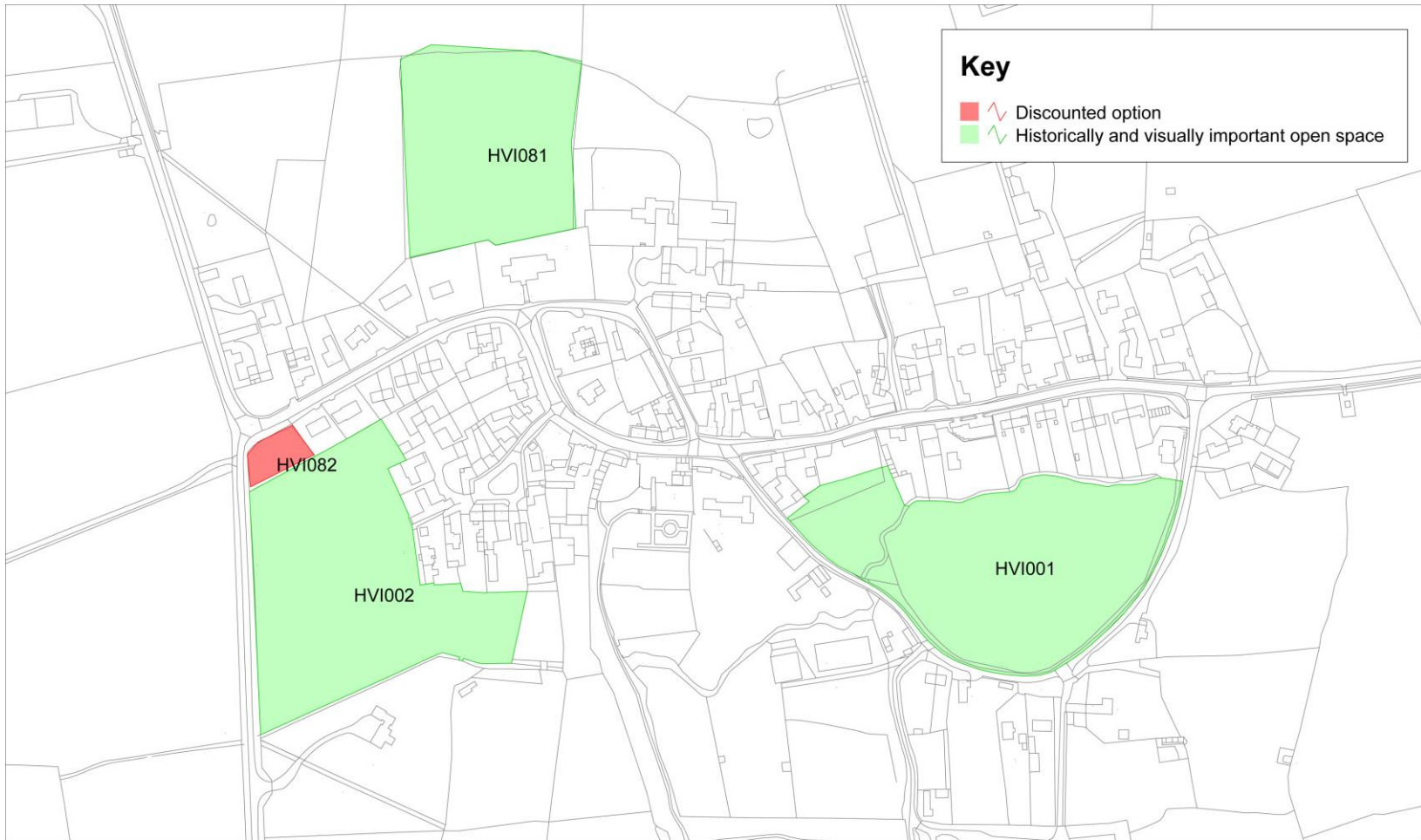
NCC Archaeology comments: The Historic Environment Record (HER) records a combination of well preserved ridge and furrow one of many conjoining field systems in possible combination with medieval settlement and Grade 1 listed medieval Church of St. Mary's. The combination of settlement and cultivation evidence together adds to the significance of this area. Advise against development in this area.

Recommendation: Site is progressed as HVI

HVI082

This site did not meet the criteria applied by RNRP for designation as visually important open space. While the site has been open space since the earliest available maps it is a small site at the gateway to the village, adjacent to linear residential properties. It makes a low impact on the setting of the properties around it.

Recommendation: Site is not progresses as HVI



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Kettering
Borough Council

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Braybrooke

HVI was generally supported however, some concern was raised over the identification of HVI007 as its contribution to the character of the area was limited. One additional site was identified to the rear of the pub and Rectory, previously promoted as housing site RA/128.

HVI006 and 007

RNRP recommended that these sites be identified as visually important open space. Site HVI006 has been an open space within the village since the earliest available maps; it provides views to the church, listed buildings and conservation area from Griffin Road and Desborough Road, it provides the setting for listed buildings on Newland Street and Griffin Road. This space is of high importance to the setting of the village, creating a rural feel, right at the village centre. Site HVI007 has been an open space within the village since the earliest available maps, it provides views to listed buildings and the conservation area, provides a setting for listed buildings on Desborough Road and Newland Street and helps create the rural feel right at the centre of the village, creating a corridor of open space.

While these spaces have been assessed separately they are part of a green corridor which runs through the centre of Braybrooke and for designation purposes have been combined recognising the relationship between the spaces.

The importance of these open spaces is recognised in the Braybrooke conservation area appraisal which highlights the important role open space plays in the special character of Braybrooke.

NCC Archaeology comments: Ridge and furrow earthworks associated with the Scheduled Ancient Monument (SAM) to the east which is a designated asset. Braybrooke castle - a moated manor and medieval settlement. The Ridge and Furrow and settlement form part of the setting of the SAM.

Recommendation: Sites are combined and progressed as HVI

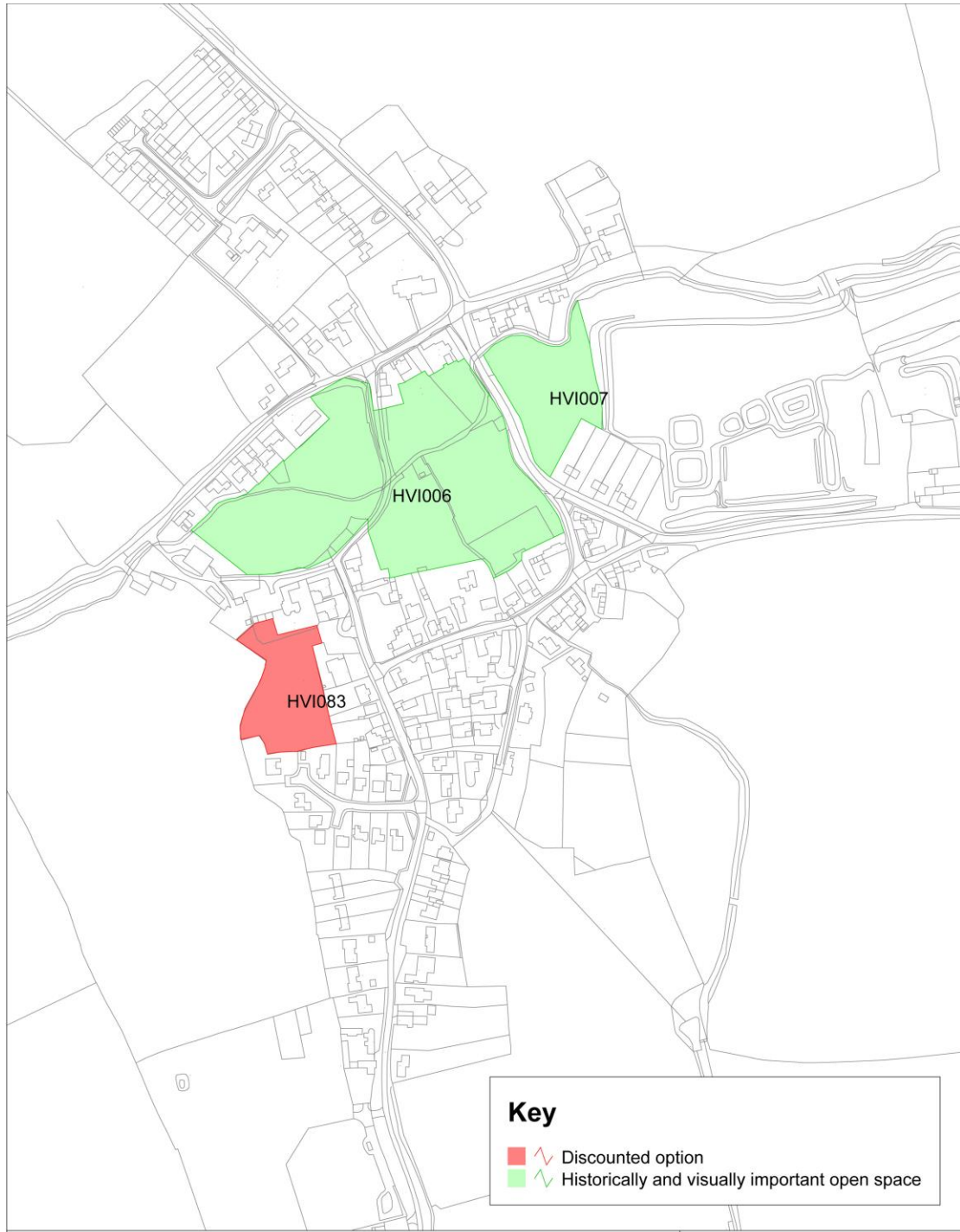
HVI083

This site did not meet the criteria applied by RNRP for designation as visually important open space. While the site has been an open space in the village since the earliest available maps, the views into the site are poor from both inside and outside the village. RNRP highlighted that the site possibly provides views to and the setting for The Rectory.

The site is to the rear of properties on Griffin Road and Latymer Close and has limited visibility. Due to the limited visibility and accessibility of the site it is not considered appropriate to designate this land as HVI. However the site is

in close proximity to The Rectory and considering the impact on the setting of The Rectory will be important when considering future uses of the site.

Recommendation: Site is not progresses as HVI



Key

- Discounted option
- Historically and visually important open space

Title: Braybrooke - HVI

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Broughton

Some support for HVI in Broughton through options paper consultation, although concern over allocation of HVI011, HVI012 and HVI052. Four additional sites proposed; HVI075, 076, 077 and 078.

HVI011

RNRP recommended this space be identified as visually important open space because this site has been an open space within the village since the earliest available maps, it provides views to the church and listed buildings, helps create a rural feel in the village and provides views from the recreation ground to Kettering Road.

The historical assessment of this site identified that the site plays a fundamental role in establishing and perpetuating the genuine sense of a village set in a rural context. It allows pasture and green space to infiltrate to the core of the village and continues to allow some sense of the more dispersed settlement pattern to be sustained. Development on even a small part of this site would cause disproportionate harm to the appearance of the village.

NCC Archaeology comments: The field contains distinct earthworks relating to medieval activity. Some of these earthworks are clearly remains of ridge and furrow agriculture, while others appear to be enclosures or other boundaries. The earthworks represent both settlement and agricultural activity pertaining to the development of Broughton and as such should be omitted from large scale development.

Information was submitted through the Broughton Conservation Area appraisal seeking the exclusion of site HVI011 from the conservation area. The site has been included as part of the Conservation Area through the Conservation Area appraisal as it makes a positive contribution to the character and appearance of Broughton Conservation Area.

Recommendation: Site is progressed as HVI.

HVI012

RNRP recommended this space be identified as visually important open space because it provides views to the church, listed buildings and conservation area, has been an open space within the village since the earliest available maps, provides the setting for the church and listed buildings on Church Street and helps create a rural feel at the heart of the village.

NCC Archaeology comments: The survival of the ridge and furrow was variable within the area and the better preservation is within the eastern side of the field. The earthworks are not nationally significant however these assets can be seen to be of regional significance and as such it could be

suggested that any development should try to minimise the impact on this resource. This could take the form of Public Open Space (POS) within the best preserved areas, the eastern extent, which joins onto the ridge and furrow in the adjacent field. This would form a legible landscape while still allowing development within the less well preserved area of ridge and furrow.

This site was the subject of a recent appeal decision. The planning application reference number is KET/2013/0284 and the appeal reference number is APP/L2820/A/13/2204628.

Recommendation: Site is progressed as HVI.

HVI052

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site provides views to the church and listed buildings and provides the setting for the church and listed buildings on Church Street. However the site has only been an open space since approximately 1945 and there were previously cottages on the site.

Since the site was originally identified as potential HVI planning permission has been granted for 1 dwelling on part of the site where the previous buildings were located. The remaining part of the site is split into two parts; the northern part provides access to the church and the southern part is bisected by a footpath. Views to the church have been maintained. Given the recent planning permission on the site it is not considered this site should be designated as HVI but views and the setting of the church should be maintained.

Recommendation: Site is not progressed as HVI.

HVI075

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps; helps create the rural edge of the village and development of the site would be visible from the wider area.

The site is open countryside and part of a wider tract of land which forms the edge of the settlement. It is not considered appropriate to designate this area as HVI for this reason; however the site is in open countryside and is protected by development in the open countryside policies.

Recommendation: Site is not progressed as HVI.

HVI076

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been

open space since the earliest available maps; helps create the rural edge of the village and creates the rural buffer to the village along the valley slopes on its south eastern edge.

NCC Archaeology comments: HER records up standing earthworks (ridge and furrow) within this area. Development would have a major impact which is unlikely to be mitigated. Other areas of potential archaeological activity.

The site is open countryside and part of a wider tract of land which forms the edge of the settlement. It is not considered appropriate to designate this area as HVI for this reason; however the site is in open countryside and is protected by development in the open countryside policies.

Recommendation: Site is not progressed as HVI.

HVI077

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps; helps create the rural edge of the village and creates the rural buffer to the village along the valley slopes on its south eastern edge.

NCC Archaeology comments: No Ridge and furrow earthworks present.

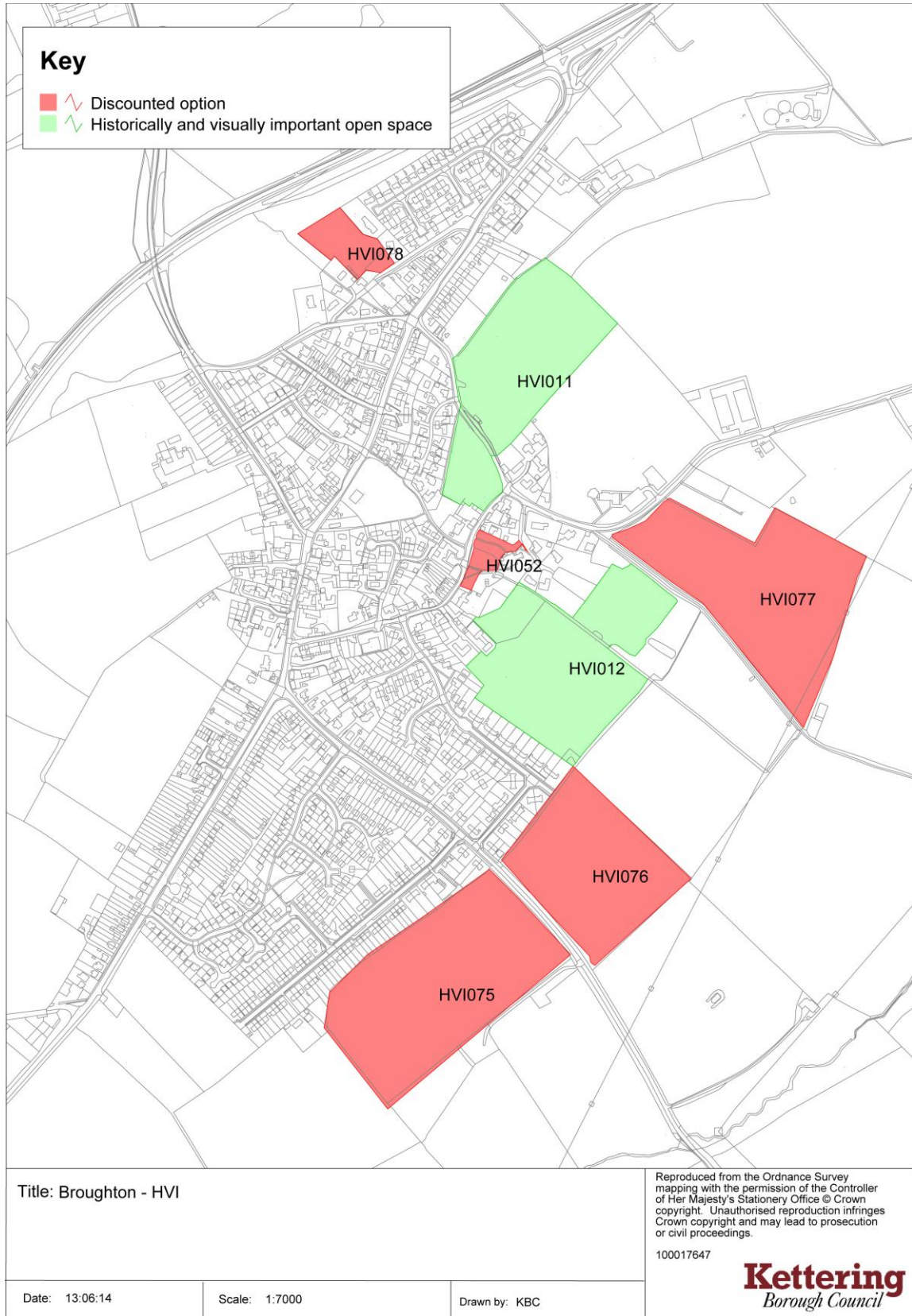
The site is open countryside and part of a wider tract of land which forms the edge of the settlement. It is not considered appropriate to designate this area as HVI for this reason; however the site is in open countryside and is protected by development in the open countryside policies.

Recommendation: Site is not progressed as HVI.

HVI078

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps but that it plays little role in the setting of the village either internally or externally and there is little historic interest.

Recommendation: Site is not progressed as HVI.



Cranford

One additional site was promoted through the Options Paper consultation as HVI on land to the west of Cranford.

HVI013

RNRP recommended this space be identified as visually important open space because the site provided the parkland setting for Cranford Hall and the church, it provides views to the church, listed buildings and conservation area, provides the setting for listed buildings in both parts of the village and helps create the rural feel of the village and the physical separation between Cranford St Andrew and Cranford St John.

Recommendation: Site is progressed as HVI.

HVI014

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps, provides views to the Old Rectory and other listed buildings, provides the setting for the Old Rectory and the listed cottages on Rectory Hill and helps create the rural feel of the village. The site did not meet the criteria applied in terms of visual importance because the site was considered to make a low contribution to the setting of the village from outside its boundaries. However this is because the site is not visible from outside the village. Where this has been the case with other sites which have not been visible from outside the settlement the assessment has been reviewed to address this and it would be appropriate to treat this site in the same manner.

The historical assessment concluded that the site makes a positive contribution to the conservation area and the setting of the Old Rectory but that it is not of the same level of significance as many other open spaces in the settlement and is not of particular merit in its own right and is not part of an important vista in the landscape.

The site makes a positive contribution to the setting of the village, listed buildings and the conservation area and should be designated as HVI.

Recommendation: Site is progressed as HVI.

HVI015

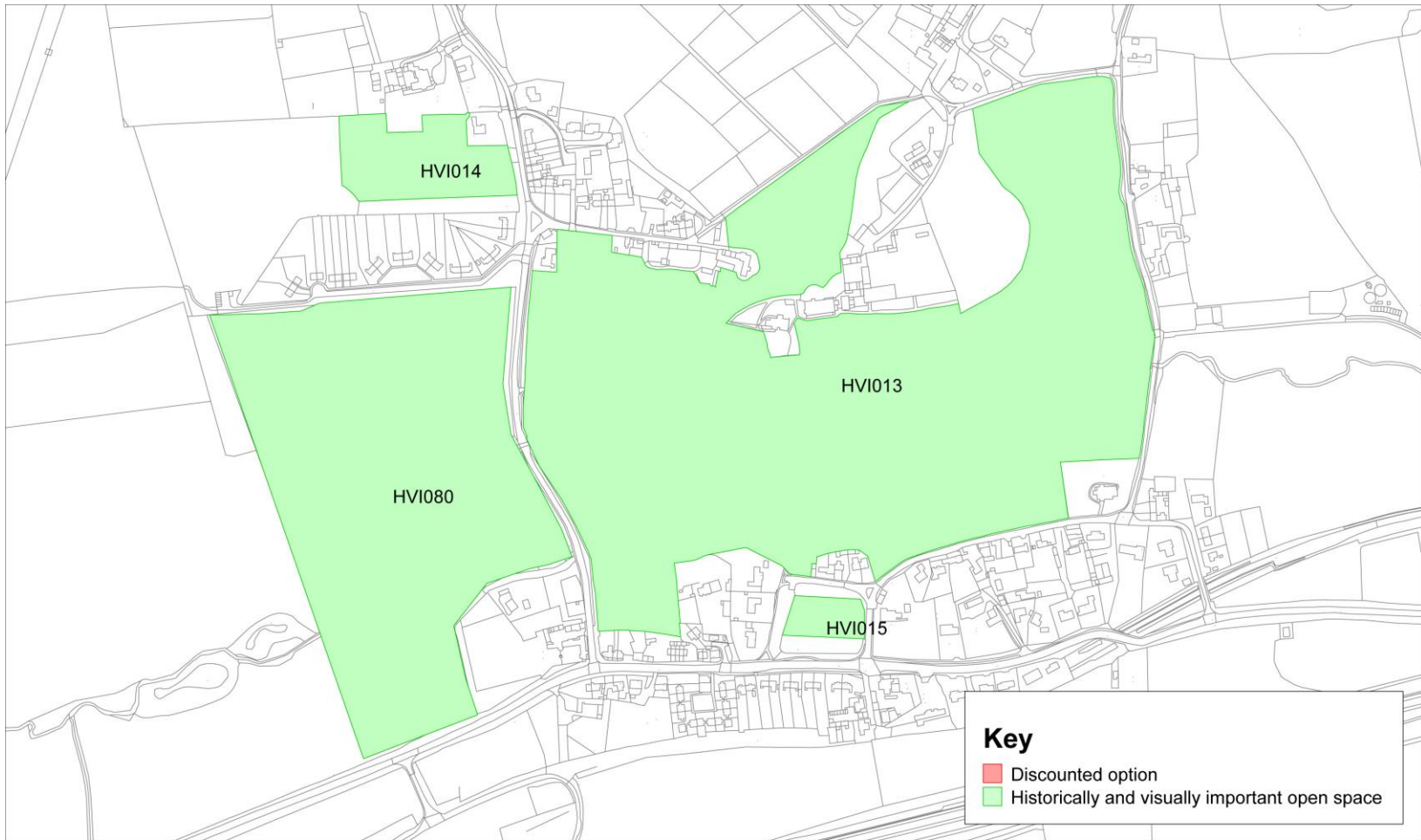
RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, is an open space in the centre of the village, provides views to listed buildings and conservation area and provides the setting for The Manor House and listed buildings on The Green.

Recommendation: Site is progressed as HVI.

HVI080

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, Cranford Hall parkland, helps create the rural feel of the village and is important to the setting of the village from outside its boundaries.

Recommendation: Site is progressed as HVI.



Title: Cranford - HVI

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Geddington

Generally support for HVI through options consultation subject to some minor changes to the boundary of housing option RA/105 (HVI016) to remove area of land with planning permission.

HVI016

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, is an extensive open space in the centre of the village, provides views to the church and the conservation area and helps create the rural feel of the village.

Planning permissions have been reviewed and a minor amendment has been made to the boundary to exclude garden land of 23 West Street.

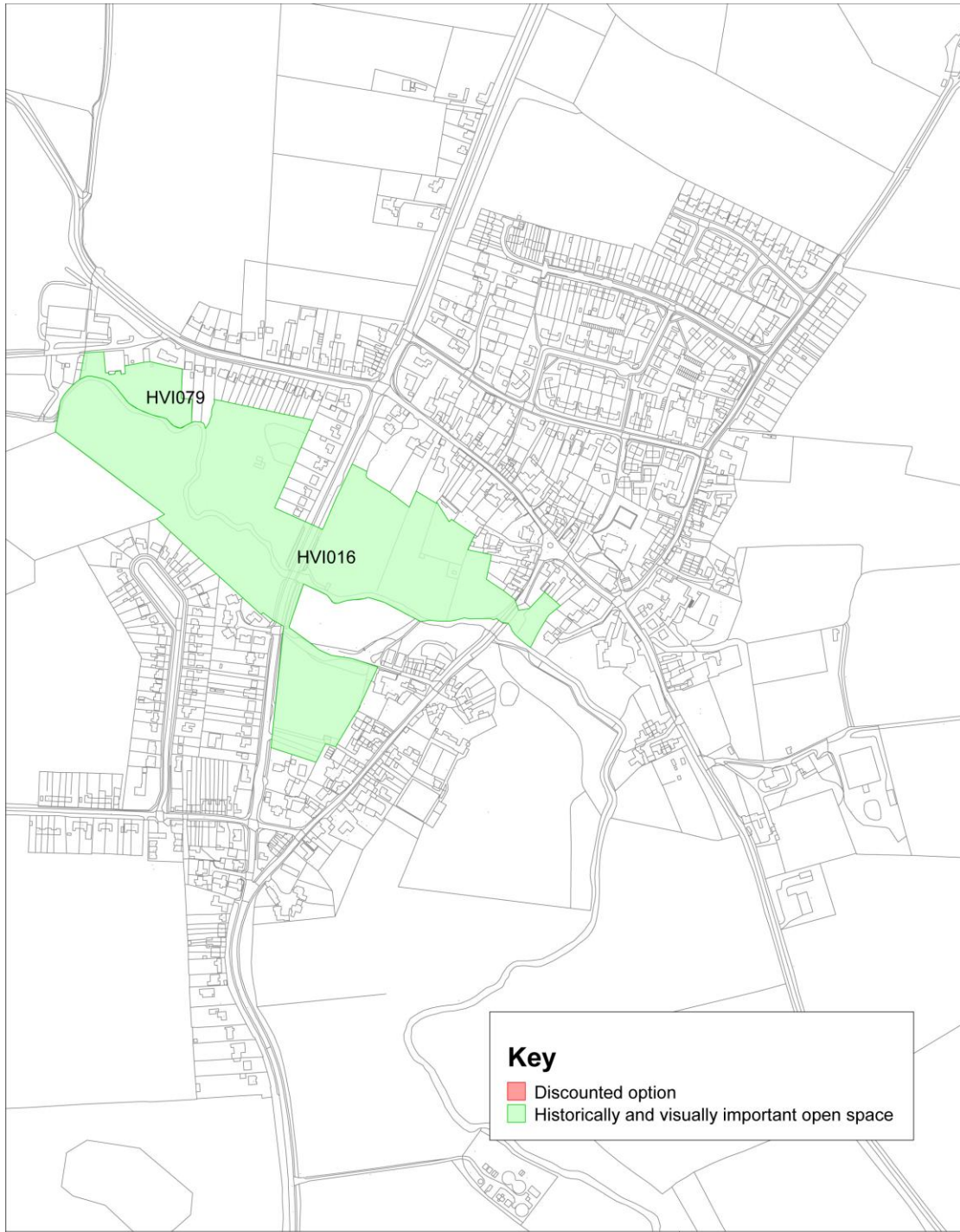
Recommendation: Site is progressed as HVI.

HVI079

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps, provides views to Mill Farm and provides the setting for Mill Farm.

However the site makes a positive contribution to the settling of the village and the Newton Mill Farmhouse listed building and relates to the adjacent area of open space identified as HVI 016 which provides an important open space running through the centre of the village.

Recommendation: Site is progressed as HVI.



Key

- Discounted option
- Historically and visually important open space

Title: Geddington - HVI

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Grafton Underwood

HVI017

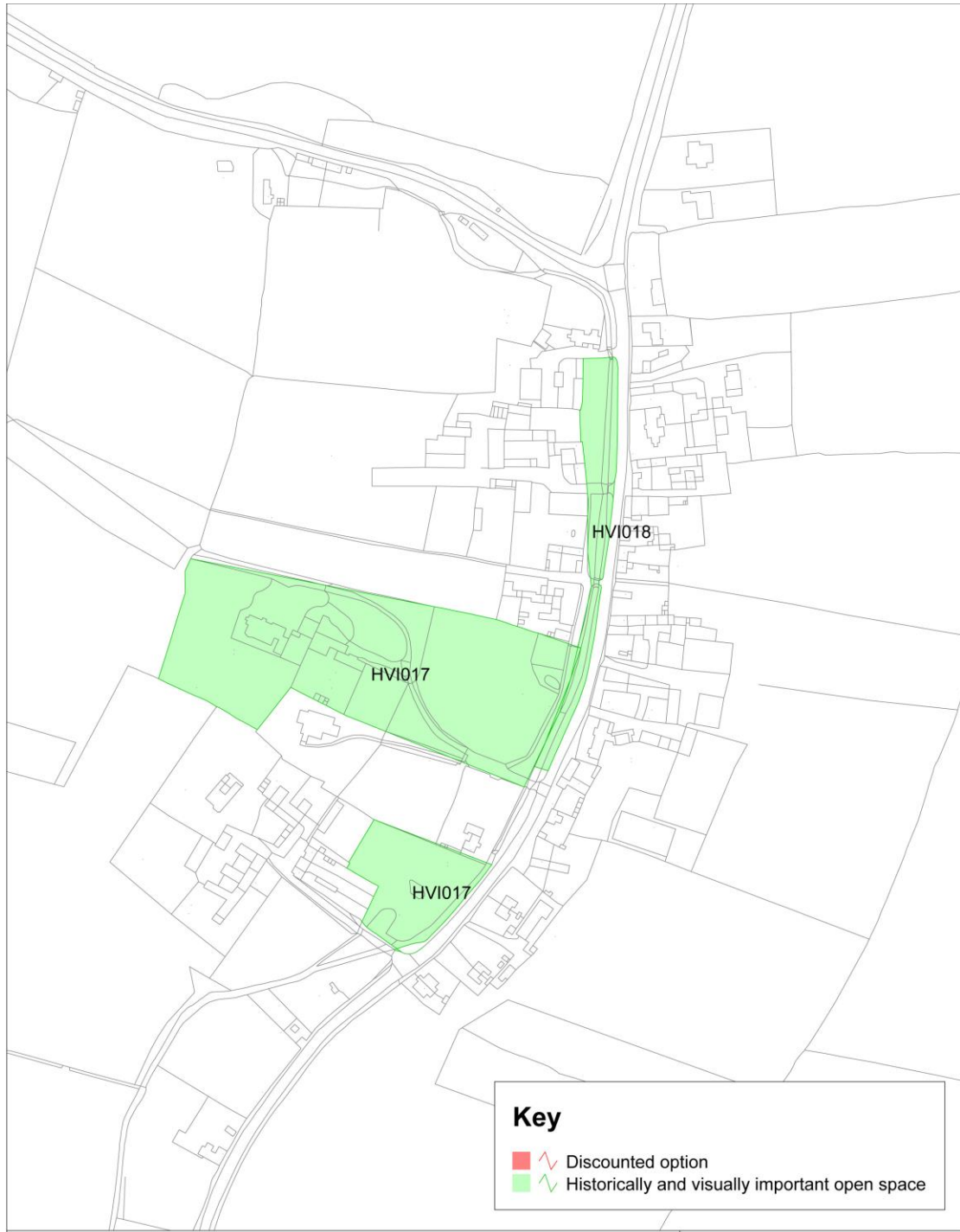
RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the Old Rectory, church and listed buildings on the main road and south of the church and the southern section creates an open rural feel when entering the village from the south.

Recommendation: Site is progressed as HVI.

HVI018

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for listed buildings on the main street and is adjacent to, and for most of the length of, the main street.

Recommendation: Site is progressed as HVI.



Title: Grafton Underwood - HVI

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Date: 13/06/14

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Great Cransley

No HVI identified.

Harrington

Support for designating HVI/021 through options consultation but this should be extended to cover whole scheduled ancient monument and historic park and garden.

HVI020

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and conservation area, provides the setting for listed buildings on High Street and Rothwell Road and helps create the rural feel of the village.

NCC Archaeology comments: No Ridge and Furrow earthworks. The site is adjacent to a Scheduled Monument: a medieval Manor and gardens. Possibility of as yet unknown activity extending into the area. Will need further information regarding archaeological significance.

Recommendation: Site is progressed as HVI.

HVI021

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and conservation area, provides the setting for listed buildings on High Street, helps create the open and rural feel of the village and is highly visible and important to the setting of the village from outside its boundaries.

Consideration has been given to extending the designation to cover the whole scheduled ancient monument and historic park and garden, however this would involve designation of a large area of land and given the designation as a scheduled ancient monument and historic park and garden and the separation between this area of the scheduled ancient monument and the village this area would be adequately protected by existing policies.

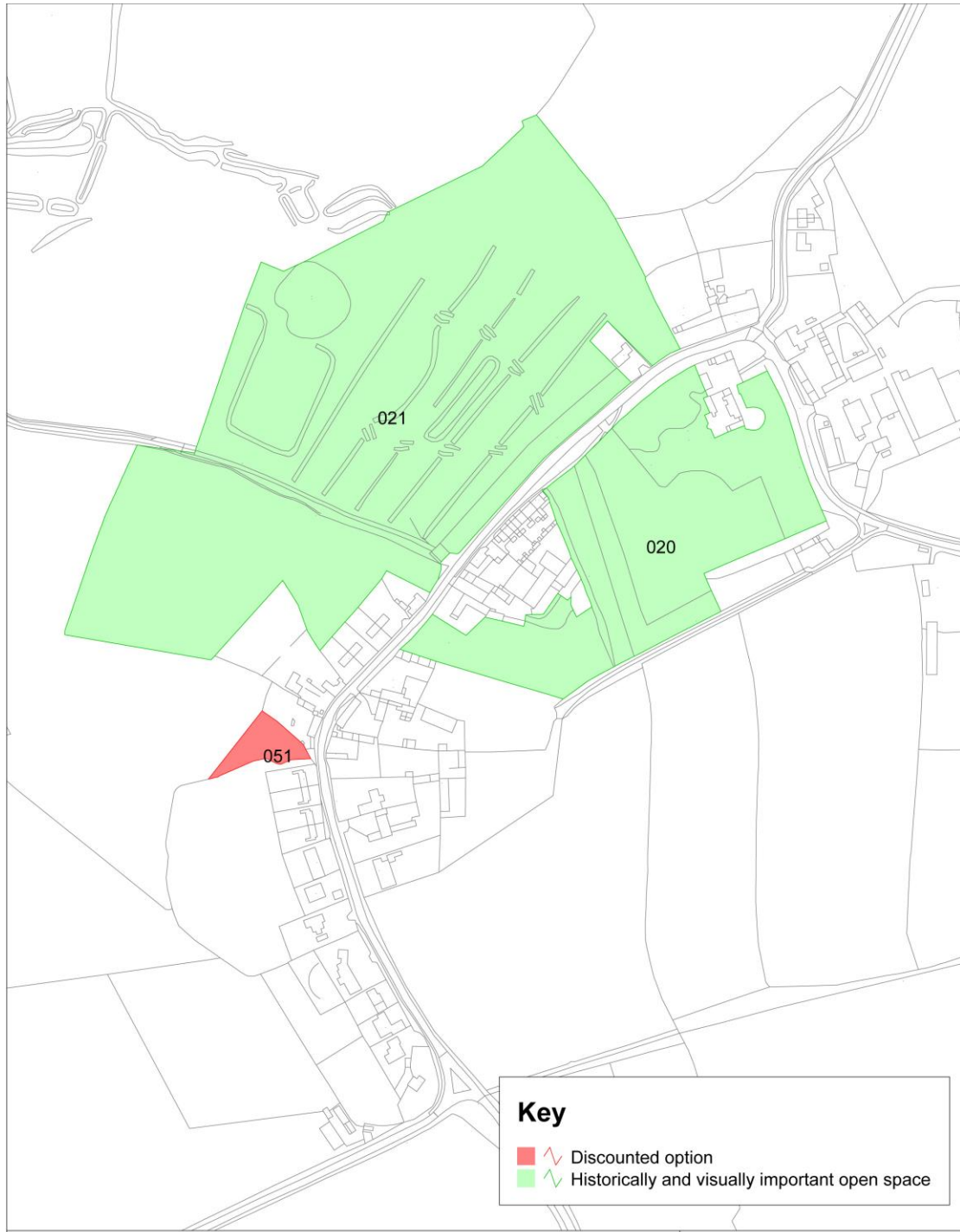
Recommendation: Site is progressed as HVI.

HVI051

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been open space since the earliest available maps but views into the site, both from within and outside the village, are extremely limited.

NCC Archaeology comments: No Ridge and Furrow earthworks. However potential Saxon/medieval activity identified by aerial photographs. Will need further information regarding archaeological significance.

Recommendation: Site is not progressed as HVI.



Title: Harrington - HVI

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Date: 17:06:14

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Kettering
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Little Oakley

HVI022

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, Manor Farm and conservation area, provides the setting for the church and Manor Farm, helps create the rural feel of the village when entered from the south and makes a contribution to the setting of the village from outside it's boundaries.

Recommendation: Site is progressed as HVI.

HVI023 & 026

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for listed buildings on Main Street, helps create the rural feel of the village and Little Oakley is a village characterised by buildings separated by open spaces.

NCC Archaeology comments: No Ridge and Furrow earthworks. However the site contains possible settlement earthworks. Will need further information regarding archaeological significance.

Recommendation: Site is progressed as HVI.

HVI024

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and the conservation area, provides the setting for listed buildings on the Main Street, helps create the rural feel of the village and Little Oakley is a village characterised by buildings separated by open spaces.

Recommendation: Site is progressed as HVI.

HVI025

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and conservation area, provides the setting for listed buildings on Main Street, helps create the rural feel of the village, plays a role in the setting of the village from outside it's boundaries and Little Oakley is a village characterised by buildings separated by open spaces.

Recommendation: Site is progressed as HVI.



Key

- ↘ Discounted option
- ↘ Historically and visually important open space

Title: Little Oakley - HVI

Date: 17:06:14

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Loddington

General support for HVI in Loddington through the options consultation, subject to HVI027 being re-drawn to include the missing piece of the field in the northern corner.

HVI027

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church and conservation area from Harrington Road, provides the setting for listed buildings on Main Street and helps create the rural feel of the village.

Site has been re-drawn to include area of land in the northern corner of the field.

Recommendation: Site is progressed as HVI.

HVI028

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and the conservation area and helps create the rural feel of the village.

Recommendation: Site is progressed as HVI.

HVI054A

This site did not meet the criteria applied by RNRP for designation as visually important open space. However this was only because it is not visible from outside the settlement. The assessment recognises the site has been open space within the village since the earliest available maps, provides views to the church, Loddington Hall, listed buildings and conservation area, provides the setting for the church, Loddington Hall and listed buildings on Main Street and is highly visible open space at the centre of the village.

Recommendation: Site is progressed as HVI.



Title: Loddington - HVI

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Kettering
Borough Council

Mawsley

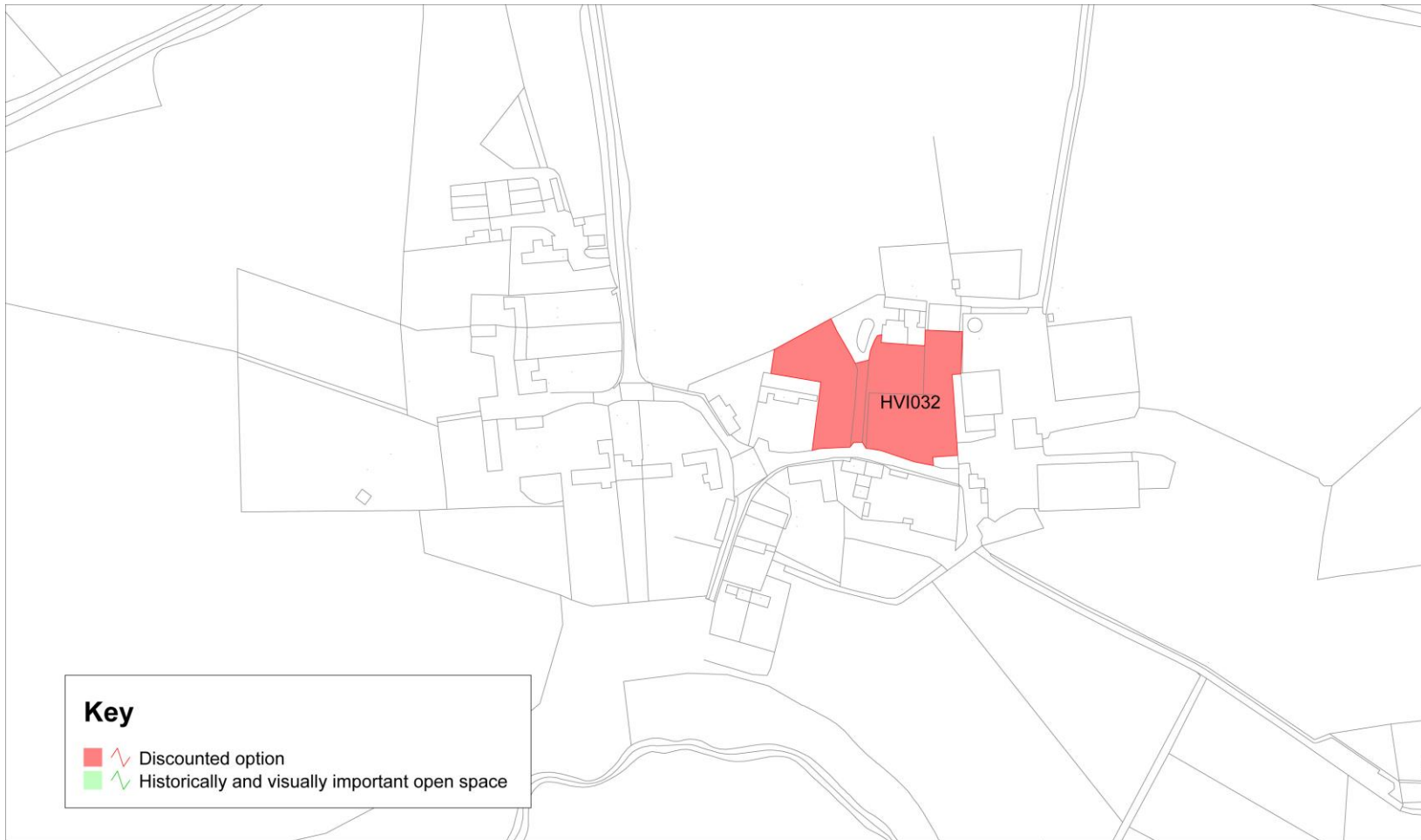
No sites identified.

Newton

HVI032

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space since the earliest available maps and provides views to listed buildings and the conservation area but makes a low contribution to the setting of the village from outside.

Recommendation: Site is not progressed as HVI.



Title: Newton - HVI

Date: 14/07/14

Scale: 1:2500

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Kettering
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Pytchley

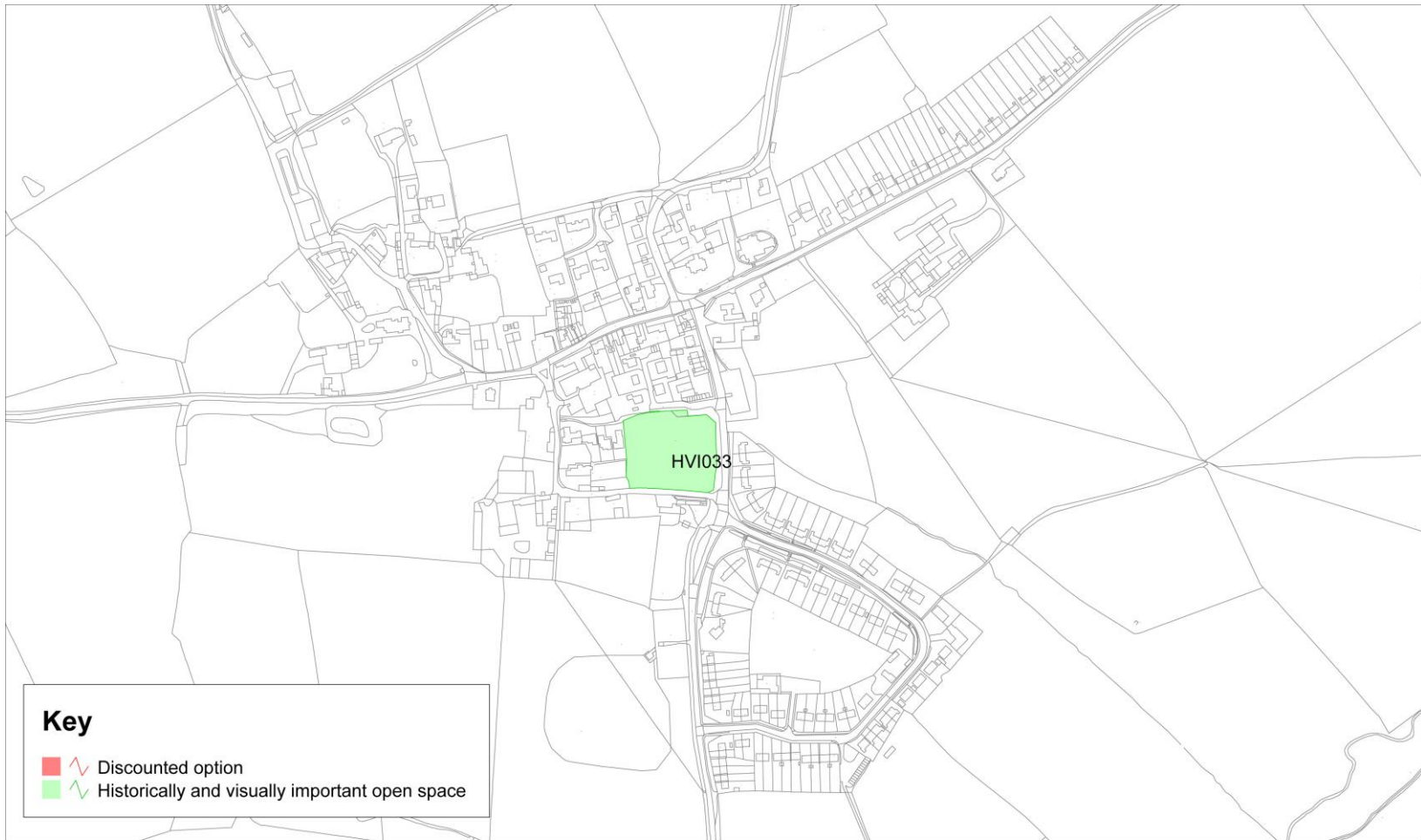
General support for HVI through the options paper consultation.

HVI033

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for listed buildings on Butcher's Lane and is a highly visible open space at the centre of the village.

The historical assessment of the site concluded that the form of the land in question allows it to contribute positively to the foreground of important listed buildings that stand beyond and above it when viewed from Stringer's Hill. This pleasing combination of open land and older buildings imparts a strong sense of lingering rurality to the location and reinforces local distinctiveness. On this basis it is concluded that the site in question warrants designation as an HVI.

Recommendation: Site is progressed as HVI.



Key

- ✓ Discounted option
- ✓ Historically and visually important open space

Title: Pytchley - HVI

Date: 23:06:14

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Rushton

HVI was generally supported, it was suggested that HVI036-HVI038 should be linked together to form protected continuous 'belt' of open space to the south of the village. The boundary of this site has been re-drawn and assessed as site reference HVI070. Disagreement over the inclusion of HVI038. It was raised during the options consultation that Rushton Hall Historic Park and Garden should be included as HVI, this is not required as the Historic Park and Garden already affords its own level of protection.

HVI067

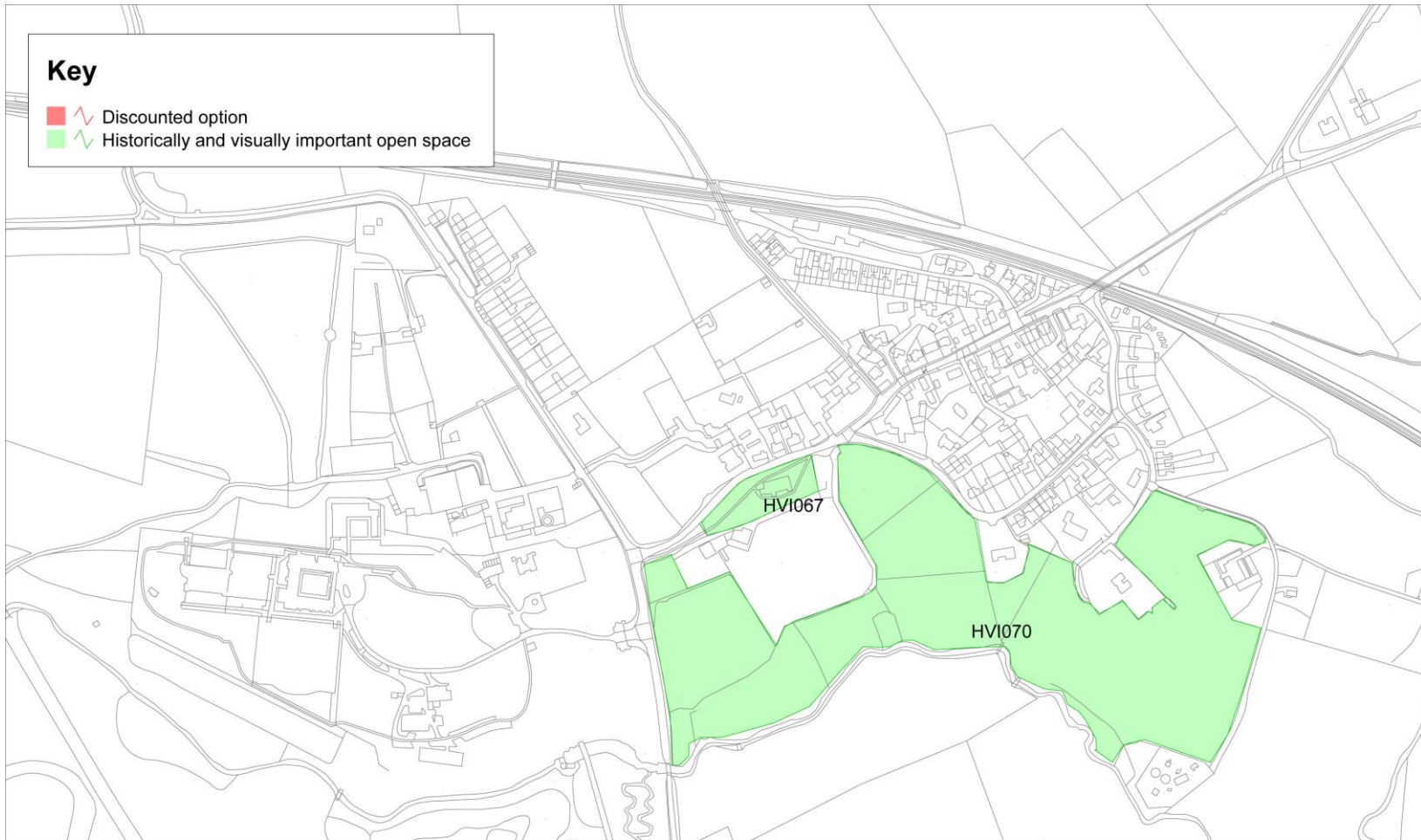
RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the church and listed buildings on Station Road.

Recommendation: Site is progressed as HVI.

HVI070 (HVI036, 037 & 038)

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides views to Rushton Manor, provides the setting for Rushton Manor, creates the rural feel of the village and is important to the setting of the village from outside its boundaries.

Recommendation: Site is progressed as HVI.



Title: Rushton - HVI

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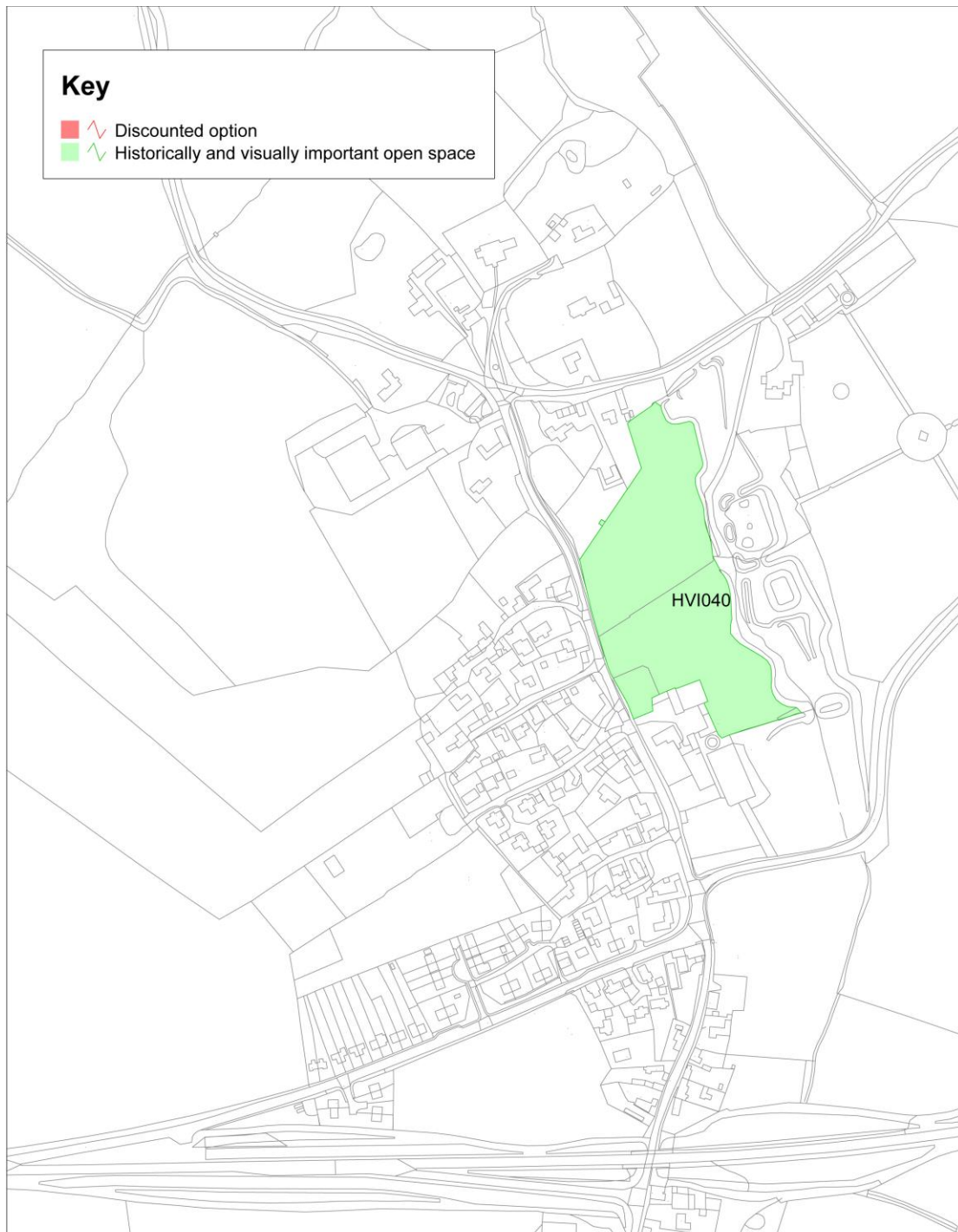
Stoke Albany

Site HVI040 was generally supported through the options consultation as Historically and Visually Important Open Space, it was raised during the options consultation that this site should be extended to include the Scheduled Ancient Monument (SAM), this is not required as the SAM already affords its own level of protection for this site.

HVI040

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and conservation area, provides the setting for listed buildings on the main street, helps create the rural feel of the village and is important to the setting of the village from outside it's boundaries, especially from Wilbarston.

Recommendation: Site is progressed as HVI.



Key

- ↘ Discounted option
- ↘ Historically and visually important open space

HVI040

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Sutton Bassett

Some support through the options consultation for sites identified as HVI but also comments that sites identified are not suitable for designation as HVI.

HVI041

This site did not meet the criteria applied by RNRP for designation as visually important open space. The sites are small and set between modern housing, they are visible from outside the settlement but only as small gaps between properties.

NCC Archaeology comments: No ridge and furrow present. However medieval activity within both sites. Development is likely to have a negative impact on the historic environment but this could be mitigated.

Recommendation: Site is not progressed as HVI.

HVI042

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the church and listed cottage and is highly visible on the main street.

Recommendation: Site is progressed as HVI.



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Thorpe Malsor

No HVI identified.

Warkton

HVI043

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the church and listed buildings on all sides, helps create the rural feel of the village, is a highly visible open space at the centre of the village and is important to the setting of the village from outside it's boundaries.

NCC Archaeology comments: HER records a combination of ridge and furrow in combination with medieval settlement as identified in the Royal Commission on the Historical Monuments of England (RCHME). The combination of settlement and cultivation evidence together adds to the significance of this area. I would advise against development in this area if possible.

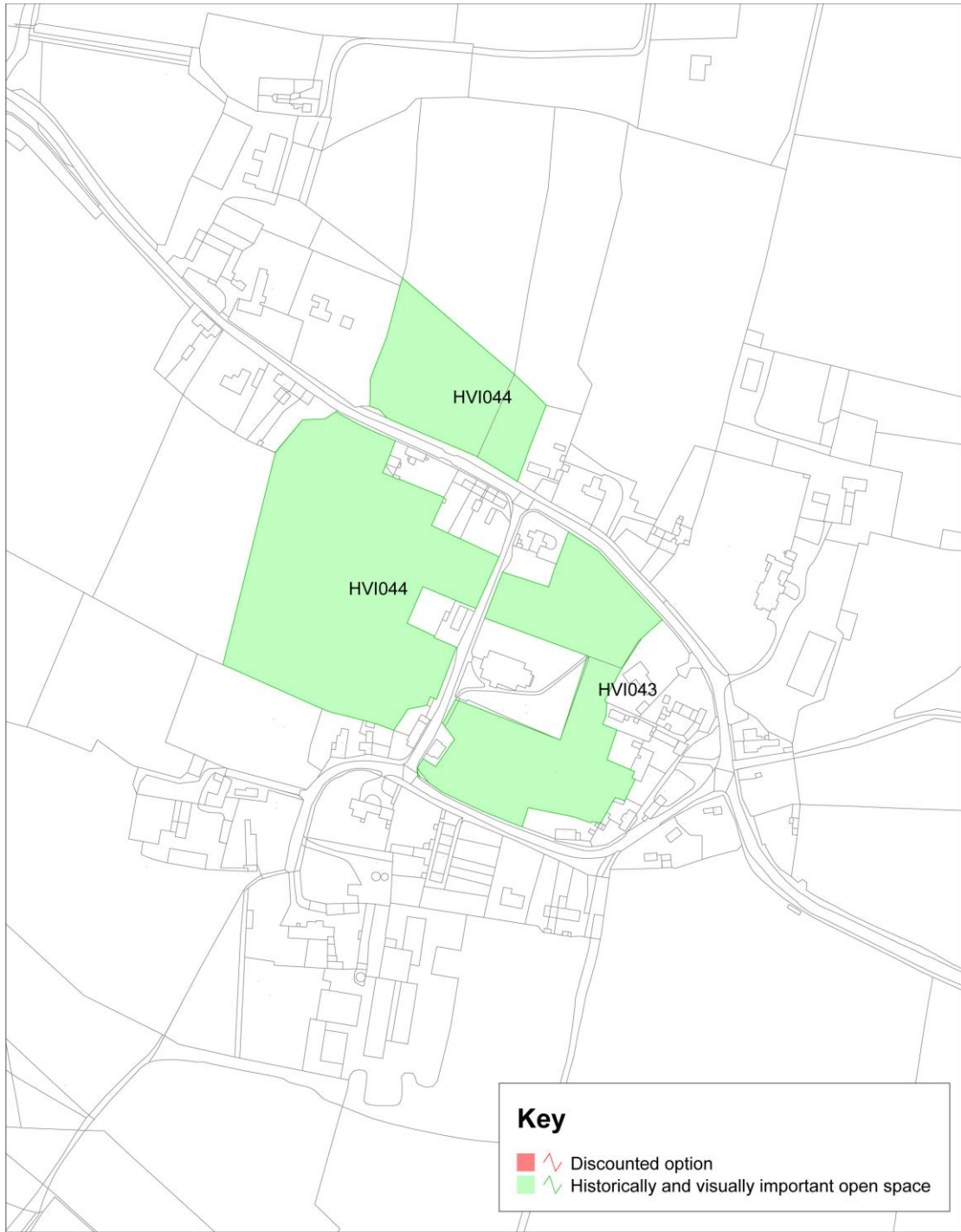
Recommendation: Site is progressed as HVI.

HVI044

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the church and listed buildings in the village, helps create the rural feel of the village and is important to the setting of the village from outside its boundaries.

NCC Archaeology comments: HER records a combination of ridge and furrow in combination with medieval settlement as identified in the RCHME. The combination of settlement and cultivation evidence together adds to the significance of this area. I would advise against development in this area if possible.

Recommendation: Site is progressed as HVI.



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Weekley

HVI045

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, provides the setting for the church and listed buildings and provides the gateway from the village to the Boughton House parklands.

NCC Archaeology comments: No ridge and furrow identified on the HER. However the northern part of the site is in close proximity to the medieval Church of St Mary, Grade 1 listed. Medieval activity maybe present within the area. Development is likely to have a negative impact on the historic environment but this could be mitigated.

Recommendation: Site is progressed as HVI.

HVI046

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the village since the earliest available maps and provides the setting for listed buildings but the site was considered to be of medium importance in the setting within the village and of the village.

NCC Archaeology comments: Medieval moat and ridge and furrow. Development would have a major impact which is unlikely to be mitigated.

Recommendation: Site is progressed as HVI.

HVI047

RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to listed buildings and conservation area, provides the setting for listed buildings and is a highly visible open space in the centre of the village.

NCC Archaeology comments: No ridge and furrow identified although recorded as ridge and furrow and possible medieval settlement. Further information regarding archaeological significance needed.

Recommendation: Site is progressed as HVI.



Key

- / / Discounted option
- / / Historically and visually important open space

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Weston by Welland

Support for the designation of HVI through Options Paper consultation.

HVI048

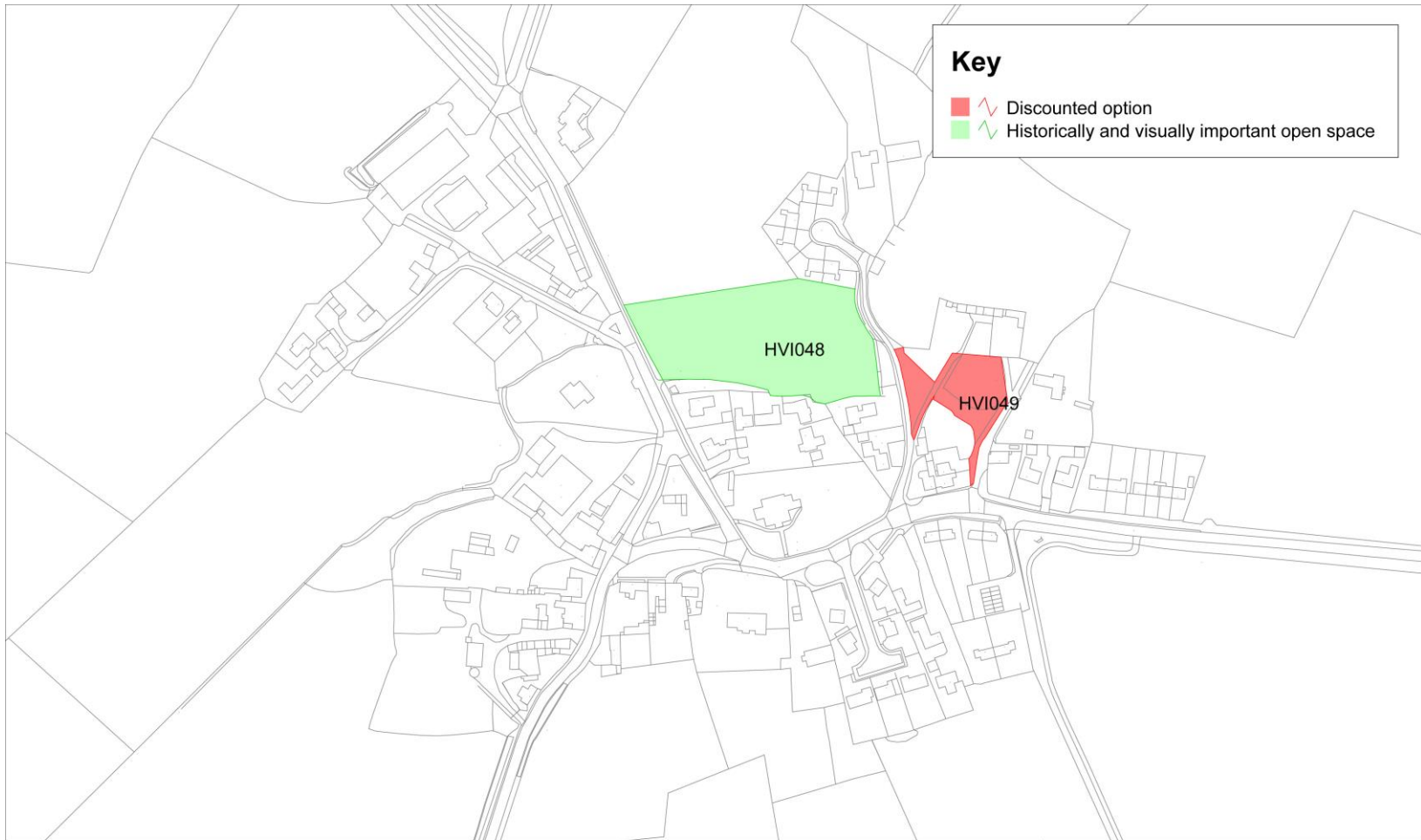
RNRP recommended this space be identified as visually important open space because it has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area, helps create the rural feel of the village and is moderately important to the setting of the village from outside its boundaries.

Recommendation: Site is progressed as HVI.

HVI049

This site did not meet the criteria applied by RNRP for designation as visually important open space. The assessment recognised that the site has been an open space within the village since the earliest available maps, provides views to the church, listed buildings and conservation area and provides the setting for listed buildings on North Lea but makes a low contribution to the setting of the village.

Recommendation: Site is not progressed as HVI.



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Wilbarston

No HVI identified.