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| **Response Number** | **Settlement** | **HVI Reference** | **Summary of comments received** | **Officer response** |
| 18 | Ashley | HVI001 | The historic and/or visual importance of this site in the Conservation Area Appraisal appears to contradict the recommendations in the HVI Open Space Background Paper. Concern over the evidence base for the designation. Support the wording of the draft policy but would be helpful to have examples of 'very exceptional circumstances' that would outweigh the harm development would cause. | The assessment criteria for HVI are different to those used for the Conservation Area appraisal and therefore the assessments and their conclusions can be different. Further detail on what would constitute 'very exceptions circumstances' will be provided in the Draft Site Specific Part 2 Local Plan. |
| 36 | Ashley | HVI001, HVI002, HVI081 & HVI082 | Support HVI001. Question why a new designation is necessary as the space is Environmentally Important Open Space. Other proposed sites in Ashley are outside the village boundary and therefore unlikely to gain permission for development. HVI002 and HVI082 should not be designated HVI. These could be suitable locations for development in the future and HVI status would rule out development. | Support for HVI001 noted. HVI will replace the previous Environmentally Important Open Space designation. RNRP re-assessed site HVI002 to take into account comments received. RNRP concluded that the site sets the rural context for the village on the approach. It provides a setting for the listed buildings to the east of the site and also provides the context for the listed buildings and church to the north east. It recognises that even though views to the north east are limited, the listed buildings are visible enough from the site to allow the character of the village to be evident. It is recommended this site is progressed as HVI. |
| 37 | Ashley | HVI001, HVI002, HVI081 & HVI082 | Support sites identified in Ashley and confirm these are appropriate. HVI082 should also be included as this is part of the same field as HVI002. Agree with the wording of the policy statement. | HVI002 and HVI082 are part of the same field. As there two sites are part of the same field it is logical for these to be considered together. Therefore these sites will be combined. |
| 38 | Ashley | HVI002 | HVI002 should be deleted as a potential HVI. Site is outside the village boundary within countryside. A footpath runs through the site but wider areas are not available to the public. Site is enclosed by a strong hedgerow and tree boundary to its south and west which prevents views and residential development to the north and east which prohibits views into the site from the settlement. If a site is identified as a key element of the settlement it should be within the settlement boundary. Land which provides the setting for listed buildings and/ or contributes to the character and appearance of the Conservation area is already protected. The site is not demonstrable special to the local community with regard to historic significance. The site is not identified in the Conservation Area. Site is not mentioned in the Listing of the Old Manse which is the only listed building in the visual context of the site. The site is an extensive tract of land. The background paper does not contain sufficient information for the assessments to be scrutinised. | The site has been re-assessed by RNRP who concluded that the site sets the rural context for the village on the approach and provides the setting for listed buildings. In terms of open access to the public; Paragraph 017 Reference Id: 37-017-20140305 if the NPPG states that land can be considered for designation even if there is no public access, this includes areas that are valued for their historic significance and/or beauty. Use of the land as a silage clamp - the aerial photo shows use of the land in 2005, some of this appears to be in conjunction with the construction of properties on Westhorpe, the area has now been restored and has been assessed on the basis of the current use of the site. The assessment completed by RNRP highlights the contribution this land makes to the setting of Ashley and concludes that the role the land plays warrants designation as HVI. The fact the site is not within the Conservation Area is not a reason to discount it, the assessment has demonstrated the value of the site. |
| 84 | Barton Seagrave | HVI053/071 | HVI053/071 – The area of the cricket fields is within the Conservation Area, an additional designation is not necessary as the land is already protected. Request the cricket field is removed from the designation. | The protection provided by location within a Conservation Area is different to that provided by the Local Green Space designation. Therefore it is considered appropriate for areas which are within Conservation Areas to also be designated as Local Green Space. |
| 2 | Braybrooke | HVI006 | Support allocation of HVI006. It is an important open vista that offers visual amenity to the village and it prone to flooding. | Support for HVI006 noted. |
| 8 | Braybrooke | HVI006 | Area around the church should be included as HVI. Area on the corner of Newland Street/ Griffin Road is not visible from Newlands Street or Griffin Road so should be excluded from the designation. | The area around the church is included in the Open Space assessment and is therefore already protected as open space. The area of land at the corner of Griffin Road/ Newlands Street is visible from Newland Street and Griffin Road and is part of the wider open space. Therefore it is appropriate for this area to be included as part of the wider open space. |
| 9 | Braybrooke | HVI006 & HVI007 | Support the area designated as HVI006 but request one change. The area on the corner of Newland Street/ Griffin Road is not visible from Newlands Street or Griffin Road so should be excluded from the designation. | The area of land at the corner of Griffin Road/ Newlands Street is visible from Newland Street and Griffin Road and is part of the wider open space. Therefore it is appropriate for this area to be included as part of the wider open space. |
| 10 | Braybrooke | HVI006 | HVI006 includes the garden for 1 Newland Street. The garden has been in this location for the last 30+ years | Noted. It is recommended the garden is removed from the boundary of HVI006 |
| 12 | Braybrooke | HVI006 & HVI007 | Agree with HVI identified in the Braybrooke Green Corridor. Other areas to be considered: Green Lane to Griffin Road, Village Green at the end of School Lane and Church Yard All Saints Church. Other areas listed which are not at HVI status should be protected as open space. It is also important green verges are kept and protected. | The Village Green and Church Yard will be identified in the open space assessment and protected as open space. The green spaces suggested will be considered for inclusion through that assessment. Green lane is a linear space which would not meet the criteria for LGS. |
| 28 | Braybrooke | HVI006 | HVI006 includes the garden for 21 School Land. Planning permission for the garden was granted 33 years ago. Request this is removed. The garden is enclosed. | Comments noted. This land was granted planning permission for change of use from agriculture to garden land (application reference KE/85/676). It is recommended this area is removed from the boundary as it is a private garden. |
| 31 | Braybrooke | HVI006 & HVI007 | Support areas shown in green on the plan. All Saints Church should be added in order to preserve this too as an open space of historic and visual importance. | Support noted. The area around the church is included in the Open Space assessment and is therefore already protected as open space. |
| 34 | Braybrooke | HVI006 & HVI007 | The term 'substantial harm' as referred to in the NPPF for Conservation Areas could be used for HVI. HVI006 and HVI007 should be designated in their entirety. The end of the medieval pathway of Griffin Road and the church should also be included. If possible it would also be appreciated if areas outside the village envelope could be protected. | Support noted. The area around the church is included in the Open Space assessment and is therefore already protected as open space. Areas outside the village envelope are protected from development through open countryside policies. Green Lane is a linear space, the purpose of Local Green Space is more about protecting open areas of land, and therefore it is not considered appropriate for this area to be designated as Local Green Space. |
| 48 | Braybrooke | HVI006 & HVI007 | Support open spaces identified and object to changes which allow properties to enlarge into paddock land. | Support for HVI in Braybrooke noted. |
| 85 | Braybrooke | HVI006, HVI007 & HVI083 | Agree with the designation of HVI006 and 007. HVI083 should be designated to protect the open view of countryside from Griffin Road at a point where the main social event of the year of the village takes place, i.e. the village fete. It would also protect the frontage of the Old Rectory, one of more significant listed buildings. Other areas that should be included are the All Saints Church grounds/graveyard and the Village Green. | Comments noted. HVI083 was discounted because RNRPs assessment concluded that visibility of the site is limited and it is only of medium important to the setting of the village from within the village and from outside the village. Therefore it did not meet the criteria for designation. |
| 7 | Braybrooke/ Geddington | HVI006 & HVI016 | Object to the inclusion of Anglian Water land in HVI006 and HVI016. Land in Anglian Waters ownership is in operational use and includes terminal pumping stations. This land does not contribute to the assessment of these areas as historically and visually important open spaces. Designation would severely restrict the operation of these sites in relation to any future planning applications. Land in Anglian Water ownership should be excluded from the designation. Clarification required on what constitutes 'very exceptional' circumstances which would allow development on this land. | Clarification on the exceptional circumstances will be provided in the draft Site Specific Part 2 Local Plan prior to the next round of consultation. The area of land within HVI006 which includes the pumping station is surrounded by trees and a fence. This small parcel of land doesn't make a significant contribution to the open space and therefore it is considered appropriate to amend the boundary to exclude the pumping station. In Geddington the pumping station is not visible from public view points. RNRP have recommended that the adjacent area that straddles Bridge Street is removed and therefore it is considered appropriate to also remove the pumping station from the area designated. |
| 15 | Broughton | HVI012 | No evidence is provided to show that this land is 'demonstrably special' to the local community. It is not clear whether the site has been promoted for its beauty, historic significance, recreational value, tranquillity or wildlife. It should be clear on what basis the site has been designated. Assessment suggests it is visually important. Parcel to the east is well contained which restricts views into the site and where those views are available the site is very much seen within the wider context of the village. The site is outside the Conservation Area which was designated in April 2014. The open space was considered through this process but not included in the adopted boundary. Presence of ridge and furrow does not in itself mean that a site is historically significant. Application KET/2013/0284 was not refused on grounds of local or historic character or the setting of heritage assets. | RNRP reassessed this site. To review the site it was split into three parcels. The assessment concluded that Parcel A (northern part of the site) is a small contained area with no public access and severely restricted views which do not provide much for the setting of the village. Parcel B (large agricultural field) Views to the open countryside are limited and the parcel does not add to the setting of the village. Parcel C has no public access and views are restricted by dense foliage. The site is only of medium importance to the setting of listed buildings and the conservation area. It is recommended this site is not designated as LGS. |
| 17 | Broughton | HVI011 | Strongly support the designation of HVI011 | Support noted. |
| 54 | Broughton | HVI011, HVI012, HVI052, HVI075, HVI076, HVI077 & HVI078 | In connection with the above, the Parish Council have considered the proposals as relate to Broughton and make the following observations in response: HVI011 - agree that it should be included. HVI012 - should include Pocket Park on historic grounds - part of old Rectory grounds. HVI052 - this should be re-assessed as a smaller site from the footpath leading to the churchyard up to The Gables. It is Common Land and has never been built on, it should be regarded as historic and part of village heritage. HVI075, 76 & 78 - agree they should be discounted. HVI077 - This should be included - there is a view from Mile End Lane to the East and from HVI012. It doesn't seem to make sense to include HVI012 and exclude the adjacent land which provides the view North from there. Highcroft Farm - this should be included. It's quite definitely historic being shown as a distinct area on maps dating back to 1728 and meets the criteria set out in NPPF. No doubt these comments will be taken into account and the Parish Council looks forward to learning the outcome in due course. | Support for HVI011 noted. HVI012- has been re-assessed as set out in the Background Paper attached at appendix 2. The pocket park is already protected as natural and semi natural green space. HVI052 has been amended to identify the amended area as LGS.. Support for discounting HVI075, 76 & 78 noted. HVI077- the site does not meet the criteria to be designated as LGS. Highcroft Farm - this land does not meet the criteria for HVI. Visibility into the site is limited, it is not important to the setting of listed buildings, the conservation area or the historical development of the village and it does not contribute to the setting of the village when viewed from outside its boundaries. |
| 58 | Broughton | HVI012 | Site shown within the report does not satisfy the criteria to be designated as Historically and Visually Important open space as defined by KBC or as Local Green Space as defined in the NPPF. Historical analysis has not revealed any association with historic events, close association with a notable family, persons or movements. Historical assessment has found no evidence that the site can aid interpretation through making connections or providing insight into past communities. The site is on the boundary of the Conservation Area. Further designation only duplicates this status. The site makes no contribution to the setting of the domestic listed buildings within the Conservation Area. Between the site and the church is an area of woodland which largely screens the field from the church. At most the site makes a neutral contribution to the setting of the church. There are no panoramic views of the village, no significant views out across the countryside and no significant views when approaching the village. Land is farmland and not consistent with NPPF criteria for Local Green Space designation. The site has not been shown to be demonstrably special to the local community. The area identified in the report should be deleted from the designation. | Comments noted. RNRP have reviewed the assessment of this site and have concluded that the site does not meet the criteria as Visually Important Open Space and recommend this area is removed from the designation. |
| 65 | Broughton |  | Highcroft farm should be protected by the designation given the historic significance and currently assessed habitat value. Any potential for the site to be perceived as remote from the village is outweighed by the historical importance to the farming community. | See response no 54.. |
| 67 | Broughton | HVI011 | Object to inclusion of HVI011 in list of proposed sites considered suitable for designation as HVI. Land has no inherent 'special historic character' and 'lacks special interest'. The site is not publicly accessible, although a footpath crosses it from Gate Lane. Broughton is considered to be a reasonably sustainable location.. Designation of the land as HVI would have a significant negative effect on the future deliverability of sustainable development and housing growth in Broughton. The land is already covered by appropriate planning policies which are relevant to sites located in the open countryside. | Comments noted. The assessments completed by RNRP and MADE Environment and comments received from NCC demonstrate the importance of the site in both historic and visual terms. This area has been identified as Important Open Space in the Conservation Area Appraisal and warrants designation as Local Green Space. Proximity to facilities in the village highlights the close proximity of the site to the community. Identification of the site as Local Green Space would not have a detrimental impact on future deliverability of sustainable development in the village. The Site Specific Part 2 Local Plan/ Neighbourhood Plan will consider future development needs. |
| 13 | Burton Latimer | HVI056 | HVI073 should be included to provide a more coherent visual open area seen from the A6 and approach to Burton Latimer. Boundary of HVI056 should be amended to include whole of original field or adjusted to that the northern most part runs as a straight line east from the part of the field south of no 17 Wold Road. | RNRP’s original assessment concluded that site HVI073 did not meet the criteria for designation due to the limited role it plays in the setting of the settlement. The boundary of HVI056 has is recommended to be amended as set out in the Background Report attached at appendix 2. |
| 26 | Burton Latimer | HVI057 | Support HVI057. Keen to see footpath currently being proposed being created through the HVI. | Support noted. Provision of a footpath through the site would be compatible with this designation. |
| 29 | Burton Latimer |  | There is no reason given for the proposal to introduce this new level of control, given that the areas proposed are already covered/ controlled by a raft of legislation which is accepted nationally and has withstood legal challenges. - The map included is obsolete. - There are areas of inconsistency which makes it more difficult to comment. - The areas which are already included in other proposals, e.g. the Pocket Park and KGVth Recreation Ground, are not mentioned at all. - The reasons provided for either inclusion or exclusion seem to be vague and not well documented. - Finally why is this latest document necessary. | Comments noted. The Pocket Park and Recreation Ground are not included as these are publicly accessible open space which is identified in the Kettering Borough Open Space Assessment. |
| 35 | Burton Latimer | HVI056 | I cannot see any reason to include my field in this Historically and Visually Development Open Space Consultation as the only historical fact about it is that some hundred years ago the iron ore was excavated from this land. With regard to the visual aspects - the only aspect it has is that it is next to and overlooks the cemetery. I am therefore strongly against it being included in these proposals. | RNRP have reassessed HVI056 and this area is recommended to be removed from the designation. |
| 68 | Burton Latimer | HVI056 | Object to designation of land shown in full report as part of proposed site HVI056. It has not been demonstrated that the site is of value to the local community. Land is not accessible and it is not undeveloped, only a small part is visible from the public domain. Land is within the Conservation Area and already subject to protection of its historic significance. Designation as HVI is superfluous. HVI074 has not been progress partly due to concern that land already in the Conservation Area should not be designated. Assessment refers to the land being important to the setting of the Conservation Area. A large part of the designation is within the Conservation Area and not part of its setting. The land is not identified as important open space in the Conservation Area review. Policy does not comply with the NPPF. It should be re-worded. Suggested re-wording: ‘The following sites, as defined on the Proposals Map are designated as Historically and Visually Important Open Space. Development which adversely affects the beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife of these sites will not be permitted, other than in very exceptional circumstances. | HVI056 has been reviewed and it is recommended that the area of land identified in this response is removed from the designation. The wording of the policy has been amended as set out in the Background Paper attached at appendix 2. |
| 69 | Burton Latimer | HVI057 | Landowner is concerned about the implications of the proposed designation of part of their land as a Visually Important Open Space would have on any future proposal to develop all or part of the land in their ownership. This point is particularly pertinent as a proposal to develop the eastern part of their land could achieve enhancements to the identified area, for example. Further comments will be made to the next consultation when a assessment of the visual importance of the site has been undertaken. | Comment noted. No evidence provided at this stage which alters the original assessment. |
| 79 | Burton Latimer | HVI056/058 | HVI058 should be removed. The Hall and its setting are protected by the Listing and the two fields to the south are within the Conservation Area. There is no further benefit in identifying land which is already protected. There is no public access to the Hall or grounds and they are not visible from public view points. HVI056 – The eastern section of the site is not centre to the settlement and is remote from the church and its setting. Wold Road is dominated by modern development and highly urbanised which reflects on the character of surrounding land, which has lost its historic context. Part of the land to the west of Wold Road, to the rear of Church Street is within the Conservation Area. Additional designation is unnecessary and discouraged by the NPPF. None of the land off Wold Road is identified as Important Green Space in the Conservation Area appraisal. There are no important views towards the Conservation Area from the eastern part of HVI056. Important views are identified from the cemetery out to the open countryside but the character survey doesn’t say why these are important. Views are now dominated by modern development. Land north of the cemetery and west of Wold Road to not warrant designation as HVI. HVI056 has been drawn too widely. | Comments noted. RNRP reassessed HVI056 and concluded that views into the site are limited due to land levels and hedgerows and there are no notable views from inside the site. It is recommended this area is removed from the designation. Site HVI058 has been reviewed and it is recommended that the Hall and gardens are removed from the designation as these are relatively well enclosed and not open in character and protected through Listing. However it is considered that it is appropriate to designate the two fields to the south. It is important to protect the open character of these fields and therefore it is for these fields to be identified as LGS in addition to being located in the Conservation Area. |
| 87 | Burton Latimer | HVI056 | Request land identified in the report is removed from the HVI056 designation. NPPF para 77: Accept land is in reasonable close proximity to the build-up area of Burton Latimer. However area needs to be ‘demonstrably special’ to a local community and hold a ‘particular local significance’. The site does not have any particular beauty. It is rough pasture devoid of any features of interest save for the hedges and a few trees. Site is visually distinct from land to the north of Wold Road, visually separated from the paddock to the north of the cemetery and of different appearance to the paddocks to the west. The land does not contribute to the character and appearance of the Conservation Area. Due to the slope of the land it doesn’t make a positive contribution to the setting of the cemetery. There are no particularly attractive views across the land. The land is contained by the A6 by-pass. There are no sweeping vistas of open countryside and no views towards historic or other landmarks. The land is not identified as Important Green Space in the Conservation Area appraisal and was therefore not considered to be of value in providing part of the setting to the town and the Conservation Area. The site is not a Scheduled Monument, a Registered Historic Park and Garden, Registered Battlefield and no archaeological finds have been revealed close to the site. The only record is a former quarry or quarries on the eastern part of the land. The site has no historic significance. It is not publicly accessible so has no recreational value. It is not tranquil due to noise from the A6. The site does not contain any notable flora and comprises rough pasture. Overall biodiversity value is low. It is accepted that the site is local in character and not an extensive tract of land. Site does not pass the NPPF tests for designation as Local Green Space. | Comments noted. This site was reviewed by RNRP who concluded that the site did not meet the criteria as Visually Important Open Space and recommended the site be removed from the designation. |
| 90 | Burton Latimer | HVI056 | General objection to the new policy and specific objection to designation of particular property. HVI designation goes beyond what was envisaged by the NPPF for Local Green Space. It includes homes and private gardens and Listed buildings and their curtilages and the presumption against development except in exceptional circumstances goes beyond the Green Belt legislation to which LGS should be equivalent. The designation of our home and garden and ‘wild garden’ would mean the same or greater planning constraints than fields in the open countryside. In respect of the general objection KBC should; use the term LGS, not include houses and gardens, not include Listed Buildings and their curtilages which are already strictly controlled, use policy wording that is equivalent to Green Belt. In respect of the specific objection it would be wrong to designate our house and garden given that; it is highly developed land and not ‘open space’, it has extant planning permission for further development, it is not ‘demonstrably special to the local community’, it is a private domestic garden, it is already protected as it is in the Conservation Area and is in the curtilage of a Listed Building. | Comments noted. This site has been reviewed and it is recommended that the Manor House and Gardens be excluded from the Local Green Space designation. It is also recommended the wooded area to the south, referred to as the wild garden, is also removed. The name used for HVI has been amended to include Local Green Space rather than open space to avoid confusion. The wording of the policy is being reviewed to take into account comments received. |
| 14 | Cranford | HVI014 | No evidence is provided to show that this land is 'demonstrably special' to the local community. This is of key importance to the designation of Local Green Spaces. It is not clear whether the site has been promoted for its beauty, historic significance, recreational value, tranquillity or wildlife. It should be clear on what basis the site has been designated. | The site has been promoted for its visual (beauty) and historic significance. While the historic assessment acknowledges that the site is not of the same level of significance as other open spaces within the village it recognises there are views across the site to points of interest and the site has merit through the provision of an open setting for these distinctive buildings. The settlement is notable for its open pastoral character and this space typifies this character. The next stage of the process will be for the sites identified as HVI Local Green Space to be included in the draft Site Specific Part 2 Local Plan. This will be subject to a public consultation where local communities will be able to comment of the site; this will enable further evidence to be gathered on the important of sites identified to the local community. |
| 20 | Cranford | HVI080 | Support and accept the principle of protecting green open space where this is important to the setting of historic buildings or where it is important to a Conservation Area character. But not a blanket approach where large areas are designated. Cranford has a Conservation Area and is set within the open countryside; the land therefore has adequate protection. Land itself has no recreational, ecological, significant historic value or particular landscape beauty. Public access to the land is limited. All examples of LGS provided in the PPG are publicly accessible. Views of the church and hall are only from southern part of the site not the arable field. There are other area within Cranford which have greater historic significance such as ridge and furrow. HVI080 should be amended to exclude the arable field to the north. Suggest policy is drafted to provide additional explanation of the types of development which would be considered appropriate in these areas. | RNRP re-assessed this site to consider whether the northern arable field should be removed. RNRP concluded that the northern part of the site is as important to the context of the village as the southern half and should not be removed from the site boundary. The assessment recognises that this site is a fundamental part of the village. It provides a connection to the greenspace between Cranford St John and Cranford St Andrew and creates a setting for the village structure. . The draft Site Specific Proposals LDD will include further detail in the supporting text on the exceptional circumstances which may outweigh harm to the open space. |
| 19 | Desborough | The Damms, The Ise Valley, HVI055 & HVI 066 | The field known as 'The Dams' is registered in the National Record of the Historic Environment and should be designated as HVI. The field known as 'Nether Dams Meadow' holds a historic route between Rothwell and Desborough before construction of a bridge in 1780. This field should be designated as HVI. The Ise Valley is an essential feature of the identity of Desborough. Further development would degrade the valley. Remaining green areas along the Ise Valley (within the parish boundary) should be HVI. Explanation required as to why HVI066 and HVI055 were discounted before the consultation. | The HVI background paper sets out the reasons HVI066 and HVI055 were discounted. They were discounted following a technical assessment. The consultation is an opportunity to comment on that assessment. The Damm’s has been assessed by RNRP who concluded that part of the site meets the criteria to be designated as Visually Important Open Space. The assessment concluded that the Damms site is important for the setting of Desborough and for the listed church. The open space allows views of Desborough from Rothwell Road and views out from the church down to the Ise Valley. The assessment recommends part of the site is excluded from the designation. Due to the shape of the site, and location of modern development, the southern section does not offer views which enrich the character and setting of Desborough or the church to the North. The other two sections, the section north of the stream and the narrow strip which leads to it meet the criteria for designation as LGS. RNRP considered whether the whole of the Ise Valley, including the area north of HVI055, east of the Damms, should be designated as LGS. They concluded that the area north of HVI055, east of the Damms has no official access and would not meet the criteria for designation as Visually Important Open Space. They concluded that the wider Ise Valley would not meet the criteria set out in paragraph 77 of the NPPG as it is an extensive tract of land. |
| 23 | Desborough | Ise Valley | The Ise Valley should be designated as HVI. Views of Desborough on the downhill pathway has been unchanged for hundreds of years. The Church, the Damm's and the Ise Valley are features which should be protected. The green area provides a natural boundary. The area is beautiful, rich in wildlife and must be identified as HVI. | The Damm’s has been assessed by RNRP who concluded that part of the site meets the criteria to be designated as Visually Important Open Space. The assessment concluded that the Damms site is important for the setting of Desborough and for the listed church. The open space allows views of Desborough from Rothwell Road and views out from the church down to the Ise Valley. The assessment recommends part of the site is excluded from the designation. Due to the shape of the site, and location of modern development, the southern section does not offer views which enrich the character and setting of Desborough or the church to the North. The other two sections, the section north of the stream and the narrow strip which leads to it meet the criteria for designation as LGS. RNRP considered whether the whole of the Ise Valley, including the area north of HVI055, east of the Damms, should be designated as LGS. They concluded that the area north of HVI055, east of the Damms has no official access and would not meet the criteria for designation as Visually Important Open Space. They concluded that the wider Ise Valley would not meet the criteria set out in paragraph 77 of the NPPG as it is an extensive tract of land. |
| 39 | Desborough | HVI055 | HVI055 should be designated as HVI. The area is used extensively for its tranquil surroundings. Corridor is the right distance to encourage wildlife and make a green corridor on the edge of the town. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 40 | Desborough | HVI055 | Disagree with the assessment of HVI. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 41 | Desborough | HVI055 | Disagree with the assessment of HVI. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 42 | Desborough | HVI055 | Disagree with the assessment of HVI. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
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| 44 | Desborough | HVI055 | Disagree with the assessment of HVI. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School, Scouts and Guides have used the area for educational purposes. The area is attractive, unspoilt and tranquil. These fields are the last remaining on the southern part of the town. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
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| 46 | Desborough | HVI055 | Not clear how RNRP assessed the site. Were the community interviewed about how they use the land? HVI055 is special to the local community and of particular local significance; Tens of thousands of people visit HVI055 each year; significant local objective to development on the land; An Area of Tranquillity (safe location to observe the valley; land provides a visual and physical buffer; marks the edge of modern development; land is resource for pollinators and other wildlife; site benefits from low noise levels from vehicle movements; land contributes to the tranquillity of the area); Richness of Wildlife (Mix of land types; good quality river environment; connectivity through a blue and green corridor; diverse range of wildlife); Recreational Area (Visited by wide range of people for wide range of activities). Policy wording is appropriate but additional wording suggested 'enable any revised assessments produced by consulting organisations to be reviewed and checked for accuracy with local stakeholder organisations that represent the community as well as landowners and businesses. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 49 | Desborough | HVI055 | The Damm's - Land is of historic importance. Unsympathetic treatment would harm the setting of the church. Site should be retained as open space. Land meets the criteria for being designated as HVI. The Ise Valley (HVI055) - Site provides the setting for Desborough. Site should be retained as open space. Previously met the criteria for HVI. Did not meet the criteria by 1 point. In light of comments and request that land to the west be considered this site should be re-assessed. HVI064 - Land to the West of the B576 - Area of open countryside that runs parallel to the southern end of the town. . Contributes to natural buffer between Rothwell and Desborough. Important to the setting of the settlement. Highly visible. Request the site is re-assessed. The Plens - Area is currently a nature reserve. This area should be HVI because 1) Land can display an important role in the historic development of the settlement 2) Land contributes positively to the setting form or character of a settlements. The site meets the criteria for designation. HVI069 - Support and agree with the designation of this site. | The Damm’s has been assessed by RNRP who concluded that part of the site meets the criteria to be designated as Visually Important Open Space. The assessment concluded that the Damms site is important for the setting of Desborough and for the listed church. The open space allows views of Desborough from Rothwell Road and views out from the church down to the Ise Valley. The assessment recommends part of the site is excluded from the designation. Due to the shape of the site, and location of modern development, the southern section does not offer views which enrich the character and setting of Desborough or the church to the North. The other two sections, the section north of the stream and the narrow strip which leads to it meet the criteria for designation as LGS. RNRP considered whether the whole of the Ise Valley, including the area north of HVI055, east of the Damms, should be designated as LGS. They concluded that the area north of HVI055, east of the Damms has no official access and would not meet the criteria for designation as Visually Important Open Space. They concluded that the wider Ise Valley would not meet the criteria set out in paragraph 77 of the NPPG as it is an extensive tract of land. The Plens is already identified as a wildlife site and there would be no further benefit in designating this land as HVI. Support for HVI069 noted. |
| 50 | Desborough | HVI055 | Disagree with the assessment of HVI055. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. These fields are the last remaining one the southern part of the town. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
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| 55 | Desborough | The Damms | The Damms (Danes) is where the Anglo Saxons attempted to defend the settlement against the Danes, who successfully overthrew them, burning down the wooden church in the process. The site of the battle has as yet never been excavated but is expected to reveal structures erected specifically for the defence of the town. This land has been left undisturbed for over 1,000 years and is a place of recreation and beauty and a natural asset to the town. In other words it is both historically and visually important to the town and should be protected as such. | The Damm’s has been assessed by RNRP who concluded that part of the site meets the criteria to be designated as Visually Important Open Space. The assessment concluded that the Damms site is important for the setting of Desborough and for the listed church. The open space allows views of Desborough from Rothwell Road and views out from the church down to the Ise Valley. The assessment recommends part of the site is excluded from the designation. Due to the shape of the site, and location of modern development, the southern section does not offer views which enrich the character and setting of Desborough or the church to the North. The other two sections, the section north of the stream and the narrow strip which leads to it meet the criteria for designation as LGS. |
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| 75 | Desborough | HVI055 | Disagree with the assessment of HVI055. The land has been protected for years, what has changed. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. These fields are the last remaining one the southern part of the town. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
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| 78 | Desborough | HVI055 | Disagree with the assessment of HVI055. It is difficult to see where the evidence has derived from. The site is well used for recreational purposes. Engagement supporting the Neighbourhood Plan has identified the public are concerned that this is a significant space. The area is safe, secure and peaceful and easy to access on foot. There is a lot of wildlife. Insufficient evidence views of the community have been taken into account. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 80 | Desborough | HVI055 | Disagree with the assessment of HVI055. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. These fields are the last remaining one the southern part of the town. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 81 | Desborough | HVI055 | Disagree with the assessment of HVI055. The area is used for recreational purposes by a large number of people. There is a lot of wildlife in the area. School has used the area for educational purposes. The area is attractive, unspoilt and tranquil. These fields are the last remaining one the southern part of the town. Land has been open space for centuries and should be designated HVI. | Comments noted. HVI055 has been re-assessed by RNRP to take into account comments received. The assessment concluded that the site is not highly visible from outside of Desborough and is adjacent to modern development which reduces its impact as an important open space. The views into the site set little context for the settlement and views out highlight the modern development to the north and east and to the wind turbines. There are no listed buildings or conservation areas within sight. The purpose of the HVI assessment is to consider the Visual and Historic value of the site. Comments relating to recreational use or wildlife are beyond the scope of this assessment. |
| 83 | Desborough | HVI069 | Historical importance - The feature known as 'ridge and furrow' landscape results from the open field system used before enclosure in the case of Desborough this was in 1778. While in the parish of Desborough there is little remaining ridge and furrow it is not an unusual feature in the wider area. Visual importance - The area to the south-east is built up while the surrounding area is open and rural in nature. This leads to the question why that particular parcel was chosen? Area HVI069 is bounded between the Arthingworth road, the Braybrooke road and the A6 bypass as such it is one of the few areas in the Desborough district where restricted development can take place. There is no justification for declaring the area an historically and visually important open space. | No change to proposed designation. The area contains well preserved ridge and furrow, the impact of large scale development on this could not be mitigated and therefore it is appropriate for this area to be designated as important Local Green Space. |
| 86 | Desborough | HVI055 | The Planning Policy Committee minutes state there would be a public consultation but the information has not been made publicly available. Consultation on the planning application by Brooke Smith planning implied the decision to allocate the land has already been made. It is unclear what has changed since the 2012 consultation which identified the land as Historically and Visually Important Open Space. | At this stage the consultation was a focused consultation with landowners and town and parish councils. A full public consultation will take place on the draft Site Specific Part 2 Local Plan. |
| 91 | Desborough | HVI055 | KBC should support its long held local plan view that the Ise Valley should be protected as of ‘natural environmental importance’. This is shown in several planning documents including the SDA plan for Desborough/Rothwell of summer 2002. | Comments noted. The NPPF states that the Local Green Space designation should not be used where the green area is an extensive tract of land. Designating the whole of the Ise Valley within Desborough Parish would be considered to be an extensive tract of land and therefore not in conformity with paragraph 77 of the NPPF. Therefore it would not be appropriate to designate this whole area as Local Green Space. |
| 76 | Dingley | HVI086, HVI087, HVI088, HVI089 | New sites put forward for designation as HVI: Kennels Field, Dingley Hall Gardens, Dingley Racecourse, Dingley Park | New sites have been assessed by RNRP. The assessments concluded: that these sites did not meet the criteria to be identified as LGS. |
| 5 | Geddington | HVI016 | Support for designation of land to the rear of 28 Queens Street to be designated as HVI. | Support noted. |
| 25& 32 | Geddington | HVI016 | Land included in HVI016 to the west of New Road to the rear of 37 New Road has been incorrectly identified. This land is on the western extremity of the village outside of the centre of the village which was completed after the building of the A43 main road for the development of New Road and Newton Road properties. The land is not central to the village with views to the church. The land is totally enclosed by tree lines, road and river boundary and existing housing. It is fenced and not publicly accessible. | RNRP have reviewed this parcel of land and recommended that this is removed from the boundary of HVI016. |
| 33 | Grafton Underwood | HVI017 | Object to the inclusion of the garden of the Old Reading Rooms, 10 Grafton Underwood in the open space. It is a private garden not an open space. It is odd to exclude the church and field in front as these adjoin the proposed area and are 'open spaces. Consideration should be given to providing a play area in the open space. | The garden of the Old Reading Rooms, 10 Grafton Underwood has a defined boundary and is visually separate from the open space. The map will be updated to remove this area from the open space. The church and the field in front are identified in the Open Space assessment as typology 10 - Cemeteries and Churchyards, however a site visit was carried out and this area is a paddock rather than part of the Churchyard. This area will therefore be assessed as an extension to HVI017. |
| 88 | Grafton Underwood | HVI017 | Parish Council believe the area shown on the plan submitted should also be included. | The church and the field in front are identified in the Open Space assessment as typology 10 - Cemeteries and Churchyards, however a site visit was carried out and this area is a paddock rather than part of the Churchyard. This area will therefore be assessed as an extension to HVI017. |
| 24 | Harrington | HVI020/021 | HVI020 is already in the Conservation Area and HVI 021 is a Scheduled Ancient Monument which has far higher protection than HVI. HVI020 includes parts of my property which are not visible from any public highway. What justification can there be for the inclusion of these areas. The Spinney forming part of The Old Rectory garden cannot be open space as is filled with trees and cannot be seen into. Background paper provides no appraisal of either sites historic importance. Visual importance is arbitrary and subjective. If this were the criterion the three fields south of the land bounding the south of HVI020 should also be included. Designation may weaken arguments against development on adjoining land which is equally important to the character of the village. | RNRP re-assessed HVI020 in light of comments received. RNRP conclude that the site misses the criteria for designation as Visually Important Open Space because it makes a low contribution to the setting of the village when viewed from outside its boundaries. |
| 57 | Harrington | HVI020 & HVI021 | Harrington Parish Council has examined the Harrington HVI document and the following issues were discussed: \*The map has been marked with letters pointing out these issues. \*No. 50 High Street. More than twenty years ago the owners purchased part of the area to extend the garden of that dwelling shown as **A**. The pathway marked **B** was therefore changed to allow this extension and is now at two right angles, shown on the accompanying map in green. \*The field marked **C** called **The Park** is associated with 021 which shows the remains of an Elizabethan garden with terraces and both are classed as scheduled monuments. Remains of fishponds are in the field marked **D**. \*It is suggested that the areas marked **E, F** and **G** shaded in green should be classed as historically and visually important open spaces. \*The whole area has the remains of a medieval settlement. | Additional sites have been considered for inclusion. However these did not meet the criteria for designation as LGS. A summary of the assessment for each site is set out in the Background Paper attached at appendix 2. |
| 82 | Harrington | HVI020 | HVI020 encompasses an extensive tract of land; NPPF advises extensive tracts of land should not be identified as Local Green Space. The designation will prevent any outward growth of Falls Farm, which is a working farm and a key element of the local economy. A focus of the NPPF is supporting a prosperous rural economy. The extent of the proposed designation is contrary to para 76 of the NPPF. The land is outside the village boundary and protected by the open countryside policy. It is no more special or of local significance than other open land surrounding the village. The land is outside the suggested types of open space identified in the NPPF as LGS. The field to the rear of the listed buildings provided no setting other than as rural backdrop as their setting is as part of the farm. It has not been demonstrated that the designation is necessary or justified. Its designation would sterilize the land and adversely affect the local rural economy. Designation of HVI020 should be removed. | RNRP re-assessed HVI020 in light of comments received. RNRP conclude that the site misses the criteria for designation as Visually Important Open Space because it makes a low contribution to the setting of the village when viewed from outside its boundaries. |
| 16 | Loddington | HVI027 | No evidence to show this land is 'demonstrably special' to the local community. It is not clear whether the site has been designated for its beauty, historic significance, recreational value, tranquillity or wildlife. It should be clear on what basis the site has been designated. The fact that the site makes a positive contribution to the setting of listed buildings and the Conservation Area does not demonstrate 'historic or visual significance' as required by para 77 of the NPPF. No need to duplicate protection provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Site is surrounded by build development, primarily post war. Protection of important views can be secured without blanket designation. | RNRP reassessed this site. The assessment recognises the role the site plays in the character of the settlement and the role it plays in the setting of the conservation area and surrounding listed buildings. The assessment recommends that the site is progressed as Visually Important Open Space. The next stage of the process will be for the sites identified as LGS Local Green Space to be included in the draft Site Specific Part 2 Local Plan. This will be subject to a public consultation where local communities will be able to comment of the site; this will enable further evidence to be gathered on the important of sites identified to the local community. |
| 27 | Loddington | HVI028 | Object to the proposed designation of HVI028. The policy is not consistent or aligned with the NPPF policy on Green Space. The criteria are incompatible. HVI criteria focus on settlement which is a physical entity and the NPPF criteria focuses on the local community. There is no historic basis for the designation. HVI has no visually distinctive characteristics. There is no qualitative evidence to indicate that the site is demonstrably special to the local community. The selection of potential sites is inconsistent. | RNRP reassessed this site. The assessment concluded that the site is a key open space in the setting of the village and for numerous listed buildings. It provides views to the Grade II Listed Church and creates the rural character for the village. |
| 4 | Pytchley | HVI033 | Support for HVI allocations in Pytchley. | Support noted. |
| 1 | Rushton | HVI070 | No objection to HVI070. The area adjoining HVI070 alongside the brook should also be included. This has been pasture land for over 30 years and is very much an open space enjoyed by the village and through which a public footpath runs up to Glendon Road. | Support for HVI070 noted. RNRP have assessed the additional area of land and have recommended that this is joined to HVI070 and that both sites are progressed as HVI Local Green Space. |
| 11 | Rushton | HVI070 | No indication in the report as to how HVI070 relates to other open spaces in the village. The area south of the brook which demarcates HVI070 should be designated as an HVI open space. This area meets the criteria set out on pages 15-16 of the HVI background paper. Any decision about HVI070 needs to be made with wider reference to other sites in the village. | RNRP have assessed the additional area of land and have recommended that this is joined to HVI070 and that both sites are progressed as HVI Local |
| 3 | Stoke Albany | HVI040 | Within the proposed HVI040 site Western Power Distribution have assets along with legal rights to maintain, repair and renew them, for your information I attach an extract from WPD's mapping system showing the approximate location of these assets. | Noted. Designation as HVI would not affect any legal rights to maintain, repair and renew Western Power Distribution assets. Permitted development rights would not be affected. |
| 6 | Stoke Albany | HVI040 | Is it necessary to include the tiny square of land in the paddock belonging to 2 Lower Road, Stoke Albany. | GIS aerial photo shows that this tiny square is located in a separate field to the main HVI designation; the square is separated by a fence and therefore should be excluded from the designation. The boundary of the designation has been amended to exclude this small square. |
| 30 | Stoke Albany | HVI040 | Support area HVI040 | Support noted. |
| 22 | Weston by Welland | HVI048 | Object to the designation of HVI048. Disagree with RNRP assessment; views have been blocked by modern development the fact it has always been open space doesn't make the site unique or valuable in the setting of the village, creating a rural feel is subjective as is assessment of role in the setting of the village. Site is subject to open countryside policies and part of the Conservation Area, reasons put forward to designate the land are not reasonable or justified. | This site has been re-assessed by RNRP to take into account comments. The assessment concludes that the site provides key views to listed buildings to the east and west and to open countryside to the north/ north east. The site creates the setting for the village. The assessment concludes that the site meets the criteria for designation as Visually Important Open Space. |
| 70 | Wilbarston | HVI085 | New site promoted west of the church, known as Church Leys because the site offers views from the church yard across the Welland Valley and towards the church across fields which gives a true sense of Wilbarston in its setting above the valley as it was when the church was build. | RNRP assessed this site and concluded that the site sets the character of the listed church and war memorial and sets further context for the Scheduled Ancient Monument to the west. It is Visually Important Open Space and as it is publicly accessible provides important views to Stoke Albany, the church and to the open countryside. It is recommended the site is progressed as Local Green Space. |