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JANUARY 2023



FIRST RENEWABLE
DEVELOPMENTS

STRATEGIC VISUAL REVIEW

KETTERING ENERGY PARK BURTON WOLD, NORTHAMPTONSHIRE

FIRST RENEWABLE



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1.0 INTRODUCTION

- 1.1 Barry Chinn Associates were instructed by First Renewable to carry out a Strategic Visual Review for a proposed Energy Park in Burton Wold, Kettering, Northamptonshire.
- 1.2 The application site is located in agricultural land to the east of Burton Latimer, situated to the southeast of Kettering, with the A510 Road forming the eastern boundary to The Site. Refer to 2089-20 Figure 1 Site Location and Context.
- 1.3 The purpose of this Strategic Visual Review is to help, as part of a masterplanning exercise, to establish visual parameters for development of The Site. The overall Energy Park will comprise of the existing wind farm and future solar farms, hydroponics and Employment Area. It is the Employment Area which is the main focus of this visual review, taking into account the context of the existing wind farm, which already has a considerable visual influence on the area.
- 1.4 The Employment Area will provide new employment units that will connect to the existing and future renewable energy infrastructure at the energy park providing new employment units for occupiers that have a high-energy demand. It is intended that this visual assessment will provide a framework for future development of The Site by establishing the visual constraints and opportunities that should be considered during the masterplans iterative design process.
- 1.5 The scope of the Strategic Visual Review is to:
- Review The Site location in relation to statutory and planning policy context;
 - Assess the visual amenity of The Site and its surroundings, establish the key visual receptors that would be affected by development of The Site;
 - Establish the visual constraints and opportunities that will be used to influence the masterplan layout and design; and
 - Provide design recommendations to promote sympathetic integration of the proposed development into the surrounding landscape.

2.0 PLANNING POLICY CONTEXT

- 2.1 The following section considers the relevant planning and legislative framework in the context of landscape and visual matters. Only those policies that are considered of greatest relevance to The Site and the nature of the proposed development are listed.

National Context

- 2.2 The National Planning Policy Framework (NPPF) (2021) sets out the Government's planning policies for England and provides a framework within which the applicable local council should prepare their local and neighbourhood plans. The NPPF is a material consideration in planning decisions.
- 2.3 The NPPF sets out three overarching objectives (Economic, Social and Environmental) in order to achieve sustainable development. These objectives are interdependent, need to be considered in mutually supportive ways and should be delivered through the preparation and implementation of plans and the application of the policies set out in the NPPF. The NPPF

also notes the importance of planning policies and decisions in playing an active role in guiding development towards sustainable solutions - which should respond to local circumstances, reflecting local character, needs and opportunities of each area. Those policies relevant to this review are:

- Chapter 8 – Promoting healthy and safe communities
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change
- Chapter 15 – Conserving and enhancing the natural environment

Local Planning Policy

North Northamptonshire Joint Core Strategy

- 2.4 The Site has been identified in the North Northamptonshire Joint Core Strategy (adopted July 2016) under Policy 26 as land to be developed as an Energy Park. This is to provide renewable energy and complementary employment which uses renewable energy as its source of energy. Under Policy 26 there is a requirement that prior to submission of any planning application, a masterplan for The Site should be developed in consultation with the local community and stakeholders and be agreed by the local planning authority. It is this masterplanning process that this Strategic Visual Review seeks to feed into in order to help shape the masterplan.
- 2.5 Proposals for the Energy Park on The Site must also meet the criteria of Policy 25, those most relevant to this Visual Review are:
- a) The landscape impact of the development is minimised and mitigated against;
 - d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
 - f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
 - g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas; and
 - h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible.
- 2.6 Other policies of relevance to this review are:
- Policy 3 – Landscape Character: this policy is about conserving and enhancing the character of the local landscape through good and sensitive design of the

development. Safeguarding and enhancing important views, vistas and skylines. Providing appropriate landscape mitigation, to protect landscape character and minimise visual impacts.

- Policy 8 – North Northamptonshire Place Shaping Principles: part of this policy relates to the creation of distinctive local character, in that the design of the development should respond to its immediate and wider context and character. Development sites should respond to the local topography and the overall form, character and landscape setting within which they sit.
- Policy 19 – The Delivery of Green Infrastructure: this policy is connected with maintaining and enhancing the mixed urban and rural character of North Northamptonshire. This is intended to be done by managing development and investing to secure a net gain in green infrastructure, through the protection and enhancement of existing green infrastructure and the creation of new green infrastructure.

Emerging Local Policy

- 2.7 The Site Specific Part 2 Local Plan has been developed to form part of the North Northamptonshire Development plan. The plan will cover the whole of the Kettering Borough with the exception of issues addressed in the North Northamptonshire Joint Core Strategy. The plan will replace saved policies from the 1995 Local Plan. The plan is expected to be adopted towards the end of 2021.
- 2.8 Policy NEH2 Green Infrastructure, is intended to ensure the protection and enhancement of existing green infrastructure and the creation of new green infrastructure. Major new developments have to deliver a net gain of new green infrastructure, and where possible link to existing borough level and strategic green infrastructure corridors.
- 2.9 The plan categorises a number of existing green corridors into Sub-regional, local and borough corridors. The A14 and Alledge Brook to the north of The Site, is identified as an important Local corridor from Wicksteed park to Thrapston. The masterplan for The Site will create new green infrastructure in the area, which may also create an opportunity for a new borough corridor linking to the A14 and Alledge Brook local corridor.

3.0 BASELINE

Study Area

- 3.1 The extent of the area considered in this document has been determined through a combination of desk and field study. Nominally, a study area of 5 km has been established and is considered to be sufficient in most cases. However, it's noted that some areas of higher ground, in the range of 5-7 km from The Site, have some potential for intervisibility with it and will also be considered. These are shown on 2089-20-Figure 5, which also indicates the study area and Zone of Theoretical Visibility.

Landscape Character

- 3.2 Published landscape character assessments relevant to The Site and study area have been reviewed. These assessments comprise (Refer to 2089-20-Figure 4 for locations):
- National Character Areas

- NCA 89: Northamptonshire Vales
 - NCA 92: Rockingham Forest
- Regional Character Areas: The East Midlands Regional Landscape Character Assessment
 - 8a: Clay Wolds
- District Character Areas: Northamptonshire Current Landscape Character Assessment
 - 4 Rolling Ironstone Valley Slopes
 - 4f: Kettering and Wellingborough Slopes
 - 4g: Irthlingborough Slopes
 - 5 Clay plateau
 - 5c: Burton Wold
 - 7 Wooded Clay Plateau
 - 7a: Geddington Chase
 - 12 Limestone Valley Slopes
 - 12b: Higham Ferrers to Thrapston
 - 17 River Valley Floodplain
 - 17d: River Ise Floodplain
 - 18 Broad River Valley Floodplain
 - 18d: The Nene; Billing Wharf to Woodford Mill
 - 18e: The Nene; Woodford Mill to Thrapston

3.3 The published assessments provide a hierarchical appraisal of the character of The Site, its surroundings and the wider study area through a recognised process of landscape characterisation.

3.4 It should be noted that there are often subtle differences between and within individual landscape character areas. These can give rise to variations in both actual and perceived quality, condition, value and susceptibility to change. Furthermore, boundaries between character areas do not always follow recognised features within the landscape such as rivers, settlement edges or field boundaries. In these cases, the boundaries between character areas should be treated as transitions where there is a gradual change in character as is often the case with landscapes at the national and regional level.

Landscape Character at National Level

3.5 Natural England has divided England into 159 distinct natural areas referred to as National Character Areas (NCAs). The boundaries follow natural lines in the landscape, rather than

administrative boundaries and each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity.

- 3.6 The Site falls wholly within NCA 89: Northamptonshire Vales. NCA 92: Rockingham Forest is located 1 km to the north of The Site, also within the study area. It is considered that, whilst the character assessments provided at a national level inform the context for regional, district and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the scale and size of the proposed development. Therefore, these character areas were not considered further as part of this Strategic Visual Review.

Landscape Character at Regional Level (East Midlands Region Landscape Character Assessment 2010)

- 3.7 The Site lies within the Regional Landscape Character Type 8a: Clay Wolds, which is a distinctive elevated plateau farmland landscape, separated by rolling valleys. The valleys drain radially from the higher ground, many forming major a component of the River Nene. Settlement on the higher claylands, is thinly settled, giving an empty and remote character to the landscape, this character is enhanced further by the wide and sometimes panoramic views that can be had from the higher ground or ridges. Villages and larger settlements tend to gravitate towards the slopes and valleys that encircle the plateau.

- 3.8 Key Characteristics and distinctive features relevant to the Site and its local context include the following:

- Broad plateau surrounded by undulating ridges and valleys, and prominent scrap slopes;
- Clay plateaux drained radially by streams occupying arrow valleys creating rolling landform;
- Mainly arable on the plateau tops and pasture on steep sloping land and along the valleys, fields generally medium to large scale;
- Sparse settlement pattern of small villages and farms;
- Treed character from hedgerows, hedgerow trees, copses and small woodlands, limited areas of large woodland; and
- Remote, often empty character, with expansive views, contrasting with intimate and intricate areas close to villages.

Landscape Character at District Level (Northamptonshire Current Landscape Character Assessment 2003)

- 3.9 The following Landscape Character Areas (LCA) have not been included in the baseline as, although in the study area, any potential for likely effects would be negligible, due to the distance from The Site, extent of intervening landform and vegetation and / or lack of intervisibility with and influence by the Site:

- 18 Broad River Valley Floodplain, LCA 18d and 18e;
- 12 Limestone Valley Slopes, LCA 12b; and

- 17 River Valley Floodplain, LCA 17d.

3.10 The Site is located wholly within LCA 5 **Clay Plateau**, type 5c '**Burton Wold**' described as "broad, elevated undulating plateau dissected and drained by numerous valleys with convex profile valley sides". Key characteristics and distinctive features relevant to the Site and its local context include the following:

- Large to medium scale arable farmland;
- Hawthorn hedges define the field boundaries, they are of varying condition, low, gappy and broken in some areas, over grown in others;
- Woodland cover is extremely low, with very occasional broadleaved copses and areas of young tree cover, hedgerow trees are limited;
- Sparsely settled, settlement farmsteads and dwellings are often down long tracks off the main arterial roads, with some adjacent the roadside;
- A limited number of roads and footpaths pass through the area; and
- Prominent lines of high voltage pylons; coupled with wind turbines, intrude into the rural character of the landscape.

3.11 The Site is surrounded on all sides by LCA 4 **Rolling Ironstone Valley Slopes**, described as "Broad valley slopes dissected by numerous tributary systems, rolling landform, extensive views and a sense of exposure'. Type 4f 'Kettering and Wellingborough slopes' and Type 4g 'Irthlingborough Slopes' are the landscape character types that envelope the clay plateau landscape of The Site. Key characteristics and distinctive features relevant to the Site and its local context include the following:

- Bordered to the west by the River Ise Floodplain, the River Nene to the south and east, and Geddington Chase Wooded Clay Plateau to the north;
- Defining the area is a series of valleys and slopes generally orientated in a northeast, southwest direction;
- From the upper slopes, wide, uninterrupted open views are possible, including views to the surrounding urban areas;
- Relatively well settled, with settlements on the eastern side of the area being particularly large;
- A roads cut through the landscape creating movement and noise;
- High voltage power lines criss-cross the landscape;
- Medium sized arable fields with occasional pastoral are present;
- Limited woodland cover, only small spineys and copses. Scattered mature hedgerow trees; and
- Numerous rights of way cross the area.

3.12 To the north beyond the rolling Ironstone valley slopes of Cranford is LCA 7 **Wooded Clay Plateau**, type 7a 'Geddington Chase'. Key characteristics and distinctive features relevant to the Site and its local context include the following:

- broad, elevated undulating plateau;
- Woodland cover on the plateau is extensive, having once formed part of the old Rockingham Forest;
- predominance of large and medium to large arable fields regular and sub regular in shape, although smaller improved and semi improved pastures often with grazing cattle is evident;
- hedgerows are often low and well clipped, emphasising the undulating character of the landscape;
- mature landscaped parks and gardens add to wooded character of the landscape;
- sparsely populated central plateau areas; and
- larger settlements and urban areas fringe the plateau landscape.

Topography

3.13 As Illustrated by 2089-20-Figure 2, The Site sits on a raised plateau. The plateau, which is gently undulating, is defined by an encircling rolling valley landscape, created by the surrounding network of rivers and their tributaries. The most notable is the River Nene to the east and southeast and the River Ise to the southwest and west. The plateau is defined to the south where the River Nene and Ise meet and to the north where Alledge Brook flows east towards the River Nene.

3.14 Where vegetation allows, expansive views can be had from the raised plateau. This gives a sense of the continuity of the gently undulating landscape, across the surrounding valleys to the other areas of raised landform beyond.

3.15 Within The Site, the southern most boundary is the highest (+93m AOD) which gradually falls away to the north (+85m AOD). Ground of a similar elevation is found to the north beyond Cranford, to the south at Finedon and to the west at Little Harrowden, Orlingbury and Pytchley.

Existing Vegetation

3.16 The Site, for the majority, consists of vegetation associated with arable fields with mature field boundary hedgerows and hedgerow trees defining the field pattern. The height and condition of this field boundary vegetation is inconsistent, some being taller overgrown hedges, while others are lower and regularly cut. Hedgerow trees are also inconsistent, present along some field boundaries, yet absent from others. This gives a varied degree of enclosure, but generally speaking vegetation is sparse across The Site, this combined with the large size of the fields, means boundary vegetation has limited impact in reducing the open nature of the plateau landscape character.

3.17 The only small areas of woodland can be found at the eastern boundary, where a linear strip runs along the edge of the A510. A further linear strip can be found to the northwest corner

of The Site, where such features are found they help filter long-range views and reduce the apparent scale and openness of the landscape.

- 3.18 Vegetation in the surrounding landscape is broadly similar in nature to The Site consisting of hedgerows with sparse hedgerow trees, which define the field boundaries of the large scale field pattern. Some isolated blocks and linear strips of woodland are scattered across the landscape, becoming more frequent towards the north and northeast where the landscape character starts to change into a more wooded plateau. These woodland strips and blocks become important features in the landscape, filtering long distance views and reducing the open large scale of the landscape.

Public Rights of Way

- 3.19 As illustrated on 2089-20-Figure 3, The Employment Site is crossed by two Public Rights of Way (PRoW). Footpath UA6 which crosses The Site east to west, running from the A510 towards Burton Latimer, serves as a primary footpath route connecting Burton Latimer to a wider network of footpaths to the east of the A510. This network runs through the arable agricultural land around Little Addington, Great Addington and Woodford, heading towards the River Nene. The other PRoW that crosses The Site is Bridleway GF17, this runs from the A14 in the north towards the A510, in the southeast corner of The Site.
- 3.20 There are a further eight PRoW which lie in close proximity to The Site, all within 2 km, these are shown on 2089-20-Figure 6 and comprise:
- MA2, footpath from the A510 next to the Round House heading east to Great Addington village at Rectory Farm. Partial views mostly from the western end adjacent the Round House. Some visual containment provided by tree planting along the A510 and buildings adjacent the Round House. Views disappear to the east as the land falls away towards Great Addington;
 - MA13, footpath branching off MA2 just north of Patch Spinney, heading east towards Great Addington village. Views are prevented by landform and vegetation, the land is lower than The Site and is falling away towards Great Addington;
 - MA15, footpath from A510 next to the Round House, heading southeast to join footpaths MA1 and MA14 to the north of Poplars Farm. Views possible towards The Site, some low level screening provided by field hedges along the A510;
 - MA14, footpath from the A510 opposite Finedon Poplars, southwest from Poplars farm. Running northeast to join MA15 footpath. Clear and wide views over The Site are obtainable, partly obscured by large modern barn buildings;
 - MA1, footpath joining MA14 and MA15 just north of Poplars Farm, heads east, then turns northeast to High Street in Great Addington opposite the Hare and Hounds public house. Views of the site are possible from the western end, these views disappear as the land falls towards a stream in the east;
 - UM12, bridleway from A510 next to Finedon Poplars, running southeast to join MB4. Views only possible towards the eastern end, where it joins MB4, views are contained by Finedon Poplars wood for the majority of the route;

- MB4, bridleway from east end of UM12 to the east of Finedon Poplars wood, runs east to connect to the west end of a cul-de-sac at Burrows Farm Lane in Little Addington. Views of The Site are possible looking north west, views disappear as the bridleway heads east and the land falls away to Little Addington;
- GF17, Bridleway running from the A510 heading northwest towards the disused quarry. Clear views of the site are possible from the southern end as it runs through the Burton Wold wind farm. These views are prevented as the path runs adjacent to the disused quarry, where vegetation and landform contain any views;
- GF18, Bridleway joining GF17 northwest of Fox Covert Farm, heading southeast to join the A510 just southwest of Fox Covert Farm. Only filtered or partial views possible of The Site due to tree belt /plantation along the footpath and A510, views possible from west end where the path joins GF17 ; and
- PE20 and PA8, Bridleway from road next to Ivy Cottage running north to join the A510 to the west of Lake Wood. No view of The Site due to intervening landform and vegetation. Land approx. 25-30 m lower than The Site, screening provided by tall woodland /tree belt south of Five Willows Farm.

3.21 There are also various other PRoW that lie beyond 2 km from The Site, refer to 2089-20-Figure 3. Some of these PRoW have potential for intervisibility with The Site, these routes have been identified on 2089-20-Figure 5 as PRoW receptors and are shown on 2089-20-Figure 7. These routes are:

- UA5, footpath from Cranford road next to Windmill Cottages, running northeast to the A14. Views of The Site, some filtering provided by existing built form and vegetation;
- UM3, footpath from north end of Oxford Street cul-de-sac in Finedon, running northeast to join MB8 footpath adjacent a spinney at the Little Addington Parish boundary. Views from the open fields north towards The Site, Views indirect and partial, intervening field boundary hedges and vegetation provide some low level screening;
- UA28, footpath from Glade Close Burton Latimer, running northwards to Shortalne Spinney. The Footpath crosses the A6 and A14. No views of The Site from the southern section, prevented by built form and well as earthworks and vegetation aligning the A6. Some partial, glimpsed and indirect views possible in the northern section, between the A6 and A14 at the Segro Park, Ketterin Gateway. Large Warehouse buildings at Segro Park, will prevent views for a good part of this section;
- HD5, bridleway from road southeast from Warkton Village, running southeast towards Cinquefoil Lodge. Very distant views possible from the section north east of Warkton Lodge Farm;
- GW15, Bridleway from road northeast of Pytchley Village, running southeast to Elbow Spinney. Indirect views towards The Site looking east. Higher eastern part of The Site visible above layers of intervening vegetation;
- TK20, Byway known as Furnice Lane, no views for the most part, only very distant views can be glimpsed through gaps in the mature vegetation that aligns the lane; and

- TK18, footpath connecting Hill Top Road to the A509 Kettering Road, some indirect distant views of The Site possible where mature vegetation allows.

Roads and other transport routes

- 3.22 As illustrated on 2089-20-Figure 1 there are a number of transport routes surrounding The Site.
- 3.23 The railway line between Kettering and Wellingborough lies approx. 4 km to the west of The Site, the line is located low down compared to The Site, within the River Isle valley, and therefore has no views of The Site.
- 3.24 There are no national cycle routes within the study area.
- 3.25 Roads surround The Site on all sides, those with views of The Site are:
- A14 – for the most of part, the A14 runs within a cutting and is heavily lined with vegetation, meaning views of The Site are limited. A view of The Site is only possible from one point to the east of Cranford, where the overhead powerlines cross the road;
 - A6 – views of The Site looking west are possible from the section of road from the junction of Higham Road, Burton Latimer, until it reaches Finedon. Views are filtered by road side vegetation. Views from the other sections of the road are prevented by intervening landform and mature vegetation;
 - A510 – the road runs adjoins The Site boundary on its eastern side. Views of The Site are most prominent from Finedon Lodge and Finedon Poplars woodland in the south up to Fox Covert Farm to the north of The Site. Views from the other areas of the road are screened by mature vegetation or the landform as it drops down into gentle valleys;
 - A509 – the road has some distant views towards The Site, mostly confined a limited section between Furnace Lane and Finedon Station Road, views are indirect and filtered by road side vegetation;
 - Finedon Station Road – has some distant views towards The Site from its highest point at its junction with the A509 Kettering Road. There are no views beyond Station Farm and the railway line;
 - Cranford Road, off the A6 north of Burton Latimer, has some glimpsed view south east towards The Site, from field gates or gaps in hedgerows; and
 - Wold Road, views limited to its eastern end, beyond the overbridge with the A6, where the road heads into the wind farm.

Registered Parks and Gardens

- 3.26 There are a number of registered parks and gardens within the study area, these are:
- Drayton House, grade I, 6 km from The Site. Private estate with no views of The Site due to distance, land form and trees;

- Boughton House, Grade I, 5 km from The Site. Very limited and distant intervisibility with The Site from southern parts of the Lime Avenue, south of Warkton Village. Largely a private estate with limited public opening;
- Wicksteed Park, Grade II, 4.5 km from The Site. No visibility with The Site due to intervening landform and vegetation; and
- Great Harrowden Hall, Grade II*, 5 km from The Site. Now Wellingborough Golf Club, any views are screened by tall and dense vegetation within and to boundaries of the golf course /park.

Conservation Areas

3.27 The following conservation areas have potential intervisibility with The Site and are shown on 2089-20-Figure 3:

- Burton Latimer, approx. 2 Km from The Site;
- Cranford, approx. 1.5 Km from The Site;
- Finedon, approx. 2.5 Km from The Site; and
- Isham, approx. 4.2 Km from The Site.

Scheduled Ancient Monuments and Listed Buildings

3.28 The following listed buildings are located within 2 km of The Site and are shown on 2089-20-Figure 3:

- 2no. buildings at The Round House Farm on the A510, adjacent the eastern site boundary. Both grade II listed, forms part of a farm and residential residence. To be considered with other residential visual receptors;
- 1no. Barn, grade II listed, 0.25 km to the south east of The Site. Assumed to be residential /agricultural, to be considered with other residential visual receptors; and
- Various listed building in and around the High Street of Cranford St John. Buildings are mixture of residential properties, a public house and a chapel. All have no intervisibility with The Site.

Ecological Designations

3.29 Cranford St John, Site of Special Scientific Interest (SSSI), is located 0.75 km to the north of The Site, as shown on 2089-20-Figure 3. The site is a former quarry of geological interest with no public access, accordingly this SSSI is not considered to be a visual receptor to the proposed site. However, Bridleway GF17 runs adjacent to the SSSI and will be considered with all other PRow visual receptors.

4.0 VISUAL REVIEW

4.1 A visual review of The Site and its context has been carried out. The roads, footpaths and publicly accessible spaces within the study area have been visited primarily on foot, in order to build up a full understanding of the landscape character and visual amenity of The Site, plus its surroundings. This review has been done in the context of the existing wind farm,

which along with overhead powerlines in the area, provide a substantial visual intrusion to most receptors.

4.2 The results from this exercise allowed the production of a zone of theoretical visibility (ZTV) and the selection of photographic viewpoints. These viewpoints are representative of the identified visual receptors that currently share intervisibility with The Site and are of the greatest visual sensitivity to the type of development allocated. 15 viewpoints were identified, the location of which are illustrated on 2089-20-Figure 8. For the Viewpoint photographs refer to 2089-20-Figure 9.

4.3 These selected viewpoints comprise the following:

- Viewpoint 1: View from footpath UM3, looking north towards The Site;
- Viewpoint 2: View from bridleway MB4, looking northwest towards The Site;
- Viewpoint 3: View from footpath MA14, looking northwest towards The Site;
- Viewpoint 4: View from footpath MA1, looking west towards The Site;
- Viewpoint 5: View from footpath MA14, looking west towards The Site;
- Viewpoint 6: View from the A510, Thrapston Road;
- Viewpoint 7: View from footpath MA2, looking west towards The Site;
- Viewpoint 8: View from Cranford Road, looking southeast towards The Site;
- Viewpoint 9: View from Cranford Road, adjacent footpath UA5 looking southeast towards The Site;
- Viewpoint 10: View from bridleway GF17 looking south towards The Site;
- Viewpoint 11: View from Isham Road, adjacent Pytchley Golf Lodge looking southeast towards The Site;
- Viewpoint 12: View from footpath TM6 looking east towards The Site;
- Viewpoint 13: View from the A6 Burton Road, between Burton Latimer and Finedon looking east towards The Site;
- Viewpoint 14: View from the A14, adjacent footpath UA5 looking south towards The Site; and
- Viewpoint 15; View from bridleway HD5, looking southwest towards The Site.

4.4 The most notable views of The Site are from the immediately adjacent landscape, within 2 km from The Site, mostly to the east, as viewed from Bridleway MB4 (Viewpoint 2), Footpath MA14 (Viewpoint 3 and 5) and the A510 Thrapston Road. Further partial /filtered views are possible from Footpath MA1 (Viewpoint 4) to the east of Poplars Farm, Footpath MA2 (Viewpoint 7) to the east of Round House and Bridleway GF17 (Viewpoint 10) to the north of The Site adjacent the disused quarry.

4.5 Views beyond 2 km from The Site are largely limited to the west and northwest. From the northwest under 3 km from site, partial and filtered views are possible from the Cranford

Road (Viewpoints 8 and 9), a further partial glimpsed view can be had from the A14, where an overhead power line crosses the road (Viewpoint 14). From the west the most notable views are from the A6 (Viewpoint 13), views from this location are filtered by vegetation and the landform as it rises from the road corridor to the east. Further to the west, beyond 4 km, views are confined to a few particular locations, these are where distant views are possible from the high points, overlooking the built up areas of Burton Latimer, such as from Footpath TM6 on the eastern edge of Isham (Viewpoint 12) and from further afield at Isham Road (Viewpoint 11). Both of these views are distant, being both partial and filtered by a mixture of intervening vegetation, landform and built form.

- 4.6 The major settlements and smaller villages that surround The Site are mainly located on lower ground, sitting on the valley sides of the River Nene to the east, southeast and south and the River Ise to the west. This gently rolling valley landscape that surrounds The Site, means views from the settlements are naturally screened or partially screened by the landform. Any views that are possible, tend to be greatly filtered by either built form or by more heavily vegetated areas, often associated with the edges of urban areas.
- 4.7 The major road routes of the A14 to the north and A6 to the northwest, are heavily lined with mature vegetation, forming a significant green corridor that provides good visual containment of views from Burton Latimer, Burton Seagrave and Cranford. Its only beyond Cranford to the north, where the land rises up around Warkton, that very distant views are possible of The Site, looking over the top of the A14, as from Bridleway HD5 (Viewpoint 15). Views from this area are very limited due to the greater degree of tree cover found in the landscape north of the A14. Any views possible, are from 5 km or greater from The Site, the wind turbines are visible on the horizon, but any views of the proposed development are likely to be of negligible visual effect at this distance.

5.0 DESIGN RECOMMENDATIONS

- 5.1 The landscape attributes within The Site and study area present a range of constraints and opportunities to maximise the quality of the development proposals. These arise from existing features, the landscape / visual context and requirements of planning policy. This section should be read in conjunction with the Green Infrastructure Strategy (2089-20-RP02) that supports this Visual Review. Also refer to 2089-20-Figure 10 Indicative Potential Mitigation Plan.

Recommendation 1

- 5.2 Development along the eastern boundary of The Site, adjoining the A510 Thrapston Road, should be offset from the highway edge. This would allow space to help preserve the open nature of the landscape character aligning the highway, while also going some way to preserving the setting of the Listed Round House. Space for buffer planting beyond this open landscape area should be provided. This buffer planting would help breakup the outlines of buildings, as viewed from visual receptors to the east.

Recommendation 2

- 5.3 The highest points of The Site occur to the east and southeast boundaries, at Wold Lodge, adjacent to Round House Farm as well as adjacent Finedon Poplars and the A510 Thrapston Road. These form a ridgeline on the horizon, making these areas visually prominent on the skyline when viewed from any of the visual receptors surrounding The Site.

- 5.4 The most sensitive of these high points is adjacent Round House Farm, where the landscape is more open to panoramic views, forming part of the setting of the listed Round House building. The high point adjacent Finedon Poplars is less sensitive given the greater degree of visual containment provided by the existing woodland and other vegetation that already help screen and filter views from the south and southeast.
- 5.5 To reduce visual impact, it is recommended to locate the developments lower rise buildings directly adjacent the Round House. In doing so, any visual intrusion created by the silhouette of buildings along the skyline can be minimised, while also allowing a more open frontage to be retained along the A510.

Recommendation 3

- 5.6 With The Site being located on a high plateau, most buildings will be silhouetted against the skyline in many of the views towards The Site. It's therefore essential that development is offset from all the boundaries so that adequate space is available for buffer planting to help breakup and soften the outlines of the built-form, filter the views and help assimilate the built form into the wider landscape setting.

Recommendation 4

- 5.7 As discussed in the above recommendations, The Site sits upon a plateau above the surrounding landscape, making any buildings visually prominent on the skyline in certain views towards The Site. Such views are often viewed in the context of existing landscape features also being visible on the skyline, such as small blocks of woodland, spinneys, hedgerows and hedgerow trees. All of these features are silhouetted against the horizon, appearing quite dark from a distance, especially in winter where the leafless vegetation takes on a dark grey appearance. Consequently, it will be paramount that proposed buildings also have a similar grey colouration, helping to blend in with the existing landscape features as well as any new buffer planting, hence reducing the significance of the visual impact. Very light or bright colours of the built-form should be avoided.

Recommendation 5

- 5.8 Where Practicable, existing natural features and planting along site boundaries should be retained, these include but are not limited to hedgerows and tree belts. Retention of such features will help the new development assimilate into the surrounding landscape context. This should be supported through a suitable site layout design and an appropriate landscape and planting scheme. The proposed landscaping scheme should be in keeping with and respond to the immediate landscape character of the area.

Recommendation 6

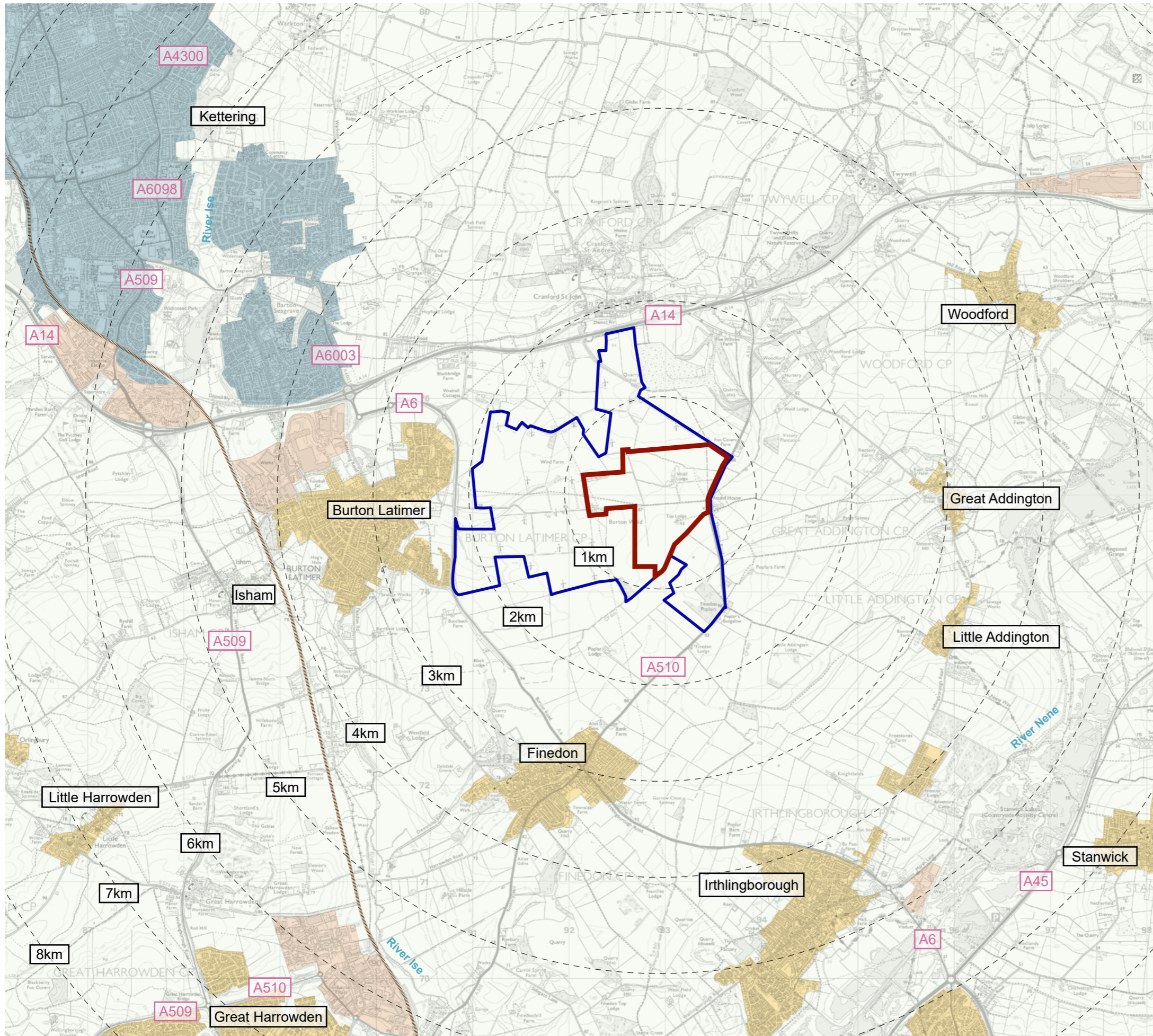
- 5.9 Include areas for biodiversity enhancement, which are recommended as comprising of areas of native woodland, tree and scrub planting. Planting should be to The Site boundaries as well as forming green corridors, that flow through the development, forming a lattice between the built form. Species rich grassland should be created within all open areas where possible. SuDS should be integrated into the landscape strategy where possible, to include above ground systems such as ponds and swales, maximising their contribution to biodiversity / wildlife habitat and landscape character / identity of the new development. In accordance with emerging policy, a net gain in biodiversity should be achieved.

Recommendation 7




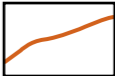
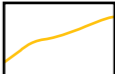







- 5.10 In accordance with the emerging Policy NEH2 of the Site Specific Part 2 Local Plan, major new developments have to deliver a net gain of new green infrastructure and where possible link to the existing strategic green corridors identified in the policy. The A14 and Alledge Brook, to the north of The Site, has been identified in the policy as an important local corridor, the proposed development should therefore seek, through its provision of green infrastructure, to explore the possibility of forming the start of a new green corridor link connecting north to the A14.

6.0 SUMMARY

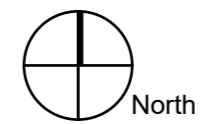
- 6.1 This Strategic Visual Review has considered relevant planning policy, the content and recommendations of published landscape character assessments, the existing features and character of the Site, as well as the views toward the Site.
- 6.2 In consideration of the above, the Strategic Visual Review has identified opportunities and constraints for the Proposed Development and has outlined a series of recommendations to maximise these opportunities for assimilating the development into the landscape and minimising its impact on surrounding views.
- 6.3 Assuming the design recommendations of this Strategic Visual Review are adopted in the design of the proposed development and integrated into its landscape strategy, it is considered that:
- The development will meet the Criteria of North Northamptonshire Joint Core Strategy Policy 3, 8, 19 and 25 (points a, d, f, g and h) in relation to visual impact, green infrastructure, landscape and biodiversity; and
 - Meet the criteria of emerging Policy NEH2, from The Site Specific Part 2 Local Plan, in providing a net gain of new green infrastructure that seeks to make links to the existing strategic green corridors.



KEY

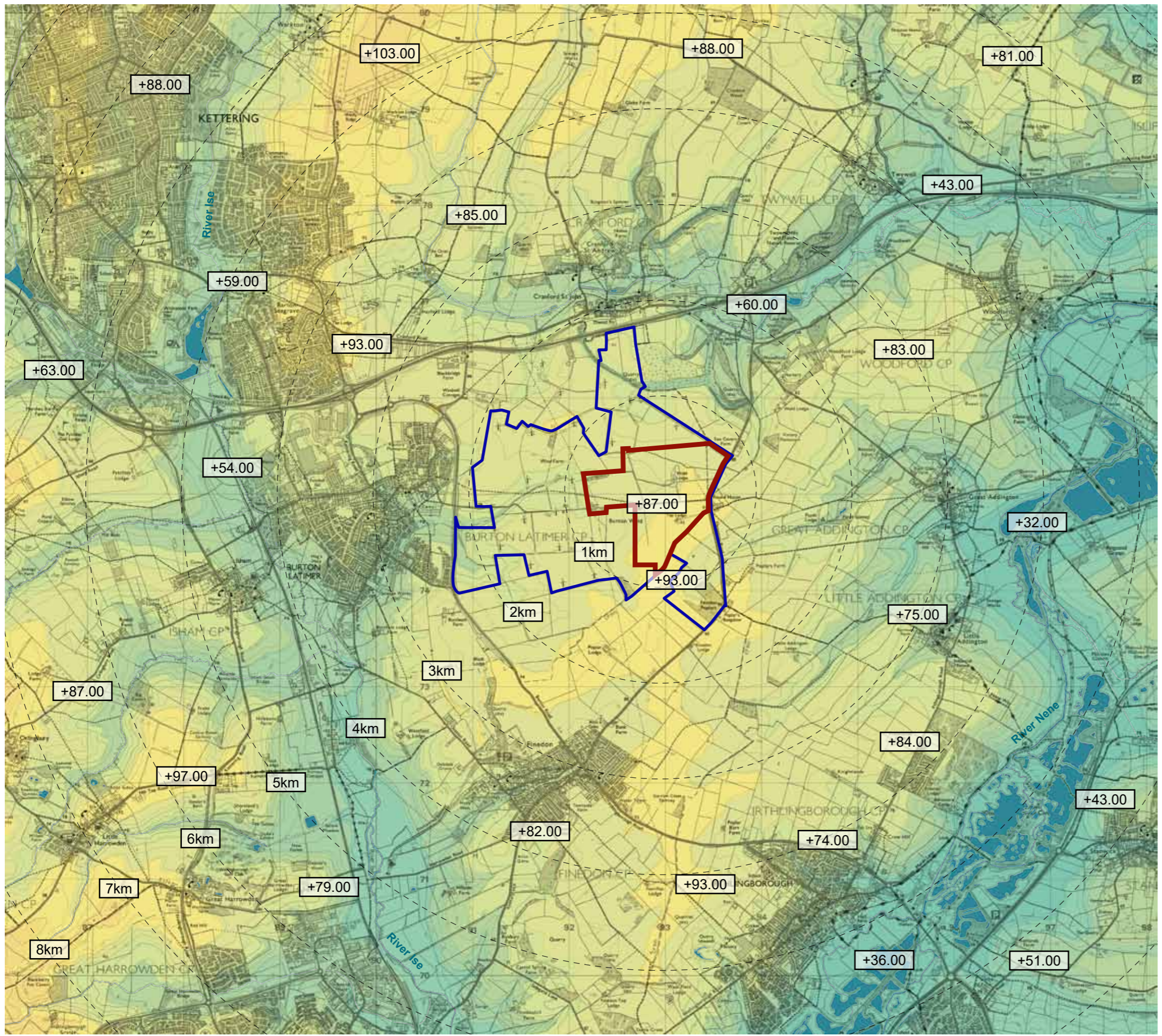
-  Employment Area
-  Kettering Energy Park
-  Primary/Main Roads
-  Secondary/Minor Roads
-  Tertiary Roads
-  Railway Line
-  Watercourse/Waterbody
-  Existing Vegetation
-  Urban Centre/Townscape
-  Settlements/Villages/Residential
-  Industrial
-  Rural

THE SITE





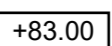


Kettering Energy Park, Burton Wold
2089-20-Figure 1

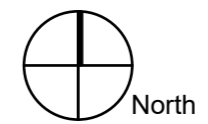


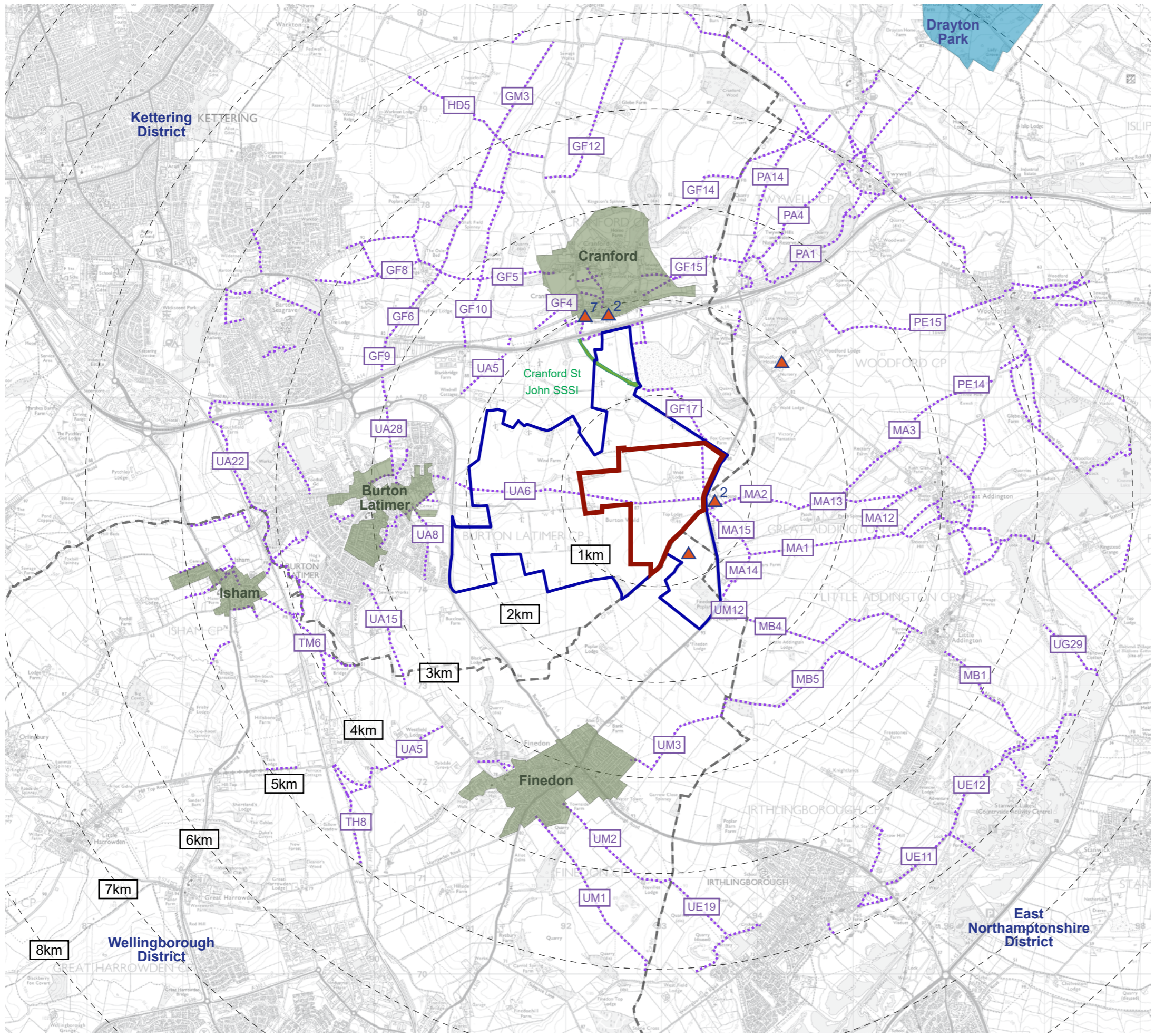







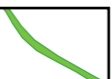
KEY

-  Employment Area
-  Kettering Energy Park
-  Watercourse/Waterbody
-  100-110m
90-100m
80-90m
70-80m
60-70m
50-60m
40-50m
30-40m
-  +83.00 Spot Height

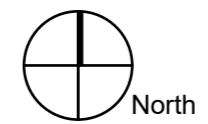
THE SITE

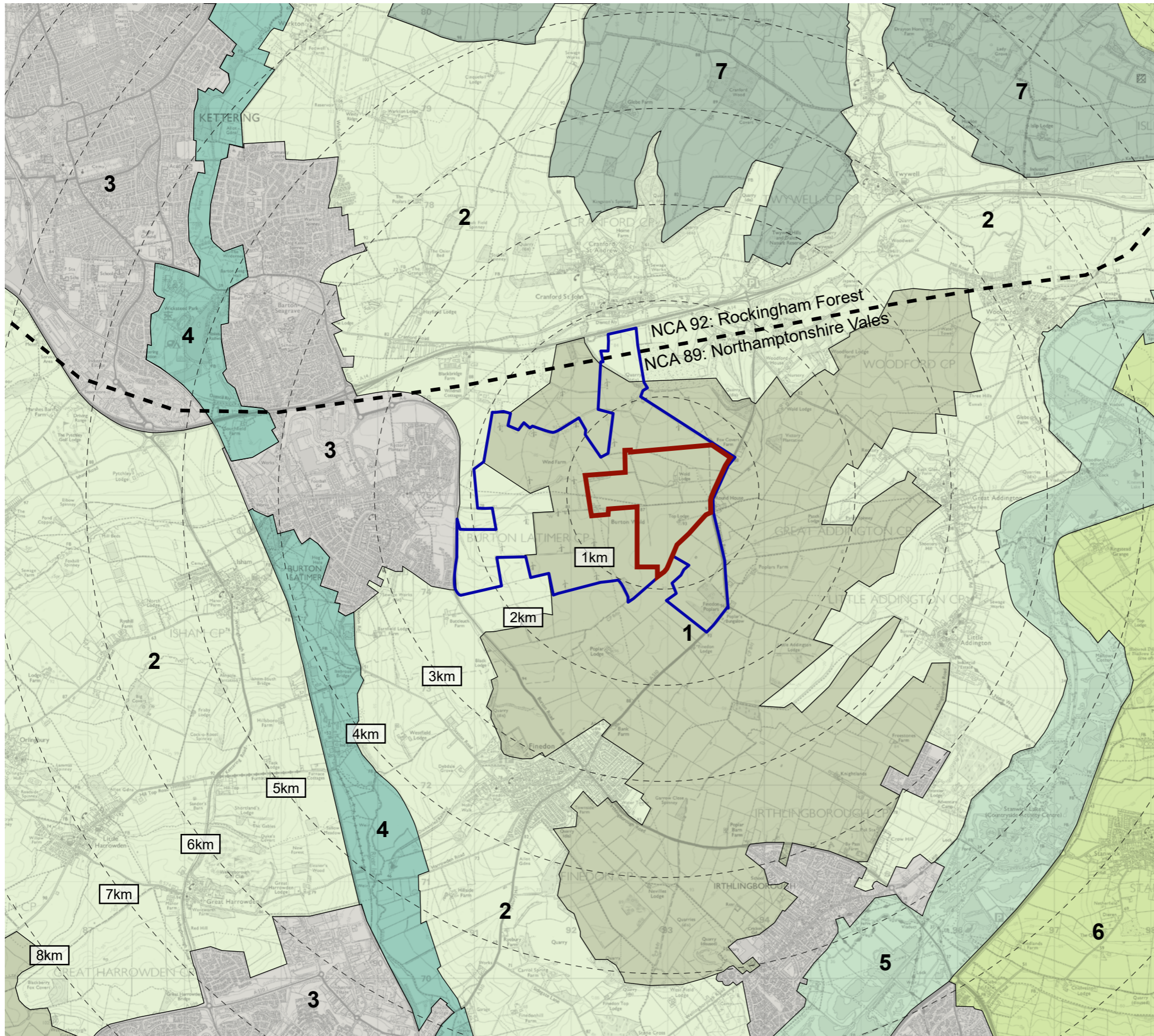





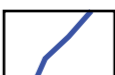

- KEY**
-  Employment Area
 -  Kettering Energy Park
 -  District Boundary
 -  Public Rights of Way (with reference, within 4km)
- Historic**
-  Registered Parks & Gardens
 -  Listed Building (including number within close vicinity, within 2km)
Policy 2 – Historic Environment
- Ecological/Natural Environment**
-  Conservation Areas
 -  Site of Special Scientific Interest (SSSI)
Policy 4 – Biodiversity & Geodiversity

THE SITE












KEY

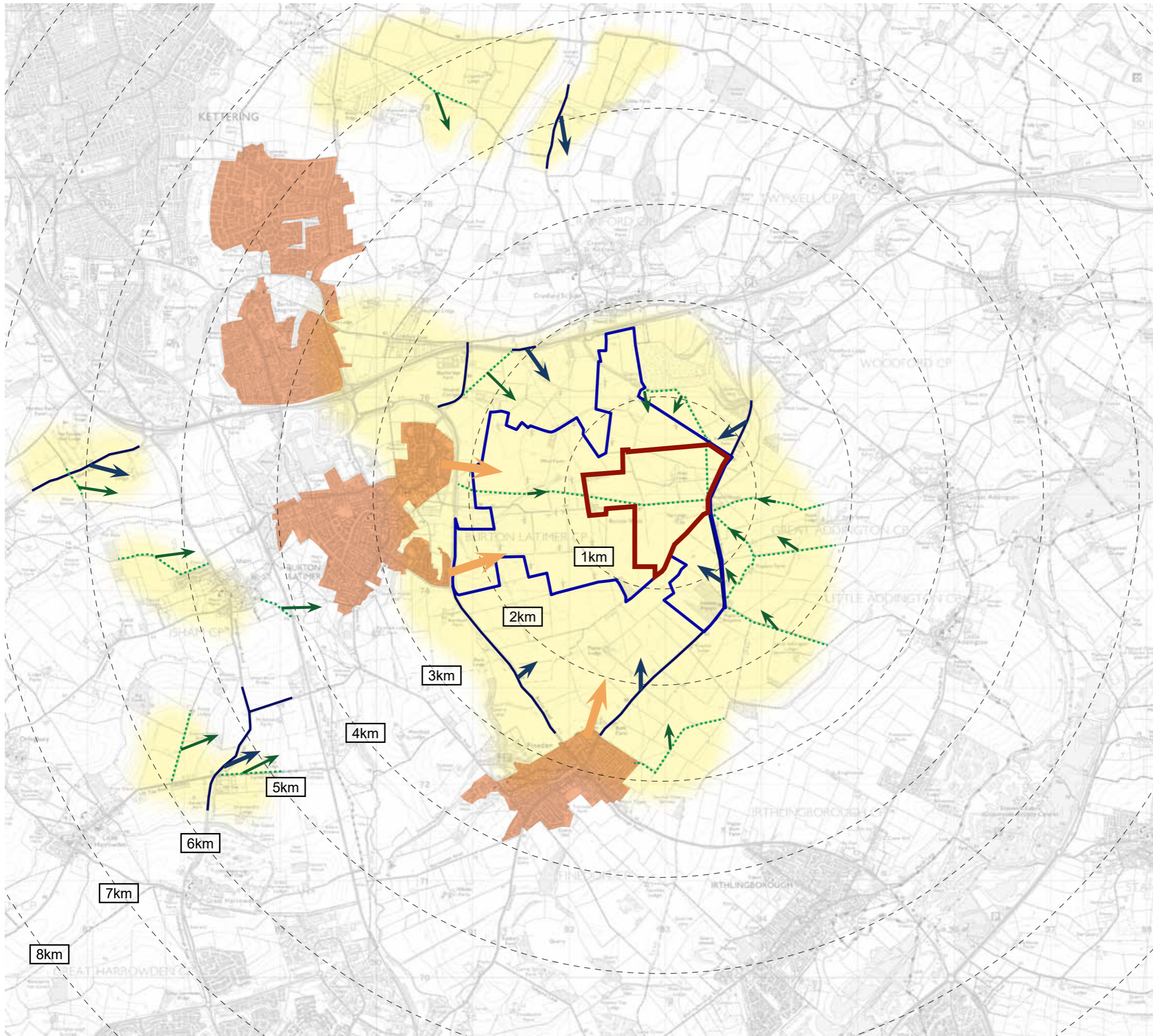
-  Employment Area
-  Kettering Energy Park
-  National Character Area (NCA) Boundary






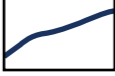

THE SITE

Northamptonshire Landscape Character Areas

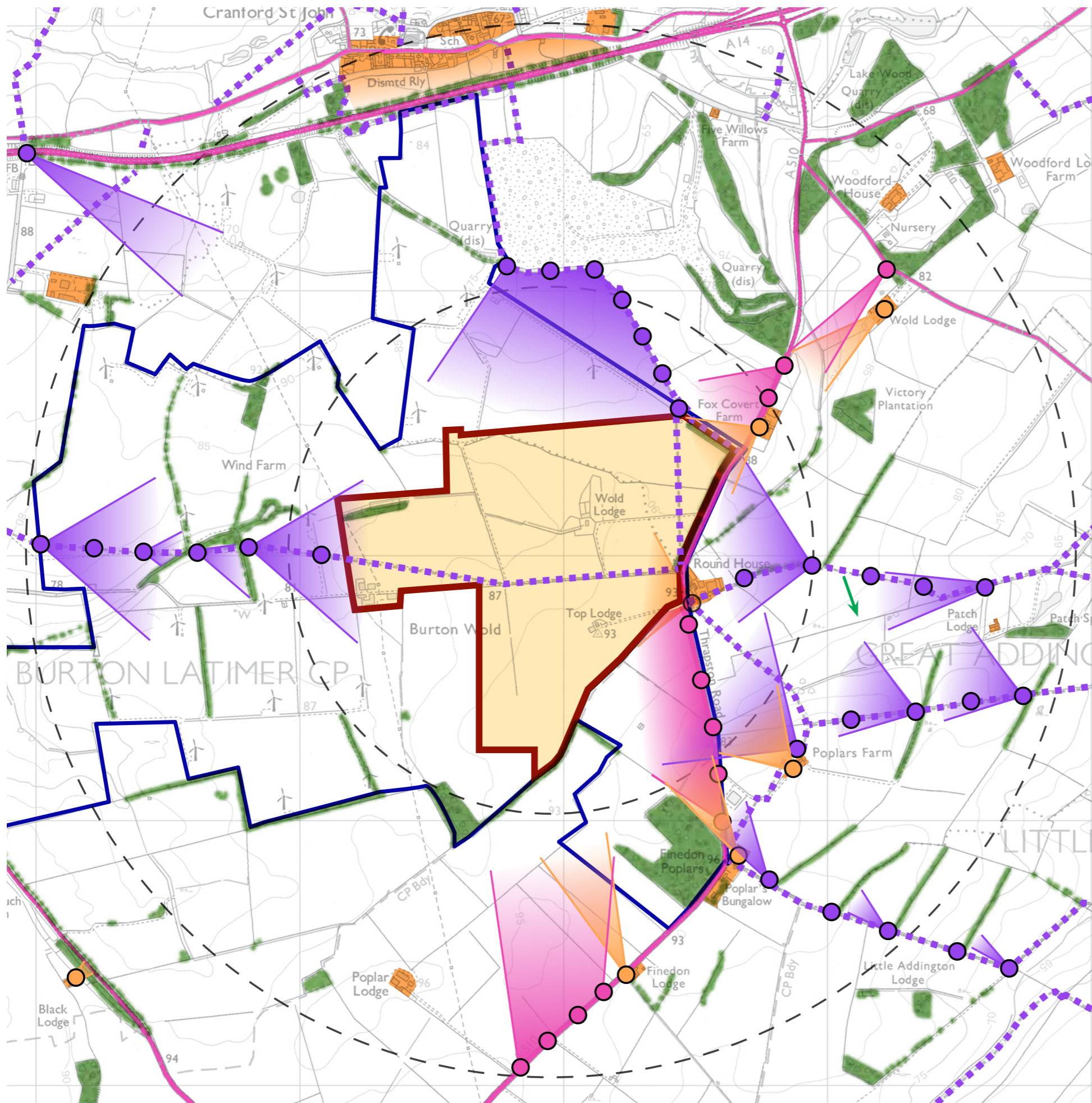
-  **1** Clay Plateau, Burton Wold (5C)
-  **2** Rolling Ironstone Valley Slopes, Irthlingborough Slopes (4)
-  **3** Townscape
-  **4** River Valley Floodplain (17), River Ise Floodplain
-  **5** Broad River Valley Floodplain (18), The Nene Woodford Mill to Thrapston
-  **6** Limestone Valley Slopes (12), Higham Ferrers to Thrapston
-  **7** Woodland Clay Plateau (7), Geddington Chase







- KEY**
-  Employment Area
 -  Kettering Energy Park
 -  Zone of Theoretical Visibility (ZTV)
- Visual Receptors**
-  Residential Receptors
Residents
 -  Public Rights of Way Receptors
Recreational Walkers
 -  Transport Receptors
Drivers
 -  Direction of view towards application site
- THE SITE**







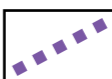

KEY

-  Employment Area
-  Kettering Energy Park

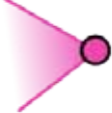
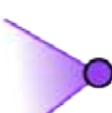
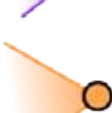
THE SITE

-  Existing Woodland & Hedgerows

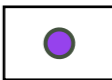
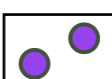
Visual Receptors

-  Public Highway
-  Public Right of Way
-  Private Dwelling

Viewers and Views

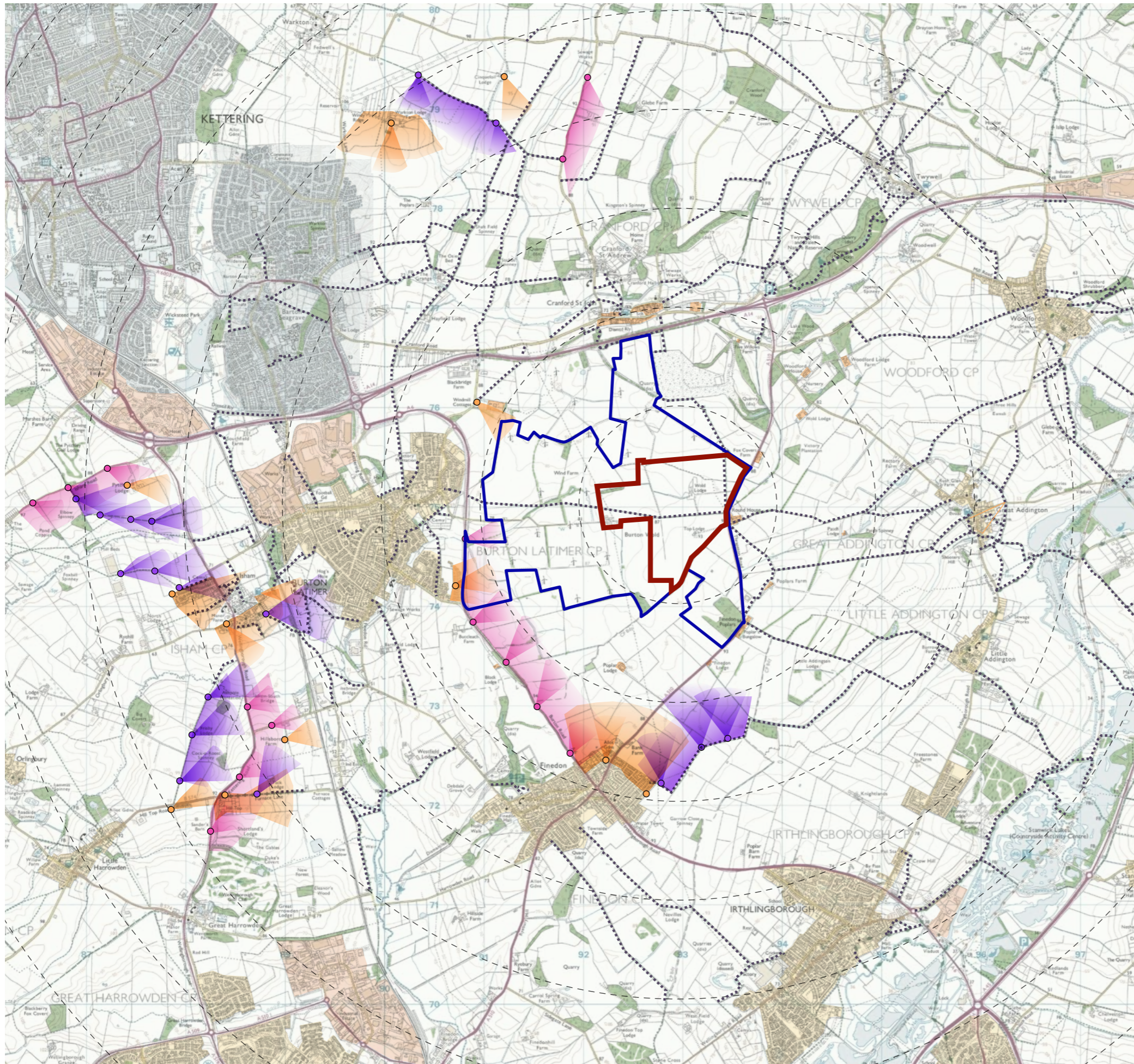
-  Person Driving
-  Recreational Walker
-  Private Resident

Type of View



-  Representative View
-  Sequential View

Kettering Energy Park, Burton Wold
2089-20-Figure 6








KEY


-  Employment Area
-  Kettering Energy Park

THE SITE

Viewers and Views

-  Person Driving
-  Recreational Walker
-  Private Resident

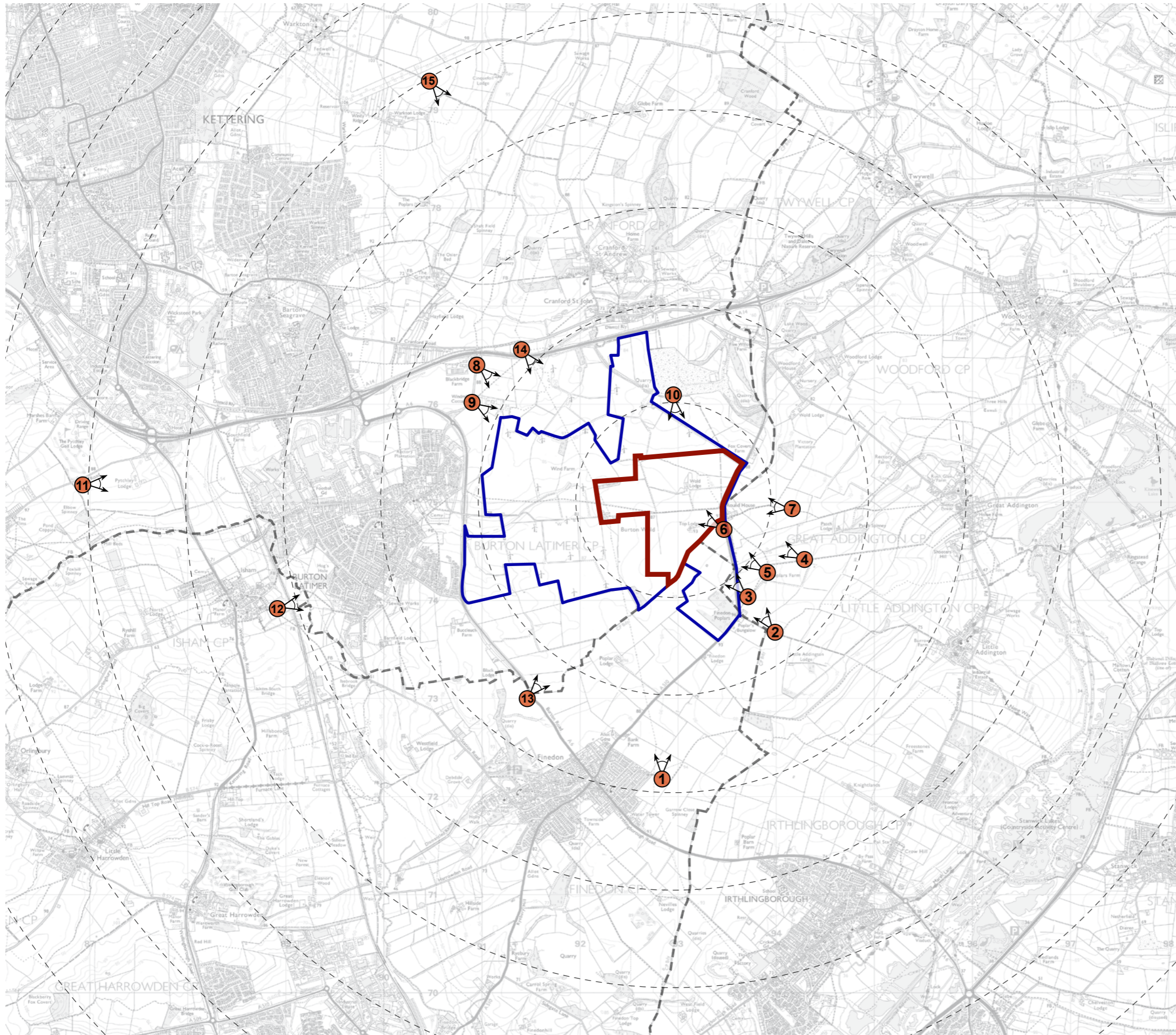
Type of View

-  Representative View

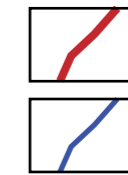


Kettering Energy Park, Burton Wold
2089-20-Figure 7
Visual Analysis: Distant Views (2-7 km)





KEY



Employment Area
Kettering Energy Park

THE SITE

Representative Viewpoints

- 1 Footpath UM3. Looking North Towards Site
- 2 Bridle Way MB4. Looking North West Towards Site
- 3 Footpath MA14. Looking North West Towards Site
- 4 Footpath MA1. Looking West Towards Site
- 5 Footpath MA14. Looking West Towards Site
- 6 Thrapston Road A510. Looking West From Adjacent The Round House
- 7 Footpath MA2. Looking West Towards Site
- 8 Cranford Road, UA5 North. Looking South East Towards Site
- 9 Cranford Road, UA5. Looking South East Towards Site
- 10 Bridleway GF17. Looking South Towards Site
- 11 Isham Road. Adjacent Pytchley Golf Lodge Looking Southeast Towards Site
- 12 Footpath TM6. Looking East Towards Site
- 13 Burton Road A6. Between Burton Latimer and Finedon. Looking East towards Site
- 14 Road A14. Adjacent footpath UA5 Looking South Towards Site
- 15 Bridleway HD5. Looking Southwest Towards Site





VIEWPOINT 1
Footpath UM3. Looking North Towards Site



VIEWPOINT 2
Bridle Way UM12. Looking North West Towards Site



VIEWPOINT 3
Footpath MA14. Looking North West Towards Site



VIEWPOINT 4
Footpath MA1. Looking West Towards Site



VIEWPOINT 5
Footpath MA14. Looking West Towards Site



VIEWPOINT 6
Thrapston Road A510. Looking West From Adjacent The Round House



VIEWPOINT 7
Footpath MA2. Looking West Towards Site



VIEWPOINT 8
Cranford Road. Looking South East Towards Site



VIEWPOINT 9
Footpath UA5. Looking South East Towards Site



VIEWPOINT 10
Bridleway GF17. Looking South Towards Site



VIEWPOINT 11
Isham Road. Looking East Towards Site



VIEWPOINT 12
Footpath TM6. Looking East Towards Site



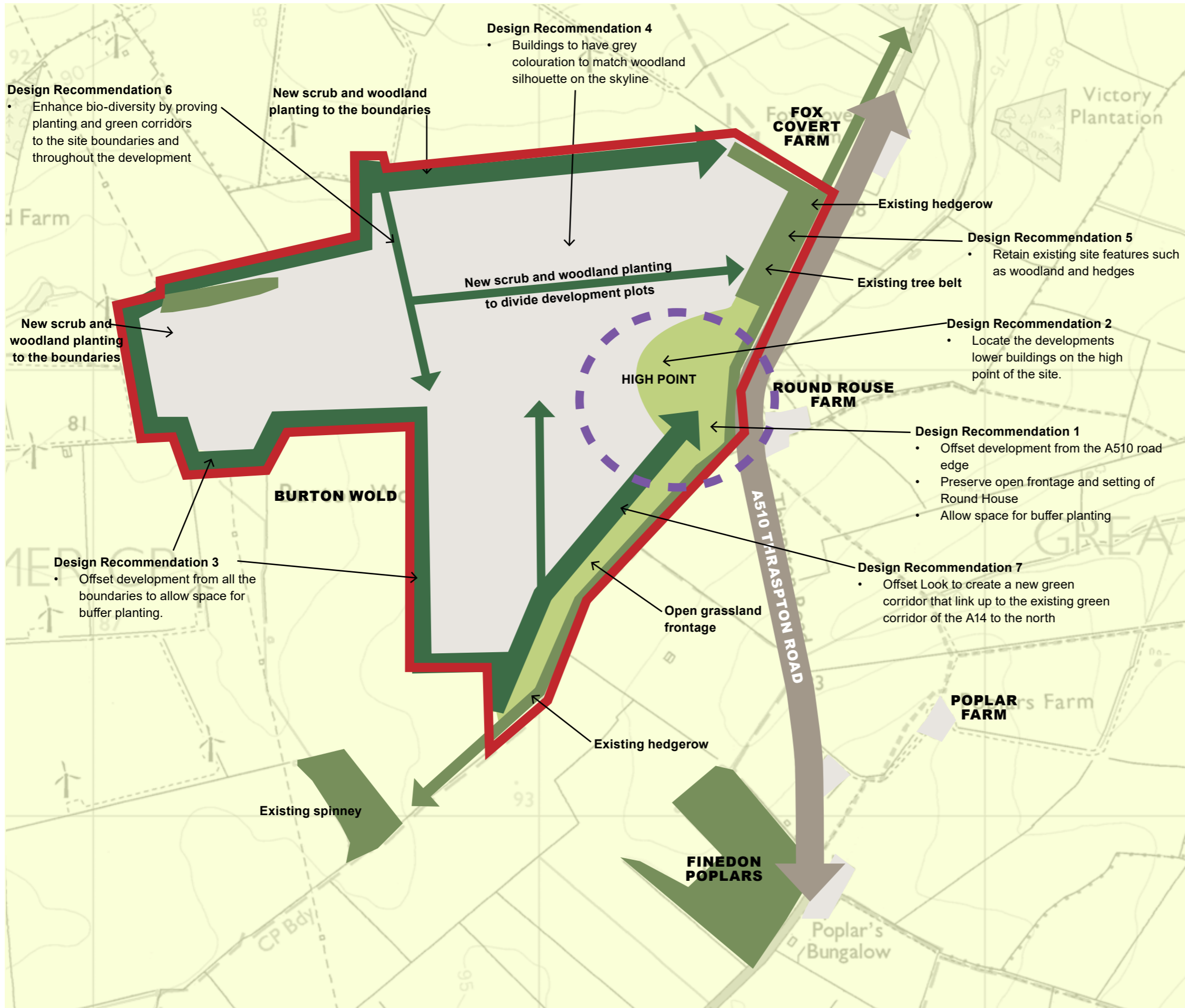
VIEWPOINT 13
Burton Road A6. Looking Northeast towards Site



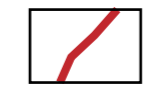
VIEWPOINT 14
Road A14. Looking South Towards Site



VIEWPOINT 15
Bridleway HD5. Looking Southwest Towards Site



KEY



Employment Area

Design Recommendation 6

- Enhance bio-diversity by providing planting and green corridors to the site boundaries and throughout the development

New scrub and woodland planting to the boundaries

Design Recommendation 4

- Buildings to have grey colouration to match woodland silhouette on the skyline

FOX COVERT FARM

Existing hedgerow

Design Recommendation 5

- Retain existing site features such as woodland and hedges

Existing tree belt

New scrub and woodland planting to divide development plots

Design Recommendation 2

- Locate the developments lower buildings on the high point of the site.

HIGH POINT

ROUND ROUSE FARM

Design Recommendation 1

- Offset development from the A510 road edge
- Preserve open frontage and setting of Round House
- Allow space for buffer planting

Open grassland frontage

Design Recommendation 7

- Offset Look to create a new green corridor that link up to the existing green corridor of the A14 to the north

BURTON WOLD

Design Recommendation 3

- Offset development from all the boundaries to allow space for buffer planting.

Existing hedgerow

Existing spinney

FINEDON POPLARS

POPLAR FARM

