

**Chelveston cum Caldecott  
Neighbourhood Development Plan  
Land adjacent to Church House,  
Chelveston, Northamptonshire  
Proposed Local Green Space (LGS)19  
Landscape Report**

---

**Iain Reid Landscape Planning Ltd  
[www.iainreidplanning.co.uk](http://www.iainreidplanning.co.uk)  
Tel: 07711 775933  
May 2016**

## 1. Introduction

- 1.1 This report has been prepared by Iain Reid Dip TP MRTPI Dip LD CMLI of Iain Reid Landscape Planning Ltd, to support representations made to the '*submission version*' of the Chelveston cum Caldecott Neighbourhood Development Plan (NDP) by Wilbraham Associates Ltd on behalf of Mr Pieter Mommersteeg of Church House, Chelveston, Northamptonshire NN9 6AT. It deals with landscape considerations, and focuses on two specific aspects; a summary of local landscape character; and an assessment of whether, in the context of that summary, the intended purpose of the LGS19 designation on land adjacent to Church House is appropriate in terms of paragraph 77 of the National Planning Policy Framework, (the 'Framework') and specifically the second bullet point, which indicates that Local Green Space (LGS) designation should only be used where '*.....the green area is demonstrably special to the local community and hold a particular local significance, for example because of its beauty...*'
- 1.2 The representations made by Wilbraham Associates Ltd cover a range of matters relating to the genesis and application of proposed LGS designations in the NDP. This background is not repeated here; references made in this report to the NDP are to the '*submission version*.' This report is to be read in conjunction with the representations made by Wilbraham Associates Ltd on behalf of Mr Mommersteeg.
- 1.3 This report is structured as follows:
- (a) Section 2 considers matters of local landscape character
  - (b) Section 3 considers the availability and nature of views over and affecting LGS19; and
  - (c) Section 4 sets out a conclusion.

## 2.0 Local Landscape Character

2.1 The most detailed published assessment of local landscape character is set out in the Northamptonshire Environmental Character Assessment (ECA), an amalgam of three separate but related assessments: the Northamptonshire Current Landscape Character Assessment (CLCA); the Northamptonshire Historic Landscape Character Assessment (HLCA); and the Northamptonshire Biodiversity Character Assessment (BCA). The ECA sets out an overview of the three constituent studies and in so doing identifies a number of Key Issues; each of the three Assessments comprises separate documents which provide an assessment for discrete geographic areas in the county, and separately, set out Strategy and Guidelines. The CLCA deals expressly with landscape character, provides an assessment of the character and distinctiveness of the Northamptonshire landscape, and highlights the key characteristics for each landscape type, and within these landscape types, landscape character areas. It is in two parts - the *Landscape Character Assessment* sets out a description and analysis for each landscape type and character area, whilst the separate *Landscape Character Strategy and Guidelines* sets out a vision for the future for each landscape type.

2.2 The area surrounding Church House including the proposed LGS19 designation lies within Landscape Character Type (LCT) 9 *Farmed Claylands*, and specifically within Landscape Character Area (LCA) 9A *Chelveston and Caldecott Claylands*. LCA 9A extends from the eastern edge of Rushden to the north east, along the eastern edge of Raunds as far north as Thrapston and is defined by the B645 to the north and (in part) Chelveston village (which lies mainly within the adjacent LCA 12B Higham Ferrers to Thrapston Lower Limestone Valley Slopes). Extracts from the CLCA are at **Appendix 1**. In the *Landscape Character Assessment* key characteristics of the *Farmed Claylands* LCT of relevance to LGS19 include the following (where matters are considered of direct relevance to the proposed LGS19 designation they are underlined) :

- *'wide views give the landscape an expansive and sometimes exposed character;*
- *open and intensively farmed arable landscape with large scale fields bounded by open ditches or sparse, closely trimmed hedges;*
- *limited woodland cover and hedgerow removal contributes to open character;*
- *thinly settled landscape, feeling remote in some particularly sparsely settled areas;*

- *often direct rural roads and tracks, frequently bordered by ditches, cross the landscape in a consistent orientation, giving it a distinctive grain; and*
- *farms and isolated houses at end of tracks.'* (Emphasis added).

2.3 In relation to *Woodland and Trees*, the CLCA notes for LCT 9 that:

*'Woodland is not a significant or characteristic feature of the Farmed Claylands, many areas having been cleared of woodland for intensive arable production. Over much of the landscape woodlands are small deciduous shelterbelts. Elsewhere lines of poplar mark the horizon and offer a degree of shelter. Ancient deciduous woodlands are few in this landscape although significant areas are conspicuous on the Polebrook Claylands to the west of Luton and north of Clopton. The most significant area of woodland is Ashton Wold to the north of the Polebrook Airfield. Here, woodland is regarded as a good example of the development of ancient secondary woodland into natural woodland. Smaller remnants of ancient woodland are also evident close to moated sites as at Papley and Kingsthorpe Lodge. This indicates that less intensive arable farming has taken place in the vicinity of these monuments.*

*Hedgerow and field trees, whilst not frequent or a common characteristic, are important locally and often represent the only strong vertical elements in the flat or gently undulating agricultural landscapes.'* (Emphasis added)

2.4 In respect of *Boundaries and Field Patterns* the CLCA notes as follows:

*'Sub regular field patterns are most common on the Farmed Claylands, particularly along the eastern fringes where they extend into the Claylands of Bedfordshire and Cambridgeshire. Discontinuous fields are also significant in these areas of intensive arable farming, particularly on lower, flatter areas of the landscape. Large fields are common and reflect intensive arable farming practices, with hedgerow removal and field amalgamation evident in many areas. Despite the predominance of large fields, a more intricate pattern of small regular fields is evident on the fringes of villages and hamlets although this is not always the case.* (Emphasis added)

*Field boundaries are often defined by well clipped hedgerows, although in places these have been grubbed out to leave no visible trace or a simple linear grass bank to demarcate separate fields. Where no visible boundary features are evident, contrasting land uses or plough lines mark the extent of individual fields in the landscape.'*

And in relation to *Recreation*:

*'There are few recreational opportunities in these highly managed agricultural landscapes. However, footpaths are relatively common and cross through areas of open landscape between villages. A number of footpaths mirror the alignment of roads through the landscape and take a direct course across arable fields. Elsewhere, footpath courses are more sinuous, such as the network of paths to the west of Luddington in the Brook, where they follow a number of watercourses. There are no National Trails or tourist trails in the Farmed Claylands, although the Three Shires Way marks the southern extent of the landscape type, and county boundary, to the southeast of Rushden.'*

2.5 Aesthetic and Perceptual Qualities of LCT9 are summarised as follows:

*'The landscape is characterised by gently undulating or flat lowland farmland. Intensive farming practices are widely employed, and the effects on the local landscape are considerable and have a major influence on how the landscape is perceived and experienced. The rigid geometry of roads is reinforced by the patterns created by fields although this is breaking down where hedgerows are becoming gappy or have been grubbed out to accommodate large scale farming machinery. Wide open views are possible across the landscape, particularly in areas where hedgerow removal has been widespread. This gives the landscape an open and exposed character, reinforced by the sparse settlement pattern. The scale of the landscape is emphasised by hedgerow removal and monoculture, leading to a vast sweeping landscape of similar texture and colour, in which it is difficult to determine scale and distances. Where present, vertical elements such as buildings, trees and woodlands provide a means by which to judge landscape scale and act as eye catchers in an otherwise relatively featureless horizontal landscape. Despite wide areas displaying intensive farming practices, buildings, hedgerows, trees and a more intricate pattern of smaller fields combine to give the landscape surrounding settlements a more human and intimate scale.'* (Emphasis added)

2.6 Specifically in respect of the Chelveston and Caldecott Claylands LCA the CLCA notes that:

*'The area is characterised by a predominance of arable cereals with fields of arable horticulture and occasional areas of improved pasture and calcareous grassland. Pastoral fields are frequently found around the edge of settlements such as Rushden and Thrapston, though a large concentration is also evident around Brigg's Lodge Farm and Buscott's Lodge.*

*Woodland cover is sparse, restricted to occasional broadleaved copses often geometric in shape and a single coniferous plantation north of Hargrave. As a result,*

*an open character prevails across the largely flat and expansive landscape. Scattered hedgerows trees of oak and ash provide the only other tree cover in the area.*

*The main settlements in the character area are the villages of Hargrave, Caldecott, Newton Bromswold, Higham Park, and the outer edges of Ringstead and Chelveston. Although the majority have a linear form, Chelveston has developed around a number of road junctions.... Beyond this lies a rural landscape of scattered farms and dwellings, located both at the end of long straight tracks running at right angles to the road and adjacent to the roadside....In this lowland landscape, church spires often provide important focal points and punctuation marks in the landscape, with notable examples at Raunds, Stanwick and Newton Bromswold.'*

- 2.7 It is clear from the foregoing that the landscape character of the *Farmed Claylands* LCT and the *Chelveston and Caldecott Claylands* LCA is essentially expansive, marked by large and very large scale agricultural fields with limited tree cover and typified by the clear visual presence of development. By contrast, the area surrounding and including the proposed LGS19 designation is small scale, defined, enclosed by hedgerows and tree planting and (as a consequence and as considered further below) visible from a limited number of locations and only at very close range. Thus although the proposed LGS19 designation forms part of the *Farmed Claylands* LCT and the *Chelveston and Caldecott Claylands* LCA it is not, in terms of its inherent character, typical of the main distinguishing features of either the LCT or LCA, but it is typical of the character of areas that adjoin a number of the smaller settlements within the LCT and LCA.

- 2.8 In the *Landscape Character Strategy and Guidelines* the overall strategy for the *Farmed Claylands* LCT is set out as follows:

*'The open and simple character and broad vistas of the Farmed Claylands has resulted in a strong sense of identity, which differentiates it from other Landscape Character Types. New development, change and land management should conserve and enhance the simplicity and boldness of the landscape, to ensure that this identity is not diminished. It may therefore be inappropriate, as well as unrealistic, to restore pre war landscapes of smaller hedged fields. However, within this wider remit, the intensive agricultural management practices has significantly reduced the biodiversity value of the area through the removal over many years of extensive areas of woodland, as well as hedgerows. While the broad scale and wide vistas should be retained, this open landscape has the capacity to accommodate some*

further areas of woodland that can be integrated into the managed and geometric form of the landscape. New woodlands could complement this overall bold structure and introduce further biodiversity interest within an otherwise impoverished area. In addition, opportunities for enhanced hedgerow management to provide greater biodiversity value should also be encouraged. In addition, the establishment of new hedgerows, especially along road margins, could provide some enclosure as well as biodiversity benefits without compromising the wider scale of the farmed landscape and field sizes. (Emphasis added)

New built development should be resisted on this open and exposed area and confined to changes related to farm holdings or in association with the small villages. Here, reference should be made to the locality for particular details of vernacular building styles, materials, layout and arrangement of features in the landscape. In the case of farms, new barns and farm premises, these should be carefully sited and mitigated by planting to soften their impact in the open landscape.'

- 2.9 The *Landscape Character Strategy and Guidelines* focuses on a number of facets and against identified *Key Landscape Character Features*, sets out specific *Landscape Guidelines*. In relation to *Landform and Views* one of the key landscape character features is identified as:

**'Wide views across large-scale fields give the landscape an expansive and sometimes exposed character** with uninterrupted vistas to the lower lying Nene Valley and the wider Northamptonshire and Cambridgeshire countryside. The broad scale and open skies present an exhilarating contrast to the smaller scale and busy landscapes of the adjacent Nene Valley.'

and the landscape guideline as:

**'Conserve** uninterrupted vistas across the landscape to lower lying areas and the Nene Valley. Seek to enhance views wherever possible by opening up particularly impressive vistas. Avoid development that breaks the skyline, or interrupts the clear profile of the horizon.'

Neither the identified key landscape character feature nor the landscape guideline is considered to be relevant to LGS19 and the surrounding area.

- 2.10 In relation to *Land Management* the key landscape character feature is identified as:

**'Open and intensively farmed arable landscape with large scale fields bounded by open ditches or sparse, closely trimmed hedges.** The intensive farming regime has created a highly managed landscape focused on efficient production, with

*hedgerow removal and open fields emphasising the effect of economic drivers to maximise arable production outputs.'*

and the landscape guidelines as:

- **'Conserve** the pattern of large fields and open boundary ditches with hedgerows.
- **Enhance** hedgerows by gapping up, encouraging natural regeneration and appropriate management.
- **Enhance** the nature conservation interest of boundary ditches and hedgerows by encouraging appropriate long term management and use of field margin strips in otherwise sterile arable farmland.' (Emphasis added)

The landscape guidelines to conserve and enhance hedgerows are relevant to LGS19 and the surrounding area.

2.11 In relation to *Woodland and Trees* the key landscape character feature is identified as:

**'Limited woodland cover and hedgerow removal contributes to open character.** *The occasional areas of ancient woodlands, such as Ashton Wold, are significant landmarks within the now sparse woodland cover and remnants of a once more extensive woodland cover. The occasional woodlands and geometric shelterbelts punctuate the landscape and create local landmarks and reference points within an otherwise sometimes featureless landscape.'*

and the landscape guidelines as:

- **Conserve** uninterrupted vistas across the landscape to low lying areas and the Nene Valley. Seek to enhance views wherever possible by opening up particularly impressive or important vistas. Avoid development that breaks the skyline, or interrupts the clear profile of the horizon and vastness of the skylscapes.
- **Conserve** the limited areas of woodland within the landscape, with particular emphasis on areas of ancient woodland that represent the remnants of a former more extensive woodland cover.
- **Restore** declining woodland and **create** limited areas of new woodland on former ancient woodland sites with bold simple forms to complement the ordered character of the landscape. Avoid significant planting that would compromise the open and elevated character of the landscape. (Emphasis added)

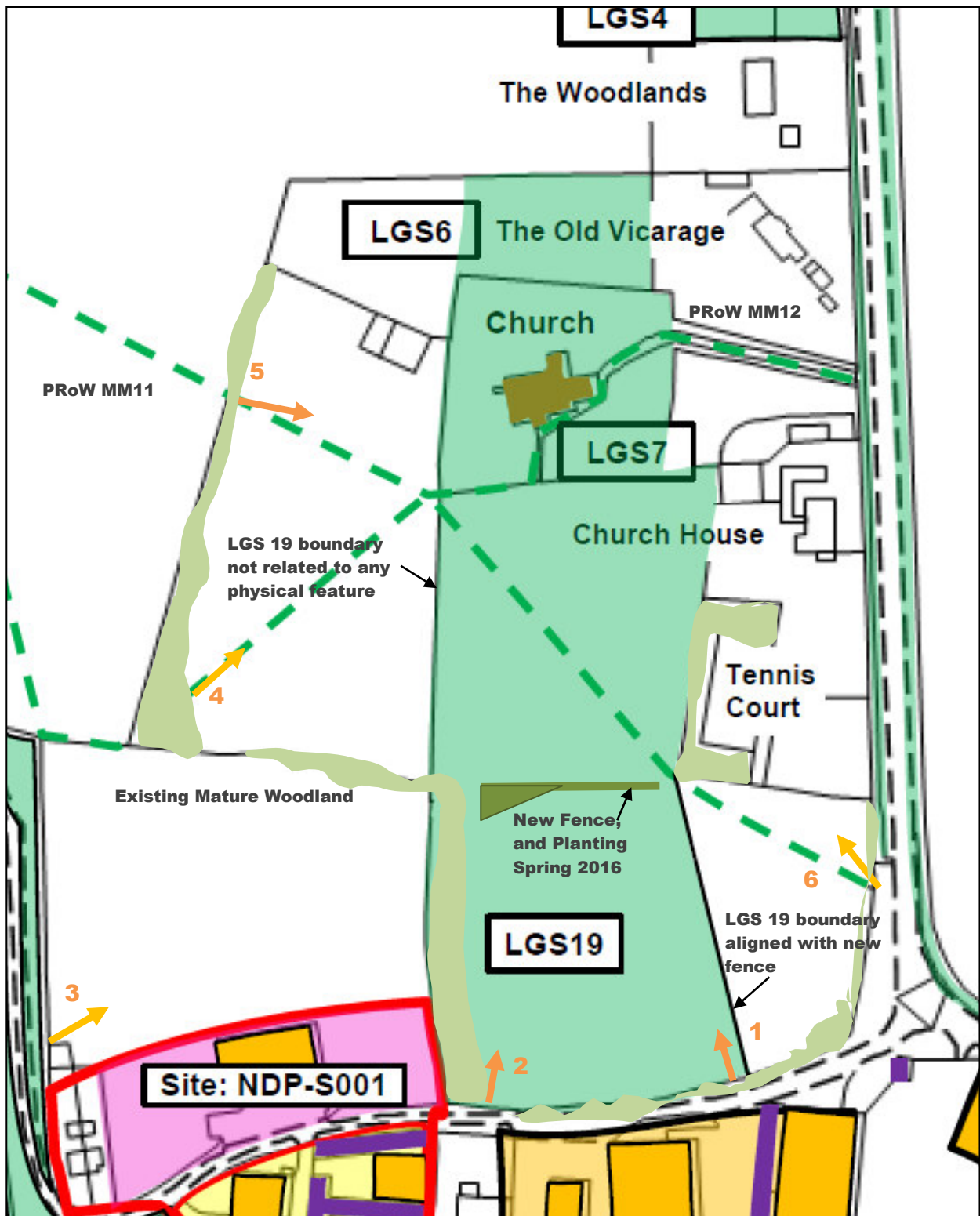


Neither the identified key landscape character feature nor the landscape guidelines are considered to be relevant to LGS19 and the surrounding area, save the guideline to create limited areas of new woodland.

- 2.12 The primary focus of the published local landscape character assessment in relation to the *Farmed Claylands* Landscape Character Type and the *Chelveston and Caldecott Claylands* Landscape Character Area is in respect of the large scale and expansive nature of the landscape. The landscape guidelines for the *Farmed Claylands* Landscape Character Type thus lay emphasis on the retention and reinforcement of those large scale characteristics. The facets that are typical of LGS19 and its immediate surroundings – certainly west of Caldecott Road and north of Bidwell Lane – are those noted in the CLCA as arising on the fringes of settlements, with smaller field sizes, areas of paddock/ pasture and a resultant greater presence and intensity of hedgerow pattern and hedgerow trees/ small woodlands. Thus whilst the landscape character of the area surrounding and including LGS19 is not typically representative of the generality of the landscape character of the wider landscape character type and local landscape character area, it is in overall terms coherent, consistent and complementary to that wider character, in that it represents a very localised character found adjacent to the smaller settlements. It is against that background that the visual character of LGS19 therefore requires to be considered.

### 3.0 Views over and affecting LGS 19

- 3.1 It is apparent that the principal justification of LGS19 in landscape terms (or in the terms used in the NPPF para 77 *'its beauty'*) is in relation to the setting of St John the Baptist's Church - as is made clear at page 69 of the NDP *'...the designation of the paddock ...affording long term protection to those views of a 13<sup>th</sup> century Church in a unique pastoral setting.'* The 'views' referred to are not expressly described, although the text on page 69 refers to, and provides photographs of two locations, namely the view from the churchyard out to the south west over (part of) LGS19 and the view north from Bidwell Lane over LGS19 towards the Church. Curiously, although reference is made on Page 69 to *'The paddock is crossed by a Right of Way historically used to access the Church from Caldecott'*, no reference is made to other public rights of way that run to the north west and south west from the Church towards the Higham Road and to Bidwell Lane respectively. The rights of way that traverse, or lie adjacent to LGS19 are shown on **Plan No 1** (overleaf), which is an extract from Figure 5.3 in the NDP. Plan No 1 shows additional photograph locations (at **Photographs Nos 1-6**) and also notes certain facets of the available views from the immediate locality, including the public rights of way. Photographs 1-5 were taken in January 2016 and Photograph 6 in June 2015. As discussed further below, the Plan also shows recent planting that has been undertaken within LGS19 (discussed at para 5.9 of the Wilbraham Associates representation).
- 3.2 Views towards the Church – whether over land proposed for LGS or not – are restricted to views from public rights of way, and also (albeit limited) from a short section of Bidwell Lane. There is a restricted view from Caldecott Road towards the Church at the point of the access to the Church, although the view is heavily filtered/ screened in winter by vegetation north of Church House and within the church yard. ; from further north or south on Caldecott Road views are screened by existing built development and/ or the frontage hedgerow at the back of the footway on the west side of the Road. Interestingly, it is not possible to see the Church from, or over any part of LGS6 located to the rear of 'The Old Vicarage'. That rather begs the question of the purpose of the LGS in terms of views and hence the ability of the observer to appreciate the contended importance of that LGS. It is acknowledged that there are views to the Church from within LGS7, the church yard.



**Plan No 1: Extract from Figure 5.3 of the NDP**

3.3 Bidwell Lane defines the southern extent of the proposed LGS19. The lane is bounded to the north by treed grass verge, and by a hedge closer to the junction with Caldecott Road; the paddock is set at a slightly higher level than the Lane. A mixed

deciduous hedgerow was planted in early 2015 on the inside face of the paddock along its frontage to Bidwell Lane. Photograph No 1 shows the view from the south east corner of the proposed LGS19 on Bidwell Lane. The recently erected post and rail fence on the right hand side of the view forms the eastern boundary of the southern part of proposed LGS19 (the curtilage to Church House forms the northern part of the eastern LGS boundary). Additionally, a post and wire sheep fence has also been erected (aligned roughly east-west) across the width of LGS19. A new hedgerow and small woodland copse (at its western end) has been planted adjacent to this fence line. Such planting is wholly consistent with the guidance on landscape change set out in Section 2 above. As that hedgerow and woodland planting develops, the view north towards the Church will change; the existing 'open' view will be lost and the extent of the view north curtailed by the developing hedgerow. Typically, this new hedgerow will attain a height of ca 3m in about 10 years. The woodland will also develop, and is likely to attain a height of ca 5m in 10 years. Thus the existing 'open' view towards the Church from this viewpoint is one of limited future duration. Further, as noted above, a new hedgerow was planted adjacent to Bidwell Lane ca 18 months ago. The growth of that hedgerow will limit further the views north from Bidwell Lane, for as that hedgerow develops in height and bulk, the prospect of views will be reduced significantly.

- 3.4 Photograph No 2 shows the view from the southern edge of the proposed LGS19 on Bidwell Lane. There is, at present an 'open' view over the proposed LGS19 towards the Church. As with Photograph 1, even in winter, the view to Church is filtered (but not completely) by existing trees within the church yard. In summer views that effect is more significant. The same future changes described above in respect of Photograph 1 will arise in respect of Photograph 2; the existing 'open' view north from Bidwell Lane will be lost progressively as the new hedgerow and woodland planting across LGS19 and the new hedgerow planting immediately adjacent to Bidwell Lane develop in height and mass. Similar to Photograph 1 the existing 'open' views towards the Church from this viewpoint will thus be of limited future duration.
- 3.5 Photograph No 3 shows the view from the south west edge from Bidwell Lane immediately north of Duchy Cottages. Intervening woodland planting beyond the western edge of the proposed LGS19 screens/ filters heavily views towards the Church. No part of the proposed LGS19 is visible from this location, or indeed from any other location further north and north west on Bidwell Lane.

- 3.6 Photograph No 4 shows the view from beyond the western edge of the proposed LGS19 from PRow MM12, where it emerges from a small woodland copse. From this location, there is an open view over the paddock towards the Church, although none of the land between the viewpoint and the Church forms part of any LGS. LGS19 lies to the southeast, and its western boundary (between the Church and the existing woodland belt north of Bidwell Lane) is an arbitrary line, unrelated to any site feature on the ground (the western boundary of LGS19 is indicated diagrammatically on Photograph 4). That lack of clear boundary definition is in notable contrast to the advice on LGS definition from the Open Spaces Society (cited at para 4.4 of the Wilbraham Associates representation) which notes, under matter (3) that '*The areas would normally be fairly self contained with clearly defined edges*'. That would clearly not be the case in respect of the northern part of the western boundary of LGS19. The main point about this view (and indeed Photograph 5 below) is that if the intention behind the definition of LGS19 was primarily related to protecting views of the Church in its pastoral setting (as stated in terms on page 69 of the NDP) then logically, one would have expected the land to the west of the Church to have been included in the LGS. That is not an argument to say that LGS19 should be extended to the west to include the balance of the paddock; but it highlights the lack of any objective assessment of the contended purpose of the LGS19 designation (a matter examined more fully in the representation by Wilbraham Associates) and an evaluation of whether the land that adjoins the Church meets the required criteria for LGS designation.
- 3.7 Photograph No 5 shows the view from beyond the western edge of the proposed LGS19 from PRow MM11, taken immediately adjacent to the western edge of the paddock. From this location, as with Photograph 4, there is an open view over the paddock towards the Church, although none of the land between the viewpoint and the Church forms part of any LGS. LGS19 lies to the southeast, and its western boundary (between the Church and the existing woodland belt north of Bidwell Lane) is an arbitrary line, unrelated to any site feature on the ground (the western boundary of LGS19 is indicated diagrammatically on Photograph 5). The same arguments made above in respect of Photograph 4 apply to this view; that this part of the paddock is excluded from the LGS highlights the lack of objective assessment and full evaluation of how, and why, the LGS19 designation meets LGS criteria when other land, of arguably greater or at least comparable value is excluded.

- 3.8 Photograph No 6 shows the view from beyond the south eastern edge of the proposed LGS19 from PRow MM12, south of Church House. From this location, adjacent to the access from Caldecott Road, views to the Church are screened by existing planting within the curtilage of Church House. LGS19 lies behind and beyond that foreground planting.
- 3.9 The basis for the designation of LGS19 is founded, explicitly, on the contention that it protects views to the Church in its pastoral setting. There is an evident inconsistency in the way in which certain areas of land have been included within LGS19 but other areas of land, that arguably perform at least the same function (in terms of providing a visual setting to the Church) have been excluded from LGS designation. That highlights the lack of proper and coherent assessment of the purpose of LGS19. Notwithstanding that critical failing, the contended importance of LGS19 – the asserted availability of views from Bidwell Lane north – will not endure; recent hedgerow and woodland planting – of a scale and in a manner that is wholly consistent with advice set out in the *Northamptonshire Current Landscape Character Assessment* - will develop in height and mass over the next 10 years and thus those existing views that area available from Bidwell Lane will be lost.

## 4.0 Conclusion

- 4.1 The primary focus of the *Northamptonshire Current Landscape Character Assessment* in relation to the *Farmed Claylands* Landscape Character Type and the *Chelveston and Caldecott Claylands* Landscape Character Area is in respect of the large scale and expansive nature of the landscape. The landscape guidelines for the *Farmed Claylands* Landscape Character Type lay emphasis on the retention and reinforcement of those large scale characteristics. The facets that are typical of LGS19 and its immediate surroundings – certainly west of Caldecott Road and north of Bidwell Lane – are those noted in the CLCA as arising on the fringes of settlements, with smaller field sizes, areas of paddock/ pasture and a resultant greater presence and intensity of hedgerow pattern and hedgerow trees/ small woodlands. Thus whilst the landscape character of the area surrounding and including LGS19 is not typically representative of the generality of the landscape character of the wider landscape character type and local landscape character area, it is in overall terms coherent, consistent and complementary to that wider character, in that it represents a very localised character found adjacent to smaller settlements.
- 4.2 The basis for the designation of LGS19 is founded, explicitly, on the contention that it protects views to the Church in its pastoral setting. There is an evident inconsistency in the way in which certain areas of land have been included within LGS19 but other areas of land, that arguably perform at least the same function (in terms of providing a visual setting to the Church) have been excluded from LGS designation. That highlights the lack of proper and coherent assessment of the purpose of LGS19. Notwithstanding that critical failing, the contended importance of LGS19 – the asserted availability of views from Bidwell Lane north – will not endure; recent hedgerow and woodland planting – of a scale and in a manner that is wholly consistent with advice set out in the *Northamptonshire Current Landscape Character Assessment* - will develop in height and mass over the next 10 years and thus those existing views that area available from Bidwell Lane will be lost
- 4.3 In relation to landscape considerations, the proposed designation of LGS19 – as currently proposed in the NDP – is flawed. The designated area has not been justified on the basis of a coherent and consistent analysis of its LGS purpose or function and its defined extent is illogical. Moreover, because of recent planting – a continuation of the sustained stewardship by Mr Mommersteeg of the local landscape – the contended important views of the Church from Bidwell Lane across LGS19 will

not endure, this calling further into question the basis of the LGS19 designation. That is not to say that some other potentially smaller area of land might be suitable, based on considered evidence, for LGS designation, but on its current basis, the landscape case for LGS19 – in that it should hold ‘...*a particular local significance.... because of its beauty...*’, as required by para 77 of the Framework has not been adequately made.

**Iain Reid Dip TP MRTPI Dip LD CMLI**

**Chartered Town Planner and Chartered Landscape Architect**

**Iain Reid Landscape Planning Ltd**

**May 2016**



## Photographs





LGS 19 Land at Church House Caldecott Road Chelveston Northamptonshire Photographs 1 & 2





LGS 19 Land at Church House Caldecott Road Chelveston Northamptonshire Photographs 3 & 4





LGS 19 Land at Church House Caldecott Road Chelveston Northamptonshire Photographs 5 & 6

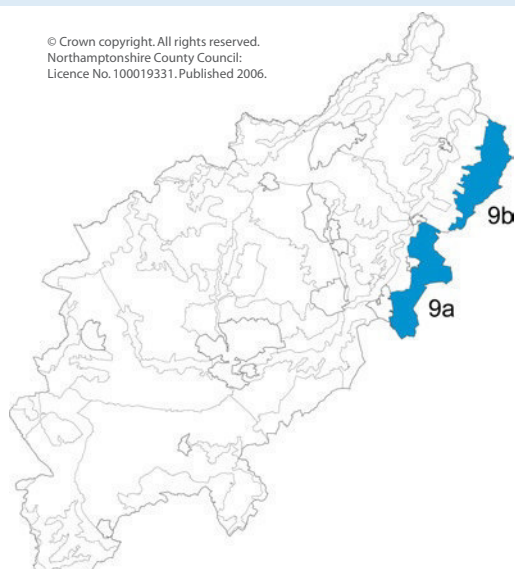


## Appendix 1

## 9. FARMED CLAYLANDS

### CHARACTER AREAS

- 9a Chelveston and Caldecott Claylands
- 9b Polebrook Claylands



Farmed Claylands

### KEY CHARACTERISTICS

- Extensive drift deposits of Boulder Clay mask the underlying solid geology;
- expansive, flat or gently undulating landscape where plateau areas are divided by broad shallow valleys;
- wide views give the landscape an expansive and sometimes exposed character;
- open and intensively farmed arable landscape with large scale fields bounded by open ditches or sparse, closely trimmed hedges;
- limited woodland cover and hedgerow removal contributes to open character;
- thinly settled landscape, feeling remote in some particularly sparsely settled areas;
- often direct rural roads and tracks, frequently bordered by ditches, cross the landscape in a consistent orientation, giving it a distinctive grain;
- farms and isolated houses at end of tracks; and
- diversity of building materials including brick and limestone.

## 9. FARMED CLAYLANDS

### LOCATION AND INTRODUCTION

The Farmed Claylands Character Areas define the northeastern boundary of the county between Rushden and Elton and extend beyond the county into neighbouring Cambridgeshire where they continue eastwards towards the level fenlands and southwards where they meet chalkland landscapes.

Although the landscape only reaches a maximum elevation of 100m ASL, the elevated land represents the watershed between the catchments of the River Nene to the north and River Great Ouse to the south. Watercourses are not a significant feature of the landscape, however, and occupy broad, shallow valleys that are often cleared of bankside vegetation, thus making them difficult to discern in the landscape.

This gently undulating landscape has a strong agricultural character and consists of large-scale arable farmland with open fields, sparse trimmed hedgerows and watercourses flowing through broad shallow valleys, often cleared of bankside vegetation.

Historically the area was sparsely settled up until the medieval period when improved ploughs and population pressure necessitated expansion of settlements onto the heavier claylands, previously cloaked in dense woodland. Woodland is now not a dominant land cover element and comprises small shelter belts and copses although some large ancient woodlands exist in the Polebrook Claylands landscape character area.

Despite the low elevation of the landscape, the effects of limited woodland cover and large, open arable fields allow wide panoramic views over the Farmed Claylands, giving them an expansive character.

Roads passing through the landscape share a consistent orientation, and are often direct routes, thus giving the landscape a distinctive grain and geometric, ordered character that is echoed in the arrangement of fields.

### PHYSICAL INFLUENCES

#### Geology and Soils

The Farmed Claylands are underlain almost entirely by mudstones of the Oxford Clay Formation. Limited areas of Kellaways Sand sandstones and Cornbrash Formation limestones are evident, however, along the western fringes of the landscape where land falls towards the Nene within the Limestone Valley Slopes landscape character type. The solid geology is rarely exposed from beneath the thick mantle of glacial till which extends across the claylands. However, where the action of water at the headwaters of streams draining towards the Nene and Great Ouse has removed the superficial deposits, limited areas of the underlying rock strata come closer to the surface. The mantle of drift geology has generally precluded quarrying of any form, although small former quarry sites have been identified on the western boundary of the landscape character areas that fall within this type. Limited stretches of alluvium form narrow floodplains bordering streams draining the landscape eastwards to the River Great Ouse.

Soils across the area are predominantly clays, derived from the underlying boulder clay drift deposits. They are heavy and cold, as a consequence of the high clay content, and are slowly permeable calcareous clayey soils. Some, however, are slowly permeable non-calcareous clayey soils with a slight risk of water erosion. To the west of the landscape type within land overlying the Kellaways Beds and Cornbrash, soils are lighter forming a mixed loam. Here, the soil is characterised by well drained calcareous clayey and fine loamy soils over limestone, which in places are shallow and brashy and on occasions, deeper and slowly permeable calcareous clayey soils.

#### Landform

The soft mudstones have been eroded by numerous streams to form a gently undulating landscape in which watercourses occupy broad shallow valleys. This geological structure has been further softened and smoothed by the deposition of glacial deposits.

Land rises in the east to a maximum elevation of 100m ASL and falls gradually eastwards and northwards to 30m ASL where the headwaters of tributaries of the River Great Ouse flow along broad valley formations.

#### Hydrology

The Farmed Claylands mark the watershed between the Nene and Great Ouse catchments, with streams originating on the claylands flowing westwards to the Nene and eastwards to tributaries of the River Great Ouse.

Watercourses are gently flowing and occupy broad, shallow valleys, and create a gently undulating landform across the claylands.

#### Land Use and Land Cover

The landscape consists of intensively managed arable farmland with large fields defined by sparse trimmed hedgerows. Modern agricultural practices have had a significant influence on the landscape, with increased mechanisation having led to the removal or decline of hedgerows, and the amalgamation of fields to maximise land in production, and also accommodate large machinery. Permanent pastures and small areas of unimproved calcareous grasslands are also evident, largely in small fields on the fringes of villages.

## 9. FARMED CLAYLANDS

### Woodland and Trees

Woodland is not a significant or characteristic feature of the Farmed Claylands, many areas having been cleared of woodland for intensive arable production. Over much of the landscape woodlands are small deciduous shelterbelts. Elsewhere lines of poplar mark the horizon and offer a degree of shelter. Ancient deciduous woodlands are few in this landscape although significant areas are conspicuous on the Polebrook Claylands to the west of Luton and north of Clopton. The most significant area of woodland is Ashton Wold to the north of the Polebrook Airfield. Here, woodland is regarded as a good example of the development of ancient secondary woodland into natural woodland. Smaller remnants of ancient woodland are also evident close to moated sites as at Papley and Kingsthorpe Lodge. This indicates that less intensive arable farming has taken place in the vicinity of these monuments.

Hedgerow and field trees, whilst not frequent or a common characteristic, are important locally and often represent the only strong vertical elements in the flat or gently undulating agricultural landscapes.

### HUMAN INFLUENCES

#### Buildings and Settlement

Historically the heavy, cold soils of the claylands precluded widespread settlement. However, population pressure and the improved ploughs of the medieval period stimulated woodland clearance and the establishment of farmland and some permanent settlement. The existing settlement pattern reflects this, with only a small number of villages and hamlets scattered through the landscape interspersed with isolated farmsteads.

Villages and hamlets tend to line the direct roads cutting through the landscape and have a distinctive linear arrangement. The larger villages tend to be more compact, with the village church located at the junction of two or more roads, as at Luton and Thurning. Other settlements have a much looser arrangement, and where present the church is sometimes some distance from other village buildings, as at Caldecott and Hemington.

Isolated farms often border and abut the main routes through the landscape, although others are located at the end of narrow tracks. Larger farm units have created the need for large storage buildings, which can be a dominant element of the landscape visible from wide areas, particularly if located on more elevated land. In such instances, these buildings are prominent on the skyline although their impact is reduced with adequate tree planting.

#### Heritage Features

Across the heavy claylands dense woodland and heavy soils deterred prehistoric farming and widespread Roman settlement. However, population pressure and the use of improved ploughs led to increased medieval settlement of the claylands, indicated by remnant areas of ridge and furrow, and moated manors. These still survive across the landscape despite improvement and more intensive arable farming in recent decades.

Moated manor sites are perhaps the most evocative historic features across the landscape. Many of these sites have been designated as Scheduled Ancient Monuments and are located close to existing villages, hamlets and farms indicating a continuity of settlement from the medieval period. However, none is found in close proximity to surviving areas of ridge and furrow, which is an indication of the widespread ploughing up of these areas in recent decades.

#### Boundaries and Field Patterns

Sub regular field patterns are most common on the Farmed Claylands, particularly along the eastern fringes where they extend into the Claylands of Bedfordshire and Cambridgeshire. Discontinuous fields are also significant in these areas of intensive arable farming, particularly on lower, flatter areas of the landscape. Large fields are common and reflect intensive arable farming practices, with hedgerow removal and field amalgamation evident in many areas. Despite the predominance of large fields, a more intricate pattern of small regular fields is evident on the fringes of villages and hamlets although this is not always the case.

Field boundaries are often defined by well clipped hedgerows, although in places these have been grubbed out to leave no visible trace or a simple linear grass bank to demarcate separate fields. Where no visible boundary features are evident, contrasting land uses or plough lines mark the extent of individual fields in the landscape.

#### Communications and Infrastructure

In many areas a rigid geometric framework of minor country lanes reinforces the pattern of the landscape. These tend to follow direct routes across the landscape and lie at right angles to each other, being orientated either southwest to northeast, or southeast to northwest. Sometimes, this framework is echoed in the orientation of geometric field boundaries, although this is not always the case, indicating that perhaps the more organic field boundaries originated prior to formal enclosure, possibly during the medieval period. Indeed some roads also follow a winding course through the landscape. Older villages and hamlets tend to be located on these winding lanes. Farmsteads tend to be located on straighter roads, however, indicating that both the route and farmstead date to the enclosure period.

The most heavily trafficked roads crossing the claylands are the A45 and A14, which converge on Thrapston. Beyond these routes, however, roads tend to be quiet rural lanes.



## 9. FARMED CLAYLANDS

A disused railway line runs through the landscape between Denford and Hargrave. It is identifiable by the stretches of embankment and scrub vegetation. Perhaps the most prominent infrastructure feature in the landscape is the large telecommunications station to the east of Chelveston. This contains a number of prominent masts, which gain visual prominence in the gently undulating, open agricultural landscape. High voltage transmission lines are also highly conspicuous to the east of Lutton where they form a significant linear landscape feature running across the claylands.

### Recreation

There are few recreational opportunities in these highly managed agricultural landscapes. However, footpaths are relatively common and cross through areas of open landscape between villages. A number of footpaths mirror the alignment of roads through the landscape and take a direct course across arable fields. Elsewhere, footpath courses are more sinuous, such as the network of paths to the west of Luddington in the Brook, where they follow a number of watercourses. There are no National Trails or tourist trails in the Farmed Claylands, although the Three Shires Way marks the southern extent of the landscape type, and county boundary, to the southeast of Rushden.



Old hangars on Farmed Claylands

### AESTHETIC AND PERCEPTUAL QUALITIES

The landscape is characterised by gently undulating or flat lowland farmland. Intensive farming practices are widely employed, and the effects on the local landscape are considerable and have a major influence on how the landscape is perceived and experienced. The rigid geometry of roads is reinforced by the patterns created by fields although this is breaking down where hedgerows are becoming gappy or have been grubbed out to accommodate large scale farming machinery.

Wide open views are possible across the landscape, particularly in areas where hedgerow removal has been widespread. This gives the landscape an open and exposed character, reinforced by the sparse settlement pattern. The scale of the landscape is emphasised by hedgerow removal and monoculture, leading to a vast sweeping landscape of similar texture and colour, in which it is difficult to determine scale and distances. Where present, vertical elements such as buildings, trees and woodlands provide a means by which to judge landscape scale and act as eye catchers in an otherwise relatively featureless horizontal landscape. Despite wide areas displaying intensive farming practices, buildings, hedgerows, trees and a more intricate pattern of smaller fields combine to give the landscape surrounding settlements a more human and intimate scale.

Large scale agricultural 'sheds' and out buildings are constant reminders of the landscape's function as a highly productive farming area. The vast scale of farm buildings is mirrored in the large stock piles of square hay bails that are located throughout the landscape.

## 9. FARMED CLAYLANDS

### LOCAL DISTINCTIVENESS, LANDSCAPE CONDITION AND LANDSCAPE CHANGE

The landscape is intensively farmed with a productive and highly managed character, particularly where hedgerows are low and well clipped. In some areas, however, the landscape displays an under-managed, sometimes derelict character particularly where hedgerows are gappy or overgrown, or they have been removed.

The intensive nature of farming across the landscape has led to the loss of hedgerows and woodland and to the fragmentation of semi-natural habitats. This is very evident in the landscape, which has an overriding modern and man made character. There is also little perception of time depth in these landscapes, as a result of the relative scarcity of visual historic features in the landscape.

Despite these factors, the landscape is generally in good condition, with productive farmland and well-managed small areas of woodland interspersed with rural settlements and farms. The relative absence or perceived absence of features of nature conservation and historic interest make this a relatively indistinctive landscape, however, with only limited visual appeal. Nevertheless it provides a strong contrast to other landscapes in the county and for this reason is notable as a separate landscape character type.

## 9 FARMED CLAYLANDS



View to Raunds

### 9a Chelveston and Caldecott Claylands

The Chelveston and Caldecott Claylands Character Area is located on the eastern edge of Northamptonshire, bordered by the Limestone Valley Slopes and the urban areas of Rushden, Higham Ferrers and Raunds. The area is characterised by a predominance of arable cereals with fields of arable horticulture and occasional areas of improved pasture and calcareous grassland. Pastoral fields are frequently found around the edge of settlements such as Rushden and Thrapston, though a large concentration is also evident around Brigg's Lodge Farm and Buscott's Lodge. A significant area of calcareous grassland also occurs around Higham Park and Newton Bromswold. Whilst arable fields are, in general, large and medium to large in size and pastoral fields are small to medium, fields in close proximity to settlement and adjacent to the A45(T) are, overall, smaller in size resulting in a more intimate character. Woodland cover is sparse, restricted to occasional broadleaved copses often geometric in shape and a single coniferous plantation north of Hargrave. As a result, an open character prevails across the largely flat and expansive landscape. Scattered hedgerow trees of oak and ash provide the only other tree cover in the area.

The main settlements in the character area are the villages of Hargrave, Caldecott, Newton Bromswold, Higham Park, and the outer edges of Ringstead and Chelveston. Although the majority have a linear form, Chelveston has developed around a number of road junctions and the village of Ringstead is a compact, nucleated settlement. Beyond this lies a rural landscape of scattered farms and dwellings, located both at the end of long straight tracks running at right angles to the road and adjacent to the roadside. The alignment of the network of minor roads that connect settlements and individual dwellings emphasise the natural grain of the landscape. The A45(T) provides the only main road within the area from which there is evidence of localised noise intrusion. Other infrastructure elements, however, have a more significant impact on the landscape. Located on the southeastern boundary of the area, a telecommunications station with several transmitters is prominent on the skyline along with a radio mast at Hare Spinney. To the east of Brigg's Lodge Farm and west of Higham Park, water towers are also evident in the landscape. In this lowland landscape, church spires often provide important focal points and punctuation marks in the landscape, with notable examples at Raunds, Stanwick and Newton Bromswold.

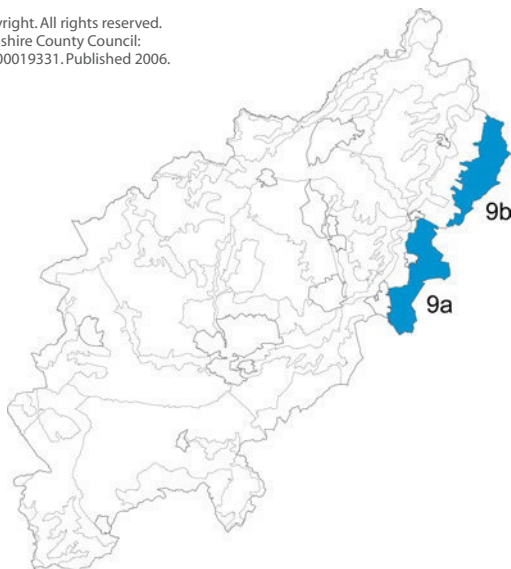
Recreational opportunities are limited in the Chelveston and Caldecott Claylands and although a number of rights of way pass through the landscape, there are no National Trails. Rushden Golf Course, southwest of Chelveston, provides the only recreational feature. Heritage features are also limited, with only scattered fields of ridge and furrow.

## 9 FARMED CLAYLANDS

### CHARACTER AREAS

- 9a Chelveston and Caldecott Claylands
- 9b Polebrook Claylands

© Crown copyright. All rights reserved.  
Northamptonshire County Council:  
Licence No. 100019331. Published 2006.



Farmed Claylands

### KEY LANDSCAPE CHARACTER FEATURES

- **Extensive drift deposits of Boulder Clay mask the underlying solid geology** and contribute to the simple and bold landscape character and limited palette of landscape elements.
- **Expansive, flat or gently undulating landscape where plateau areas are divided by broad shallow valleys.** The landform reinforces the simplicity and expansive open character of the landscape.
- **Wide views give the landscape an expansive and sometimes exposed character** with uninterrupted vistas to the lower lying Nene Valley and the wider Northamptonshire and Cambridgeshire countryside. The broad scale and open skies present an exhilarating contrast to the smaller scale and busy landscapes of the adjacent Nene Valley.
- **Open and intensively farmed arable landscape with large scale fields bounded by open ditches or sparse, closely trimmed hedges.** The intensive farming regime has created a highly managed landscape focused on efficient production, with hedgerow removal and open fields emphasising the effect of economic drivers to maximise arable production outputs.
- **Limited woodland cover and hedgerow removal contributes to open character.** The occasional areas of ancient woodlands, such as Ashton Wold, are significant landmarks within the now sparse woodland cover and remnants of a once more extensive woodland cover. The occasional woodlands and geometric shelterbelts punctuate the landscape and create local landmarks and reference points within an otherwise sometimes featureless landscape.
- **Thinly settled landscape, feeling remote in some particularly sparsely settled areas,** contributes to the empty and uncluttered character.



## 9 FARMED CLAYLANDS

- **Often direct rural roads and tracks, frequently bordered by ditches, cross the landscape in a consistent orientation**, giving it a distinctive grain and an ordered character as a result of the rigid geometry of the road alignment.
- **Farms and isolated houses at end of tracks** form part of the ordered and agricultural landscape. Large-scale agricultural barns and storage buildings can be dominant features where they are located on the skyline and without the softening effect of tree cover.
- **Diversity of building materials including brick and limestone** reflect the progressive development of the area and availability of a wider range of materials for construction.

### THE FARMED CLAYLANDS

The Farmed Claylands extend along the northeastern perimeter of the county forming two separate areas to the south and north of Thrapston. Rising gently above the limestone slopes and valley bottom of the River Nene, they merge seamlessly into the broad expanse of the farmland and woodlands within the neighbouring county of Cambridgeshire. The mantle of boulder clay, which extends across the area has obscured the underlying solid geology and softened and simplified the landform, and influenced the development of heavy clay soils. This is an intensively farmed, highly managed and ordered agricultural landscape focused almost entirely on a monoculture of arable production set within large fields within sparse and closely trimmed hedgerows. Many hedgerows have been removed and fields, often demarcated by ditches that mark former hedgerow boundaries.

Although the area only reaches a moderate elevation around 100m, its open and simple character and limited woodland and tree cover allow uninterrupted views across the Nene Valley to the north of the county. This gives the impression of a greater altitude, and the broad vistas can be exhilarating when seen against the expansive scale of the landscape and open skies.

Woodland cover across the Farmed Claylands is sparse and limited to occasional woodlands and geometric shelterbelts that form local landmarks and reference points within an otherwise generally featureless landscape. The occasional areas of ancient woodlands, notably at Ashton Wold, are significant landmarks within the now sparse woodland cover and represent surviving remnants of a once more extensive woodland cover. Settlement across the Farmed Claylands is sparse and confined to a small number of villages and a pattern of isolated farmstead, a number of which have large storage barns and buildings which are prominent and sometimes visually intrusive features in the open landscape where tree cover is absent. The geometric and ordered character of the landscape is further emphasised by a network of direct rural roads that often follow the grain of the landform.

### LANDSCAPE STRATEGY

The open and simple character and broad vistas of the Farmed Claylands has resulted in a strong sense of identity, which differentiates it from other Landscape Character Types. New development, change and land management should conserve and enhance the simplicity and boldness of the landscape, to ensure that this identity is not diminished. It may therefore be inappropriate, as well as unrealistic, to restore pre war landscapes of smaller hedged fields. However, within this wider remit, the intensive agricultural management practices has significantly reduced the biodiversity value of the area through the removal over many years of extensive areas of woodland, as well as hedgerows. While the broad scale and wide vistas should be retained, this open landscape has the capacity to accommodate some further areas of woodland that can be integrated into the managed and geometric form of the landscape. New woodlands could complement this overall bold structure and introduce further biodiversity interest within an otherwise impoverished area. In addition, opportunities for enhanced hedgerow management to provide greater biodiversity value should also be encouraged. In addition, the establishment of new hedgerows, especially along road margins, could provide some enclosure as well as biodiversity benefits without compromising the wider scale of the farmed landscape and field sizes.

New built development should be resisted on this open and exposed area and confined to changes related to farm holdings or in association with the small villages. Here, reference should be made to the locality for particular details of vernacular building styles, materials, layout and arrangement of features in the landscape. In the case of farms, new barns and farm premises, these should be carefully sited and mitigated by planting to soften their impact in the open landscape.

## 9 FARMED CLAYLANDS

Key Landscape Character Features	Landscape Guidelines
----------------------------------	----------------------

### Landform and Views

<b>Extensive drift deposits of Boulder Clay mask the underlying solid geology</b> and contribute to the simple and bold landscape character and limited palette of landscape elements.	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the simple and bold character of the landscape by new development drawing from a limited palette of elements.</li> </ul>
<b>Expansive, flat or gently undulating landscape where plateau areas are divided by broad shallow valleys.</b> The landform reinforces the simplicity and expansive, open character of the landscape.	<ul style="list-style-type: none"> <li>• <b>Enhance</b> the simplicity and expansive character of the landscape by careful siting of new development or woodland planting.</li> </ul>
<b>Wide views across large-scale fields give the landscape an expansive and sometimes exposed character</b> with uninterrupted vistas to the lower lying Nene Valley and the wider Northamptonshire and Cambridgeshire countryside. The broad scale and open skies present an exhilarating contrast to the smaller scale and busy landscapes of the adjacent Nene Valley.	<ul style="list-style-type: none"> <li>• <b>Conserve</b> uninterrupted vistas across the landscape to lower lying areas and the Nene Valley. Seek to enhance views wherever possible by opening up particularly impressive vistas. Avoid development that breaks the skyline, or interrupts the clear profile of the horizon.</li> </ul>

### Land Management

<b>Open and intensively farmed arable landscape with large scale fields bounded by open ditches or sparse, closely trimmed hedges.</b> The intensive farming regime has created a highly managed landscape focused on efficient production, with hedgerow removal and open fields emphasising the effect of economic drivers to maximise arable production outputs.	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the pattern of large fields and open boundary ditches with hedgerows.</li> <li>• <b>Enhance</b> hedgerows by gapping up, encouraging natural regeneration and appropriate management.</li> <li>• <b>Enhance</b> the nature conservation interest of boundary ditches and hedgerows by encouraging appropriate long term management and use of field margin strips in otherwise sterile arable farmland.</li> </ul>
---	---

## 9 FARMED CLAYLANDS

### Woodland and Trees

**Limited woodland cover and hedgerow removal contributes to open character.** The occasional areas of ancient woodlands, such as Ashton Wold, are significant landmarks within the now sparse woodland cover and remnants of a once more extensive woodland cover. The occasional woodlands and geometric shelterbelts punctuate the landscape and create local landmarks and reference points within an otherwise sometimes featureless landscape.

- **Conserve** uninterrupted vistas across the landscape to low lying areas and the Nene Valley. Seek to enhance views wherever possible by opening up particularly impressive or important vistas. Avoid development that breaks the skyline, or interrupts the clear profile of the horizon and vastness of the skylines.
- **Conserve** the limited areas of woodland within the landscape, with particular emphasis on areas of ancient woodland that represent the remnants of a former more extensive woodland cover.
- **Restore** declining woodland and **Create** limited areas of new woodland on former ancient woodland sites with bold simple forms to complement the ordered character of the landscape. Avoid significant planting that would compromise the open and elevated character of the landscape.



Limited woodland cover and hedgerow removal contributes to open character

## 9 FARMED CLAYLANDS

### Settlement, Built Form and Infrastructure

<p><b>Thinly settled landscape, feeling remote in some particularly sparsely settled areas,</b> contributes to the empty and uncluttered character.</p>	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the sparsely settled character of the landscape and sense of remoteness by siting new development in close proximity to existing settlement, without compromising views of the historic core, in preference to locations within the wider agricultural landscape.</li> </ul>
<p><b>Often direct rural roads and tracks, frequently bordered by ditches, cross the landscape in a consistent orientation,</b> giving it a distinctive grain and an ordered character as a result of the rigid geometry of the road alignment.</p>	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the character of rural roads and avoid urbanisation through the introduction of features such as concrete kerbs, roundabouts and lighting. Enhance the distinctive 'grain' of the landscape created by roads and field boundaries.</li> <li>• Conserve existing hedgerows and enhance by gapping up and establishing a sympathetic maintenance regime</li> </ul>
<p><b>Farms and isolated houses at end of tracks</b> form part of the ordered and agricultural landscape. Large-scale agricultural barns and storage buildings can be dominant features where they are located on the skyline and without the softening effect of tree cover.</p>	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the distinctive small footprint occupied by rural farmsteads, by encouraging re-use of existing structures or new building close to existing structures. Seek to soften the visual intrusion of farms and farm buildings with deciduous tree plantings or mixed screen planting of native species.</li> </ul>
<p><b>Diversity of building materials including brick and limestone</b> reflect the progressive development of the area and availability of a wider range of materials for construction.</p>	<ul style="list-style-type: none"> <li>• <b>Conserve</b> the tradition of using brick or limestone in domestic buildings across the landscape.</li> </ul>



View across large scale fields to Raunds