Land South of Brackmills

Landscape and Visual Impact Assessment Appendices
Volume II – Appendices 13 to 15
Figures and Photograph Panels

May 2015
May 2015
Land South of Brackmills

Contents

Appendices

Appendix 13. Figures 1 to 8 and 10 – Plans
Appendix 14. Figures 9.1 to 9.17 – Photograph Panels
Appendix 15. Illustrative Viewpoints IPI and IPII Photograph Panels
Appendices

Appendix 13  Figures 1 to 8 and 10 - Plans

Figure 1  Topography
Figure 2  Detailed Topography
Figure 3  Detailed Zone of Theoretical Visibility Study and Viewpoints
Figure 4  Detailed Zone of Theoretical Visibility Study within Close Proximity to Site
Figure 5  Detailed Zone of Theoretical Visibility Study - Bareground
Figure 6  Access
Figure 7  Access within Close Proximity to Site
Figure 8  Local Landscape Character
Figure 10  Site Detail

(Figure 9 is in Appendix 14)
LAND SOUTH OF BRACKMILLS

Figure 3
Detailed Zone of Theoretical Visibility Study and Viewpoints

Representative viewpoints
- View towards site
- 360° view

Zone of Theoretical Visibility Study

2 Storey residential (8.5m)
Primary School (5.5m)
Primary School Hall (7m)
Mixed Use, max 3 Storeys (10.5m)

Note:
This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewpoint routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, woodlands, major hedgerows and buildings which have been included in the model with the heights obtained from an aerial photography derived digital surface model. Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility. The ZTV includes an adjustment that allows for Earth’s curvature and light refraction. It is based on Surface Model Terrain with a 2m resolution.

LAND DESIGN

PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE
Figure 3
Detailed Zone of Theoretical Visibility Study and Viewpoints

ISSUED BY Peterborough
DATE 28 Apr 2015
SCALE 1:31,750
STATUS Final

DWG. NO. 3943_003

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2008
Sources: Exel, Blaskey International Limited
Figure 4: Detailed Zone of Theoretical Visibility Study within Close Proximity to Site

Note:
This drawing is based on computer-generated Zone of Theoretical Visibility (ZTV) studies produced using the zonal viewing routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, woodlands, major hedgerows and buildings which have been included in the model with the heights obtained from an aerial photography-derived digital surface model. Due to its resolution, the surface model does not take into account every localized feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth’s curvature and light refraction. It is based on Surface Model Terrain with a 2m resolution.
Figure 5
Detailed Zone of Theoretical Visibility Study - Bareground

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

©LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001: 2008

Source: Exit, Blaxby International Limited
Figure 8
Local Landscape Character

Legend

- Site boundary
- Distance from site (1, 2, 3, 4km)
- District boundary

Northamptonshire Landscape Character Assessment

- Undulating Claylands
  - 6a The Tove Catchment
  - 6b Hackleton Claylands
- Limestone Valley Slopes
  - 12a Wolstanton to Incester
- Undulating Hills and Valleys
  - 13b Bugbrooke and Daventry
- River Valley Floodplain
  - 17d Brampton Valley Floodplain
- Broad River Valley Floodplain
  - 18b The Nene - Weedon Bec to Duston Mill
  - 18c The Nene - Duston Mill to Billing Wharf
- Urban

Sources:
- OS OpenData / © Natural England / © DEFRA / © DECC / © English Heritage
- Ordnance Survey data © Crown copyright and database rights 2013 | Aerial Photography - Bing Maps
Appendix 14  Figures 9.1 to 9.17 – Photograph Panels

Figures 9.1 to 9.17  Representative Viewpoints 1 to 17
Representative Viewpoint 1 (Left) - Newport Pagnell Road (20m south)
Representative Viewpoint 1 (Centre) - Newport Pagnell Road (20m south)
The view is across Newport Pagnell Road towards the site over existing hedgerows which form the southern boundary of the site. To the far left of the view the residential dwellings and garden vegetation along Newport Pagnell Road (forming part of the southern boundary) can be seen. Dwellings and vegetation along The Warren (which also forms the southern boundary of the site) can be seen beyond a road sine on Newport Pagnell Road. Views due north beyond the northern site boundary are partially screened by a Brackmills Woods which is visible on the horizon to the centre of the view. Telephone cables can be seen crossing the site from east to west. Landimore Road and associated fencing and hedging is visible to the right of the view heading in a northerly direction before dropping out of view as it descends the slope to Brackmills Industrial Estate. Light columns line Newport Pagnell Road and Landimore Road and punctuate the skyline. Views are curtailed to the far right of the view by the vegetation located along the edge of Pagnell Court and along footpath ref. KN6, and by a roundabout and development within Wootton.

The proposed development would be visible at all stages of the development, replacing the field with shortened views of a construction site and, after completion, the proposed development. The local centre is proposed opposite this viewpoint and it would be visible beyond existing vegetation and proposed planting. The scale of effect would be Large at all stages of the project.
Representative Viewpoint 2 (Left) - The Green (10m south)
Field within the Site

Brackmills Wood

Representative Viewpoint 2 (Centre) - The Green (10m south)
View from The Green forming the south-eastern boundary of the site looking in a westerly, northerly and easterly direction over trimmed hedgerows. The foreground is taken up by gently undulating arable fields within the eastern extents of the site. A gappy hedge with mature oak trees can be seen crossing the site north-south. To the left of the view is a mature hedgerow and area of scrub along Newport Pagnell Road with the houses along the northern edge of Wootton visible on the skyline beyond. Continuing along the horizon looking west glimpse views of the residential dwellings located on the edge of Pagnell Court (forming part of the southern boundary) are visible through mature vegetation. Overhead cables can be seen crossing the site to the east of Pagnell Court. The residential dwellings and garden vegetation located along the eastern edge of Hardingstone are also just visible on the horizon with the water tower in Hardingstone forming a visual reference. To the centre of the view the horizon is formed by Brackmills Wood which curtails views across the Nene Valley to the north. To the right of the view the land can be seen gently rising to a gappy hedge and trees which form the eastern boundary of the site.

The proposed development would be clearly visible at all stages of the development, replacing the fields with shortened views of a construction site and, after completion, the proposed development. The foreground hedge would be retained and a green corridor is proposed between the hedge and proposed housing. Housing would be visible beyond existing vegetation and proposed planting. The scale of effect would be Large at all stages of the project.
Representative Viewpoint 3 - Minor Road east of site (0.8km, east)

The view is across a relatively flat large scale arable field enclosed by hedgerows and trees looking through a gap in a roadside hedge. The top of the water tower at Hardingstone can be seen in the distance. No other buildings associated with the edge of Hardingstone or Wootton can be clearly seen from this location. To the right of the view, Hardingstone Lodge and the dense vegetation which forms the curtilage of the property are visible on the horizon. The land within the site is not visible, being screened by foreground landform and vegetation.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_3_YR1 and 3943_PM_3_YR15 where it can be seen that roofs of parts of the proposed development would be visible as relatively minor elements in the foreground to the water tower, but that most of the development would be obscured by foreground vegetation and landform. Proposed planting would provide some additional screening over time. During construction works would be visible as a relatively minor element in a similar part of the view as the proposed development at Year 1. The scale of effect would be Small at all stages of the project.

If the land east of the site that is allocated for residential development was developed it is likely that it would screen the proposed development.
This view is taken from the valley floor at Delapré Abbey looking north-east across the parkland towards the site. The view is enclosed by mature trees and woodland which are located throughout the Delapre Estate and golf course. To the left of the view, Delapré Abbey can be seen set in front of mature trees. To the middle of the view, the land rises towards Hardingstone between the trees, although the landform is obscured by vegetation. The site is not visible, being screened by existing vegetation and landform.

The proposed development would not be visible. The scale of effect would be **Negligible** at all stages of the project.
Representative Viewpoint 5 - Preston Deanery Road, near Quinton (2.5km, south)

This view is taken from an elevated location east of Quinton looking north towards the site. This long distance view is across the broad valley of Wootton Brook, comprising gently undulating arable fields. Telephone cables can be seen crossing the open countryside to the left of the view. The urban area of Northampton is clearly visible on the skyline and slopes of the valley. Residential development under construction is visible on the eastern edge of Wootton. A large silver/white building (Caroline Chisholm School) is clearly visible with Wootton behind. A mast in Wootton and water tower in Hardingstone are visible on the horizon. Beyond and to the right of Wootton, Brackmills Wood can be seen on the horizon. Individual buildings or small groups of buildings are visible within the rural landscape to the right of the view.

The proposed development would slightly increase the eastern urban area of Wootton, seen in the context of the existing built extent of Northampton. It would be mostly screened by existing development in Wootton and vegetation at Pagnell Court, and would form a minor extension to the urban area seen from this location. Proposed tree planting within the open space in the eastern extents of the site would help to partially screen the proposed development as it matures. During construction works would be visible as a minor element in a similar part of the view as the proposed development at Year 1. The scale of effect would be Small during construction and at Year 1, reducing to Negligible at Year 15.

If the land east of the site that is allocated for residential development was developed it is likely that it would screen the proposed development.
Representative Viewpoint 6 - Public Footpath KV8 north of Hackleton (3km, east)

This view is from public footpath on elevated ground looking across the shallow valley of Wootton Brook towards the Site. The foreground comprises large arable fields enclosed by hedgerows with occasional hedgerow trees. To the left of the view, the settlement of Preston Lodge Farm is visible on lower ground. Towards the centre of the view the water tower at Hardingstone and Hardingstone Lodge are visible on the horizon. Brackmills Woods is visible on the horizon, along with other trees and vegetation that stretches across the skyline. In the distance small parts of the urban area of Northampton can be seen on the south facing slopes of Nene valley through gaps in vegetation.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_6_YR1 and 3943_PM_6_YR15 where it can be seen that roofs of parts of the proposed development would just be visible in the foreground to the water tower, but that most of the development would be obscured by intervening vegetation and landform. It would be a minor distant element in the view. Proposed planting would provide some additional screening over time. During construction works would be visible as a minor element in a similar part of the view as the proposed development at Year 1. The scale of effect would be Small during construction and at Year 1, reducing to Negligible at Year 15.

If the land east of the site that is allocated for development was constructed it is likely that it would screen the proposed development.
Representative Viewpoint 7 - Mimosa Close, Northampton (3.2km, north)

The view looks across the built up residential area of Northampton, lying on the northern side of the River Nene Valley. Behind the residential properties the rooftops of industrial units within Brackmills Industrial Estate and a pylon are visible. Beyond this Brackmills Wood can be seen forming a treed horizon. The trees in Brackmills Wood screen the site. To the right of the view the treed settlement of Hardingstone is visible on the skyline and the water tower in Hardingstone is just visible above the trees.

During construction there are unlikely to be views of works within the proposed development area at ground level. The construction of parts of new buildings may be visible in occasional gaps between trees within Brackmills Wood. During operation the proposed development would be largely screened by Brackmills Wood, with small parts visible in gaps between trees. At Year 15, proposed planting and increased height of Brackmills Wood would provide further screening of built form but the proposed development would remain partially visible. Proposed buildings would not be higher than existing trees and woodland visible on the skyline and it would be a minor element in views, seen in the context of extensive existing foreground development.

The scale of effect would be **Negligible** at all stages of the project.
Representative Viewpoint 8 - Cliftonville Road, Northampton (2.6km, north)

The view looks across the built up area of Northampton in the foreground, over the River Nene Valley towards the southern valley side and elevated land at Hardingstone. The Midsummer Recreation ground can be seen located at the valley bottom at the end of Cliftonville Road. Beyond the valley bottom a number of large buildings at Brackmills Industrial Estate are visible. Beyond these units Brackmills Woods is visible stretching across the horizon to the left of Hardingstone. To the right of the view the treed and built form of Hardingstone forms the horizon. Pylons and overhead wires running along the Nene Valley and lamp columns on Cliftonville Road rise above skyline in the foreground to views towards the site.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_8_YR1 and 3943_PM_8_YR15 where it can be seen that the proposed development would be largely screened by Brackmills Wood, with small parts visible in gaps between trees. At Year 15 year, proposed planting and increased height of Brackmills Wood would provide further screening of built form but the proposed development would remain partially visible. Proposed buildings would not be higher than existing trees and woodland visible on the skyline. During construction parts of the works would be visible in gaps between trees within Brackmills Wood. The proposed development would be seen in the context of extensive existing foreground development. The scale of effect would be Small to Negligible during construction and at Year 1, reducing to Negligible at Year 15.
Representative Viewpoint 9 - Nene Way, Barnes Meadow, Northampton (2km, north)

This view is taken from the Nene Way long distance footpath which runs along the valley, within Barnes Meadow local nature reserve. The view looks across the River Nene towards higher land on the southern valley side. The valley bottom contains a variety of riparian vegetation including some mature trees. A line electricity pylons and overhead wires run along the valley, rising above the skyline. A number of large buildings are visible within Brackmills Industrial Estate, some of which also rise above the skyline. Beyond the large buildings, Brackmills Wood can be seen forming part of the horizon. The treed settlement of Hardingstone forms part of the skyline to the right of Brackmills Wood.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_9_YR1 and 3943_PM_9_YR15 where it can be seen that the proposed development would be almost completely screened by intervening vegetation within the valley and on the valley sides (including Brackmills Wood) and large buildings within Brackmills Industrial Estate. It would be barely perceptible in views at all stages of the project. The scale of effect at all stages of the project would be Negligible.
Representative Viewpoint 10 - Nene Way, Northampton Washlands, Northampton (3.2km, north east)

This view is taken from the Nene Way long distance footpath which runs along the Nene valley. It is taken from a footbridge to the north of the Northampton Washlands Reservoir. The view looks across the valley floor towards elevated land south of the valley. Large buildings within Brackmills Industrial Estate are visible on the southern side of the valley and a line of electricity pylons and overhead wires run along the valley rising above the skyline. The valley floor at this point is wide and flat with little in the way of vegetation which allows for open views to the south and west. Beyond the warehousing, Brackmills Wood can be seen forming part of the horizon. The rooftops of existing development and trees at Hardingstone can be seen on the horizon to the right of Brackmills Wood. The water tower at Hardingstone is visible on the skyline.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_10_YR1 and 3943_PM_10_YR15 where it can be seen that the proposed development would be largely screened by Brackmills Wood, with small parts visible in gaps between trees. At Year 15 year, proposed planting and increased height of Brackmills Wood would provide further screening of built form but the proposed development would remain partially visible. Buildings would not be higher than trees within Brackmills Wood on the skyline. During construction parts of the works would be visible in gaps between trees within Brackmills Wood. The proposed development would be seen in the context of extensive existing foreground development. The scale of effect would be Small during construction and at Year 1, reducing to Negligible at Year 15.
Representative Viewpoint 11 - Public Footpath KN6 Hardingstone End
Representative Viewpoint 11 - Public Footpath KN6 Hardingstone End

Brackmills Wood
Representative Viewpoint 11 - Public Footpath KN6 Hardingstone End
Representative Viewpoint 11 - Public Foopath KN6 Hardingstone End
Representative Viewpoint 11 - Public Footpath KN6 Hardingstone End

The view is taken from the site’s northern boundary with views towards the Site and the edge of Hardingstone settlement. Brackmills Wood lies to the east of the view next to the route of public footpath KN6. Dwellings, vegetation and garden boundary fences along The Warren (which also forms the western boundary of the site) can be seen beyond the adjacent field. Views due south look across an arable field on rising landform within the site, beyond which the roofs of properties on Newport Pagnell Road are visible. Views due north face towards Hardingstone and a barn in the foreground. Views in a north westerly direction overlook the River Nene valley towards Brackmills Industrial Estate and the more distant Northampton urban area.

The proposed development would be visible at all stages of the development, replacing the field with shortened views to the south of a construction site and, after completion, the proposed development. An amenity open space is proposed on in the foreground, which would contain tree planting, beyond which the edge of the proposed development would be visible. The scale of effect would be Large at all stages of the project.
Representative Viewpoint 12 - Public Footpath KN6 West of Landimore Road

Properties on The Warren

Public Footpath KN6

Brackmills Woods

Northampton urban area
Representative Viewpoint 12 - Public Footpath KN6 West of Landimore Road
Representative Viewpoint 12 - Public Footpath KN6 West of Landimore Road

Approximate extent of Site

Light columns on Landimore Road
Brackmills Wood
Restored landfill site east of site allocated for residential development
Public Footpath KN6
Trees at Pagnell Court
Countryside south of Woolton Brook valley
Properties at Wootton
M1 Wind Farm
Properties on Newport Pagnell Road

Representative Viewpoint 12 - Public Footpath KN6 West of Landimore Road
Representative Viewpoint 12 - Public Footpath KN6 West of Landimore Road

The view is taken from public footpath KN6 within the site. To the north lies Brackmills Country Park and wood which lies beyond the site’s northern and eastern boundaries. Parts of the Northampton urban area is visible through gaps in the woodland. Landimore Road with associated fencing, hedging and light columns is visible to the east. Beyond this the reclaimed landfill allocated site on rising land can be seen on the horizon. The roofs of properties at Wootton lie to the south west beyond Newport Pagnell Road. Countryside south of Wootton Brook valley and the M1 Wind Farm are visible against the skyline in the distance beyond development in Wootton. Dwellings, vegetation and rear garden boundary fencing along The Warren (which also forms the western boundary of the site) is visible to the west.

The built form of proposed development would sit either side of the public footpath at this location. The proposed development would be visible at all stages of the development, replacing the fields with development, woodland and more distant elements with shortened views of a construction site and, after completion, the proposed development. The view would be of an urban landscape within a green corridor, including proposed buildings, trees, a road and open space. On completion the proposed planting would be immature and as it matures over time would increasingly help to soften the built elements and provide a stronger landscape framework for the development. The scale of effect would be Large at all stages of the project.
Representative Viewpoint 13 - Public Footpath KN6, East of Landimore Road
Representative Viewpoint 13 - Public Footpath KN6, East of Landimore Road

Brackmills Wood

Restored landfill site east of site allocated for residential development

Approximate extent of Site
Representative Viewpoint 13 - Public Footpath KN6, East of Landimore Road
Representative Viewpoint 13 - Public Footpath KN6, East of Landimore Road

The view is taken from public footpath KN6 between Landimore Road and Pagnell Court. To the west lies Landimore Road and the associated fencing, planting and light columns. Brackmills Woods defines the horizon to the north and east except where it is cut through by Landimore Road, allowing views of Northampton urban area and beyond. The roofs of industrial units are distinguishable in places through the woodland cover. To the south east the allocated former landfill site can be seen on the horizon. The properties located at Pagnell Court, Wootton and Hardingstone can be seen to the south and west. The M1 Wind Farm is visible against the skyline in the distance on the rising landform further south.

The public footpath would lie within the proposed green corridor. There would be views of proposed houses set within a foreground of the green corridor, including potential views south east along the corridor to a strategic green space with Pagnell Court beyond. Views of the wider landscape would be replaced by views of the proposed development which would be visible at all stages of the project. Existing views would be replaced with shortened views of a construction site and, after completion, the proposed development. The scale of effect would be **Large** at all stages of the project.
Woodland obscuring views of Nene Valley and Northampton

Representative Viewpoint 14 - Brackmills Country Park
Representative Viewpoint 14 - Brackmills Country Park

Footpath within Country Park
Representative Viewpoint 14 - Brackmills Country Park

Restored landfill site east of site allocated for residential development

New development under construction at Wootton Fields

Approximate extent of Site
Representative Viewpoint 14 - Brackmills Country Park
This view is from an informal path near a bench within Brackmills Woods Country Park. It is enclosed on its northern side by coniferous woodland planting, with views east and west channeled along a densely tree lined pathway. There are southerly views into the proposed development site through a gap in the woodland planting. The site’s northern boundary, defined by a post and wire fence, lies approximately 25m from this viewpoint location. There are clear views across the site which gently slopes down towards the south allowing for some views of the wider undulating rural landscape. To the immediate south of the site, the roofs of properties south of Newport Pagnell Road (including houses under construction within Wootton Fields) are visible above the sloping landform. To the left of these properties the scatter trees and scrub on the rising landform of the allocated land to the south of The Green is visible. Properties on Pagnell Court are largely screened by woodland within the Country Park. In the background the undulating rural landscape forms the horizon in the distance. Here the M1 windfarm is visible on the skyline.

The proposed development would be clearly visible at all stages of the development, replacing the open field to the south with mostly shortened views of a construction site and, after completion, the proposed development. Some views of the rural landscape to the south of the Site may be available through the proposed Public Open Space directly to the South of this location. Proposed planting within the green corridor is likely to increasingly soften the proposed development as it matures. The scale of effect would be Large at all stages of the project.
Representative Viewpoint 15 - The Green West of Hardingstone Lodge

Vegetation on eastern edge of restored landfill site east of site allocated for residential development.
Representative Viewpoint 15 - The Green West of Hardingstone Lodge

Approximate extent of Site

Properties in Wootton

Fields within the Site

Hedge on eastern edge of field east of site allocated for residential development

Properties in Hardingstone

Brackmills Wood

LAND SOUTH OF BRACKMILLS

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2008
Representative Viewpoint 15 - The Green West of Hardingstone Lodge

This view is taken from a minor road adjacent to Hardingstone Lodge. The view overlooks the adjacent field boundary hedgerow in the foreground towards the eastern site boundary. The site’s eastern boundary (which is mostly screened by foreground hedges) is defined by a managed hedgerow. The landform falls gently westwards before rising again into the middle distance. Here the fields and vegetation within the western part of the site are visible, with houses on higher ground within Hardingstone beyond. The existing settlement at Wootton and Hardingstone can be seen surrounding the site’s southern and western boundaries. Brackmills Wood can be seen lying directly north of the site, enclosing the site. Above the woodland the existing built form of Hardingstone can be partially seen. To the left of view, looking towards the south west there are filtered views through and above field boundary hedgerows towards the gently undulating rural landscape. The village of Preston Deanery is partially visible, next to which the M1 Wind Farm can be seen against the skyline. To the right of view, the urban area of Northampton, including a number of large modern multi-storey buildings, can be seen through a break in the woodland. Looking northwards the woodland prevents views of the remaining urban area and the Nene Valley. Tall evergreen trees at the boundary of Hardingstone Lodge screen any potential views towards the Site from this property.

Photomontage views of the proposed development at Years 1 and 15 are shown on drawings 3943_PM_15_YR1 and 3943_PM_15_YR15 within the landscape SoCG where it can be seen that a portion of the proposed development would be visible elements in the middleground, with some screening provided by foreground vegetation and landform. Views of open fields and the existing settlement edge area likely to be replaced by views of new development and boundary planting, enclosed by existing development, woodland and rising landform. The proposed planting would provide some additional screening over time. The scale of effect would be Medium at all stages of the project.
Representative Viewpoint 16 - Public Footpath HW26 Delapre Golf Centre

The view is taken from public footpath HW26 on valley floor at Delapre Golf Centre looking south towards the site. The view is partially enclosed by mature trees, shrubs and hedgerows which are located throughout the golf course. To the middle of the view, the land rises towards Hardingstone, with the existing settlement edge visible between the trees. The site is not visible, being screened by existing vegetation and landform. The roof of the golf centre building is distinguishable in places through the tree cover. Beyond this Brackmills Wood defines the horizon to the south, albeit it is largely screened by foreground vegetation.

The proposed development would not be visible. The scale of effect would be Negligible at all stages of the project.
Representative Viewpoint 17 - Public Footpath KM1 West of The Grange

Wootton Fields development site lies beyond hedge (houses not constructed yet except within northern part of the site)

Properties at Grange Park
Carolyn Chisholm School
Properties in Wootton
Representative Viewpoint 17 - Public Footpath KM1 West of The Grange
Representative Viewpoint 17 - Public Footpath KM1 West of The Grange

This view is taken from public footpath KM1 which lies to the south of Newport Pagnall Road. The view overlooks the field boundary hedgerow to the north west towards the site. The undulating landform allows for views into part of the site overlooking the field boundary vegetation. The fields within the site occupy a small portion of the view. The new development at Wootton Fields (under construction at its northern end) can be partially seen to the left of centre beyond the adjoining field boundary. To the left of view looking south west, the roofs tops of the existing settlement of Grange Park and Wootton are partially visible above the field boundary vegetation. The large white roof of Carolyn Chisholm School is also distinguishable. To the right of view the trees and other tall vegetation within the allocated land to the north of Newport Pagnell Road can be seen.

The proposed development would be partially visible at all stages of the development. It is likely that roofs of parts of the proposed development would be visible between and above vegetation, but that most of the development would be obscured by foreground vegetation, landform and development. Proposed planting would provide some additional screening over time. The scale of effect would be Medium at all stages of the project.

If the land east of the site that is allocated for residential development was developed it is likely that it would screen parts of the proposed development, and be closer and more prominent in the view.
Appendix 15  Illustrative Viewpoint Photograph Panels

Illustrative Viewpoint I  ·  Newport Pagnell Road East of Pagnell Court

Illustrative Viewpoint II  ·  Brackmills Country Park
Illustrative Viewpoint I - Newport Pagnell Road East of Pagnell Court

- Hedge on southern site boundary
- Brackmills Wood adjacent to northern site boundary
- Eastern field within site
- Hedge with four mature oak trees within site - retained within green corridor (item 10 on Illustrative Masterplan dwg. no. 3238/200)

Approximate extent of Site

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2008
Approximate extent of Site

Arable field east of site allocated for residential development

The Green

Restored landfill site east of site allocated for residential development

Lady Hollows Drive

Illustrative Viewpoint I - Newport Pagnell Road East of Pagnell Court
Illustrative Viewpoint II - Brackmills Country Park

Woodland planting to edge of Country Park screening the site.
Illustrative Viewpoint II - Brackmills Country Park

Approximate extent of Site

Footpath running east-west through Country Park
Illustrative Viewpoint II - Brackmills Country Park

Northampton urban area south of the River Nene valley
Footpath running east - west through Country Park
Approximate extent of Site

Woodland planting to edge of Country Park screening the site

Illustrative Viewpoint II - Brackmills Country Park