



LANDSCAPE SENSITIVITY AND CAPACITY STUDY LAND AROUND LOCAL SERVICE CENTRES



A report to
Rutland County Council
by
Bayou Bluenvironment
with
The Planning and Environment Studio

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LANDSCAPE PLANNING & ENVIRONMENTAL CONSULTANCY

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1. Executive Summary

- 1.1 This study relates to land surrounding each of the seven villages in Rutland designated as 'Local Service Centres' in the Council's Core Strategy Development Plan Document (DPD) which was adopted in July 2011. The seven villages are Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton and Ryhall.
- 1.2 The Council has commissioned this study of land around the seven villages in order to assess the sensitivity and capacity of the landscape and to assist the Council in identifying suitable sites to meet the requirement of the Core Strategy. The study will form part of the evidence base to inform the next stages of the Council's Local Development Framework and to support the Council's position at the Public Examination into its Site Allocations and Policies DPD.
- 1.3 The study follows best practice methodology for judging landscape sensitivity and capacity in accordance with the techniques and criteria described in The Countryside Agency's and Scottish Natural Heritage's joint *Landscape Character Assessment Guidance for England and Scotland*, 2002, Topic Paper 6.
- 1.4 Fieldwork around the villages has been undertaken in order to provide where required a finer grain of local assessment than the county-wide Rutland Landscape Character Assessment, May 2003. This enables a greater level of understanding of the landscape and settlement character sensitivity of each of the seven Local Service Centre villages, and their capacity to accommodate a range of uses which could include residential / business / retail / or mixed use developments.
- 1.5 The land around each village has been divided into coherent parcels of land, or zones, identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are generally consistent for each parcel of land within the identified zone. The zones lie between the planned limits to development (as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3.
- 1.6 In Sections 4 to 10 the landscape sensitivity and capacity of each zone is assessed for each of the seven villages, and recommendations are given in Section 11 for prioritising land for development in landscape and visual terms. Suggestions are given for any mitigation measures that might be required should development take place.
- 1.7 Consultation on the draft report was carried out with English Heritage, the Environment Agency and Natural England during May and June 2012. English Heritage commented that the study provides a useful part of the evidence base for the LDF but which will need to be supported by additional assessments covering historic landscape character, and detailed site assessments to consider the setting of designated and undesignated heritage assets and biodiversity, amongst other environmental data. Such a detailed, more integrated approach was beyond the remit of the study. English Heritage also provided comments on specific sites identified in the study at Empingham, Market Overton and Ryhall with regard to possible impact of development on conservation areas. The Environment Agency had no comments to make and suggested that Natural England should cover the issues. Natural England's comments were also positive: support was given to the methodology used, the consideration of mitigation opportunities and the identification of opportunities for development to deliver landscape enhancement. Natural England would welcome further

consideration of opportunities, particularly with regard to restoration of degraded landscapes.

- 1.8 The following Tables 1 – 7 summarise the assessment and analysis of land around the seven villages. The assessment of overall landscape sensitivity and capacity of each zone is reported within a range of Low-Medium-High and colour coded (using a “traffic light” notation) to allow visual comparison between the different areas (zones G3 and K3 have not been assessed since these are largely developed). Figures at the back of the report illustrate separately landscape sensitivity and landscape capacity of each area, reproducing the same colour coding notation.

Table 1: Summary of Land around Cottesmore

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C1	Moderate to High	Moderate	Moderate	Moderate	Medium
C2	Moderate	Moderate	Moderate	Low to Moderate	Medium
C3	Moderate to High	Moderate	Moderate	Low to Moderate	Medium
C4	Low to Moderate	Moderate	Moderate	Moderate to High	Low to Medium
C5	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High
C6	Moderate	Moderate to High	Moderate	Low to Moderate	Medium
C7	Moderate	Moderate to High	High	Low to Moderate	Low to Medium
C8	Moderate to High	Moderate to High	High	Moderate	Low to Medium

Table 2: Summary of Land around Edith Weston

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW1	Moderate to High	High	High	Moderate to High	Low
EW2	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium
EW3	Low to Moderate	Low to Moderate	Moderate	Low	Medium to High
EW4	Moderate to High	Moderate to High	High	Moderate	Low to Medium
EW5	Moderate to High	Moderate to High	High	Moderate	Low to Medium
EW6	Low	Low to Moderate	Low	Low to Moderate	Medium to High
EW7	Moderate to High	High	High	Moderate to High	Low
EW8	High	High	High	High	Low
EW9	Moderate to High	High	High	High	Low

Table 3: Summary of Land around Empingham

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E1	Low	Low to Moderate	Low	Low to Moderate	High
E2	High	High	High	Moderate to High	Low
E3	Moderate to High	High	High	Moderate to High	Low to Medium
E4	High	High	High	Moderate to High	Low
E5	Moderate to High	Moderate	Moderate	Moderate	Medium
E6	Low to Moderate	Moderate	Moderate	Moderate	Medium
E7	High	Moderate to High	High	High	Low
E8	Moderate	Moderate to High	Moderate	Low to Moderate	Medium

Table 4: Summary of Land around Greetham

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G1	Low to Moderate	Low to Moderate	Low	Moderate	Medium to High
G2	Moderate	Moderate	Moderate	Moderate	Medium
G3*	-	-	-	-	-
G4	Moderate	Moderate	Moderate	Moderate to High	Low to Medium
G5	Moderate	Moderate	Moderate	Moderate to High	Medium
G6	Moderate	Moderate	Moderate	Low	Medium to High
G7	Moderate	Low to Moderate	Moderate	Low to Moderate	Medium
* Landscape sensitivity and capacity of G3 has not been assessed since it comprises part of Greetham Quarry					

Table 5: Summary of Land around Ketton

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K1	Moderate to High	Moderate	Moderate	Moderate	Medium
K2	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High
K3*	-	-	-	-	-
K4	Moderate to High	Moderate to High	High	Moderate to High	Low to Medium
K5	Moderate	Moderate	Moderate	Moderate	Medium
K6	High	High	High	High	Low
K7	Moderate	Moderate	Moderate	Low to Moderate	Medium
K8	Low	Low	Low	Low to Moderate	High
K9	High	Moderate to High	High	Moderate to High	Low
* Landscape sensitivity and capacity of K3 has not been assessed since it comprises part of Ketton Cement Works					

Table 6: Summary of Land around Market Overton

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO1	Moderate to High	High	High	Moderate	Low to Medium
MO2	Low to Moderate	Low to Moderate	Moderate	High	Low to Medium
MO3	Low to Moderate	Low to Moderate	Low	Low	High
MO4	Moderate to High	High	High	High	Low
MO5	Moderate to High	High	High	High	Low

Table 7: Summary of Land around Ryhall

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R1	High	Moderate to High	High	Moderate to High	Low
R2	Moderate to High	Moderate	Moderate	Moderate to High	Low to Medium
R3	Moderate to High	Moderate to High	High	Moderate to High	Low
R4	Moderate	Moderate to High	Moderate	Low to Moderate	Medium
R5	Moderate to High	Moderate	Moderate	Low to Moderate	Medium
R6	Moderate to High	Moderate	High	Low to Moderate	Low to Medium
R7	High	High	High	High	Low
R8	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium
R9	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium
R10	Moderate	Moderate	Moderate	Low to Moderate	Medium

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2. Background, Outline of the Brief and Format of the Report

Background to and Outline of the Brief

- 2.1 Rutland County Council adopted its Core Strategy Development Plan Document (DPD) in July 2011 following public examination in March 2011. This is one of a number of documents being prepared as part of the Council's Local Development Framework (LDF). It sets out the overarching policies for Rutland for the period to 2026, including the overall distribution and location of development.
- 2.2 Amongst other proposals, the Core Strategy requires that provision be made for about 390 new dwellings in seven villages in Rutland designated as 'Local Service Centres', mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings. The seven villages are Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton and Ryhall.
- 2.3 The Site Allocations and Policies DPD is currently being prepared by the Council as part of its LDF. Sites have been identified to meet the requirement of the Core Strategy within the Site Allocations and Policies DPD, Issues and Options document. At the time of writing the Council was considering comments received from a range of groups and stakeholders during the consultation stage between 8 September 2011 and 30 November 2011.
- 2.4 The Council has commissioned this study of the land around the seven villages designated as 'Local Service Centres' in order to assess the sensitivity and capacity of the landscape and to assist the Council in identifying suitable sites to meet the requirement of the Core Strategy.
- 2.5 The study will form part of the evidence base to inform the next stages of the Council's LDF and to support the Council's position at the Public Examination into its Site Allocations and Policies DPD.
- 2.6 A landscape sensitivity and capacity study was carried out for the Council in 2010 which assessed land around the two towns of Oakham and Uppingham¹. This formed part of the evidence base for the Core Strategy, and for consistency the Council wishes a similar methodology to be used in this landscape sensitivity and capacity study of land around the Local Service Centres.
- 2.7 The brief requires the study to assess all the undeveloped land immediately adjoining each of the seven villages and to identify any visual issues that may need to be considered in assessing the landscape sensitivity and capacity of these areas. As a minimum the area to be assessed should include all the sites identified in the Site Allocations and Policies, Issues and Options DPD, and all other land immediately adjoining each village, at least to the extent of one field or parcel of land from the existing built up area of each village. The precise extent of the area to be assessed was agreed with the Council in the early stages of the study, as discussed further in Section 3.
- 2.8 To meet the requirements of the brief, the study includes:
 - a) A descriptive analysis of all the land surrounding each of the villages assessed to identify the different landscape sensitivity and capacity areas and the justification behind them;

¹ David Tyldesley & Associates (May 2010); *Landscape Sensitivity and Capacity Study, Final Report*, Ref. 1750 Final Rpt. Issue 2

- b) A summary table for each village showing the landscape sensitivity and capacity areas that have been identified;
 - c) Each landscape sensitivity and capacity area is given a rating on a range low-medium-high and colour coded (using a “traffic light” notation) to allow visual comparison between different areas;
 - d) A map or maps for each village showing the different areas using a colour coding (“traffic light”) notation to allow visual comparison between the different areas; and
 - e) Recommendations to the Council for each of the villages as to prioritising land for development in landscape and visual terms and any mitigation measures that might be required should development take place.
- 2.9 The study provides an independent appraisal of the landscape sensitivity of land surrounding each of the seven villages, and its landscape capacity to accommodate development, based on recognised methodologies which have been adapted to suit local circumstances. It should be noted that this study assesses landscape and visual considerations only. A range of other environmental considerations may need to be taken into account, such as ecology and nature conservation, heritage and archaeology, water quality and flooding potential, etc. by the Council to determine the potential wider environmental and cumulative impacts of development on a particular site. Other non-environmental site considerations, including access and drainage issues for example, will also need to be considered by others but which do not form part of this assessment.

Background to Landscape Character Assessment in Rutland

- 2.10 The study methodology is described in Section 3. An essential stage in the methodology is to gain an understanding of the character of the landscape by desk study review of existing landscape character assessment and by field survey of land surrounding each village which could affect its character and setting in the local landscape. Landscape character assessments undertaken in adjoining authorities were reviewed where necessary in order to gain a wider appreciation of the character of the landscape.
- 2.11 In 2003 Rutland County Council commissioned and adopted a Landscape Character Assessment (LCA) for the whole of its administrative area². It was prepared in the context of the 1995 strategic study ‘*Leicester, Leicestershire and Rutland Landscape and Woodland Strategy*’ (published 2001) undertaken by Leicestershire County Council. In parallel with the LCA, a Countryside Design Guide was also prepared with the intent of later adoption by the Council as Supplementary Planning Guidance.
- 2.12 The LCA was prepared to assist the council and other stakeholders involved in development and land management across the county to take decisions which have landscape implications, to provide an understanding of the context and likely consequences of such decisions. It recognised that the environmental quality of the county, and particularly of the landscape, is often very high and that it makes a substantial contribution to the quality of life in Rutland. Landscape is not only about the blend of ‘natural’ environmental features, it is about how people have interacted with the land and importantly, how they perceive the landscape and their own place within it.

² David Tyldesley & Associates (May 2003); *Rutland Landscape Character Assessment*

- 2.13 The LCA divided the county into a number of 'Landscape Character Types' (LCTs), each of which display distinctive blends of topography, geology, soils, drainage, land cover, land use, enclosure, exposure, and many other elements to create identifiable 'landscape'. Some of these LCTs were further divided into more discrete 'Landscape Character Sub-Areas' to provide a more detailed assessment of their character to help inform the guidance.
- 2.14 In accordance with the methodology used in this study, as described in Section 3, detailed fieldwork on the edges of Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton and Ryhall has been undertaken and a refinement of the existing LCTs in the 2003 county wide landscape character assessment provided at the detailed local scale where appropriate. This enables a greater level of understanding of the landscape and settlement character sensitivity of each of the seven Local Service Centre villages, and their capacity to accommodate the range of uses which could include residential / business / retail / or mixed use (e.g. residential/employment/retail) developments.
- 2.15 It is increasingly becoming established practice to include an historic dimension within landscape character assessment in order to gain a more complete, holistic understanding of existing character and how it has changed over time. The Leicestershire, Leicester and Rutland Historic Landscape Characterisation (HLC) Project was completed in 2010 and provides an historic categorisation at different scales and levels of detail. Although a review of the HLC was beyond the scope of this study, broad category types as defined within it were taken into consideration during the desk study and fieldwork, as discussed further in Section 3.

Format of the Report

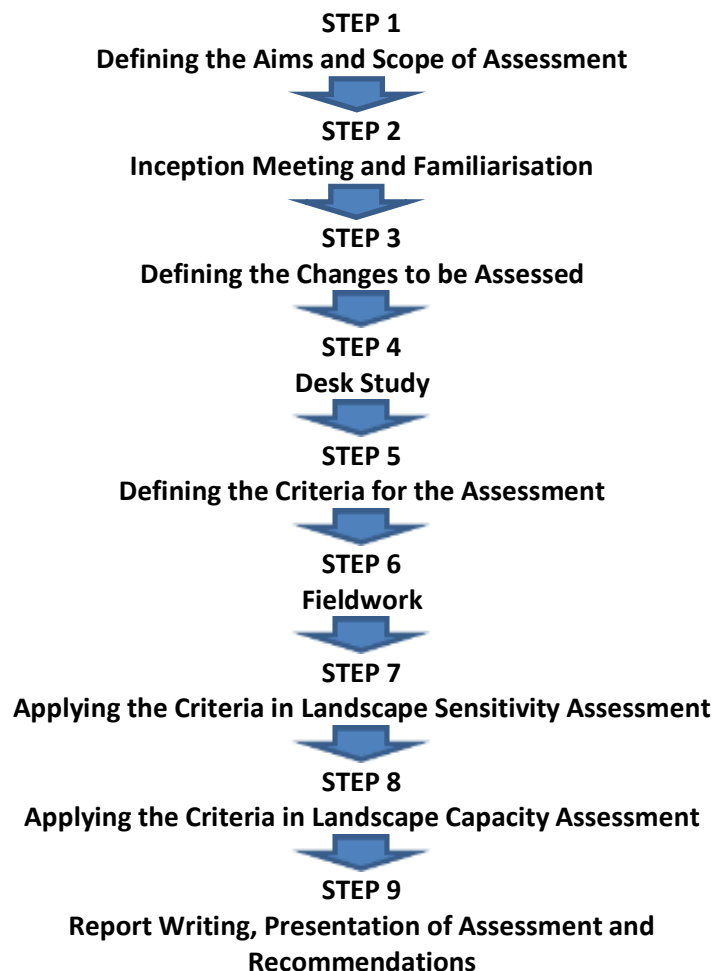
- 2.16 The following section, Section 3 describes the methodology used in the study. Criteria for assessing landscape sensitivity and capacity are described and clearly set out in a number of tables. The assessment is then reported for each parcel of land in turn.
- 2.17 For each village, the relevant section begins by describing the local landscape character, highlighting any differences from the County-wide landscape character assessment undertaken in 2003. Figures are included towards the back of the report to illustrate the local landscape character setting of each village within the vicinity of the land being assessed. **A fold out key panel is included for these figures at the end of the report.** Within the local landscape context, each village is described in terms of its landscape and settlement character and its setting in the wider landscape, the settlement form and pattern of the village, and visual considerations. These terms are described in more detail and explained in Section 3.
- 2.18 In Sections 4 to 10, for each parcel of land an assessment is made of its landscape sensitivity, using the criteria described in Section 3 to assess firstly landscape character sensitivity, and secondly visual sensitivity. The scope for mitigation of each area, for example structure planting in-keeping with landscape character or to help soften an already harsh edge to the village, is discussed and taken into consideration in the assessment. Photographs are included to illustrate the landscape and visual context of each village within the vicinity of the land being assessed.
- 2.19 Criteria described in Section 3 to assess landscape value are then applied to each identified area, and conclusions made on the overall landscape capacity of each area to accommodate

development. A summary table is included at the end of the assessment of each area, and figures provided at the back of the report to illustrate separately landscape sensitivity and landscape capacity of each area. In accordance with the study brief the tables and figures are colour coded to enable easy cross-reference and visual comparison. Overall summary tables are provided at the end of each section to compare the assessment of all identified zones for each village.

- 2.20 The final Section11 provides recommendations to the Council for each of the villages for prioritising land for development in landscape and visual terms, and describes any mitigation measures that might be required should development take place.

3. Methodology

- 3.1 The study follows best practice methodology for judging landscape sensitivity and capacity in accordance with the techniques and criteria described in The Countryside Agency's and Scottish Natural Heritage's joint *Landscape Character Assessment Guidance for England and Scotland*, 2002, Topic Paper 6. The study is also consistent with the impact assessment methodology advocated by the Landscape Institute and Institute of Environmental Management & Assessment in their "*Guidelines for Landscape and Visual Impact Assessment*", 2002.
- 3.2 This body of good practice guidance has been extended to include methods developed generally for capacity assessments and specifically for built development and settlement expansion, drawing on our experience gained in other landscape capacity projects in England and Scotland. The methodology used in the study replicates that used in the Rutland County Council Landscape Sensitivity and Capacity Study, Final Report, Issue 2, May 2010, which assessed the sensitivity and capacity of specified sites in Rutland around Oakham and Uppingham and on the edge of Stamford.
- 3.3 Essentially, capacity evaluation is a systematic and chronological process through the steps shown below. However, it is also an iterative process and some steps were repeated in a cycle part way through the method to refined and apply the criteria:



Step 1: Defining the Aims and Scope of the Assessment

- 3.4 The aims and scope of the assessment are clearly set out in the study brief as described in Section 2 above. The brief requires the study to assess all the undeveloped land immediately adjoining each of the seven villages and to identify any visual issues that may need to be considered in assessing the landscape sensitivity and capacity of these areas. As a minimum the area to be assessed should include all the sites identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and all other land immediately adjoining each village, at least to the extent of one field or parcel of land from the existing built up area of each village.
- 3.5 The Issues and Options consultation document, September 2011, identifies a number of sites around the seven villages put forward by developers, landowners, town and parish councils, and other interested parties during a “call for sites” stage that ended in September 2010. All the sites that were submitted were subject to an initial desktop appraisal by the Council in order to assess their suitability against key locational policies of the Core Strategy and minimum size thresholds. These sites are referred to as ‘Consultation Sites July 2011’ in this study. No sites have been allocated for development at this stage. Potential uses that meet key locational policy requirements and minimum size threshold include residential, business, retail and mixed use sites (e.g. for residential/employment/retail use).
- 3.6 Any new sites that came forward out of the Issues and Options consultation stage were also subject to an initial desktop appraisal by the Council, as above, and included within a Summary of Consultation Responses, September – November 2010 document. At the request of the Council these sites were included for consideration in this study and are referred to as ‘Consultation Sites February 2012’.
- 3.7 With regard to identifying all other land for assessment immediately adjoining each village, it was agreed with the Council that all land within a 150m buffer from the planned limits of development (as shown on the village plans within the Issues and Options consultation document) would provide a reasonable area for assessment. Land between the planned limits of development and the outer limit of the buffer zone would be assessed for sensitivity and capacity within coherent sub-areas identified during the initial landscape characterisation and visual survey stage. Only parcels of land which abut the planned limits of development have been included in the study.
- 3.8 At Edith Weston, however, the Council requested that we assessed land to the east and west of the village beyond the planned limits to development, around the former MoD housing on the Derwent Drive residential estate (to the west) and around MoD housing at Chiltern Drive and Severn Crescent (to the east).

Step 2: Inception Meeting and Familiarisation

- 3.9 An inception meeting was held on 4 January 2012 at Rutland County Council’s offices in Oakham. Various documents were passed to the Consultant (see below). The programme and methodology were agreed.
- 3.10 Prior to the meeting and immediately afterwards an initial survey around each village was undertaken, to aid familiarisation of the potential sites and the general landscape setting of each village.

Step 3: Defining the Changes to be Assessed

- 3.11 The Core Strategy requires that provision be made for about 390 new dwellings across the seven villages, mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings. It was agreed with the Council that the study should address potential sites which abut the planned limits to development around each village, and those outlying areas immediately to the east and west of Edith Weston as discussed in paragraph 3.8 above, with potential for residential, affordable housing, employment and mixed use (residential/employment) development.
- 3.12 Some of the sites are relatively small, where acceptability in terms of landscape and visual impact could be determined by site layout and detailed design. It was agreed that built development assumed for the purposes of this study is conventional, domestic-scale residential, community and business development. It is assumed that the buildings would be well designed and would use traditional or other appropriate building techniques and materials. Where structural landscaping including ground modelling, if appropriate, and tree planting of appropriate scale, area, design and species composition is considered essential mitigation, to ensure that the development achieves a good fit in the landscape, then this is specifically mentioned.

Step 4: Desk Study

- 3.13 Prior to the inception meeting a list of background information and other documents required to carry out the study was forwarded to the Council. Those available were provided at the inception meeting or shortly afterwards, and others are available on-line from the Council's website. The main documents consulted were:
- Rutland Local Plan, July 2001
 - Rutland Landscape Character Assessment, May 2003
 - Rutland County Council Landscape Sensitivity and Capacity Study, Final Report, Issue 2, May 2010;
 - Rutland LDF Core Strategy, adopted July 2011;
 - Rutland Site Allocations & Policies DPD, Issues and Options consultation document, September 2011
 - Rutland Phase 1 Habitat Survey, July 2009
- 3.14 Various other data was provided by the Council to inform the study. This included information held on the Council's GIS system, such as OS base tiles, to enable study mapping to be provided in compatible electronic format (MapInfo). Other information was obtained from the Council's website, including background LDF documents. We also used aerial photographs from Google (including Street View) to gain an initial appreciation of landscape and settlement character prior to the fieldwork.
- 3.15 The Leicestershire, Leicester and Rutland Historic Landscape Characterisation (HLC) Project website was visited and broad character area data as defined in the HLC used to inform the general descriptions of the character and setting of each village. The local service centre

settlements in Rutland are typically nucleated villages predominantly surrounded by fields and enclosed land, although there are significant areas of military, industrial developments and extractive industries which impact on the setting of some of the villages. Historic settlement cores, as defined in the HLC, normally represent the oldest surviving areas of the villages, and generally coincide with conservation areas. Analysis of this data provides an understanding of how and where the villages have expanded, usually as a result of surrounding development such as at Greetham (the quarry) and at Ketton (the quarry and cement works). Further detailed historic characterisation of land surrounding each village was beyond the scope of the study and was considered unlikely to affect the findings.

Step 5: Defining the Criteria for the Assessment

- 3.16 The most important stage in the study is defining appropriate criteria for relevant assessment so that these may be applied in a systematic, impartial and transparent judgement and the conclusions of the assessment summarised into meaningful recommendations. The technique adopted follows the methodology in Topic Paper 6 (see paragraph 3.1 above) for assessing the overall sensitivity of the landscape to a particular type of change or development, defined in terms of the interactions between the landscape itself, the way it is viewed and the particular nature of the type of change or development in question, summarised as follows:

Overall Landscape Sensitivity = Landscape Character Sensitivity + Visual Sensitivity

- 3.17 For judging the ability or capacity of the landscape to accommodate change or development, the technique adopted follows the methodology in Topic Paper 6 for judging the overall landscape sensitivity, as above, and the value attached to the landscape or to specific elements in it, summarised as follows:

Landscape Capacity (to accommodate specific type of change) = Overall Landscape Sensitivity + Landscape Value

- 3.18 Criteria were defined based around four key aspects:

- (i) Landscape and settlement character sensitivity
- (ii) Settlement form and pattern
- (iii) Visual considerations
- (iv) Landscape value

- (i) Landscape and settlement character sensitivity

- 3.19 This considers impacts upon particular aspects of landscape character including landform, land cover, land use, scale, pattern, enclosure, quality and condition. A detailed assessment of the character of the landscape of each village was undertaken and has been divided into smaller units where localised landscape character shows some variation from the generic description of the wider character area as defined in the 2003 Landscape Character Assessment. The local landscape sub-areas are only examined in the context of the consultation sites and their immediate context in relation to the edges of the seven Local Service Centre villages, thus outer boundaries are not precisely defined.

- 3.20 An assessment is made on the presence or absence of distinctive landscape elements or features, whether they could be readily replaced and whether they make a positive

contribution to character and sense of place. Conclusions are made on whether development would overall have a negative effect, neutral or positive effect on landscape character.

3.21 Criteria are used as developed in the 2010 Rutland Landscape Sensitivity and Capacity Study, to assess the function of each area of land in the wider setting of each village. The most important considerations in this respect are the function of the land as actual or perceived intervening land between settlements; and as an important break between village and countryside.

3.22 Where the character of an identified parcel of land is defined by surrounding built development rather than its setting on the edge of the village and countryside, its function as open space affecting the setting, appearance, form and / or character of the built environment is made.

(ii) Settlement form and pattern

3.23 It is recognised that the seven villages have distinctive historical cores. Of particular importance in relation to the assessment of built development is the historic settlement pattern and the extent to which this has been sustained or modified. Growth has occurred which has obviously altered settlement shape and to varying extent the pattern of each village, i.e. the direction of growth which often reflects natural influences or other considerations. In some areas there is a good landscape fit where the built up area on the edge of a village relates well to its landscape setting, for example an irregular form or layout related to topography or hydrology or historical land use or patterns of buildings or activities. In other areas the fit is not so good resulting in a harsh edge to the settlement which does not blend so well into the landscape.

3.24 Compatibility of changes to the overall shape of each village and their fit in the wider settlement pattern of the landscape is essential if new development is to sustain the appreciation of distinctive settlement patterns and characteristics. Thus the study considers settlement pattern, settlement morphology and the design, external finish and landscape fit of buildings. An assessment is made of whether development within an identified area would represent an appropriate extension to the village, or where there may be some association with settlement form and pattern but where this is less clear, or where development would be isolated from the village. Conclusions are made on whether development would overall have a negative effect, neutral or positive effect on settlement form and pattern.

(iii) Visual considerations

3.25 The assessment considers the visual effects of development, such as the obstruction of views (for example by new buildings) or intrusion into views; how conspicuous the development may be or whether it would affect important skylines or views, for example those seen from dwellings, roads, paths and viewpoints, and to what extent this might affect the setting of the village. Some visual effects may be reduced by mitigation measures; however these may themselves have adverse effects on the landscape or may obstruct important views in the attempt to prevent views of the new development.

3.26 The elements considered to be important in the assessment of visual considerations are:

- Views in to the area and approaches; the impact on views of and approaches to the villages from the approach roads, public rights of way and other viewpoints
- Outward views; the impact of development on views out of the settlement where these are strategically significant and distinctive and an important aspect of settlement character
- Ridges and other areas of high ground; the potential effect on distinctive ridges and other areas of high ground or where the settlement avoids such elevated positions
- Conspicuity; whether development would be located in a visually conspicuous location, such as open, flat ground or on open, high or rising ground, where this is not already a key positive landscape characteristic

3.27 Visibility of development is not necessarily an adverse effect, even where it would be conspicuous. Thus the assessment considers whether development is likely to be perceptible but would not significantly alter the balance of features or elements within the existing view, or where development would enhance views or existing visual amenity.

(iv) Landscape Value

3.28 The first three key aspects considered above, namely landscape character and setting of the village; settlement form and pattern; and visual considerations, were assessed to reach conclusions on the overall landscape sensitivity of each identified parcel of land. This process inevitably involved both objective assessment, such as the presence or absence of landscape features, and relative and comparative judgements, such as changes to patterns, diversity and openness.

3.29 Turning the sensitivity study into an assessment of capacity to accommodate a particular type of change requires consideration of more subjective, experiential or perceptual aspects of the landscape and of the value attached to it. Certain landscapes are valued by society for a variety of reasons and this needs to be reflected in judgements made about capacity to accept change. Thus the capacity assessment considers the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.

3.30 Criteria are used which consider landscape designations and other aspects of value, such as scenic value / interest , and public amenity value by way of views, access, biodiversity (general wildlife) interest and opportunity for quiet enjoyment (tranquillity).

3.31 With regard to designated landscapes, there are no national designations such as Areas of Outstanding Natural Beauty within Rutland. The Rutland Local Plan does, however, include a policy for the protection of Countryside of Special Landscape Value (Policy EN28) referring to the designation of Areas of Particularly Attractive Countryside (APAC) and Areas of Local Landscape Value (ALLV) within the county. Policies in the Local Plan were automatically saved for a 3 year period to September 2007 under the provisions of the Planning & Compulsory Purchase Act 2004. Several policies were extended beyond that date by a Direction issued by the Secretary of State, to remain in force until replaced by new policies through the LDF process. Included in the list of extended policies is EN28 which has not been replaced by policy in the Rutland Core Strategy, and thus still remains in force.

- 3.32 For this reason in assessing landscape value we have included consideration of whether the land lies within or adjacent to a designated APAC or ALLV. Edith Weston and Empingham lie wholly within an APAC whilst Ketton abuts an APAC, which increases their landscape value. Ryhall lies mostly within an ALLV and Market Overton abuts an ALLV to the west. Neither Cottesmore nor Greetham lie within or adjacent to an APAC or ALLV.

Step 6: Fieldwork

- 3.33 Initial field survey was undertaken in early January 2012 to aid familiarisation of the potential sites and the general landscape setting of each village. The main stage of fieldwork was undertaken in mid February 2012 by two consultants with extensive experience in landscape assessment, with one being a qualified Landscape Architect. Detailed fieldwork enabled the identification of an appropriate study area boundary considered important to the landscape setting of each village, and from which views into and out of the village were gained. This enabled, where appropriate, the definition of local landscape character sub-areas as a finer grain of local landscape character assessment than in the 2003 county-wide LCA.
- 3.34 An appreciation of landscape character and views into and out of each village were gained by walking and driving along key rights of way and roads around each settlement. Photographs were taken from within each settlement and from all directions beyond the villages to record key characteristics in accordance with the study criteria.

Step 7: Applying the Criteria in Landscape Sensitivity Assessment

- 3.35 As described in Step 5 appropriate criteria were defined and then applied in a systematic and impartial judgement of the sensitivity and capacity of each identified zone. Criteria for all the four key aspects explained in Step 5 were devised as being most appropriate to the consideration of built development on the edges of the seven Local Service Centre villages. To assess landscape character sensitivity the following criteria in Table 8 were used:

Table 8: Landscape and Settlement Character Sensitivity

Landscape Sensitivity	Assessment Criteria
High Sensitivity	<ul style="list-style-type: none"> • Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place. • Important intervening open land between settlements, or perceived as such. • Important to the setting of the village by providing a distinctive break between village and countryside. • Open space important to the appearance, form and character of the built environment. • Development would be isolated from the village or would detract from important aspects of settlement form and pattern. • The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
Moderate Sensitivity	<ul style="list-style-type: none"> • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable

Landscape Sensitivity	Assessment Criteria
	<p>character but some sense of place.</p> <ul style="list-style-type: none"> • Part of a larger area of intervening open land between settlements, or perceived as such. • Of some importance to the setting of the village but the break between village and countryside is less distinctive. • Open space of some importance to the setting, appearance, form and character of the built environment. • Development would have some association with the village and may have some effect on settlement form and pattern.
Low Sensitivity	<ul style="list-style-type: none"> • Some elements / features are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. Few, if any, features / elements that could not be replaced. • Is not important intervening open land between settlements. • Of little or no importance to the setting of the village as there is little or no distinctive break between village and countryside. • Open space of little or no importance to the appearance, form and character of the built environment. • Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

3.36 To assess visual sensitivity the following criteria in Table 9 were used:

Table 9: Visual Sensitivity

Visual Sensitivity	Assessment Criteria
High Sensitivity	<ul style="list-style-type: none"> • Provides important views into and/or out of the village which could not be mitigated. • Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated. • The land is very open to public or private views where views of the countryside or open space are very important. • Development would be uncharacteristically conspicuous and could not be successfully mitigated.
Moderate Sensitivity	<ul style="list-style-type: none"> • Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts. • Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable. • The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance. • Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.
Low Sensitivity	<ul style="list-style-type: none"> • Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the

Visual Sensitivity	Assessment Criteria
	<p>countryside, with or without mitigation.</p> <ul style="list-style-type: none"> • The land is well screened from public or private views. • Development would not be discernible or would enhance views or existing visual amenity.

3.37 To make a judgement on overall landscape sensitivity by considering the interactions between landscape character sensitivity and visual sensitivity, the following categories given in the matrix in Table 10 were used:

Table 10: Overall Landscape Sensitivity Categories

Landscape and Settlement Character Sensitivity	High	HIGH	HIGH	HIGH
	Moderate	MODERATE	MODERATE	HIGH
	Low	LOW	MODERATE	HIGH
		Low	Moderate	High
		Visual Sensitivity		

Step 8: Applying the Criteria in Landscape Capacity Assessment

3.38 As described above, turning the sensitivity study into an assessment of capacity to accommodate a particular type of change requires consideration of the way that the landscape is valued. To do this the following criteria in Table 11 were used:

Table 11: Landscape Value

Landscape Value	Assessment Criteria
High Landscape Value	<ul style="list-style-type: none"> • Lies wholly within a designated landscape where localised character and scenic value is distinctive. • Presents locally important landscape characteristics or scenic value; or • Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
Moderate Landscape Value	<ul style="list-style-type: none"> • Lies wholly or partially within a designated landscape but where localised character and scenic value is less distinctive or has become degraded.

Landscape Value	Assessment Criteria
	<ul style="list-style-type: none"> Lies adjacent to a designated landscape. Presents locally distinctive landscape characteristics with some scenic interest; or Presents some public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
Low Landscape Value	<ul style="list-style-type: none"> Does not lie within or adjacent to a designated landscape. Does not present locally important / distinctive landscape characteristics or scenic value / interest; or Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

3.39 To make judgements on overall landscape capacity by considering the interactions between overall landscape sensitivity and landscape value, the following categories given in the matrix in Table 12 were used:

Table 12: Overall Landscape Capacity Categories

Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

Step 9: Report Writing, Presentation of Assessment and Recommendations

3.40 This report presents the findings of the landscape sensitivity and capacity assessment. For each village the relevant section begins by describing the local landscape character, highlighting any differences from the County-wide landscape character assessment undertaken in 2003. Within the local landscape context, each village is described in terms of its landscape character and setting in the wider landscape, the settlement form and pattern of the village, and visual considerations. For each parcel of land an assessment is made of its landscape sensitivity, using the criteria described above to assess firstly landscape character sensitivity, and secondly visual sensitivity. The scope for mitigation of each area is discussed and taken into consideration in the assessment. The assessment is summarised in tabular

format, colour coded for ease of reading and to enable easy comparison between the identified zones.

- 3.41 The different aspects of landscape character sensitivity, visual sensitivity, and landscape value are assessed to three categories; Low, Medium and High. However, in some cases the assessment does not fall squarely into one of these categories and a split assessment, such as Moderate to High landscape character sensitivity has been given. Overall landscape sensitivity using the matrix in Table 10 is also assessed to these three categories and colour coded as shown in the table. Again, for some zones decisions have been made about how the individual assessments are combined where split assessments have led to more than one possible category. For example, an area with a Moderate to High landscape character sensitivity and Moderate visual sensitivity could have an overall landscape sensitivity of either Moderate or High using the matrix in Table 10. Thus a judgement has been made, by comparing the assessment of other zones, to arrive at the most appropriate category.
- 3.42 To arrive at overall landscape capacity, a five point scale has been used as shown in the matrix in Table 12; Low, Low to Medium, Medium, Medium to High and High. A five point scale allows greater differentiation between zones and is particularly helpful where larger parcels of land have been split into two or more areas of different sensitivity and / or capacity. These five categories are also colour coded as shown in the table and illustrated via GIS mapping.
- 3.43 When assessing overall landscape capacity, again for some zones decisions have been made about how the individual assessments are combined where split assessments have led to more than one possible category.
- 3.44 Colour coded summary tables are presented at the end of the assessment of each zone. For each village the summary tables for each zone have then been combined into overall settlement summary tables to allow easy comparison between zones and for cross-reference to the coloured maps.
- 3.45 Recommendations are given in Section 11 to prioritise zones and to guide the direction of the future growth of the seven Local Service Centre villages. Where identified zones have been assessed as having the same overall capacity to accommodate development, a judgement is made and recommendations given on the order that these areas could be brought forward for development, in landscape and visual terms.

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4 Assessment & Analysis – Cottesmore

4.1 Landscape Character Context

4.1.1 Cottesmore lies in the northern half of central Rutland and falls wholly within the *Cottesmore Plateau* landscape character sub-area, part of the wider *Rutland Plateau* Landscape Character Type (LCT) as defined in the Rutland Landscape Character Assessment (LCA) 2003. Historically the village is of linear form grouped either side of Main Street (B668), but this form has become diluted with the development of 1960s and 1970s housing estates at the south-west and north-east fringes of the settlement. Underlying topography is not significant in influencing the form and visual prominence of the village. Although there are gentle undulations across the village, particularly to the north-east where the uppermost reaches of North Brook emerge from a shallow open valley, the settlement lies over relatively level terrain.

4.1.2 The following extracts from the 2003 LCA provides a description of the *Cottesmore Plateau* sub-area in relation to the setting in the context of Cottesmore itself:

‘The distinctive northern-most sub-area of the Rutland Plateau extends from the northern edge of the Rutland Water Basin, northwards, beyond the county boundary. The Cottesmore Plateau has the most typical plateau-like characteristics of the four sub-areas of the Rutland Plateau. It is predominantly of a level relief but, with the exception of land around Cottesmore air base, it rarely has the characteristic of being flat. Rather it has long, shallow, gradual undulations. Arable farming, with large geometric field patterns is the predominant land use, but this is interspersed with significant amounts of pasture and many trees, both in larger woods and in the distinctive network of hawthorn hedges. This extensive tree cover, typically of Ash within the hedgerows, and Beech, Lime and Sycamore within the plantations is most apparent in the southern section of the Cottesmore Plateau, and is particularly dominant as a landscape feature around the estate and parklands of Burley-on-the-Hill and Exton House’.

‘Elsewhere on the Cottesmore Plateau the landscape is of a simpler, more open nature, where large, open, arable fields and low cut thorn hedges allow a clearer reading of the landform. This is particularly characteristic of the northern area around Cottesmore airfield and along the sub area’s southern boundary around Whitwell and Empingham. Throughout the Cottesmore Plateau the condition of its characteristic field boundary hedges and hedgerow trees varies markedly, with evidence of hedgerow removal especially in the south and over-mature trees’.

‘By contrast, the northern part of the Cottesmore Plateau is dominated by the airfield and military complex. The hangars, control towers and mast network are prominent across the flatter landform, particularly from the west, where tree cover is less abundant and less effective in softening views of the barracks than from the south and from Cottesmore village. Austere security fencing defines the perimeter of the airfield. The visible and physical influence of the airfield extends beyond its perimeter because runway approach lights extend eastward towards the A1, appearing as alien structures in the arable fields’.

4.1.3 The LCA goes on to recommend landscape objectives for the *Cottesmore Plateau* as:

Recommended Landscape Objectives Rutland Plateau - Cottesmore Plateau

To conserve and manage the parks, avenues and other designed landscapes and the historic mosaic of agriculture, parkland and woodland wherever it occurs and, elsewhere, the more open, elevated, mixed arable and pastoral agricultural plateau landscapes, restoring and reinstating distinctive features such as hedgerows, hedgerow trees, copses, spinneys, dry stone walls and woodlands especially where they would filter views of the airfields, military barracks and mineral and related industrial operations. To conserve and enhance and where possible extend the semi-natural habitats of species-rich, calcareous grasslands and typical limestone woodlands and to conserve historic landscape features.

Landscape / Settlement Character and Setting

- 4.1.4 The setting of Cottesmore, lying wholly within the single landscape character sub-area, is relatively uniform in comparison to other settlements across Rutland. Field study did not suggest any significant variation of character within the character area in the immediate context of this study. The key characteristics as set out within the 2003 LCA are appropriate to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently this study has not further divided the land around Cottesmore into smaller landscape character areas.
- 4.1.5 The built extent of Cottesmore lies almost entirely between elevations of 131m and 140m AOD. Land rises very gently to the west of the settlement before it falls away over the *Cottesmore Plateau* scarp slope. The terrain falls very gradually to the south and east but in most respects the landscape's level relief does not allow the settlement to present any distant or wider visual impact upon the plateau landscape.
- 4.1.6 Cottesmore's immediate relationship with its generally uniform arable plateau landscape setting does vary considerably around its boundaries. Late 20th century housing developments at its north-east and south-west limits 'sandwich' the historic core and set harsh visual contrasts against the open arable fields they abut. Elsewhere, less clearly defined settlement boundaries allow for a fragmented and varied interface between the plateau and the village. This is particularly the case to the south-east facing village boundary (west of Exton Road) which is characterized by a series of small paddocks and gardens with scattered trees and vegetation. This characteristic is repeated again to the south of Mill Lane where a mix of older and more recently developed properties have been carefully designed and distributed, maintaining a sensitive, 'soft' village fringe with parkland characteristics and presenting an attractive setting to the church spire.
- 4.1.7 The northern fringe of the settlement between Mill Lane and Rogue's Lane is relatively inaccessible as a consequence of there being no Public Rights of Way around the sector. The village fringe is defined in part by an important stand of mature deciduous trees which frame the important open space north of Rogue's Lane, and then the rear garden boundaries of the late 20th century infill development off Creswell Drive.
- 4.1.8 Well-maintained strong hedgerows line most approaches to the village, although these are lower and afford a less effective screen when approaching from the north on the Market Overton/Barrow road. With the exception of the more recent housing estates to the north-east and south-west, these hedged approaches afford a relatively low-key relationship between the wider landscape and the settlement. Roads into the village tend to reflect the locally characteristic wide grass verges of Rutland which contribute to the sense of place. Hedgerow trees are generally infrequent or absent on the approaches to the village, apart

from the west of Exton Lane, east of Rogue's Lane and the southern limits to the Market Overton road (un-named and un-numbered) where it meets the main B668 road where small concentrations of trees are important to the setting of the village.

Settlement Form and Pattern

- 4.1.9 A key characteristic of the village is its historic linear form along the B668, with a built environment characterised by well-maintained limestone cottages with a mix of stone slate, blue slate, pantile and thatched roofs. Buildings are irregularly spaced and oriented to the road. The church and its yard provides an important landmark and focus for the settlement. Wide verges and avenue trees are important along the south-west parts of the main road. Conservation area status reflects the quality and importance of the built environment in these areas.
- 4.1.10 Character along Mill Lane to the north of the main road is similarly characteristic with a predominance of locally distinctive low two storey houses with remnant agricultural buildings and yards which have generally been given over to more recent residential development and infill. Character is slightly diluted through early and mid-20th century housing, although overall the setting is pleasing and suggests an air of wellbeing.
- 4.1.11 The late 20th century housing estates at the north-east and south west fringes of Cottesmore do not reflect the local distinctiveness seen elsewhere and generally present very harsh contrast to the historic village and have a stark contrast to their landscape setting. These estates, characterised by uniform brick materials, man-made tiles and ubiquitous white bargeboards to gable ends, are prominent on approaches from Greetham and from Ashwell in particular, but also from Rogue's Lane and the Market Overton Road.
- 4.1.12 Important open space is found within the village to the north adjacent to Rogue's Lane where a distinctive open meadow with a heavy surround of mature deciduous trees gives the impression of a park, or parkland, but is actually under agricultural cultivation. Closer to the village centre to the east of Hall Close (the northern part of the main road) is an open area abutting the road and serving to partially separate the historic core from less distinctive housing beyond.

Visual Considerations

- 4.1.13 With the exception of the housing estates described above, Cottesmore is generally free from significant visual detractors or prominent infrastructure. The church steeple is the most important positive visual feature of the village. Views into the village as established above are generally unremarkable and tend to be over relatively close distances of constrained by hedgerows. Exceptions to those are where limited views into historic areas of the village (shown on Figure 2), are possible from the footpath which skirts the southern fringes of the village, and are important in and around Manor Farm, and from the Market Overton road across parkland into the church steeple.
- 4.1.14 Important views into and out of the village are shown on Figure 2. These are however relatively limited in number and extent, in the main because of the low differences in relief and elevation within and around Cottesmore and often because of an immediate landscape context of limited intrinsic value. Where views are significant they tend to be very localised. The most important views in and around Cottesmore are those from the Market Overton Road and from parts of Mill Lane where local vistas in towards the church and its imposing

steeple are possible over the locally attractive parkland-like pastures (which falls within study zone C7 for this study). The steeple, its framing by mature trees and an immediate context of attractive roofscape and vernacular buildings present an attractive view into Cottesmore from the north and west.

- 4.1.15 Elsewhere localised views offer some limited scenic value to the southern edge of the settlement around Manor Farm from the Exton Road and footpath which skirts the southern boundary of the village. From this path some longer views of some local scenic value are possible to the south to wooded hedge-lines and ridges in the middle distance. The otherwise very limited network of public rights of leading out from the village further limit possible views and vistas.
- 4.1.16 As noted, approaches to the village on the Ashwell Road, Oakham Road and Greetham Road are characterised by harsh village edges created by mid to late 20th century housing estates on the periphery of the historic core of Cottesmore. These together present discordant interfaces between the wider landscape and built environment of the village.

4.2 Assessment & Analysis of Land around Cottesmore

4.2.1 Following desk study and field survey we have identified 8 parcels of land, or zones, immediately adjoining Cottesmore, referred to as C1 to C8. These zones lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).

4.2.2 The 8 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are generally consistent for each parcel of land within the identified zone.

4.2.3 The following sheets record the assessment and analysis of the 8 zones around Cottesmore, which are located around the village as shown here:



Location

On the northern fringe of the settlement between Mill Lane and Rogue's Lane, and north of the Creswell Drive development.



View A looking north-eastwards showing open arable fields north of Mill Lane and peripheral development to the village's northern edge.



View B looking west from Rogue's Lane showing wooded northern frame to the village.



View C from Rogue's Lane looking north.

Landscape and settlement character sensitivity

The main components of the zone consist of parts of three large scale, open arable fields (see View A) and part of a smaller paddock and memorial site/graveyard (see View B) on the gently falling *Cottesmore plateau* landscape character area. These arch between Mill Lane and Rogue's Lane and arch around the northern fringe of the settlement. There are no distinctive landscape elements or features present that could not be replaced, but the area represents open countryside considered important to the setting of the village, and is generally poorly related to existing built limits. Development across the whole extent of the zone would have a significant effect on landscape character in terms of eroding its openness and would erode part of the separation between Cottesmore and development associated with the RAF station further along Rogue's Lane to the north.

A small wooded parcel of land partially enclosing a separate arable field east of Rogue' Lane is also included within the zone although this displays quite distinctive characteristics which are different to the main zone. Because of its small size and location, it is appropriate to consider this area in connection with Zone C1. It is classified as an Area of Local Landscape Value which falls mainly within the Planned Limits to Development (PLD) of Cottesmore and is therefore outside the scope of this study. Because the PLD crosses the site without close adherence to any distinctive landscape break or feature, it is inappropriate to consider this fragment of the zone which falls outside the PLD (and hence within the scope of this study) as separate to the space within the PLD boundary. It is characterised by a mature belt of trees to its northern and eastern fringes with an irregular arable field lying within this frame. It gives the impression of parkland although it is not related to a designed landscape. Views into this smaller parcel of land are possible through gaps in the wooded edge to Rogue's Lane.

Settlement form and pattern

Development in Zone C1 would generally be poorly related to the historic form of the settlement and would serve to further dilute the linear form of development characteristic of Main Street and Mill Lane, to which it abuts. However, the Creswell Drive development which consolidates previously dispersed and agricultural development north of Mill Lane might be slightly extended with limited visual or settlement form harm. Overall, development across the main zone would be poorly related to the current extent and scale of Cottesmore.

The small parcel of land within the Area of Local Landscape Value is however more closely related to the settlement being semi-enclosed by the Creswell Drive housing area and development on Heath Drive estate to the east. Its mature boundary of trees also helps separate the site from the open landscape beyond. It is however an important open space in terms of settlement form and has locally significant scenic value which would present a net loss to local environmental quality if lost to development.

C1 overall is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Part of a larger area of intervening open land between settlements, or perceived as such
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
- Open space of some importance to the setting, appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside, particularly its western and eastern elements. It would appear disjointed from the village and would thus create adverse visual impact in views from Mill Lane when approaching the village from the west. Mitigation by way of boundary planting would not reduce the adverse visual impact, or be consistent with the landscape character of the vicinity.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3). A high landscape sensitivity value could have been determined using the matrix but on balance it is considered that the relatively limited landscape character interest and relatively restricted views into the site justifies the lower option.

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest;
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone C1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). Development would present significant extension of the village to the north of Mill Lane where it could be prominent and with low capacity for mitigation, potentially detracting from the traditional built form, pattern and scale of the village.

The small parcel of land within the Area of Local Landscape Value should be considered independently of C1, but is of insufficient scale to justify a study zone in its own right. Whilst integral to the existing built form of the settlement and enjoying a mature established screen from the wider landscape context, its intrinsic value as open space (recognised through ALLV designation) supports a view that this should be safeguarded from development.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C1	Moderate to High	Moderate	Moderate	Moderate	Medium

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Location

Parts of two large arable fields to the north-eastern fringe of the settlement between Rogue’s Lane and Greetham Road, abutting the northern edge of the Heath Drive estate.



View D: Vista over the shallow valley of C2 from Rogue’s Lane near the rear of properties on Westland Road.



View E: Vista over C2 from Greetham Road looking to the stark delineation of Cottesmore from its arable landscape setting at the rear of Westfield Road.

Landscape and settlement character sensitivity

The zone lies within the *Cottesmore Plateau* landscape character area and consists of two large scale, open fields across a shallow valley which contains the upper reaches of North Brook. It lies entirely between Rogue’s Lane and Greetham Road and as a consequence is relatively open to views in. There are no distinctive landscape elements or features present to the eastern field that is given over to arable production. The western field is under pasture and appears to contain an extensive area of ridge and furrow earth works as shown in View D. The overall site is dissected by the North Brook which at this point is very small. However, the line of the watercourse is apparent with occasional bushes and trees and rough bankside fringe belying its course eastwards. Clearly, the brook and ridge and furrow offer some landscape interest to the site and would be features that cannot be replaced if lost to development. Whilst the zone represents open countryside and is

conspicuous on the north-east fringe of Cottesmore, it does fall across a dip in the topography which could serve to reduce wider landscape impact. Development of the site would have some effect on landscape character.

Settlement form and pattern

Development in Zone C2 would serve to extend the existing unsympathetic development of the Heath Drive estate into open countryside beyond, illustrated in View E. This would generally be poorly related to the historic form of the settlement and would serve to further dilute the linear form of development characteristic of Main Street and Mill Lane. However, this dilution has already occurred and development across the 'inner' fringe of the site, if sensitively developed could serve to mitigate the stark contrast between the countryside and the settlement as is currently the case. Overall, development across the zone would be poorly related to the historic form of Cottesmore but could serve to ameliorate currently harsh contrast between the village and its setting. It would be likely to worsen the current relationship between countryside and developed area.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Part of a larger area of intervening open land between settlements, or perceived as such.
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside when viewed from Rogue's Lane and from Greetham Road. However this visual prominence would be mitigated in the wider context by the shallow valley topography. An important factor in this respect is whether the development of parts of the site would exacerbate the existing poor landscape fit of the Heath Drive estate.

The area is assessed as having **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3)

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest;
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone C2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development could present a significant extension of the village to the north of the Heath Drive estate in an area of local visual prominence, and consideration must be afforded to sensitive elements such as the brook and ridge and furrow landscape features.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C2	Moderate	Moderate	Moderate	Low to Moderate	Medium

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Location

Part of a single large arable field on the north-eastern fringe of the settlement between Greetham Road and Exton Road.



View E looking over C2 from a gateway through the large hedge on Greetham Road looking towards Exton Road.



View F: Vista over C3 from the Exton Road approaching Cottesmore from the south. Properties of the Heath Drive housing estate are visible across the Greetham Road.

Landscape and settlement character sensitivity

The zone lies within the *Cottesmore Plateau* landscape character area and consists of the western part of a large arable field with generally unremarkable character and little change in relief. The field lies between Greetham Road and Exton Road. From Greetham Road a large mature hedge behind a wide grass verge reduces vistas over the site. View F shows the view possible through a gate in the hedgerow from Greetham Road. Hedgerows along the Exton Road are occasionally broken and are generally kept lower, and views over the site are afforded on the approaches to Cottesmore from the south, as shown in View G. Views across the site afforded by these breaks on

Exton Road are of towards a wooded fringe to the east and distant but level horizons to the north east, but otherwise are of only moderate to limited value or significance.

Settlement form and pattern

Development in Zone C3 would serve to extend the existing built limits of the village beyond the observed and perceived boundary set by the Greetham Road, east of which the village does not encroach in any form. The high hedges along Greetham Road and the wide verge serve to emphasise the limits to development in this sector of the village limits. To the immediate north of Greetham Road lies the late 20th Century Heath Drive housing estate which is seen to significantly dilute the historic linear form of Cottesmore but which could be also be argued to present a 'gateway' to the settlement. Whilst development across parts of C3 would exacerbate this influence, the approach from Greetham and well designed development to the east of Greetham Road on the western fringe of C3 could possibly serve to consolidate that gateway experience.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
- Part of a larger area of intervening open land between settlements, or perceived as such.
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Open space of some importance to the setting, appearance, form and character of the built environment.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Views out of or into the site are limited or intermittent and hence of limited importance. Development on the site would be conspicuous in the open countryside when viewed from Exton Road, and to some extent when approaching the site from the north on Greetham Road. This impact could be mitigated through improved hedge management and structural planting which could compliment the treescape to the west of Exton Road around Manor Farm. The prominence of housing on the site from Greetham Road would be reduced if the large existing hedgerow was maintained. However access to the site in this area would be likely to diminish such screening. Maintenance of the screen would also serve to underpin the separation of the site from the existing extent of Cottesmore and so counter any benefits which could be attached to an enhanced 'gateway' effect to the settlement.

The area is assessed as having **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest;
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone C3** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development could be present significant extension of the village beyond existing defined limits to the settlement and would present a significant change to settlement form and extent when approaching from both Greetham and Exton.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C3	Moderate to High	Moderate	Moderate	Low to Moderate	Medium

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Location

On the southern edge of the historic core of the settlement, west of Exton Road and east of the junction between Ashwell Road and the B668.



View G from public footpath looking west over paddocks, south of Main Street.



View H from footpath looking north-east towards Manor Farm over paddocks and gardens.



View I south-east from footpath to south of Zone C4.



View J: *Semi-enclosed site to western part of Zone 4, offering some development potential in landscape and amenity terms.*

Landscape and settlement character sensitivity

The zone lies within the *Cottesmore Plateau* landscape character area and consists of parts of a series of fields, paddocks and gardens which extend southwards from the rear of properties along Main Street and The Leas. The area is atypical of the wider landscape character area because of the relative complexity created by the smaller land parcels and field boundaries as illustrated in Views H and I. Most of the area is given over to grazing and 'horsiculture'. Consequently the area is subdivided by a mixture of post and wire, post and rail, and hedgerows with scattered small stands of trees. The western part of the zone includes community playing fields with associated infrastructure. As per the rest of the settlement's setting, landform is generally level with some slight undulation and former earthworks apparent in the eastern fringe around the imposing Manor House.

The site cannot be viewed from public highway, but a public footpath runs through the site from Exton Road through to the B668 to the west of the village. This affords public views over most of the site and some attractive vistas over open countryside to the south away from the settlement.

A key characteristic of the zone is the loosely defined village boundary. This is afforded a 'soft' edge because of the irregular spacing of domestic, light industrial and community facility buildings, which benefits from occasional hedge or tree cover, although views to these buildings from the footpaths are often possible. Some paddocks reach well into the built area of the zone whilst occasionally development extends outwards into the paddock areas to create an irregular interface between the two elements.

Settlement form and pattern

Development across the whole of Zone C4 would serve to extend the existing built limits of the village beyond loose boundary set by the rear of properties along Main Street and the Leas, although this would in part reflect the historic form of the settlement. This area has seen a degree of 'backland' development over recent years which has in part led to the soft settlement boundary as described above. Development over parts of this area could maintain this relationship between the open countryside and the village through careful siting and orientation of buildings. Access to the area may be problematic in relation to through routes to Main Street.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Is not important intervening open land between settlements.
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Views out of or into the site are possible along most of the footpath crossing the zone. This affords views towards the village and across its soft settlement boundary in this area. Views are also possible southwards from the footpath across open grazing with low rolling topography affording a pleasant vista towards wood-edged fields in the middle distance as shown in View J.

Development on the northern parts of the site would be seen against the rear of the Main Street environs viewed from the footpath, but would be well screened by intervening trees and hedges from with Exton Road or the B668 approaches to Cottesmore. Development to the south of the footpath would be prominent in the open countryside from the footpath.

The area is assessed as having **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest;
- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low to Medium capacity for Zone C4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). A Medium capacity judgement would be a possible results of using the matrix, but on balance a slightly lower capacity has been allocated because overall development might serve to reduce amenity value of the important footpath (in an area where public rights of way around the settlement are generally few) and threaten the amenity value of the playing fields.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C4	Low to Moderate	Moderate	Moderate	Moderate to High	Low to Medium

Location

On the south-western edge of Cottesmore, south of the B668 Burley Road.



View K from public footpath looking west over paddocks towards B668 Burley Road.



View L from footpath looking south-east towards the playing fields.

Landscape and settlement character sensitivity

The crescent shaped zone lies within the *Cottesmore Plateau* landscape character area and consists of parts of an extensive paddock and the eastern half of an arable field that hug the eastern side of the Burley Road as shown in View L. The inner paddock consists of rough grazing and occupies a shallow depression that lies slightly below the level of the road. Because of this, and wide grass verges to the highway edge, ground level of the paddock is screened from obvious view from the highway. The field is relatively well enclosed by mature hedges but also relatively unsympathetic *Leylandii* type hedging which partially defines the sports fields of Zone 4 as illustrated in View M. The field displays signs of vulnerability to flooding, belying its lower relief and profile. This field has similar characteristics to much of Zone 4 and hence is atypical of the wider landscape setting of the village.

The slightly lower ground levels in the paddock, alongside relatively well established field boundaries might allow for a degree of development to be accommodated with limited wider landscape prominence.

The western part of the zone consists of a more typical arable field south of the Burley Road, set within a boundary of mature hedges, but which is otherwise unremarkable. Here the land is less depressed and hence views across the site are possible from the slightly raised B668 on approaches to Cottesmore.

Settlement form and pattern

The zone is free from existing development and only abuts the built confines of Cottesmore at its north-eastern edge where it sits adjacent to the last properties to the south of Main Street. Whilst Cottesmore does extend further west along Burley Road, it is entirely confined to the north side of the road. Hence the development of the zone would serve to extend the settlement into an area which would partially reflect its historic linear form, but within an area currently free from built elements.

Development across the whole of Zone C5 would serve to extend the existing built limits of the village to a significant extent, and further west than the development to the north of Burley Road around the Wenton Drive housing estate.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Is not important intervening open land between settlements.
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Views out of or into the site are possible along the western end of the footpath crossing the areas from Zone 4. This affords views out of the village and across the paddock component of the zone. Views are however limited out of the site because of the lower lying land and the well established enclosure of hedges trees and leylandii screen to the football pitch. The upper floors and roofs of housing along Burley Road are visible from within the site, but the highway is generally screened by hedging.

Views into the north-eastern end of the zone where it meets the existing village limits are restricted by hedging and hedgerow trees, combining with the slight fall in levels to afford a well screened site. Further west along the Burley Road views into the site are more obvious as its levels rise very slightly to match those of the road itself, and vistas are only partially screened by the mature but low hedges to the arable component of the zone.

Whilst development would be generally seen in the context of the Wenton Close estate, it would present an inevitable extension of development into undeveloped areas, although upper storeys and roofs would be seen rather than the whole property from the highway, affording a less intrusive and prominent overall impact. Development of the site would be prominent from the footpath.

The area is assessed as having **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3)

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest;
- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium to High capacity for Zone C5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). A Medium capacity judgement would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because the intrinsic landscape value of the site is limited and relatively well contained, and its relief and profile would allow for less conspicuous development on a site relatively well related to other development. Whilst development might serve to reduce amenity value of the important footpath (in an area where public rights of way around the settlement are generally few) this would be limited to a relative short distance. Development over the full extent of the zone could however have a significant impact on the village limits along Burley Road and significantly extend into undeveloped areas.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C5	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High

Location

On the western edge of Cottesmore, between the B668 Burley Road and Ashwell Road.



View M from Ashwell Road looking east towards the Wenton Close housing estate.

Landscape and settlement character sensitivity

The broadly rectangular zone lies within the *Cottesmore Plateau* landscape character area and consists of the majority of a large arable field lying wholly between Ashwell Road and Burley Road.

The site itself is typical of the arable landscape which generally affords Cottesmore with its landscape setting, as shown in View N. It is open and level with very little in the way of distinguishing features or focal points. It is delineated by low hedges with a total absence of hedgerow trees. To its eastern boundary is a harsh boundary with the mid-to-late 20th century housing of the Wenton Close estate. Ashwell Road to its northern edge is slightly elevated above surrounding land and this affords clear views across the site.

Settlement form and pattern

The zone is free from existing development and only abuts the built confines of Cottesmore at its eastern edge where it has a prominent interface with housing of the Wenton Close estate. This relationship is similar to that found to the east of Zone 2, although the level nature of the site and the slightly elevated vistas afforded from Ashwell Road further emphasise this contrast between the settlement and its landscape setting. The Wenton Close estate relates poorly to both the landscape context and to the historic settlement form of Cottesmore. Development of this site would serve to exacerbate this relationship, although it might also offer opportunities for improved settlement boundaries to be established.

Development across the whole of Zone C6 would serve to extend the existing built limits of the village to a significant extent and because of the already peripheral nature of Wenton Close estate, would serve to present a significant extension of the village into exposed open countryside in a way which would be remote from the historic core and services of the village.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Open space of some importance to the setting, appearance, form and character of the built environment.

- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

Views into the site are clear along the northern edge of the zone along the slightly elevated Ashwell Road which is a popular lane for walkers. Hedgerows afford minimal screening effect. Views from the southern boundary along Burley Road are slightly less prominent because of subtle changes in elevation, but the views across the site are still possible over the hedgerow boundaries. This level of openness allows for clear views of the harsh built edge to the settlement along the eastern edge of the site.

Development across the site would be widely visible from these two important routes into the village. Partial mitigation could be achieved through structural planting which over time could reduce visual prominence. Similarly, sensitive design and layout could serve to soften the exiting unsympathetic landscape impact of the existing housing, although at the cost of additional incursion into open and visually prominent countryside.

The area is assessed as having **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Development would be uncharacteristically conspicuous and could not be successfully mitigated.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone C6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). A Medium to High capacity judgement would be a possible result of using the matrix, but on balance a Medium capacity has been determined because development would be likely to be of high prominence in the wider landscape, even though the landscape in the zone is of relatively unremarkable character. It would also serve to emphasise earlier unsympathetic impacts upon settlement form.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C6	Moderate	Moderate to High	Moderate	Low to Moderate	Medium

Location

On the western edge of Cottesmore, between the Ashwell Road and Market Overton Road.



View N from Market Overton Road looking south towards the Wenton Close housing estate on Ashwell Road.



View O looking across Zone C7 from Ashwell Road looking east, and showing important vista into Cottesmore church steeple.

Landscape and settlement character sensitivity

The zone lies within the *Cottesmore Plateau* landscape character area and consists of part of a large arable field lying wholly between the Market Overton Road and Ashwell Road.

The site itself is typical of the arable landscape which generally affords Cottesmore with its landscape setting as shown in View O. It is open and level with very little in the way of distinguishing features or focal points. It is delineated by low hedges with a total absence of hedgerow trees. To its southern boundary is the Ashwell Road, which is dominated locally by its backdrop of the mid-to-late 20th century housing of the Wenton Close estate. Ashwell road is slightly raised above the surrounding ground level and this emphasises the prominence of this the housing along its southern edge.

Settlement form and pattern

The zone is free from existing development and only abuts the built confines of Cottesmore at its southern edge where it has a prominent interface with housing of the Wenton Close estate. The Wenton Close estate relates poorly to both the landscape context and to the historic settlement form of Cottesmore. Development of this site would serve to introduce development beyond two recognised boundary features, of Ashwell and Market Overton roads, potentially serving to exacerbate this harsh relationship.

Development on Zone C7 would serve to extend the existing built limits of the village in an area with a very weak relationship to Cottesmore's settlement form and extent, and would present a significant extension of the village beyond perceived edge of the village into exposed open countryside in a way which would be remote from the historic form and services of the village.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.

Visual considerations

Views into the site are clear from both the Market Overton road and along the slightly elevated Ashwell Road, a popular lane for walkers. Hedgerows afford minimal screening effect. Views from the southern boundary along Ashwell Road are significant and afford vistas towards Cottesmore church steeple as shown in View P (across zone C 8) which is locally a significant landmark.

Development across the site would be widely visible from these two important routes into the village. Mitigation would only be achieved in the long term through structural planting which over time could reduce visual prominence. However this would not reflect local landscape character for the site.

The area is assessed as having **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and/or out of the village which could not be mitigated.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3). A moderate overall landscape sensitivity could have been an outcome of the matrix, but on balance the poor relationship of the site to the main settlement, and the separation of it beyond important village boundary features justifies a higher sensitivity score.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Low to Medium capacity for Zone C7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4).

A Medium capacity judgement would be a possible result of using the matrix, but on balance a slightly lower capacity has been determined because development would be likely to be prominent in the wider landscape because of its relative separation from the village, even though the landscape in the zone is of unremarkable character. The site would relate particularly poorly to settlement form and potentially interrupt vistas to the church steeple from Ashwell Road.

If development were to be considered on C7, it would be least harmful to local character if directed towards the southern and south eastern edges of the site, adjacent to Ashwell Road, to maximise the relationship with the Wenton Close estate, despite that being of poor relationship to the historic settlement form.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C7	Moderate	Moderate to High	High	Low to Moderate	Low to Medium

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Location

The north-western edge of Cottesmore, between the Market Overton Road and Mill Lane, presenting an 'L' shaped zone.



View P from the Market Overton Road looking east towards the church and the rear of development along Main Street.



View Q from the junction of Mill Lane and the Market Overton Road looking south-east towards the site.

Landscape and settlement character sensitivity

The zone lies within the *Cottesmore Plateau* landscape character area and consists mainly of pasture lying between the Market Overton Road and Mill Lane. The 'reverse L' shaped zone represents the open space which backs on to the rear of properties on Main Street and the western end of Clatterpot Lane.

The site itself is atypical of the arable landscape that generally affords Cottesmore with its landscape setting. Whilst being open and level ground similar to most of the village's setting, it displays pasture and parkland like characteristics, although the latter is probably only descriptive and not actually part of any designed landscape. Only the northern-most element of the site is arable in character in the area abutting the primary school on Mill Lane as seen in View R. The majority of

the site, particularly to the southern parts are characterised by rough pasture with scattered free-standing mature deciduous trees, and tree stumps where trees have been felled, possibly belying the lines of removed missing field boundaries, illustrated in View Q.

The site is framed to its west and northern edges by a mix of well-maintained hedges along Mill Lane and hedges with mature hedgerow trees along Market Overton Road. The 'inner crook' of the reverse 'L' abuts built limits to the village at the rear of Clatterpot Lane and Main Street and is enhanced by scattered mature deciduous trees and generally traditional or vernacular buildings. This mix of characteristics is enhanced by a small but important area of mature trees to the south-west corner of the site around 'the Spinney' on the junction of Market Overton and Ashwell Roads and Main Street. Here, mature trees are concentrated around the edge of a smaller paddock area and present an important and attractive frame to part of the wider zone (and also emphasise the separation of the village from Zone C7). The site and its relationship to the built elements of Cottesmore therefore presents a mature and attractive 'soft' pastoral setting and can be seen to add a degree of scenic value which is generally not apparent elsewhere around Cottesmore.

Settlement form and pattern

The zone frames the built confines of Cottesmore at its north-western fringe. The site represents the inner corner of the 'reverse L' presented by the historic relationship between Main Street and Clatterpot Lane. The site therefore presents an extended boundary with the existing built limits of the settlement. Development of this site could therefore relate relatively well to the built extent of Cottesmore, but could also be seen to diminish its historic linear form. Development of the inner parts to the zone would not significantly represent an extension of the built extent of Cottesmore into open countryside.

The 'soft' interface between C8 and the village is however a positive landscape characteristic, enhanced by the roofscape and orientation of most of the buildings along its loosely defined boundary. Development within the site could be designed to reflect this, but would be likely to require low density development to achieve this. Loss of the pastoral landscape character would however be harmful to the overall setting of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Open space important to the appearance, form and character of the built environment.
- Is not important intervening open land between settlements.

Visual considerations

Views into the site are clear from both the Market Overton road and along Mill Lane. They are also clear views into the site from the public footpath which edges the village to the eastern edge of the site between Main Street and Mill Lane. Hedgerows afford minimal screening effect. Views from the northern and western boundaries from Mill Lane and Market Overton Road are significant, particularly towards the Ashwell Road junction and afford vistas towards Cottesmore church steeple which is locally a significant landmark.

Development across the site would be widely visible from these three important routes around the village. Mitigation would only be achieved in the long term through structural planting which over time could reduce visual prominence. Tree planting may partly reflect local landscape character for

the site, but to present effective screening would risk loss of both character and important local vistas currently enjoyed across the site.

The area is assessed as having **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and/or out of the village which could not be mitigated.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 3).

A moderate overall landscape sensitivity could have been an outcome of the matrix, but on balance the poor relationship of the site to the main settlement, and the separation of it beyond important village boundary features justifies a higher sensitivity score.

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally important landscape characteristics or scenic value;
- Presents some public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate landscape value give **Low to Medium capacity for Zone C8** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 4). Whilst the site is well related to the settlement limits, it presents some of the more attractive and characterful landscape elements found around Cottesmore. Views into the church and the vernacular development within its environs present a pleasing settlement context which retains historic value.

If development were to be considered within the site it should be limited in scale and directed to the northern fringe along Mill Lane in the area immediately west of the school which remains under arable use. This could be seen to protect and frame the pastoral character of the inner site which are its critical components.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
C8	Moderate to High	Moderate to High	High	Moderate	Low to Medium

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5 Assessment & Analysis – Edith Weston

5.1 Landscape Character Context

5.1.1 Edith Weston lies at the confluence of three landscape character areas (see Figure 5) as defined in the Rutland Landscape Character Assessment (LCA) 2003. The minor road running immediately to the south of the village (Manton Road) and the Edith Weston Road/Normanton Road which runs to the east of the village mark the approximate boundaries. To the south of the Manton Road the land falls down to the River Chater Valley within the *Ridges and Valleys* landscape character sub-area of the wider *High Rutland* Landscape Character Type (LCT). To the east the topography of the *Ketton Plateau* landscape character sub-area flattens out as part of the wider *Rutland Plateau* LCT. The village itself lies on the south shore of Rutland Water in the *Rutland Water Basin* LCT.

5.1.2 The following extracts from the 2003 LCA provides a description of the *High Rutland* LCT which lies immediately to the south of Edith Weston:

‘High Rutland forms part of the watershed between the Soar -Trent- Humber and the Welland catchments. It is dissected by radiating rivers and streams which have formed steep sided valleys separated by ridges. This gives the whole area the distinctive steeply rolling landform familiar to travellers who are either continually ascending and descending the steep slopes or travelling along the ridges enjoying panoramic views across the surrounding countryside’.

‘The highest parts of the landscape character type in Rutland reach over 190 metres AOD. Much of High Rutland is deeply rural and locally feels relatively remote. A distinctive feature is the network of narrow gated roads connecting isolated hamlets and farms. The only major roads within the area are the A47 running east to west and the A6003 running north to south, neither of which is seriously visually intrusive in the landscape but they do create a busier, noisier ambience in the main road corridors’.

‘Land use is a mixture of arable on the flatter and more gently sloping ridge areas and grassland mainly on the steeper slopes and in the valley bottoms. Ridge and furrow is fairly well distributed throughout the area and reflects the intensity of arable cultivation here in the early Middle Ages. Field ponds are also characteristic. The field pattern is mainly one of regularly shaped fields bounded by thorn hedges with mainly ash, and in a few places oak, as hedgerow trees. These enclosure hedges contrast with the older mixed species hedges that form the more sinuous parish boundaries’.

‘Whilst the Leighfield Forest and Chater Valley sub-areas have remained pastoral and well wooded, elsewhere there has been extensive conversion or reversion to arable with attendant loss of pasture, woodland, field boundaries, hedgerow trees and small pockets of semi-natural vegetation’.

5.1.3 The following extracts from the 2003 LCA provides a more local description of the *Ridges and Valleys* sub-area immediately south of the village:

‘This extensive part of west, south and central Rutland has typical generic landscape elements, features and characteristics of High Rutland but differs from Leighfield Forest by lacking the sense of rural isolation and having a much more open, regular, geometric field pattern (exacerbated by some boundary removal) with fewer, low-cut or gappy

hedges, fewer hedgerow trees and less enclosure. The ridges and valleys are evident but not as pronounced as to the west. There are fewer woodlands and those that occur tend to be enclosure or post-enclosure, straight-edged plantations. In parts there are a number of small plantations and some of the valley streams have linear strips of woodland or narrow, linear wetland habitats’.

‘Mixed or arable farming prevails with a variety of crops and intensively managed, improved grasslands grazed by cattle and sheep. There are more farm steadings in the countryside and more and larger farm buildings’.

‘Although the sub-area does exhibit a number of historic features, with ridge and furrow and old lanes linking medieval villages still characteristic, this part of High Rutland has a less obvious feeling of antiquity and continuity...Roads, railways and disused railways form important linear features sometimes seeming to run against the grain of the ridges and valleys which run generally east – west’

- 5.1.4 The LCA goes on to recommend landscape objectives for *High Rutland – Ridges and Valleys* as:

Recommended Landscape Objectives High Rutland - Ridges and Valleys

To sustain and restore the rural, mixed-agricultural, busy, colourful, diverse landscape with regular patterns, straight lines, frequent movement, many large and small historic, stone-built conservation villages that fit well with the landform, to protect the landscape setting and conserve and enhance the edges of villages, to increase the woodland cover and other semi-natural habitats whilst protecting historic features and panoramic views from the ridges.

- 5.1.5 The eastern edge of Edith Weston abuts the *Ketton Plateau* landscape character sub-area which flattens out as part of the wider *Rutland Plateau* LCT. Extracts from the 2003 LCA describe relevant *Rutland Plateau* characteristics as follows:

‘The Rutland Plateau is the area of generally higher land which occupies the north east part of the County, extending from the Welland Valley in the south, and abutting the High Rutland, Rutland Water Basin and Vale of Catmose landscapes to the west. The plateau extends into Lincolnshire and Leicestershire at the northern County boundary. The Plateau dips gently from its highest point (149m AOD) on the ridge above and to the east of the Vale of Catmose, eastward to the lower lying areas around the villages of Ryhall and Essendine, close to the Lincolnshire border, where spot heights close to Ryhall are only 17m AOD’.

Whilst the higher parts are generally characteristic of a relatively high, open plateau, the area is cut by significant river valleys, notably those of the River Gwash and the North Brook, above Empingham. The heavier clay soils overlying the limestone in the northeast have led to the retention of large woodlands. The Gwash Valley separates the higher land above Ketton from the main Rutland Plateau to its north. These differences form the basis of the four sub-areas of the plateau’.

‘..the area has been important in military terms providing a flat and sparsely populated landscape suited to the establishment of airfields and associated barracks. At North Luffenham the military installations, including the barracks at Edith Weston and their associated high security fencing and military clutter are locally intrusive.

Whilst there are significant variations in the local character of the plateau landscape character type, it is generally distinguishable by its predominantly arable farming land use. Within the broad, geometric network of large, regular fields, enclosed by thorn hedges, is a well-treed and wooded landscape, interspersed with pasture, particularly close to the plateau settlements and within the river valleys of the Gwash and North Brook. The tree cover frequently restricts and encloses vistas out from, and into, the Plateau’.

‘Over many parts of the Rutland Plateau the intensification of arable farming has led to the loss or decline of dry stone walls and hedgerows emphasising the open, windswept, exposed nature of the elevated plateau. Similarly, the loss of landscape features and the generally level or slightly rolling or dipping landform has resulted in a number of farmsteads becoming more exposed and prominent within the arable landscape, often appearing to be ‘perched’ on the landscape rather than integrated with it’.

- 5.1.6 A more localised description of the *Ketton Plateau* landscape sub-area of relevance to the setting of Edith Weston to the east is provided in the 2003 LCA as follows:

‘The Ketton Plateau sub-area occupies the southern-most quadrant of the Rutland Plateau, lying south and south-east of Rutland Water. It displays many of the characteristics of the Cottesmore Plateau, and is distinguished more because of its physical separation from the former (by the incision of the Gwash Valley and the basin of Rutland Water), than its distinctly separate character. However, notably absent are the large designed landscapes of the Cottesmore Plateau. Although gently undulating, the Ketton Plateau also dips gently west to east, with more pronounced dips at its eastern and southern boundaries where it borders the Welland and Chater Valleys’.

‘The plateau is dominated by two significant intrusions into the otherwise agricultural landscape, which like the Cottesmore Plateau is a patchwork of arable and pasture farmland, overlain with less widespread, but nevertheless important woodland cover. These intrusions are the disused North Luffenham military airfield and the cement works and quarry at Ketton’.

‘As with Cottesmore, the former airfield, which occupies the western extremity of the plateau, has a significant impact on the character of the area by way of its location on the highest part of the plateau, absence of agricultural features and the intrusion of its boundary fencing and military buildings. However, the absence of views into it from the slightly lower lying ground around, means that the dominance of this base is less than that of the larger Cottesmore base to the north. The impact is also softened by the absence of flying operations. The greater impact of the base is the visual intrusion of its barracks on the eastern fringe of Edith Weston, which itself falls within the Rutland Water Basin’.

- 5.1.7 We need to look at the description of the Rutland Water Basin from the 2003 LCA to gain an understanding of the landscape characteristics of the village itself. The following extracts are of relevance:

‘This landscape character type is unique and dominated by Rutland Water. The middle valley of the River Gwash and its northern tributary, flowing from Oakham, were dammed and flooded to create a major new water storage reservoir, now owned and

managed by Anglian Water. The flooded valley now has the character of a basin, with the flat expanse of water surrounded by generally low, gently sloping hills to skylines formed by the Rutland Plateau to the north and the High Rutland hills to the south’.

‘The landform immediately adjacent to the water varies, but most of the basin has a distinct profile, especially along its southern and northern shores, where the land dips sharply down to the water from a shoulder of high ground, effectively obscuring many views of the water below’.

‘Established, pre-reservoir trees and woodland and subsequent planned landscaping, particularly around the recreational and interpretation centres at Whitwell and Edith Weston combine to provide a surprisingly detailed mosaic of pasture and woodland on the shores. Elsewhere, arable land sweeps down to the shores in large, geometric fields with low cut hedges. The shorelines of Rutland Water vary according to the water level but may include water lapping close to the field edges or noticeable patches or strips of mud between the fields and the water’.

‘All four of the villages that lie within the basin are located around the 90 - 100m AOD contours, well above the reservoir level that always remains below the 85m AOD contour. Thus, Edith Weston, Upper Hambleton, Manton and Whitwell have an elevated waterside location, albeit the water is not always visible from the villages. Empingham lies beyond the eastern end of the basin, below the level of the dam, in the Rutland Plateau landscape type. All these settlements retain a high quality historic core and all have seen some later development, some of which has not been sympathetic to the traditional village character, although Upper Hambleton and Whitwell have been less affected in this way. The settlements have seen significant development pressure for residential, business, sport and recreational interests generated by the presence and proximity of the reservoir. The MoD barracks at Edith Weston on the Rutland Plateau have a particularly uncharacteristic and utilitarian appearance visible from the Basin’.

5.1.8 The LCA goes on to recommend landscape objectives for *Rutland Water Basin* as:

Recommended Landscape Objectives Rutland Water Basin

To encourage the continued maturity and evolution of the modern reservoir landscape, to enhance its visual amenity and biodiversity and recreational potential and to conserve the best elements of a large-scale, sweeping, open, busy, varied, colourful and modern landscape. To accommodate any new water-related developments into the landform and woodland cover and to avoid inappropriately located or conspicuous developments that would detract from landscape character. To encourage the further establishment and improved management of woodlands, wetlands and other semi-natural habitats.

Landscape / Settlement Character and Setting

5.1.9 From these descriptions it can be seen that the landscape character of Edith Weston and its immediate surroundings which influence its setting are varied and distinctive. From our detailed field surveys we found that the descriptions and character area boundaries are accurate; key characteristics are appropriate to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently we

have not further divided the land around Edith Weston into smaller landscape character areas.

- 5.1.10 The Manton Road forms a distinctive edge to the village. It runs along an east-west ridge of land at between approximately 104m to 108m AOD. With low roadside hedges and large, regularly shaped arable and improved grassland fields within the *Ridges and Valleys* landscape character sub-area to the south, the land falls steadily southwards to around 70m AOD in the *River Chater Valley* before rising again to the more southerly reaches of the *High Rutland* LCT. This distinctive rolling landform is a typical feature of the landscape of *High Rutland*.
- 5.1.11 At its eastern end where Manton Road joins Edith Weston Road the formal administrative buildings of the 16th Artillery Regiment are located within open grounds behind a belt of mature trees and tall chain link fencing topped with barbed wire, contrasting in scale, design and character with the village but more in character with the MoD barracks to the east.
- 5.1.12 The MoD buildings immediately to the east of the village occupy the flat land of the *Ketton Plateau* landscape character area at between approximately 100m-110m AOD. They have a stark, austere character, with red brick terraced housing formerly laid out within open, sparsely vegetated grounds, set amongst surrounding large scale arable fields and the disused airfield. Little attempt has been made neither to soften the edges of the barracks nor to integrate it into the landscape. Beyond the barracks the plateau is a relatively unsettled with isolated farms dotted throughout the landscape.
- 5.1.13 The northern edge of Manton Road provides a more mature boundary to Edith Weston, with taller roadside hedges and mature trees and an open grass field on the edge of the village. The village, which has a densely vegetated mature southern and eastern edge, lies on land falling more gradually towards Rutland Water at between 108m and 90m AOD., within the *Rutland Water Basin* LCT.
- 5.1.14 The waterside setting of the village, along the southern edge of the *Rutland Water Basin* LCT, is considered a key characteristic. From the Rutland Reservoir, Edith Weston lies between two key visitor attractions and facilities; to the west is the Rutland Sailing Club and to the east is the Rutland Water Normanton parking/cycle hire/facilities centre. Both are well integrated into their waterside setting with a combination of mature trees and extensive younger vegetation planted around the reservoir and now becoming well established. Edith Weston seamlessly integrates into this waterside setting, slightly set back from the footpath/cycle route around the reservoir that links the two facilities.
- 5.1.15 The northern edge of the village is a mix of traditional cottages and sensitive infill development, with gardens backing down to the reservoir. In some areas there is a relatively dense screen from mature trees, elsewhere the settlement edge is more open.

Settlement Form and Pattern

- 5.1.16 A key characteristic of the village is its closely knit layout of well-maintained cottages built mostly in traditional materials including stone walls, slate tiles and thatched roofs. Narrow footpaths, stone boundary walls or cottages fronting directly on to the narrow lanes, with well vegetated gardens, add to the small scale, intimate character.

- 5.1.17 The village has withstood significant expansion with only modest residential development on its north-eastern edge around Church Lane and St. Mary's Close, and 20th century semi-detached houses off Normanton Road at the northern entrance to the village.
- 5.1.18 Although lying close to the village, the MoD housing and barracks to the east and south east are distinct from it due to the Normanton Road / Edith Weston Road and open arable land in between. A residential estate of former MoD housing, including Derwent Avenue, lies immediately to the west of the village, beyond the school. Its formal, grid pattern layout and open, large scale appearance is similar to the MoD barracks to the east but is in marked contrast to the main village.

Visual Considerations

- 5.1.19 Important views into and out of the village are shown in Figure 5. From the Manton Road ridge there are long distance, panoramic views southwards across *High Rutland*. Northwards there are glimpses through dense and mature vegetation to houses and St. Mary's Church close by, and between the buildings down to Rutland Water, less than 500m away. Clearer views are available in the winter when the mature southern village boundary is less dense. Several public rights of way cross the grass fields to the south and west and continue northwards down through the village
- 5.1.20 Other key views are from the reservoir, where thousands of visitors each year walk or cycle along the waterside track between the reservoir and the village. This is also part of the Macmillan Way long distance recreational route. From here the village is seen as being well integrated into the gently rising landform from the water's edge, its small scale, informal setting, with buildings of traditional materials set amongst well established vegetation provides a soft edge to the reservoir important to its setting, and of high amenity value.
- 5.1.21 The barracks and surrounding fencing and other paraphernalia of military clutter are locally intrusive. The buildings are prominent within in the arable landscape. Similarly the former MoD residential estate to the west provides a stark, harsh entrance to the village from this direction, the rows of early 20th century red brick terraced houses masking the traditional village buildings.
- 5.1.22 The MoD buildings within the main barracks are visually prominent when entering the village from the south along Edith Weston Road. Little of the village centre is visible, even when at the cross-roads where Edith Weston Road/ Normanton Road / Manton Road meet. Here a dense mature hedge around an undeveloped parcel of land prevents views into the village with only the top of the church spire visible.
- 5.1.23 When entering the village from the north, vegetation along Normanton Road including the dense screen planting to the Rutland Water Normanton parking area and the narrow, sinuous nature of the road, prevent any long distance views in to the village. The combination of village housing with well vegetated gardens and open space provides a pleasant, almost intimate rural scene. Views southwards from Wytchley Road are more open, where the MoD buildings are seen across the large, open arable fields and appear quite separate and distinct from the village.
- 5.1.24 Views out from the village are very constrained and are predominantly limited to a tight visual envelop around the village by a combination of vegetation and buildings. Key views

out are from the northern and western ends of the village between houses or across the open paddocks on Weston Road to Rutland Water.

5.2 Assessment & Analysis of Land around Edith Weston

- 5.2.1 Following desk study and field survey we have identified nine parcels of land immediately adjoining the village, referred to as EW1 to EW9. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).
- 5.2.2 As requested by the Council the assessment includes land to the east and west of the village beyond the PLD, around the former MoD housing on the Derwent Drive residential estate (to the west) and around MoD housing at Chiltern Drive and Severn Crescent (to the east).
- 5.2.3 The 9 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.
- 5.2.4 The following sheets record the assessment and analysis of the 9 zones around Edith Weston, which are located around the village as shown below:



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Location

To the south of Manton Road, including land south of the former MoD residential estate to the west of the village and land west of the administrative buildings of the 16th Artillery Regiment.



View A looking eastwards from Manton Road, showing the open arable fields within Zone EW1 on the opposite side of the road from the village.

Landscape and settlement character sensitivity

Part of two large scale, open arable fields on the gently falling *Ridges and Valleys* landscape character area. There are no distinctive landscape elements or features present that could not be replaced, but the area represents open countryside considered important to the setting of the village. Development would have a negative effect on landscape character.

Settlement form and pattern

Development in Zone EW1 would be isolated from the village, lying to the south of the Manton Road, and would detract from the traditional built form, pattern and scale of the village. Development would have a negative effect on settlement form and pattern. It could be perceived as extending the former MoD residential estate to the west of the village and as an extension of the MoD administrative buildings immediately to the east, thus effectively closing the existing open countryside which currently separates these two outlying built up areas beyond the planned limits to development.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Important intervening open land between settlements, or perceived as such.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside. It would appear isolated from the village and would thus create adverse cumulative visual impact in views from Manton Road when approaching the village from the west past the former MoD housing estate which is itself visually conspicuous. Mitigation by way of boundary planting would not reduce the adverse visual impact.

The area is open to views from the edge of the village and from the public rights of way which cross the open grass fields to the south. Development would create unacceptable visual intrusion into the countryside that could not be mitigated.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low capacity for Zone EW1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development would be isolated from the village lying to the south of the Manton Road, and would detract from the traditional built form, pattern and scale of the village. In particular development of EW1 would be contrary to recommendations within the 2003 Landscape Character Assessment, in particular *“To sustain and restore... stone-built conservation villages that fit well with the landform, to protect the landscape setting and conserve and enhance the edges of villages...and panoramic views from the ridges”*.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW1	Moderate to High	High	High	Moderate to High	Low

Location

A relatively large zone to the east of the village, beyond Normanton Road. The western edge of the area abuts the eastern-most edge of the planned limit to development (PLD) of the village, off Normanton Road. The 150m buffer out from the PLD takes the zone beyond the exit from the Rutland Water Normanton parking/cycle hire/facilities centre. The southern end skirts around the MoD housing estates at Chiltern Drive and Severn Crescent.



View B looking south from Normanton Road across Zone EW2 towards MoD houses on Chiltern Drive.

Landscape and settlement character sensitivity

The area comprises relatively flat arable land on the *Ketton Plateau*, gently rising from west to east from approximately 100mAOD to 110mAOD. There are no distinctive landscape elements or features present that could not be replaced, i.e. low hedgerows and occasional hedgerow trees, but the area represents open countryside considered important to the setting of the village.

The MoD buildings dominate the landscape and any new development in this area would exacerbate the impact by spreading the effect further out into open countryside, with no apparent recognised northern boundary. Whilst development would be in scale with the large, open landscape of the *Ketton Plateau* and the MoD barracks, it would dominate the intimate setting of the village on lower lying land to the east.

Mitigation planting on the northern edge could help integrate it into the landscape and soften the existing harsh, stark boundary of the MoD barracks, but any new planting would have to be extensive to almost create a solid belt of screen planting to retain separation of the MoD buildings from the village.

Settlement form and pattern

Whilst some development in the extreme eastern end of the zone would abut existing housing on Normanton Road, it would close the gap between the village and the MoD barracks considered important intervening land. It is essential to the setting of the village that the arable fields between the village and the MoD buildings remain undeveloped, to retain the separate identities and distinctive characteristics of the different forms and patterns of development.

Development towards the centre of the zone and at its eastern end would be isolated from the village. Whilst it could be designed in keeping with settlement form and pattern of the existing MoD

houses, this would further detract from the important traditional aspects for settlement form and pattern of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Important intervening open land between settlements.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside. It would appear isolated from the village and would thus create adverse cumulative visual impact in views from Normanton Road when approaching the village from the north where there are currently views of the MoD housing which is itself visually conspicuous. Mitigation by way of boundary planting could soften the existing harsh, stark edge of the barracks but would not reduce the adverse visual impact.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is partially open to public or private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6). A judgement has been made to allocate High rather than Moderate overall landscape sensitivity to reflect the sensitive nature of the intervening open countryside between the village and the MoD barracks.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Low to Medium capacity for Zone EW2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development would be isolated from the village lying to the east of Normanton Road, be conspicuous in the countryside and would detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW2	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium

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Location

This zone comprises a relatively small extension to existing MoD housing at Chiltern Drive, a similar sized extension to existing MoD housing at Severn Crescent, and a large arable field in between. Whilst the entire zone lies beyond the planned limits to development of the village, it represents a rounding off of existing MoD housing and appropriate infill development between Chiltern Drive and Severn Crescent.



View C looking northeast from Pennine Drive adjacent to the MoD barracks across Zone EW3 towards houses on Severn Crescent.

Landscape and settlement character sensitivity

The main central area of Zone EW3 comprises flat arable land on the *Ketton Plateau* at 111m AOD. The two smaller extension sites are currently mown grass. There are low boundary hedgerows to the arable field and around the Severn Crescent development, but no hedgerow trees. There are a number of tall trees around the Chiltern Drive estate. There are no distinctive landscape elements or features present elsewhere that could not be replaced and the area has low amenity value.

Development of the two small extension sites would not adversely affect the character of the landscape or the village if the western most end of Zone EW2 remains undeveloped as recommended above. Whilst the main central area represents open countryside and development here would spread the effect of the MoD housing further out, development would not extend further than the Chiltern Drive and Severn Crescent estates already do. This area is not considered important to the setting of the village.

Development would be in scale with the large, open landscape of the *Ketton Plateau* and the MoD barracks, but it would not dominate the intimate setting of the village lying on lower land to the east. The northern edge would follow the existing field boundary, and whilst repeating the angular pattern of the northern edge of the existing housing developments, mitigation planting could be introduced to soften both the existing northern edge as well as any new development within Zone EW3, helping to integrate both into the landscape.

Settlement form and pattern

Whilst the entire zone lies beyond the planned limits to development of the village, it represents a rounding off of existing housing and appropriate infill development between Chiltern Drive and Severn Crescent.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Of little or no importance to the setting of the village.
- Development would be an appropriate extension of existing built development with no adverse impact on important aspects of village settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside but would be in keeping with landscape character. Views would be limited to views from Wytchley Road which is a narrow relatively quiet minor road, and from a few isolated farms. Mitigation by way of boundary planting could soften the existing harsh, stark edge of the barracks and limit any significant adverse visual impact of new housing development.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6). A judgement has been made to allocate Moderate rather than Low overall landscape sensitivity to reflect the location beyond the planned limits to development of the village

Low Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape (apart from the extreme western edge).
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low landscape value give **Medium to High capacity for Zone EW3** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7). Mitigation planting along the northern boundary could soften the already harsh edge to existing housing and help integrate new housing into the landscape.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW3	Low to Moderate	Low to Moderate	Moderate	Low	Medium to High

Location

A roughly rectangular, flat arable / grass field located to the east of Normanton Road and north of Pennine Drive, at the eastern corner of the village. It does not abut the planned limits to development, being set back from houses off Normanton Road to the north, and with further open land to the west (Zones EW5 & EW6). To the east lies the MoD housing on Chiltern Drive and an open arable field beyond the village.



View D from near the corner of Normanton Road and Pennine Drive looking northwards into Zone EW4.

Landscape and settlement character sensitivity

The character of this area is defined by its urban edge location. It represents open land on the edge of the village with village housing immediately to the north. Two individual properties are located at the southern end, with the MoD housing immediately to the east. It provides an open, undeveloped aspect to this end of the village, together with the open parcels of land and public open space to the west and the arable field to the east.

Mature vegetated boundaries surround the area and make an important contribution to its character. A thick belt of mature trees lies immediately to the north, with a mature roadside tree belt to the west. The southern end comprises the gardens of two properties, predominantly laid to grass with some fine mature trees. Distinctive mature trees also lie within the site.

Settlement form and pattern

The entire zone lies beyond the planned limits to development of the village, although the two properties to the south lie within the Conservation Area. It forms a part of the open space between the village and the MoD barracks which is important to the appearance, form and character of the village.

Development of the area would extend the built form of the village eastwards creating a continuous line of development especially in views from the north. The traditional form, pattern and scale of the village would be significantly affected.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Part of a larger area of intervening open land between settlements.
- Important to the setting of the village by providing a distinctive break between the village and the countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

The area is well screened in the summer although there are glimpses through the boundary vegetation into the area and beyond. Views are clearer in the winter, as shown in the photograph above, where there are long distance views out of the village and across the area towards Normanton.

The area is important as an open break between the traditional village and the MoD housing, especially in views from the north as shown in View B looking across Zone EW 2 as described above.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is partially open to public or private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate landscape value give **Low to Medium capacity for Zone EW4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW4	Moderate to High	Moderate to High	High	Moderate	Low to Medium

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Location

On the eastern edge of the village, the zone comprises a number of small, flat parcels of land either side of Normanton Road, immediately south of Church Lane.



View E looking south along Normanton Road at the junction with Church Street.

Landscape and settlement character sensitivity

The character of this area is defined by its urban edge location, and the appearance, form and character of the built environment rather than its setting between the village and countryside. It represents open land on the edge of the village with village housing immediately to the north and west. The open area of EW4 lies immediately to the east. It provides an open, undeveloped aspect to this end of the village, comprising public open space with mown grass, trees and seating, and an orchard and small area of allotments behind a tall roadside hedge.

The area has somewhat of a village centre feel, a 'village square' character, despite being on the eastern edge of the village. The village shop is located at the back (west) of the public open space on Jubilee Close. The open, well vegetated character and land uses combine to create a positive 'sense of place'. The land to the west of Normanton Road lies within the Conservation Area.

Settlement form and pattern

The area abuts the planned limits to development but provides an open buffer between the village and the main route (Normanton Road) through the village. Immediately to the north more recent housing development has occurred both sides of the road, thus development of the zone would be a continuation of the form and pattern of village expansion. However, together with Zone EW4 the area forms part of the open space between the village and the MoD barracks which is important to the appearance, form and character of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.

- Part of a larger area of intervening open land between settlements.
- Of some importance to the setting of the village but the break between the village and the countryside is less distinctive.
- Open space important to the appearance, form and character of the built environment.
- Development would have some association with the village but would have some effect on settlement form and pattern.

Visual considerations

The northern part of the area is open to views across the public open space. It is relatively sensitive in visual terms due to its 'village square' character, particularly when entering the village from the north. The southern end lies behind a tall dense hedge which even in winter provides a good screen and is thus less visually sensitive although the orchard trees provide a soft edge to the village.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into the village which could not be mitigated.
- The land is partially open to public or private views where views of the open space are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate landscape value give **Low to Medium capacity for Zone EW5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW5	Moderate to High	Moderate to High	High	Moderate	Low to Medium

Location

In the extreme south-eastern edge of the village, immediately north of where Manton Road, Normanton Road and Edith western Road meet.



View F looking into the area from Manton Road. A large hedge screens the area from Normanton Road (right of the photograph).

Landscape and settlement character sensitivity

The character of this area is defined by its urban edge location, and the appearance, form and character of the built environment rather than its setting between the village and countryside. A corner parcel of land currently used for semi-agricultural purposes, with a large storage shed and piles of materials stored across the area. The majority of the area is used as a grass paddock. There is a tall roadside hedge around the area, which is notably devoid of trees. It has access via gated tracks from both the north (off Well Close) and the south (off Manton Road).

An assortment of farm buildings occupies the land within the planned limits to development around the village immediately to the west. To the south are the main administrative buildings of the 16th Artillery Regiment with the main barracks to the south-east. This area has a much regimented appearance due to the tall, clerical looking buildings with boundary fencing and barbed wire, set in large open grounds.

Despite its appearance the area lies within the Conservation Area which continues eastwards and includes the two properties to the east of Normanton Road, on the edge of Zone EW4. The area has an indistinct character and is not considered to be important open space important to the setting of the village.

Settlement form and pattern

Urban land uses abut the area to the east, south and west. A cul-de-sac development of four detached houses lies immediately to the west, off Manton Road. Development of the area would thus have some association with settlement form and pattern and could possibly represent an appropriate extension to the village to Normanton Road without affecting important aspects of the built environment.

The area is assessed as **Low landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Some elements / features are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. Few features / elements that could not be replaced.
- Is not important intervening open land between settlements.
- Of little or no importance to the setting of the village as there is little or no distinctive break between village and countryside.
- Open space of little or no importance to the appearance, form and character of the built environment.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

The only clear views into the area are from the existing gate on Manton Road, as shown in the photograph above. There may be some views from the rear of properties to the west of the area, through boundary vegetation. The tall roadside hedge screens views from the south and east.

However, the area is more visually sensitive when approaching the village from the south along Edith Weston Road. At the junction of Edith Weston Road, Manton Road and Normanton Road, the roof tops of houses to the north, the top of the roof of the storage building within the area, and the top of the Church spire are visible above the boundary hedge. Tall vegetation beyond the area is seen to wrap around it providing a backdrop, but the sky above the area is the most dominant visual characteristic. Two storey development across the area would break the skyline and would be visually dominant in views from the south, although tree planting could help mitigate the impact. Development along the western edge of the site, leaving the eastern edge open, would be more sensitive to the setting of the village.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into the village are of some importance but there is scope for mitigating potential visual impacts.
- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- The land is well screened from public and private views.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Low landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6). A judgement has been made to allocate Low rather than Moderate overall landscape sensitivity to reflect the predominantly low landscape and visual sensitivity in accordance with the criteria.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive and has become degraded.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall Low landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Medium to High capacity for Zone EW6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7). A High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the visual sensitivities of the area when approaching the village from the south. Mitigation tree planting within the eastern and southern ends of the area would reduce potential visual impact.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW6	Low	Low to Moderate	Low	Low to Moderate	Medium to High

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Location

The area wraps around the northern and western sides of the former MoD housing lying to the west of the village. The village school and open grassland lies to the east between the area and the village.



View G looking east along Manton Road showing Zone EW7 to the west (in front) of the former MoD housing.

Landscape and settlement character sensitivity

The area comprises gently falling arable land at the transition of the *Ridges and Valleys* landscape character area (LCA) and the *Rutland Water Basin*. The land falls northwards from Manton Road at approximately 106mAOD to slightly less than 90mAOD close to the water's edge. There are no distinctive landscape elements or features present that could not be replaced, i.e. low hedgerows and occasional hedgerow trees, but the area represents open countryside considered important to the setting of the village.

The former MoD housing dominates the landscape and any new development in this area would exacerbate the impact by spreading the effect further out into open countryside, with no apparent recognised western boundary. Whilst development could be in scale with the large, open arable fields it would dominate the intimate setting of the village on lower lying land to the east.

Villages lying within the *Rutland Water Basin* LCA, including Edith Weston, generally relate well to its setting. However the existing housing estate is conspicuous by being poorly integrated into its landscape setting. Undeveloped areas within the LCA are therefore sensitive in landscape terms and this applies to Zone EW7

Settlement form and pattern

Development in Zone EW7 would be isolated from the village, well beyond the planned limits to development, and would detract from the traditional built form, pattern and scale of the village. Development would have a negative effect on settlement form and pattern. It could be perceived as extending the former MoD residential estate to the west of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

Visual considerations

Development would be conspicuous in the open countryside. It would appear isolated from the village and would thus create adverse cumulative visual impact in views from Manton Road when approaching the village from the west where there are currently views of the former MoD housing which is itself visually conspicuous. Mitigation by way of boundary planting could soften the existing harsh, stark edge of the houses but would not reduce the adverse visual impact.

Views up from Rutland Water are important to its setting. The existing housing is conspicuous on the ridge of higher ground followed by Manton Road. New development would be as conspicuous and would exacerbate the visual impact which could not be successfully mitigated.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The area is very open to public views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low capacity for Zone EW7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development would be isolated from the village, is conspicuous in the countryside and would detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW7	Moderate to High	High	High	Moderate to High	Low

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Assessment & Analysis of Land around Edith Weston – ZONE EW8

Location

On the western edge of the village, between the planned limits to development and the village school further west, and between Manton Road to the south and Weston Road to the north.



View H looking from Manton Road across Zone EW8, showing a summer view of the southern edge of the village well screened by vegetation.



View I looking eastwards towards the western village boundary and Rutland Water from Weston Road.



View J looking from within Zone EW8 towards the village school and housing to the west.

Landscape and settlement character sensitivity

This area comprises a number of small rectangular grass paddocks on the edge of the village with larger areas of open grassland further out. The cemetery occupies a narrow rectangular parcel of land to the west. There is a children's play area in the larger grass field to the east. Mature trees and tall dense hedges provide a soft edge to the village, well screened in summer.

Whilst development could probably be accommodated with little physical effect on landscape features, the combination of the intimate character of the smaller fields close to the villager and the more open 'village green' character of the larger fields further out would be significantly affected.

Lying within the *Rutland Water Basin* landscape character area, the land falls gradually from Manton Road towards the village and beyond to the reservoir. The northern end falls more steeply down to Weston Road. It provides a distinctive edge to the village with views down to the reservoir from the western end of Manton Road and Zone EW8. The western edge is particularly important to the setting of the reservoir in the landscape, and it provides an important open space between the village and the school and former MoD residential estate further west.

Settlement form and pattern

The northern and western ends of the village occupy lower lying land at between 85m-95mAOD. Zone EW8 occupies higher land at between approximately 105m-95mAOD and is important to the setting of the town, overlooking it and providing a mature edge which softens the appearance of the buildings and helps integrate them into the landscape.

The village school is a modern, low rise building occupying an area of open land to the west. It is separated from the village and bears no resemblance to the traditional village settlement form and pattern. Zone EW8 provides an important buffer between the two, helping to protect the integrity of the village form which would be compromised by any development within the zone.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important intervening open land between settlements.
- Important to the setting of the village by providing a distinctive break between the village and the countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

The southern and western boundaries of the village are well screened in the summer although there are important views through the boundary vegetation down to Rutland Water beyond, and to the spire of St. Mary's church. Views are clearer in the winter but the boundary vegetation still provides an important edge to the village which would be compromised by any development within Zone EW8.

A number of public rights of way cross the grass fields within the zone, providing a variety of views into and out of the village of the countryside and Rutland Water beyond. Other key views are from the reservoir, where thousands of visitors each year walk or cycle along the waterside track between the reservoir and the village which is also part of the Macmillan Way long distance recreational route.

The area is seen as an important open break between the traditional village and the former MoD housing in many views from Manton Road, from public rights of way, from the edge of the village and from Rutland Water.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The area is very open to public views where views of the countryside are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents important public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone EW8** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW8	High	High	High	High	Low

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Location

Zone EW9 wraps around the northern edge of the village, between the planned limits to development and Rutland Water further north, Gibbet Lane leading to the Rutland Sailing Club to the west and Normanton Road to the east.



View K looking at the western end of the village and Rutland Water from Gibbet Lane.

Landscape and settlement character sensitivity

The northern edge of the zone follows the 150m buffer out from the planned limits to development which takes it out into Rutland Water. Consequently there is no capacity for development immediately to the north of the village.

Mature trees, tall dense hedges and garden vegetation provide a soft edge to the village to the east and west of the zone, although the western boundary is more open as shown in the photograph above. The informal, intimate nature of the village integrates it well into the setting of Rutland Water, with a patchwork of well vegetated back gardens and more open larger paddocks gently sloping down to the reservoir.

In general the northern edge of the village is highly sensitive to development which affects its intimate, soft, well integrated character which is important to the setting of Rutland Water.

Settlement form and pattern

The village has withstood significant expansion with only modest residential development on its north-eastern edge around Church Lane, St. Mary's Close and by the division of larger plots off Weston Road. These have generally been sympathetic to the traditional form and pattern of the village and the materials used. Generally any larger scale development is likely to detract from important aspects of settlement form and pattern.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important to the setting of the village within the *Rutland Water Basin* character area.

- Development could have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Key views are from the reservoir, where thousands of visitors each year walk or cycle along the waterside track between the reservoir and the village which is also part of the Macmillan Way long distance recreational route.

Other views into the area are from Gibbet Lane at the western end of the village, which provides access to the sailing club and is a public right of way. From here panoramic views are available of the village and its setting alongside Rutland Water.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The area is very open to public views where views of the countryside are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 6).

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents important public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone EW9** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 7).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EW9	Moderate to High	High	High	High	Low

6 Assessment & Analysis – Empingham

6.1 Landscape Character Context

6.1.1 Empingham lies within the *Rutland Plateau* Landscape Character Type (LCT) as defined in the Rutland Landscape Character Assessment (LCA) 2003. The *Rutland Water Basin* LCT lies immediately to the west as defined by the reservoir dam wall. The *Rutland Plateau* LCT is divided into four smaller landscape character sub-areas in the 2003 Rutland LCA, all of which converge close to the village. These are:

- *Clay Woodlands*, lying immediately to the east of Empingham;
- *Cottesmore Plateau*, including the village and extending northwards;
- *Gwash Valley*, immediately south of the village extending from Rutland Water to Ryhall in the east of the County; and
- *Ketton Plateau*, extending from the top of the River Gwash Valley south of the village.

6.1.2 Paragraph 5.1.5 describes the key characteristics of the *Rutland Plateau* LCT of relevance to Edith Weston. The following extract from the 2003 LCA is relevant to Empingham:

‘Whilst the higher parts are generally characteristic of a relatively high, open plateau, the area is cut by significant river valleys, notably those of the River Gwash and the North Brook, above Empingham. The heavier clay soils overlying the limestone in the north-east have led to the retention of large woodlands. The Gwash Valley separates the higher land above Ketton from the main Rutland Plateau to its north. These differences form the basis of the four sub-areas of the plateau’.

‘Whilst there are significant variations in the local character of the plateau landscape character type, it is generally distinguishable by its predominantly arable farming land use. Within the broad, geometric network of large, regular fields, enclosed by thorn hedges, is a well-treed and wooded landscape, interspersed with pasture, particularly close to the plateau settlements and within the river valleys of the Gwash and North Brook. The tree cover frequently restricts and encloses vistas out from, and into, the Plateau’.

6.1.3 Paragraph 5.1.6 provides an extract of the more localised description of the *Ketton Plateau* landscape sub-area of relevance to Edith Weston. The following extract from the 2003 LCA is relevant to the setting of Empingham, where the *Ketton Plateau* extends from the top of the River Gwash Valley south of the village:

‘The Ketton Plateau sub-area occupies the southern-most quadrant of the Rutland Plateau, lying south and south-east of Rutland Water. It displays many of the characteristics of the Cottesmore Plateau, and is distinguished more because of its physical separation from the former (by the incision of the Gwash Valley and the basin of Rutland Water), than its distinctly separate character. However, notably absent are the large designed landscapes of the Cottesmore Plateau. Although gently undulating, the Ketton Plateau also dips gently west to east, with more pronounced dips at its eastern and southern boundaries where it borders the Welland and Chater Valleys’.

6.1.4 North of the village the 2003 Rutland LCA divides the *Rutland Plateau* LCT into the smaller *Cottesmore Plateau* sub-area and the *Clay Woodlands* sub-area. The following extracts from

the LCA describe the key characteristics of the *Cottesmore Plateau* sub-area of relevance to the setting of Empingham:

'The distinctive northern-most sub-area of the Rutland Plateau extends from the northern edge of the Rutland Water Basin, northwards, beyond the county boundary. The Cottesmore Plateau has the most typical plateau-like characteristics of the four subareas of the Rutland Plateau. It is predominantly of a level relief but... it rarely has the characteristic of being flat. Rather it has long, shallow, gradual undulations. Arable farming, with large geometric field patterns is the predominant land use, but this is interspersed with significant amounts of pasture and many trees, both in larger woods and in the distinctive network of hawthorn hedges. This extensive tree cover, typically of Ash within the hedgerows, and Beech, Lime and Sycamore within the plantations is most apparent in the southern section of the Cottesmore Plateau.'

'...the landscape is of a simpler, more open nature, where large, open, arable fields and low cut thorn hedges allow a clearer reading of the landform. This is particularly characteristic... along the sub area's southern boundary around Whitwell and Empingham. Throughout the Cottesmore Plateau the condition of its characteristic field boundary hedges and hedgerow trees varies markedly, with evidence of hedgerow removal, especially in the south, and over-mature trees'.

'Towards the northern and southern parts of the plateau, isolated farmsteads, often consisting of a complex of large modern agricultural buildings around a small core of traditional farm house and barns, stand prominently on the plateau, served by long linear tracks, devoid of effective landscaping to soften their effect'.

'The north-south flowing stream of the North Brook lies within its tightly enclosed valley, a distinct incision marking the edge of the gentle dip of the Cottesmore Plateau. Views out of the valley are restricted by relief and the dominant woodlands and spinneys, particularly across its eastern ridge. The road and extensive public rights of way network rises and falls more steeply than elsewhere in the Cottesmore Plateau, allowing the traveller to suddenly encounter hidden development...'

'The eastern fringe of the Cottesmore Plateau is defined by the valley and limestone scarp of the North Brook, signalling the transition to the Clay Woodlands sub-area'.

- 6.1.5 The North Brook valley lies immediately north-east of the village. The 2003 Rutland LCA provides the following description of the Clay Woodlands sub-area as marked by the edge of the North Brook;

'The Clay Woodlands is an extensive area of gently undulating, predominantly arable countryside in the County east of the North Brook. The key characteristics of this landscape sub-area are the medium to large scale mixed broadleaved and coniferous woodlands within large farming estates such as Holywell, Clipsham, Empingham and Tickencote. These woodlands, predominantly ash and sycamore with oak and blackthorn, are conspicuous features in most views within or into this area. Close to, they enclose views whilst providing an extensive backdrop in most distant views across well maintained farmland'.

'Woodlands are less extensive around the Gwash Valley, where trees are in small copses and where close trimmed hedges alongside large arable fields give a more open

feeling to the landscape’.

‘Numerous outlying farms lie on or close to quiet roads and tracks some of which are former drove roads used by farmers to move stock to market’.

- 6.1.6 The Gwash Valley is a small but distinct landscape sub-area which dissects the Cottesmore and Ketton plateaux from the eastern end of Rutland Water. The section of the valley west of the A1, between Rutland Water and Tickencote, is narrow, sinuous and generally well treed. Although, in parts, close to the busy A1 and A606 Empingham Road, the valley is not conspicuous. It is best appreciated on foot, along the numerous rights of way, including footpaths, bridleways and a section of the Hereward Way national trail.
- 6.1.7 The 2003 Rutland LCA presents landscape objectives for the Gwash Valley sub-area as:

Recommended Landscape Objectives Rutland Plateau - Gwash Valley

To emphasise and reinforce the river corridor with appropriate planting where presently sparse. To conserve the small-scale, quiet, enclosed, sinuous, rural river valley with its narrow, well-defined valley bottom and gentle arable slopes. To conserve and enhance and where possible extend the semi-natural habitats of species-rich, calcareous grasslands and verges, wetlands and woodlands and to conserve historic landscape features.

Landscape / Settlement Character and Setting

- 6.1.8 From these descriptions it can be seen that the landscape character of Empingham and its immediate surroundings which influence its setting are varied and distinctive. From our detailed field surveys we found that the descriptions and character area boundaries are generally accurate but we have made some minor adjustments to the boundaries of some of the character areas immediately surrounding the village.
- 6.1.9 Immediately to the north of the village there is no clear distinction between the *Cottesmore Plateau* sub-area and the *Clay Woodlands* sub-area. Consequently we have re-defined the landscape north of Main Street as *Rutland Plateau* landscape character area, as it is from the road that the landform noticeably begins to rise northwards from between 65m-70m AOD.
- 6.1.10 We have re-defined the main part of the village and land south of Main Street as lying within the *Gwash Valley* landscape character area. We have re-defined the *Gwash Valley* boundary to the east of the village to follow the 65m contour which is approximately where there is a noticeable rise in topography when travelling eastwards out of the village, just east of Chapel Hill and Chapel Spinney. The *Gwash Valley* includes the southern downstream reaches of the North Brook and its confluence with the River Gwash south of Mill Lane.
- 6.1.11 We have not amended the boundary of where the *Gwash Valley* meets the plateau landscape at the ridge of high ground which cuts through the A606 Stamford Road south of the village, but for the purposes of this assessment this is referred to as *Rutland Plateau* rather than the Ketton Plateau. The landscape context of Empingham is shown in Figure 8.
- 6.1.12 The location of the village at the transition of the *Gwash Valley* and the *Rutland Plateau* is considered a key characteristic affecting its sensitivity and capacity to accommodate development. Thus the northern edge of the village is sensitive in terms of the open, large scale rising land where development could be conspicuous in distant views. The southern

and eastern ends of the village, and to a lesser extent the western edge, are sensitive in terms of lying on falling land within the Gwash Valley, a small scale, more enclosed, sinuous rural river corridor with a strong sense of place where development on the narrow, well-defined valley bottom and arable / grassland slopes would be uncharacteristic. Dense mature vegetation within the River Gwash corridor, alongside the North Brook, around the Hall Close moat and ponds to the west of the village and along the southern village boundary are distinctive features that make a positive contribution to village character and sense of place.

Settlement Form and Pattern

- 6.1.13 The historic core of the village lies on the flatter ground predominantly south of the west-east aligned Main Street, and either side of Church Street running perpendicular to it. A narrower belt of cottages lies on the gently rising land to the north of Main Street. Church Street continues north of Main Street as Exton Road, rising up the plateau, as does Loves Lane, a former drove road.
- 6.1.14 A key characteristic of the village is its closely knit layout of well-maintained cottages built mostly in traditional materials including stone walls, slate tiles and thatched roofs. Narrow footpaths, stone boundary walls or cottages fronting directly on to the narrow lanes, with well vegetated gardens, add to the small scale, intimate character. There are also a number of large detached dwellings in the village.
- 6.1.15 Village expansion has occurred predominantly in the flatter river valley to the south-west around Willoughby Drive and more recently at Lower Farm Close. West of the A606 houses have been built around Nook Lane. Village expansion southwards now terminates at clear boundary features within the Gwash Valley, and although further development southwards may be in keeping with settlement form and pattern it would result in significant impact on landscape character.
- 6.1.16 Ribbon housing development on Exton Road lies beyond the recognised village boundary on the rising plateau landscape at between 80m-90mAOD. More recent housing development has started to creep up the rising land to the north, in particular at Beckworth Grove at between 75m-80mAOD.

Visual Considerations

- 6.1.17 Important views into and out of the village are shown in Figure 8. When approaching from all directions the village mostly sits within the river valley surrounded by rising plateau topography with distinctive ridges to the north, east and south. There are relatively extensive views from surrounding high ground down into the village and up to rising ground beyond which forms an important backdrop in many views. Built development on the higher ground is particularly conspicuous. The Dovecote on rising ground off Exton Road is a feature in many views.
- 6.1.18 Key views are from the thousands of visitors to Rutland Water either walking or cycling along the dam wall. This is also part of the Macmillan Way long distance route. Other key views are from the Hereward Way long distance route which runs north-south across the Gwash Valley and alongside the North Brook before turning west through the village, back down into the Gwash Valley and up alongside the reservoir before continuing as the Viking Way north of

Whitwell. Several footpaths pass through the undulating arable fields north of the village, providing a variety of views.

- 6.1.19 There are important views out from the village between buildings and up to the ridges of high ground. St. Peter's Church is a key feature in many views.

6.2 Assessment & Analysis of Land around Empingham

- 6.2.1 Following desk study and field survey we have identified eight parcels of land immediately adjoining the village, referred to as E1 to E8. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).

- 6.2.2 The 8 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.

- 6.2.3 The following sheets record the assessment and analysis of the 8 zones around Empingham, which are located around the village as shown below:



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Location

A number of relatively small parcels of land on the north-western edge of the village, north of the A606 and west of Exton Road. The western-most field adjoins the cemetery. The other parcels of land lie to the south of the cricket field and Bowls Club.



View A looking east from the cemetery across the northern village boundary.



View B looking west from the Cricket Club car park across the northern village boundary.

Landscape and settlement character sensitivity

The zone lies on relatively flat land at the transition of the *Gwash Valley* and the gently rising southern edge of the *Rutland Plateau* landscape character areas. The parcels of land form the southern ends of two grass fields; the western-most field is farmed whilst the eastern field is home to the village Cricket Club.

The small area of land to the west lies between the end property and the village cemetery. A track runs alongside the western edge of the cemetery leading up to Highfields Farm. The cemetery has an urban character, bounded by a low concrete wall and wrought iron gate. A low trimmed hawthorn hedge lies at the back of a footpath that runs alongside the A606 in front of the parcel of land and the cemetery. The village sign is located approximately where the field and cemetery meet, and there is a gated access into the field from the road. It is considered that an appropriate use for the southern end of the field would be as a housing plot, possibly to accommodate a detached house or pair of semi-detached houses in keeping with the character and scale of residential development alongside the A606.

In landscape character terms the remaining parcels of land in this zone are relatively featureless comprising mown grass and a row of small trees. The small parcel of land off Exton Road is a grass paddock with buildings on all sides. Rear gardens of properties on Home Court back on to the area which has an indistinct, urban edge character and little important sense of place.

Settlement form and pattern

Home Court is a relatively recent housing development set back off Main Street and thus similar development within the zone would be in keeping with settlement form and pattern which would have no adverse impact on important aspects of the historic settlement pattern.

The area is assessed as **Low landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Few, if any, features / elements that could not be replaced, with an indistinct character with little sense of place.
- Is not important open land between settlements.
- Of little or no importance to the setting of the village
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

The small area of land to the west is obviously visible from the A606 as travellers enter or leave the village, and from the cemetery. There is also a public right of way across the field. Sensitive housing on the site, of appropriate form and scale as other properties alongside the road would not lead to unacceptable visual intrusion.

There are distant views when approaching the village from the west of the row of houses off Exton Road on high ground above the village. The cricket clubhouse is also visible on rising ground to the north of the village. This can give the impression of a continuous form of built development up the plateau edge despite there being open space on the northern edge of the village. Development of the zone would not be uncharacteristically conspicuous in this view.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Low landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9). A judgement has been made to allocate Low rather than Moderate overall landscape sensitivity to reflect its urban edge character and location close to recent housing development.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Low landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **High capacity for Zone E1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because development would not be isolated from the village, would not be conspicuous in the countryside and would not detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E1	Low	Low to Moderate	Low	Low to Moderate	High

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Location

Lying further out from the village to the north of Zone E1, within the 150m buffer from the planned limits to development, north of the A606 and set of Exton Road.



View C showing distant view from the Rutland Water dam wall across the western edge of the village. Zone E2 comprises the fields around the cemetery (middle left) and up to the woodland (centre top) to the row of housing on Exton Road seen creeping up the plateau edge to the north of the village.

Landscape and settlement character sensitivity

Zone E2 comprises arable and grass fields with low boundary hedges on land rising up to the Rutland Plateau to the north of the village. Rising to above 95mAOD the northern end of the zone reaches a distinctive ridge before flattening out further north. The cricket club is located to the west and south of the row of houses on Exton Road.

The zone provides an important backdrop to the village, important to its setting on the edge of the Gwash Valley, and makes a positive contribution to the character of the village. It represents a distinctive, rural break between village and countryside where development would be isolated from the village.

Settlement form and pattern

Although the row of houses on Exton Road has crept up the plateau edge, the majority of built form in the village has occurred on flatter land within or on the edge of the Gwash Valley. Development of the area would extend the village westwards and northwards on to higher ground thus detracting from this important aspect of settlement form and pattern which could not be mitigated.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

Visual considerations

The area is seen as an important backdrop to the village in distant views from high ground to the east, south and west. A public footpath crosses the southern edge of the zone and continues eastwards along Loves Lane, part of a circular route around the village popular with ramblers and dog walkers.

The small copses of Warren Spinney and Lee Spinney limit some views into the area from the north, but the undulating topography would allow views from higher plateau locations of new development where currently there is none. Development would be conspicuous and visual impact on important views of the countryside could not be mitigated.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9)

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low capacity for Zone E2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development would be isolated from the village lying on high ground to the north, and would detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E2	High	High	High	Moderate to High	Low

Assessment & Analysis of Land around Empingham – ZONE E3

Location

On the northern edge of the village, extending 150m out within the buffer zone from the planned limits to development around the village, up to Lee Spinney. The zone extends from Exton Road in the west to east of Loves Lane in the east.



View D eastwards from the public right of way across the zone towards the northern village boundary and showing recent housing on Beckworth Grove (left).



View E westwards from high ground north of Chapel Hill showing recent housing on Beckworth Grove (centre middle) and the row of houses on Exton Road (centre distance).



View F from the A606 south of the village zoomed-in to show the church, the row of houses on Exton Road and the conical dovecote in front of Warren Spinney and Lee Spinney. Zone E3 lies between the row of houses, the Grade II Listed Dovecote and the Spinney.

Landscape and settlement character sensitivity

Zone E3 comprises arable and grass fields with low boundary hedges on land rising up to the Rutland Plateau to the north of the village to approximately 85mAOD. Recent housing on Chapel Close and Glebe Close has taken the northern edge of the village up to approximately the 75m contour, although other recent housing at Beckworth Grove reaches 80m AOD.

A public right of way (PRoW) bisects the zone from south-west to north-east. Three arable fields lie to the north of the PRoW, with low boundary hedges and few hedgerow trees. South of the PRoW, a conical Grade II Listed Dovecote sits in the middle of a set-a-side field in the west of the zone. To the east of Beckworth Grove is a playing field (Molly's Field), and east of Loves Lane are more regularly sized, undulating arable fields.

The zone is essentially deeply rural in character and provides an important backdrop to the village, important to its setting on the edge of the Gwash Valley, and makes a positive contribution to the character of the village. It represents a distinctive, rural break between village and countryside where most development would be isolated from the village.

Settlement form and pattern

Although adjacent to the Beckworth Court Nursing Home, the recent housing on Beckworth Grove is conspicuous on high ground despite having some association with the village. Further development above the 75m contour should be avoided. To the east of Loves Lane the land falls towards the North Brook valley and consequently any new development should also be on lower ground, closer to 70m AOD..

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The area is seen as an important backdrop to the village in distant views from high ground to the east, south and west. A public footpath crosses the zone and continues eastwards along Loves Lane, part of a circular route around the village popular with ramblers and dog walkers.

The small copses of Warren Spinney and Lee Spinney limit some views into the area from the north, but the undulating topography would allow views from higher plateau locations of new development where currently there is little. Most development would be conspicuous and would result in cumulative visual impact (in addition to views of recent housing on high ground) on important views of the countryside could not be mitigated. The lower lying area to the east of Loves Lane adjacent to recent housing at Glebe Close is less sensitive visually and sensitive development close to the planned limits to development would not significantly alter the balance of features or elements within the existing view.

The area is assessed overall as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated

- Important to the setting of the village where most development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Most development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9)

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low to Medium capacity for Zone E3** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). A Low capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because the zone wraps around recent housing and the nursing home on rising land above the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E3	Moderate to High	High	High	Moderate to High	Low to Medium

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Location

On the north-eastern edge of the village, extending 150m out within the buffer zone from the planned limits to development around the village, between Zone E3 and Main Street to the east.



View G looking towards the north-eastern edge of the village showing the closely knit built form amongst vegetation close to the roadside.



View H from Main Road as it enters the village from the east, showing the undulating fields falling down to the well vegetated North Brook valley.

Landscape and settlement character sensitivity

Zone E4 comprises arable and grass fields within the valley of the North Brook, a north-south flowing stream which cuts through the *Rutland Plateau*, signalling the transition between two smaller landscape character sub-areas in the 2003 Rutland Landscape Character Assessment; the *Cottesmore Plateau* and the *Clay Woodlands* landscape character area to the east.

A distinctly rural, undulating, farmed landscape. Within the broad, geometric network of large, regular fields, enclosed by thorn hedges, is a well-treed and wooded landscape, interspersed with pasture. The tree cover frequently restricts and encloses vistas out from, and into, the village.

This part of the village has a strong, well defined soft, vegetated edge which has not been breached by development.

Settlement form and pattern

Built development is restricted to single plots close to Main Street. Small scale housing development has occurred at Gunnel Lane but this is well screened and has not breached the wooded copse alongside North Brook. There are well defined limits to development on the north-eastern edge of the village which should not be breached otherwise development would be conspicuous in the rural, landscape and would detract from important aspect of village form and pattern.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important to the setting of the town by providing a distinctive break between the village and countryside.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

Visual considerations

Zone E4 is relatively well screened by the undulating topography and surrounding vegetation. However PRoW cut across the fields and provide important views of the undeveloped countryside. Development would breach important well defined village boundaries and thus would be uncharacteristically conspicuous and could not be successfully mitigated.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9)

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low capacity for Zone E4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because development would be isolated from the village lying within a sensitive valley landscape, and would detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E4	High	High	High	Moderate to High	Low

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Location

On the eastern edge of the village, south of Main Street, Zone E5 includes a narrow belt of land between Lower Farm Close and the northern end of Mill Lane which lies within the 150m buffer beyond the planned limits to development.



View 1 from Main Street looking across North Brook towards properties on the eastern edge of the village at Lower Farm Close.

Landscape and settlement character sensitivity

Lying at between 50m – 55m AOD this is a low area of floodplain falling gently from west to east within the inconspicuous valley of the North Brook which gently flows in a north-south direction through the zone. The majority of the zone comprises grass paddocks gently falling eastwards to the stream. The stream sides become more vegetated further south, creating a well-defined edge to the village. Between the stream and Mill Lane, which is a narrow single lane track, is a narrow strip of mixed use land with a well maintained garden appearance at its northern end, becoming more informal with rough wet grassland further south.

The area around the stream and Mill Lane has a small scale, enclosed, intimate character and is thus sensitive to development that would affect these characteristics. The stream could be seen as a well-defined edge to future housing development on the eastern edge of the village which may be preferable to future development on higher land to the north or within the sensitive Gwash Valley to the south. However this may currently be a step too far and the North Brook valley landscape within Zone E5 is worthy of protection.

Settlement form and pattern

Residential development has occurred at Lower Farm with the building of several properties in Lower Farm Close, to the east of the school. This has extended the previous built limits defined by the rear of properties on School Lane further east and out on to the sloping valley grassland.

Development within Zone E5 between the current limits to development and the stream would continue the pattern of development on the flatter river valley land which has occurred in the recent past but would presently have some adverse effect on settlement form and pattern. Development east of the stream and Mill Lane would lie beyond clear and important boundary features.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.

- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The area forms a 'gateway' to the village when approaching from the east on Main Street. It provides a soft, interesting edge to the village, of some visual amenity value, and by being open it allows long distance views southwards across the Gwash Valley and up to the plateau and ridge of high ground along the A606.

The area is a popular walking route by people on the Hereward Way long distance route which runs northwards from the high ground to the south, along Mill Lane and across a small bridge over the North Brook before continuing westwards across the grass fields within Zone E5 and through the village.

When viewed from Willoughby Drive to the west, the area comprises lower foreground views with land beyond Mill Lane rising up to the plateau of higher ground which forms a backdrop to the views.

Development would compromise these views but there is scope for mitigation to reduce visual impact by re-creating a soft interesting edge to the village.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public and private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity to reflect the low lying nature of the area which is potentially less sensitive to development than other zones lying on higher ground and more isolated from the village.

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone E5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). This relates to land to the west of North Brook. Land to the east of the stream is of high sensitivity being more isolated from the village and lying beyond clear and important boundary features where the capacity to accommodate development is low.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E5	Moderate to High	Moderate	Moderate	Moderate	Medium

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Location

On the eastern edge of the village, a narrow belt of land east of Willoughby Drive and the school playing field, and south of Lower Farm Close



View J looking from the public right of way over North Brook towards properties on Willoughby Drive (left) and Lower Farm Close (centre).

Landscape and settlement character sensitivity

Lying at approximately 55m AOD this area comprises the western ends of the grass paddocks within the adjoining Zone E5 which continue to fall gently towards the North Brook. The area is weakly divided by an east-west aligned gappy hedge and isolated tree, but the surroundings are generally well vegetated by gardens, a tall hedgerow with trees on the edge of the school field, and particularly by a dense belt of woodland along its southern boundary which continues down to the River Gwash whilst also marking the southern extent of the village.

Mitigation planting along the eastern boundary of the area would provide a soft edge to the village and would complement existing vegetation around the zone.

Settlement form and pattern

Residential development has occurred immediately to the north at Lower Farm with the building of several properties in Lower Farm Close, to the east of the school. This has extended the previous built limits defined by the rear or properties on School Lane further east and out on to the sloping valley grassland.

Residential development has also occurred immediately to the west where properties on Willoughby Drive extend eastwards to the edge of this zone.

Development within Zone E6 immediately east of Willoughby Drive and south of Lower Farm Close would continue the pattern of development on the flatter river valley land which has occurred in the recent past and would have no significant impact on important aspects of settlement form and pattern. Development within the zone would not extend beyond the dense wooded belt to the south which is considered an important boundary feature defining settlement extent.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

The zone is an extension of Zone E5 in landscape and visual terms. It forms part of a popular walking route used by people on the Hereward Way long distance route which runs northwards from the high ground to the south, along Mill Lane and across a small bridge over the North Brook before continuing westwards across the grass fields, along Willoughby Drive and through the village.

Development would compromise these views but there is scope for mitigation to reduce visual impact by re-creating a soft interesting edge to the village.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public and private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone E6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E6	Low to Moderate	Moderate	Moderate	Moderate	Medium

Assessment & Analysis of Land around Empingham – ZONE E7

Location

Zone E7 covers the entire southern village boundary, extending 150m from the planned limits to development southwards close to the River Gwash. It extends from North Brook in the east to west of the A606.



View K; a distant panoramic view from the A606 showing Zone E7 (the green field in the middle distance) lying between vegetation along the southern village boundary and within the River Gwash corridor.



View L looking into the village from the A606 within the River Gwash valley.

Landscape and settlement character sensitivity

The Gwash Valley is a small but distinct landscape sub-area which is narrow, sinuous and generally well treed, and devoid of settlement with only a few isolated farms. It forms a distinctive southern edge to the village important to its setting in the landscape. The combination of key characteristics, in particular the small scale, narrow sinuous valley bottom and gentle arable or grass slopes with occasional specimen mature trees giving in some parts a parkland appearance, make a significant positive contribution to character and sense of place.

Settlement form and pattern

The Gwash Valley is almost devoid of any settlement. Built development on the southern side of the village has not breached the dense belt of woodland that runs along its southern edge, and therefore has avoided the sensitive valley slopes further south. Development would be isolated from the village and detract from important aspects of settlement form and pattern.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.
- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

The well-treed corridor provides an effective screen to most views into the area. There are views eastwards from the A606 through a gap in the vegetation at Church Bridge, and westwards views are clearer across the more open valley in this direction, as shown in the photograph from view L above. There are distant panoramic views from the plateau ridge of high ground south of the village. The clearest views are from public rights of way through the river corridor.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is partially open to public or private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9)

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents important public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone E7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E7	High	Moderate to High	High	High	Low

Location

Zone E8 lies on the western side of the village, within the 150m buffer from the planned limits to development.



View M from the Rutland Water dam wall showing the western edge of the village. Zone E8 lies within the green fields between the village and the belt of trees in the middle distance.



View N from the A606 west of the village.

Landscape and settlement character sensitivity

The western edge of the village lies at the transition of the *Gwash Valley* and the *Rutland Plateau* landscape character areas. The land rises from around 60m AOD at the southern end close to the River Gwash up to 80m AOD at the A606 in the north. It rises more gradually from east to west up to the Rutland Water dam wall and the edge of the Rutland Water Basin landscape character area.

The area comprises a number of regularly sized rectangular grass fields for sheep grazing, becoming smaller closer to the village. There is evidence of historic ridge and furrow which is a diminishing feature in the landscape. There are few other landscape features of any note; the A606 roadside boundary comprises a mix of post and rail fences, post and wire fencing and low hawthorn hedging with the occasional hedgerow trees. Properties backing on to the area from Nook Lane and Hall Close generally have well vegetated back gardens which provide a soft edge to the village.

Generally the area is of unremarkable landscape character of some importance to the setting of the village but less sensitive than other zones lying within the Gwash Valley where landscape characteristics and combinations of features are stronger.

Settlement form and pattern

The western side of Nook Lane, a narrow single lane track, lies outside the Conservation Area and is characterised by a mix of stone built cottages and more recent red brick houses. Hall Close is a modern cul-de-sac with a small number of detached properties off Nook Lane. This contrasts with the character and scale of existing residential development alongside the A606.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The western edge of the village is seen in views from the A606 when entering the village, where only the end properties are seen, on ground falling towards the River Gwash. The rising fields and vegetation on the plateau to the south culminate in the ridge of high ground which provides a backdrop to the village in views from the west.

Similarly there are views down from the Rutland Water dam wall, part of the Macmillan Way long distance route, into the western edge of the village. The rising plateau field to the north of the village provide a backdrop in these views and draw the eye upwards away from the village boundary.

The Hereward Way long distance route passes through the area between Nook Lane and the reservoir.

Development on the western edge of the village is likely to be perceptible but mitigation planting could help soften new harsh edges and help to blend new built form into the village setting.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is very open to public or private views where views of the countryside are very important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 9). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity to reflect the generally unremarkable landscape character and potential for small scale sensitive development close to the village.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive
- Does not present locally important / distinctive landscape characteristics or scenic value / interest
- Presents some public amenity value by way of views, access

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone E8** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 10). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the wider visibility of the western edge of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
E8	Moderate	Moderate to High	Moderate	Low to Moderate	Medium

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7 Assessment & Analysis – Greetham

7.1 Landscape Character Context

- 7.1.1 Greetham lies entirely within the *Rutland Plateau* Landscape Character Type (LCT) as defined in the Rutland Landscape Character Assessment (LCA) 2003. Moreover, it lies wholly within the locally refined landscape character sub-area of the *Cottesmore Plateau* (see Figure 11). The settlement is focused around the junction of the two main roads through the settlement, the B668 Main Street and Great Lane which leads north from its centrally located junction on Main Street. Main Street closely follows the line of the North Brook which runs from west to east through the village. Local topography is therefore characterised by its shallow valley profile which affords quite a sheltered and unobtrusive landscape setting for much of Greetham. Generally, the key characteristics of the Cottesmore Plateau character area are clearly reflected locally so as to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently this study has not further divided the land around Market Overton into smaller landscape character areas.
- 7.1.2 Paragraphs 4.1.2 and 4.1.3 provide extracts from the 2003 LCA describing the setting of Cottesmore in the *Cottesmore Plateau* landscape character sub-area. This description is also applicable to the setting of Greetham and is not repeated here.

Landscape / Settlement Character and Setting

- 7.1.3 The setting of Greetham, lying wholly within the single landscape character type, is relatively uniform in comparison to other settlements across Rutland. Field study did not suggest any significant variation of character within the LCT in the immediate context of this study. The key characteristics of the LCT as set out within the 2003 LCA are appropriate to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently this study has not further divided the land around Greetham into smaller landscape character areas.
- 7.1.4 The built limit of Greetham lies between elevations of 105m and 120m AOD. The village straddles the shallow valley of the North Brook which runs through the centre of the village in a west to east direction and which is closely followed by the B668 Main Street/Oakham Road. The main road though dips into the settlement on approaches from east and the west, and this subtle change in relief and topography affords the historic core of Greetham with a slightly sheltered location within the plateau. The majority of the built extent of the settlement lies mainly on the northern valley side, but also extends partially up the southern valley side which is initially steeper than the general valley gradients for the first few metres above Main Street.
- 7.1.5 Greetham's wider landscape setting is characterised by the relative uniformity of the arable plateau landscape. However Greetham's *immediate* environs present some localised variation from the wider context. There are patches of smaller fields of pasture and paddock contrasting with the large-scale arable surrounds on both northern and southern sides of the village. There remain significant pockets of tree cover, particularly across the northern side of the village. Some of this is relatively recent structural planting associated with the caravan park and community areas to the north of the settlement. Trees are generally prominent and important features within the settlement as a whole, particularly

along Main Street where they often bound the main highway or set a green frame around buildings fronting the road.

- 7.1.6 The northern side of the village presents a particularly fragmented interface with the surrounding landscape setting on the gently sloping fall to the North Brook and Main Street. There is a contrasting mix of uses outside the Planned Limits to Development including caravan parks, light industry, community playing fields and poultry farming. Significant to the setting of the village is the large operational limestone quarry to the immediate north-east fringe of Greetham. Significant structural planting can be observed on most sides of the quarry site.
- 7.1.7 Settlement boundaries are generally soft with indistinct transitions between the landscape and the village allowing for a fragmented and varied interface between the plateau and the village. Because the settlement's limited highway network, consisting primarily of Main Street and Great Lane which runs north from its junction on Main Street, approaches to the village afford very limited glimpses of the interface between Greetham and its setting, and this is further limited by the village's siting within a slight depression in the landscape. Its overall landscape prominence is therefore quite limited.
- 7.1.8 Well-maintained strong hedgerows line these three highway approaches to the village, although these are lower and afford a less effective screen when approaching from the west on the B668. This important approach from Cottesmore is characterised by low density mid-to-late 20th Century properties which are relatively prominent in the street view.

Settlement Form and Pattern

- 7.1.9 A key characteristic of the village is its historic linear form along the B668 Main Street, with a built environment characterised by a core of well-maintained 18th and 19th century limestone cottages and farm buildings alongside more recent development, sometimes of less vernacular character. There is an attractive roofscape mix of stone slate, blue slate, pantile and thatched roofs above mostly limestone and occasional rendered walls. Whilst generally tightly-knit along Main Street, buildings are irregularly spaced and oriented to the road, occasionally tight to the highway but elsewhere set behind small gardens and yards, particularly in connection with commercial buildings and public houses. There is a significant mature treescape along Main Street.
- 7.1.10 Greetham church and its steeple provides an important landmark and focus for the settlement. A limited but tight network of small lanes of mainly residential character extend northwards from Main Street around the historic core to which the church is the focus. Here trees are particularly important and partially reflect the line of North Brook which affords an attractive ribbon feature visible from Church Lane, Great Lane and Little Lane. Conservation area status reflects the quality and importance of the built environment in these areas.
- 7.1.11 Character along Great Lane to the north of the Main Street reflects that of the historic elements of Greetham with a predominance of locally distinctive and attractive low two-storey cottages with traditional agricultural buildings and yards which have generally been given over to more recent residential development and infill.
- 7.1.12 Pockets of late 20th century infill housing are found within the historic environs of Greetham, particularly around the church area to the west of Great Lane and to the south of Main

Street in small areas of 'backland' development. However, whilst these are generally of limited vernacular merit, they rarely dominate the built environment as found within other settlements across Rutland. Historic character is generally diluted at the western and eastern extremes of Main Street where sporadic 20th century housing is more prominent. This is most marked at the western end of the village where a slight rise in relief and a lesser extent of mature tree cover serve to increase the visual prominence of these less sensitive elements of the village. This may be seen to detract from the generally high quality of built development prominent along most of the main road through the settlement.

- 7.1.13 Important open space is limited within the village itself. Small parcels of relatively well screened important open space are found north of Main Street between Great Lane and either side of Church Lane. Community playing fields lie outside the planned limits to development to the northern edge of the settlement. Elsewhere the soft interface between open countryside and settlement does allow for pockets of pasture and paddock to penetrate into parts of the village, particularly around to the north of Main Street around Bridge Lane.
- 7.1.14 Greetham's built environment is relatively unaffected by the proximity of significant non-residential land use and non-traditional development. Whilst a significant landscape feature, Greetham Quarry is for the most part well screened from vistas within and out of the village. Light industrial units and the extensive caravan park to the north of the village do not present serious visual detractors from the main historic elements of Greetham. The poultry farm units located east of Great Lane are however locally intrusive and also present some nuisance potential through smells given close proximity to residential areas. The church steeple is the most important positive visual feature of the village, although local relief does not make this as significant in the wider landscape than churches elsewhere across the county. Views into the village as established above are generally unremarkable and tend to be over relatively close distances of constrained by hedgerows.

Visual Considerations

- 7.1.15 Important views into and out of the village are shown on Figure 11. These are however significantly limited. This is primarily as a consequence of the local topography and Greetham's setting within the shallow valley of the North Brook, with only limited development on higher ground at the east and west ends of the village and north and south valley sides. Views into and out of the village are further limited by the generally widespread tree cover around important fringes of the settlement as well as within it. These are particularly important around Greetham Quarry, but also across the western fringe north of Cottesmore Road, and along the low ridge to the south of the village. Recent structural planting along the northern village boundary associated with the mixed uses and community space in this area also help enclose the settlement from longer views.
- 7.1.16 Views to the church steeple are occasionally important from the north along Great Lane and from the community playing fields, but again these are generally limited.
- 7.1.17 The often well-screened and 'soft' visual edge to Greetham is diluted at its western fringe where mid-to-late 20th century housing breaks out from the valley setting and on to the plateau landscape between the village and Cottesmore. This presents an unremarkable interface between the village and landscape setting which does not reflect the high quality settlement character within its historic core.

7.1.18 The extent to which the large operational mineral working at Greetham Quarry detracts from the wider landscape character and setting is more limited than the scale of the operation would suggest. Changes in local elevation and strong, mature structural planting generally provide high levels of screening to the site, despite its close proximity to the village. Whilst a number of poultry sheds lie to the immediate north of the village on rising ground, their visual impact is less significant than their un-neighbourly effects on local air quality.

7.2 Assessment & Analysis of Land around Greetham

7.2.1 Following desk study and field survey we have identified 7 parcels of land immediately adjoining Greetham, referred to as G1 to G7. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).

7.2.2 The 7 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.

7.2.3 The following sheets record the assessment and analysis of the 7 zones around Greetham, which are located around the village as shown below:



Assessment & Analysis of Land around Greetham – ZONE G1

Location

To the northern fringe of the settlement between Rutland Caravan and Camping site and Great Lane.



View A looking south-east across the community playing fields which are the main undeveloped components of G1.



View B showing the northern edge of G1 and recent planting, looking west towards Rutland Caravan and Camping site.



View C looking towards the northern screening hedge and structural planting of G1 from Great Lane.

Landscape and settlement character sensitivity

G1 is characterised by mixed community, commercial and leisure uses which results in a particularly 'busy' and developed landscape character where the influence of non-agricultural uses predominates, despite being outside the planned limits to development. The only significant area of open space is the community playing fields accessed from Great Lane or via the footpaths to its southern and western edges. Otherwise the area is characterised by large light-industrial/agricultural sheds to the north of Shepherds Lane, the caravan ark and associated infrastructure and some structural planting associated with these combined uses.

The topography of G1 is one of a very gentle north-to-south slope falling down towards North Brook. Public access is significant to the eastern parts where the playing fields are located, as well as along the footpath between Shepherds Lane and Great Lane, but views across the wider site are limited by the buildings and structural planting found therein and to its northern edge. Whilst relatively immature, the hedge and supplementary planting across the northern fringe, allied with the generally good hedgerows which bound Great Lane result in a relatively inconspicuous zone overall, despite the relatively intensive uses found within.

Settlement form and pattern

Development in Zone G1 would not be well related to the *historic* form of the settlement and would serve to further dilute the linear form of development characteristic of Main Street. However, the semi-developed nature of the zone means that such dilution has already occurred to a significant extent. Even the openness of the playing fields presents a non-agricultural use and contrasts the wider landscape character. Hence development within the zone would consolidate existing uses and built infrastructure and consequently not significantly further alter settlement form.

G1 is not particularly well associated with other residential development. Housing within the site may present issues of non-conforming uses with the light industry on Shepherds Lane.

G1 overall is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Some elements / features are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. Few, if any, features / elements that could not be replaced.
- Is not important intervening open land between settlements.
- Of little or no importance to the setting of the village as there is little or no distinctive break between village and countryside.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Even through the zone falls across slightly elevated land, development would not be particularly conspicuous in the open countryside, partly because of existing screening features but also a general lack of public access to open countryside to the north-west of the zone. It would not appear disjointed from the village although development may alter the combinations of features and components within the zone.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- Development likely to be perceptible but would not significantly alter the balance of

- features or elements within the existing view.
- The land is well screened from public or private views.

Overall Low landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12). A moderate landscape sensitivity value could have been determined using the matrix but on balance it is considered that the relatively limited landscape character interest and relatively restricted views into the site justifies the lower option.

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
- Does not lie within or adjacent to a designated landscape.

Conclusions on Landscape Capacity

Overall Low landscape sensitivity and Moderate landscape value gives **Medium to High capacity for Zone G1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). Development across the site would be broadly acceptable in landscape terms subject to the maintenance and strengthening of existing structural planting elements and careful consideration of design matters, particularly building height, so that occasional longer views from the north on Great Lane do not obscure or compete with those to the church steeple. Development of the playing field site would be expected to deliver an alternative facility elsewhere in Greetham which would be likely to have some local landscape implications.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G1	Low to Moderate	Low to Moderate	Low	Moderate	Medium to High

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Location

To the east of Great Lane and west of Greetham Quarry on the northern fringe of the settlement.



View D looking north-west from footpath towards poultry farm buildings.



View E of the northern edge of G2 looking southwards showing soft, broken interface between landscape and Greetham.



View F showing the view south-east towards the rear of Main Street and Greetham Quarry from the poultry farm buildings.

Landscape and settlement character sensitivity

G2 is characterised by mixed agricultural uses which abut the northern fringe of Greetham, east of Great Lane and west of Greetham Quarry. The land consists primarily of small parcels of rough paddock and pasture, separated by hedges and hedgerow trees, with some newer planting and post-

and-rail fencing towards the rear of Main Street. Parts of the zone are relatively well vegetated with bushes and scrub. The zone also houses intensive poultry rearing infrastructure to its central area comprising of 5 significant shed-type buildings and associated equipment. Once within the screening boundaries of the hedges to Great Lane and the woodland to the east (which separates the zone from Greetham Quarry), these structures are prominent in the *immediate* landscape. The north-west edge of the zone consists of part of a larger arable field abutting Great Lane which is typically without significant landscape feature or interest.

The site is relatively well screened from the road network, with mature hedges bounding Great Lane. This screen is enhanced by hedgerow trees to the immediate western edge of the site and because Great Lane at this point has a 'sunken' lane character with its hedges raised on roadside banks. Views into the site, apart from those from the footpath and from the rear of private properties that lie along Main Street, are otherwise limited.

Settlement form and pattern

Development in Zone G2 would be reasonably well related to the *historic* form of the settlement lying between the principle thoroughfares of Main Street and Great Lane. The semi-developed nature of the zone means that its otherwise intrinsically attractive pasture character is significantly diluted. Development on the site would be visible from rear-facing elevations of properties on Main Street and around Little Lane. Development within the site may have very localised landscape character impacts, but would otherwise relate well to Greetham's settlement form and historic growth.

The existing interface between the village and the landscape of zone G2 is generally a loose knit one, affording a soft edge to this part of the village. Development within this area would need to reflect this in order to maintain settlement character.

G2 overall is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Even though the zone falls across slightly rising land, the zone is not particularly conspicuous from outside it partly because of existing screening features. The footpath across the site does however allow for clear views into the site to the public.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.
- Development likely to be perceptible but would not significantly alter the balance of

features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
- Does not lie within or adjacent to a designated landscape.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone G2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). A Low-to-medium assessment could have been reached, but a higher capacity judgement has been made on the basis of elements of the zone presenting good settlement-fit and lower visual sensitivity, alongside consideration of the existing conspicuous development across the central area of the site.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G2	Moderate	Moderate	Moderate	Moderate	Medium

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Location

Located on the north-eastern edge of the village between Zone G2 and the B668 Stretton Road. This area falling within the 150m buffer zone around the planned limits to development lies entirely across Greetham Quarry and its structural landscaping screen. It comprises of an active mineral working within a significant void within the immediate topography. The minerals operation is however generally well screened by roadside hedging and the mature structural planting to its eastern fringe.



View G from Stretton Road (B668) looking west across G3 at Greetham Quarry.

Since it is highly unlikely that there would be a site in this zone suitable to meet the requirement of the Core Strategy, no assessment of this zone has been undertaken.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G3	-	-	-	-	-

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Location

Land straddling the North Brook To the south of the Stretton Road (B668) and east of the paddocks framing the southern edge of Greetham.



View H looking east along footpath by North Brook.



View I looking into G4 from public footpath adjacent to North Brook, towards the west and W heatsheaf Lane, showing typical open features of the arable landscape.



View J looking north over the North Brook valley towards Stretton Road, showing the south-west component of G4.

Landscape and settlement character sensitivity

G4 is characterised by mixed agricultural uses which abut the eastern fringe of Greetham, south of Greetham Quarry. The land consists primarily of parts of large arable fields with areas of rough paddock and pasture adjacent to the outlying development of a few houses and light industrial unit at the eastern edge of the village. The North Brook is the most significant landscape feature which flows west to east through the southern section of the zone. The brook lies within a locally pronounced valley feature and is emphasised by a narrow strip of bankside vegetation of trees and bushes which contrasts markedly with the open space and managed arable landscape context. The southern valley slope rises up from around 100m AOD at brook level to a break in the slope at around 115m AOD. Beyond this the land levels slightly and hence presenting a rounded ridge features when viewed from the north.

The shallow valley profile serves to screen the areas closest to Stretton Road as the land falls away behind roadside hedges and hedgerow trees. Glimpses of the south slope rising away from the brook as open arable fields are possible from Stretton Road on approaches to the village. The site is otherwise open and visible from the footpath which crosses it from the south-east before eventually running into Wheatsheaf Lane. The path crosses the rising ground to the south of the brook emphasising views across it. Where field boundaries exist they are of low clipped hedges which in places are broken allowing views through.

The pasture land closest to the outlying properties on Stretton Road enjoys some screening from the properties themselves and from associated garden and brook-side vegetation. This discrete area is however visible from the footpath to the south and along North Brook.

Settlement form and pattern

Parts of Zone G4 are reasonably well related to the historic form of the settlement on land lying between the B668 and the brook. However wider development across the whole of the zone, and particularly to the south of the North Brook would be likely to distort village form. The semi-developed nature of the area to the north of the brook and south of the road could constitute some continuation of the important linear form of Greetham, but opportunities for this are relatively restricted by existing development fronting the road.

Unusually, parts of Greetham Conservation Area extend outside the Planned Limits to Development into Zone G4, partly between the road and the banks of the North Brook to the immediate east of the Wheatsheaf public house. This open space may further constrain opportunities for sensitive development. The influence of flood risk through the centre of the site may also be significant in determining location for development but which may or may not relate well to the built form of the village.

The existing interface between the village and the landscape of zone G4 is generally a loose knit one, affording a soft edge to this part of the village. Beyond the Wheatsheaf pub a gap in roadside development means that housing at the eastern end of the village is slightly separated from the village as a whole. Notwithstanding flood risk and Conservation Area considerations, development here could serve to remove this distinctive gap.

G4 overall is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Of some importance to the setting of the village but the break between village and

- countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The zone falls across a valley landscape feature with consequential mixed visual impacts depending upon the receptor points. Land to the south of the brook is intermittently conspicuous from the B668, partly because of existing screening features and its rising relief. Land north of the brook is generally better related to the village and less visually sensitive. The two footpaths across the site do however allow for clear views into the site to the public.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion into the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
- Does not lie within or adjacent to a designated landscape.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low to Medium capacity for Zone G4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). A medium assessment could have been reached, but a lower capacity judgement has been made on the basis that the areas with some landscape capacity are also likely to be affected by flood risk and Conservation Area considerations.

Impact upon the amenity of the footpaths network is also an important consideration. The wider zone is prominent, and impacts upon the rights of way network and settlement form give a low landscape capacity for development.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G4	Moderate	Moderate	Moderate	Moderate to High	Low to Medium

Location

Across the southern fringe of Greetham to the south of Main Street across the southern valley slope of the North Brook.



View K looking east along the southern edge of G5 at the gentle crest of the ridge.



View L looking north-east into G5 from the break in landscape character between paddock and arable fields.

Landscape and settlement character sensitivity

G5 is characterised by a line of smaller paddocks and pasture land which tightly frame the southern fringe of the village on a gentle but significant valley slope reaching up from the North Brook. Land across the zone falls between 115m AOD to the south of properties on Main Street, and 121m AOD to the gentle ridgeline which more or less coincides with the zone's southern edge. This slope is not significant in elevation or slope profile but does afford a significant degree of seclusion to the village when viewed from the south from the two public footpaths which lead southwards from the village.

The site is characterised by a series of several paddocks or pastures which display a significantly smaller field size than the predominant arable landscape that frames the zone to the west, south and east. The field pattern is of relatively regular, square or rectangular parcels of grazing land subject to relatively low levels of agricultural management. The zone is given over to a mix of uses including 'horsiculture', small-scale horticulture, pockets of overgrown land and a small caravan park. Two significant horse ménages are found across the site as are a series of smaller agricultural buildings to its northern fringe but which lie outside the Planned Limits to Development. The northern edge of the zone is relatively consistent in an east-west line to the rear of properties facing Main Street as it follows the Planned Limits to Development, although those buildings and their

curtilages do not themselves present such a clear line and afford the village edge with a broken and irregular edge.

Fields are generally enclosed by a series of hedges with significant hedgerow trees in places, creating a series of north-south divisions across the hillside. The hedges across the site are generally not as well maintained as elsewhere in the wider arable landscape context, possibly reflecting multiple-ownership. Together these features afford the zone with a relatively enclosed and less managed character with some local interest and value, but is generally inconspicuous in the wider landscape.

The site is generally not visible from any highway, with only fleeting and narrow glimpses possible from Main Street between buildings to its northern edges. The Viking Way footpath crosses the site towards its centre point, falling to Main Street but this affords only a narrow view of the wider site because of its fragmentation by hedges and trees.

Settlement form and pattern

Development south of Main Street to which this G5 closely relates has generally been more limited historically than those areas north of the road and the North Brook. Northern fringe areas of Zone G5 are reasonably well related to the historic form of the settlement, particularly land just to the south of existing areas of development. Extensive development right across the zone would alter the historic balance of the settlement in terms of how it relates to Main Street and the brook.

The zone does already contain built elements of small agricultural buildings, workshops and horse related infrastructure.

G5 overall is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Whilst the south valley side of the North Brook is of some prominence, the slope is relatively shallow and narrow and is generally screened from wider view by development fronting Main Street and the well-treed backdrop to these properties. Limited rights of way or views from a highway to the west mean this area is generally well screened on approaches from Cottessmore and longer views from the south from the Viking Way are generally obscured by the change in relief. Some views are possible from the Viking Way on its approaches to the site over the gentle ridge feature, and again when crossing the zone.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of

- less importance.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
- Does not lie within or adjacent to a designated landscape.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Medium capacity for Zone G5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). A Low to Medium assessment could have been reached, but a higher capacity judgement has been made on the basis that the zone presents some landscape capacity for development along its northern fringes to which visual and settlement form impacts would not be significant. Impact upon the amenity of the footpaths network is an important consideration but impacts upon this important public resource could be mitigated and minimised. Residual harm on the footpath network would be likely to be minimal. As with all developments within the setting of a historic settlement, design, materials, layout and density will be critical considerations if such capacity is to be successfully exploited.

Development across the whole site would be likely to be unacceptable in landscape terms because of prominence of sites along its southern edge which may raise the village's prominence in the wider landscape above the historic 'secluded' setting presented by the brook's valley sides.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G5	Moderate	Moderate	Moderate	Moderate to High	Medium

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Location

Small area of arable land south of the B688 at the south-west edge of Greetham.



View M looking east along the B668 towards the western fringe of Greetham with G6 in the middle distance.

Landscape and settlement character sensitivity

G6 is characterised by a relatively flat and open arable field to the immediate west of the village, south of the B668 Oakham Road. With the exception of a limited network of well-maintained hedges, the site presents limited landscape interest or focal points. Hedgerow trees are limited to the eastern fringe of the site.

The site is part of a relatively short distance of separation between Greetham and Cottesmore to the west.

The site generally falls within a narrow range of elevation between 121 and 123 m AOD. The site is relatively prominent from the Oakham Road.

Settlement form and pattern

Development of the site would extend the built limits of Greetham to areas not well related to its historic form or extent. However, the built extent of the settlement to the north of the Oakham road does reach as far as the western edge of G6, and in this respect development would not grossly alter Greetham's westerly built limits. However, the development to the immediate east of the site and to the north of the road is relatively recent, mid-to-late 20th Century development which itself did not reflect the historic sensitivity of Greetham. This is emphasised as this development served to extend the village 'up and over' the slight rise in elevation when leaving the village to the west, as well as poorly reflecting locally distinctive design. Development in this area is now prominent on approaches to Greetham in a way that is not reflected by its historic core.

The western edge of the Planned Limits to Development which mark the 'inner' edge to G6 is generally well defined through thick hedgerow with several trees, and currently affords a relatively clear boundary to the village.

G6 overall is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Part of a larger area of intervening open land between settlements, or perceived as such.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Development across G6 would be prominent from the main road into Greetham from Cottesmore. As the land lays relatively level, development nearest the road would serve to screen buildings to their south, and may afford for some successful visual mitigation by way of planting to be established to the north and possibly to the western fringe to ameliorate longer views in. However, such planting would not necessarily reflect the wider landscape character of the Cottesmore Plateau LCA.

Overall development of the site would be likely to present a locally prominent extension to the village and create a new interface between the village and landscape setting. Design and layout considerations would ultimately determine the significance of this change.

No footpaths run within or close to the zone and views are therefore limited to that from Oakham Road. Views from private properties would be limited to those fronting the north side of Oakham Road, although these may be of some value over and beyond the site to the open landscape to the south and the wooded ridge beyond Cottesmore Lodge Farm.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12).

Low Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low landscape value gives **Medium to High capacity for Zone G6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). Landscape capacity for development along its northern fringes would be

conspicuous from the Oakham Road and serve to extent the perceived boundaries of Greetham but would have limited other negative impacts.

Delivery of sensitively designed development would serve to mitigate potential negative effects upon the wider character of the landscape and settlement.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G6	Moderate	Moderate	Moderate	Low	Medium to High

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Location

Western fringes of Greetham north of the Oakham Road.



View N looking north-east towards the garden centre on the western fringe of Greetham with G7 in the middle distance.



View O looking west over the inner parts of G7 from the end of Church Lane.

Landscape and settlement character sensitivity

G7 is characterised by a shallow valley on the western fringe of Greetham straddling the upper reaches of North Brook. It is a landscape with significant human influence with a mix of uses including arable agriculture, large gardens, a garden centre/nursery, small-scale horticulture, small cemetery and small wooded areas. The zone is not easily accessible or conspicuous from public vantage points and includes well-secluded parcels of open space or paddock with strong boundary enclosure through hedges and trees or built development. Public rights of way are very limited with only a short stretch of footpath to the north-east edge of the zone being tightly enclosed by hedges and thus further limiting views to the west as the valley falls gently to the brook.

The zone lies between 117m AOD at the lowest point of the brook, and rises to 123m AOD adjacent to its boundary with Zone G1 adjacent to the Rutland Caravan and Camping Park. The land falls again very gently from the Oakham Road at about 124m AOD to the brook which bisects the zone from west to east.

Whilst the brook is a relatively small watercourse and not visible from public vantage points, its influence in terms of land use and bankside vegetation suggests it is an important component of landscape character across the zone. Elsewhere areas of tree cover and mature hedges further add landscape interest but importantly also serve to fragment the area visually.

The zone is part of a relatively short distance of separation between Greetham and Cottesmore to the west, although inter-visibility is not possible along public highway.

Settlement form and pattern

The zone generally lies within the built limits of Greetham. There is generally a complex interplay of open space and development and more intensive land uses providing a perceived form and extent of the village. However the western-most and northern-most elements of the zone are currently characterised by more open arable land with little built influence.

Significant tree and shrub vegetation across a central strip of the zone immediately north of the brook affords a degree of natural backdrop to sites between it and the Oakham Road, helps to reduce the scale of the zone in the landscape as well as maintaining important landscape value.

Built development within the Planned Limits to Development adjacent to the eastern edge of G7 is predominantly late 20th century, low density housing. Whilst presenting attractive environs this is not significant in historic settlement form and falls outside the Conservation Area. It affords a loose and well secluded village boundary.

Development adjacent to the southern boundary to G7, along the northern side of Oakham Road, including the garden centre and the small residential developments on North Brook Close and Lock's Close is similarly fragmented and affords an irregular interface between countryside and village. These developments serve to screen the southern parts of the zone from the main road into Greetham.

G7 overall is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Commonplace elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Part of a larger area of intervening open land between settlements, or perceived as such.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Development within G7 would only be prominent for the most westerly parts of the zone immediately adjacent to Oakham Road, beyond the garden centre. Development to the north-east parts of the zone would be potentially prominent from longer viewpoints because of relative elevation and land form, but this area is considered to be less suitable for development because of a weaker relationship to settlement form.

Elsewhere in the zone, visual impact of development would be mostly ameliorated by topography and existing development and mature vegetation cover.

No footpaths run within or close to the zone and views are therefore limited to mostly private views from properties which bound the zone.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 12).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest;
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquility).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone G7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 13). A Medium to High capacity assessment could have been reached, but a slightly lower capacity judgement has been made on the basis that the zone presents some value and sensitivity in terms of landscape character and includes areas with slightly higher prominence to its western and northern extremes.

Delivery of sensitively designed development would serve to mitigate potential negative effects upon the wider character of the landscape and settlement. In particular it will be beneficial in landscape terms for the high levels of mature vegetation across the site to be retained where these bound and screen open spaces therein.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
G7	Moderate	Low to Moderate	Moderate	Low to Moderate	Medium

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8. Assessment & Analysis – Ketton

8.1 Landscape Character Context

- 8.1.1 Ketton lies at the confluence of three landscape character areas as defined in the Rutland Landscape Character Assessment (LCA) 2003 (see Figure 1). The whole of the settlement and the low lying land to the east is shown to lie within the *Welland Valley*, with the rising land to the north lying within the *Rutland Plateau*, and *High Rutland* lying immediately to the west.
- 8.1.2 The River Welland marks the boundary of Rutland with Northamptonshire to the east. In landscape character terms the land to the west of Rutland falls within National Character Area 92 Rockingham Forest (as defined in the '*Character of England Landscape, Wildlife and Cultural Features Map*' produced in 2005 by the Countryside Agency and English Heritage³). A key characteristic is the undulating landform rising to a steep prominent scarp west of Easton on the Hill overlooking the Welland Valley, and consequently forming a backdrop to the village of Ketton.
- 8.1.3 The LCA divides the landscapes of the village and its surroundings into smaller local landscape character sub-areas within Rutland: the Welland Valley is referred to as the *Middle Valley East* at the local level; the Rutland Plateau is locally referred to as the *Ketton Plateau*; whilst the land to the west of the village in High Rutland is referred to as the *Chater Valley*. The character of the village and its setting at the local level is of particular interest for this study in defining landscape sensitivity and capacity to accommodate development.
- 8.1.4 The assessment and analysis of Edith Weston in section 5 includes extracts from the 2003 LCA describing the Ketton Plateau. Relevant extracts with regard to the localised setting of the village to the north of Ketton are as follows:

'Although gently undulating, the Ketton Plateau... dips gently west to east, with more pronounced dips at its eastern and southern boundaries where it borders the Welland and Chater Valleys'.

'The plateau is dominated by two significant intrusions into the otherwise agricultural landscape, which like the Cottesmore Plateau is a patchwork of arable and pasture farmland, overlain with less widespread, but nevertheless important woodland cover. These intrusions are the disused North Luffenham military airfield and the cement works and quarry at Ketton'.

'Despite the impact of the scale and contrast of the mineral and industrial operations at the Castle Cement Works on the immediate locality of Ketton (the village of which lies primarily in the Welland Valley,) it has a lower impact on the wider character of the plateau as a whole. This is due in part to the relatively few roads over the plateau. However, it is visible from a number of long distance viewpoints and from the Hereward and Macmillan Ways where the quarry becomes more obvious. Noise and dust from the works emphasise the impact of the industrialised complex on the Plateau and the Welland Valley, although existing woodland and tree belts across its western and northern boundaries reduce the effects on the upper plateau'.

³ <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/areas/default.aspx>

'The southern boundary of the Ketton Plateau, with the Welland and Chater Valleys, displays an agricultural landscape with less well managed landscape features. Hedgerows are particularly gappy or absent'.

8.1.5 As mentioned in the description above, the village of Ketton lies primarily in the *Welland Valley*. The 2003 LCA describes the *Welland Valley* as *"generally a relatively busy, agricultural, modern landscape with many settlements and distinctive valley profiles. The river is not prominent but it has a series of exaggerated meanders. The sinuous landform, which contains the river, has caused large loops to be created in the line of the river... It has also caused many smaller meanders both in the straighter lengths of river and even within the larger scale, looping meanders themselves"*.

8.1.6 Relevant extracts from the 2003 LCA of the more locally sub-divided landscape of the *Middle Valley East* landscape character sub area within the *Welland Valley*, are as follows:

'Eastward from the Welland Viaduct the valley changes. It becomes narrower, with steeper, less regular and locally slightly higher slopes. There is significantly more woodland and trees generally, but particularly so on the Northamptonshire side where the valley forms the edge of Rockingham Forest and the skyline is almost continuously wooded from Laxton to Collyweston (both Northants). There are more roadside trees, occasional avenues, willows by the river and copses adding to the more enclosed, smaller scale landscape of this part of the valley. Here, arable land prevails, some field boundaries have been removed and other hedges have not been so well maintained, although some are now being layed, gapped-up and restored'.

'The river is still not prominent even in this smaller scale valley landscape but views are seen from the various bridges...'

'In the Middle Valley East, there are few farmsteads or other buildings in the valley, outside the villages.. The density of settlement is higher in this part of the Valley. By contrast with the Middle Valley West, in this part all the settlements except Ketton lie very close to or even on the banks of the river, including Barrowden, Duddington (Northants), Tinwell and Tixover, but all stand above the floodplain on mounds, or running along the edge of elevated banks. At Geeston the village of Ketton has spilled into the valley from the lower slopes'.

'Ketton and Barrowden have particularly large and complex historic cores... Despite the modern extensions most of the villages have retained a typical Rutland historic character with a predominance of limestone and slate'.

8.1.7 The LCA goes on to recommend landscape objectives for the *Welland Valley* as:

Recommended Landscape Objectives Middle Welland Valley East

To conserve and enhance the more enclosed, wooded, sheltered valley landscape, to protect and enhance both natural and historic man-made river features, including the bridges and wetland habitats and to protect the form and landscape setting of the riverside villages so they do not become more intrusive in the valley.

8.1.8 Section 5 describes the key characteristics of *High Rutland* and the more local *Ridges and Valleys* landscape character sub-area in relation to the setting of Edith Weston. Of particular

relevance to the setting of Ketton is the description from the 2003 LCA of the *Chater Valley* sub-area lying within High Rutland to the west of the village:

'Part of this narrow valley in the Ridges and Valleys sub-area is classified separately because, although small in area, it is distinctly different to the landscape around. It is a narrow, intimate, sheltered valley with a particularly high level of tree cover in woodlands, roadside and railway-side tree belts, hedgerow trees and copses. It has more sinuous lines and irregular patterns in a less colourful predominantly green landscape'.

'In places it is dominated by the railway and its structures of embankments, cuttings and bridges as it runs the length of this section of the valley which is also crossed by the A6121. The railway creates sudden bursts of noise as a train rattles by but otherwise this valley is very like those in Leighfield Forest, quiet, calm and rural. Despite being overlooked by villages such as Pilton, Lyndon and North Luffenham and from the narrow lanes along the shoulders of the upper valley slopes the valley feels secluded, away from the noise and movement of the A47. Like Leighfield Forest it also has many trees and historical features such as earthworks'.

Landscape / Settlement Character and Setting

- 8.1.9 From these descriptions it can be seen that the landscape character of Edith Weston and its immediate surroundings which influence its setting are varied and distinctive. From the detailed field surveys it is clear that the descriptions and character area boundaries are generally accurate but that some minor adjustments to the boundaries of some of the character areas immediately surrounding the village are required.
- 8.1.10 The boundary between the *Chater Valley* and the *Welland Valley* has been amended to show the former continuing through the village from the south to join the *Welland Valley* to the north. The boundary of the *Welland Valley* with the *Ketton Plateau* has also been revised to follow the line of the A6121; thus the village to the north of the road lies on the lower slopes rising up to the *Ketton Plateau* and not within the *Welland Valley* which is more characteristic of the landscape to the south of the A6121.
- 8.1.11 The character of the village is largely defined by its location at the transition of the river valleys and the rising land to the north / north-west and south / south-east. The quarry and cement works dominate the gently rising landscape north of the village but extensive woodland and mounding around the works provides a largely successful screen in views from the village and when approaching from the west. The high level of woodland and mature tree cover to the south of the village in the *Chater Valley*, including *Ketton Park*, and north of the A6121 provides a more intimate, informal, rural setting to this end of the village, in contrast to the northern end.
- 8.1.12 A shallow ridge of higher ground separates the *Chater Valley* from the *Welland Valley*. *Barrowden Road* lies along the ridge as it enters the village from the west, at around 50m AOD. The railway cuts through the ridge between *Aldgate* and *Geeston*, with dense vegetation along the cutting sides helping to further reduce the impact of the railway on the village. A small disused quarry is located between *Barrowden Road* and the railway. The ridge opens out to the north of the village with belts of trees and individual trees dotted throughout the landscape and giving an almost parkland appearance.

8.1.13 The more intimate character of the river valleys makes a positive contribution to the setting of the village and is sensitive to development that would affect its strong sense of place. The Chater Valley is of high amenity value, providing a finger of public open space and green infrastructure within the heart of the village. Generally development should avoid the river valleys, limited to sensitive infill housing on vacant plots on the village boundary. The less sensitive areas are to the north where the rising topography, quarry mounding, woodlands and recent planting combine to define an outer edge to the village in this direction.

Settlement Form and Pattern

8.1.14 Historically the village of Ketton grew alongside the Luffenham Road / Stamford Road (now the A6121) and on the gently rising land on the northern side of the Chater Valley, and to the south of the river around the bridging point where Aldgate developed. It retains a strong traditional historic character with the majority of buildings within the Conservation Area having been built out of the local limestone with slate tiles. Several large properties stand in large mature grounds alongside the road and backing down to the River Chater. Farm estates such as Home Farm and Manor Farm are located to the north of the village.

8.1.15 The village has expanded over recent years largely by development on higher ground surrounding the village, and now comprises the settlements of Aldgate and Geeston to the south, linked by the Empingham / Ketton Road. This south-eastern edge of the village lies on the ridge of higher ground which slopes eastwards down to the River Welland. Geeston has expanded along the Barrowden Road ridge.

8.1.16 The most recent and current extensions to the village have occurred to the south-west, creeping up the rising ground alongside Empingham Road. New housing at Bartles Hollow stands at approximately 65m AOD, whilst other houses stand above the village cemetery that previously marked the planned limits to development.

Visual Considerations

8.1.17 Important views into and out of the village are shown in Figure 14. When approaching from all directions the village mostly sits within the river valley surrounded by rising plateau topography to the north and the steep prominent scarp to the east, where there are distinctive ridges. There are relatively extensive views from surrounding high ground down into the village, which sits amongst extensive vegetation in the river valleys, and up to rising ground beyond which forms an important backdrop in many views. Built development on the higher ground is particularly open and conspicuous.

8.1.18 Long distance views from the north and west are largely screened by rising topography, quarry mounding, woodlands and recent planting, but the cement works and in particular the tall chimneys are visible from miles around.

8.1.19 Key views are from the Jurassic Way and Hereward Way long distance footpaths which approach the village from the south and north respectively, meeting in the village. There are a number of other public rights of way which run through the river valleys, with longer distance views where they pass through the more open landscape to the north, and much more confined, enclosed views from the heart of the village. Bull Lane is a narrow path that bridges over the shallow River Chater and provides a particularly attractive circular route around the village centre. Views of St. Mary's church are a key feature in many views.

8.2 Assessment & Analysis of Land around Ketton

- 8.2.1 Following desk study and field survey we have identified nine parcels of land immediately adjoining the village, referred to as K1 to K9. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).
- 8.2.2 The 9 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.
- 8.2.3 The following sheets record the assessment and analysis of the 9 zones around Ketton, which are located around the village as shown below:



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Assessment & Analysis of Land around Ketton – ZONE K1

Location

Lies on the south-western edge of the village between the A6121 Luffenham Road and Empingham Road.



View A from the A6121 Luffenham Road looking at the western village boundary rising up the Ketton Plateau.



View B from Park Road on the western village boundary looking towards housing on Wytchley Road / Bartles Hollow, and showing the cement works in the background and the disused windmill (left).



View C from Empingham Road looking towards housing on Wytchley Road (left) and Timbergate Road / Park Road, and showing Cat's Hill Spinney (right) and the steep prominent scarp (background).

Landscape and settlement character sensitivity

Three regularly sized, undulating, rectangular arable fields wrap around the most recent housing on the western edge of the village, lying on rising ground from approximately 60m AOD to 75m AOD at Cat's Hill Spinney and on Empingham Road. The fields are bounded by low hedgerows and occasional hedgerow trees. Young trees and shrubs have recently been planted in the field alongside the disused windmill off Empingham Road.

The fields are relatively featureless but the rising undulations mean they are important to the setting of the village in the countryside.

Settlement form and pattern

Most recent village development has taken housing up the slope of rising land to around 65m AOD. Any further housing that breached this height would be conspicuous and should be avoided in favour of more sensitively sited development. Any remaining land at or below this height on the edge of the village in this location would be less sensitive and has the potential to accommodate further housing as an appropriate extension of the village with little impact on settlement form and pattern.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The western-most edge of the zone is sensitive to any development that breaks the important gap between existing housing and Cat's Hill Spinney, when viewed from the A6121 or from Empingham Road. Development should avoid land rising to the ridge of high ground as shown in Figure 14 since this area is important to the setting of the village in views from high ground in the south, e.g. from where the Jurassic Way joins Barrowden Road on the ridge of high ground south of the village.

The area is assessed overall as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but some development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public and private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity because of the potential for area K1(a) to accommodate housing development due to its potential landscape fit and to reflect the association with settlement form and pattern.

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone K1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). Recent housing has taken the village up to the 65m AOD level, and further development beyond this height would be conspicuous and should be avoided.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K1	Moderate to High	Moderate	Moderate	Moderate	Medium

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Assessment & Analysis of Land around Ketton – ZONE K2

Location

A relatively large zone extending across the northern edge of the village, between the planned limits to development and the 150m buffer zone. It is bounded by Empingham Road to the west and Pit lane to the east.



View D looking down Empingham Road across the village and showing the most recent housing nestling into the rising ground, with the steep prominent scarp in the background.



View E looking northwards from Hunt's Lane on the village boundary, showing woodland on the Ketton Plateau.



View F looking from Pit Lane towards the cement works.



View G looking from Pit Lane across the sports ground.

Landscape and settlement character sensitivity

Zone K2 comprises a number of regularly sized arable fields, with well-defined hedgerow boundaries, and a sports ground, providing an open setting to the northern edge of the village. The land is lower and flatter to the east, and rises more steeply up the plateau slope to the west of the zone.

There are few landscape elements or features, creating a generally unremarkable, indistinctive character. The northern edge of the village is dominated by quarrying and the cement works which affect a huge area of land. However the area around the works and further north on the Ketton Plateau is well vegetated providing a well wooded character and helping to reduce the impact of the works on the landscape. It also helps blend the village into the landscape, such that the eastern half of the zone is not particularly important to the setting of the village. It is not a particularly sensitive area in landscape and visual terms.

Where vegetation is lacking close to the village at the western end of the zone, the area has the potential to be more sensitive by being of greater importance to the setting of the village. However, the rising topography helps reduce the impact of the village on the countryside, and dense hedgerows and trees alongside Empingham Road provide a soft edge to the village. These will be further enhanced by the recent mounding and planting between the road and the main quarrying operations immediately to the north of the zone.

Settlement form and pattern

Housing on Wheatlands Close and Sharpe's Plain has taken development up Empingham Road to the village cemetery. The most recent housing has extended development further up the plateau past the cemetery, in line with the adjacent Bartle's Hollow / Wytchley Road development. This has taken development up to the 65m contour approximately, after which the land begins to rise more steeply as shown on View D.

Towards the centre of the zone the current edge to the village has a very irregular boundary, drawn tightly around some buildings but leaving others outside the planned limits to development. Home

Farm and outbuildings lie outside the village, as do the sports ground pavilions. A row of houses along the eastern edge of Pit Lane also lie beyond the village. Located between the edge of the village and broadleaved woodland on the edge of the quarry, some pockets of currently open land may have the potential to accommodate some development, without affecting key landscape characteristics.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

Some of the zone is well screened from public and private views. However the Hereward Way long distance route and other public rights of way pass through the centre of the zone using the track to Home Farm or cutting across the open field immediately to the west via Hunt's Lane. The path continues northwards through the Ketton Plateau towards Empingham as the Macmillan Way, and southwards through the Chater and Welland valleys as the Jurassic Way.

Development would compromise views from these routes but there is scope for mitigation by minor diversions to re-route them around field edges. It is considered that development would be perceptible but would not significantly alter the balance of features or elements within the existing view close to the village edge. Further out from the village views are already compromised by the quarry and cement works.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public and private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium to High capacity for Zone K2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). A Medium capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated to reflect the indistinctive, unremarkable landscape character, the presence of the quarry and cement works and the extensive woodland, mounding and planting to the north of the village.

Due largely to the screening of the northern edge of the village, by a combination of vegetation, topography and the Cement Works, and the piecemeal development by way of recent housing and buildings lying beyond the planned limits to development (farm buildings and the sports ground), there may be some potential landscape capacity where development would be closely related to settlement form. Appropriate development in these locations would not affect settlement character or the setting of the village in the landscape. Mitigation to avoid or re-route important public access would be required.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K2	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High

Assessment & Analysis of Land around Ketton – ZONE K3

Location

Located on the north-eastern edge of the village, this area within the 150m buffer zone around the planned limits to development lies entirely within the cement works site to the north of the A6121 Stamford Road. It comprises the main access road into the works, various buildings and a grass field.



View H from Stamford Road looking along the cement works main access.

Since it is highly unlikely that there would be a site in this zone suitable to meet the requirement of the Core Strategy, no assessment of this zone has been undertaken.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K3	-	-	-	-	-

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Assessment & Analysis of Land around Ketton – ZONE K4

Location

On the north-eastern edge of the village, extending from the A6121 Stamford Road south, around the village to the northern edge of Aldgate.



View I from the A6121 Stamford Road at the eastern entrance to the village, showing mature setting and parkland-like appearance of the Chater Valley.



View J looking from Bull Lane footpath eastwards towards St. Mary's Church.



View K looking from a public right of way across the Chater Valley to the eastern edge of the village.

Landscape and settlement character sensitivity

Lying within the *Chater Valley* to the north of the village, typical characteristics of this landscape character area as described in section 8.1 above are evident within this zone: it is generally a narrow, intimate, sheltered valley with a particularly high level of tree cover in woodlands, roadside and railway-side tree belts, hedgerow trees and copses. Predominantly grassland fields vary in size and enclosure, being small scale and more intimate close to the village boundary, and more open at the northern end where the valley merges with the *Welland Valley*. Here occasional mature trees are set within a larger scale grassland landscape, providing a more parkland-like appearance.

The ground falls from the A6121 at around 40m AOD to the River Chater at around 30m AOD, before rising again up to the ridge of higher ground that separates the Chater Valley from the Welland Valley, almost to 50m AOD.

These features and landscape elements combine to create a positive character and a strong sense of place. The northern edge of the village has a soft appearance that generally blends well into the river valley landscape. The area is sensitive to development that would affect landscape features and key characteristics of the *Chater Valley*.

Settlement form and pattern

Some relatively small scale housing development has occurred within the valley as backland development off the A6121. This includes half a dozen or so properties on Pied Bull Close, a high quality, well designed and detailed cul-de-sac where a mix of stone cottages and larger houses with blue slate tile roofs are set within well-proportioned and landscaped gardens (see View K above). A small development of nine luxury detached houses is being built at The Longbarn Mews on a previously undeveloped site alongside the A6121. These back on to an open field to the south of Bull Lane (see View J above).

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Where the A6121 boundary is relatively open, there are views out across the river valleys and up to the prominent scarp slope to the east. Elsewhere views out of the village are limited and the primary consideration is the effect of new development on views in to the village, which are gained from a number of public rights of way through the zone and circular routes through the village. Bull Lane in particular forms part of a circular route and provides pleasant, is foreshortened, views through the *Chater Valley*.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.

- The land is very open to public or private views where views of the countryside are very important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15). A judgement has been made to allocate High rather than Moderate overall landscape sensitivity to reflect to largely sensitive nature of the *Chater Valley*.

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low to Medium capacity for Zone K4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). A Low capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated to reflect the piecemeal development of small parcels of land off the A6121 High Street. A Low capacity is more appropriate for the outer areas of the zone where river valley characteristics are stronger and potential visual impact is greater.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K4	Moderate to High	Moderate to High	High	Moderate to High	Low to Medium

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Location

On the north-eastern edge of the village, north of Aldgate and west of the railway line.



View L looking up Edmonds Drive towards Zone K5.

Landscape and settlement character sensitivity

A relatively small zone, with buildings in the centre comprising farm units and a small number of exclusive, individual properties at the eastern end of Edmonds Drive, a private tree lined single track drive. A medium sized grass field lies in the north of the zone, with small scale grass paddocks and private amenity gardens comprising mown grass, shrubs and trees to the south. The well vegetated cutting slopes adjacent to the railway provide a strong southern edge to the zone.

The zone lies on the gentle ridge of slightly raised ground, at between 40m-45mAOD between the *Chater Valley* and the *Welland Valley*. The area consequently has some landscape sensitivity, although it comprises common place elements and combinations of features which generally combine to create unremarkable character but some local distinctiveness and sense of place. Its location between the two river valleys adds to its sensitivity.

Settlement form and pattern

The centrally located buildings lie amongst an otherwise open zone, adjacent to and somewhat detached from the main village form and pattern. Properties along Edmonds Drive have taken development up the higher ground east of Aldgate, and in that respect any further development in the southern half of the zone would have some association with the village form and pattern.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.

- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The central and southern area is well screened from public views, due to its location and the high proportion of tree cover, in particular alongside the railway. A public right of way runs along the eastern edge of the grass paddock to the north of the zone which is more open and from where the area is seen as being of some importance to the setting of the village between the two river valleys. New development would be conspicuous in the northern half of the zone, and difficult to mitigate. The northern half of the zone is thus of greater visual sensitivity than the rest of the zone.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone K5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). The southern half of the zone has greater capacity than the northern half since development within the latter would be more conspicuous, difficult to mitigate, and more isolated from the traditional form and pattern of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K5	Moderate	Moderate	Moderate	Moderate	Medium

Location

East of the village, on the eastern edge of Geeston, in parts between the railway, the River Welland, or out to the 150m buffer from the current limit to development. The Ketton Road linking Collyweston with Ketton passes east – west through the zone.



View M from Ketton Road looking west along the southern village boundary at Geeston.

Landscape and settlement character sensitivity

Lying within the *Welland Valley* to the east of the village, typical characteristics of this landscape character area are similar to those of the Chater Valley, in particular it's generally narrow, sinuous, intimate, sheltered valley with a particularly high level of tree cover in woodlands, roadside tree belts, hedgerow trees and copses, riverside willows. Regularly sized grazing fields are of medium scale and more intimate close to the village boundary, with more arable, open fields further east. The northern half of the zone is more open with less vegetation cover to properties on Geeston Road, some of which have large gardens with tennis courts which have extended eastwards on the lower valley slopes.

The ground falls gradually in the river valley from the current limit to development at approximately 40m AOD to 30m AOD at the eastern extent of the buffer 150m further out. In the northern half of the zone the buffer reaches the river which then moves away from the village southwards. The river meanders erratically to the north, where there are two small to medium sized ponds. The southern half of the zone is bounded by a dense belt of trees through which the Ketton Road passes.

These features and distinctive landscape elements combine to create a positive character and a strong sense of place. The northern edge of the village has a soft appearance that generally blends well into the river valley landscape. The area is sensitive to development that would affect landscape features and key characteristics of this part of the *Welland Valley*.

Settlement form and pattern

Generally most villages in the *Welland Valley* stand above the floodplain on mounds, or running along the edge of elevated banks. At Geeston properties along Geeston Road on the eastern edge of Ketton have spilled into the valley from the lower slopes, especially where vegetation cover is less dense in the northern half of the zone. To the west of Ketton Road properties along Kelthorpe Close remain behind (to the west of) a well vegetated buffer that separates the village from the more open river valley.

Any development within the zone would either breach the important tree buffer or would represent backland development off Geeston Road which would be uncharacteristic and should be avoided.

In accordance with the landscape objectives for the *Welland Valley* as recommend in the 2003 Rutland Landscape Character Assessment, the form and landscape setting of the riverside villages, including Ketton, should be protected so they do not become more intrusive in the valley.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.
- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

The well-treed corridor provides an effective screen to most views into the area. The river is not particularly prominent even in this smaller scale valley landscape but views are seen from the Collyweston Bridge towards the soft, well vegetated eastern edge of the village, where buildings are largely inconspicuous.

The Jurassic Way follows the southern edge of Geeston from the valley to the south and meets the Hereward Way long distance which follows Ketton Road as it enters the village from the east, before continuing along Geeston Road, on a footbridge over the railway and through the village northwards.

There is probably access off Geeston Road to the ponds in the northern half of the zone for fishing. From here there are views eastwards across the valley to the prominent Northamptonshire scarp.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public and private views where views of the countryside are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15)

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents important public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone K6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K6	High	High	High	High	Low

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Location

Lies on the southern end of the village, south of Geeston beyond properties backing off Kelthorpe Close, and east of Barrowden Road.



View N from Barrowden Road showing properties on Kelthorpe Close, the well wooded eastern edge of the village and the land beyond rising up to the prominent scarp in Northamptonshire.

Landscape and settlement character sensitivity

Zone K7 lies on the edge of the Welland and Chater valleys. Barrowden Road lies along the shallow ridge of higher ground separating the *Welland Valley* from the *Chater Valley*, as it enters the village from the west, at around 50m AOD. The ground is relatively flat before falling gradually to the River Welland further east.

To the south of the village the valley is much more open, with medium to large scale, predominantly arable fields bounded by low hedgerows and only occasional hedgerow trees. Occasional small copses are found in field corners. The zone comprises the northern end of a medium scale, open arable field, providing a relatively harsh edge to the village with little integration into the valley landscape. It has an indistinct, urban edge character with little sense of place.

Settlement form and pattern

Ketton has expanded south of Geeston along the ridge of higher ground, with predominantly large detached dwellings within generous plots. A public right of way (PRoW) marks the southern edge of Geeston although two properties lie further south of the PRoW. The break between village and the countryside is diluted and less distinctive than elsewhere around the village.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The area is open to views from the south and west, although topography and vegetation generally screen most views from the east. The Jurassic Way passes through the south-eastern corner of the zone, with a PRoW continuing along the northern end of the zone.

There are more distant views of the houses along Barrowden Road from the A6121, where the Ketton Park Green Burial Cemetery and Cross Country Course are located.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Does not present locally important /distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate the category **Medium capacity for Zone K7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the relatively elevated, open, exposed nature of the zone and its sensitive location at the transition of the *Chater Valley* and the *Welland Valley*.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K7	Moderate	Moderate	Moderate	Low to Moderate	Medium

Location

On the southern end of the village, south-west of Geeston between Barrowden Road and the railway. The zone is a former quarry.



View O from Barrowden Road looking towards the zone on the south-western edge of Geeston.



View P showing the current land use in the zone, a disused quarry.

Landscape and settlement character sensitivity

The zone lies within the *Chater Valley* but is a former quarry. Consequently typical characteristics of the landscape character area have been lost, resulting in indistinct character with little or no sense of place. There are no landscape features present that couldn't be replaced, comprising predominantly self-set scrubland and small trees, although boundary vegetation on all sides, including the roadside and alongside the railway helps to assimilate the area into the landscape.

The northern corner comprises a triangular field with well vegetated boundaries, with some association with the *Chater Valley* landscape to the north, beyond the railway. This area is more sensitive than the former quarry site.

Settlement form and pattern

Ketton has expanded south of Geeston along the ridge of higher ground, with predominantly large detached dwellings within generous plots. This includes eight properties located on the western side of the road behind which the former quarry extends.

Former quarrying operations have left a hollow which has the potential to provide small scale housing or mixed use development close to the village boundary that would have some association with the village, in keeping with settlement form and pattern.

The area is assessed as **Low landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Some elements / features are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. Few, if any, features / elements that could not be replaced.
- Is not important intervening open land between settlements.
- Of little or no importance to the setting of the village as there is little or no distinctive break between village and countryside.
- Open space of little or no importance to the appearance, form and character of the built environment.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

The well-treed boundaries provide an effective screen to most views into the area. Being sunken below the level of Barrowden Road, development within the former quarry would be well screened from public and private views. A public right of way (PRoW) passes between the former quarry and the triangular field to the north, and continues northwards over the railway. Due to surrounding vegetation views from the PRoW into the zone are limited.

The area is assessed as **Low visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.
- The land is well screened from public or private views.
- Development would not be discernible or would enhance views or existing visual amenity.

Overall Low landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value has become degraded.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Does not present important public amenity value by way of views or access, etc.

Conclusions on Landscape Capacity

Overall Low landscape sensitivity and Low to Moderate landscape value give **High capacity for Zone K8** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because development would not be isolated

from the village, would not be conspicuous in the countryside and would not detract from the traditional built form, pattern and scale of the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K8	Low	Low	Low	Low to Moderate	High

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Assessment & Analysis of Land around Ketton – ZONE K9

Location

On the central and southern part of the village, a relatively large zone between the railway to the east, the A6121 Luffenham Road to the west and Station Road / Church Road to the north.



View Q from the A6121 Luffenham Road looking eastwards across the Chater Valley landscape.



View R from Station Road looking west across the Chater Valley landscape.

Landscape and settlement character sensitivity

Lying within the *Chater Valley* to the south of the village, typical characteristics of this landscape character area as described in section 8.1 are evident within this zone: it is generally a narrow, intimate, sheltered valley with a particularly high level of tree cover in woodlands, roadside and railway-side tree belts, hedgerow trees and copses around the sinuous River Chater which winds its way through the area. Predominantly grassland fields vary in size and enclosure, being small scale and more intimate close to the village boundary, and more open at the southern end. Here occasional mature trees are set within a larger scale grassland landscape, providing a more parkland-like appearance.

The ground falls gently from the A6121 and from the railway at around 45m AOD to the River Chater at around 35m AOD. Church Road bridges over the river which follows a shallow, relatively inconspicuous, albeit well vegetated, route through the zone and northwards through the village.

These features and landscape elements combine to create a positive character and a strong sense of place. The zone generally has a soft appearance that generally blends well into the river valley landscape. The area is highly sensitive to development that would affect landscape features and key characteristics of the *Chater Valley*.

Settlement form and pattern

A number of properties set within large mature grounds are located to the south of Church Road, backing on to the river. One property and a farm are located to the south of Luffenham Road. Otherwise the area is sparsely settled. Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.

Visual considerations

The well vegetated valley provides an effective screen to views into the area, but a key characteristic is the glimpsed views into limited parts of the zone where its well vegetated, undeveloped nature provides an enclosed, intimate, flat river valley landscape of high amenity value.

There are glimpses through the mature tree belt along the A6121 across the valley and up to the prominent scarp beyond Rutland to the east. A public right of way (PRoW) passes through the area from over the railway, but due to surrounding vegetation views from the PRoW into the zone are limited.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.

- The land is partially open to public and private views where views of the countryside are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 15)

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value. A judgement has been made to allocate the category **Low capacity for Zone K9** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 16). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the value of the area which is slightly downgraded in the assessment by the lack of views and public access.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
K9	High	Moderate to High	High	Moderate to High	Low

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9. Assessment & Analysis – Market Overton

9.1 Landscape Character Context

- 9.1.1 Market Overton lies entirely within the *Rutland Plateau* Landscape Character Type (LCT) as defined in the Rutland Landscape Character Assessment (LCA) 2003. Moreover, it lies wholly within the locally refined landscape character sub-area of the *Cottesmore Plateau* (see Figure 17). Thistleton Road to its northern edge and the pronounced ‘buttress’ of the Cottesmore Plateau scarp to its west and south broadly define the limits of the settlement. Local topography therefore creates an occasionally prominent landscape setting to its western and southern fringes. The boundary with the *Vale of Catmose* landscape character sub-area lies marginally within the western edge of the study zone MO5. However the immediate land use and character remains highly consistent the *Cottesmore Plateau* character area. The key characteristics of the *Cottesmore Plateau* are clearly reflected locally so as to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently this study has not further divided the land around Market Overton into smaller landscape character areas.
- 9.1.2 Paragraphs 4.1.2 and 4.1.3 provide extracts from the 2003 LCA describing the setting of Cottesmore in the *Cottesmore Plateau* landscape character sub-area. This description is also applicable to the setting of Market Overton and thus is not repeated here.

Landscape / Settlement Character and Setting

- 9.1.3 Landscape context is particularly important to Market Overton in comparison to the other settlements of *Cottesmore Plateau* which are examined by this study. From our detailed field surveys we found that the descriptions and character area boundaries are accurate; key characteristics are appropriate to enable an assessment of the sensitivity and capacity of land on the edge of the village to accommodate development. Consequently we have not further divided the land around Market Overton into smaller landscape character areas.
- 9.1.4 Market Overton’s most important landscape component is its positioning on a rounded ‘buttress’ of the plateau’s western edge. This starts to the north-west point of the settlement and ‘wraps’ around to the west and south of the village almost as far as the Cottesmore Road (unnamed). Hence the village is afforded a prominent position within the wider landscape, particularly from views to the west and south. This area is designated as an Area of Local Landscape Value within the Local Plan, reflecting its special combination of landscape features and expansive vistas.
- 9.1.5 The built limits of Market Overton settlement lie between elevations of 137m and 146m AOD. The village takes a prominent position on the western edge of the *Cottesmore Plateau* before it falls in a westerly direction to meet the *Vale of Catmose* LCA which generally lies at markedly lower elevations typically around 105m AOD. Consequently, whilst occupying a generally level area, the village has relatively prominent elements to its western and southern boundaries.
- 9.1.6 Whilst Market Overton’s immediate setting is distinguished by its ridgeline position its wider landscape setting is characterised by the relative uniformity of the arable plateau landscape. There are patches of smaller fields of pasture and paddock to the immediate eastern edge of the village which contrast with the more typical large-scale arable surrounds on its northern, western and southern sides of the village. There is generally limited tree cover in or around

Market Overton, restricted mainly to linear belts along roadsides through the village. These are sometimes prominent within the settlement, particularly along its southern fringe. The low difference in relief across the settlement means that these trees are sometimes important across the village from longer views and serve to soften its otherwise prominent position.

- 9.1.7 The northern edge of the village mostly presents a clear break with the surrounding landscape setting over the wide open arable fields north of Thistleton Road.
- 9.1.8 Settlement boundaries to the west and east are less clearly pronounced and afford a generally soft transition between the landscape and the village allowing for a fragmented and varied interface between the plateau and the settlement. The narrow south facing built edge to the settlement is more clearly defined by mid and late 20th century housing although trees along Main Street in this area help present a soft backdrop when viewed from the south.
- 9.1.9 Well-maintained strong hedgerows line the three main highway approaches to the village (Cottesmore, Thistleton and Teigh Roads), although these are lower and afford a less effective screen when approaching from the south. This important approach from Cottesmore is characterised by open and extensive vistas to the west across the Vale of Catmose and beyond. Approaches from the west along the Teigh Road are characterised by the steep ascent to the village up the plateau 'buttress'. Here the road is lined with avenue tree planting within Rutland's characteristic wide verges. Views up to the settlement are limited despite its prominent position because of roadside tree cover along its western flank. The exception to this screening is the Old Rectory, a large Edwardian or Victorian villa which takes a prominent position in the landscape just west of the church. Approaches from the east along Thistleton Road are generally level, and mature hedgerow planting affords the village with a significant degree of screening.

Settlement Form and Pattern

- 9.1.10 A key characteristic of the village is its historic nuclear form on the plateau buttress around the junctions of Teigh Road, Main Street and Berrybushes, with a built environment characterised by a core of well-maintained 18th and 19th century limestone cottages and farm buildings. The street pattern is relatively complex for a small settlement and includes the 'green' Pinfold Lane which extends into the village from the east. Some of the intricacy of the street pattern is due to the late 20th Century housing developments east of Bowling Green Lane.
- 9.1.11 The historic core of the village is locally distinctive and attractive although interspersed and sometimes framed by more recent development, mostly of less sensitive vernacular character. There is an attractive roofscape mix of stone slate, blue slate, pantile and thatched roofs above mostly limestone and occasionally brick walls. The historic core is generally tightly-knit along Main Street, and buildings are mostly tightly positioned against the narrow lanes of the village centre.
- 9.1.12 Some historic buildings are found along Thistleton Road including the church of St Peter and St Paul and the Black Bull Inn with its distinctive thatched roof and views across the plateau to the north. The church takes a slightly peripheral position to the main village. This differs from many other churches across the *Cottesmore Plateau* in that its tower does not present the same landmark feature or focus that is characteristic of church steeples elsewhere.

- 9.1.13 Conservation Area designation over much of Main Street, Berrybushes, Thistleton Road, Teigh Road and Bowling Green Lane reflects the quality and importance of the built environment in these areas.
- 9.1.14 Historic character is generally diluted at the southern end of Main Street where 20th century housing is more prominent. This is reflected also at the north and eastern fringes of the village where housing faces Thistleton Road. A short but significant stretch of mid-20th Century housing stands north of Thistleton Road at its mid-point through the village. This is of significance because it is the only residential development to stand north of the road which otherwise presents a clear northern edge to Market Overton, and crisply demarcating the transition to open and arable landscape setting. A clear exception to this less sensitive development are the 19th century terraces to the south of Thistleton Road which appear to have been workers' dwellings for the former ironstone minerals workings located around the village, including the site of former minerals railway sidings now used as an industrial estate.
- 9.1.15 Important or public open space within the built limits of Market Overton is limited. However the eastern edge of the settlement is characterised by community playing fields and play areas and the open paddocks that surround The Lodge complex which is used as a holiday centre for specialist needs groups and includes an open caravan and holiday chalet park. This affords a soft interface between open countryside and settlement to the eastern fringe of the village where pockets of pasture and paddock to penetrate into parts of the village, particularly around Pinfold Lane.
- 9.1.16 Non-residential land use is otherwise minimal in or around Market Overton, which retains a generally attractive built environment and peaceful residential character.

Visual Considerations

- 9.1.17 The important views into and out of the village are shown on Figure 17. These are sometimes extensive and offer locally unparalleled vistas out to the west over the Vale of Catmose and beyond into Leicestershire. Primarily these are identified in connection with public rights of leading out from the ridgeline and across the slopes which fall away from the village to the south and west. Some extensive views northwards are also afforded from Thistleton Road to middle distance wooded horizons towards Edmondthorpe and the county boundary.
- 9.1.18 When entering the village from the East on Thistleton Road and from the east on Teigh Road, roadside hedging and tree cover generally prevent any long distance views in to the village. Combinations of hedges and linear tree belts as well as domestic ornamental planting around the edge of the village often provides a softened visual edge to Market Overton, despite its ridgeline location. Views from the southern approaches are however more prominent because of the elevated nature of Cottesmore Road and less continuous tree cover and some insensitive 20th century development to a short southern fringe the village.
- 9.1.19 Views out from within the village are limited to those from Thistleton and Teigh Roads. Otherwise, apart from private views from properties on the edge of the plateau, the nuclear form of the settlement prevents wider vistas from within.

9.1.20 Unlike other settlements across the *Cottesmore Plateau*, the church tower does not present as pronounced a focal point in the landscape as the steeples of Greetham and Cottesmore, in part due to immediate tree cover and also because of limited tower height.

9.2 Assessment & Analysis of Land around Market Overton

9.2.1 Following desk study and field survey we have identified 5 parcels of land immediately adjoining Market Overton referred to as MO1 to MO5. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).

9.2.2 The 5 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.

9.2.3 The following sheets record the assessment and analysis of the 5 zones around Market Overton, which are located around the village as shown below:



Assessment & Analysis of Land around Market Overton – ZONE MO1

Location

To the northern edge of the settlement north of Thistleton Road.



View A looking south-east across MO1 towards Thistleton Road with the church shown within its partially separated and screened location.



View B looking north across MO1 from Church Lane showing the isolated farm building and silos and community allotment gardens in the foreground.

Landscape and settlement character sensitivity

The single, large linear zone extends from the lightly wooded church environs at the western edge of the plateau buttress, to beyond the north east of the village, typified by photograph A. MO1 consists of the southern parts of a two, wide-open arable fields stretching north beyond Thistleton Lane, presenting a distinctive frame to the northern edge of Market Overton. It is mainly characterised by unremarkable, very gently dipping wide-open space with field boundaries limited to the highway verge hedges. The level relief and openness afford vistas to the north to woodland on the county boundary in the middle distance around Edmondthorpe, well beyond the study zone outer limits. Towards the north-east end of the zone a well wooded avenue extends north from

Thistleton Lane to the industrial estate beyond the zone limits. This serves to interrupt the openness of the zone but is a localised landscape feature which does not justify separate consideration within its landscape context which presents clearly consistent characteristics.

Whilst the zone has limited intrinsic value by way of relief, features or variation, it falls partly within the Area of Particularly Attractive Countryside local landscape designation. This can be seen to relate to the importance of vistas afforded from the western parts of the zone, and the importance of protecting the ridgeline from intrusive development in views from the west across the Vale of Catmose.

There is very limited dilution of this character across the zone, apart from a small area of community allotment gardens to the south-west edge of the zone adjacent to Thistleton Road and Church Lane. Whilst contrasting with the scale of arable farming beyond, this is localised and visually unobtrusive in wider aspects. More visually significant is an isolated large farm building and agricultural silos opposite the junction between Thistleton Road and Main Street. These stand prominent in the local context and do not benefit from any significant screening as shown in photograph B.

Settlement form and pattern

Development in Zone MO1 would not be well related to the *historic* form of the settlement and would serve to erode the clear northern delineation of the village set by Thistleton Road. Whilst there is some minor dilution of this perceptual and visual delineation by a stretch mid-20th century housing fronting the road, this characteristic settlement limit remains strong and is distinctive of Market Overton's form. By extending the exiting *linear* development north of the road along the length of the settlement's limits would serve alter the remaining balance between the village and open countryside, although this may have limited impacts on landscape character itself because of its inherently low level of features or focus, and it could be seen to broadly retain existing relationship generally between the village and its plateau setting.

Development beyond the immediate frontage to Thistleton Road would be more harmful in landscape as well as settlement form terms. This could also serve to dilute the distinctive location of the church as the first significant building north of the road when passing through Market Overton from the east. Development to the north-east of the treed avenue would be particularly poorly related to the village both historically and perceptually and would serve to significantly alter settlement form and distribution.

MO1 overall is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- The land may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
- Development would have some association with the village and may have some effect on settlement form and pattern.
- Is not important intervening open land between settlements.

Visual considerations

Development fronting Thistleton Road would be prominent from the highway, but be limited from elsewhere within Market Overton. It would be more conspicuous from the public right of way along Church Lane which then extends northwards to the western fringe of the site along the plateau's scarp ridge. Here existing vistas to the village are limited (although views of the agricultural building and silos are significant) and development could alter this relationship considerably. Longer views to

the site when approaching from the east or west would be limited by hedgerows and relief until in close proximity to the site.

MO1 is assessed as having a **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and/or out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 18).

Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly or partially within a designated landscape but where localised character and scenic value is less distinctive or has become degraded.
- Presents some public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate landscape value give **Low to Medium capacity for Zone MO1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 19). Whilst large parts of the zone have limited intrinsic value, its wider setting and significance as a clear boundary to the built limit to Market Overton suggest that development across the site would be broadly harmful to historic settlement form. If development was found to be appropriate within the zone it should be limited to linear development either side of the existing housing fronting Thistleton Road and be subject to stringent control over design, scale and use of materials.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO1	Moderate to High	High	High	Moderate	Low to Medium

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Location

Land between the southern side of Thistleton Road and north of Pinfold Lane.



View C looking north from Pinfold Lane over the playing fields at the western fringe of the zone.



View D looking north across the eastern fringe of MO2 towards the rear of Thistleton Road, showing the community play area and fishing lake from Pinfold Lane.

Landscape and settlement character sensitivity

Zone MO2 consists of a discrete area of non-agricultural open space which is primarily used as community playing fields and open space (photograph C), and includes an area of rough ground including a lake small crescent-shaped lake used for fishing (Photograph D). The zone is therefore atypical of the wider landscape setting of the village as a whole. The eastern limits of the zone include part of an arable field and elements of domestic garden/paddock/orchard associated with the eastern-most properties on Thistleton Road. The zone enjoys a degree of enclosure created by

residential development to its northern and western edges, and by the well-treed Pinfold Lane to the south. Its eastern extent falls mainly within this area of enclosure but for a small area of arable field. The perceived eastern boundary consists of a line of mature linear woodland which fringe the eastern edge of the lake, which itself appears to have been part of former ironstone minerals workings.

Within this generally triangular zone the landscape is characterised by public open space. This consists of a playing field which is generally level in relief, and a large children's playground with assorted permanent play equipment play such as climbing frames and swings. Land towards the east of the zone is more uneven in terms of topography, reflecting its former minerals operation use. A small car park and pavilion is located to the north of the site but otherwise the area presents a semi-naturalised character. This unmanaged character is more prominent to the eastern fringe of the site around the lake which presents an area of localised habitat value across rough pasture and scrubland. The lake and backdrop of trees could be seen to afford some local landscape interest and contrast to the predominant landscape setting of the village.

Notwithstanding the community function and value of the zone, its mostly enclosed nature does present development potential which would have low wider landscape impacts.

Settlement form and pattern

Development in Zone MO2 could be reasonably well related to the historic and more recent form of the settlement as it falls within an enclosed area that is closely associated with existing development to the north and western edges, and to a lesser extent to its southern fringe. Development across the western elements of the zone, on the area used as playing fields would be most appropriate in settlement form and landscape considerations. Development to the eastern area, around or east of the lake would be less well associated with the settlement itself, particularly the small area east of the wooded lake fringe which is open arable land.

The zone generally presents open space which is associated with the village and settlement form rather than a component element of the wider landscape setting for Market Overton.

MO2 overall is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

Development within the site would be prominent from the 'green ride' of Pinfold Lane, but be limited from elsewhere within Market Overton. It would be visible from private views from properties on Thistleton Road and a smaller number of properties on Bowling Green Lane and Pinfold Lane at its western end.

Longer views to the site would be highly restricted because of tree cover and local relief. MO2 is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.

- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 18). A low value could have been reached using the matrix but a slightly higher value has been afforded to the site because of the importance of the tree cover to the east of the site and the contrasting landscape character to the predominant setting of the village, and hence adding local variety and interest.

High Landscape Value in accordance with the following criteria in Table 11:

- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).
- Presents locally important landscape characteristics or scenic value.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and High landscape value give **Low to Medium capacity for Zone MO2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 19). Whilst most of the zone has limited intrinsic value, the eastern area displays locally distinctive features (lake and woodland fringe) and the public access and functionality of the land is clearly an important community asset. Should development be considered on the site, a relocation of the community facilities therein would be unlikely to locate a site locally with equivalent accessibility or low landscape impact.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO2	Low to Moderate	Low to Moderate	Moderate	High	Low to Medium

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Location

Land between the southern side of Pinfold Lane, the northern side to Main Street and the eastern flank of Market Overton village.



View E looking south across the eastern fringe of MO3 towards 'The Lodge' specialist holiday centre from Pinfold Lane.



View F looking north from Main Street over the open paddocks at the western fringe of the MO3.

Landscape and settlement character sensitivity

Zone MO3 consists of a discrete area of non-agricultural land which is primarily used as open space around 'The Lodge' specialist holiday centre and Caravan Park. Some elements are given over to horse grazing as shown in photograph E. The zone is therefore atypical of the wider landscape setting of the village as a whole. The eastern limits of the zone include parts of the built elements of The Lodge centre itself and its kitchen garden small scale horticultural activity, but otherwise the zone is free from built development. The zone is essentially level with elevation varying little between 141m and 143m AOD.

The zone enjoys a good degree of enclosure, or perceived enclosure, created by residential development to its western and northern fringes, and by the well-treed Pinfold Lane to the north. Its southern edge is more open as shown in Photograph F, but still enjoys a degree of enclosure created by the roadside trees along Main Street. To the north and south sides to the Lodge, an open paddock is used as the caravan park that is 'lightly' landscaped, and defines the eastern fringe of the zone. Enclosure is created by a mix of hedges, trees, post-and-rail and post-and-wire fencing.

The exception to this is the south-western field which is slightly detached from the main area by a strong line of mature deciduous trees which run south to north from Main Street. These are an important local landscape feature and contribute to the relatively soft delineation between the village and open countryside when viewed from the south.

Given the zone's close proximity to the built areas of Market Overton, and the its semi-enclosed character, MO3 has a stronger association with the village than with the wider landscape context. Consequently does offer some development potential that would have low wider landscape impacts.

Settlement form and pattern

Development in Zone MO3 could be reasonably well related to the historic and more recent form of the settlement as it falls within an enclosed area that is closely associated with existing development to the southern and western edges, and to a lesser extent to its northern fringe. Whilst reflecting the historic compact form of the settlement as a whole, the areas of existing development abutting the zone are not of historic value, and development across the western side of the site would be unlikely to present significant harm to settlement form or landscape character and enjoy a significant degree of existing screening. Development across the eastern elements of the zone would be less well related to the village but still present relatively unobtrusive development. The relationship with the operational requirements of The Lodge would be important considerations for the eastern areas however.

The zone generally presents open space which is associated with the village and settlement form rather than be a component element of the wider landscape setting for Market Overton.

MO3 overall is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.
- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

Development within the site would be prominent from the 'green ride' of Pinfold Lane, and from small parts of Main Street (outside the historic core of the village) but be limited from elsewhere within Market Overton. It would be visible from private views from parts of The Lodge complex, particularly to the north, but the western side of the centre is non-residential in use. Private views would be possible intermittently from properties of the late 20th century housing developments to the western, northern and southern flanks of the site.

Longer views to the site would be mostly restricted because of tree cover and local relief. Some development to the south of the wider site may be locally visible from approaches on the Cottesmore Road, but these would be seen against the built and wooded backdrop of the village and be unlikely to be prominent in the wider landscape.

MO3 is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of little or no importance to the setting of the village such that development would not lead to unacceptable visual intrusion into the countryside, with or without mitigation.

- The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance.

Overall Low landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 18). A Moderate value could have been reached using the matrix but a slightly lower value has been afforded to the site because of the unremarkable intrinsic character of the site and the presence of well-established screening elements which could also be strengthened without wider landscape character impact.

Low Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest.
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall Low landscape sensitivity and Low landscape value give **High capacity for Zone MO3** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 19). Most of the zone has limited intrinsic value, and the western area in particular is well screened and relates very well to existing settlement form. Public access to the site or scenic value is limited, although the site is of some very localised value as visible open green space viewed from parts of Pinfold Lane.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO3	Low to Moderate	Low to Moderate	Low	Low	High

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Location

A broad crescent of sloping land across the south and south-west fringe of the village between Cottesmore Road and Teigh Road.



View G looking north-east across MO4 towards mid/late 20th century housing on the southern side of Main Street. The line of Cottesmore Road is visible to the right side of the photograph.



View H looking west over MO4 from the Cottesmore Road on approaches to Market Overton, showing extensive vistas over the Vale of Catmose.



View I; Vistas north-west from within MO4 towards and over Teigh Road on the western fringe of Market Overton.

Landscape and settlement character sensitivity

Zone MO4 consists of a broad sweep of arable land across a pronounced slope which partially demarcates the western extent of the Rutland Plateau LCA. With the exception of the two eastern

most fields (Photograph H), the whole zone falls within the Area of Particularly Attractive Countryside local landscape designation, as established within the Local Plan, reflecting its importance as a landscape feature and setting of the village.

The zone consists mainly of the upper parts of arable fields which line the slope in a arc 'wrapping' around the southern parts of the wider buttress. The gently convex slope profile gradually steepens across the zone from east to west, with the steepest sections parallel to the Teigh Road as shown on Photograph I. The zone lies between around 118m AOD at the foot of Teigh Road and 146m AOD around much of the southern Planned Limits to Development for the village.

Character is primarily of wide-open, less enclosed land, relatively typical of the Cottesmore Plateau Landscape Character Area and affording extensive views away from the village.

Variation in landscape features within this arc is limited. The eastern-most fields are arable in use and typical of the wider landscape context for the village as shown by Photograph G. As the field system wraps around the buttress the use changes to mixed pastoral and arable uses and field size becomes gradually smaller, but not significantly so. Field boundaries are mostly of low hedges, some in poor repair and some hedges have been lost to the eastern parts of the zone.

Variations to these general characteristics can be found towards the western parts of the zone and in the areas immediately adjacent to Planned Limits to Development. An outlying block of stables and access track to the village is located towards the centre of the zone with associated 'horsiculture' paraphernalia including a riding ménage. Immediately east of this isolated development are two areas of newly planted woodland within a large open field. This planting has not yet matured to a significant degree and does not alter the wide-open character of the zone, but suggests positive (if only limited) long-term landscape management.

Close to the southern and western edge of the village, there are pockets of ornamental garden, and domestic curtilage from properties on Main Street and Berrybushes which fall outside the village boundaries and within zone MO4. These help create a less obvious village edge than the elevated and ridgeline location might suggest, particularly from Teigh Road and in longer views from the west. Trees and large shrubs contribute to this soft settlement edge in this area, as do generally thicker and higher hedgerows along field boundaries to the upper western fringe of the zone. To the central-southern edge of the village there is an absence of such softening features and mid-20th century housing on the south side of Main Street is prominent, particularly from the Cottesmore road.

The zone's exposed and open landform and mostly arable land cover, allied with a sometimes well-screened village edge suggest a weak relationship with the settlement limits, which primarily lies across level land on the plateau, rather than its edge. Consequently the zone presents limited development potential in terms of landscape character impacts.

Settlement form and pattern

A characteristic of the village is its location *on* the plateau, rather than across its edge. Some minor dilution of this important settlement form characteristic has occurred below Berrybushes, Woodhead Close and Main Street, but in the main this is limited or well screened.

The zone has limited opportunity for development if the historic settlement form and landscape prominence of Market Overton is to be protected across this prominent zone.

MO4 overall is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.

Visual considerations

Development within the site would be prominent from the two public footpaths which cross the site from the village and run down the distinctive slope, and particularly from the Cottesmore road. Visibility from within the settlement and from Teigh Road would however be limited.

Development would be intermittently visible from private views from the rear of properties fronting Berrybushes and Main Street, although the fall of the land could mitigate such interruption of vistas, dependent on the extent to which development extended across the site.

MO4 is assessed as having a **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and/or out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 18). A moderate value could have been reached using the matrix but a higher value has been afforded to the site because of the significant prominence of the site and the relationship between the slope and the historic form and location of Market Overton.

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics or scenic value.
- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone MO4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 19). Although much of the zone has limited intrinsic value, its topography, prominence, influence on settlement form and amenity afforded by access to it combine to make the site sensitive to development proposals.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO4	Moderate to High	High	High	High	Low

Assessment & Analysis of Land around Market Overton – ZONE MO5

Location

A sweep of sloping land across the western fringe of the village between Teigh Road and the ridgeline footpath which extends northwards from Church Lane.



View J looking south-west across MO5 to the Vale of Catmose from the public footpath north of Church Lane. 'The Wharf' large house is visible on Teigh Road



View K; Vista eastwards up and across MO5 to The Old Rectory from Teigh Road, demonstrating the well screened character of Market Overton on the plateau edge.

Landscape and settlement character sensitivity

Zone MO5 partially continues the character of MO4 as a broad sweep of arable land across the pronounced slope which partially demarcates the western extent of the Rutland Plateau LCA. The whole zone falls within the Area of Particularly Attractive Countryside local landscape designation, as established within the Local Plan, reflecting its importance as a landscape feature and setting for the village.

The zone consists mainly of the upper parts of a single large arable field which falls from the ridgeline footpath which extends from Church Lane across the slope to Teigh Road as shown in Photograph J. This large field then encloses a smaller field which lies to the immediate west of the Planned Limits to Development below the prominent Old Rectory house and gardens. The zone therefore can be seen as an arc 'wrapping' around the western-most parts of the plateau buttress. The gently convex slope profile gradually steepens across the zone from west to north, with the steepest sections parallel to the Teigh Road. The zone lies between around 121m AOD at the foot of Teigh Road and 140m AOD across Church Lane.

Character is primarily of wide-open, poorly enclosed land, relatively typical of the Cottesmore Plateau Landscape Character Area and affording extensive views away from the village from its elevated eastern ridgeline.

Variations in landscape features within this arc are limited. Primarily it consists of open and sweeping arable land with minimal enclosure. Some increased enclosure, particularly close to the mature hedges of Teigh Road and to the boundaries of the 'inner field' afford limited landscape features. An area of domestic curtilage associated with Church Lane House displays considerable tree cover and is found to the immediate north of the Planned Limits to Development on Church Lane before it becomes a public bridleway. Other variations to the predominant arable character are absent. Built development within the zone is absent.

The zone's exposed and open landform and mostly arable land cover, allied with a well-screened village edge present a weak relationship with the limits of Market Overton, which primarily lies across level land on the plateau, rather than across its edge. Consequently the zone presents limited development potential in terms of landscape character impacts.

Settlement form and pattern

Development in zone MO5 would be particularly poorly related to the historic settlement form of Market Overton. A characteristic of the village is its location *on* the plateau, rather than across its slope. The location of the church itself, the Old Rectory and Church Lane House which provide the eastern edge of the zone around the church yard are themselves located in a slightly removed location to the main body of the village which lies to the southern side of Teigh Road/Thistleton Road. Development on the slope, north of the road would therefore present a prominent and insensitive change to settlement form and landscape setting for Market Overton as shown in Photograph I.

Development across the most parts of the zone would be prominent in the landscape but relate poorly to the 'visible' extent of the village. The zone has limited opportunity for development if the form and landscape prominence of Market Overton is to be protected across this prominent and outlying zone.

MO5 overall is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.
- Is not important intervening open land between settlements.

Visual considerations

Development within the site would be prominent from the two public bridleways which crosses the eastern edge of the site from Church Lane, and the footpath down the slope across its northern parts, all of which afford extensive views across it. The site is intermittent visually prominent from approaches on Teigh Road from the west, dependent on mixed hedgerow cover and verge width. Development may serve also to diminish the soft edge of Market Overton on approaches up Teigh Road. Visibility from within the settlement would however be limited.

Views of any development from residential buildings would be limited, mainly because of its separation from the main body of the village. Development would be likely to be overlooked by the Old Rectory and Church Lane House.

MO5 is assessed as having a **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and/or out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be mitigated.
- The land is very open to public or private views where views of the countryside or open space are very important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 18). A high sensitivity has been afforded because of the significant prominence of the site and the relationship between the slope and the historic form and location of Market Overton.

High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics or scenic value.
- Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone MO5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 19). Although much of the zone has limited intrinsic value, its topography, prominence, influence on settlement form and amenity afforded by access to it combine to make the site sensitive to development proposals.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
MO5	Moderate to High	High	High	High	Low

10. Assessment & Analysis – Ryhall

10.1 Landscape Character Context

10.1.1 There are two distinct parts to the village of Ryhall, both with their own planned limits to development as shown in the Rutland Local Plan, July 2001. The main village lies in the floodplain at the eastern end of the *Gwash Valley* as defined in the Rutland Landscape Character Assessment (LCA) 2003 (see Figure 1). The River Gwash circles this part of the village, being constrained by the Rutland Plateau rising beyond the river to the north and east, and to a lesser extent to the south. The northern part of the village lies on the lower slopes of the *Clay Woodlands* landscape character area, separated from the main village by the narrow River Gwash Valley.

10.1.2 The following extract from the 2003 LCA provides a description of the *Gwash Valley* landscape character area of relevance to the setting of Ryhall:

‘The section of the valley east of the A1, between Great Casterton and Ryhall is... narrow, sinuous and well treed. However, this section is more noticeable in views down from Ryhall Road along its northern boundary and the minor road running along its southern edge, from Toll Bar to Belmesthorpe via Little Casterton and Ryhall. Here the valley vegetation contrasts sharply with the open arable fields alongside’.

10.1.3 The following extract from the 2003 LCA provides a description of the *Clay Woodlands* landscape character area of relevance to the setting of Ryhall:

‘The Clay Woodlands is an extensive area of gently undulating, predominantly arable countryside in the County east of the North Brook. The key characteristics of this landscape sub-area are the medium to large scale mixed broadleaved and coniferous woodlands within large farming estates...These woodlands, predominantly ash and sycamore with oak and blackthorn, are conspicuous features in most views within or into this area. Close to, they enclose views whilst providing an extensive backdrop in most distant views across well maintained farmland’.

‘Woodlands are less extensive around the Gwash Valley, where trees are in small copses and where close trimmed hedges alongside large arable fields give a more open feeling to the landscape’.

‘The central area of the clay woodlands is a transitional area between the settled estate woodlands to the north and west, and the more open, modern unsettled claylands to the east and south. Numerous outlying farms lie within the central area, such as Grange Farm, Ryhall Heath Farm, Walk Farm, Frith Farm and Taylors Farm. These lie on or close to quiet roads and tracks some of which are former drove roads used by farmers to move stock to market’.

Landscape / Settlement Character and Setting

10.1.4 Following detailed field surveys it was found that the descriptions and character area boundaries in the 2003 LCA are generally appropriate, but a minor adjustment has been made for the purpose of this study to identify the continuation of the *Gwash Valley* south of the village (see Figure 20). The sinuous River Gwash continues in a narrow, flat valley south of the Little Casterton to Belmesthorpe Road which is characteristic of the *Gwash Valley* to

the north of the road within which the main village lies and not the *Clay Woodlands* as defined in the 2003 LCA.

- 10.1.5 The location of the village at the transition of the *Gwash Valley* and the *Clay Woodlands* landscape character areas, within the wider *Rutland Plateau*, is considered a key characteristic affecting its sensitivity and capacity to accommodate development. Thus the northern part of the village is sensitive in terms of the rising land where development could be conspicuous. The main part of the village is sensitive in terms of lying within the low floodplain within the *Gwash Valley*, a small scale, sinuous rural river corridor with a strong sense of place where development on the narrow, well-defined valley bottom could also be conspicuous. The narrow river corridor where the river flows between the two parts of the village, linked by a narrow bridge, is a distinctive area that makes a positive contribution to village character and sense of place.

Settlement Form and Pattern

- 10.1.6 The historic core of the village includes the oldest parts of both the main village and that separate part of the village lying to the north between Foundry Road and Back Lane. The narrow river corridor between the two parts of the village also lies within the Conservation Area. Within the main village, The Hall stands in mature grounds next to St. John's Church, where mature trees and tall evergreen hedges give a well maintained, parkland appearance. Together with the adjacent cemetery, this part of the village provides an important open green space leading to The Square. A key characteristic of the village is its closely knit layout of well-maintained cottages built mostly in traditional materials including stone walls, slate tiles and thatched roofs. Narrow footpaths, stone boundary walls or cottages fronting directly on to the narrow lanes, with well vegetated gardens, add to the small scale, intimate character. There are also a number of large detached dwellings in the village.
- 10.1.7 A narrow single road bridge over the River Gwash connects Bridge Street with Foundry Road, and in so doing links the two separate parts of the village. Its white painted metal fencing stands out next to evergreen trees and other dark vegetation. There are some riverside trees on the shallow banks but the gently flowing river follows a predominantly open course through flat pasture land where there are lines of individual specimen trees.
- 10.1.8 North of the river the oldest properties lie between Mill Street and Crown Street, and between Foundry Road and Back Lane. Back Lane is a single track 'green lane' along the northern edge of the village with allotments, small farm holdings and grass paddocks.
- 10.1.9 The main part of the village has seen considerable growth which has taken housing development within the river valley up to the A6121 and close to the banks of the river in several places. Most built development in the main village stands at around 30m AOD. So far development has not occurred to the west of the A6121 which forms a recognisable, well vegetated boundary to this side of the village.
- 10.1.10 Housing within the northern part of the village now extends beyond the A6121. A row of houses lies to the north of the A6121 Turnpike Road, with several other properties extending along the B1176 on land up to approximately 35m AOD. Several properties lie to the west of the A6121 Essendine Road, including four houses on St Eabba's Close which have taken the village up to the ridge of high ground at approximately 45m AOD and closed the open gap between the village and a former petrol filling station / garage further along the road.

Visual Considerations

10.1.11 The village is well screened by topography and surrounding vegetation, such that there are no long distance views into the village. When approaching on surrounding roads the village only comes in to view from close to its boundaries with the exception of views from the A6121 when approaching from Stamford; the southern edge of the village is visible in views from approximately 1km away in the Gwash Valley to the south. Boundary vegetation alongside the A6121 to the west of the village is particularly successful in providing a visually strong, soft edge to this part of the village, even in the winter.

10.1.12 As is typical in many Rutland villages, views of the church spire are important in drawing the eye towards the historic centre of the village. This is particularly so in views from the south and east, from Belmesthorpe Road and Belmesthorpe Lane respectively. From here, however, the church is seen with modern housing development in the foreground.

10.2 Assessment & Analysis of Land around Ryhall

10.2.1 Following desk study and field survey we have identified ten parcels of land immediately adjoining the village, referred to as R1 to R10. These parcels of land, or zones, lie between the planned limits to development (PLD as defined in the Local Plan) and a buffer zone extending 150m out from the PLD, in accordance with the methodology as described in Section 3. Some of these areas include sites put forward by developers, landowners, town and parish councils, and other interested parties as identified in the Site Allocations and Policies DPD, Issues and Options consultation document, September 2011, and the Council's Summary of Consultation Responses document (February 2012).

10.2.2 The 10 zones represent coherent sub-areas identified during the initial landscape characterisation and visual survey stage, where landscape sensitivity and capacity are likely to be consistent for each parcel of land within the identified zone.

10.2.3 The following sheets record the assessment and analysis of the 10 zones around Ryhall, which are located around the village as shown:



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Location

On the western side of the village, west of the A6121, between Tolethorpe Road to the south and Ryhall Road to the north.



View A from the A6121 looking out of the village across the open Gwash Valley to the west.

Landscape and settlement character sensitivity

Lying within the Gwash Valley adjacent to but beyond the A6121, which is the recognised boundary of the village to the west. Wide roadside tree belts are a feature alongside the road, in particular a belt lying between the road and the river. Together with tree belts along the eastern side of the road, these combine to create a soft edge to the village, important to its setting in the river valley, and which make a positive contribution to landscape character.

The zone comprises open, medium to large scale farmland; arable to the north and grassland to the south. The northern half of the zone is relatively flat at around 30m AOD. The southern half rises gently from 30m AOD at the junction with the Tolethorpe and Belmesthorpe roads to a gentle crest at approximately 40m AOD at the centre of the zone, then falling more steeply to the River Gwash at 30m AOD. The zone thus stands in the gently undulating, open river valley to the west of the village, contrasting with the much flatter valley where the village lies to the east of the A6121.

Settlement form and pattern

The village has grown in a westerly direction but has not reached the A6121 which has become, both physically and visually, a clear and important boundary feature defining settlement extent. New development on the western side of the road would be isolated from the village and would detract from this important aspect of settlement form and pattern.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

- Zone is adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

The zone is visually divorced from the village when viewed from the A6121. A public right of way passes west – east through the village and through the river valley, alongside the river through the centre of the zone. As such it is important to the setting of the village where development would create unacceptable visual intrusion into the countryside. Other views into the zone from surrounding roads are limited, but there are filtered views from properties along the western edge of the village, through the tree belts westwards across the gently undulating Gwash Valley.

Mitigation by way of a planting belt to the west of any development could go some way to reducing visual impact but would only be successful over time.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be fully mitigated.
- The land is partially open to public or private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value give **Low capacity for Zone R1** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the location of the area beyond clear and important boundary features, namely the A6121 and roadside tree belts separating the flat village river valley landscape from the more undulating character to the west.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R1	High	Moderate to High	High	Moderate to High	Low

Location

Lying between the two separate parts of the village, to the north of the main village, south of Turnpike Road and east of the main A6121 running along the western village boundary.



View B from Turnpike Road looking south across Zone R2, showing the River Gwash and valley gently rising to the northern edge of the main village.

Landscape and settlement character sensitivity

The zone forms part of the important open space between the two separate parts of the village, designated as an Area of Local Landscape Value (ALLV). The tree lined river follows a gently meandering course west-east through the northern part of the zone, splitting in two with a sheep grazing paddock in-between. Riverside railings, fencing, a grass bank, another open paddock and views of the gently meandering river form an attractive edge to Turnpike Road and Mill Street. There is a small-holding and allotments in the south-western corner.

The zone primarily comprises one medium scale arable field, gently rising from approximately 30m AOD at the river to a little over 35m AOD at the northern developed edge of the main village.

These features combine to create an open character and a distinctive break between the two parts of the village. The zone is a continuation of the open, rural, gently undulating river valley landscape to the west, bringing it into the heart of the village as an important green corridor.

Settlement form and pattern

The main part of the village has grown westwards and northwards, and the northern edge of the main part of the village stands on slightly raised ground overlooking the zone. Further housing development north of here would lie on slightly lower land gently falling to the river, and if located close to the current limit to development would have some association with village form and pattern. It would be important to limit any development to ensure no adverse impact on important aspects of the character of the open space - retention of the gap between the housing and river valley is important to the setting of this part of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.

- Important intervening open land between settlements, or perceived as such.
- Open space of some importance to the setting, appearance, form and character of the built environment.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The zone is one of the more visible parts of the village, where its important open, river valley character is seen when approaching the village from the west, along Ryhall Road, from the south along the A6121, and from the north when dropping down into the village from the B1176 and Essendine Road.

Further housing development along the current northern limit to the main village could potentially integrate well with this part of the village, if carefully designed and located. Mitigation by way of planting to create a soft, filtered edge to the village and to maintain separation with the northern part of the village would be important.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into and/or out of the village are of some importance but there is scope for mitigating potential visual impacts.
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside or open space are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity to reflect the less sensitive nature of the northern edge of the main part of the village, and because the more sensitive part of the zone is confined to the lower lying river valley landscape to the north of the zone.

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate to High landscape value give **Low to Medium capacity for Zone R2** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the character of the ALLV designated landscape as important open space, and the undeveloped nature of the river valley which should be protected.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R2	Moderate to High	Moderate	Moderate	Moderate to High	Low to Medium

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Location

On the north-western side of the village, west of the A6121, either side of the Ryhall Road.



View C looking eastwards into the northern part of the village from Ryhall Road, showing the Clay Woodlands character area rising up to the Rutland Plateau.

Landscape and settlement character sensitivity

Lies at the transition of the *Gwash Valley* and the land rising up to the northern plateau, in the *Clay Woodlands*. The zone lies adjacent to but beyond the A6121 and the B1176, which are the recognised boundaries of the village to the west. The area is open and undulating, comprising arable farmland with roadside hedgerow boundaries.

These important characteristics wrap round the village and continue as Zone R2 and Zone R7 into the heart of the village as an important green corridor in-between the two separate parts of the village.

Settlement form and pattern

Housing within the northern part of the village now extends beyond the A6121. A row of houses lies to the north of the A6121 Turnpike Road, with several other properties extending along the eastern side of the B1176 on land up to approximately 35m AOD. The village has grown in a northerly and westerly direction but has not breached the A6121 or the B1176 which have become, both physically and visually, clear and important boundary features defining settlement extent.

South of Ryhall Road, a dormer bungalow lies in the extreme south-western corner of the zone, next to Gwash Valley Farm. Despite this, any new development on the western side of the road would be isolated from the village and would detract from this important aspect of settlement form and pattern.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

- Zone is adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

The zone is visually divorced from the village when viewed from the A6121 and the B1176. As such it is important to the setting of the village where development would create unacceptable visual intrusion into the countryside. Views are limited into the zone apart from a public right of way that passes through the area from the junction of Ryhall Road and the A6121 – however, this cuts diagonally through an arable field and appears to be little used.

Mitigation by way of a planting belt to the west of any development could go some way to reducing visual impact but would only be successful over time.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Important to the setting of the village where development would create unacceptable visual intrusion into the countryside that could not be fully mitigated.
- The land is partially open to public or private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value give **Low capacity for Zone R3** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Low to Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the location of the area beyond clear and important boundary features, namely the A6121 and the B1176.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R3	Moderate to High	Moderate to High	High	Moderate to High	Low

Location

On the northern edge of the village, between the B1176 and the A6121 Essendine Road.



View D from the B1176 showing properties on low lying land on the northern edge of the village on the A6121 (middle distance centre) and rising up the plateau (middle distance left).

Landscape and settlement character sensitivity

The zone lies on the rising farmland of the Clay Woodlands, rising from approximately 30m AOD at Turnpike Road to approximately 45m AOD to the north along the B1176 and Essendine Road. The zone comprises the southern parts of three arable fields, with low hedgerow boundaries and few trees. Roadside hedges and trees, and boundary vegetation within the back gardens of properties on Turnpike Road and Essendine Road provide a relatively soft edge to the village.

Overall the character of the rural landscape is typical of the *Clay Woodlands*, with generally unremarkable but locally distinctive landscape characteristics with some sense of place. The zone is of some importance to the setting of the town at the transition of the *Gwash Valley* and the *Clay Woodlands*.

Settlement form and pattern

Housing within the northern part of the village now extends beyond the A6121. A row of houses lies to the north of the A6121 Turnpike Road, with several other properties extending along the eastern side of the B1176 on land up to approximately 35m AOD. Several properties lie to the west of the A6121 Essendine Road, including four houses on St Eabba's Close which have taken the village up to the ridge of high ground at approximately 45m AOD and closed the open gap between the village and a former petrol filling station / garage further along the road.

The form and pattern of housing adjacent to the zone, north of the village, is essentially ribbon development extending along the A6121 and the B1176. Continuing ribbon development would extend the village boundaries further out and on higher ground and would further dilute the distinctive break between village development and the countryside. There may be potential for some small scale housing towards the centre of the zone without significantly encroaching too high up the plateau and thus would not affect the setting of the village or important aspects of village form and pattern.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between the village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The zone is visually divorced from the village when viewed from the A6121 and the B1176. As such it is of some importance to the setting of the village where development other than limited infill housing would create unacceptable visual intrusion into the countryside. Views are limited into the zone apart from a public right of way that passes through the centre of the zone – however, this cuts diagonally through an arable field and appears to be little used.

The visual impact of any small scale housing should be mitigated by planting along the northern boundary.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but some development could be mitigated so that visual intrusion into the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside are important.
- Most development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity to reflect the fact that housing already extends up the plateau and beyond the important ridge of higher land to the north of the village, and that there is some potential for small scale infill development on the lower slopes.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Medium capacity for Zone R4** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the location of the zone on land rising above the village to the north, and the limited potential for development which would not affect important landscape characteristics.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R4	Moderate	Moderate to High	Moderate	Low to Moderate	Medium

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Assessment & Analysis of Land around Ryhall – ZONE R5

Location

Zone R5 lies to the east of the A6121 Essendine Road and north of Crown Street / Back Lane.



View E from the A6121 Essendine Road leaving the village northwards, showing the well-vegetated roadside tree belt within Zone R5 to the right of the road. Crown Street which runs into Back Lane is seen to the right.



View F from Back Lane looking northwards across Zone R5.

Landscape and settlement character sensitivity

The zone lies on the rising farmland of the Clay Woodlands, rising from approximately 30m AOD at the northern village boundary to approximately 45m AOD to the north along Essendine Road. The zone comprises the southern part of a large arable field on the higher, more northerly extent, with much smaller scale, more intimate grass paddocks closer to the village either side of a large detached property known as The Rosary. The property comprises a house and large outbuildings, which lie towards the centre of the zone, alongside the A6121 within mature, well vegetated grounds; there is a small orchard and vegetable garden on its northern side and a grass paddock with roadside tree belt, hedgerows and individual mature trees giving a parkland-like character to the open area between the property and Back Lane.

These features are distinctive and combine to create a strong landscape character and sense of place. The zone provides a soft, well vegetated edge when entering or leaving the village; with the

southern half of the zone, to the south of The Rosary, appearing as an outlying part of the village whilst the higher, more northerly fields to the north of the property are more characteristic of the *Clay Woodlands* countryside on the plateau beyond the village.

Settlement form and pattern

A number of properties lie to the west of the A6121 Essendine Road, ranging in scale and design from a row of traditional terraced cottages to large modern houses set within large gardens. Old Quarry Lodge and Quarry Barn are set behind a tall evergreen roadside boundary opposite The Rosary. The most recent development includes four houses on St Eabba's Close which lie beyond the village boundary (i.e. north of the village sign and beyond the regulated / de-regulated speed signs when entering / leaving the village respectively) and which has taken the built extent of the village up to and beyond the ridge of high ground at approximately 45m AOD, closing the previous open gap between the village and a former petrol filling station / garage further along the road.

This form and pattern of housing adjacent to the zone, north of the village, is essentially ribbon development extending along the A6121, which has diluted the break between village development and the countryside. Any development to the north of The Rosary would encroach too high up the plateau and would affect the setting of the village and should thus be avoided.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Of some importance to the setting of the village but the break between the village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

The mature roadside boundary allows filtered views across the zone from the A6121. There are clearer views from a public right of way which runs from the village, across Back Lane, parallel with the hedgerow along the eastern side of the zone, continuing through the field to the north of The Rosary to join the A6121. Back Lane is a narrow, single lane un-surfaced track (a Byway open to all traffic) well used by dog walkers and others as part of a circular route around the village.

The perception of the zone from these views is that it has a semi- open, village edge character, where generally low density housing is seen amongst open areas with trees and hedges; a transitional zone between the village and the plateau countryside further north. Any development within the zone should respect these visual characteristics, and where mitigation planting could be important to help integrate new development into the village-edge landscape.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into / out of the village are of some importance but there is scope for mitigating potential impacts.
- Of some importance to the setting of the village but some development could be mitigated so that visual intrusion into the countryside is acceptable.
- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but some limited development would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21). A judgement has been made to allocate Moderate rather than High overall landscape sensitivity to reflect the fact that housing already extends up the plateau and beyond the important ridge of higher land to the north of the village, and that there is some potential for small scale infill development on the lower slopes close to the village boundary in keeping with village form and pattern of ribbon development alongside the A6121.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Medium capacity for Zone R5** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the location of the zone on land rising above the village to the north, and the limited potential for development which would not affect important landscape characteristics.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R5	Moderate to High	Moderate	Moderate	Low to Moderate	Medium

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Assessment & Analysis of Land around Ryhall – ZONE R6

Location

Lying between Back Lane immediately to the north, the rear gardens of properties on Mill Street and Foundry Road to the south, Crown Street to the west and properties off Manor Close to the east.



View G looking from Back Lane across the western part of Zone R6.



View H looking from Back Lane across the eastern part of Zone R6.

Landscape and settlement character sensitivity

This is a relatively narrow, small scale, well enclosed zone of mixed uses providing a somewhat ill-defined landscape character. It comprises open paddocks, allotments, orchards, a small holding and the back gardens of properties fronting on to Foundry Road. Back Lane itself is a narrow, single lane un-surfaced track (a Byway open to all traffic) with tall overgrown hedges on its northern side adding further to the well enclosed, relatively quiet and secluded character. It has a typical edge of village, in parts slightly run down, un-managed appearance, providing a soft, gradual transition from developed village to open undulating plateau countryside.

The zone gradually rises from approximately 30m AOD in the south to a little under 35m AOD at Back Lane. The ground continues to rise northwards and eastwards to an undulating ridge at between 35m and 40m AOD.

The orchard is a distinctive element and a diminishing landscape resource which would be difficult to replace. This and other features combine to create a distinctive character and sense of place. The area is of some importance to the setting of the town but only when viewed from close-to. The character of Back Lane is sensitive to development which affects its narrow, well enclosed, relatively quiet and secluded character.

Settlement form and pattern

The zone represents a relatively narrow indented area 'cut out' from the current limits to development on the northern edge of the village, with housing to the south (off Foundry Road), east (Manor Close) and west (Crown Street). There are currently no houses accessed off Back Lane, which as its name suggests runs at the back of the village, but the lane is recognised as a clear boundary feature which defines the extent of the village.

Housing development within the zone, if sensitively designed, could therefore have some association with the village and could be seen as a sensible rounding-off of the current limit to development. It would, however, represent a new form and pattern to the village layout by providing access off Back Lane where currently none exists.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present, some of which could not be replaced and which make a positive contribution to character and sense of place.
- Of some importance to the setting of the village but the break between the village and countryside is less distinctive.
- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Views into the zone are limited due to its location on the edge of the village and away from any roads. There are filtered views from the back of surrounding properties, with clearer views from a public right of way which runs from Foundry Road through the western end of the zone, across Back Lane and continuing northwards between zones R5 and R8. Back Lane is a narrow, single lane un-surfaced track (a Byway open to all traffic) well used by dog walkers and others as part of a circular route around the village.

The perception of the zone from these views is that it has a semi- open, village edge character, where the backs of houses are seen amongst open areas with trees and hedges; a transitional zone between the village and the plateau countryside further north. Any development within the zone should respect these visual characteristics, and where mitigation planting could be important to help integrate new development into the village-edge landscape.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into / out of the village are of some importance but there is scope for mitigating potential impacts.
- Of some importance to the setting of the village but some development could be mitigated so that visual intrusion into the countryside is acceptable.

- The land is partially open to public or private views where views of the countryside are important.
- Development likely to be perceptible but some limited development would not significantly alter the balance of features or elements within the existing view.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21). A judgement has been made to allocate High rather than Moderate overall landscape sensitivity to reflect the distinctive elements and combinations of features present, some of which could not be replaced and which make a positive contribution to character and sense of place.

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Low to Medium capacity for Zone R6** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the distinctive elements and combinations of features present and that new housing would represent a new form and pattern to the village layout by providing access off Back Lane where currently none exists.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R6	Moderate to High	Moderate	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Ryhall – ZONE R7

Location

An area of open space between the two separate parts of the village, with Mill Street / Foundry Road along its northern boundary, Waterside and properties off Bridge Street, The Square and St. John's Close to the south.



View I from Mill Street looking across the western part of the zone towards the bridge over the River Gwash (left).



View J looking eastwards across the open zone from Bridge Street.



View K from Foundry Road looking west showing Bridge Street across the River Gwash.

Landscape and settlement character sensitivity

The area is sensitive in terms of lying within the low flat floodplain of the River Gwash and within the area designated as an Area of Local Landscape Value (ALLV). The narrow river corridor where the river flows between the two parts of the village, linked by a narrow bridge, is a distinctive area that makes a positive contribution to village character and sense of place.

The area to the west of Bridge Street comprises a detached whitewashed property set within open grounds and backing on to the well vegetated river corridor where mature riverside trees provide a distinctive backdrop (see View I above). A well treed undeveloped area between the river and Waterside adds to the distinctive setting and importance of the area as intervening open land between the two separate parts of the village.

The area to the east of Bridge Street is more open; there are some riverside trees on the shallow banks but the gently flowing river follows a predominantly open course through flat pasture land where there are lines of individual specimen trees, giving a parkland-like appearance.

Settlement form and pattern

A narrow single road bridge over the River Gwash connects Bridge Street with Foundry Road, and in so doing links the two separate parts of the village. Zone R7 in-between is undeveloped. The main part of the village to the south and the northern part of the village comprise some of the oldest properties in the village. They lie within the Conservation Area as does all but the eastern edge of Zone R7.

More recent housing development abuts the south-eastern edge of the zone off The Square and St. John's Close. This part of the zone is less sensitive to small scale housing development which did not significantly affect the key characteristics of the wider zone nor important aspects of village form and pattern.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Distinctive elements and combinations of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Important intervening open land between the two parts of the village.
- Open space important to the appearance, form and character of the built environment.
- Most development would detract from important aspects of settlement form and pattern.

Visual considerations

There are many views into the area, from surrounding properties, roads and footpaths. The zone is highly sensitive to development which closes the gap between the two separate parts of the village and which affects village character.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views into and out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion that could not be fully mitigated.
- The land is very open to public and private views where views of the open space are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21).

Moderate to High Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics and scenic value.
- Presents important public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and High landscape value give **Low capacity for Zone R7** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). However, the south-eastern edge of the zone off The Square and behind St. John's Close is less sensitive to development which did not significantly affect the key characteristics of the wider zone or important aspects of village form and pattern.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R7	High	High	High	High	Low

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Location

This zone wraps around the north-eastern edge of the village, north of Back Lane and Belmesthorpe Lane.



View L from Back Lane northwards.

Landscape and settlement character sensitivity

Zone R8 lies on the edge of the *Clay Woodlands* landscape character area, on gently rising land from approximately 30m AOD at Belmesthorpe Lane and a little under 35m AOD at Back Lane up to an undulating ridge at between 35m and 40m AOD further northwards and eastwards. It comprises a series of small grass horse paddocks separated with tall hedgerows with trees or post and wire fencing, with several stable buildings accessed off Back Lane. A surfaced ménage lies to the north of one of the stables.

Back Lane itself is a narrow, single lane un-surfaced track (a Byway open to all traffic) with tall overgrown hedges on its northern side providing good enclosure and a relatively quiet and secluded character. It has a typical edge of village, 'horseculture' appearance, providing a soft, gradual transition from developed village to open undulating plateau countryside. These features combine to create generally unremarkable character but some sense of place.

Two small scale housing areas, a cemetery, donkey paddock and sewage works are located off Belmesthorpe Lane towards the southern end of the zone. Although different in character to Back Lane, this southern area also rises up gently to the ridge of higher ground as a continuation of the countryside setting to the eastern edge of the village.

Settlement form and pattern

There is no residential development off Back Lane. Two relatively small cul-de-sacs, The Crescent and Flint Close, have been built on relatively flat land at around 30m AOD off Belmesthorpe Lane towards the southern end of the zone, close to the cemetery, donkey paddock and sewage works.

Development within Zone R8 off Back Lane would impinge on rising ground and would detract from important aspects of village form and pattern. It would represent new development beyond the clear and important boundary of Back Lane which currently defines the village extent.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.
- The area is adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

The zone provides important views out of the village from nearby properties and from Back Lane and Belmesthorpe Lane, up to the ridge of rising land to the north of the village. There are clearer views from a public right of way which runs from the village, across Back Lane, parallel with the hedgerow along the western side of the zone and continuing northwards to join the A6121. Back Lane is well used by dog walkers and others as part of a circular route around the village.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 9:

- Provides important views out of the village which could not be mitigated.
- Important to the setting of the village where development would create unacceptable visual intrusion that could not be fully mitigated.
- The land is partially open to public and private views where views of the countryside are important.
- Development would be uncharacteristically conspicuous and could not be successfully mitigated.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21). A judgement has been made to allocate High rather than Moderate overall landscape sensitivity to reflect the importance of the gently rising land to the setting of the village and its essentially undeveloped nature

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Does not lie within or adjacent to a designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Low to Medium capacity for Zone R8** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the importance of the area to the setting of the village and that new housing

would impinge on rising ground and would detract from important aspects of village form and pattern.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R8	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium

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Location

A relatively small zone on the eastern edge of the village, between Belmesthorpe Lane to the east and the River Gwash to the west, and abutting Gwash Close to the north and The Crescent / Flint Close to the east.



View M from Belmesthorpe Lane showing the northern end of Zone R9 in-between Gwash Close (right) and The Crescent / Flint Close (left).

Landscape and settlement character sensitivity

The zone lies within the River Gwash corridor, within but on the edge of the designated Area of Local Landscape Value (ALLV), on flat predominantly open ground between the river and Belmesthorpe Lane to the east. Further east, beyond The Crescent and Flint Close, and a cemetery, donkey paddock and sewage works, the land rises up gently to the ridge of higher ground as a continuation of the countryside setting around the northern and eastern edges of the village.

The majority of the area is occupied by the River Gwash Trout Farm, comprising a dwelling, outbuildings and a series of cigar-shaped ponds. Two small cottages, including Elderflower Cottage, lie between the trout farm and the southern boundary of the zone extending 150m out from the current limit to development. To the north of the farm are two paddocks, currently unused scrubland with tall grassland and occasional overgrown hedgerow trees and other scrub.

Roadside hedgerows and occasional trees around the trout farm and cottages to the south provide some enclosure, as does the relatively well vegetated river corridor. The scrubland to the north is more open, with metal fencing and broken post and rail fencing along the roadside.

The zone is essentially a small scale, open area on the edge of the village, with a mix of land uses giving an ill-defined and generally unremarkable semi-urban character. Landscape features are common place and the open area provides little value to the appearance of the village. The scrubland has an unmanaged appearance.

Settlement form and pattern

The two small cul-de-sacs, The Crescent and Flint Close, lie off Belmesthorpe Lane immediately to the east of the scrubland in the north of the zone. A newly built small housing development at Gwash Close lies immediately to the north, on the site of a former works. Whilst providing a soft edge to the village when entering from the south along Belmesthorpe Lane, beyond the trout farm the area is of little importance to the appearance, form and character of the built environment. Scrubland in the northern part of the zone is less sensitive to further small scale housing development which did not significantly affect the key characteristics of the wider zone which are of some importance to the setting of the village in the landscape.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.
- Open space of little or no importance to the appearance, form and character of the built environment.
- Development in the north of the zone would be an appropriate extension to the village with no adverse impact on important aspects of settlement form and pattern.

Visual considerations

The zone is open to views from surrounding housing and from Belmesthorpe Lane and Back Lane. However, these views are of the built-up edge of the village, with some views across the open scrubland and river corridor to houses within the main part of the village further west. The river itself is inconspicuous.

There are no significant distant views into the zone.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Of some importance to the setting of the village but development could be mitigated so that visual intrusion is acceptable.
- The area is open to views in which the countryside or open space is of less importance.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies partially within a designated landscape but where localised character and scenic value is less distinctive or has become degraded.
- Does not present locally important or distinctive landscape characteristics or scenic value / interest.
- Does not present important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Medium capacity for Zone R9** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the higher sensitivity of the wider zone which is of some importance to the setting of the village in the countryside.

The small area on the scrubland in the northern part of the zone may have some potential landscape capacity as an appropriate extension to the village, in keeping with the adjacent small scale housing areas, without affecting the setting of the village in the landscape. Although lying within a designated ALLV, localised character and scenic value is less distinctive and has become degraded.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R9	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium

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Assessment & Analysis of Land around Ryhall – ZONE R10

Location

A large zone wrapping around the southern and eastern boundaries of the main part of the village; to the south of Beech Drive and Meadow Lane; to the north and east of Parkfield Road; to the east of St. John's Close; and including the Ryhall Primary School playing fields.



View N from the junction of the A6121 Ryhall Road and Belmesthorpe Road, looking northwards to the southern village boundary.



View O - a continuation of View N from further along Belmesthorpe Road looking southwest.



View P looking across the school playing fields from Parkfield Road.

Landscape and settlement character sensitivity

The southern and eastern boundaries of the main part of the village lie within the floodplain of the River Gwash. The southern half of the zone comprises flat, open arable land with boundary vegetation limited to occasional roadside trees with willows and other shrubby riparian tree species within the meanders of the river. Hedges alongside Beech Drive and Meadow Lane are low and gappy.

The northern half of the zone comprises mown grass on the school playing fields and surfaced tennis courts, and grass paddocks between the school and the river. Here boundary vegetation is a little denser but still low and gappy. Hedges are fuller and there are occasional mature trees closer to the river.

The character of the zone is largely influenced by its location adjacent to village housing which is conspicuous in the flat open landscape. The modern, mid to late 20th century semi-detached or detached estate housing is in mostly light buff-coloured brick with white painted barge boards, window shutters, timber facing and other white painted timber detailing. Its modern materials and formal, grid pattern layout contrasts with the more informal pattern of the historic core of the village built mostly in traditional materials including stone walls, slate tiles and thatched roofs.

The southern half of the zone is part of a larger area of flat open agricultural land between Ryhall and Belmesthorpe. The northern area of the zone is part of a much narrower piece of open land which is important in maintaining the gap between the two separate parts to the village, as a continuation of the function of Zone R7, and thus is more sensitive in landscape terms.

The key landscape sensitivity of the zone is the relationship of the village with the river valley. Thus the area is sensitive to development that would affect this setting by encroaching into the river corridor such that its character becomes more developed and 'urbanised'.

Settlement form and pattern

The main part of the village has seen considerable growth southwards and eastwards towards the river. Development in these directions would therefore be in keeping with village form and pattern but would encroach further into the river corridor and would close the important gap between the main part of the village and the more northerly part, and between the village and Belmesthorpe.

The school playing fields have so far resisted development and remain an important village asset. Development here would have some association with the direction of village growth but would have some effect on settlement form and pattern.

The northern edge of the zone, adjacent to Beech Drive, Meadow Lane and Parkfield Road is potentially less sensitive to further small scale housing development where a buffer is retained between the village and the river which is considered important to the setting of the village in the landscape.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 8:

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place.
- Part of a larger area of intervening open land between settlements.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.

- Development would have some association with the village and may have some effect on settlement form and pattern.

Visual considerations

Views from Belmesthorpe Lane and a public right of way which passes east-west through the zone, running from a footbridge over the river and into the village alongside the school, are of some importance where the mature trees around The Hall, St. John's Church and cemetery in the centre of the village provide a break to the expanse of modern housing.

Another public right of way crosses the arable field in the south of the zone and into the village through the area of public open space between Meadow Lane and Parkfield Road. From here the southern boundary to the village appears particularly harsh and open, providing a stark edge to the village and the countryside. Any new development along this boundary could provide the opportunity to enhance existing visual amenity by providing a more informal, integrated edge to the village with mitigation planting whilst maintaining an open corridor between the village and river, in keeping with the character of the wider river valley.

The southern field between Beech Drive / Meadow Lane and Belmesthorpe Road is evident in views from the west when approaching the village along Toletorpe Road. It is perceived as providing a flat open edge to the village with the rising plateau beyond, and is sensitive to any development that impinges too far south into these views.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 9:

- Views into the village are of some importance but there is scope for mitigating potential visual impacts
- Of some importance to the setting of the village but development could be mitigated so that visual intrusion into the countryside is acceptable.
- The area is open to public and private views where views of the countryside are important.
- Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.

Overall Moderate landscape sensitivity in accordance with the categories given in the matrix in Table 10 (see Figure 21).

Low to Moderate Landscape Value in accordance with the following criteria in Table 11:

- Lies wholly within a designated landscape but where localised character and scenic value is less distinctive.
- Does not present locally important or distinctive landscape characteristics or scenic value / interest.
- Presents some public amenity value by way of views and access.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value. A judgement has been made to allocate **Medium capacity for Zone R10** to accommodate development, in accordance with the categories given in the matrix in Table 12 (see Figure 22). A Medium to High capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the higher sensitivity of the wider zone which is of some importance to the setting of the village in the countryside and in particular the relationship of the village with the river valley.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
R10	Moderate	Moderate	Moderate	Low to Moderate	Medium

11. Recommendations for Prioritising Development

11.1 Introduction

11.1.1 In accordance with the project brief, recommendations are given in the tables below to prioritise zones for development to help guide the direction of the future growth of the seven villages in Rutland designated as ‘Local Service Centres’ in the Council’s Core Strategy Development Plan Document (DPD), July 2011. Where zones have been assessed as having the same overall capacity to accommodate development, a judgement is made on the order that these sites could be brought forward for development, in landscape and visual terms.

11.1.2 The zones extend out to 150m from the planned limits to development of each village, in accordance with the methodology. In general, inner areas of zones adjacent to village boundaries tend to be less sensitive and have greater capacity for some development than across outer areas where development would be more isolated from the village and may be conspicuous. However, some inner areas may be sensitive to change and have less or no capacity in landscape and visual terms.

11.1.3 The key factors from the assessment influencing the recommended order of priority of zone development are summarised after the tables. It is stressed that prioritisation is not an exact science and there may be little to choose between some zones and sub-zones in terms of landscape sensitivity and capacity.

11.1.4 Zones marked in the tables with X are considered to be highly sensitive to change, with ‘High’ landscape sensitivity and ‘Low’ or ‘Low to Medium’ landscape capacity to accommodate development. They are not prioritised for development therefore.

11.1.5 It is important to note that this study assesses landscape and visual considerations only. A range of other environmental considerations may need to be taken into account, such as ecology and nature conservation, heritage and archaeology, water quality and flooding potential, etc. by the Council to determine the potential wider environmental and cumulative impacts of development on a particular site. Other non-environmental site considerations, including access, deliverability, services capacity and drainage issues for example, will also need to be considered by others but which do not form part of this assessment.

11.2 Prioritising development in Cottesmore

Table 13: Priority of Zones in Cottesmore

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	C5	Moderate	Medium to High
2	C2	Moderate	Medium
3	C1	Moderate	Medium
4	C6	Moderate	Medium
5	C3	Moderate	Medium
6	C4	Moderate	Low to Medium
X	C7	High	Low to Medium
X	C8	High	Low to Medium

11.2.1 The key factors influencing the priority of zones in Cottesmore are as follows:

Zone C5

- Well related to existing village form;
- Benefits from existing roadside screening and lower elevation which would serve to reduce prominence of development;
- Well screened in wider landscape to the east and south by existing vegetation which could be strengthened in connection with any development;
- Is of low intrinsic landscape character and value;
- Development capacity would be enhanced through structural planting to the south-western fringe to limit views into the site when approaching along Oakham Road;

Zone C2

- The relief of the shallow valley allows for development to be accommodated with limited impact upon the wider landscape and which would benefit from exiting screening along Greetham Road;
- Development would not strongly reflect historic settlement form but would continue 20th century settlement expansion whilst allowing for improved design to soften the boundary with the open countryside.

Zone C1

- Most areas of the zone have low inherent landscape character and value and are generally difficult to view from public vantage points;
- Central areas partially reflect historic development of the settlement;
- The central and eastern part of the zone benefit from slight changes in relief which could help reduce the prominence of development;
- Development could be accommodated in the longer term with the benefit of advanced structural planting, particularly to its western and northern flanks;
- Development as far east as Rogue's Lane should be resisted to protect settlement form and immediate landscape character along the lane.

Zone C6

- A less sensitive site in terms of intrinsic landscape character;
- Relatively prominent from Ashwell Road but no public access across the site or inherent visual interest within it;

Zone C3

- The zone has low inherent landscape character and value, but is less well related to existing settlement form;
- The strong established hedgerow to the Greetham Road boundary offers considerable visual screening, but would potentially need to be pierced to gain access to the zone;
- Its level relief generally would limit wider prominence of development in the landscape;
- Limited development, particularly towards the junction between Greetham Road and Exton Road would benefit from the softening effect of trees around the junction and a better relationship to the existing settlement limits.

Zone C4

- The wider zone generally has low to medium capacity to accommodate development, but there may be some capacity where screened in the wider landscape and where development would relate well to settlement form and pattern.

11.3 Prioritising development in Edith Weston

Table 14: Priority of Zones in Edith Weston

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1=	EW6	Low	Medium to High
1=	EW3	Moderate	Medium to High
X	EW2	High	Low to Medium
X	EW4	High	Low to Medium
X	EW5	High	Low to Medium
X	EW1	High	Low
X	EW7	High	Low
X	EW8	High	Low
X	EW9	High	Low

11.3.1 The key factors influencing the priority of zones in Edith Weston are as follows:

Zone EW6

- Development on this urban-edge corner site would be an appropriate use in keeping with settlement form and pattern, with possible access off either Manton Road or Wells Close;
- Open space of little or no importance to the appearance, form and character of the built environment, and with built development to the east, south and west;
- Some elements / features are discordant, derelict or in decline, resulting in indistinct character which could be enhanced by sensitive development;
- Generally screened from public and private views by a tall boundary hedge, although the junction of Weston Road, Manton Road and Normanton Road opposite the zone is sensitive as a gateway to the village when approaching from the south along Edith Weston Road;
- Built development along the western edge of the zone, leaving the eastern edge undeveloped and planted with trees, would be more sensitive to the setting of the village.

Zone EW3

- Lies beyond the planned limits to development of the village but represents a rounding off of existing MoD housing and appropriate infill development between Chiltern Drive and Severn Crescent;
- Housing should be prioritised on the two small extension sites to Chiltern Drive and Severn Crescent, with more extensive infill development in-between as required, which would not adversely affect the character of the landscape or the setting of the village as long as the western most end of Zone EW2 remains undeveloped;
- Development would be conspicuous in the open countryside but would be in keeping with landscape character and would not significantly alter the balance of features or elements within the existing view;
- Mitigation planting along the northern boundary could soften the already harsh edge to existing housing and help integrate new housing into the landscape.

11.4 Prioritising development in Empingham

Table 15: Priority of Zones in Empingham

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	E1	Low	High
2	E6	Moderate	Medium
3	E5	Moderate	Medium
4	E8	Moderate	Medium
X	E3	High	Low to Medium
X	E2	High	Low
X	E4	High	Low
X	E7	High	Low

11.4.1 The key factors influencing the priority of zones in Empingham are as follows:

Zone E1

- Development would be an appropriate extension of the village with no adverse impact on important aspects of settlement form and pattern;
- Housing would be appropriate between the end property and the village cemetery in keeping with the character and scale of residential development alongside the A606;
- In landscape character terms the remaining parcels of land in this zone are relatively featureless comprising mown grass and a row of small trees, with an indistinct character and little sense of place;
- Development of the zone would not be uncharacteristically conspicuous in this view and would not significantly alter the balance of features or elements within the existing view.

Zone E6

- Development would be an appropriate extension of the village eastwards, with recent housing lying to the north in Lower Farm Close and to the west on Willoughby Drive;
- Housing would continue the pattern of development on the flatter river valley land which has occurred in the recent past and would have no significant impact on important aspects of settlement form and pattern;
- Development within the zone would not extend beyond the dense wooded belt to the south which is considered an important boundary feature defining settlement extent;
- Mitigation planting along the eastern boundary of the area would provide a soft edge to the village and would complement existing vegetation around the zone helping to reduce visual impact from public rights of way.

Zone E5

- New housing between the current limits to development at Lower Farm Close and North Brook would continue the pattern of development on the flatter river valley land which has occurred in the recent past, but would presently have some adverse effect on settlement form and pattern;
- Development east of the stream and Mill Lane would lie beyond clear and important boundary features and would not be appropriate;
- Development would compromise some public and private views but there is scope for mitigation to reduce visual impact by re-creating a soft interesting edge to the village.

Zone E8

- Generally common place landscape elements and combination of features present which create generally unremarkable character but some sense of place;
- Features of historic importance may lie close to the southern end of the zone, limiting potential development in this location;
- Generally open in views from the west thus the zone is of some importance to the setting of the village, potentially limiting development to areas adjacent to the village boundary.

11.5 Prioritising development in Greetham

Table 16: Priority of Zones in Greetham

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	G1	Low	Medium to High
2	G6	Moderate	Medium to High
3	G2	Moderate	Medium
4	G7	Moderate	Medium
5	G5	Moderate	Medium
6	G4	Moderate	Low to Medium
X	G3*	-	-

* G3 is not prioritised for development - landscape sensitivity and capacity of G3 has not been assessed since it comprises almost entirely of Greetham Quarry

11.5.1 The key factors influencing the priority of zones in Greetham are as follows:

Zone G1

- Zone is of limited prominence in the wider landscape and benefits from established and maturing screening to all boundaries;
- Of limited intrinsic landscape character and has a utilitarian appearance created by its predominant uses and levels of employment and caravan park use;
- The zone is of significant size and therefore able to accommodate reasonable levels of development;
- Replacement community facilities would need to be provided which may have landscape implications.

Zone G6

- Minimal intrinsic landscape character or value, and with low elevation which reduces the zone's landscape prominence despite proximity to the main road on its northern edge;
- Mid and Late 20th century development to the north of the zone has diluted the settlement edge and historic setting within the shallow valley. Development to C6 would therefore not result in any significant worsening of this impact, and sensitive design and related planting could enhance the existing visual entrance to Greetham from the west;
- Some limited backdrop of vegetation and rising relief would help frame the zone in the landscape.

Zone G2

- The zone enjoys a good degree of 'natural' enclosure within the wider landscape as a consequence of the combination of mature hedgerows, structural planting (to the fringe of Greetham Quarry), and the fall in relief towards the North Brook;
- Existing intensive poultry development currently presents potentially un-neighbourly relationship with residential areas of the village;
- The zone does present a degree of local landscape character and value away from the poultry sheds, consisting of open paddock and small scale field pattern with linear tree features which afford an open and locally attractive boundary with the settlement.

Zone G7

- A zone with generally low prominence in the wider landscape context with existing screening within and around its boundary;
- Lying across the shallow valley of the North Brook views into the site from the Oakham Road are generally limited by roadside hedges and existing development;
- The zone is of limited intrinsic character or value and is partly enclosed by existing development;
- Slightly elevated areas to the north-east edge are well screened by existing vegetation and dispersed development. Public access is limited and views into the zone restricted;
- Access to the site is facilitated by existing small developments fronting Oakham Road;
- An important heritage site in the north-east corner is likely to limit development potential in that area.

Zone G5

- Limited development potential exists across the wider zone subject to appropriate design, density and boundary considerations;
- The most important landscape consideration would be the need to maintain a development profile which did not crest the important ridgeline which runs west to east, to the south of the village, and defines the southern valley slope of the North Brook;
- Modest development with sensitive use of materials and design would relate well to existing settlement form.

Zone G4

- Whilst the wider Zone G4 has low to medium development potential because of somewhat open aspects and public value afforded by way of footpath access, there may be some localised development capacity limited to sloping land between the road and the North Brook and hence have reduced prominence in the landscape within the lower valley setting;
- Enhanced structural planting could allow for enhanced landscape fit in the medium to longer terms.

11.6 Prioritising development in Ketton

Table 17: Priority of Zones in Ketton

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	K8	Low	High
2	K2	Moderate	Medium to High
3=	K1	Moderate	Medium
3=	K7	Moderate	Medium
5	K5	Moderate	Medium
X	K4	High	Low to Medium
X	K6	High	Low
X	K9	High	Low
X	K3*	-	-

* K3 is not prioritised for development - landscape sensitivity and capacity of K3 has not been assessed since it comprises part of Ketton Cement Works

11.6.1 The key factors influencing the priority of zones in Ketton are as follows:

Zone K8

- Former quarry, sunken below surrounding ground level and surrounded by dense vegetation therefore well screened;
- Development would be inconspicuous in the countryside;
- Open space of little or no importance to the appearance, form and character of the built environment;
- Typical landscape characteristics of the Chater Valley have been lost, resulting in indistinct character with little or no sense of place;
- Small scale housing or mixed use development in the zone would be close to the village boundary and would have some association with village development along Barrowden Road, in keeping with settlement form and pattern;
- Lies within clear boundary features defining settlement extent, namely Barrowden Road and the railway.

Zone K2

- On the northern edge of the village which is dominated by quarrying and the cement works, with few landscape elements or features, creating a generally unremarkable, indistinctive character;
- Rising topography would help reduce the impact of development within the zone, and dense hedgerows and trees alongside Empingham Road provide a soft edge to the village. Recent mounding and planting between the road and the main quarrying operations immediately to the north of the zone will further reduce impacts in time;
- Appropriate development in the zone would not significantly affect settlement character or the setting of the village in the landscape;
- A sports ground with football pitches, tennis courts, cricket square and associated buildings would be affected requiring relocation;
- Due to the piecemeal development by way of recent housing and buildings lying beyond the planned limits to development, there may be some potential landscape capacity to

accommodate housing or mixed use development where it would be closely related to settlement form.

Zone K1

- Generally common place elements and combination of features present which create generally unremarkable character but some sense of place;
- Development within the northern half of the zone would continue recent housing which has expanded the village up the slope of rising ground, and thus would have some association with village form and pattern;
- It is essential that any new development avoids the important gap between existing housing and Cat's Hill Spinney, when viewed from the A6121 or from Empingham Road;
- Sensitive layout is required in terms of scale, design and use of materials;
- Hedgerow planting with occasional trees along the northern and western boundary of any new housing in the sub-zone would help to assimilate the development into the countryside.

Zone K7

- Of some importance to the setting of the village but some development could potentially be mitigated so that visual intrusion in to the countryside is acceptable;
- Development would potentially be a continuation of Geeston southwards and thus would have some association with the village, in keeping with settlement form and pattern;
- Mitigation by way of boundary planting could help soften the current harsh edge to the village where there is currently little integration into the river valley landscape;
- New development above the 50m contour, on either side of Barrowden Road, should be avoided;
- New development south-eastwards beyond current limits to development should be avoided.

Zone K5

- Properties along Edmonds Drive have taken development up the higher ground east of Aldgate, and in that respect any further development in the southern half of the zone would have some association with the village form and pattern;
- The central and southern area is well screened from public views, due to its location and the high proportion of tree cover, in particular alongside the railway. Here, development is likely to be perceptible but would not significantly alter the balance of features or elements within the existing view;
- New development would be conspicuous in the northern half of the zone, and difficult to mitigate. The northern half of the zone is thus of greater visual sensitivity than the rest of the zone.

11.7 Prioritising development in Market Overton

Table 18: Priority of Zones in Market Overton

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	MO3	Low	High
2	MO2	Moderate	Low to Medium
X	MO1	High	Low to Medium
X	MO4	High	Low
X	MO5	High	Low

11.7.1 The key factors influencing the priority of zones in Market Overton are as follows:

Zone MO3

- Very well related to the existing settlement form of Market Overton;
- Development would not dilute Market Overton’s strong plateau-edge setting;
- The zone is bounded by existing development to its western flank which is of limited importance in the wider landscape;
- Of limited intrinsic landscape character or value as public access is not apparent;
- The important linear tree belt to the south-central parts of the zone should be integrated within any development and help soften any development within longer views from the south;
- Low changes in elevation across the zone would allow for development to be visually inconspicuous in wider views and landscape context;
- Local visual impact from Pinfold Lane could be ameliorated with structural lane-side planting and maintenance of the existing boundary vegetation.

Zone MO2

- The wider zone generally has low to medium capacity to accommodate development, but falls entirely within the wider village extent and has minimal visual prominence in the wider landscape;
- Western elements of the zone used as playing fields and children's playground and therefore of limited landscape character value;
- Loss of community facilities would require alternative provision which may have landscape implications;
- Eastern area with pond and vegetation provides localised landscape and habitat value.

11.8 Prioritising development in Ryhall

Table 19: Priority of Zones in Ryhall

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	R9	Moderate	Medium
2	R10	Moderate	Medium
3	R4	Moderate	Medium
4	R5	Moderate	Medium
5	R2	Moderate	Low to Medium
X	R6	High	Low to Medium
X	R8	High	Low to Medium
X	R1	High	Low
X	R3	High	Low
X	R7	High	Low

11.8.1 The key factors influencing the priority of zones in Ryhall are as follows:

Zone R9

- A relatively small, flat zone surrounded by built development;
- An open area on the edge of the village, with a mix of land uses giving an ill-defined and generally unremarkable semi-urban character;
- Landscape features are common place and the open area provides little value to the appearance of the village;
- Although lying within a designated ALLV, localised character and scenic value is less distinctive and has become degraded adjacent to current planned limits to development.

Zone R10

- The northern area of the zone is part of a much narrower piece of open land which helps in maintaining the gap between the two separate parts to the village, as a continuation of the function of Zone R7, and thus is more sensitive in landscape terms and should remain undeveloped;
- In the centre of the zone the school playing fields are an important village asset extending into the village but of limited landscape character value, and loss of such facilities would require alternative provision which may have landscape implications;
- The inner areas of the zone are potentially less sensitive to further small scale housing development where a buffer is retained between the village and the river which is considered important to the setting of the village in the landscape;
- Mitigation planting could provide a more informal, integrated edge to the village to soften and enhance the current harsh boundary along the southern edge of the village;
- Flooding considerations may be the determining factor limiting or even preventing development in this location.

Zone R4

- Common place elements and combinations of features present which create generally unremarkable character but some sense of place;

- Housing already extends up the plateau and beyond the important ridge of higher land to the north of the village;
- Potential development in the outer limits of the zone could create landscape and visual impact if located on higher ground, potentially diluting the distinctive break between village development and the countryside.

Zone R5

- A transitional zone between the village and the plateau countryside further north, with a semi- open, village edge character, where generally low density housing is seen amongst open areas with trees and hedges;
- Any development to the north of The Rosary would encroach too high up the plateau and would affect the setting of the village and should thus be avoided;
- Mitigation planting could be important to help integrate new development into the well vegetated, village-edge landscape.

Zone R2

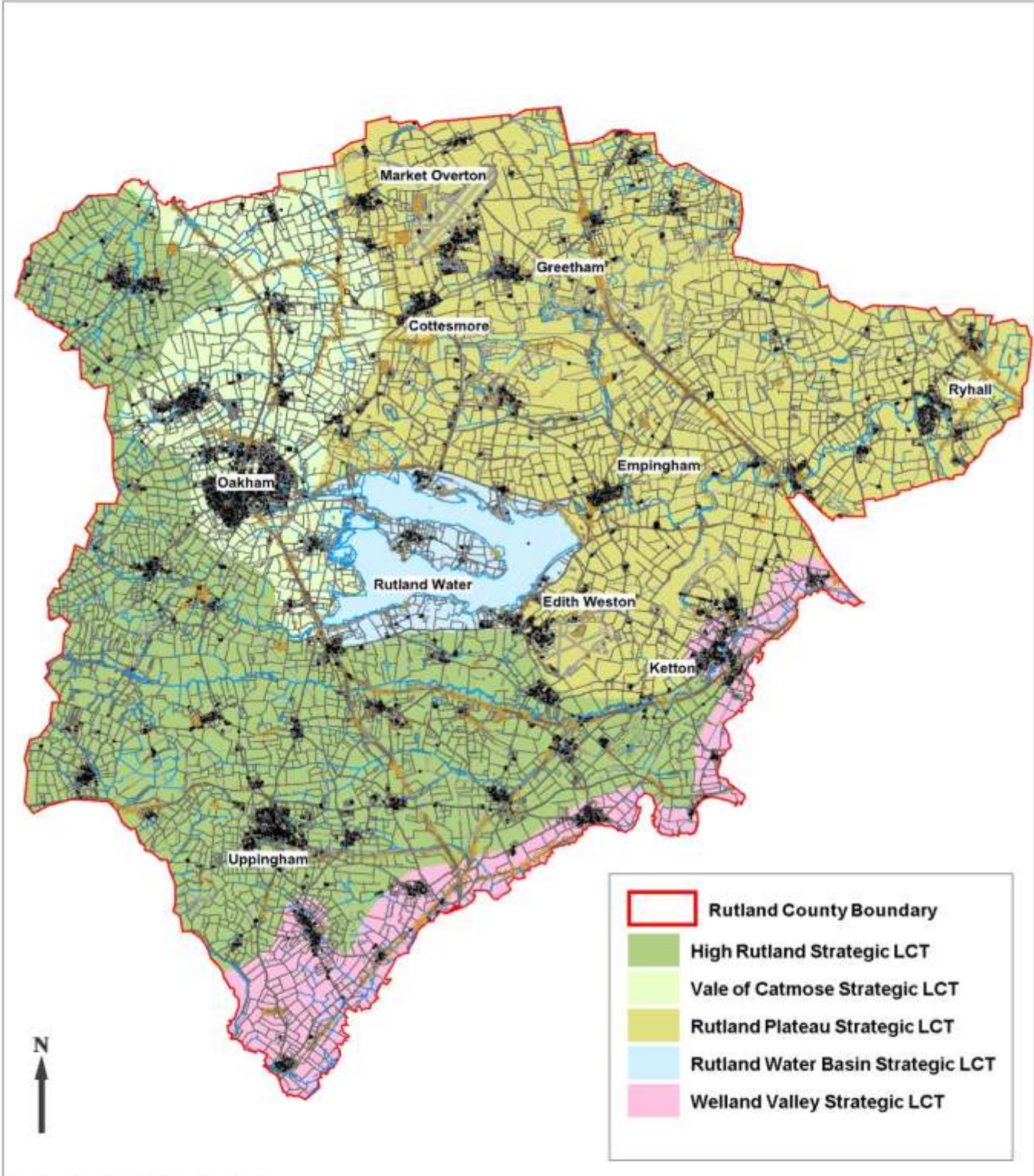
- Zone R2 comprises an arable field lying within an ALLV where the key features and elements of the designated landscape lie close to the river, and where overall the zone potentially has some limited capacity to accommodate development that doesn't impact on important characteristics and the open nature of the river valley landscape;
- Mitigation by way of planting to create a soft, filtered edge to the village and to maintain separation with the northern part of the village would be important.

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FIGURES

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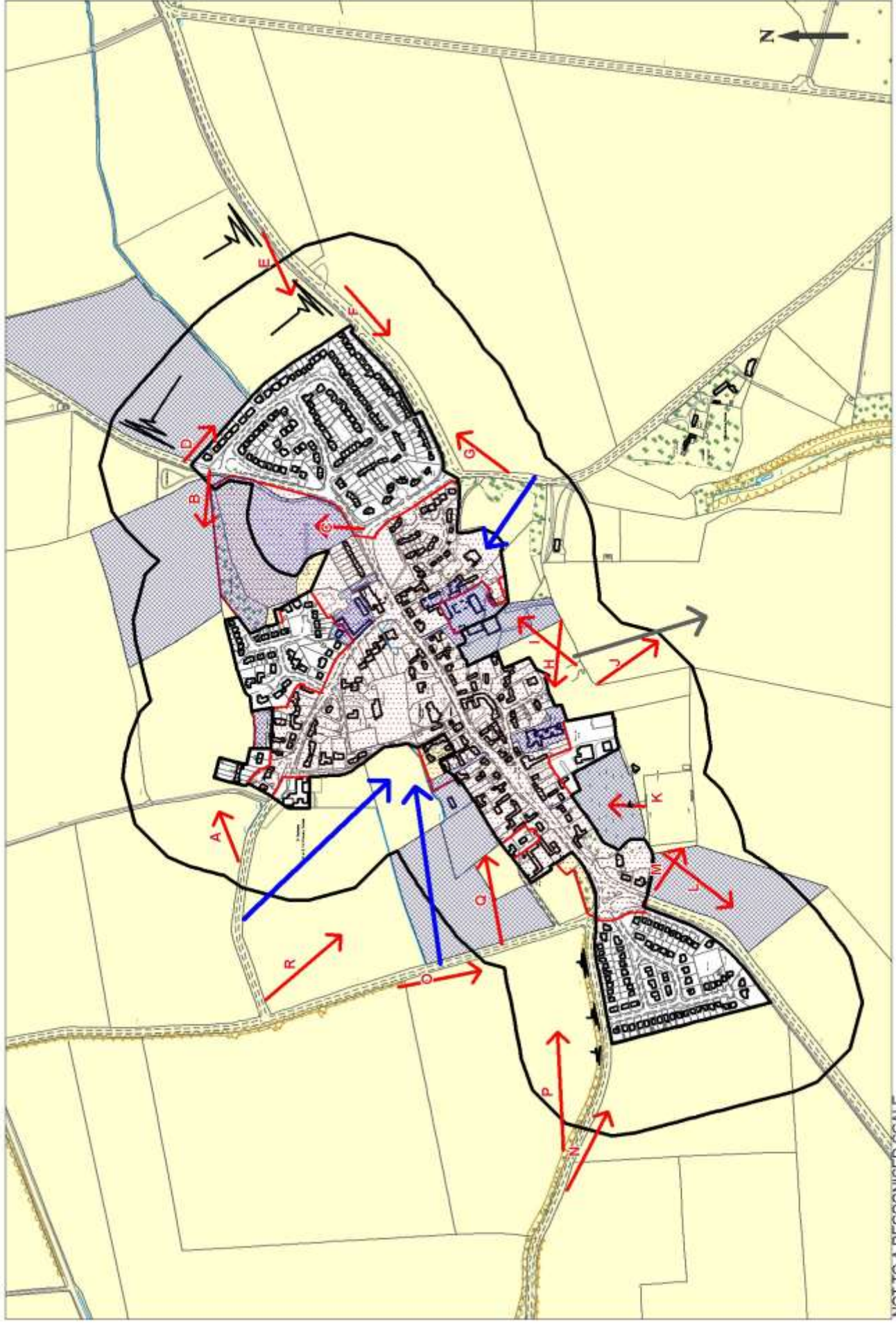
Figure 1: County-Wide Landscape Classification



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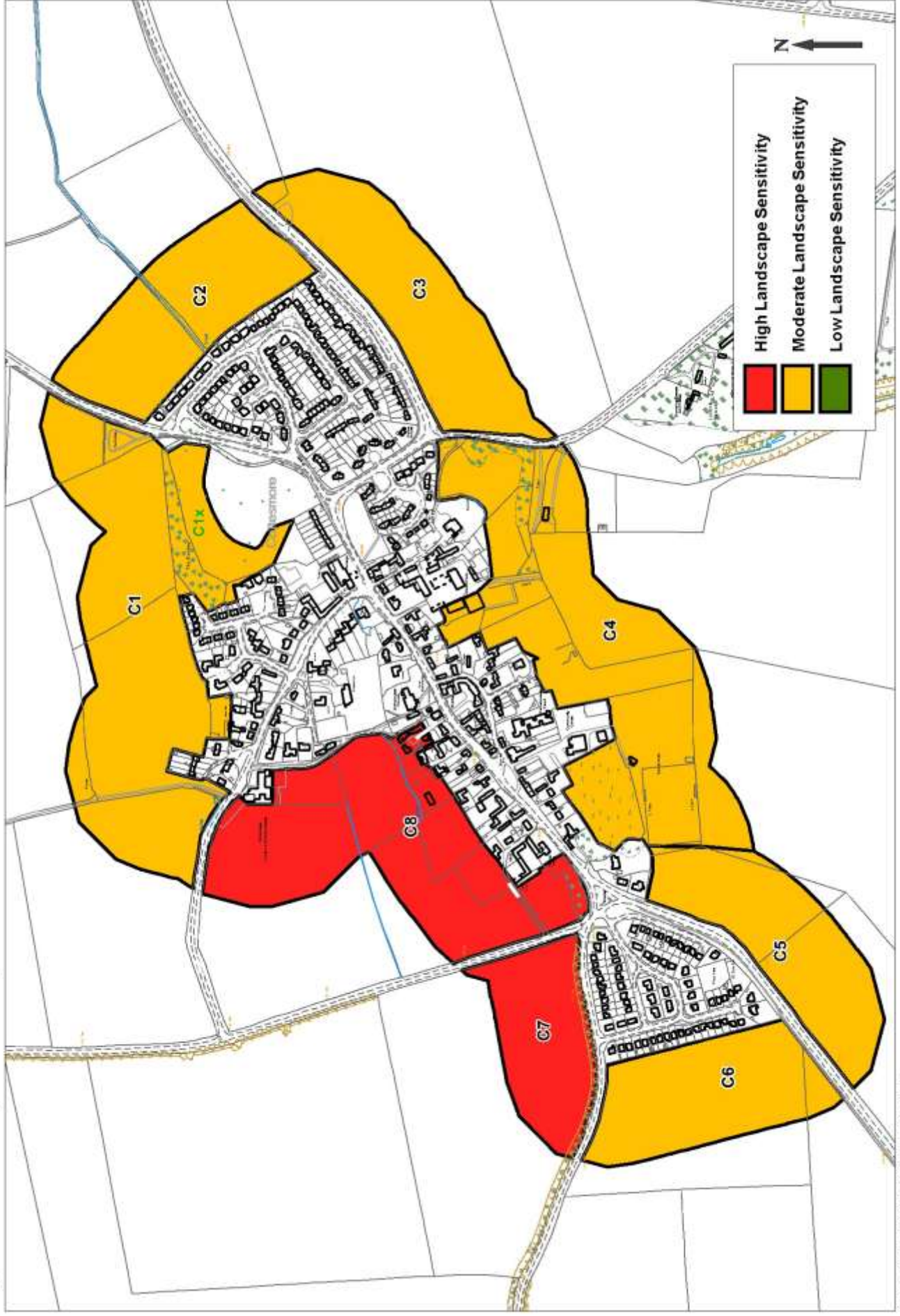
Figure 2: Landscape and Visual Context - Cottesmore



For an explanation of the notation please see the fold-out key panel at the end of the report.

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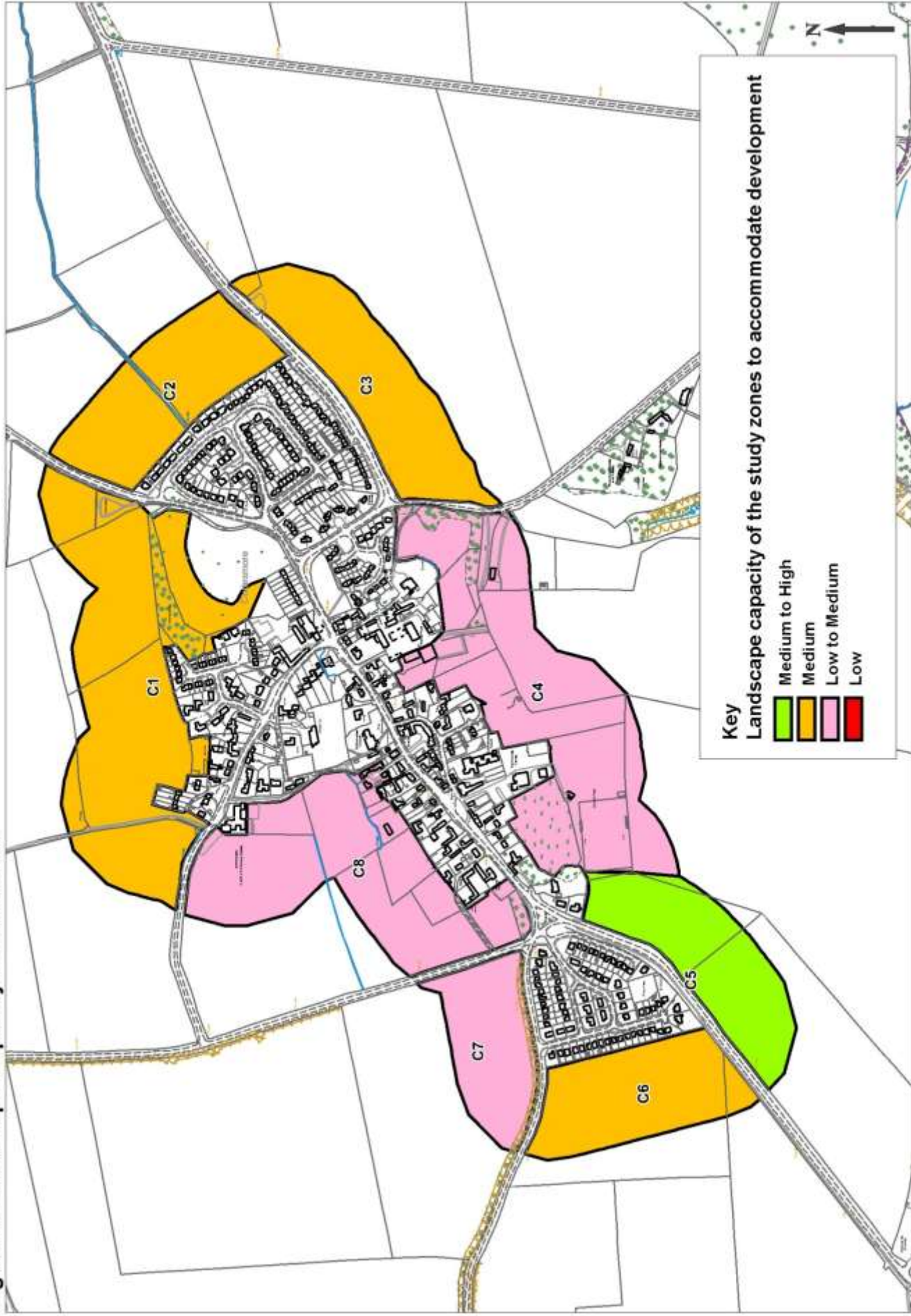
Figure 3: Landscape Sensitivity - Cottesmore



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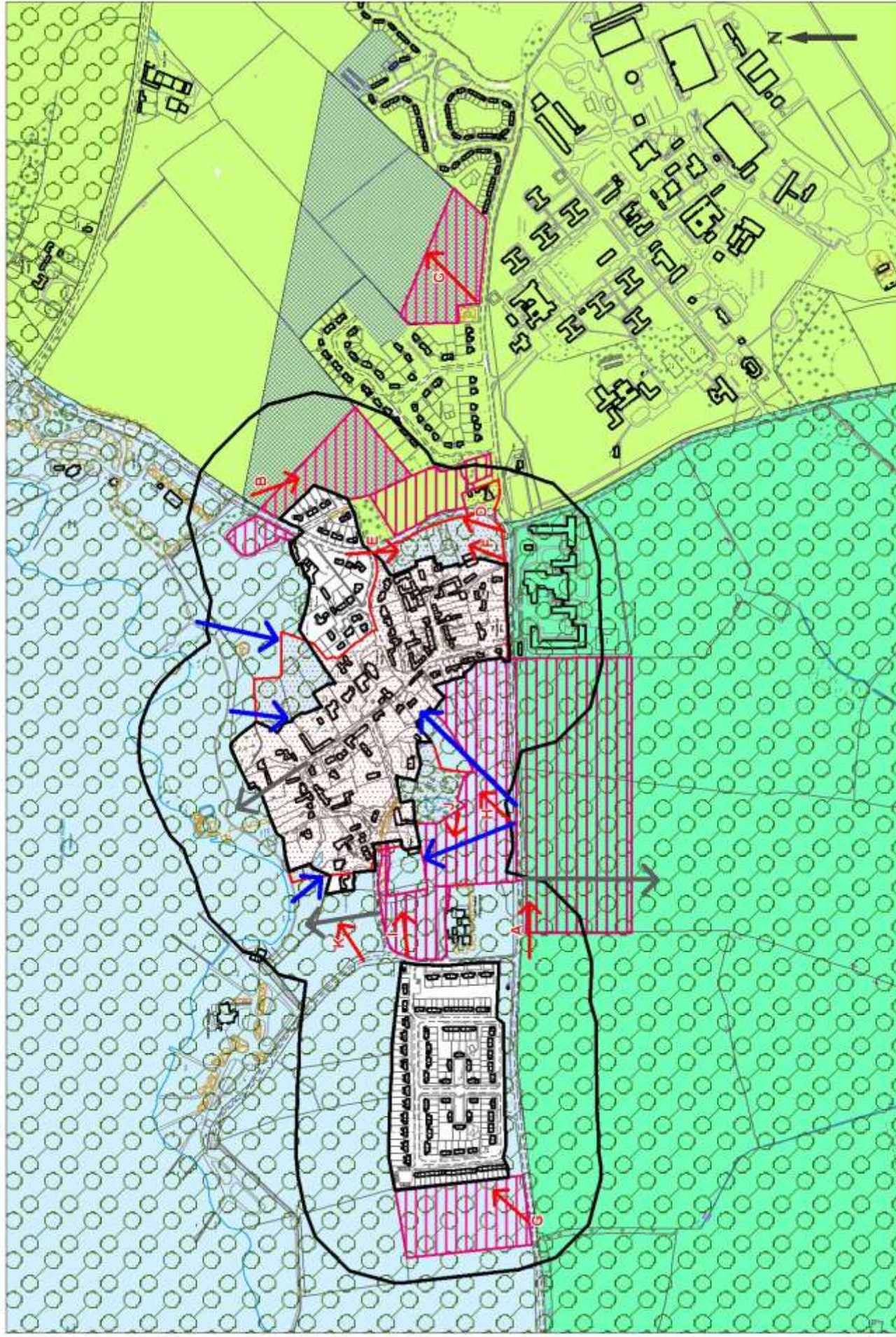
Figure 4: Landscape Capacity - Cottesmore



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Figure 5: Landscape and Visual Context - Edith Weston

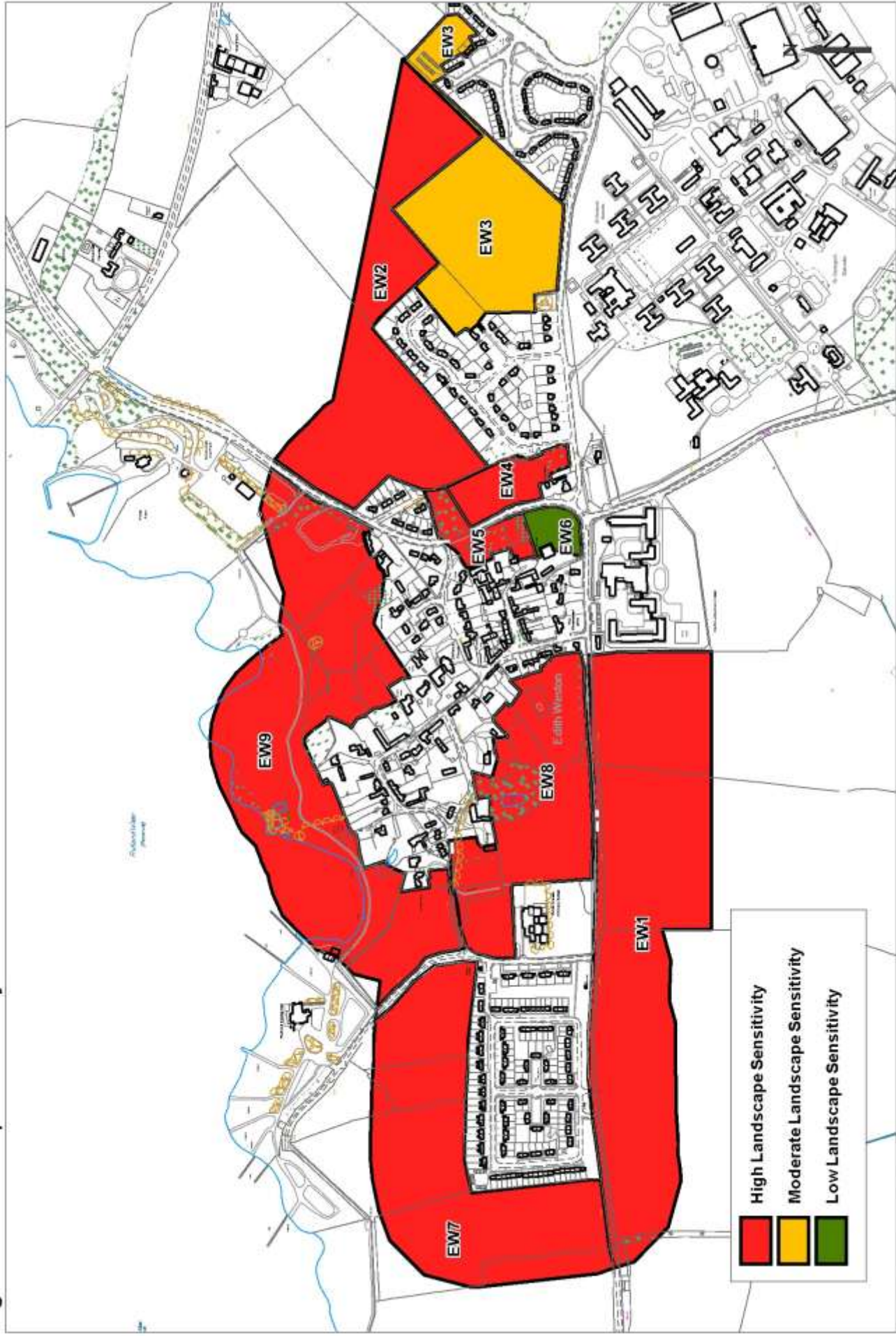


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Figure 6: Landscape Sensitivity - Edith Weston



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Figure 7: Landscape Capacity - Edith Weston

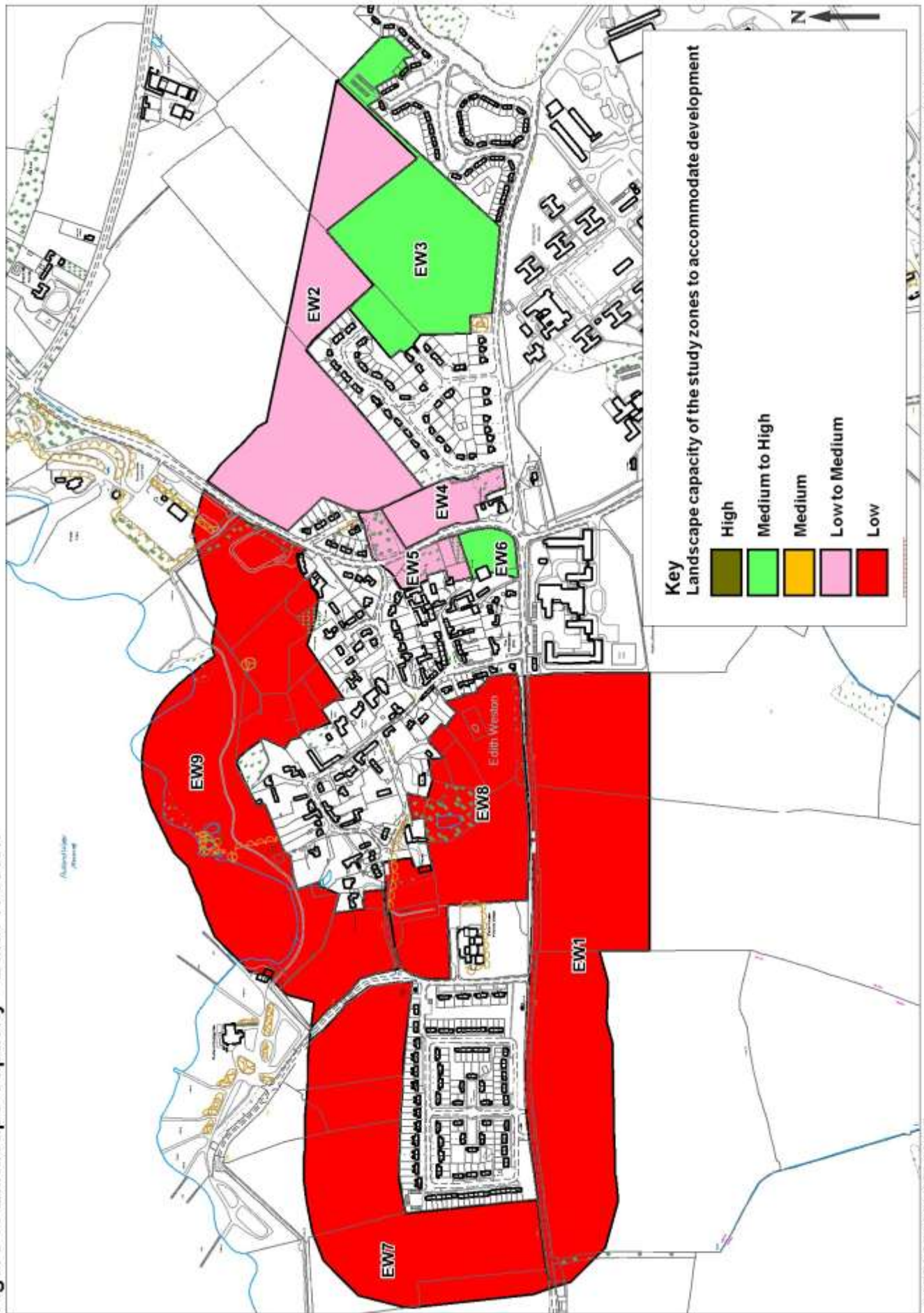
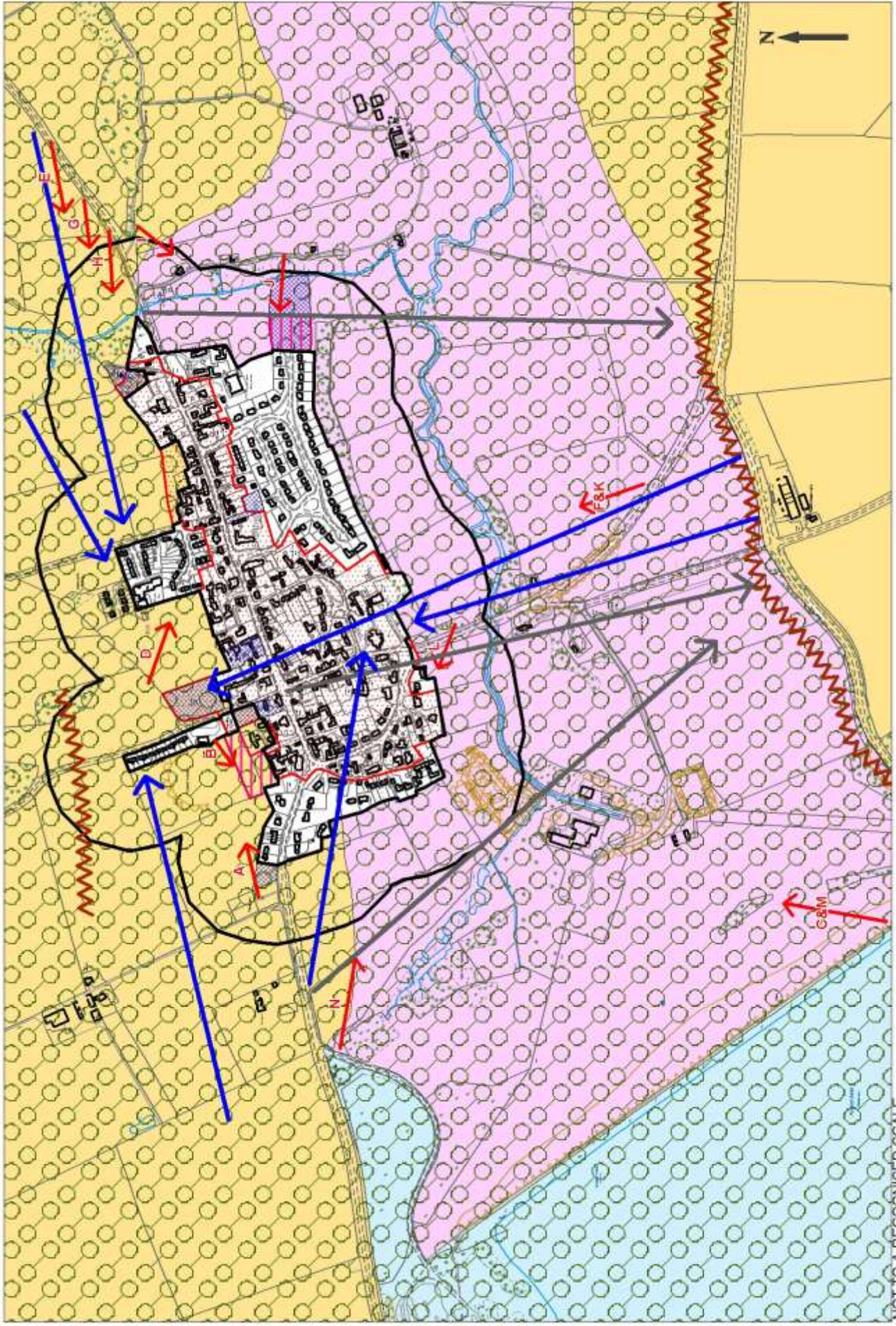


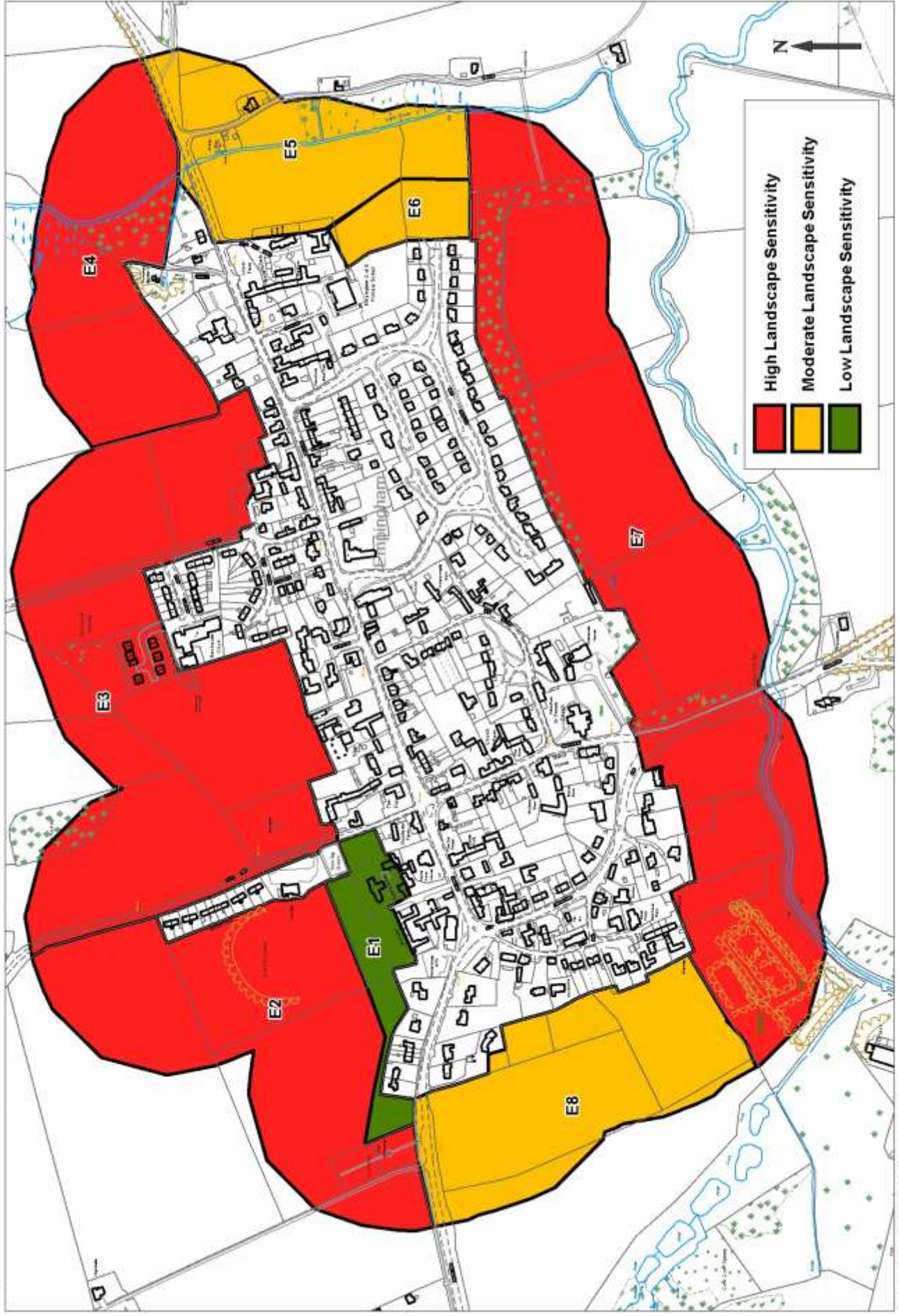
Figure 8: Landscape and Visual Context - Empingham



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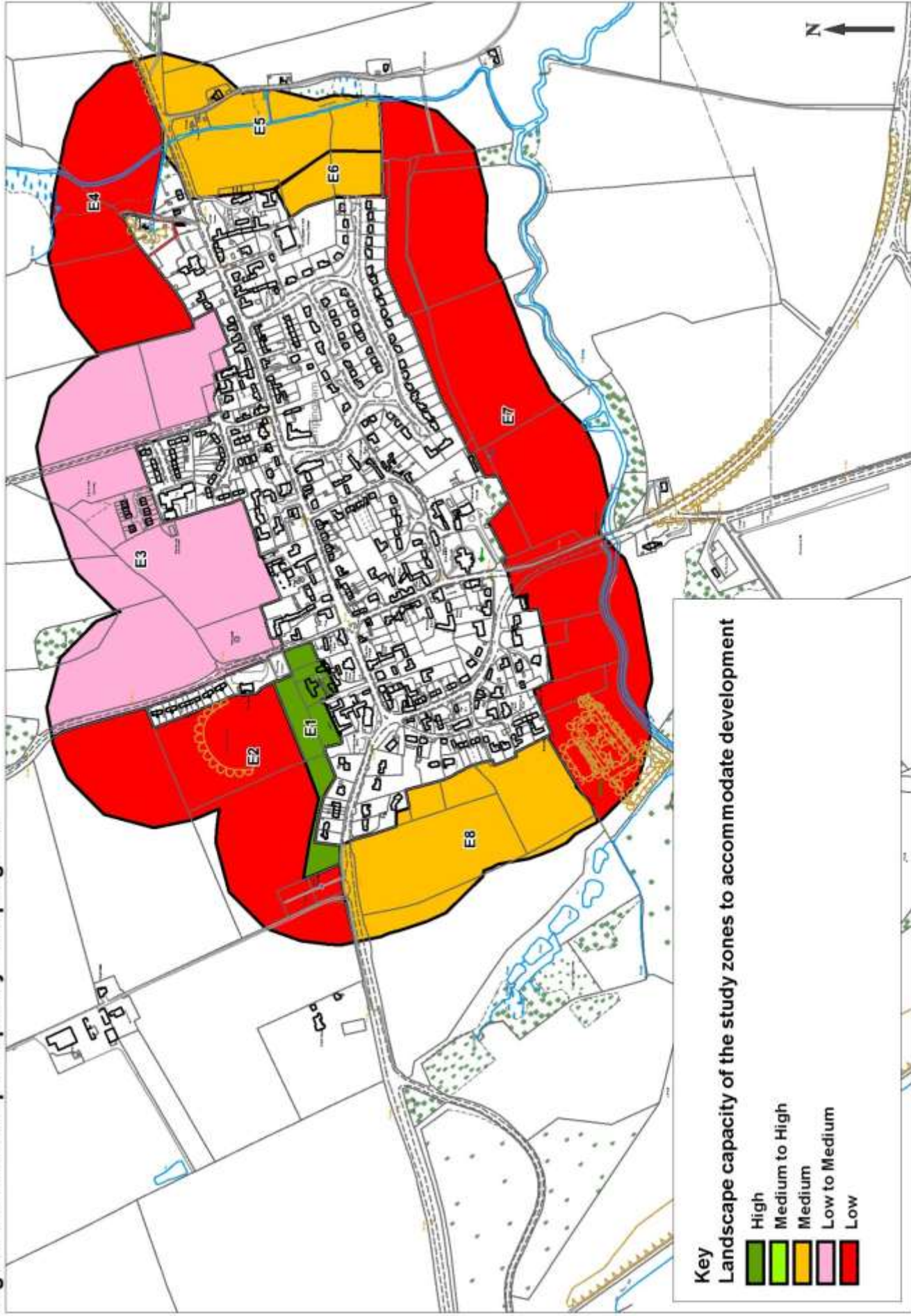
Figure 9: Landscape Sensitivity - Empingham



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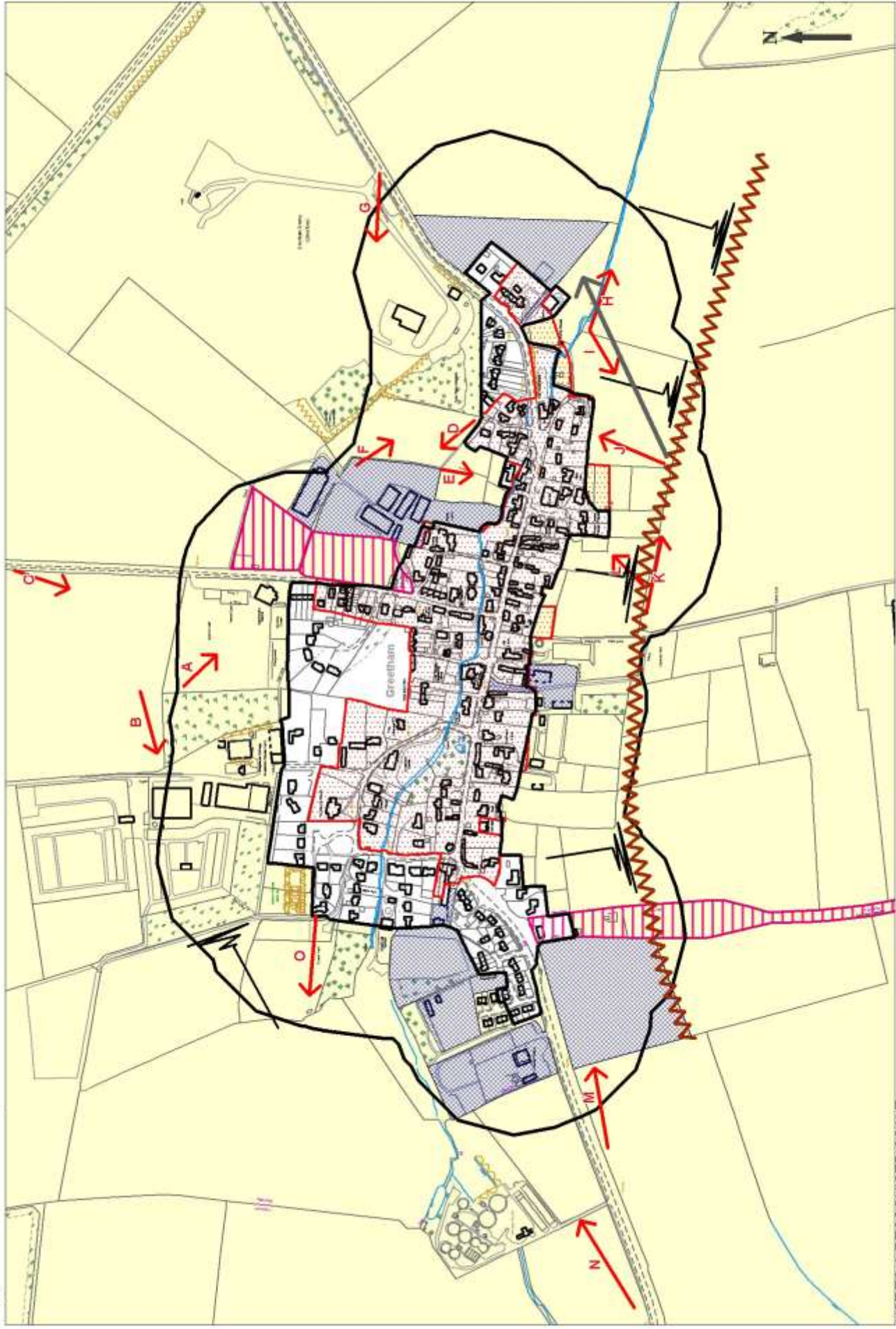
Figure 10: Landscape Capacity - Empingham



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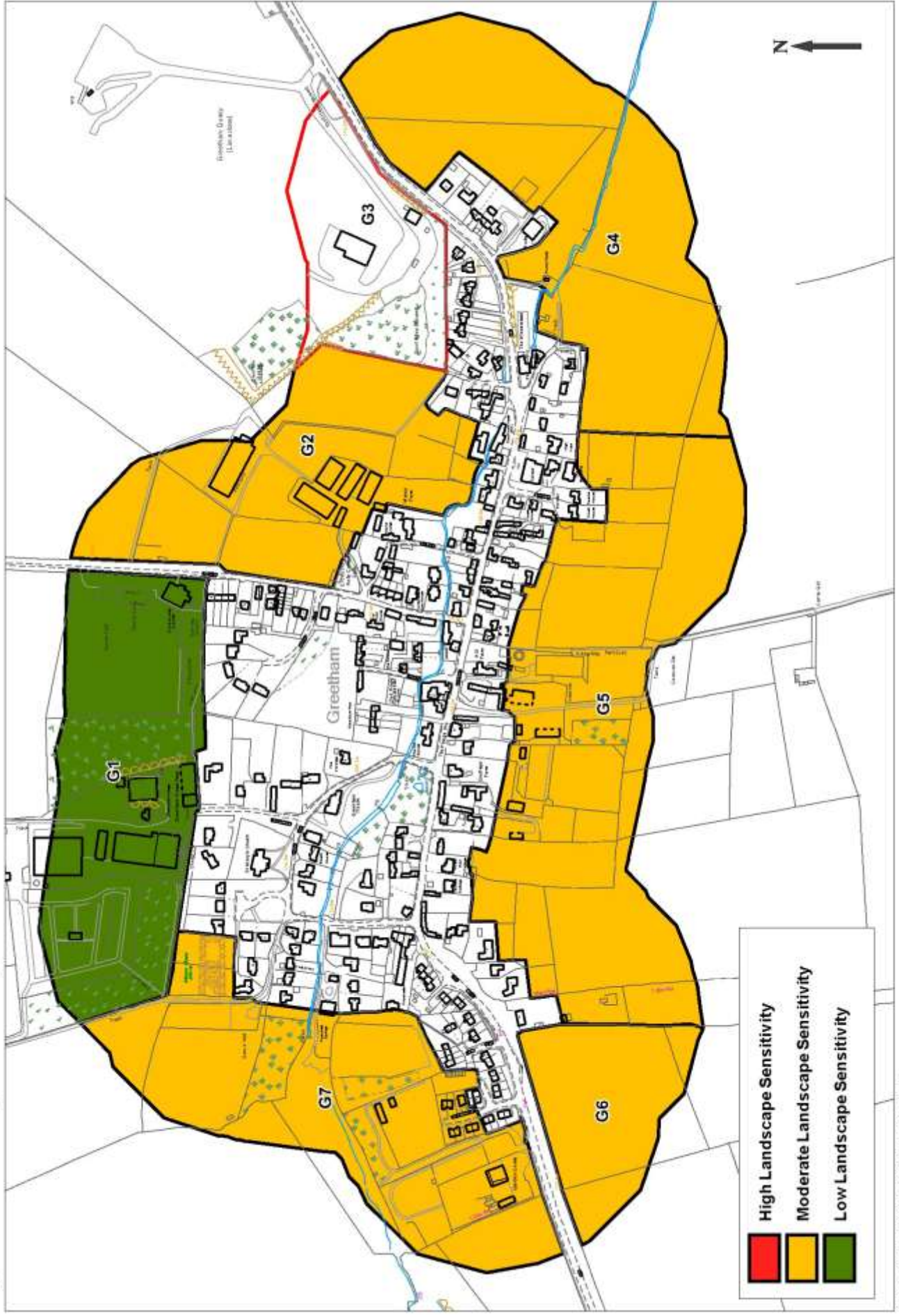
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Figure 11: Landscape and Visual Context - Greetham



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Figure12: Landscape Sensitivity - Greetham



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Figure 13: Landscape Capacity - Greetham

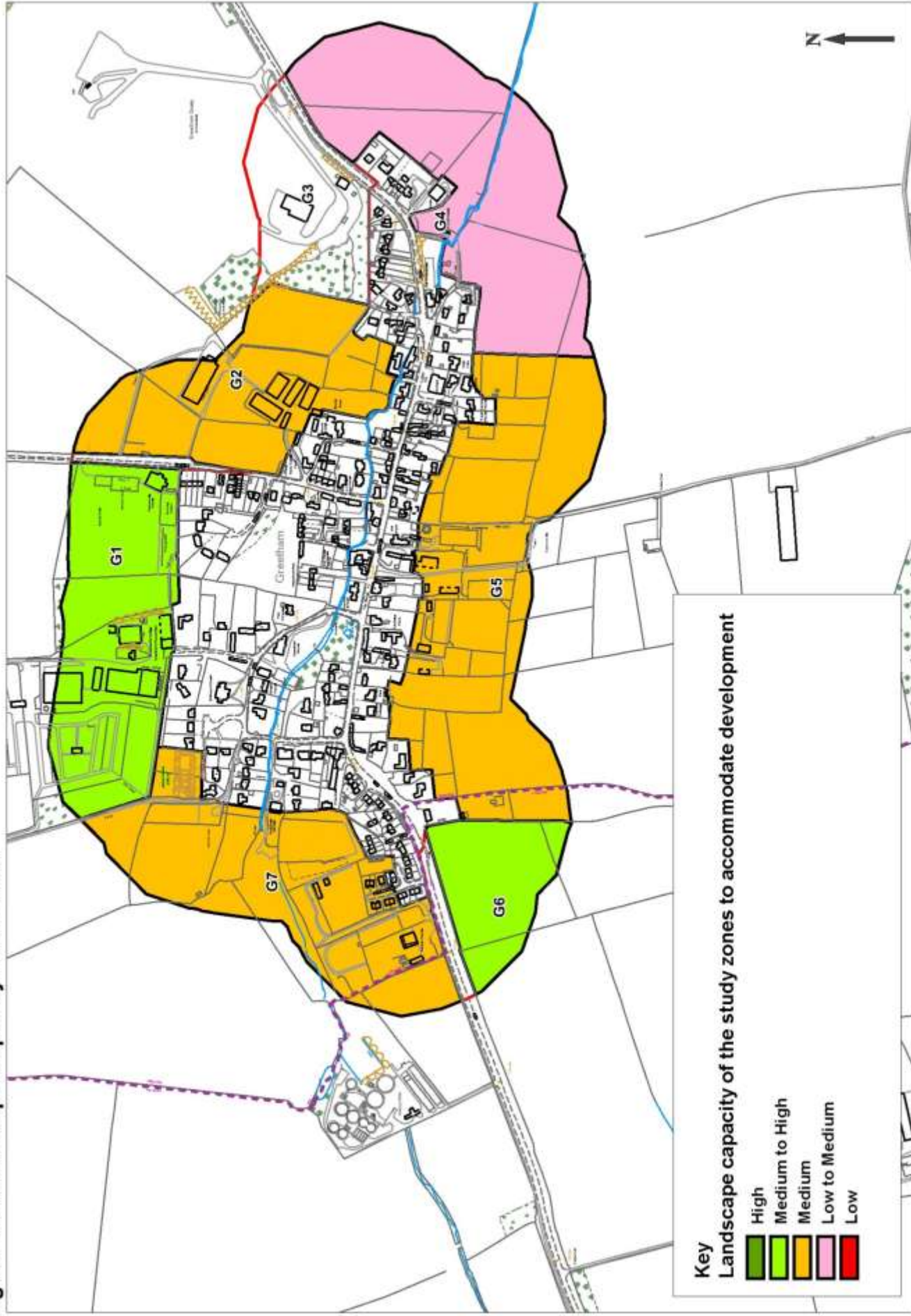
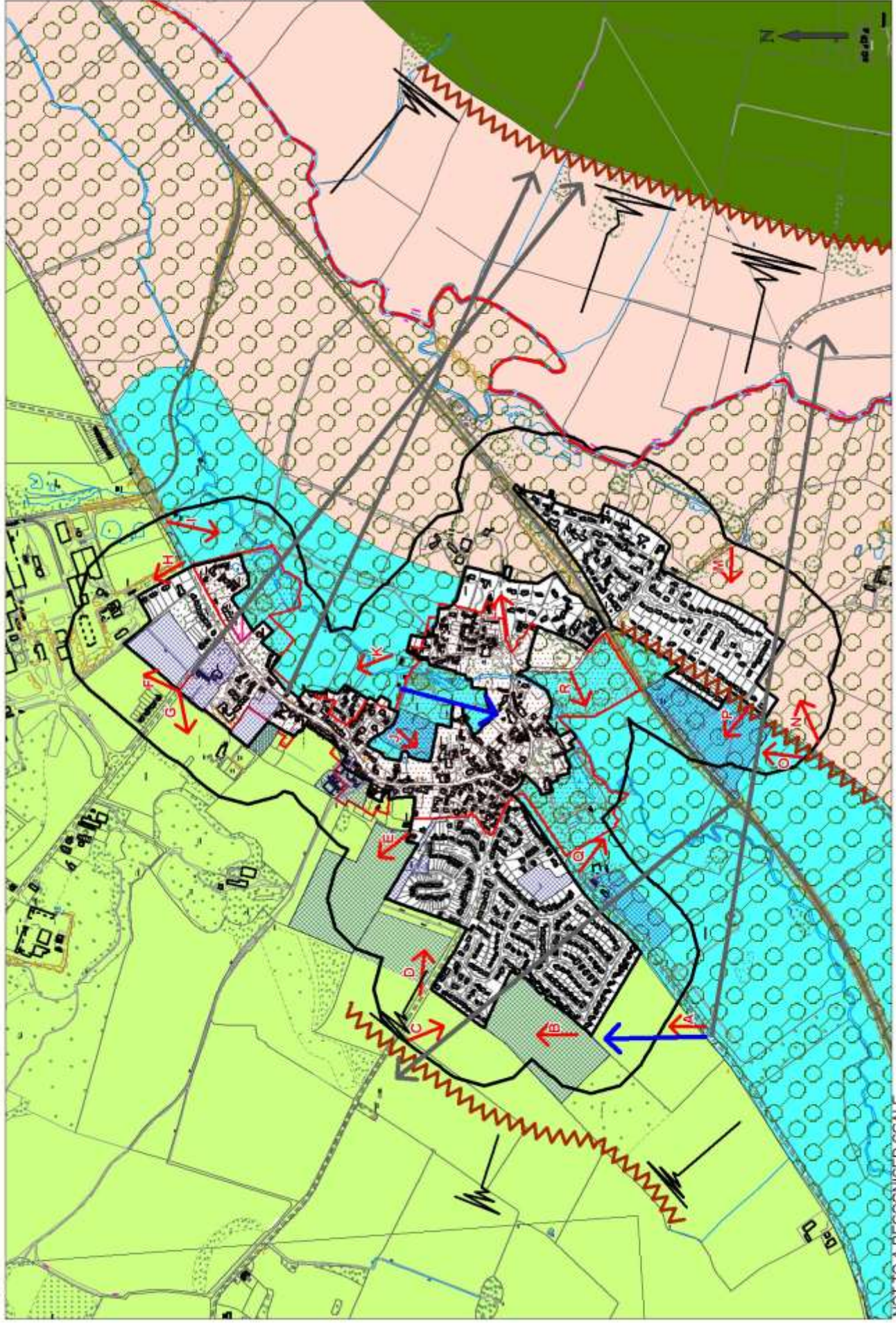


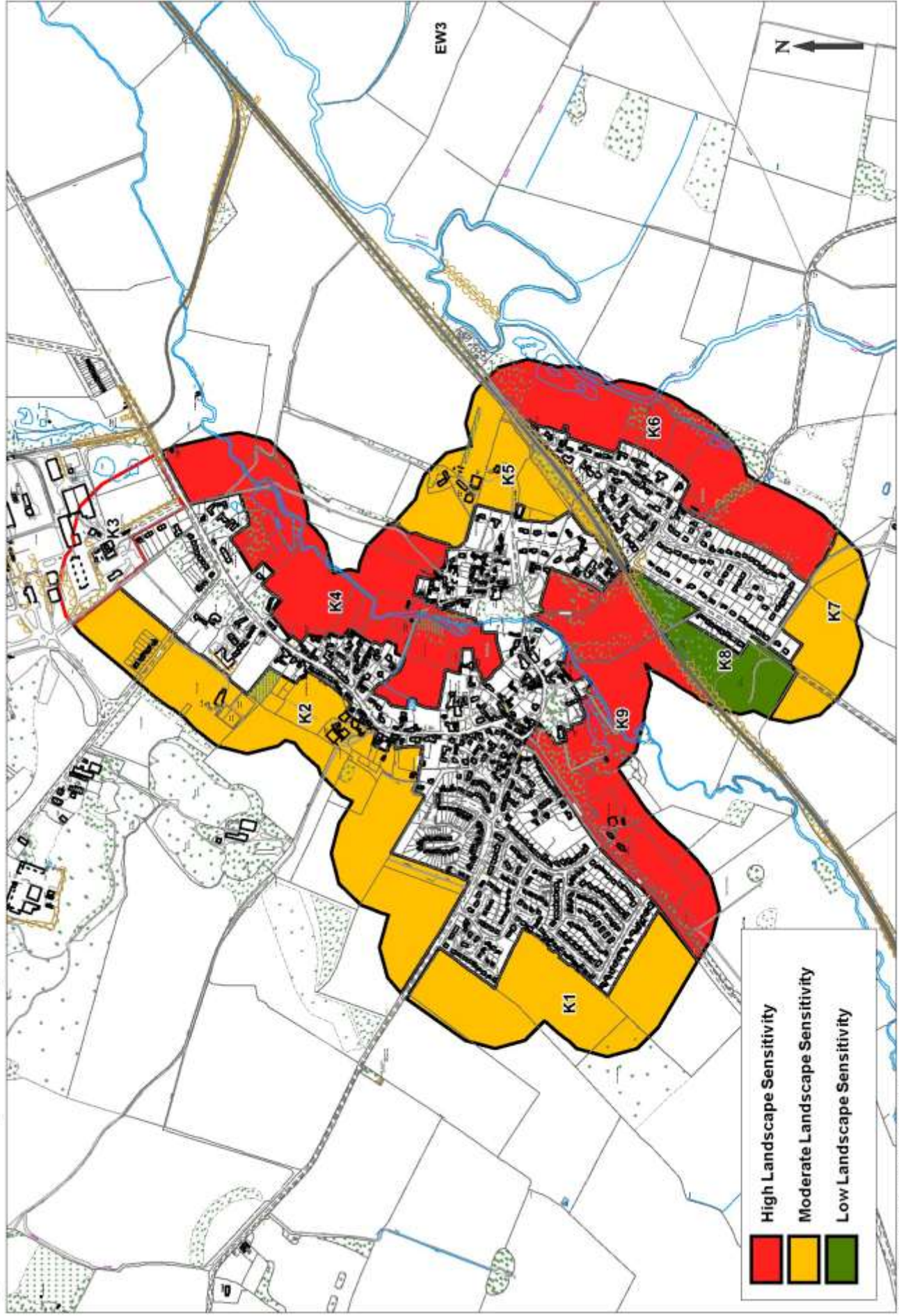
Figure 14: Landscape and Visual Context - Ketton



For an explanation of the notation please see the fold-out key panel at the end of the report.

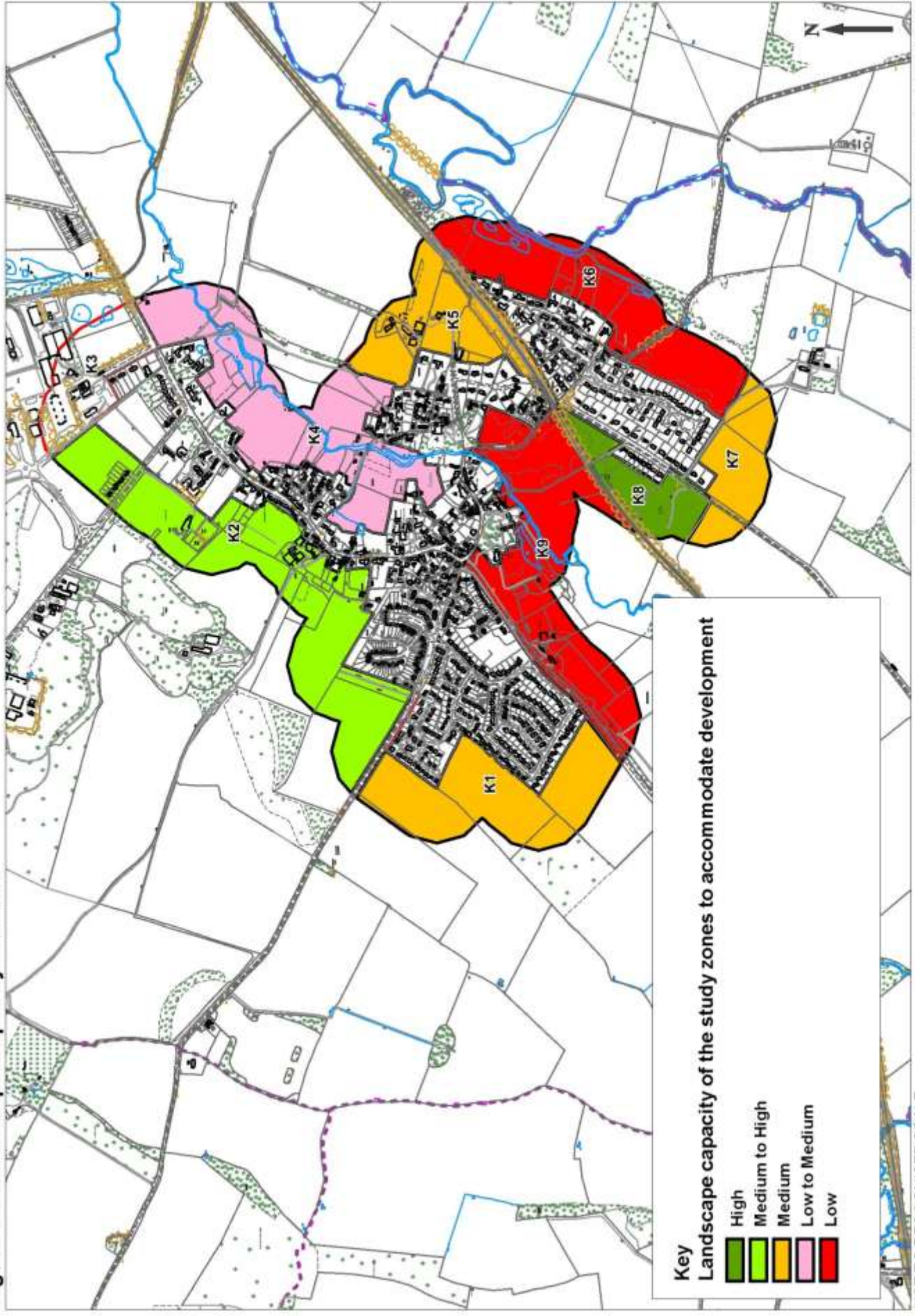
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Figure 15 Landscape Sensitivity - Ketton



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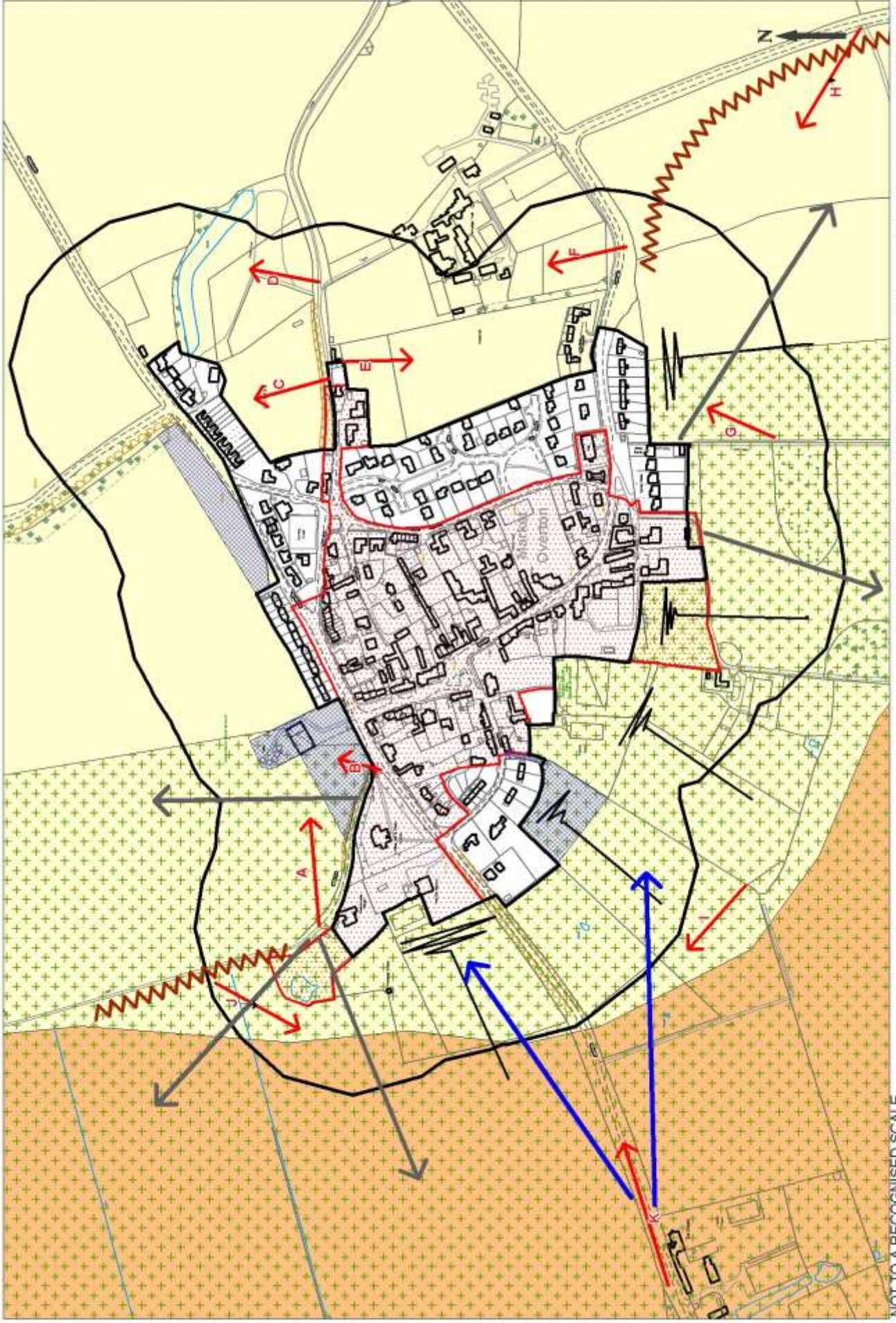
Figure 16: Landscape Capacity - Ketton



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Figure 17: Landscape and Visual Context - Market Overton



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Figure 18: Landscape Sensitivity - Market Overton

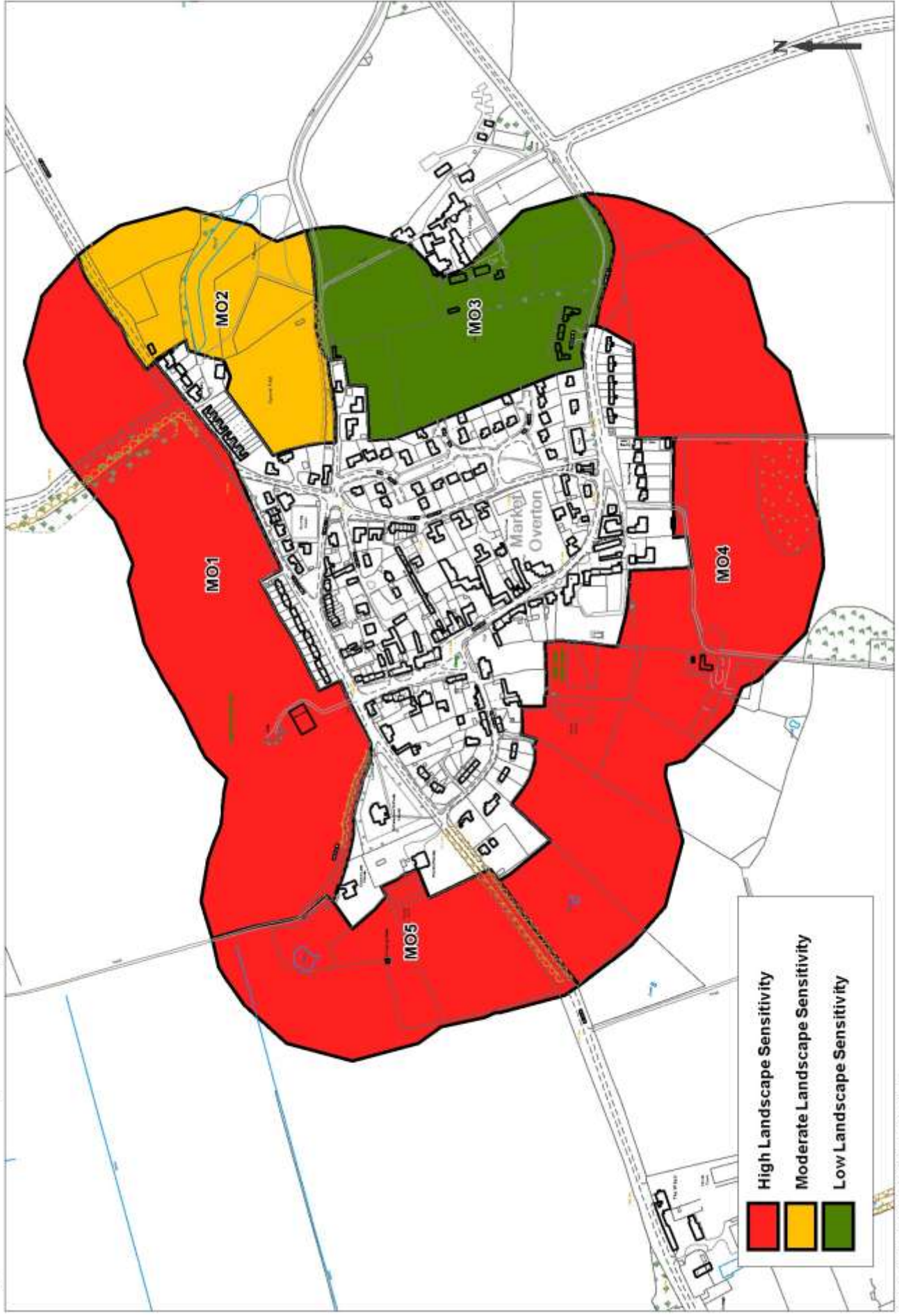
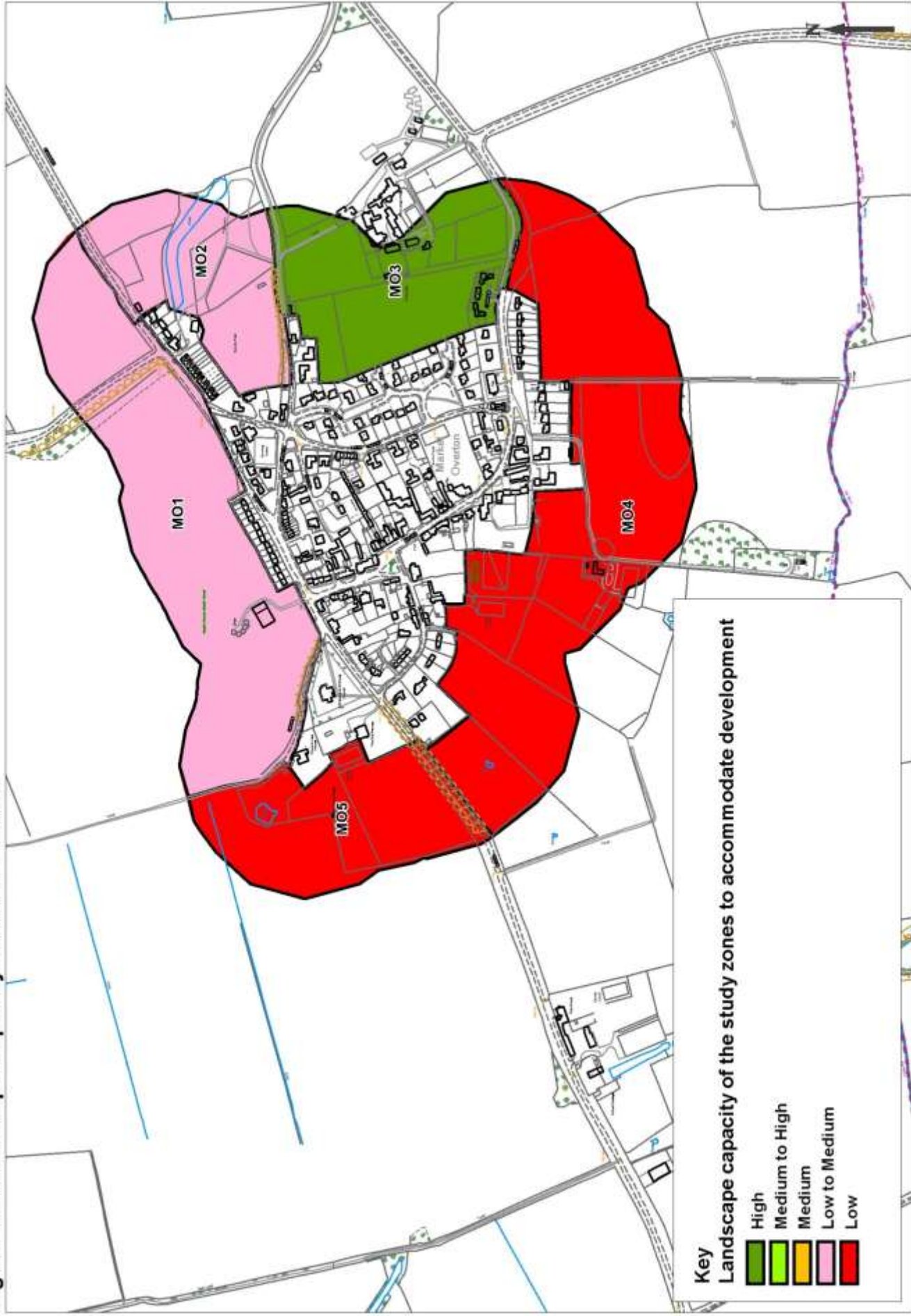


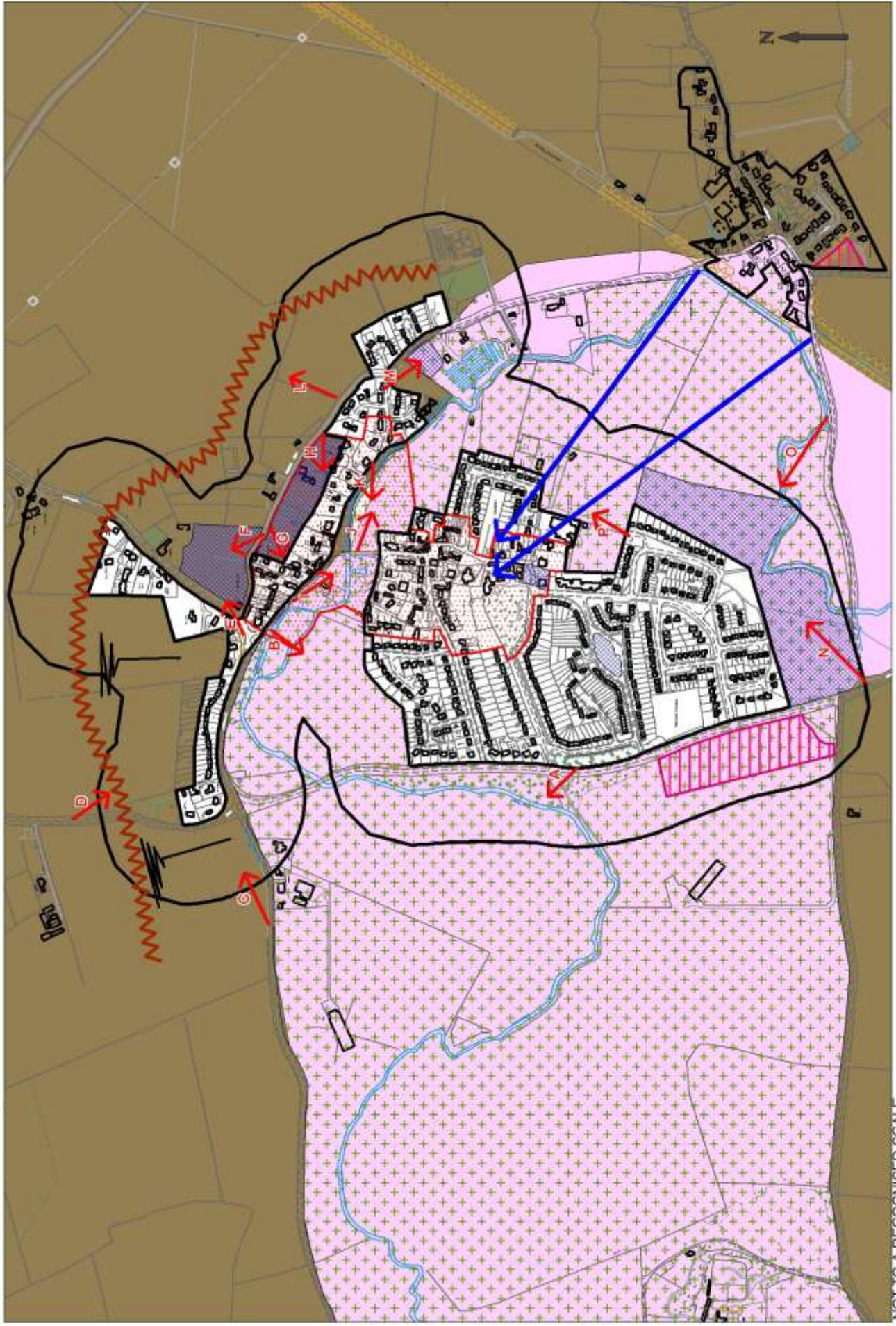
Figure 19: Landscape Capacity - Market Overton



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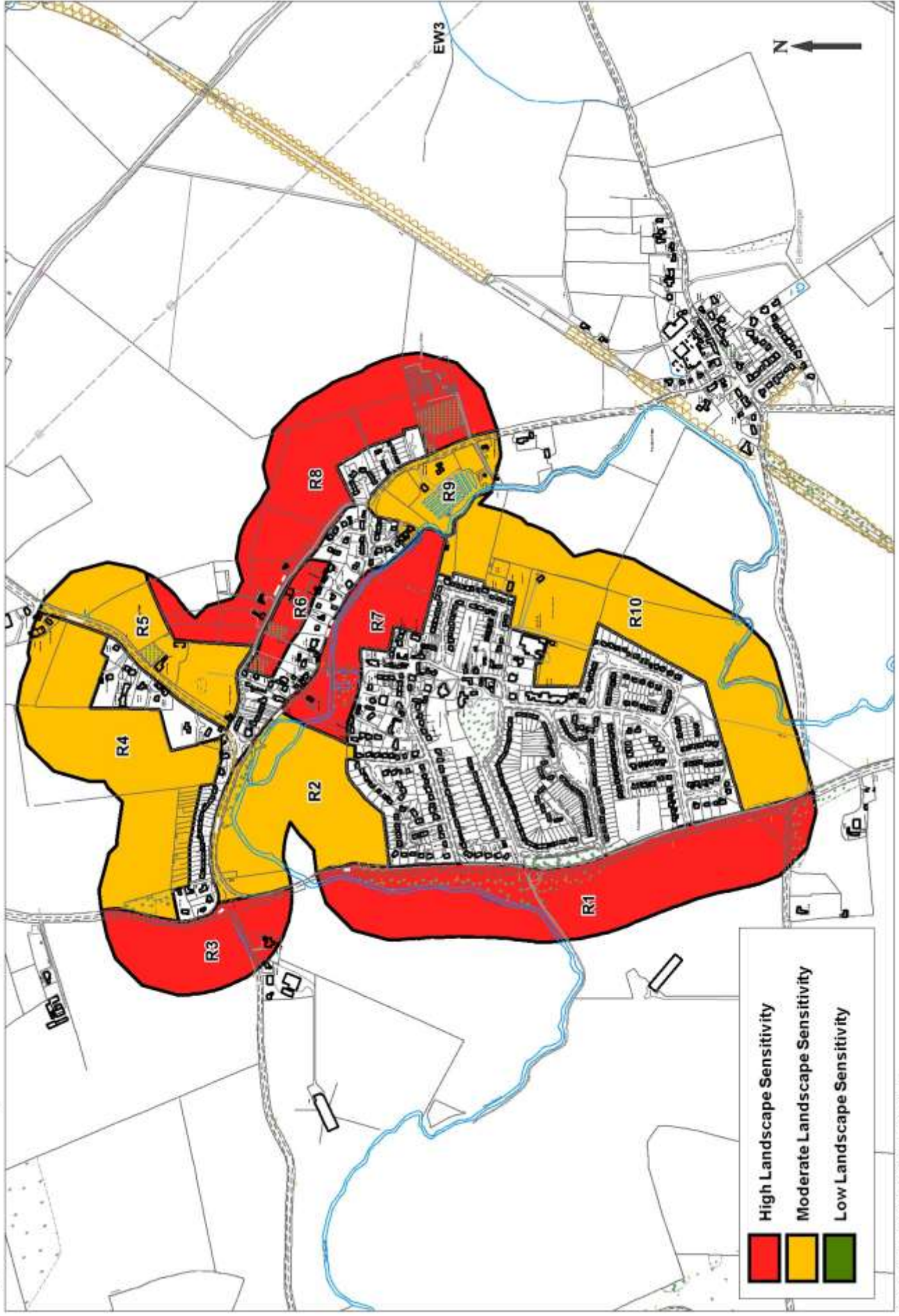
Figure 20: Landscape and Visual Context - Ryhall



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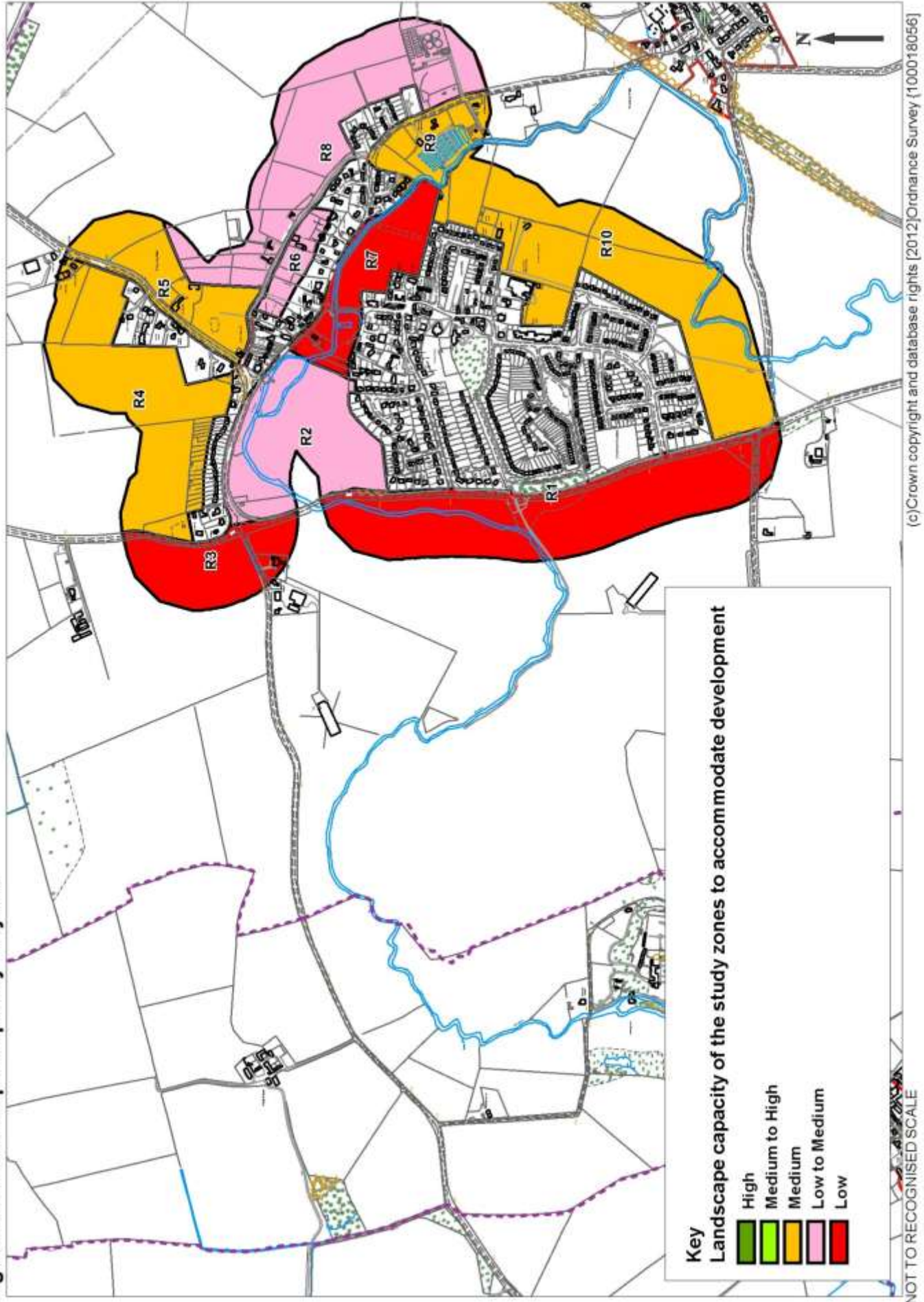
Figure 21 Landscape Sensitivity - Ryhall



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Figure 22: Landscape Capacity - Ryhall



Key Panel to Landscape and Visual Context Maps
 (Figures 2, 5, 8, 11, 14, 17, 20.)

-  Important Views Into Settlements
-  Important Views Out of Settlements
-  Rutland County Boundary
-  Important Ridgelines
-  Photograph Points
-  Consultation Sites February 2012
-  Consultation Sites July 2011
-  Planned Limits to Development with 150m Buffer
-  Conservation Area
-  Area of Local Landscape Value
-  Area of Particularly Attractive Countryside
-  Vale of Catmose Landscape Character Area
-  Rutland Plateau Landscape Character Area
-  Clay Woodlands Landscape Character Area
-  Welland Valley Landscape Character Area
-  Cottesmore Plateau Landscape Character Area
-  Chater Valley Landscape Character Area
-  Rutland Water Basin Landscape Character Area
-  Gwash Valley Landscape Character Area
-  Ridges and Valleys Landscape Character Area
-  Rockinghamd Forest Landscape Character Area
-  Ketton Plateau Landscape Character Area