



Rutland
County Council

**LANDSCAPE SENSITIVITY AND CAPACITY STUDY
LAND AROUND LOCAL SERVICE CENTRES –
ADDENDUM**



**Final Report
March 2017**

by
Bayou Bluenvironment
and
The Planning and Environment Studio



Report prepared by:

Anthony Brown CMLI
Bayou Bluenvironment Limited
Cottage Lane Farm, Cottage Lane
Collingham, Newark
Nottinghamshire
NG23 7LJ

Tel. +44(0)1636 555006

Mobile: 07866 587108

anthony@bbenvironment.co.uk

Graham Bradford MRTPI
The Planning and Environment Studio Limited
69 New Road
Wingerworth, Chesterfield
Derbyshire
S42 6UJ

Tel. +44(0)1246 386555

Mobile: 07813 172453

graham.bradford@pe-studio.co.uk

Drafted by: *Anthony Brown*
Checked by: *Graham Bradford*
Authorised by: *Anthony Brown 24.03.17*

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1. Executive Summary

- 1.1 This study relates to undeveloped land immediately adjoining three villages in Rutland that the County Council is proposing to designate as ‘Local Service Centres’ in its Local Plan Review. The three villages are Great Casterton, Langham and Whissendine.
- 1.2 The purpose of the study is to assess the sensitivity and capacity of the landscape around the three villages to accommodate small scale new housing or other development. The study will form part of the evidence base to inform the next stages of the Council’s Local Plan Review and to support the Council’s position at the Public Examination of the Council’s Local Plan Review. Further background to the study is provided in Section 2.
- 1.3 The study provides an addendum to an earlier landscape sensitivity and capacity study of land around seven villages designated as Local Service Centres in the Settlement Hierarchy set out in the Core Strategy (July 2011), undertaken for the Council by the same consultants in 2012.¹ The seven villages previously assessed were Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton and Ryhall.
- 1.4 To enable the Council to compare the suitability of land around all the Local Service Centres, the study follows the same methodology for judging landscape sensitivity and capacity as used in the 2012 study. The methodology is in accordance with current guidance including 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 methodology is described in detail in Section 3.
- 1.5 Fieldwork around the villages has been undertaken in order to provide where required a finer grain of local landscape assessment than the county-wide Rutland Landscape Character Assessment, May 2003². This enables a greater level of understanding of the landscape and settlement character sensitivity of the three proposed Local Service Centre villages, and their potential capacity to accommodate development.
- 1.6 For consistency with the 2012 study the minimum area assessed includes all undeveloped land within 150 metres of the Planned Limits of Development around each village, as identified in the Site Allocations & Policies Development Plan Document (adopted October 2014). Land adjoining each village has been divided into coherent parcels, or zones, identified during the initial landscape characterisation and visual survey stages where landscape sensitivity and capacity are generally consistent.
- 1.7 Landscape sensitivity and capacity of each zone is assessed in Sections 4, 5 and 6. Recommendations are given in Section 7 for prioritising land for development around each village in landscape and visual terms. Suggestions are given for any mitigation measures that may be required for the most suitable areas.
- 1.8 The Council consulted on a Consultation Draft Report (Issue 1, February 2017). Natural England reiterated their previous advice on the Rutland Local Plan that it is the County Council’s duty to protect nationally and internationally designated nature conservation sites from the impact of development. Historic England referred to the wealth of heritage assets that contribute to local character and identity in Rutland that should be conserved and,

¹ Bayou Bluenvironment and The Planning and Environment Studio (July 2012), ‘*Landscape Sensitivity and Capacity Study, Land around Local Service Centres*’, Final Report Issue 1

² David Tyldesley and Associates (May 2003), ‘*Rutland Landscape Character Assessment*’

where possible, enhanced through the new Local Plan. Specific reference was made by Historic England to scheduled monuments and where relevant these have been mentioned in the report (whilst recognising that the study only addresses heritage assets in terms of the contribution they make to landscape and visual sensitivity and a more detailed heritage assessment is beyond the study’s scope – see paragraph 2.10).

- 1.9 The following Tables 1 – 3 summarise the assessment and analysis of land around the three 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. 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 Great Casterton

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC1	Moderate to High	Moderate	Moderate	Low to Moderate	Medium
GC2	Moderate to High	High	High	Low to Moderate	Low to Medium
GC3	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium
GC4	High	High	High	High	Low
GC5	High	Moderate	High	Moderate to High	Low
GC6	High	Moderate to High	High	Moderate to High	Low
GC7	Moderate to High	High	High	Low to Moderate	Low to Medium
GC8	Moderate	Moderate	Moderate	Low to Moderate	Medium

Table 2: Summary of Land around Langham

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L1	Moderate to High	Moderate	Moderate	Moderate	Medium
L2	Moderate	Moderate	Moderate	Low	Medium to High
L3	Moderate	Moderate	Moderate	Moderate to High	Low to Medium
L4	Low to Moderate	Low to Moderate	Moderate	Low to Moderate	Medium to High

L5	Moderate	Moderate	Moderate	Low to Moderate	Medium to High
L6	Moderate to High	Low to Moderate	Moderate	Moderate	Medium
L7	Low to Moderate	Low	Low	Low	High

Table 3: Summary of Land around Whissendine

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W1	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High
W2	Moderate	Moderate	Moderate	Low to Moderate	Medium to High
W3	Moderate to High	Moderate	High	Low to Moderate	Low to Medium
W4	High	High	High	Low to Moderate	Low to Medium
W5	High	High	High	Moderate to High	Low
W6	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium
W7	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium
W8	Moderate	Moderate	Moderate	Low to Moderate	Medium
W9	High	Moderate to High	High	High	Low
W10	High	Moderate to High	High	High	Low

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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 is preparing a review of its Local Plan in order to combine a number of existing Development Plan Documents (DPD) into a single local plan, to update the plan and extend its time period to 2036.
- 2.2 A landscape sensitivity and capacity study was carried out for the Council in 2010 which assessed land around the two towns of Oakham and Uppingham³. This formed part of the evidence base for the Core Strategy.
- 2.3 Seven villages were designated as Local Service Centres in the Settlement Hierarchy set out in the Core Strategy (July 2011). A landscape sensitivity and capacity study of undeveloped land immediately adjoining these villages was carried out for the Council in 2012⁴, using the same methodology as the 2010 study for consistency. The seven villages are Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton and Ryhall.
- 2.4 Following an updated Sustainability of Settlements Assessment (2014) the Council is proposing to amend the Settlement Hierarchy in the Local Plan Review to include the villages of Great Casterton, Langham and Whissendine as Local Service Centres.
- 2.5 In order for the Council to compare the suitability of land around all the Local Service Centres on a consistent basis, it requires a landscape sensitivity and capacity study of land around Great Casterton, Langham and Whissendine on a similar basis to that carried out for the existing Local Service Centres in July 2012.
- 2.6 The report will form part of the evidence base to inform the next stages of the Council's Local Plan Review and to support the Council's position at the Public Examination of the Council's Local Plan Review.
- 2.7 To meet the requirements of the brief, the study includes:
 - a) A descriptive analysis of all the land surrounding each village assessed, identifying the different landscape sensitivity and capacity areas and the justification behind them;
 - 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) Maps for each village showing the different areas using a colour coding ("traffic light") notation to allow visual comparison between the different areas; and

³ David Tyldesley & Associates (May 2010); '*Landscape Sensitivity and Capacity Study, Final Report*', Ref. 1750 Final Rpt. Issue 2

⁴ Bayou Bluenvironment and The Planning and Environment Studio (July 2012), '*Landscape Sensitivity and Capacity Study, Land around Local Service Centres*', Final Report Issue 1

- 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.
- 2.8 The study assesses all the undeveloped land immediately adjoining each village in terms of the sensitivity and capacity of the landscape to accommodate small-scale new housing or other forms of development. The study also identifies any visual issues that may need to be considered in assessing the suitability of these areas.
- 2.9 For consistency with the 2012 study, the area assessed includes all undeveloped land within 150 metres of the Planned Limits of Development as identified in the Site Allocations & Policies DPD (adopted October 2014).
- 2.10 The study provides an independent appraisal of the landscape sensitivity of land surrounding each of the three villages, and its landscape capacity to accommodate development, based on recognised guidance which has 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

- 2.11 The study methodology is described in Section 3. An essential stage in the methodology is to gain an understanding of the character of the local landscape by desk study review of existing landscape character assessment(s) and by field survey of land surrounding each village which could affect its character and setting in the local landscape.
- 2.12 In England there is a hierarchy of landscape character assessment, from the broad scale national character assessments through regional / county scale assessments to those at the district and local scale. At each level in the hierarchy more detail is added, in principle, with the broader national scale providing a context for assessment at the regional / county scale, which together are used as the basis for district and local scale assessments.
- 2.13 At the national scale, Natural England has recently updated the National Character Area (NCA) profiles covering the entire country. Three NCAs cover Rutland County, with Great Casterton lying within National Character Area 75: Kesteven Uplands⁵; whilst Langham and Whissendine lie within National Character Area 74: Leicestershire & Nottinghamshire Wolds⁶.
- 2.14 In 2003 Rutland County Council commissioned and adopted a Landscape Character Assessment (LCA) for the whole of its administrative area⁷. It was prepared in the context of the 1995 strategic study '*Leicester, Leicestershire and Rutland Landscape and Woodland Strategy*' (published in 2001) undertaken by Leicestershire County Council. In parallel with

⁵ Natural England (2014), '*National Character Area Profile 75: Kesteven Uplands*'

⁶ Natural England (2014), '*National Character Area Profile 74: Leicestershire & Nottinghamshire Wolds*'

⁷ David Tyldesley & Associates (May 2003), '*Rutland Landscape Character Assessment*'

- the LCA, a Countryside Design Guide was also prepared with the intent of later adoption by the Council as Supplementary Planning Guidance.
- 2.15 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.
- 2.16 The LCA divided the county into a number of ‘Landscape Character Types’ (LCTs); distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the county, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use, and settlement pattern. Great Casterton lies within the *Rutland Plateau* LCT; Langham lies within the *Vale of Catmose* LCT; and Whissendine lies within *High Rutland* LCT. **Figure 1** identifies the location of the three villages in the context of the county-wide landscape classification.
- 2.17 Some of these LCTs were further divided into more discrete ‘Landscape Character Sub-Areas’ within the 2003 LCA to provide a more detailed assessment of their character and to help inform the guidance. These single unique areas are the discrete geographical areas of a particular LCT. Each has its own individual character and identity, even though it shares the same generic characteristics with other types. Great Casterton lies at the transition of two sub-areas, where the *Gwash Valley* rises up to the *Clay Woodlands*; Langham lies within the wider *Vale of Catmose* LCT which has not been divided into smaller landscape sub-areas; and Whissendine lies within the *Ridges and Valleys* sub-area.
- 2.18 The existing national and county-scale landscape character assessments have been used as the basis of fieldwork around Great Casterton, Langham and Whissendine, refined where necessary based on local interpretation.
- 2.19 It is important 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) was completed in 2010 and provides an historic categorisation at different scales and levels of detail. Although a detailed 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. Additional historic landscape character assessment and detailed site assessments to consider, for example, the setting of heritage assets will be required with any application for development.

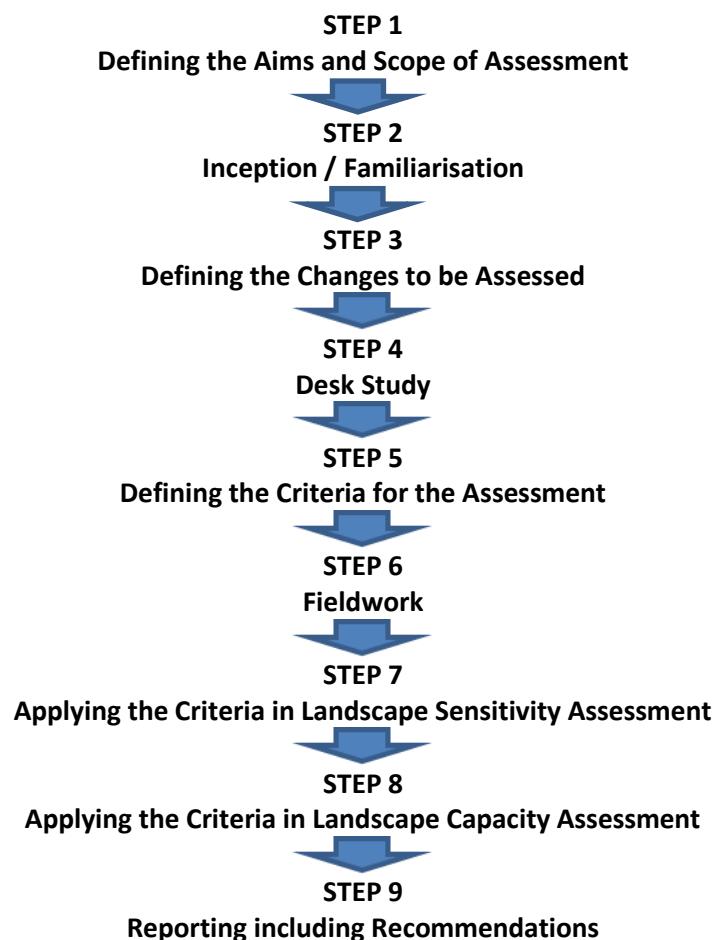
Format of the Report

- 2.20 The following Section 3 describes the methodology used in the study. Criteria for assessing landscape sensitivity and capacity are described and set out in a number of tables. The assessment is then reported for each parcel of land in turn.

- 2.21 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.
- 2.22 In Sections 4, 5 and 6, 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.
- 2.23 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.
- 2.24 The final Section 7 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 may be required for the most suitable areas.

3. Methodology

- 3.1 The study follows current guidance on judging landscape sensitivity and capacity including 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*", Third Edition, 2013.
- 3.2 Current guidance stresses the importance of professional, qualitative judgement in reaching conclusions on likely change in the character of the landscape and visual amenity. This study has been undertaken by suitably qualified professionals highly experienced in the field of landscape character assessment and sensitivity throughout the UK. An approach and method has been adopted for assessing landscape sensitivity and the impact of built development and settlement expansion that is appropriate to the purpose and scope of the study. The methodology used in the study replicates that used in the May 2010 and July 2012 landscape sensitivity and capacity studies referred to in Section 2.
- 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 refine 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 study provides only one part of the evidence base for the review of the Rutland Local Plan. It enables the Council to compare the suitability of land around all the Local Service Centres on a consistent basis only in terms of its landscape sensitivity and capacity to accommodate small scale development.
- 3.5 The study should not be used in isolation or to ‘test’ proposed development which will need to be supported by additional studies and detailed site assessment. It is important to recognise that an area considered suitable for small scale development in landscape and visual terms may be unsuitable for other reasons.

Step 2: Inception and Familiarisation

- 3.6 Since the report is an addendum to the previous 2012 landscape sensitivity and capacity study, undertaken by the same consultants using the same methodology, an inception meeting with the County Council was considered unnecessary.
- 3.7 Having undertaken the 2012 landscape sensitivity and capacity study, as well as the 2010 landscape sensitivity and capacity study and the 2003 Rutland Landscape Character Assessment (when the consultants were senior associates at David Tyldesley and Associates) the consultants were already extremely familiar with the landscapes of Rutland and the general landscape setting of each village. Familiarisation for this study entailed desk study of background material and mapping, and fieldwork as described below.

Step 3: Defining the Changes to be Assessed

- 3.8 The study does not address potential development sites. In undertaking the study the consultants were unaware of any proposals for the development of land within the areas assessed.
- 3.9 Some of the sensitivity and capacity zones identified are relatively small, where acceptability in terms of landscape and visual impact is likely to be determined by detailed site assessment, site layout and detailed design considerations. It is assumed for the purposes of this study that built development would be conventional, domestic-scale residential, community or business development and that 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

- 3.10 Desk study of background information and documents required to carry out the study was undertaken prior to fieldwork. The main documents consulted were:
- Rutland Local Plan (July 2001);
 - Rutland Core Strategy DPD (adopted 2011);

- Rutland Site Allocations & Policies DPD (adopted 2014);
- Rutland Landscape Character Assessment (May 2003);
- Rutland County Council Landscape Sensitivity and Capacity Study (May 2010);
- Rutland County Council Landscape Sensitivity and Capacity Study, Land around Local Service Centres, Final Report, Issue 1 (July 2012);
- Leicestershire, Leicester and Rutland Historic Landscape Characterisation, 2010

3.11 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. Aerial photography (e.g. Google Earth and Street View) was used to gain an initial appreciation of landscape and settlement character prior to the fieldwork.

3.12 Broad character area data within the Leicestershire, Leicester and Rutland Historic Landscape Characterisation was 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 over time. 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

3.13 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

3.14 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

- 3.15 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
- 3.16 This considers impacts upon particular aspects of landscape character including landform, land cover, land use, scale, pattern, enclosure, quality and condition. An assessment of the character of the landscape surrounding each village was undertaken with, where appropriate, local interpretation of the landscape character sub-areas as defined in the 2003 Landscape Character Assessment.
- 3.17 It is important to recognise that the study addresses landscape sensitivity and capacity and is not a detailed landscape character assessment. It is also important to recognise that landscape character rarely changes abruptly and boundaries drawn often represent transitional zones between one character area and another where changes in topography, geology, soils, cultural patterns, land use etc. might be quite subtle. Consequently character area boundaries often follow physical or mapped features such as roads or field boundaries, for example hedgerows or walls.
- 3.18 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.
- 3.19 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.
- 3.20 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
- 3.21 It is recognised that the three 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.

3.22 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

3.23 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 other 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.

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

- Views into 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.

3.25 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

3.26 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 qualitative judgements, such as changes to patterns, diversity and openness.
- 3.27 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. Relative value is attached to different landscapes 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.
- 3.28 The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value. UK planning policy and advice discourages local designations unless it can be shown that other approaches would be inadequate. The European Landscape Convention⁸ promotes the need to take account of all landscapes, with less emphasis on the ‘special’ and more recognition that ‘ordinary’ landscapes also have their value, supported by the landscape character approach.
- 3.29 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).
- 3.30 With regard to designated landscapes, there are no national designations such as Areas of Outstanding Natural Beauty within Rutland. The previous Rutland Local Plan (July 2001) included 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 previous Rutland 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 was EN28.
- 3.31 For that reason in assessing landscape value in the 2012 landscape sensitivity and capacity study⁹ consideration was given to whether the land around the seven Local Service Centre villages assessed in that study was located within or adjacent to a designated APAC or ALLV, which increased landscape value (for example, Edith Weston and Empingham are located wholly within an area designated previously as APAC whilst Ketton abuts an APAC).
- 3.32 The current statutory development plan in Rutland does not include local landscape designations. However, to meet the requirements of the brief for this study for consistency with the 2012 study, consideration is given to whether the land within the sensitivity and capacity zones around the three villages was previously designated as APAC or ALLV (in the Rutland Local Plan, 2001). Neither Great Casterton, Langham nor Whissendine lie within the former APAC. The valley of the River Gwash was included within the area designated as ALLV which is taken into consideration in assessing the value of land around Great Casterton.

⁸ Council of Europe (2000), ‘*European Landscape Convention*’, Strasbourg

⁹ Bayou Bluenvironment and The Planning and Environment Studio (July 2012), ‘*Landscape Sensitivity and Capacity Study, Land around Local Service Centres*’, Final Report Issue 1

Step 6: Fieldwork

- 3.33 Fieldwork around the three villages was undertaken in December 2016 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 refinement of local landscape character sub-areas identified 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 Planned Limits of Development 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 three Local Service Centre villages. To assess landscape character sensitivity the following criteria in Table 4 were used:

Table 4: 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 area 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 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. • 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

Landscape Sensitivity	Assessment Criteria
	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 5 were used:

Table 5: 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 area 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 and / or there may be 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 area 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 countryside, with or without mitigation. • The area 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 6 were used:

Table 6: 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 7 were used:

Table 7: Landscape Value

Landscape Value	Assessment Criteria
High Landscape Value	<ul style="list-style-type: none"> Lies wholly within a previously locally designated landscape where localised character and scenic value is distinctive. Presents locally important landscape characteristics or scenic value; and / 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 previously locally designated landscape but where localised character and scenic value is less distinctive or has become degraded. Lies adjacent to a previously locally designated landscape. Presents locally distinctive landscape characteristics with some scenic interest; and / 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 previously locally designated landscape. Does not present locally important / distinctive landscape characteristics

Landscape Value	Assessment Criteria
	or scenic value / interest; or <ul style="list-style-type: none"> 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 8 were used:

Table 8: 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: Reporting including 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 2003 County-wide landscape character assessment. 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 identified 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 based on professional judgement. Overall landscape sensitivity using the matrix in Table 6 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 6. Thus a judgement has been made, including comparison with the assessment of other zones, to arrive at the most appropriate category of overall sensitivity.

- 3.42 To arrive at overall landscape capacity, a five point scale has been used as shown in the matrix in Table 8; *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 7 to prioritise zones and to guide the direction of the future growth of the three 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 – Great Casterton

4.1 Landscape Character Context

See **Figure 2**

- 4.1.1 Lying within the well-treed valley of the River Gwash which passes through the rolling *Kesteven Uplands* landscape (National Character Area 75¹⁰), higher ground wraps around Great Casterton to the north, south and west. Underlying topography and the river have been significant in influencing the form and visual prominence of the village in the landscape.
- 4.1.2 The area of the River Gwash corridor lying east of Great Casterton and between Ryhall Road and the minor road between Toll Bar and Little Casterton was identified in the Rutland Local Plan 2001 as an Area of Local Landscape Value (ALLV) (see paragraphs 3.30 – 3.35 above).
- 4.1.3 Land immediately surrounding the village is identified as the *Rutland Plateau* landscape character type (LCT) within the Rutland Landscape Character Assessment (LCA) (David Tyldesley and Associates, May 2003). The *Rutland Plateau* LCT is an area of generally higher land which occupies the northeast part of the County, its character strongly influenced by the underlying limestone geology. The intensification of arable farming in some parts has led to the loss or decline of drystone walls and hedgerows emphasising the open, windswept, exposed nature of the elevated plateau. Whilst the higher parts are generally characteristic of a relatively high, open plateau, the landscape is cut by significant river valleys including that of the River Gwash. The *Gwash Valley* separates the higher land above Ketton from the main *Rutland Plateau* to the north.
- 4.1.4 The *Rutland Plateau* LCT is divided into smaller landscape sub-areas within the 2003 LCA. The *Clay Woodlands* sub-area rises beyond the *Gwash Valley* to the north and south, plateauing at around 70m Above Ordnance Datum (AOD). Great Casterton lies on land generally falling gradually from north to south as the *Clay Woodlands* gently falls towards to the *Gwash Valley*. The *Ketton Plateau* sub-area rises beyond the village to the west of the A1, above 100m AOD beyond Ketton and Edith Western.
- 4.1.5 The following extract from the 2003 LCA provides a description of the *Gwash Valley* landscape sub-area of relevance to the setting of Great Casterton:
- “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 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.”*
- 4.1.6 The recommended landscape objectives for the Rutland Plateau – Gwash Valley landscape within the 2003 LCA are as follows:

¹⁰ Natural England (2014), ‘National Character Area Profile 75: Kesteven Uplands’

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.

- 4.1.7 The following extracts from the 2003 LCA provides a description of the *Clay Woodlands* landscape sub-area of relevance to the setting of Great Casterton:

“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...”

“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.”

“Remnant dry stone walls made of local limestone are characteristic features in some parts of the clay woodlands, probably originating from one of the many small quarries around Clipsham.”

- 4.1.8 The recommended landscape objectives for the Rutland Plateau – Clay Woodlands landscape within the 2003 LCA are as follows:

Recommended Landscape Objectives: Rutland Plateau - Clay Woodlands

To conserve and enhance the large-scale, gently undulating, agricultural landscapes with substantial woodlands and avenues, to enhance the sustainable management of existing woodlands and to create new woodlands in the less wooded parts around the Gwash Valley, especially where they would create skyline features. To improve the edges of the settlements and integrate large structures and modern buildings into the landscape where necessary. To protect historic features such as earthworks and restore characteristic drystone walls.

Landscape & Settlement Character and Setting

See **Figure 2**

- 4.1.9 Underlying topography and the course of the river are important to the setting of the village in the landscape. Fieldwork identified that the northern edge of Great Casterton lies at the transition of the *Gwash Valley* and the *Clay Woodlands* where the landscape is higher, more open and relatively exposed, providing long distance views from the plateau edge. The open, exposed nature of the *Clay Woodlands* is of importance to the setting of Great Casterton as it provides an undeveloped rim of higher ground to the north of the village. This helps distinguish Great Casterton as lying within the lower lying *Gwash Valley*, with the higher *Clay Woodlands* landscape to the north.
- 4.1.10 Larger arable fields on higher ground to the north are semi-enclosed by trimmed and gappy hedgerows with few hedgerow trees and remnant stone walls. Woodland is very limited in

this part of the *Clay Woodlands*. Casterton College Rutland (Casterton Business and Enterprise College) owns significant parcels of land along the northern and eastern sides of the village between Ryhall Road and Pickworth Road, and has undertaken recent hedgerow planting along the playing field boundaries. Mown grass playing fields appear a little incongruous on the higher ground amongst farmland.

- 4.1.11 Lower lying, heavier land within the river valley is primarily under pasture used for sheep and horse grazing, semi-enclosed by low gappy hedgerows and post and wire fencing, with some arable land close to the A1. The open fields and flood plain meadows contrast with the tree lined course of the River Gwash as it meanders through the landscape, whilst the river itself is relatively inconspicuous. These are important features of the character of the village and its setting in the landscape, particularly on the approaches into the village from the east, south and west.
- 4.1.12 Whilst the northern and north-eastern edges of Great Casterton are relatively open, away from the river, the eastern, southern and western boundaries to the village lie close to the river and benefit from its tree lined meandering course that provides a smaller scale, more intimate character important to the integration of the village in the landscape. Mature individual trees within the grounds of The Old Rectory, St. Peter's and St. Paul's Church, and Church Farm provide a parkland-like character at the southern end of the village, and an area of important open space preventing the coalescence of Great Casterton with Toll Bar.
- 4.1.13 The gardens of properties on the west side of the Old Great North Road (Main Street) back down to the river. Garden vegetation adds to the riparian tree cover to provide a distinctive, well vegetated boundary that softens the western edge of the village and provides some screening for the A1 trunk road traffic that bypasses the village a short distance to the west. Relatively flat, narrow farmland acts as a buffer alongside the western side of the village, separating it from the A1.
- 4.1.14 With regard to local access and recreational use, there is a junction on the A1 for local traffic immediately to the northwest of the village. Pickworth Road is a single lane road running north-south that is part of the Rutland Round long distance circular walk (of around 65 miles/105 km in total around Rutland). Hedgerows, stone walls and road verges alongside Pickworth Road immediately north of the village are identified as Important Frontages and a Local Wildlife Site in the Rutland Site Allocations and Policies DPD, October 2014. They are features of significance to the character of the village such that their disruption would adversely affect this character and their retention is therefore important.
- 4.1.15 A local footpath follows the river to the south of Water Lane, along the village's western boundary. National Cycle Network Route No. 63 follows the Old Great North Road (Main Street) through the village.

Settlement Form and Pattern

- 4.1.16 Great Casterton grew as an important Roman fortification and settlement where Ermine Street (Roman Road) crossed a meander of the River Gwash. Defensive and settlement remains are visible immediately adjacent to the eastern corner of the village, seen from the Ryhall Road and Little Casterton to Toll Bar road, and protected as a Scheduled Monument.
- 4.1.17 Substantial light-coloured limestone houses, cottages, farmsteads and barns, many with Collyweston slate or pantile roofs, and stone walls are important features. A high proportion

of these are listed buildings, located within the historic core of the village designated a Conservation Area that stretches north-south along the Old Great North Road (Main Street) through the village. Church Farm, The Old Rectory and St. Peter's & St. Paul's Church lie towards the southern end of the village.

- 4.1.18 With the growth of nearby Stamford, Great Casterton became primarily a farming community with most of the agricultural land under the ownership of the Brownlow family and subsequently the Burghley Estate (Cecil family). Great Casterton's historic form was of 17th and 18th century linear development along Ermine Street; this character, whilst still evident along the main road itself has been diminished by twentieth century expansion northwards on rising ground away from the river, essentially along the three roads radiating out to the northeast (Ryhall Road), north (Pickworth Road) and the northwest (the Old Great North Road / Main Street). The settlement form and pattern of Great Casterton has been significantly influenced by 19th and 20th century expansion which has affected its historic core although this still retains a rich historic character. Modern housing at Ermine Rise and College Close has been built off Main Street and Ryhall Road respectively. A small, well designed housing development at Home Farm Close has been built on land to the west of Main Street where one of the last remaining working farms stood.
- 4.1.19 Today the nucleated village is recognised as an educational centre with a primary school towards what is now the village centre and the large buildings of Casterton College Rutland dominating the eastern end of the village.
- 4.1.20 The small linear hamlet at Toll Bar / Ingthorpe is located on rising land on the northern side of the Gwash Valley just over the river from Great Casterton. The narrow river valley in this location provides an important open space separating the two settlements.

Visual Considerations
See **Figure 2**

- 4.1.21 The bowl-like setting of Great Casterton means that views out are relatively constrained by the higher ground around the village, especially to the north, south and west. Immediately to the north of the village on the southern edge of the *Clay Woodlands*, the landscape gradually rises to a plateau at around 65m-70m AOD, limiting views out whilst providing views down into the village from the plateau crossing Pickworth Road. From this elevated position views extend southwards across Great Casterton to the higher ground of the *Ketton Plateau*. The Castle Cement Works at Ketton is visible at a distance of approximately 3.5km.
- 4.1.22 Recent housing at Ermine Rise (off the Old Great North Road to the northwest) and College Close (off Ryhall Road to the northeast) has been built on rising land on the side of the Gwash valley, at between 50m-55m AOD. However, despite its relatively elevated position and contemporary appearance (in sharp contrast to the historic limestone buildings in the Conservation Area) this housing is not particularly prominent and rarely breaks the skyline in views until entering the village from the northwest off the A1, where properties on Ermine Rise are prominent. Properties on the northern side of College Close are most conspicuous in views from Pickworth Road.
- 4.1.23 To the southeast views extend across the Gwash Valley and the hamlet of Toll Bar up to the northern edge of Stamford where woodland at Quarry Farm and elevated housing between the Old Great North Road and the A1 are prominent.

- 4.1.24 There are important glimpses between buildings out to rising fields to the west, beyond the A1. This is an important characteristic of the village, emphasising its bowl-like character.
- 4.1.25 Views from the village are more extensive eastwards along the river valley, towards Little Casterton and Tolethorpe. In views from the opposite direction into Great Casterton from Ryhall Road and from the minor road between Little Casterton and Toll Bar, the setting of the village in the landscape is most evident. The buildings at Grange Farm and the adjoining Stamford Selfstore are conspicuous amongst open fields on the sloping river valley sides, contrasting with the village's main built form north of Ryhall Road that appears above the valley, albeit with a relatively exposed edge with little by way of vegetation cover. Tall conifer trees screen some of the farm and storage buildings but are themselves conspicuous amongst the open fields and native broadleaved trees. A small sewage works lies adjacent to the river but is relatively inconspicuous.
- 4.1.26 The large, brick built college buildings are prominent and conspicuous at the eastern end of the village, due mainly to their built form that contrasts with the domestic scale housing and historic buildings, rather than their setting in the landscape.
- 4.1.27 The historic core of the village along the Old Great North Road (Main Street) lies within the river valley on land that gently falls to the river. In views from the east, riparian vegetation helps to integrate this part of the village into the landscape, where even the church and other significant buildings are not prominent, back clothed by higher ground.
- 4.1.28 Views into the village from the A1 are heavily screened by vegetation, limited to glimpses of buildings and rooftops that appear well integrated into the landscape. Similarly views when approaching the village along the Old Great North Road from Stamford and Toll Bar are principally of mature roadside vegetation, trees alongside the river and within the grounds of The Old Rectory, St. Peter's and St. Paul's Church, and Church Farm.
- 4.1.29 The river, mature riparian vegetation and flood meadows are particularly important to the setting of the village in the approach from the west along Water Lane, which bridges over the A1 allowing glimpsed views into Great Casterton. The village is seen to be set back from the A1 with relatively narrow, flat farmland in between, creating an important buffer between the village and main trunk road.

4.2 Assessment & Analysis of Land around Great Casterton

- 4.2.1 Following desk study and field survey, 8 parcels of land, or zones, have been identified immediately adjoining Great Casterton, referred to as GC1 to GC8. These zones lie within approximately 150 metres of the Planned Limit to Development around the village, in accordance with the methodology described in Section 3.
- 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 is generally consistent.
- 4.2.3 The following sheets record the assessment and analysis of the 8 zones around Great Casterton, which are located around the village as shown below:

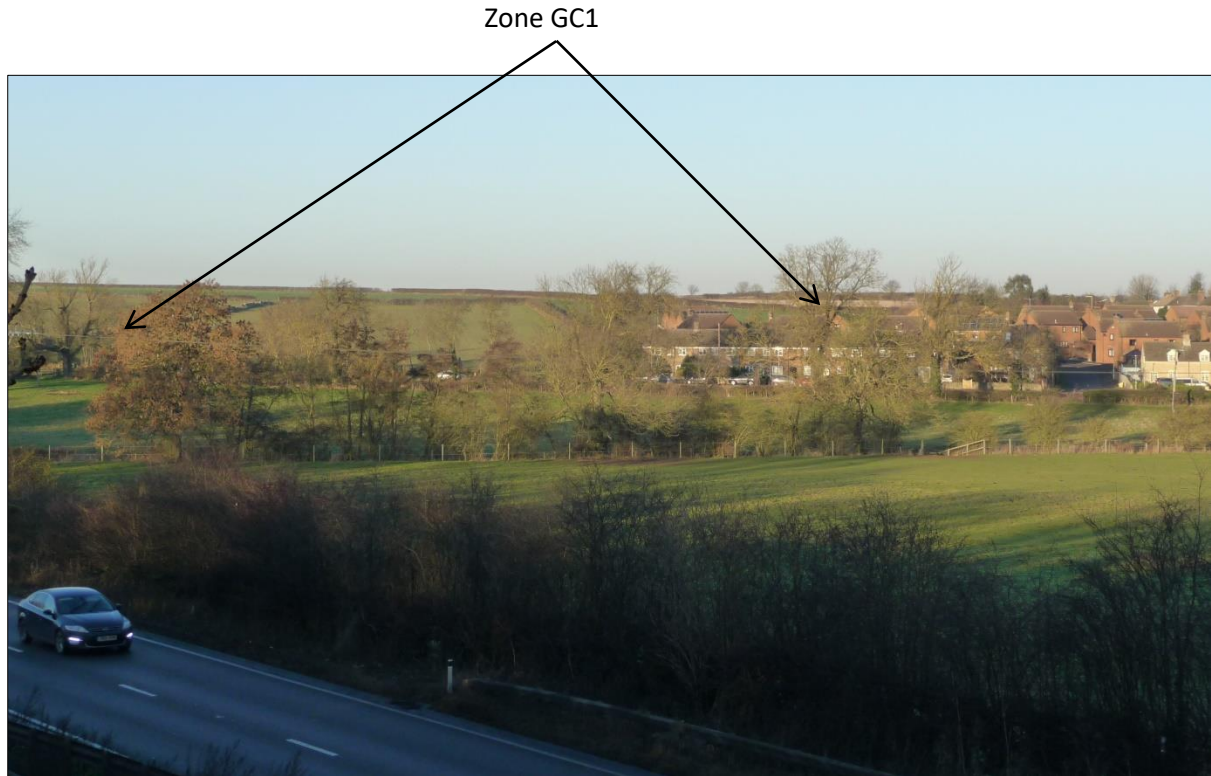
Location of the eight
assessment zones
GC1 – GC8 around
Great Casterton:



Assessment & Analysis of Land around Great Casterton – ZONE GC1

Location

On the western fringe of the village, lying between the Old Great North Road (Main Street) and a farm track to the west of Pickworth Road.



View A: looking northwards from the bridge taking Water Lane over the A1 (the view also shows Zone GC7 alongside the A1 and Zone GC8 in the middle distance).



View B: looking eastwards from the Old Great North Road across Zone GC1 towards Ermine Rise.

Landscape and settlement character sensitivity

This zone consists of parts of three small-scale arable fields with low trimmed, gappy hedgerow boundaries. Hedgerow trees are generally absent. The road frontage with the Old Great North Road (and the off-slip road from the A1) is more mature with taller hedges and trees.

The open fields fall gradually from north to south from around 60m AOD to 45m AOD. The topography, openness and exposed nature of the zone are characteristic of the *Clay Woodlands* landscape at the transition with the *Gwash Valley*. Apart from these features there are no other distinctive landscape features or elements present.

The area represents open countryside of some importance to the setting of Great Casterton. This is particularly so for the southern part of this zone when approaching the village from the A1; the off-slip road into the village is in a cutting and Zone GC1 is visually important in providing a perceived open break between the village and countryside. When leaving the village the open nature of the southern part of this zone allows the only views out to the countryside before joining the A1 northwards.

The higher, open, exposed nature of the northern part of the zone is of importance to the setting of Great Casterton as it is part of the wider open, undeveloped rim of high ground to the north of the village.

Settlement form and pattern

The northern part of the zone abuts the back of houses that rise up the western side of Pickworth Road. The southern part of the zone abuts the modern housing development at Ermine Rise and the row of terraced properties along the Old Great North Road that currently form the western extent of built development. Consequently development within the zone, particularly its southern extent off the Old Great North Road would have some association with settlement form and pattern of recent growth of the village westwards. Any development on land above 55m AOD would breach the current limit of built form of the village.

Overall the area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space of some importance to the setting, appearance, form and character of the built environment.
- Development would have some association with the village.

Visual considerations

There are some close views into the lower lying southern end of the zone through gappy roadside vegetation alongside the Old Great North Road. The absence of leaves in the winter months enables clearer views. This southern part of the zone is visually sensitive when approaching the village from the A1 and in the opposite direction (as referred to above). Development within this part of the zone would, to some extent, be in keeping with the modern housing on the western edge of Ermine Rise which is prominent on rising ground and breaks the skyline, particularly on the approach into the village off the A1. Visual impact of new development in close views could not be successfully mitigated.

Development within the northern part of the zone is unlikely to be visible from Ryhall Road due to topography, and is unlikely to be conspicuous from elsewhere to the east and south, including from the minor road between Toll Bar and Little Casterton, due to existing properties on College Close.

It would, however, be prominent when approaching and leaving the village in a north-south direction along Pickworth Road especially if built on land over 55m AOD which would represent the

highest built form in the village and would break the skyline in northward views. Visual impact could be mitigated by avoiding development on the highest, most northerly part of the zone. The single lane road is part of the Rutland Round long distance circular walk where walkers are particularly sensitive to changes that adversely affect their views of the countryside.

In elevated views when approaching the village from the west, from the Water Lane bridge over the A1, development on the northern part of the zone is likely to be prominent and conspicuous on high ground above existing properties on Ermine Rise, especially if it would break the skyline which does not presently occur from this direction. Development on lower ground within the southern part of the zone would be less prominent and would to some extent be perceived as a continuation of the growth of the village westwards. It would, however, appear to encroach into the countryside affecting the setting of the village.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area is partially open to public and 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 6 (see **Figure 3**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- Presents some public amenity value by way of views and opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value give **Medium capacity for Zone GC1** to accommodate development, in accordance with the categories given in the matrix in Table 8 (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 although development would continue the pattern of growth westwards it would either be prominent on higher ground in the northern part of the zone. Development on the southern part of the zone, despite being on lower lying ground, would be prominent in close views from the Old Great North Road which could not be mitigated and from where currently the open nature allows the only views out to the countryside before joining the A1 northwards.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC1	Moderate to High	Moderate	Moderate	Low to Moderate	Medium

Assessment & Analysis of Land around Great Casterton – ZONE GC2

Location

Zone GC2 lies at the northern-most end of the village, between Pickworth Road and a field track to the west.



View C: looking north-west from Pickworth Road; Zone GC2 is the higher arable field to the right (the lower arable field to the left is part of Zone GC 1).

Landscape and settlement character sensitivity

This zone consists of a relatively small triangular shaped arable field with low trimmed, gappy hedgerow boundaries. Hedgerow trees are absent. The open field falls gradually from north to south from around 65m AOD to 55m AOD. The topography, openness and exposed nature of the zone are characteristic of the *Clay Woodlands* landscape character area, which continues to rise to a plateau further north at around 70m AOD. Apart from these features there are no other distinctive landscape features or elements present.

The open nature of the zone is of importance to the setting of Great Casterton as it provides an open, undeveloped rim of high ground to the north of the village. This helps distinguish Great Casterton as lying within the lower lying *Gwash Valley*, with the higher *Clay Woodlands* landscape to the north. In this respect it provides a distinctive break between the village and countryside, in close views from Pickworth Road and from more distant viewpoints due to its elevated position.

Settlement form and pattern

The field lies slightly above Pickworth Road and the farm track to the west at its southern point where it abuts housing along the road's western side. This currently represents the northern-most limit to built development in the village, at around 55m AOD. Development on Zone GC2 would be isolated from the village and would detract from important aspects of settlement form and pattern by encroaching into the *Clay Woodlands* landscape. It would represent built development on part of the open, undeveloped rim of high ground to the north of the village important to its setting in the countryside.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space of some importance to the setting, appearance, form and character of the built environment.
- Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

Visual considerations

Development within Zone GC2 is unlikely to be visible from Ryhall Road due to topography, but is likely to be conspicuous from elsewhere to the east and south, including from the minor road between Toll Bar and Little Casterton, due to its elevated position.

It would be prominent when approaching and leaving the village in a north-south direction along Pickworth Road especially if built on land over 55m AOD which would represent the highest built form in the village and would break the skyline in northward views. Visual impact could not be mitigated. The single lane road is part of the Rutland Round long distance circular walk where walkers are particularly sensitive to changes that adversely affect their views of the countryside.

In elevated views when approaching the village from the west, from the Water Lane bridge over the A1, development is likely to be prominent and conspicuous on high ground above existing properties on Ermine Rise where it would break the skyline which does not presently occur from this direction. Development would appear to encroach into the countryside affecting the setting of the village.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area is very open to public or 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 6 (see **Figure 3**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- Presents some public amenity value by way of views and opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value give **Low to Medium capacity for Zone GC2** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**). 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 prominent on rising open ground above 55m AOD where it would be seen to extend above the current limit to built development in Great Casterton from a number of viewpoints around the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC2	Moderate to High	High	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Great Casterton – ZONE GC3

Location

Zone GC3 lies along the northern edge of the village, between Pickworth Road and Ryhall Road.



View D: looking eastwards from Pickworth Road showing the back of properties on College Close and the rear of Casterton College.



View E: looking into the village from the eastern approach on Ryhall Road, showing the edge of Casterton College abutting arable fields.

Landscape and settlement character sensitivity

The zone comprises mown grass playing fields belonging to Casterton College Rutland (Casterton Business and Enterprise College) through the centre of the zone, a small arable field to the east of Pickworth Road and part of a larger arable field to the west of Ryhall Road. Field boundaries are mixed, comprising gappy hedgerows, remnant stone walls, new hedge planting alongside post and wire fencing, and wire chain link fencing. Hedgerow trees provide some maturity along the eastern-most field boundary between the college playing fields and the arable field off Ryhall Road.

Trees and shrubbery in gardens to the rear of properties on High Crescent, off Pickworth Road also provide a mature, well defined edge to the village. This contrasts with the neighbouring boundary to properties along College Close which is much more open.

The western part of the zone is relatively flat, although in general the zone falls from north to south; from around 65m AOD at Pickworth Road to a little under 50m AOD at Ryhall Road. The topography, openness and exposed nature of the zone are characteristic of the transition of the *Clay Woodlands* landscape character area, which continues to rise to a plateau further north at around 70m AOD,

and the *Gwash Valley* to the south. Apart from these features there are no other distinctive landscape features or elements present.

The open nature of the zone is of importance to the setting of Great Casterton as it provides an open, undeveloped rim of high ground to the north of the village. This helps distinguish Great Casterton as lying within the lower lying *Gwash Valley*, with the higher *Clay Woodlands* landscape to the north. In this respect it provides a distinctive break between the village and countryside, more so the higher, more exposed northern part of the zone than the lower southern part.

Settlement form and pattern

The southern edge of the zone currently represents the northern-most limit to built development of the village, on Collage Close and High Crescent at around 55m AOD. Development on Zone GC3 would breach this limit and would detract from important aspects of settlement form and pattern by encroaching into the *Clay Woodlands* landscape. It would represent built development on part of the open, undeveloped rim of high ground to the north of the village important to its setting in the countryside, more so the higher, more exposed northern part of the zone where development would be isolated from the village, than the lower southern part.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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

Development within the eastern part of Zone GC3 would be visible from Ryhall Road, extending built form beyond the college buildings on higher ground within open countryside. It would be particularly conspicuous within the open arable field to the north of Ryhall Road. Visual impact of development on the playing fields to the rear (north) of the college buildings would in part be reduced by the softening effect of the existing hedgerow and hedgerow trees along the boundary with the arable field to the east, which could be strengthened by further tree planting, but would still break the skyline and be prominent on higher ground than is currently built upon.

Development would also be conspicuous from elsewhere to the east and south, including from the minor road between Toll Bar and Little Casterton, due to its elevated position, and could not be mitigated. It is likely to break the skyline in views from the east and south whereas current buildings in the village very rarely do.

It would be prominent when approaching and leaving the village in a north-south direction along Pickworth Road where it would represent the highest built form in the village and would break the skyline in northward views. Avoiding development on the highest, most northerly part of the zone would reduce visual impact from Pickworth Road. The single lane road is part of the Rutland Round long distance circular walk where walkers are particularly sensitive to changes that adversely affect their views of the countryside.

In elevated views when approaching the village from the west, from the Water Lane bridge over the A1, development is unlikely to be visible due to the screening effect of existing buildings on rising ground to the north. Similarly, there are unlikely to be views of development within the zone when

approaching the village from the A1 south bound, due to topography and the screening effect of recent residential development on rising ground at Ermine Rise.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area 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 6 (see **Figure 3**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- Presents some public amenity value by way of views and opportunity for quiet enjoyment (relative tranquillity).

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Low to Moderate landscape value give **Low to Medium capacity for Zone GC3** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**). 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 prominent on rising open ground above 55m AOD where it would be seen to extend above the current limit to built development in Great Casterton from a number of viewpoints around the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC3	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Great Casterton – ZONE GC4

Location

Zone GC4 is located immediately to the south of Ryhall Road, east of the Roman Town Scheduled Monument



View F: looking across the River Gwash valley towards Great Casterton from the minor road between Little Casterton and Toll Bar.

Landscape and settlement character sensitivity

The zone comprises parts of two arable fields separated by the buildings at Grange Farm, the adjoining Stamford Selfstore and a small sewage works. The ground is low lying within the valley of the River Gwash, gently falling from 50m AOD along Ryhall Road down to 40m AOD at the river. The lower lying, heavier meadow grassland close to the river lies within the flood plain.

Field boundaries comprise clipped hedgerows, more gappy to the east and west but relatively dense along the road side. Hedgerow trees are absent. The river itself is inconspicuous but its meandering course is defined by tall, dense riparian trees. The valley vegetation contrasts sharply with the open arable fields alongside. Apart from these features there are no other distinctive landscape features or elements present. However, the valley of the River Gwash between Ryhall Road and the minor road between Toll Bar and Little Casterton was included within the area previously designated as an Area of Local Landscape Value (ALLV) in the Rutland Local Plan, 2001. The undeveloped river valley is important to the setting of the village and makes a positive contribution to character and sense of place.

The farm and storage buildings are conspicuous amongst open fields on the sloping river valley sides, contrasting with the village's main built form north of Ryhall Road that appears above the valley, albeit with a relatively exposed edge with little by way of vegetation cover. Tall conifer trees screen some of the farm and storage buildings but are themselves conspicuous amongst the open fields and native broadleaved trees. The sewage works is relatively inconspicuous alongside the river.

Development within Zone GC4 would be contrary to the recommended landscape objectives for the *Rutland Plateau – Gwash Valley* landscape within the 2003 LCA, which aims to conserve the small-scale, quiet, enclosed, sinuous, rural river valley with its narrow, well-defined valley bottom and gentle arable slopes (see paragraph 4.1.6 above).

Settlement form and pattern

Although the village has grown eastwards from the historic core along Ryhall Road, build development has not occurred within the river valley south of the road. Development within zone GC4 would therefore detract from this important aspect of settlement form and pattern where the road comprises a clear and important boundary feature defining settlement extent.

The western part of the zone comprises important open arable land separating the core of the village from the mixed urbanising land uses through the centre of the zone. Development here would compromise the perception of this area as important intervening open land.

Development on arable land within the eastern part of the zone, east of Grange Farm and the storage units, would be isolated from the village and further detract from currently defined settlement form and pattern. This area is important to the setting of the village by providing a distinctive break between village and countryside.

Consequently development generally within zone GC4 would represent an inappropriate extension to the village.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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, 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.
- The area is adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

In eastward views into Great Casterton from Ryhall Road and northwards from the minor road between Little Casterton and Toll Bar, the gently sloping arable fields within the undeveloped river valley are important to the setting of the village. Housing along Ryhall Road and the large, brick built college buildings are prominent and conspicuous at the eastern end of the village but they clearly are perceived as lying on rising ground above the river valley. Although development within zone GC4 would be on lower lying land than current built limits, it would significantly visually detract from important aspects of settlement character and the setting of the village in the landscape which could not be mitigated.

The zone is important in views out from the village; allowing glimpses of open countryside eastwards along the river valley towards Little Casterton and Tolethorpe, and southwards across the valley to the rising *Clay Woodlands* and the edge of Stamford.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 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 6 (see **Figure 3**).

High Landscape Value in accordance with the following criteria in Table 7:

- Lies wholly within a previously locally designated landscape where localised character and scenic value is distinctive.
- Presents locally important landscape characteristics or scenic value; and
- 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 GC4** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC4	High	High	High	High	Low

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Assessment & Analysis of Land around Great Casterton – ZONE GC5

Location

Zone GC5 lies along the eastern edge of the village, between the village and the River Gwash, and includes the Roman Town Scheduled Monument.



View G: looking across the River Gwash valley towards Great Casterton from the minor road between Little Casterton and Toll Bar.



View H: looking northwards across Zone GC5 from the eastern edge of the village near Church Farm.

Landscape and settlement character sensitivity

The zone is low lying within the valley of the River Gwash, gently falling from 50m AOD at the western end of Ryhall Road down to the river at approximately 40m AOD. The lower lying, heavier land within the river valley, including zone GC5, is primarily under pasture used for sheep and horse grazing, semi-enclosed by low gappy hedgerows, post and wire fencing and remnant stone walls. The open fields and flood plain meadows contrast with the tree lined course of the River Gwash as it meanders through the landscape, whilst the river itself is relatively inconspicuous. Mature, isolated trees are dotted through the area. These are important features of this part of the village that give it a more intimate, enclosed character than the more open areas to the north, making an important positive contribution to the village's character and sense of place, and its setting in the landscape.

The valley of the River Gwash between Ryhall Road and the minor road between Toll Bar and Little Casterton, including zone GC5, was included within the area previously designated as an Area of Local Landscape Value (ALLV) in the Rutland Local Plan, 2001. The undeveloped river valley is important to the setting of the village and makes a positive contribution to character and sense of place.

In parts zone GC5 has more of an unmanaged, over mature appearance than the well managed arable land in other areas around the village.

This area in the eastern corner of the village is important to its historic landscape character. Roman defensive and settlement remains are visible within this zone, seen from the Ryhall Road and Little Casterton to Toll Bar road, and protected as a Scheduled Monument.

Development within zone GC4 would be contrary to the recommended landscape objectives for the *Rutland Plateau – Gwash Valley* landscape within the 2003 LCA, which aims 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 (see paragraph 4.1.6 above).

Settlement form and pattern

Great Casterton's historic form was of 17th and 18th century linear development along Ermine Street which is still evident along the main road along the western boundary of zone GC5. The settlement form and pattern of Great Casterton has been significantly influenced by 19th and 20th century expansion to the north and north-east of the village which has affected its historic core, but the Conservation Area abutting zone GC5, with its honey coloured limestone listed buildings, stone walls and other features, still retains a rich historic character.

There has been some recent infill development along Main Street but this is generally designed and built to a high standard using traditional materials. Development within zone GC5 abutting the historic core would significantly affect the appearance, form and character of the built environment, and the setting of the Conservation Area.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- Development would detract from important aspects of settlement form and pattern.

Visual considerations

The historic core of the village along the Old Great North Road (Main Street) lies within the river valley on land that gently falls to the river. In views from the east, riparian vegetation helps to integrate this part of the village into the landscape, where even the church and other significant buildings are not prominent, back clothed by higher ground. The open nature of zone GC5 is evident in part, though, in views from the minor road between Toll Bar and Little Casterton into the village's historic core, which adds significantly to the character and setting of this part of the village in the landscape.

New development within the zone is likely to be noticeable in some views from the east, although a limited amount of small scale carefully sited and well design residential development may be acceptable mitigation in landscape and visual terms – but adverse impact on heritage assets including the Scheduled Monument are likely to be significant and outweigh any landscape and visual impact mitigation.

New development within zone GC5 would affect outward views from the village edge across the river valley which is a distinctive and important aspect of settlement character.

Views into zone GC5 from the north, south and west are generally screened by buildings and / or vegetation.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area is partially open to public and 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 High landscape sensitivity in accordance with the categories given in the matrix in Table 6 (see **Figure 3**)

Moderate to High Landscape Value in accordance with the following criteria in Table 7:

- Lies wholly within a previously designated landscape where localised character and scenic value is high.
- Presents locally distinctive landscape characteristics with some scenic interest.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value give **Low capacity for Zone GC5** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**). 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 within zone GC5 abutting the historic core would significantly affect the appearance, form and character of the built environment, and the setting of the Conservation. Development within the river valley would conflict with recommended landscape objectives for the *Rutland Plateau – Gwash Valley* landscape within the 2003 LCA.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC5	High	Moderate	High	Moderate to High	Low

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Assessment & Analysis of Land around Great Casterton – ZONE GC6

Location

Abuts the southern end of the village, either side of the Old Great North Road (Main Street).



View I: from the bank of the River Gwash on the western side of the Old Great North Road, looking across Zone GC 6 towards The Old Rectory.



View J: another view from the Old Great North Road westwards across the grounds of The Old Rectory (the A1 is largely screen by vegetation in the distance).



View K: looking eastwards from the Old Great North Road across fields within the River Gwash valley on the eastern edge of the village.

Landscape and settlement character sensitivity

The land within this zone is the lowest lying land abutting the village, lying within the valley of the River Gwash at approximately 40m AOD. Lying very close to the river, the small scale flood meadows, tree lined meandering course of the river and well vegetated roadside embankments provide a relatively enclosed, smaller scale, more intimate character. Mature individual trees within the grounds of The Old Rectory and St. Peter's & St. Paul's Church to the west of Main Street, and Church Farm to the east, provide a parkland-like character at the southern end of the village. These are distinctive features of this part of the village that give it a more intimate, enclosed character than the more open areas to the north, making an important positive contribution to the village's character and sense of place, and its setting in the landscape.

The valley of the River Gwash between Ryhall Road and the minor road between Toll Bar and Little Casterton, including the eastern part of zone GC6 adjacent to Church Farm, was included within the area previously designated as an Area of Local Landscape Value (ALLV) in the Rutland Local Plan, 2001. The undeveloped river valley is important to the setting of the village and makes a positive contribution to character and sense of place.

An important function of zone GC6 is as an area of important open space preventing the coalescence of Great Casterton with Toll Bar.

Development within zone GC5 would be contrary to the recommended landscape objectives for the *Rutland Plateau – Gwash Valley* landscape within the 2003 LCA, which aims to conserve the small-scale, quiet, enclosed, sinuous, rural river valley with its narrow, well-defined valley bottom, and to conserve, 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 (see paragraph 4.1.6 above).

Settlement form and pattern

The well vegetated embankments of the Old Great North Road (Main Street) that passes through zone GC6 are included within the designated Conservation Area that stretches north-south through

the village. Substantial buildings, many of them listed including Church Farm, The Old Rectory and St. Peter's & St. Paul's Church lie towards the southern end of the village's historic core, abutting zone GC6.

Great Casterton's historic form was of 17th and 18th century linear development along Ermine Street which is still evident along Main Street. The settlement form and pattern of Great Casterton has been significantly influenced by 19th and 20th century expansion to the north and north-east of the village which has affected its historic core, but the Conservation Area abutting zone GC6, with its honey coloured limestone listed buildings, stone walls and other features, still retains a rich historic character.

Development within zone GC6 abutting the historic core would significantly affect the appearance, form and character of the built environment, the setting of the Conservation Area and listed buildings within it.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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 village and countryside.
- Open space important to the appearance, form and character of the built environment.
- Development would detract from important aspects of settlement form and pattern.

Visual considerations

Dense roadside vegetation significantly limits views into zone GC6 from Main Street. Views are limited to glimpses through the vegetation from the road and from the footpath on the eastern side. Glimpses into the western part of the zone, comprising the parkland-like grounds of The Old Rectory, are available through its gated access off Main Street and from the public right of way that runs alongside the well vegetated course of the River Gwash.

Any development within zone GC6 is likely to compromise the historic character and appearance of the approach into the village along Main Street from the south, which could not be mitigated. Development could significantly compromise the open undeveloped gap between Great Casterton and Toll Bar with a perception of coalescence, although a small open area to the south of the river would remain.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be scope for mitigating potential visual impacts.
- The area 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 6 (see **Figure 3**).

Moderate to High Landscape Value in accordance with the following criteria in Table 7:

- Lies wholly within a previously designated landscape where localised character and scenic value is high (east of Main Street).
- Lies adjacent to a previously designated landscape (west of Main Street).
- Presents locally important landscape characteristics and scenic value.
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall High landscape sensitivity and Moderate to High landscape value give **Low capacity for Zone GC6** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**). 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 within zone GC6 abutting the historic core would significantly affect the appearance, form and character of the built environment, and the setting of the Conservation. Development within the river valley would conflict with recommended landscape objectives for the *Rutland Plateau – Gwash Valley* landscape within the 2003 LCA. Furthermore, development could significantly compromise the open undeveloped gap between Great Casterton and Toll Bar with a perception of coalescence

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC6	High	Moderate to High	High	Moderate to High	Low

Assessment & Analysis of Land around Great Casterton – ZONE GC7

Location

Lies along the western edge of the village, immediately west of the River Gwash, and to the north and south of Water Lane.



View L: from the Water Lane bridge over the A1 across the southern part of Zone GC7, which abuts the western edge of the village (the northern edge of Stamford is seen on high ground to the right).



View M: from north of Water Lane across paddocks on the western edge of the village, showing the rear of properties on the Old Great North Road.



View N: from south of Water Lane across arable fields on the western edge of the village.



View O: looking from the Water Lane bridge over the A1 across the northern part of Zone GC7, which abuts the western edge of the village.

Landscape and settlement character sensitivity

Water Lane passes east-west through zone GC7, on embankment at its western end where it bridges over the A1. Lying within the flood plain, the part of the zone to the south of Water Lane comprises a relatively flat, open agricultural field in arable use. All boundaries to this part of the zone are relatively well vegetated, providing enclosure. Gardens of properties on the west side of the Old Great North Road (Main Street) back down to the river. Garden vegetation adds to the riparian tree cover to provide a distinctive, well vegetated boundary that softens the western edge of the village and provides some screening for the A1 trunk road traffic that bypasses the village a short distance to the west. The relatively flat, narrow farmland acts as a buffer alongside the western side of the village, separating it from the A1.

A local footpath follows the river to the south of Water Lane, along the village's western boundary.

The part of the zone to the north of Water Lane also lies within the flood plain and comprises a relatively flat, open grass field currently used for grazing horses. Boundaries with Water Lane and the A1 are well vegetated but the course of the River Gwash in this location is more open with fewer trees than the southern part of the zone, and post and wire fencing. This part of the zone has a more unmanaged appearance.

Apart from these features there are no other distinctive landscape features or elements present in either parts of the zone.

Despite the well vegetated boundaries to the A1, filtered views of traffic and noise provide an urbanising effect on the character of this part of the River Gwash valley.

Settlement form and pattern

Great Casterton's historic form was of 17th and 18th century linear development along Ermine Street which is still evident along Main Street. The settlement form and pattern of Great Casterton has been significantly influenced by 19th and 20th century expansion to the north and north-east of the village which has affected its historic core, but no development has bridged the river. The historic core, including the Conservation Area abutting zone GC7 with its honey coloured limestone listed buildings, stone walls and other features, still retains a rich historic character. The river remains a clear and important boundary feature defining the built extent of Great Casterton to the west.

Development within zone GC7 abutting the historic core would significantly affect the appearance, form and character of the built environment, the setting of the Conservation Area and listed buildings within it. It would represent an inappropriate extension of the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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 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 river, riparian vegetation and open fields are particularly important to the setting of the village in the approach from the west along Water Lane, as it bridges over the A1 allowing glimpsed views of the edge of Great Casterton. There are filtered views of the village, where it is seen to be set back from the A1 with relatively narrow, flat farmland in between, creating an important buffer between the village and the main trunk road. This is particularly so in views from Water Lane into the southern part of zone GC7, but less so in views into the northern half of the zone. Here the course of the River Gwash in this location is more open with fewer trees, allowing clearer views across zone GC8 of houses along the northern end of Main Street and the recent housing development at Ermine Rise.

The well treed meandering course of the river is perceived as a clear and important boundary feature defining settlement extent, particularly along the southern area of zone GC7.

There are important glimpses between buildings along Main Street out to rising fields to the west, beyond the A1. This is an important characteristic of the village, emphasising its bowl-like character.

Development within zone GC7 would be perceived as lying beyond the River Gwash which is a clear and important boundary features defining settlement extent. There would be no scope for mitigating potential visual impact of development.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 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 6 (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 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Low to Medium capacity for Zone GC7** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 4**). 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 detract from important aspects of settlement form and pattern. The land may be adjacent to built limits but development would lie outside clear and important boundary features defining settlement extent, i.e. the River Gwash.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC7	Moderate to High	High	High	Low to Moderate	Low to Medium

Assessment & Analysis of Land around Great Casterton – ZONE GC8

Location

South of the Old Great North Road at its northern extent, representing the last open fields when leaving the village to join the A1 north bound.

Zone GC8



View P: looking northwards from the Water Lane bridge over the A1 with Zone GC8 in the middle distance (the view also shows Zone GC7 alongside the A1 and Zone GC1 in the distance).



View Q: looking eastwards from the Old Great North Road across Zone GC8 (the northern edge of Stamford is seen on high ground in the distance).

Landscape and settlement character sensitivity

Zone GC8 comprises two small agricultural fields; the smaller field to the west is in arable use, whilst the larger field to the east is a flood meadow used for grazing sheep and horses. The zone falls gradually from north to south from approximately 45m AOD along the Old Great North Road (Main Street) down to the river at approximately 40m AOD. The zone lies a few metres below the level of the road; this is characteristic of this part of Main Street which is raised above the flood plain.

A low gappy hedgerow with hedgerow trees separates the two fields. Low hedgerows and tall mature trees form the boundary with Main Street. The course of the River Gwash in this location is more open with post and wire fencing and fewer trees than elsewhere, providing a more open, semi-enclosed character with views beyond the river towards the more densely vegetated

embankments of the A1 and Water Lane. Apart from these features there are no other distinctive landscape features or elements present in either parts of the zone.

The eastern end of zone GC8 has an urban edge character due to the presence of adjoining housing on Main Street immediately to the east and north. The zone becomes more rural in character beyond the current extent of built development to the west although less so where views and noise from the nearby A1 dilutes rural character. This reduces the importance of the zone to the setting of the town by diluting the distinctiveness of the break between the village and countryside.

Settlement form and pattern

Great Casterton's historic form was of 17th and 18th century linear development along Ermine Street which is still evident along Main Street. The historic core, including the Conservation Area abutting zone GC8 with its honey coloured limestone listed buildings, Collyweston slate roofs, stone walls and other features, still retains a rich historic character. The settlement form and pattern of Great Casterton has been significantly influenced by 19th and 20th century expansion to the north of the village which has affected its historic core, including modern housing development at Ermine Rise off the Old Great North Road north of zone GC8. This development lies on rising ground behind the row of terraced properties along the Old Great North Road that currently form the western extent of built development.

Consequently development within the eastern part of zone GC8 would have some association with settlement form and pattern of recent growth of the village westwards. Development could, however, adversely affect the setting of the Conservation Area without careful attention to detail including layout, design and the use of appropriate traditional materials. Development further out in the western part of the zone would be isolated from the village and would represent an inappropriate extension of the village westwards.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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.

Visual considerations

There are some close views into the zone through vegetation alongside the Old Great North Road. The absence of leaves in the winter months enables clearer views. This zone is visually sensitive when approaching the village from the A1 and when leaving the village in the opposite direction. However, the visual impact of development could be mitigated by limiting it to within the eastern part of the zone where it would be perceptible but would not significantly alter the balance of features or elements within the existing view.

Similarly in views when entering the village from the west on Water Lane as it bridges over the A1, by limiting development to within the eastern part of the zone it would be perceptible but would not significantly alter the balance of features or elements within the existing view.

There is no public right of way across the zone, although views are available from the footpaths on both sides of the Old Great North Road.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 3**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- Presents some public amenity value by way of views.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value give **Medium capacity for Zone GC1** to accommodate development, in accordance with the categories given in the matrix in Table 8 (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 although development would continue the pattern of growth westwards it could adversely affect the setting of listed buildings and other features within the Conservation Area. Development on the western part of the zone would be prominent in close views from the Old Great North Road and more distant views from the west from Water Lane where it bridges over the A1, where it would be perceived as encroaching into open countryside, which could not be mitigated.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GC8	Moderate	Moderate	Moderate	Low to Moderate	Medium

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5 Assessment & Analysis – Langham

5.1 Landscape Character Context

See Figure 5

- 5.1.1 The compact village of Langham lies approximately 1.5km north-west of Oakham and 3km south-east of Whissendine, across subtly undulating topography. It is located wholly within the *Leicestershire and Nottinghamshire Wolds* (National Character Area 74)¹¹.
- 5.1.2 Land wholly and immediately surrounding the village is identified as the *Vale of Catmose* landscape character type (LCT) within the Rutland Landscape Character Assessment (LCA)(David Tyldesley and Associates, May 2003). The LCT stretches down from the north-west boundary of the county to the western shores of Rutland Water, south of Oakham. The Vale of Catmose LCT is relatively distinctive across its full extent, and as such is not subdivided into Landscape Character Areas by the 2003 Assessment. It comprises a broad, generally flat-bottomed valley basin surrounded by the higher land of High Rutland (to the west), the Wolds (to the north) and the Rutland Plateau (to the east).
- 5.1.3 The following extract from the 2003 LCA provides a description of the Vale of Catmose LCT, as pertinent to the setting of Langham:

“A key characteristic of much of the Vale is that of an open valley basin created by the edges, shoulders, ridges and slopes of the surrounding hills and plateaux, the skylines of which are frequently wooded. The Vale is typically distinguished by its lower lying land, absence of the dramatic series of ridges and dips of High Rutland and the characteristic enclosure of a vale contrasting sharply with the more exposed plateau to the east. The classic ‘vale’ landscape of meadows and fields gently rises in altitude towards the north from the outskirts of Oakham. In its northern extremity, the distinction in relief and character between the Vale and the Cottesmore Plateau is more subtle.”

“The Vale comprises a mix of arable land, which is located mainly on the slopes, and pasture, which is located mainly on the valley bottom. The Vale contributes significantly to the pastoral landscapes of west Rutland. There is relatively little tree cover and fields are generally quite regular in shape and relatively larger in size than in the High Rutland hills. Fields are bounded by low-cut, often gappy, hawthorn hedges with occasional ash trees forming noticeable features where they have survived in the open, arable fields”.

“The low-lying, flat or gently undulating land form of the Vale means that views across it are limited and settlements are not generally visually prominent from within the Vale, although they can be from the surrounding higher land. Roads across the Vale tend to be straight and narrow.”

- 5.1.4 The recommended landscape objectives for the Vale of Catmose landscape sub-area within the 2003 LCA are as follows:

¹¹ Natural England (2014), ‘National Character Area Profile 74: Leicestershire and Nottinghamshire Wolds’

Recommended Landscape Objectives for the Vale of Catmose

To conserve, enhance and, where necessary, restore the generally quiet, calm, rural, pastoral or mixed-agricultural vale character, with its compact stone and tile villages, regular field pattern across a broad, generally flat-bottomed valley basin surrounded by higher land and wooded skylines. To increase woodland cover throughout the Vale especially with small - medium sized, linear woodlands and belts of native broadleaved species which would strengthen the form and line of the landscape and link existing woodlands and other semi- natural habitats. To safeguard the landscape setting of Oakham.

Landscape & Settlement Character and Setting

See **Figure 5**

- 5.1.5 The landscape setting of Langham is predominantly of a mix of open arable and more enclosed grazing farmland. Smaller field patterns are evident immediately abutting the village edge in most areas, before transitioning to larger arable fields beyond where hedge a tree removal has occurred. The village itself is well treed, particularly along the west to east flowing Langham Brook (which bisects the village) and within surrounding mature hedgerows, with small, scattered woodland pockets to the west, which together combine to visually soften the generally well defined settlement edge.
- 5.1.6 The village takes a mostly compact form immediately north and south of the Langham Brook. The land across the village itself is virtually level at around 125m AOD, but the wider topography of its landscape setting is one of gentle undulation with a gradual fall from higher land along the A606 Melton Road/Oakham Road to the north-west and around Ranksborough Hall at the western edge of the settlement at around 144m AOD, falling very gradually to the east towards the disused Oakham Canal. The Langham Brook flows north-eastwards from the eastern fringe of the village, eventually joining the river Soar to the north. It presents an attractive linear green feature through the heart of the historic village, and whilst itself not prominent, is characterised by riparian trees and vegetation which contribute to the well-treed character of Langham.
- 5.1.7 The countryside around the village was not included within a local landscape designation, such as an Area of Particularly Attractive Countryside (APAC) or an Area of Local Landscape Value (ALLV) in the previous Rutland Local Plan (July 2001).

Settlement Form and Pattern

- 5.1.8 The village falls mainly to the east of the A606 which runs north-south between Oakham and Melton Mowbray. The historic street pattern to the west of the main highway is defined by the almost parallel Burley Road, Well Street, Church Lane and Manor Lane, all of which run south-west to north-east. Manor Lane presents a clearly defined northern edge to the village. The Burley Road is a continuation of Cold Overton Road, which meets the A606 at the south-west edge of the village, before extending along the historic southern edge of Langham towards Burley to the east. Ashwell Road effectively delineates the eastern boundary of the village and in doing so reinforces the rectilinear street pattern and compact village form.
- 5.1.9 The character of the village itself is a mosaic of mid-to-late 20th century dwellings of little vernacular interest and pre-20th century cottages developed round the historic street pattern. Significant growth of the village has occurred in small suburban housing

developments within and beyond Langham's historic medieval core. This is particularly evident to the west and south of the village, such as on the former brewery site. Elsewhere, such as along the western parts of Manor Lane, newer housing presents a comparatively conspicuous settlement edge to open farmland to the north. Around the church and historic lanes to the east of the village, open spaces along the Brook, large gardens, paddocks and the churchyard punctuate the otherwise compact settlement form. These are sometimes well treed which helps soften the visual prominence of Langham. Older buildings are predominantly limestone but frequently with brick elements and detailing. White render is also notable. Roofing across the historic core of Langham is predominantly blue slate but thatch and modern tiles are evident. Only the church is of any significant height, with the great majority of buildings being two storey. Community uses characterise enclosed land to the south of the works, comprising allotments and playing field.

5.1.10 With the exception of Ranksborough Hall and scattered farmsteads and equine-related sites, a majority of built development west of the A606 is of 20th century origin housing and has served to dilute the historic form of Langham. This is particularly evident in relation to the extensive Ranksborough Hall holiday home site. The primary school and small business site occupy sites close to the A606 on the southern edge of the village. To the east of the village a Water Treatment Works lies close to the Langham Brook, which includes reed beds as well as engineered structures and utilitarian buildings.

5.1.11 A significant majority of the village falls within Langham Conservation Area, including a significant proportion which is characterised by late 20th century housing.

Visual Considerations

See **Figure 5**

5.1.12 Langham generally has a low visual profile with views into or over the village limited in most directions. Similarly, views out of the village are mostly limited to private aspects from settlement edge buildings or from the rather limited Public Rights of Way network radiating out to the surrounding landscape context. Restricted visibility beyond the close landscape setting of Langham is due primarily to the low change on relief combined with the strong hedge and hedgerow tree network of field boundaries which increasingly and significantly reduce the settlement's prominence with distance travelled from it. Where views towards the village are possible, it is often limited to relatively linear runs of mid and late 20th century housing, with buildings within the village screened by these.

5.1.13 Longer views into or over Langham are not possible due to the low change in relief across the village and its immediate landscape setting. The exception to this is from Mill Hill around 1km south-west of the village, (accessible only by Public Footpath) where a modest increase in height reveals a compact village, mostly sitting unobtrusively in the landscape with significant treescape and mature hedge surrounds which softens its visual prominence. The exception to this visual compactness is the more prominent Ranksborough Hall static caravan/chalet park to the west of the main A606, which by way of its rising topography with distance away from the village, low density, significant size and light painted units, is prominent from this elevation.

5.1.14 The village is rarely prominent in approaches from any of the roads or lanes radiating out to the north, south east or west. Low change in relief and very well-treed settlement edges and lane side hedgerows afford minimal views into the village in most instances. The main exceptions to this are the approaches from the north-west and north along the A606 and

Oakham Road where only slight elevation differences and open arable fields with clipped low hedges afford a slightly more extensive view of late 20th century housing on western parts of Manor Lane and the out-lying properties at the junction of the A606 and Oakham Road.

5.1.15 Common in many peripheral views into the village from approaching lanes and footpaths is the steeple of St Peter and St Paul church located in the historic core of Lanham. Very few built structures compete with the steeple but tree cover within and on the edge of the village serve to obscure some views. Electricity pylons and cables run to the west and south of Lanham, but generally are not significant features in the landscape, but visible from vistas out of the southern edge of the village.

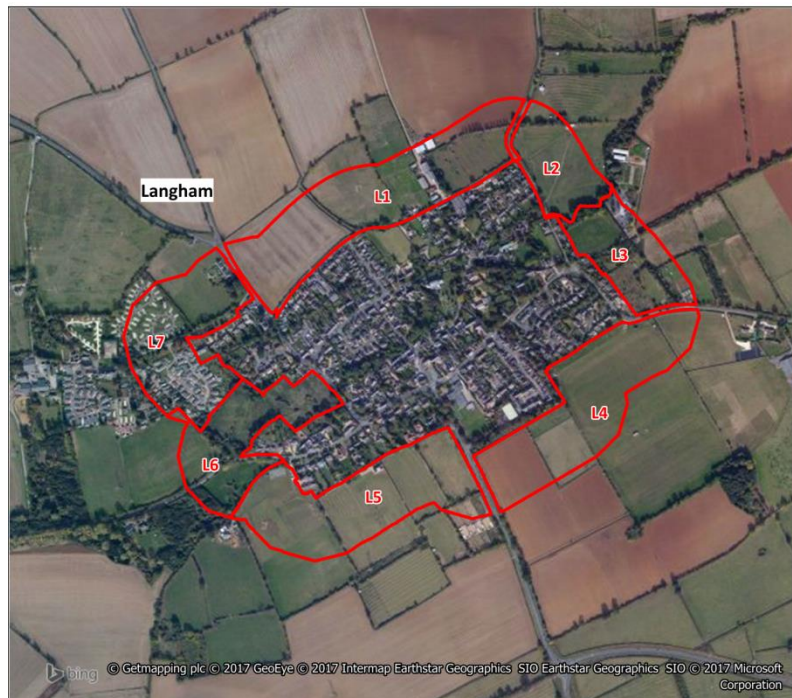
5.1.16 Modern farm buildings and buildings for equine uses are visible in some parts of the village landscape context, such as north of Manor Lane, but these are exceptions to the generally strong delineation between village and surrounding landscape setting. Whilst relatively unusual, the Rutland Polo Club ground, immediately south-east of the village presents minimal visual contrast to more common agricultural land uses.

5.2 Assessment & Analysis of Land around Lanham

5.2.1 Following desk study and field survey seven study zones have been identified immediately adjoining the village, referred to as L1 to L7. These zones lie within approximately 150 metres of the Planned Limit to Development around the village, in accordance with the methodology described in Section 3.

5.2.2 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.

5.2.3 The following sheets record the assessment and analysis of the 7 zones around Lanham, which are located around the village as shown here:



Assessment & Analysis of Land around Langham – ZONE L1

Location

On the northern flank of Langham, parallel to Manor Lane, extending between the A606 Melton Road, and the Ashwell Road at the north-eastern edge of the village.



View A: from north-western edge of Zone L1 adjacent to Whissendine Road, view towards the church across the most open public aspect into Langham.



View B: from a public footpath off Manor Lane looking east towards assorted buildings at Manor Farm.



View C: from Ashwell Road north-east of Langham, across Zone L1 towards the church and more prominent agricultural buildings at Manor Farm.

Landscape and settlement character sensitivity

This zone consists of a series of medium and small scale arable fields and pasture which abut Manor Lane stretching northwards from the village. It provides a linear farmland fringe to the northern edge of the village between elevations 137m AOD to the west to 128m AOD at Ashwell Road, although the majority of this area is perceptibly flat. The zone is partly defined at its northern edge by a slight fall in levels towards the north-east, particularly at the eastern parts of the zone. However this topographical change is gradual and not pronounced.

Field boundaries are mainly mature, clipped hedgerows with some hedgerow trees to Manor Lane, but the area is otherwise less treed than other parts of the village periphery. One notable exception to this is a prominent row of mature poplar and conifers to the north-east of Manor Farm which present a slightly discordant landscape component. The central area of the zone around Manor Farm shows some evidence of hedgerow removal with fields being sub-divided by temporary post-and-wire fencing for equestrian purposes, as well as scattered horse shelters and riding paraphernalia. Land cover around Manor Farm and between it and Ashwell Road, where the topography dips slightly in a more noticeable way, is predominantly pasture.

Manor Farm lies centrally within the zone, north of Manor Lane. Apart from the roadside brick barn, it consists of a range of several utilitarian sheds extending in a relatively narrow line at 90° to the lane. The farm appears to be a centre for equestrian uses as well as agriculture. These buildings are the only significant built structures within the zone, and whilst locally visible are not prominent in the wider context.

The larger, western-most field within the zone lies on land abutting both the Melton Road and Manor Lane. It is of slightly different character to the other elements of the zone, being in arable use and of larger field size, but this does not justify identification as a separate zone given its commonality with the central and eastern parts as this clear northern farmland edge to Langham.

Settlement form and pattern

With the exception of Manor Farm, the zone abuts Manor Lane and is free from development. Houses and farm buildings to the south of Manor Lane clearly delineate the northern built extent of Langham, which falls wholly within the Conservation Area. Whilst some late 20th century development with negligible vernacular merit has occurred along the southern side of Manor Lane, particularly to the western parts, the lane clearly delineates the northern historic edge of the settlement, marking a clear perceptual and physical boundary.

The built frontage to the south side of Manor Lane is almost continuous, with an increased mix of residential and farm/equestrian buildings to its north-eastern parts. The one exception to this is the open paddock east of Orchard Road which provides an important open space within the village, but within the Planned Limits to Development.

Views to the settlement from the north are therefore defined by this linear built edge, with the church steeple prominent in most vistas. This edge is visually softened by treescape and relief to the east, but relatively abrupt to the west of the zone. Development within the zone could be planned so as to maintain this parallel and nucleated character of the village, but would serve to breach the clearly established settlement edge of Manor Lane or otherwise alter its predominant rectilinear form.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- Important to the setting of the village by providing a distinctive break between village and countryside.
- Open space of some importance to the appearance, form and character of the built environment.
- The area may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.
- Is not important intervening open land between settlements.

Visual considerations

The western part of zone L1 is open to view from the Melton Road to the north, and affords slightly wider views to the village edge than to most other approaching vistas to the village. However, the slightly raised elevation to its western parts in relation to village elevation is marginal and as elsewhere only the frontage buildings along Manor Lane are visible, with the exception of the church steeple which is an important visual focal point.

Views from the two footpaths which extend to the north from Manor Lane, including the *Rutland Round* circular route, offer open views into the zone but are limited to middle distance views at most by hedgerows and Manor Farm itself.

Views from Ashwell Road towards the village from to the north-east are possible from beyond the outer limits of L1, but interrupted by hedges and the incongruous poplar/conifer belt towards the zone's outer boundary. Very limited views of the built elements of Langham are possible from the road, with the church steeple and outer agricultural sheds of Manor Farm being the exception to this.

Views from the village into the zone are relatively screened by hedges, even along Manor Lane and limited to gate openings and from the two footpaths. However, private views from first floor rooms in houses fronting Manor Lane are likely to be extensive.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 6**). A value of High Overall Landscape Sensitivity could have been determined given the Moderate to High Landscape and Settlement sensitivity. However, overall the defining characteristics of the area do not justify a high assessment of sensitivity.

Moderate Landscape Value in accordance with the following criteria in Table 7:

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

Although the area includes assessments of lower value in relation to locally designated landscapes, L1 is crossed by locally important footpaths which afford immediate access to a wider tract of open countryside from Langham. The farm track which appears to be a historic green lane is flanked by mature hedgerows of some biodiversity and tranquillity value. The overall judgment of landscape value is therefore Moderate.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone L1** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**). Development would present significant extension of the village to the north of Manor Lane and hence beyond historic limits to the settlement, potentially detracting from its historic built form, pattern and scale of the village. The zone is moderately prominent in the landscape, particularly at its western parts, but this is where inherent landscape character is also least distinctive. Some capacity for mitigation of visual impacts of development could be achieved by sensitive site planning, design and layout to repeat or enhance the exiting settlement edge profile, and hence limiting change in balance of landscape components. However, any development north of the lane will result in clear extension beyond clearly defined historic limits to the village.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L1	Moderate to High	Moderate	Moderate	Moderate	Medium

Assessment & Analysis of Land around Langham – ZONE L2

Location

Between the Ashwell Road at the north-eastern edge of Langham, to the channel of the Langham Brook, east of the village edge.



View D: looking south-east from Ashwell Road.



View E: looking from a gate opening across Zone L2 from Ashwell Road, towards the north-east.

Landscape and settlement character sensitivity

The relatively small zone L2 consists primarily of open paddock north of Langham Brook. The site is level at around 126m AOD, and is free from any distinctive topographical interest. It falls within a non-built area of Langham Conservation Area.

The zone is bounded along Ashwell Road by established hedges with occasional hedgerow trees. The southern edge of the site is defined by the riparian tree belt of Langham Brook, which extends beyond the zone's outer limits, but in doing so continues an element of screening and partial enclosure. The northern elements of the site extend over open pasture, with topography beyond rising gently northwards.

The site is characterised by a large open and flat paddock given over to equine grazing and includes horse shelter and scattered temporary buildings and mobile caravan. There is evidence of hedge removal, although the resultant more open field is partially sub-divided by temporary post-and-wire fencing. Commercial agriculture does not appear to be the predominant use although the site's components may suggest 'hobby farming' activity.

Settlement form and pattern

The settlement edge abutting zone L2 is clearly defined by Ashwell Road, a minor lane at this point. It delineates quite clearly the north-east edge of the compact rectilinear village form. No substantive buildings which could be described as part of the village stand to the east of the road which bounds this zone.

To the west of Ashwell Road the village in this area is characterised by modern housing, developed sporadically but within the historic rectilinear pattern and confines of Langham, but displaying very limited local distinctiveness. However, it does fall within the Langham Conservation Area.

To the north-west of L2, beyond the junction with Manor Lane, the zone extends beyond any built development to Ashwell Road, where the southern edge of L1 meets the lane. Relief in this area is marginally higher, but any extension to views gained is significantly limited by immediate hedgerows. Consequently, for much of the zone, views to the church steeple are less clear or significant than elsewhere.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- Is not important intervening open land between settlements.
- The area may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

Public views into the site are generally limited to those immediately adjacent to it from Ashwell Road as a consequence of screening from the south by the brook-side tree belt and level wider topography in which hedgerows and occasional hedgerow trees provide significant foreshortening of views. Vistas across the whole site to the wooded line of Langham Brook are however uninterrupted from the roadside where lower hedgerow height or gateways allow. No significant longer vistas beyond the zone are possible from public vantage.

Private views across the site are limited to the small number of properties to the eastern side of Ashwell Road, although a number of these are bungalows with limited elevated views.

No Public Rights of Way cross the site, but some limited glimpses of the area are possible in wintertime from a footpath running to the east of the site beyond the Langham Brook. These are not significant and likely to be further restricted during spring and summer.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 6**). A value of High Landscape Sensitivity could have been afforded as a consequence of Moderate to High landscape and settlement character sensitivity. However the higher value afforded by the relationship of the zone to historic rectilinear settlement form is not considered to justify a higher overall value given its other defining characteristics.

Low Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape (but falls within the Conservation Area).
- 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 L2** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**).

Development could present appreciable extension of the village to the east of Ashwell Road and hence beyond historic limits to the settlement, potentially detracting from the traditional rectilinear built form, pattern and scale of the village. However the zone is not unduly prominent in the landscape and some capacity for mitigation may be afforded by the exiting backdrop of established trees along the Langham Brook. Inclusion of the zone within the Langham Conservation Area suggests historic importance of the site, and may be influential in relation to wider planning considerations.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L2	Moderate	Moderate	Moderate	Low	Medium to High

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Assessment & Analysis of Land around Langham – ZONE L3

Location

Across the eastern edge of Langham lying between the Langham Brook and Burley Road.



View F: Zone L3 towards the Water Treatment Works and the village beyond, from a public footpath (note, most of photograph foreground lies outwith L3).



View G: looking north-westwards towards the rear of houses on Ashwell Road and enclosed paddock, with Langham Brook vegetation visible.



View H: looking south-eastwards along Burley Road indicating the enclosed nature of the community allotments beyond thick hedging.

Landscape and settlement character sensitivity

The zone is characterised by a localised mix of pocket pasture, commercial horticulture, community uses and utility infrastructure, with strong hedgerows, linear woodland, tree belts visually containing these uses. Agriculture is not the dominant use despite its rural character and this, combined with its spatial relationship with the village edge determines the delineation of the zone. The site topography is level at around 126m AOD, and is free from any distinctive natural interest apart from the brook itself.

The northern elements of L3 are characterised by a tightly enclosed paddock, bounded by the wooded Langham Brook to its north, housing to the west and a service road which is also a Public Right of Way to its south. The outer limits of L3 in this area include part of the Langham Water Treatment Works, with assorted utility infrastructure, service buildings, tracks and security fencing. To the immediate south of the service track are heavily vegetated rear gardens to properties fronting Burley Road.

The southern parts of the zone are characterised by community allotment gardens, a small commercial plant nursery and the rather compact village playing field. These have a low visual presence as a consequence of hedgerow and tree enclosure and level topography.

Settlement form and pattern

Zone L3 abuts the Burley and Ashwell Roads at the south-east edge of Langham. The northern-most element of the zone lies east of the southern end of Ashwell Road and in doing so can be seen to bound part of the historic limits of the village, as defined by the street pattern. However, this part of the village is not strongly characterised by buildings of notable heritage value. Here, south of the Langham Brook, mid/late 20th century housing, generally of single storey, has been developed fronting the east side of the road, and in a limited way could be seen to have perceptually breached the historic limits to the village. However this linear development has not significantly diluted the rectilinear form of the village, and Ashwell and Burley Roads still define the village edge in this area.

The southern edge of the L3 is delineated Burley Road, where turns and leads east out of the village. North of the road, and to the rear of the linear housing on its east side, L3 is characterised by

community uses, particularly the allotments and playing field. These present a well-managed and visually busy character where they are visible.

The inner parts of the zone fall within Langham Conservation Area.

Development within the zone would further erode the historic settlement form which has partly been diluted by housing on Burley Road. However, significant established tree and hedgerow cover could result in development with low overall prominence.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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.
- Is not important intervening open land between settlements.

Visual considerations

Public access is possible through much of the zone. A track, which is also a Public Right of Way, serves the water treatment works leads towards the north-east from Burley Road and gives very localised views into the small paddock south of the Brook. Community access is possible to the allotments and playing field elsewhere across the zone.

From within the village, and from approaching lanes, L3 is however visually contained by combinations of high hedges, linear housing and a mature treescape. At its northern edge the visually prominent riparian woodland bounding the Langham Brook screens much of the area from the north, with housing and hedges along the Burley and Ashwell Roads defining its eastern, inner boundary. When approaching L3 from the east along the Public Footpath the level topography results in much of the area being well screened by vegetation and by the water treatment works.

Longer views into the site are therefore not possible in any direction.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area 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 6 (see **Figure 6**).

Moderate to High Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally 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 tranquillity).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Moderate to High landscape value give **Low to Medium capacity for Zone L3** to accommodate development (see **Figure 7**). A Medium capacity could have been recorded in accordance with the categories given in the matrix in Table 8 but on balance a slightly lower capacity is considered appropriate.

Residential development in L3 would present further extension of the village to the east of Ashwell Road and Burley Road and hence beyond historic limits to the settlement, potentially diluting the historic built form, pattern and compactness of the village. However the zone is mostly well screened in wider views and is not unduly prominent in the landscape, as well as there being some capacity for mitigation, supplementing existing trees along the Langham Brook and strong hedges and vegetation elsewhere to its periphery. Inclusion of the zone within the Conservation Area suggests historic importance of the site, and may be influential in relation to wider planning considerations.

Important existing community land uses, including un-neighbourly utility infrastructure suggests additional constraint and value may be afforded to the area in planning terms and therefore supports a Low to Medium capacity assessment.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L3	Moderate	Moderate	Moderate	Moderate to High	Low to Medium

Assessment & Analysis of Land around Langham – ZONE L4

Location

Across the southern edge of Langham between the Burley Road and Oakham Road.



View I: Looking across Zone L4 westwards, across Rutland Polo Ground, towards the Oakham Road on Langham's south-east edge.



View J: looking east across Zone L4 from a gateway off the Oakham Road, with a strong vegetation belt screening the village.

Landscape and settlement character sensitivity

Zone L4 is an expansive, level and open area of mostly arable farmland and parts of a large polo field. It presents very limited topographical variety with ground levels at around 128m AOD.

The zone is characterised by absence of significant landscape features. It is broadly subdivided into medium sized fields with post-and-rail fencing and low clipped hedgerow boundaries, some of which are in poor condition. Hedgerow trees are less prominent than elsewhere around Langham.

Rutland Polo Club covers most of the eastern parts of the zone, south-west of Burley Road. This is characterised by wide-open and level turfed ground. There are no structural elements to the club grounds within L4, and where these are found beyond the zone's outer limits, are minimal in scale and of low prominence. The only features which partly distinguish the site from any large arable

field are white painted boundary fence and gates to the Burley Road entrance, and minimal delineation of playing area limits by ground markers.

Settlement form and pattern

The southern parts of Langham, east of Oakham Road are generally characterised by mid-20th century and later development, partly developed on the site of the former brewery. This area comprises of mainly housing, developed in small suburban developments south of Burley Road, on Sharrads Way, Harewood Close and Ruddle Way. The southern parts of these developments back on to the eastern and central stretches of L4's northern (inner) edge and are separated from it by low hedges, garden trees and assorted domestic fencing types.

To the west of the zone, the built edge of Langham is comprised by a small engineering factory and the primary school playing field.

Across the western and central elements of this boundary, a well-established and substantial tree belt which falls within the Planned Limits to Development and creates a significant physical and perceptual between open countryside and the village.

Whilst much of this part of Langham lies beyond areas of clear built heritage value, it nevertheless falls within the Conservation Area. The relatively compact form of this more recent growth of the village does serve to maintain the strong nucleated and rectilinear form of the settlement.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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..
- Open space of little or no importance to the 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 publically visible only from its bounding roads to the east and west, where it is generally screened by established hedgerows and absence of elevated vantage points. Only at gate openings within these boundaries, such as the more open entrance to the Rutland Polo Club can views into the site can be more expansive.

Longer views to or over the site when approaching the village on either Burley Road or Oakham Road are highly restricted by successive hedged field boundaries, hedgerow trees and absence of raise viewpoints. The area is partly visible from more elevated vantage points on Mill Hill, but these are distant and significantly interrupted by the road, hedges and wider treescape.

There are no Public Rights of Way across or bounding L4, further restricting public views into the area.

Some private views into the area are possible from housing to the eastern parts of the zone.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 6**). A judgement has been made to allocate Moderate overall landscape sensitivity rather than Low, to reflect the location beyond the strong tree belt which presently effectively screens and contains the village edge on the important approach from the south on the Oakham Road, but is otherwise an area of limited character interest or visual importance.

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

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

A low-to-moderate assessment has been afforded to the zone despite limited wider public benefits arising from it. This principally reflects the presence of Rutland Polo Club, and the anticipated limitations on locating alternative significant level open ground to relocate to.

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value give **Medium to High capacity for Zone GC1** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**). Development could present spatially significant extension of the village to the south, but across an area of low visual prominence and where landscape character and community value is indistinct. Development may not necessarily alter the compact form of Langham. Locally views to the site may be altered by development but longer views could be significantly mitigated. Development within this area would present growth beyond the historic street pattern of Langham, but this dilution has already occurred south of Burley Road.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L4	Low to Moderate	Low to Moderate	Moderate	Low to Moderate	Medium to High

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Assessment & Analysis of Land around Langham – ZONE L5

Location

Land falling between the Oakham Road and a public footpath south of Cold Overton Road, along the south-western edge of Langham.



View K: looking across Zone L5 north- westwards from Oakham Road.



View L: distant, elevated view across Zone L5 and the south-west fringe of Langham from a footpath on Mill Hill.

Landscape and settlement character sensitivity

The area comprises of a series of small and medium sized fields of mainly pastoral character immediately south of the village, west of the Oakham Road. The area is level in topography at about 130m AOD.

The area has minimal topographical variation. Mature hedges bound flat fields with significant hedgerow trees. Field pattern is generally irregular but parallel with the clear rectilinear form of the village, with a south-east to north-west orientation. A larger field to the centre of the zone has seen some recent tree planting away from its hedges in a narrow 'avenue' pattern, parallel with field boundaries, but is not prominent in the landscape.

Land use is primarily agricultural grazing but some evidence of equine use is apparent, especially towards the western fringe where there is evidence of hedgerow removal and replacement with post-and-rail timber fencing and a large riding menage area. The far south-east section of L4 includes a small part of a Gypsy and Travellers site adjacent to the A606 Oakham Road but is not prominent. High voltage electricity lines and pylons cross the south-western fringe of L5, and are visually prominent from within the wider zone.

Settlement form and pattern

Zone L5 abuts the southern boundary of Langham to the rear of houses fronting Oakham Road (the eastern parts) and Cold Overton Road (western parts). This area of housing is characterised by lower density, large detached dwellings of mixed age and architectural styles, sitting within deep plots. These generally extends north-west to south-east, at right angles to the predominantly rectilinear and nuclear street pattern. Zone L5 falls outside the Conservation Area boundary.

The southern edge of Langham along the inner boundary of L5 is set further north than to the immediate east of the Oakham Road. This presents a limited sense of partial enclosure to its north-east parts. Development within this zone would not necessarily extend the village beyond adjacent south facing village limits.

Some backland development has occurred within these deep plots, with newer dwellings in former rear gardens. These layout characteristics and large mature gardens serve to present a less well-defined building line than other settlement edges of Langham, which consequently present a softer visual edge to the village in this zone.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- Commonplace elements and combination of features present, some which could not be replaced and 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 some importance to the setting, appearance, form and character of the built environment.

Visual considerations

The zone is publically visible only from the boundary A606 Oakham Road to the east and from increasing elevation from the Public Footpath (part of the Rutland Round circular route) to Mill Hill which delineates its western limit. Generally, views across its full extent are screened by established hedgerows and absence of elevated vantage points elsewhere. No Public Rights of Way cross the zone itself.

Close public views are limited to across the site from the Oakham Road on the main southern approach to the village. However, vistas across the very flat topography are significantly foreshortened by the hedges and hedgerow trees of its field boundaries.

Views into the site from the Public Footpath to its immediate western edge are significantly screened by thick hedgerows adjoining the path. It is only on leaving the zone and gaining elevation to the south-west that views into the area are possible. However, these raised views are extensive, and atypical of views to Langham from elsewhere around its periphery.

At the higher points of the footpath, towards the summit of Mill Hill, views over the zone are characterised by the visually soft edge to this part of Langham resulting from the irregular building

line, layers of mature hedgerows, hedgerow trees and garden trees. These factors combine to reduce the visual openness of the area despite its component open fields and limited landscape features.

Private views over the site will be significant from south-facing elevations and gardens of dwellings along Oakham and Cold Overton Roads

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 6**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally 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 tranquillity).

Conclusions on Landscape Capacity

Overall Moderate landscape sensitivity and Low to Moderate landscape value give **Medium to High capacity for Zone L5** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**). A Medium capacity would also be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated. Development would present extension of the village to the south of Oakham and Cold Overton Roads where it could be locally visible and potentially more prominent from Mill Hill footpath. However, the loose village edge and significant treescape in and around the zone offer some opportunity for mitigation of more than immediate views. Built extension in this zone would not necessarily extend the village limits south of the existing settlement east of the A606. The area is locally important in respect to its position on the main northern approaches to Langham where some limited views to the west are possible.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L5	Moderate	Moderate	Moderate	Low to Moderate	Medium to High

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Assessment & Analysis of Land around Langham – ZONE L6

Location

Land forming the shallow valley of the Langham Brook within the south-western sector of the village, reaching south-west and north-east of Cold Overton Road. The A606 Oakham Road in the centre of Langham forms the eastern boundary of Zone L6.



View M: showing the rough paddock by the Langham Brook south of Cold Overton Road.



View N: across the enclosed Langham Brook Valley, north of Cold Overton Road, where a paddock has become semi-naturalised.

Landscape and settlement character sensitivity

Zone L6 is characterised by rough pasture and scrub within the shallow valley of the Langham Brook as it flows into the village from the west.

This is an irregular-shaped zone, determined by a complex boundary to the Planned Limits to Development which significantly encloses much of L6, but also by immediate topographical character and the bounding influence of Ranksborough Hall holiday home site to the north along rising ground.

Whilst the Cold Overton Road crosses L6 to its western fringe, the character of the land and influence of the watercourse provides strong commonalities sufficient for the land south of the road not to be identified as a separate zone.

The brook flows through the zone in a sinuous series of small meanders at around 130m AOD, with land to its northern bank rising gradually towards Ranksborough Hall holiday home park and 'The Range' residential close, at around 135m AOD.

To the north-east of Cold Overton Road the zone is perceptually more enclosed by topography, surrounding housing and heavily treed garden boundaries, linear woodland, the riparian tree corridor and roadside hedges (A606). This area is semi-naturalised as scrub, with scattered hawthorn, uncropped or ungrazed meadow and bramble and ruderal vegetation encroachment.

Land to the extreme west of the zone, south of the Cold Overton Road is characterised by markedly undulating rough pasture either side of the brook. This small area is enclosed to the south by thick hedges (with L5 beyond) whilst scattered hawthorn bushes punctuate the meadow. It is partially open to the road where the hedge is supplemented by post-and-rail fencing and from the footpath to its southern edge. The far western edge of L6 south of Cold Overton Road is defined by a block of relatively recent woodland planting.

The far west of Zone L6 north of the Cold Overton Road is characterised by part of a sloping open meadow, rising evenly and without significant features from the hedgerow-bounded roadside, up towards the holiday home park to the north, and this fringe is atypical of the zone as a whole.

Settlement form and pattern

The central and eastern parts of L6 are perceptually enclosed by areas of relatively late settlement growth north and south of the brook which could be seen to have diluted the historic nucleated form of Langham. This is particularly so to its northern parts where mid/late 20th century housing at The Range and the visually prominent Ranksborough Hall holiday home park have extended westwards from the Oakham Road. To the south, housing along the northern side of Cold Overton Road is generally of older heritage, but again has diluted village form. The eastern, (inner) edge of L6 is defined by the A606 but this is not visually prominent because of its established roadside hedges and trees, themselves adding enclosure to the zone. The eastern-most elements of L6 fall within Langham Conservation Area.

South of the Cold Overton Road, the western parts of L6 are more remote from the settlement edge, with a small area opposite the most out-lying ribbon housing to the north of Cold Overton Road. Here the visual prominence of the village is very low as a consequence of the sinuous lane and roadside vegetation, with approaches along the lane from the west not revealing Langham's edge until in very close proximity.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- Distinctive elements and combination of features present that could not be replaced and which make a positive contribution to character and sense of place.
- Development would have some association with the village and may have some effect on settlement form and pattern.
- Of some importance to the setting of the village but the break between village and countryside is less distinctive.

Visual considerations

Much of Zone L6 is enclosed from any views from outside, by way of the enclosing influence of treescape, topography and buildings. This is less pronounced for the western-most parts which can

be seen from the Cold Overton Road and from the Public Footpath to Mill Hill which skirts the southern edge of the zone.

The Public Footpath continues into the central part of the zone where it links to The Grange residential close and holiday home park beyond. Much of the inner parts of the zone are clearly viewed from along this path, where it presents a semi-naturalised character.

Private views from housing backing on to the area are possible from some properties where the heavily treed boundaries allow, including from some of the mobile homes within the Ranksborough hall site to the north. Properties to the northern edge of the zone are elevated over much of it, hence enhancing those vistas.

Longer views from the footpath to Mill Hill are not possible, despite elevation, because of the well wooded and enclosed character of the site.

The area is assessed as **Low to Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area 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 6 (see **Figure 6**). A judgement has been made to allocate Moderate rather than Low to Moderate overall landscape sensitivity to reflect more intimate localised landscape and visual sensitivity in comparison to other zones in accordance with the criteria.

Moderate Landscape Value in accordance with the following criteria in Table 7:

- Presents locally distinctive landscape characteristics with some scenic interest;
- 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 Moderate landscape sensitivity and Moderate landscape value give **Medium capacity for Zone L6** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**).

Development within the zone could present extension of the village within a generally enclosed area where it would not be prominent in the wider visual context and with low need for visual mitigation. Impact on the traditional built form, pattern and scale of the village would not be significant partly as a consequence of preceding dilution of the extent of the village, but also as development could actually reflect its compact and rectilinear form.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L6	Moderate to High	Low to Moderate	Moderate	Moderate	Medium

Assessment & Analysis of Land around Langham – ZONE L7

Location

Land at the north-western edge of Langham, extending from the southern edge of the Ranksborough Hall holiday home park, arcing to the north-east to the A606, close to its junction with Whissendine Road.



View O: looking west along the main drive within Ranksborough hall holiday home park.



View P: looking towards Zone L7 from a public footpath to the north-west, illustrating strong boundary screening to the holiday home park.



View Q: Eastern edge of Zone L7 from the junction of A606 Melton Road and Whissendine Road.

Landscape and settlement character sensitivity

The area extends across the highest parts of the Langham 150m study area buffer, across a gentle crest in topography at up to 142m AOD. The land falls very gradually to around 135m AOD across its southern and eastern fringes.

The character of Zone L7 is dominated by its predominant land use, the Ranksborough Hall holiday home park which covers the southern and western parts of the zone. Here around 50 static caravan / chalet type units (within the study zone) are closely set out on permanent pitches in a semi-organic layout. The pitches are served by permanent driveways with well-tended green spaces and semi-formal planting, particularly along the main drive which serves the park with access to the A606 to the east. North of the main drive is a large area of formal pitches with similar layout, although at the time of the study, these pitches were not populated with mobile homes. Despite its strongly developed character, the holiday home park has not been included within the Planned Limits to Development of Langham (and hence inclusion within this study).

The whole of the park area (as it lies within L7) is bounded by established, managed hedges which serve to screen the site from some, but not all views. A mature avenue of trees lines the main access along Ranksborough Drive, providing a strong landscape component. Most of the single storey units are painted a light cream colour. Consequently there is a distinctive character to the area but this is a discordant landscape component which does not reflect any local distinctiveness or sense of place.

To the north-east section of Zone L7, beyond the holiday home park hedging, a small, more open area of paddock stands south-west of the Melton Road. This stands within the Langham Conservation Area. The paddock, as it lies within L7, is bounded by post-and-rail timber fencing. The paddock's further temporary post-and-tape subdivision and temporary paraphernalia suggest a predominantly equestrian use.

This area also includes two sets of large semi-detached houses which stand prominent to the west of the road at the main northern entry to Langham, but again area outside the Planned Limits to Development. South of these houses, and abutting the Planned Limits to Development are mature roadside trees which soften the northern entry to the village.

Settlement form and pattern

As a 'corner' section of the study area around the rectilinear form of Langham, the extent of the built areas abutting L7 is relatively limited. Here the character of the village within the Planned Limits to Development is predominantly of mid-to-late 20th century suburban housing, developed as

large detached houses within large gardens along Ranksborough Drive. This is duplicated to the short boundary section of L7 with The Ranges.

Both of these areas of housing, west of the A606 have served to dilute the historic nucleated and rectilinear form and character of Langham, although clearly have been developed within the former grounds of Ranksborough Hall. Development to the north of the zone, within the paddock area west and south of the A606 would present a partial extension of the village into open countryside with poor spatial and perceptual connectivity to the village itself. However, the outlying and prominent properties fronting the A606 at the northern point of the zone, combined with the northwest extent of the holiday park do present a blurring of the perceptual built limits to the settlement.

Development within Zone L7 currently occupied by the holiday home park would potentially not significantly alter the perception as a developed area which the chalet homes currently present. Visual effects would be altered in respect to scale of individual buildings and materials, although this may offer some positive change to existing character. It is unlikely that permanent development in areas presently occupied by chalet homes would relate well to the historic core of Langham.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- Development would be isolated from the village or would detract from important aspects of settlement form and pattern.
- 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.

Visual considerations

Despite some raised elevation in relation to the village, Zone L7 is generally well screened in the wider landscape as a consequence of built development to its immediate east, and the significant boundary vegetation of the holiday home park. Exceptions to this are views into the open paddock of the north-eastern part of the zone, particularly from the A606 where hedgerows have been replaced by post-and-rail fencing. Some longer views across the site as a whole are possible from the rising Mill Hill footpath south-west of the zone, where some of the visually prominent chalets in those views are fall within the study zone. However, significant intervening vegetation will present more effective screening through spring and summer.

Views out of the zone are limited by its screening vegetation, although some longer views are possible from the north-east paddocks to the north. Views into Langham are not a characteristic of the zone.

A public footpath crosses the central northern section of Zone L7. However views from the path as it passes through the zone are significantly limited by thick hedging into and out of the holiday home park. On extending beyond the zone to the north, views into the zone from the path are limited by its boundary hedging.

Views to the southern edge of the zone from within study zone L6 within the Langham Brook valley (including the footpath) are possible, but limited to glimpses of prominent chalets on slightly raised ground and through boundary vegetation.

Internal views are limited to those using the holiday home park or for residents of houses on Ranksborough Drive. These are characterised by views of the park, its landscaping and access roads, and strong sense of built development prevails.

The area is assessed as **Low visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area is well screened from public or private views.

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

Low Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally 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 L7** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 7**).

This high landscape capacity assessment arises as a direct consequence of the study zone falling outside the Planned Limits to Development for Langham, but being predominantly developed over much of it as a holiday home park. This is strengthened by the existence of mostly strong boundary landscaping limiting views into and out of the site. Consequently the study method suggests that further (re)development across the site would have very limited additional landscape and settlement character implications. Permanent development would however present significant consolidation of the currently semi-permanent effect of the holiday park which has diluted the traditional built form, pattern and scale of the village.

The open area of paddock to the north-eastern part of the zone is more open to view and partly separate from the core of Langham. However this is set within a context of the holiday home park as a visual backdrop and out-lying pairs of semi-detached dwelling and considerable urbanising influence of the road junction and signage in its vicinity.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
L7	Low to Moderate	Low	Low	Low	High

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6 Assessment & Analysis – Whissendine

6.1 Landscape Character Context

See Figure 8

- 6.1.1 At the national scale, Whissendine lies within National Character Area 74: Leicestershire & Nottinghamshire Wolds¹² which forms part of a belt of Wold landscapes formed by gently dipping Jurassic rocks and characterised by the rural, open, mixed farmland landscape with long views, rolling hills with elevated plateaux, contrasting with more intimate, narrow river valleys and lower slopes.
- 6.1.2 The Rutland Landscape Character Assessment (LCA)(David Tyldesley and Associates, May 2003) identifies the village and its surroundings as lying at the northern end of the *High Rutland* landscape character type (LCT) which extends across the western and southern parts of the County. The geology of *High Rutland* is of ironstone and clays often overlain with boulder clay or, in the valleys, alluvium. *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.
- 6.1.3 Within *High Rutland* agricultural land use is a mixture of arable fields on the flatter and more gently sloping ridge areas, with 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 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.
- 6.1.4 The 2003 LCA divides the LCT into a number of smaller landscape sub-areas. Whissendine and the surrounding landscape lies within the *Ridges and Valleys* landscape sub-area. The following extract from the 2003 LCA provides a description of the *Ridges and Valleys* landscape sub-area of relevance to the setting of Whissendine:

“The northern-most part of the sub-area, around Whissendine, differs from the rest of the sub-area in that it is more obviously a transition from the characteristic High Leicestershire / High Rutland landscapes to the west and the Vale of Catmose to the east. Notably, the ridges and valleys tend to run generally north - south rather than east - west and the ridges are more rounded and lower, and the valleys shallower, than in the rest of the sub-area.”

“It differs from the Eyebrook Valley because it does not generally exhibit the same large scale valley structure and character, being more like a series of ridges and smaller valleys, some of which have no noticeable watercourse at all. Another distinguishing feature is the density of settlement pattern and larger size of the villages.”

¹² Natural England (2014), ‘National Character Area Profile 74: Leicestershire & Nottinghamshire Wolds’

- 6.1.5 The recommended landscape objectives for the *High Rutland – Ridges and Valleys* landscape sub-area within the 2003 LCA are as follows:

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.

Landscape & Settlement Character and Setting

See **Figure 8**

- 6.1.6 In distant views the village of Whissendine looks almost like two settlements, built on an east – west axis along Main Street with St. Andrew’s Church dominant to the east and Whissendine Windmill to the west.
- 6.1.7 Whissendine lies on land that slopes gently down from around 140m Above Ordnance Datum (AOD) at its eastern end and from around 130m AOD at its western end, to the Whissendine Brook which bisects Main Street at around 105m AOD and flows south - north into the River Eye (within the River Trent catchment area). The streets and surrounding agricultural land, predominantly pasture fields and meadows, slope gently down to the brook running through the centre of the village past the village green.
- 6.1.8 The area around the brook immediately to the south of the village is known as The Banks, or Millbanks, and is locally steeply undulating. Traditionally sheep were washed in the brook under an agricultural tie, after which the area became a recreational open space for the benefit of the village, including a play area. An annual Feast Week is held here each summer.
- 6.1.9 Minor roads on localised ridges radiate out from either ends of the village, generally with a north-south alignment: Station Road and Teigh Lane/Moor Lane (track) to the north and east, Ashwell Road to the south and east, Stapleford Road to the northwest, Melton Road to the west, Pickwell Lane to the southwest and Oakham Road to the south. Numerous public rights of way, including footpaths and bridleways, cross the surrounding pastures providing circular routes to neighbouring villages. Rutland Round, a long distance circular walk of around 65 miles/105 km in total around Rutland, passes through the eastern end of the village via Teigh Lane/Moor Lane and Ashwell Road.
- 6.1.10 Much of Whissendine appears well-treed when seen from beyond and from key vantage points within the village. Woodlands are not a feature of the landscape around the village which is characterised by several copses and hedgerows with mature hedgerow trees, open pastures and permanent meadows. ‘Ridge and furrow’ is well preserved all around the village, having avoided modern deep ploughing, and provides an historic dimension to the landscape.
- 6.1.11 The countryside around the village was not included within a local landscape designation, such as an Area of Particularly Attractive Countryside (APAC) or an Area of Local Landscape Value (ALLV) in the previous Rutland Local Plan (July 2001).

Settlement Form and Pattern

- 6.1.12 The oldest part of the village lies at the eastern end around St. Andrew's Church and Manor House. The church, built of local Barnack stone, is one of the largest in Rutland. Its impressive, 100-foot tower can be glimpsed across the rolling countryside from several miles distance. The earliest parts of the church date from the 13th century.
- 6.1.13 The Moor Lane Moated Site Scheduled Monument lies approximately 1km north-east of the village, off Teigh Lane/Moor Lane. It comprises a large rectangular moat, mostly dry, with an outer bank and an island marking the location of a former manor house.
- 6.1.14 In the early 19th century, Robert 6th Earl of Harborough owned the village and all the surrounding lands. After the death of Lord Harborough, the estate, which included Whissendine, was split up (1861) and the tenants had the opportunity to buy their own farms and cottages.
- 6.1.15 Whissendine Windmill, located on Melton Road at the western end of the village, was built in 1809 by the Earls of Harborough of Stapleford Park to replace an earlier windmill. Now fully restored, it is one of England's few remaining fully operational nineteenth century windmills.
- 6.1.16 The settlement form and pattern of Whissendine is essentially linear along an east – west axis, with development historically along Main Street with little development in depth. Although not affected by main road intrusions that some other villages in *High Rutland* are, significant 1970s and 1980s residential development at the eastern end of the village to the south of Main Street, and at the western end around Oakham Road and Melton Road create a busy ambience within the commuter village, with a mix of farming and other rural businesses and residential development. Modern housing development has significantly changed the traditional settlement character of ribbon development along main access roads, but a significant historic core of older houses remains. Many of these are listed buildings although the village does not benefit from a designated Conservation Area. The variety of building ages, styles and materials, with a mix of new housing developments, conversions of farm buildings and infill developments, provides a somewhat eclectic built character but not without a sense of place.

Visual Considerations

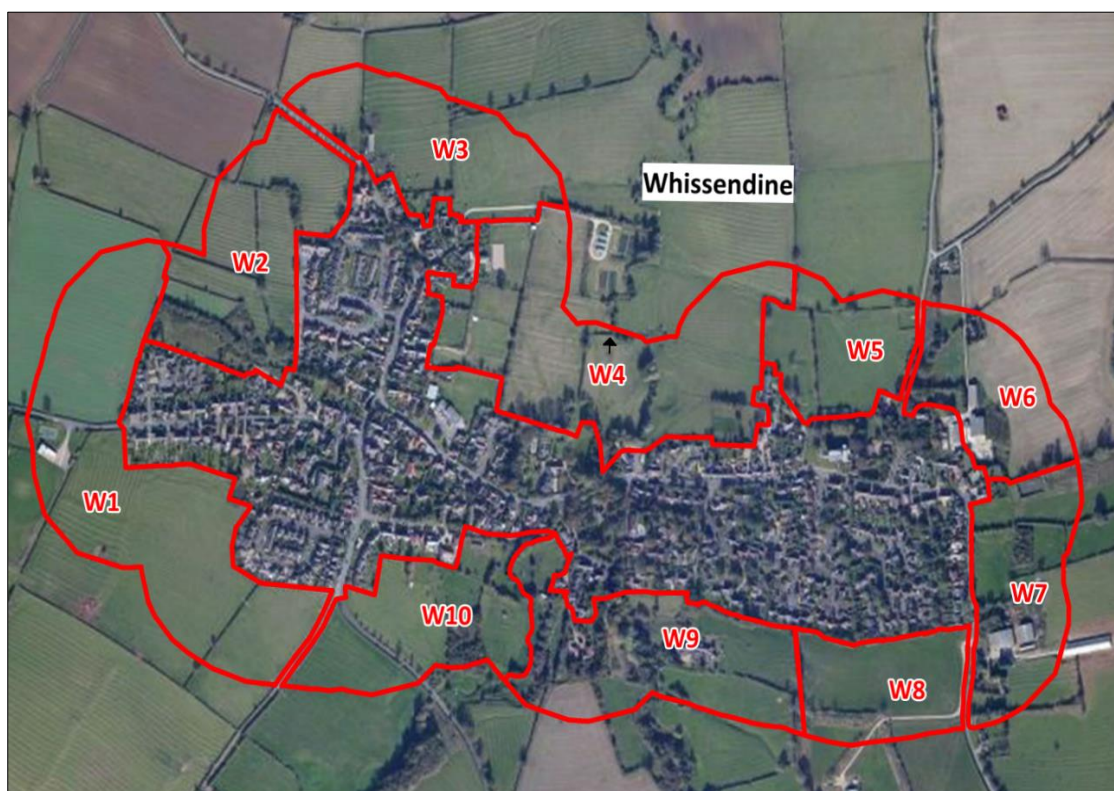
See **Figure 8**

- 6.1.17 Subtle variations in the gently rolling topography provide a variety of views out of and into the village. Localised ridges allow long distance views whilst views are curtailed by even minor valleys, together with vegetation on the village edge and in the surrounding landscape around the brooks and field boundaries. Sinuous roads and other routes that follow the contours similarly provide a great variety in available views often over a short distance. Even low roadside hedgerows can significantly limit views.
- 6.1.18 There are long distance views out of Whissendine and from the numerous footpaths and bridleways around the village, in particular to the north across the Trent and Belvoir Vales towards the Pennines. Where the extent of views is panoramic, particularly from the northern and western village boundaries, viewpoints have an open, exposed ambience.

- 6.1.19 Built on higher ground at either end of the village, the church and windmill are prominent features and landmarks in the landscape for miles around. The mature village trees and open spaces soften views of buildings on the skyline and help to integrate the village into the surrounding countryside. Modern development on the edge of the village has a harsher appearance where boundary vegetation is weak or absent. Despite its elongated built form, topography and vegetation combine to limit the proportion of built development in the view from any viewpoint.
- 6.1.20 None of the open land around the village is important in preventing coalescence of Whissendine with neighbouring settlements since intervening countryside is relatively extensive. There is no perception that the land adjoining the village performs this function.

6.2 Assessment & Analysis of Land around Whissendine

- 6.2.1 Following desk study and field survey 10 parcels of land, or zones, immediately adjoining the village have been identified, referred to as W1 to W10. These zones lie within approximately 150 metres of the Planned Limit to Development around the village, in accordance with the methodology described in Section 3.
- 6.2.2 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.
- 6.2.3 The following sheets record the assessment and analysis of the 10 zones around Whissendine, which are located around the village as shown below:



Assessment & Analysis of Land around Whissendine – ZONE W1

Location

Zone W1 extends around the western end of the village from Pickwell Lane to a field boundary between Melton Road and Stapleford Road. Open land between the village and sports field is included in the zone.



View A: looking to the west from a public footpath across Zone W10 in the foreground and middle distance. Zone W1 rises up to the horizon.



View B: looking north from Pickwell Road towards the rear of properties on Mill Grove.



View C: view from the western approach into the village along Melton Road, looking south-east.



View D: view from the western approach into the village along Melton Road, looking north-east, showing the rear of properties in Stanilands.

Landscape and settlement character sensitivity

This zone consists of parts of two open pasture fields between Pickwell Lane and Melton Road, and part of an arable field to the north of Melton Road. There are low clipped roadside hedgerow boundaries with some hedgerow trees, a gappy hedgerow separating the two pastures and a more solid hedgerow with some hedgerow trees along the zones northern edge.

The open fields fall gradually from a localised ridge of relatively higher ground running parallel with the village edge at approximately 130m AOD, westwards along Melton Road and eastwards down to Pickwell Lane. This gives the zone a relatively exposed character, added to by the long distance views to the west. Sheep graze the pastureland where ridge and furrow is a distinctive feature. There are no other distinctive landscape features or elements present.

The area represents open countryside of some importance to the setting of Whissendine when approaching the village along Pickwell Lane and Melton Road. However, it does not provide such a distinctive break between the village and countryside that would be significantly compromised by new housing development within the zone. New small scale development would obviously extend the village westwards into the countryside but this is unlikely to significantly affect landscape and settlement character. Ridge and furrow would be lost to new development but this is a characteristic feature in many locations around the village.

Approaches into the village are pleasant but not especially sensitive to appropriate, well designed new development on the edge of the village.

Settlement form and pattern

The zone abuts modern housing developments at Mill Grove and Stanilands, as well as houses at the western end of the village that currently define its limit of built development along Melton Road. An extension to the village by new ribbon development along Melton Road would continue the linear form of the village. Similarly an extension southwards along Pickwell Lane would be in keeping with settlement form and pattern with development along one of the main approach roads.

The sports field currently appears somewhat isolated from the village. New development along Melton Road would close the gap but this is not considered to be a significant adverse landscape or visual effect.

The area is assessed as **Low to Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- Open space of some importance to the setting, 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

Some properties on the edge of Mill Grove and Stanilands have open views across countryside to the west. New development is likely to affect these views but mitigation by way of detailed layout and design could reduce impacts by retaining views between buildings.

Views from a public right of way that passes east-west through the arable field to the north of Melton Road would be affected by new development, but this would not be a significant adverse effect since existing views include housing on the edge of the village. A footpath could potentially continue through new development on a similar alignment as the existing footpath.

Views of the windmill from Melton Road and Pickwell Lane could also be affected by new development within the zone, depending upon layout.

Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could help integrate the village into the countryside more positively than is currently the case in this area.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance and there may be 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 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 6 (see **Figure 9**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Medium to High** capacity for **Zone W1** to accommodate development, in accordance with the categories given in the

matrix in Table 8 (see **Figure 10**). A Medium capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because the landscape is not highly sensitive to new development that would be along the main approach roads in-keeping with settlement form and pattern. Potential impact of development could be mitigated so that visual intrusion into the countryside is acceptable.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W1	Low to Moderate	Moderate	Moderate	Low to Moderate	Medium to High

Assessment & Analysis of Land around Whissendine – ZONE W2

Location

Zone W2 is located between zone W1 and Stapleford Road. It lies immediately to the west of recent housing at (from south to north) Walton Close, Harborough Close behind Sherrard Close, and Willow Close, a small modern development of five detached properties that currently defines the northern extent of built development in the village. Recent housing at Stanilands backs on the zone W2 along its southern edge.



View E: looking eastwards back into the village from a public right of way through scrubland to the rear of the Stanilands housing estate.



View F: showing the middle section of Zone W2 alongside recent expansion of the village westwards on Harborough Close.

Landscape and settlement character sensitivity

The zone consists of a number of small scale, relatively flat, regular, rectilinear paddocks separated by mostly tall dense hedgerows with hedgerow trees. There is an area of overgrown scrubland (with waste tipping and a derelict caravan) in the southern end of the zone through which the footpath from zone W1 continues eastwards into the village. Horses and sheep graze some of the paddocks where ridge and furrow is a distinctive feature. Overall the combination of landscape elements and features create generally unremarkable character but some sense of place.

The western boundary of the zone is also relatively densely vegetated, overall providing a relatively small scale, mostly enclosed and more intimate landscape than elsewhere around the village. The character of the eastern-most paddocks is more suburban due to the open aspect with recent housing at Harborough Close. Properties at Stanilands overlook the area of scrubland.

Due to the enclosed nature of the zone it is not particularly important to the setting of the village in the wider landscape. New small scale housing development could be built as an extension to recent housing to the east and south within a part of the zone, for example the unmanaged scrubland to the south, without affecting the character of the remaining landscape. Ridge and furrow would be lost to new development but this is a characteristic feature in many locations around the village.

Settlement form and pattern

Lying immediately adjacent to recent housing developments on two sides, new development within the zone would continue the current form and pattern of development of the village to the west. In this respect it would be appropriate to extend the village in this direction, although it would not represent linear development along main routes through the village which is a key characteristic of most previous development, though not entirely all.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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.

Visual considerations

Dense boundary vegetation currently screens most views into the village, although the zone's eastern boundary with recent housing at Harborough Close comprises an open post and rail fence.

Properties on Harborough Close have open views into the zone but these are curtailed by dense hedgerows within the area, preventing long distance views out to the west. New development would affect these views but views are not considered to be particularly sensitive.

Existing views towards the church and windmill would potentially be affected although mitigation by way of detailed layout and design could reduce impacts by retaining views between buildings.

Views from the public right of way that passes east-west through the area of scrubland to the south would be affected by new development within this location, but this would not be a significant adverse effect since existing views include housing on the edge of the village. A footpath could potentially continue through new development on a similar alignment as the existing footpath.

Overall, development within this zone is unlikely to be conspicuous and is unlikely to significantly alter the balance of features or elements in the existing view. Retention of the dense vegetation along the western edge would ensure that any new development integrates well into the countryside.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance and there may be 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 area is partially open to public and private 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 6 (see **Figure 9**)

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Medium to High capacity for Zone W2** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**). A Medium capacity would be a possible result of using the matrix, but on balance a slightly higher capacity has been allocated because the area is relatively well enclosed and is not particularly important to the setting of the village in the wider landscape. New small scale housing development could be built as an extension to recent housing to the east and south where potential impact of development could be mitigated so that visual intrusion into the countryside is acceptable and key views are retained.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W2	Moderate	Moderate	Moderate	Low to Moderate	Medium to High

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Assessment & Analysis of Land around Whissendine – ZONE W3

Location

Zone W3 is located along the village's north-western edge, between Stapleford Road and the track leading to the Sewage Works.



View G: view from the north-western approach into the village along Stapleford Road, looking east.



View H: a closer view across Zone W3 from Stapleford Road on entering the village from the north-west.

Landscape and settlement character sensitivity

This zone consists of parts of three small to medium sized pasture fields, gently falling from west to east from around 122m AOD to 110m AOD towards Whissendine Brook. Fields are used for sheep and horse grazing, bounded by low clipped hedgerows and few hedgerow trees. Ridge and furrow is a distinctive feature.

The built-up western boundary of the zone comprises an agricultural barn and horse shelter. A row of detached properties and a small group of houses off Stapleford Road back on to the area. A footpath passes through the fields to the north. The zone is of some importance to the setting of the

village in the landscape, although the characteristic ridges and valleys landscape is less obvious throughout the zone. Overall the combination of landscape elements and features create generally unremarkable character but some sense of place.

The barn and garden trees and shrubs provide screening of the village on the approach along Stapleford Road. The zone currently retains a strong rural character. New development within the zone is likely to be conspicuous in providing a new, harsh built edge to the village, diluting rural character, although mitigation by way of appropriate planting would reduce adverse landscape and visual impact. Ridge and furrow would be lost to new development but this is a characteristic feature in many locations around the village.

Settlement form and pattern

Growth of the village has occurred primarily to the south and west although generally continuing the traditional east-west axis along Main Street. New development within the zone would detract from this key aspect of settlement form and pattern by extending the village northwards where it would be isolated from the village.

The area is assessed as **Moderate to High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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 be isolated from the village and would detract from important aspects of settlement form and pattern.

Visual considerations

The current built edge is relatively inconspicuous in views from the main approach into the village from the north, along Stapleford Road. However, there are open, clear views of this part of the northern built edge of the village from a public right of way. New built development is likely to be uncharacteristically conspicuous in providing a new, harsh built edge to the village, although some mitigation by way of appropriate planting would reduce adverse landscape and visual impact.

Properties along Stapleford Road have rear views across the zone out to open countryside that would be adversely affected by new development.

The area is assessed overall as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance and there may be 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 partially open to public and private views where views of the countryside are important.

Overall High landscape sensitivity in accordance with the categories given in the matrix in Table 6 (see **Figure 9**)

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Low to Medium capacity for Zone W3** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because new development within the zone would detract from key aspects of settlement form and pattern by extending the village northwards where it would be isolated from the village. New development within the zone is likely to be conspicuous in providing a new, harsh built edge to the village, diluting rural character.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W3	Moderate to High	Moderate	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Whissendine – ZONE W4

Location

This is a relatively large zone extending across the majority of the fields to the north of the village (excluding land immediately north of St. Andrew’s Church which is part of zone W5).



View I: looking east from a public footpath that crosses west-east through Zone W4, showing St. Andrew’s Church.



View J: looking across Zone W4 from the northern edge of the village, showing St. Andrew’s Church.



View K: looking west from a public footpath that crosses west-east through Zone W4, showing Whissendine windmill.

Landscape and settlement character sensitivity

This zone consists of a number of small to medium sized, regular, rectilinear open pastures and permanent meadows, with the meandering course of the Whissendine Brook flowing south-north through the centre of the zone. The fields in the western part of the zone gently fall from west to east to the brook, whilst the fields in the eastern part of the zone fall gently to the west to the brook. Fields are used for sheep and horse grazing, bounded by low clipped hedgerows and hedgerow trees. A line of tall alder and willow trees line the course of the brook and combine with hedgerow trees to give a relatively well-treed landscape. Ridge and furrow is a distinctive feature. These are distinctive features and characteristics of the ridges and valleys landscape around the village that in combination make a positive contribution to character and sense of place.

The built-up southern boundary of the zone comprises the rear gardens of a number of properties and the primary school. Garden and other boundary vegetation combine as a feature that defines settlement extent and provides an element of enclosure to the zone, soften the impact of built form on the character of the zone. Along the western boundary a farm with equestrian facilities includes a floodlit ménage and post & rail fencing. A footpath crosses the fields from east to west, and another follows the brook providing an important recreational link between the village and surrounding countryside. The zone retains a strong rural character considered important to the setting of the village in the landscape.

New development within the zone is likely to be conspicuous in providing a new, harsh built edge to the village, diluting rural character. Ridge and furrow would be lost to new development but this is a characteristic feature in many locations around the village.

Settlement form and pattern

Growth of the village has occurred primarily to the south and west generally continuing the traditional east-west axis along Main Street. Some infill development has occurred to the north of Main Street, backing onto zone W4, for example at St. Andrew's Close and Paddock Close, but the countryside to the north of the village throughout this zone has avoided built development.

New development within the zone would detract from important aspects of settlement form and pattern by extending the village northwards. Even small scale housing development within the zone would be an inappropriate extension of the village.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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 area may be adjacent to built limits but lies outside clear and important boundary features defining settlement extent.

Visual considerations

Despite extending across the majority of the fields to the north of the village, this zone is relatively well screened by topography and vegetation in main views from the north, from Stapleford Road and Station Road. New development within the zone could, however, extend above the height of

existing buildings and appear in views from the roads to the north. This would more likely occur with new development on the higher ground to the west and east of the zone.

There are open, clear views of this part of the northern built edge of the village from relatively long sections of popular public rights of way across the open pastures and permanent meadows throughout the zone. The church and windmill are distinctive, prominent features in most views.

Some properties along the built up edge of the zone have rear views across the zone out to open countryside that would be adversely affected by new development.

New built development would be visually intrusive and uncharacteristically conspicuous in providing a new, harsh built edge to the village. Important views of the church and windmill could be affected by new development.

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 and 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 6 (see **Figure 9**)

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Low to Medium capacity for Zone W4** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**). A Medium capacity would be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated because of the high landscape and settlement character sensitivity and high visual sensitivity of the zone.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W4	High	High	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Whissendine – ZONE W5

Location

A relatively small zone along the north-eastern boundary of the village, immediately to the north of St. Andrew's Church and to the west of Station Road.



View L: looking northwards from close to the Rutland Round circular route, towards Park Farm.



View M: looking west from Station Road across Zone W5, with Zone W4 in the distance, showing Whissendine windmill.

Landscape and settlement character sensitivity

This zone comprises two relatively small scale, regular grass paddocks that fall gently westwards from Station Road along its eastern boundary. There are hedgerow and hedgerow trees along the field boundaries. The smaller field to the west contains individual mature trees providing a parkland-like character around Park Farm. The larger field to the east contains an extension to the cemetery at St. Andrew's Church and a small remembrance garden off Station Road.

Zone W5 is important to the setting of the church that is prominent on higher ground to the south overlooking the zone. New development would significantly affect the positive contribution that the zone makes to the setting of the church, the open rural character of this area and the particular sense of place.

Settlement form and pattern

The zone represents an open space that is important to the appearance, form and character of the built environment of this part of the village, dominated by St. Andrew's Church.

Although some small scale housing development has occurred around Park Farm to the west of the church, this is unusual in extending the built form of the village significantly north of Main Street. Further development would be more isolated from the village and would detract from the key pattern of growth of the village that has occurred primarily to the south and west generally continuing the traditional east-west axis along Main Street.

The area is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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 importance of the zone to the setting of the church is evident in views from Station Road, and from public rights of way that cross the zone including the Rutland Round long distance circular route.

The popular footpaths provide views westwards across the neighbouring zone W4 including views of the windmill, and long distance views out to the north towards the Trent and Belvoir Vales and beyond.

Properties around Park Farm have close views across the zone out to open countryside that would be adversely affected by new development.

New built development would be visually intrusive and uncharacteristically conspicuous in providing a new, harsh built edge to the village and would significantly affect important views of the church (and windmill).

The area is assessed as **High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 and 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 6 (see **Figure 9**)

Moderate to High Landscape Value in accordance with the following criteria in Table 7:

- Presents locally distinctive landscape characteristics with some scenic interest; and
- Presents important 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 W5** to accommodate development, in accordance with the categories given in the matrix in Table 8 (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 of the high sensitivity of the area and its importance to the setting of St. Andrew’s Church.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W5	High	High	High	Moderate to High	Low

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Assessment & Analysis of Land around Whissendine – ZONE W6

Location

Zone W6 wraps around the north-eastern end of the village, from Station Road to the Manor House.



View N: from Teigh Lane/Moor Lane off Station Road, looking across Zone W6 in the north-eastern corner of the village showing the rising land to the east.



View O: from Station Road just north of Manor House, looking north-eastwards out of the village.



View P: looking from a footpath along the northern end of Zone W7 into Zone W6.

Landscape and settlement character sensitivity

The majority of the zone in the east comprises part of a medium scale, open arable field falling gently eastwards towards a minor stream beyond the zone. Further east the valley rolls up to a localised ridge that forms the transitional landscape where the *High Rutland – Ridges and Valleys* landscape character area meets the *Vale of Catmose*. Gappy hedgerows with hedgerow trees and the tree-lined course of the stream to the east give the landscape a well treed character. The land is in the ownership of the Stapleford Estate and includes a track leading to New Farmhouse and recent farm buildings to the rear of Manor House. The Moor Lane Moated Site Scheduled Monument lies approximately 0.8km from the north-eastern edge of Zone W6.

There are no distinctive landscape elements or features present in this part of the zone but its openness and distinctly rural character, derived primarily from the rolling ridges and valleys countryside to the east, are sensitive to development that would adversely affect the setting of the village in the landscape. Development would be exposed and isolated from the village.

The western part of the zone comprises a relatively small elongated strip of land between Station Road and the farm track to New Farmhouse, including allotment gardens, a small paddock and mature grounds to the Manor House. A low clipped hedge and tall over-mature trees provide character and visual interest. These features combine to create a more intimate, intricate landscape of some importance to the setting of the Manor House and of interest when entering and leaving the village along Station Road. This part of the zone is sensitive to development that would impact on the more intricate nature and which would provide an uncharacteristic new harsh built edge to the village in this location.

Settlement form and pattern

The vast majority of development at the eastern end of the village has occurred to the south of Main Street. This area around the church and Manor House is the oldest part of the village that retains a more mature, traditional character than elsewhere within the village. Development 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 4:

- 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.
- 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 and would detract from important aspects of settlement form and pattern.

Visual considerations

There are clear open views into the zone from the Rutland Round long distance circular footpath that runs along Teigh Lane/Moor Lane to the north, and from another footpath that follows the northern boundary of the zone.

Views from Station Road are important when entering and leaving the village and are sensitive to new development that would be uncharacteristically conspicuous and could not be successfully mitigated.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance.
- Important to the setting of the village where development would create unacceptable visual intrusion in to the countryside that could not be mitigated.
- The area 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 6 (see **Figure 9**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Low to Medium capacity for Zone W6** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**). 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 exposed and isolated from the village and would detract from important aspects of settlement form and pattern. New development would adversely affect the area around the church and Manor House which is the oldest part of the village that retains a more mature, traditional character.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W6	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Whissendine – ZONE W7

Location

Zone W7 continues zone W6 along the eastern side of the village, east of Ashwell Road and extends southwards as far as Samafika House.



View Q: looking from a footpath along the northern end of Zone W7 back towards the village.



View R: looking up into Zone W7 from Ashwell Road as it leaves the village southwards.



View S: looking back across the eastern edge of the village from Ashwell Road.

Landscape and settlement character sensitivity

Zone W7 comprises parts of a number of small grass paddocks that initially rise from Ashwell Road to a localised ridge at approximately 130m AOD close to the road, before falling gently eastwards towards a minor stream beyond the zone. Further east the valley rolls up to another localised ridge that forms the transitional landscape where the *High Rutland – Ridges and Valleys* landscape character area meets the *Vale of Catmose*. Overgrown hedgerows with hedgerow trees, a small copse and the tree-lined course of the stream to the east give the landscape a well treed, relatively enclosed, distinctly rural character and a sense of place. Ridge and furrow is evident in the fields which are sheep grazed.

Highfields Farm to the north and houses along Ashwell Road to the west of the zone overlook it. Garden vegetation including closely trimmed coniferous hedging provides somewhat of a suburbanising character close to the road. Large agricultural barns to the north of Samafika House are relatively recent additions in the landscape but their impact is reduced by surrounding tall vegetation including coniferous trees.

A public right of way passes east-west across the northern end of the zone, providing an important recreational facility linking the village with the surrounding countryside.

New development within the zone is likely to be conspicuous in providing a new, harsh built edge to the village, diluting rural character. Ridge and furrow would be lost to new development but this is a characteristic feature in many locations around the village.

Settlement form and pattern

Ashwell Road currently defines the extent of built development along the eastern edge of the village. Highfields Farm lies to the north and in principle new development along the western edge of the zone that would continue built form south of the farm would not significantly detract from settlement form and pattern. Overgrown hedgerows, trees and the wooded copse would help assimilate new development into the village edge. However, the western edge of the zone rises above Ashwell Road to a localised ridge where new development is likely to be visually conspicuous.

Development further out to the east would be isolated from the village and would detract from key 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 4:

- 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.
- 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 and would detract from important aspects of settlement form and pattern.

Visual considerations

Views into the zone from Ashwell Road are limited by topography and vegetation. Properties on the road side have open views into the zone but these are also curtailed by topography and vegetation within the area, although there are likely to be some long distance views from first floor windows out to the east. New development would affect these views.

Existing views towards the church would be affected by new development.

Views from the public right of way that passes east-west through the area would be affected by new development within this location, but this would not be a significant adverse effect since existing views include housing on the edge of the village. A footpath could potentially continue through new development on a similar alignment as the existing footpath.

Overall, development within this zone is likely to be uncharacteristically conspicuous and could not be successfully mitigated. Development would create unacceptable visual intrusion into the countryside.

The area is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance.
- Important to the setting of the village where development would create unacceptable visual intrusion in to the countryside that could not be mitigated.
- The area 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 6 (see **Figure 9**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Presents locally distinctive landscape characteristics with some scenic interest; and
- 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 give **Low to Medium capacity for Zone W7** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**). 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 exposed and isolated from the village and would detract from important aspects of settlement form and pattern.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W7	Moderate to High	Moderate to High	High	Low to Moderate	Low to Medium

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Assessment & Analysis of Land around Whissendine – ZONE W8

Location

Immediately to the south of recent housing development on Foxhill and Hall Close, to the south of Main Street, and immediately west of Ashwell Road.



View T: from where the Rutland Round circular route meets Ashwell Road, looking northwards into the village.



View U: similar view to View T above but looking slightly more to the west, showing the southern edge of the village.

Landscape and settlement character sensitivity

This is a relatively small area comprising a small to medium sized grass field used for sheep grazing. The field slopes gently from east to west. A concrete track follows the eastern and southern boundaries providing access to a low agricultural shed to the south. Recent planting around the shed and overgrown hedges and hedgerow trees provides some enclosure to the south and west. A low gappy hedgerow, occasional hedgerow trees and low trimmed garden hedges provide a more open boundary with the housing development to the north. A roadside hedgerow borders the site to the east. There are no distinctive landscape elements or features present in the zone, which has generally unremarkable character.

The Rutland Round circular long distance footpath passes along the eastern edge of this zone and would be affected by built development within it, but this would not be a significant adverse effect since existing views include housing on the edge of the village.

Settlement form and pattern

Development within the zone would more than likely have to be accessed off Ashwell Road. It would extend beyond the current limit to development south of Main Street but would continue the pattern of growth at the eastern end of the village. Consequently it would have some association with the village and may have some effect on settlement form and pattern.

The area is assessed as **Moderate landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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.
- 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

Ashwell Road provides the first views of the village edge on the approach from the south, across the zone to the church and windmill, and beyond the village into the distance to the north. The village sits low in the landscape which reduces the visual impact of the somewhat harsh, open built edge of the village in this location. New development within the zone is likely to block sensitive views, break the skyline and create a harsh new built edge to the village without careful siting and design.

The area is assessed as **Moderate visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and/or out of the village are of some importance and / or there may be 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 area 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 6 (see **Figure 9**).

Low to Moderate Landscape Value in accordance with the following criteria in Table 7:

- Does not lie within or adjacent to a previously locally designated landscape.
- Does not present locally important / distinctive landscape characteristics or scenic value / interest; and
- 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 give **Medium capacity for Zone W8** to accommodate development, in accordance with the categories given in the matrix in Table 8 (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 because new development within the zone could impact on sensitive views and would create a new built edge that breaks the skyline.

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W8	Moderate	Moderate	Moderate	Low to Moderate	Medium

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Assessment & Analysis of Land around Whissendine – ZONE W9

Location

Zone W9 extends along the southern edge of the village from just east of Grange Farm westwards to the area known as The Banks / Millbank and the Whissendine Brook.



View V: looking along the village's southern boundary from Grange Farm.



View W: looking from a public footpath showing the southern boundary of the village.



View X: another view along the village's southern boundary from a public right of way.



View Y: looking southwards into the village in The Banks / Millbank area close to Whissendine Brook.



View Z: from Oakham Road looking eastwards along Whissendine Brook.

Landscape and settlement character sensitivity

This area is characterised by its locally steeply undulating landform where the valleys of the Whissendine Brook and its tributary are more exaggerated than elsewhere around the village. The valley sides are well treed providing a small scale, enclosed, intimate landscape with a distinctive sense of place. Vegetation associated with Grange Farm, Grange Close, The Nook and Foss Hill add to the distinctive character.

Public rights of way follow the lower lying ground alongside the brook and also run along the higher ground through The Banks and southwards to meet the Oakham Road. Sheep graze the steeper slopes and flatter pastures where evidence of ridge and furrow remains.

The Banks or Millbank is an important recreational open space for the benefit of the village, including a play area.

Settlement form and pattern

Built development extends up Hortons Lane and The Nook but topographical constraints are likely to preclude further development within the zone. There may be scope for conversion or minor development on flatter ground around Grange Farm although this could be conspicuous on higher ground.

W9 overall is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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

Topography and vegetation combine to limit views into and out of this area. However, there are views out to the church and windmill from the public rights of way.

There are sensitive views into the area from adjacent properties. If any development was possible within the area, for example on the flatter ground, it is likely to create unacceptable visual intrusion to existing views which could not be mitigated.

W9 is assessed as having a **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- Views into and out of the village are of some importance.
- 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 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 6 (see **Figure 9**).

High Landscape Value in accordance with the following criteria in Table 7:

- Presents locally important landscape characteristics and scenic value; and
- 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 W9** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W9	High	Moderate to High	High	High	Low

Assessment & Analysis of Land around Whissendine – ZONE W10

Location

Zone W10 is located along the southern edge of the village, between Whissendine Brook to the east and Pickwell Lane to the west.



View AA: looking down from the public footpath through The Banks / Millbank area across Whissendine Brook, showing horse paddocks in Zone W10 along the southern village boundary.



View BB: from the same footpath as View AA above, looking into Zone W10 that extends across both sides of Oakham Road.

Landscape and settlement character sensitivity

This zone comprises three or four small open grass paddocks and permanent pastures that gradually fall from Pickwell Lane in the west at 116m AOD, eastwards towards the Whissendine Brook at around 105m AOD. The paddocks are used for sheep grazing or as horse paddocks, surrounded by post and rail fencing. Brook-side trees, a central wooded copse, hedgerows and hedgerow trees, and areas of significant new tree planting create a well treed landscape. There is a field pond, and ridge

and furrow is an important landscape feature. These distinctive landscape elements and features combine to make a positive contribution to landscape character and sense of place.

This area retains an importance to the setting of the village by providing a distinctive break between the village and countryside to the south.

Settlement form and pattern

This part of the village has avoided new development. Its northern edge abuts a row of traditional semi-detached houses on Oakham Road (Lamas Cottages), with infill development by large detached houses along Cow Lane.

The area retains an importance to the appearance, form and character of the built environment when seen from the Oakham Road. Development would be isolated from the village and would detract from important aspects of settlement form and pattern.

W10 overall is assessed as **High landscape and settlement character sensitivity** in accordance with the following criteria in Table 4:

- 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

There are views into the area from the rear of properties along Oakham Road (Lamas Cottages) and Cow Lane on the southern edge of the village. New development would significantly affect these views which extend across the zone and out to the countryside beyond.

Filtered views over low roadside hedgerows and through hedgerow trees across the zone from Oakham Road are important, where the area is perceived as being important to the setting of the village.

There are no public rights of way through the area, but there are important views across the area from high ground along the footpath through The Banks (or Millbank), as described in Zone W9. Here the area is seen as an important part of the setting of the village which rises on higher ground above and beyond the zone. Whissendine windmill is a distinctive feature in the view.

W10 is assessed as **Moderate to High visual sensitivity** in accordance with the following criteria in Table 5:

- 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 area 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 6 (see **Figure 9**).

High Landscape Value in accordance with the following criteria in Table 7:

- Presents locally important landscape characteristics and scenic value; and
- 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 W10** to accommodate development, in accordance with the categories given in the matrix in Table 8 (see **Figure 10**).

Summary Table

Zone	Landscape & Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
W10	High	Moderate to High	High	High	Low

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7 Recommendations for Prioritising Development

7.1 Introduction

- 7.1.1 In accordance with the project brief, recommendations are given in the tables below to prioritise assessment zones for development to help guide the direction of the future growth of the three villages in Rutland that the County Council is proposing to designate as ‘Local Service Centres’ in its Local Plan Review. 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.
- 7.1.2 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.
- 7.1.3 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.
- 7.1.4 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.
- 7.1.5 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.

7.2 Prioritising development in Great Casterton

Table 9: Priority of Land around Great Casterton

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	GC8	Moderate	Medium
2	GC1	Moderate	Medium
X	GC2	High	Low to Medium
X	GC7	High	Low to Medium
X	GC3	High	Low to Medium
X	GC5	High	Low
X	GC6	High	Low
X	GC4	High	Low

7.2.1 The key factors influencing the priority of zones in Great Casterton are as follows:

Zone GC8

- Relatively well related to existing village form and pattern where development in the eastern half of the site would not take built form beyond the current westward limit of development.
- The eastern half of the site has an urban edge character due to the presence of adjoining housing on the Old Great North Road (Main Street) immediately to the east and north.
- Access would be off the Old Great North Road which is characterised by built development on both sides of the road.
- Retention of roadside hedgerow and mature trees would help soften development.
- The course of the River Gwash would form a recognisable boundary to the west as it does further south where it defines the village's western extent.
- Visual impact of development could be mitigated by limiting it to within the eastern part of the zone where it would be perceptible but would not significantly alter the balance of features or elements within the existing view.
- The nearby A1 to the west dilutes rural character, reducing the importance of the zone to the setting of the town by diluting the distinctiveness of the break between the village and countryside.

Zone GC1

- Development within the lower lying, southern part of the zone off the Old Great North Road would have some association with settlement form and pattern of recent growth of the village westwards at Ermine Rise. Any development on land above 55m AOD would breach the current limit of built form of the village.
- Development within the lower lying, southern part of the zone would have some association with settlement form and pattern by continuing built form along the Old Great North Road.
- Development within the lower lying, southern part of the zone would be less prominent than development higher up the slope to the north. It is likely, however, to appear to encroach into the countryside affecting the setting of the village and views out when leaving the village westwards towards the A1.
- The road frontage with the Old Great North Road (and the off-slip road from the A1) is relatively mature with trees and tall hedges, although gappy. Further roadside planting could help soften development although visual impact of new development in close views could not be successfully mitigated.

7.3 Prioritising development in Langham

Table 10: Priority of Land around Langham

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	L7	Low	High
2	L4	Moderate	Medium to High
3	L2	Moderate	Medium to High
4	L5	Moderate	Medium to High
5	L6	Moderate	Medium
6	L1	Moderate	Medium
7	L3	Moderate	Low to Medium

7.3.1 The key factors influencing the priority of zones in Langham are as follows:

Zone L7

- The predominantly developed character of the site by the Ranksborough Hall holiday home park suggests (re)development over its southern parts would present little landscape effect over the existing balance of features.
- Development of the area has breached the established rectilinear form of Langham, and little further impact would arise as a consequence of redevelopment.
- The northern fringe of L7 is however more open to public view from the A606 and is slightly elevated in comparison to L1 to the east; Development in this area would be more likely to present landscape effects and require mitigation.
- Mitigation of such visual impact to the north of the zone could be facilitated by advance planting and avoiding development north of the existing prominent houses west of the main road.
- Should development be permitted to the north of the zone (beyond the holiday home park), design, materials and layout will be important to retain a strong but not abrupt northern entry to the village.

Zone L4

- The zone presents a wide open and flat area with very few landscape components of interest.
- Despite this openness the land is not prominent in many vistas as a consequence of low changes in relief across the south of Langham and the screening influences of successive hedgerows.
- Significant tree cover to the north-west of the zone results in a weak visual inter-relationship between Langham and the farmland to the south. Such screening could be repeated to the southern edge of the zone to afford a similar long-term screening and visual softening to the important southern approaches to the village.
- Valued landscape features or public access would not be lost to development in this area.
- The zone abuts an area of Langham where the traditional street pattern has been diluted, but which still presents a distinct break between countryside and village.

Zone L2

- The zone has a low visual prominence in the wider landscape because of marginally lower relief, simple topography and existing tree and hedge screening.

- Consequently, views into the zone are limited to close by.
- The zone is not particularly important to the setting of the church Steeple despite relative proximity.
- Established riparian vegetation and tree belt to Langham Brook would present a natural outer limit, framing, screening and visually softening new development in close views.
- Development which did not extend north of the line of Manor Lane to the west would help reinforce the rectilinear form of Langham.

Zone L5

- The zone is an important area of open farmland in the main approaches to Langham from Oakham, where the transition from countryside to settlement is less distinct than elsewhere around the village.
- Low changes in relief would afford the opportunity for effective screening through advanced tree planting, reflecting existing hedgerow trees as a landscape characteristic.
- Development could be planned such that the southern reaches of the village would reflect those to the east of the Oakham Road, and hence present a clear 'gateway' to Langham.
- Settlement character and form in this area is less dense than in other parts of Langham, and new development should have regard to the visually soft green character to this area, including from elevated vistas over the site from Mill Hill.

Zone L6

- The area bounds the Langham Brook which presents landscape components of local importance, as well as localised biodiversity and recreational interest.
- Western parts to the shallow valley are subject to open views from the Cold Overton Road and in some medium-distance views from Mill Hill footpath.
- Development to the western parts of the zone would present a new built edge to the village in an area where currently Langham has a very low visual prominence in approaches along the Cold Overton Road.
- Development to the west of the zone could constitute a continuation of the ribbon extension of the village along Cold Overton Road which has served to dilute the historic rectilinear settlement form.
- The eastern parts of the area have a degree of natural screening through topography, built development and treescape not common across the village periphery. However, this area also falls within the Langham Conservation Area and contains features of localised landscape interest, and potentially vulnerable to flood risk.

Zone L1

- The zone abuts a clear, undiluted historic northern edge of Langham along Manor Lane. Although much of its built components are relatively recent, development within Zone L1 would constitute an appreciable breach of this limit.
- Some longer public views across the zone and towards Langham are possible than elsewhere around Langham from footpaths and the road network.
- Hedgerow trees are generally less abundant to the north of Langham than other parts of its periphery's character, emphasising relative openness, which could be diluted by mitigating structural planting if development was permitted.
- The church steeple is often a striking historic landmark from Zone L1 and views to this should be conserved.
- Development to the west of the zone may be more prominent from the main road approaches to Langham from the north.

Zone L3

- Although the zone is generally very well screened in most views as a consequence of strong tree and hedgerow boundaries, it is characterised by a mix of valued community and established utility infrastructure uses which counteract this low visual prominence in respect to development potential.
- The zone presents a less distinctive break from the built elements of the village than other zones as a consequence of housing to the east of Burley Road. Development of the site would not therefore significantly breach established settlement extent and form, but would serve to dilute its historic form.

7.4 Prioritising development in Whissendine

Table 11: Priority of Land around Whissendine

Priority	Zone / Sub-Zone	Overall Landscape Sensitivity	Overall Landscape Capacity
1	W1	Moderate	Medium to High
2	W2	Moderate	Medium to High
3	W8	Moderate	Medium
X	W3	High	Low to Medium
X	W6	High	Low to Medium
X	W7	High	Low to Medium
X	W4	High	Low to Medium
X	W9	High	Low
X	W10	High	Low
X	W5	High	Low

7.4.1 The key factors influencing the priority of zones in Whissendine are as follows:

Zone W1

- Development would not significantly compromise any distinctive break between the village and the countryside to the west.
- Development alongside Melton Road would continue the linear form of the village, currently defined by modern housing at Stanilands.
- The sports field currently appears somewhat isolated from the village. New development along Melton Road would close the gap but this is not considered to be a significant adverse landscape or visual effect.
- Development along Pickwell Lane would continue the linear form of the village, currently defined by modern housing at Mill Grove.
- Mitigation by way of detailed layout and design could reduce impacts by retaining views to open countryside from properties on the edge of Stanilands and Mill Grove, between new buildings.
- Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could help integrate the village into the countryside more positively than is currently the case in this area.

Zone W2

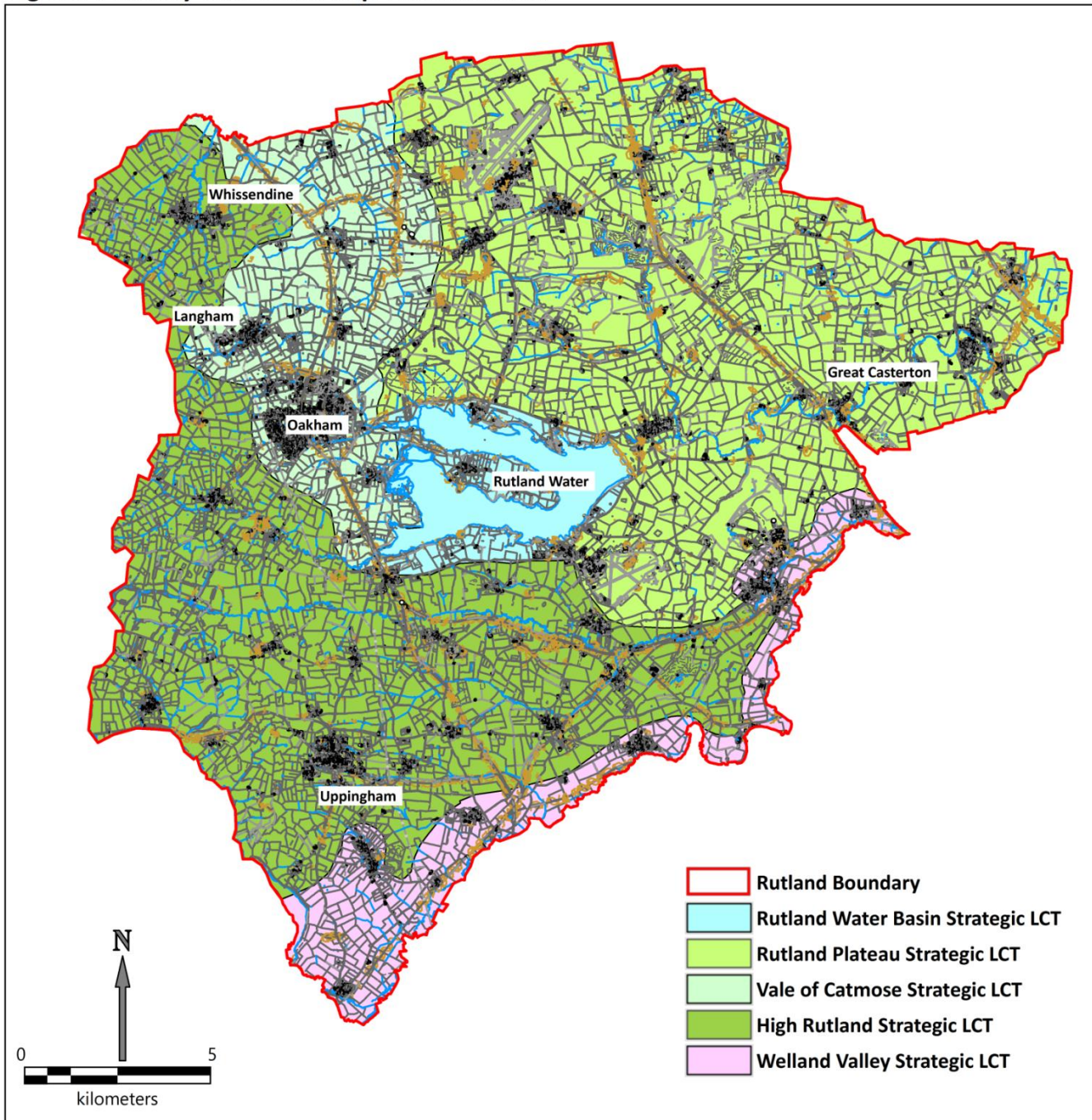
- Lying immediately adjacent to recent housing developments on two sides, Stanilands and Harborough Close, new development within Zone W2 would continue the current form and pattern of growth of the village to the west.
- Enclosure by retention of relatively dense boundary vegetation would help soften the impact of new development.
- Development on an area of overgrown scrubland would not adversely affect any sensitive landscape or valued views.
- Mitigation should include views in between new buildings to the church and windmill, by sensitive design and layout.

Zone W8

- Some enclosure by overgrown hedges and trees to the south and west, and roadside hedgerow to the east would help to soften the impact of any new development on the countryside.
- Development would not significantly compromise any distinctive break between the village and the countryside to the south.
- No distinctive landscape elements or features present in the zone, which has generally unremarkable character.
- Sensitive design and layout of housing would be required to create an appropriate new edge to the village in views on the approach along Ashwell Road. This should incorporate continued views of the church and windmill where possible.

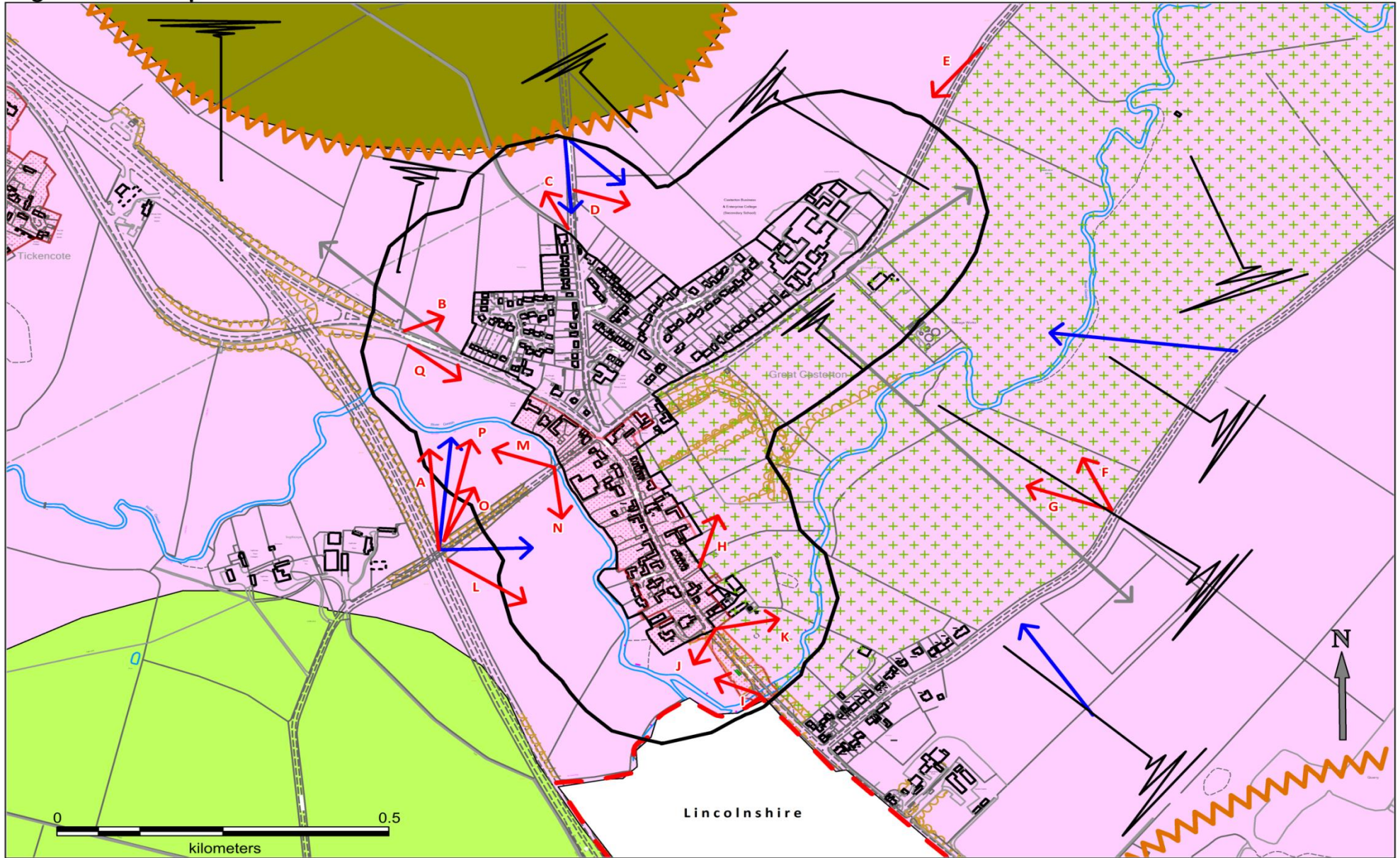
FIGURES

Figure 1: County-Wide Landscape Classification



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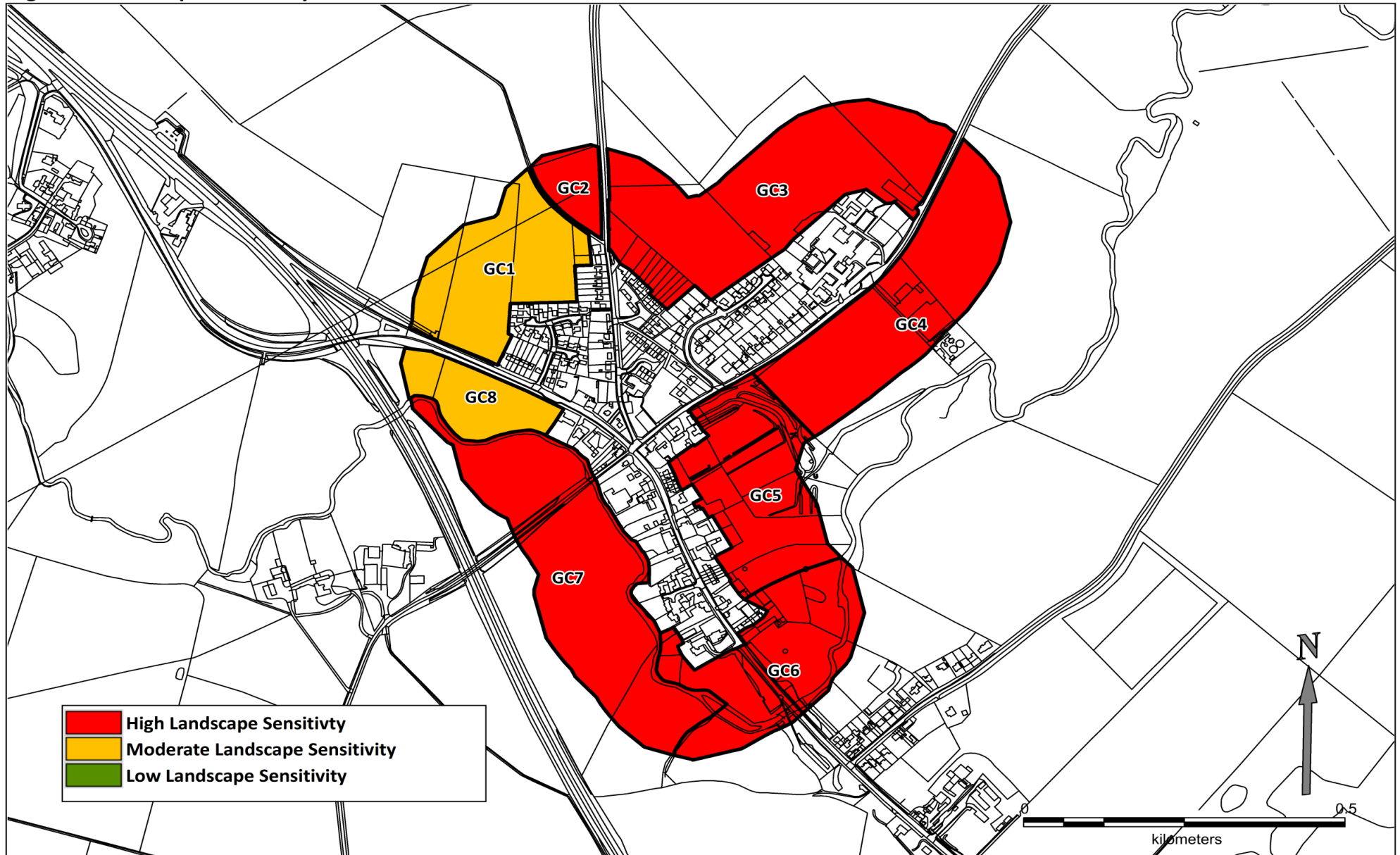
Figure 2: Landscape and Visual Context - Great Casterton



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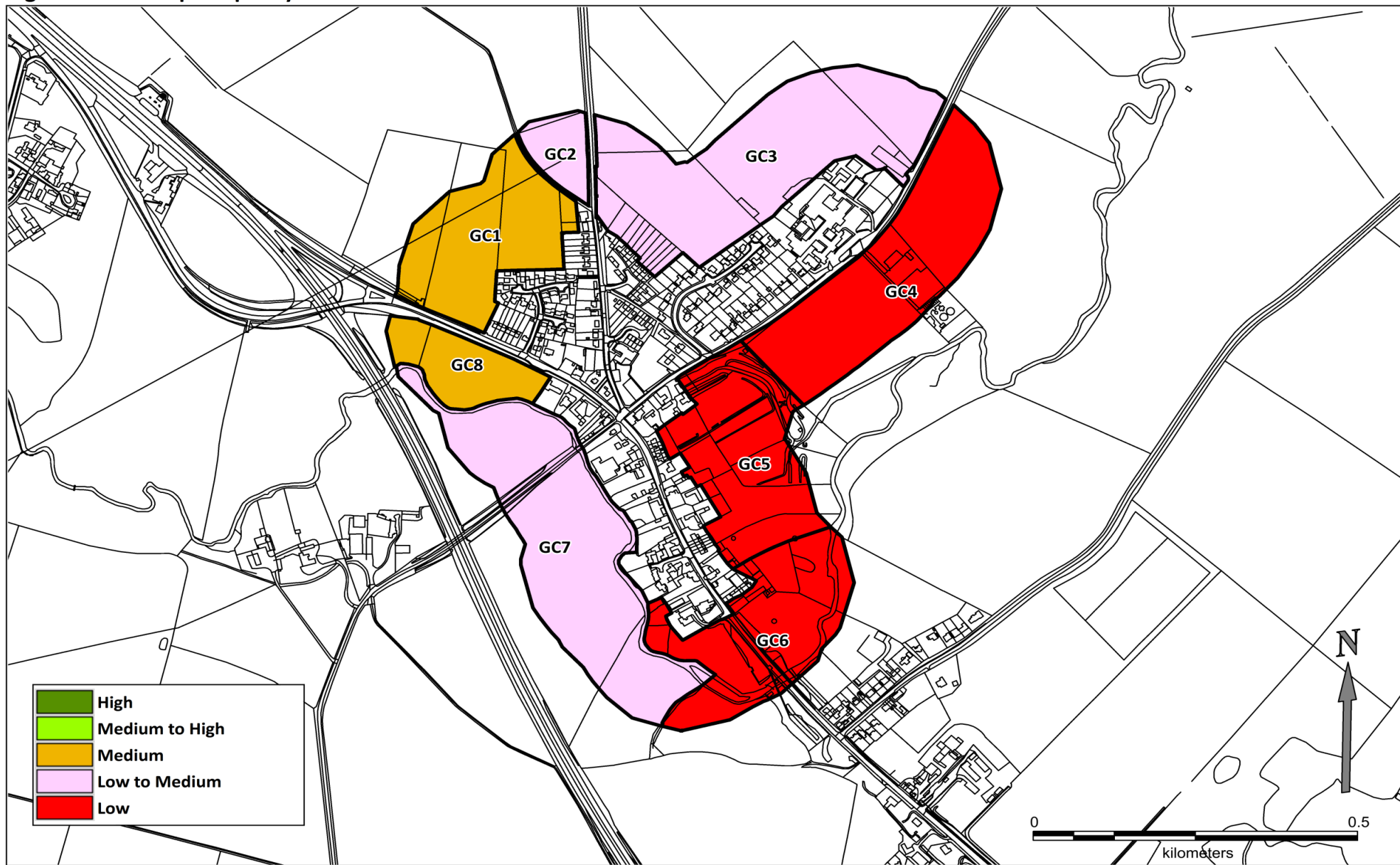
For an explanation of the notation see fold out key panel to end of the report

Figure 3: Landscape Sensitivity - Great Casterton



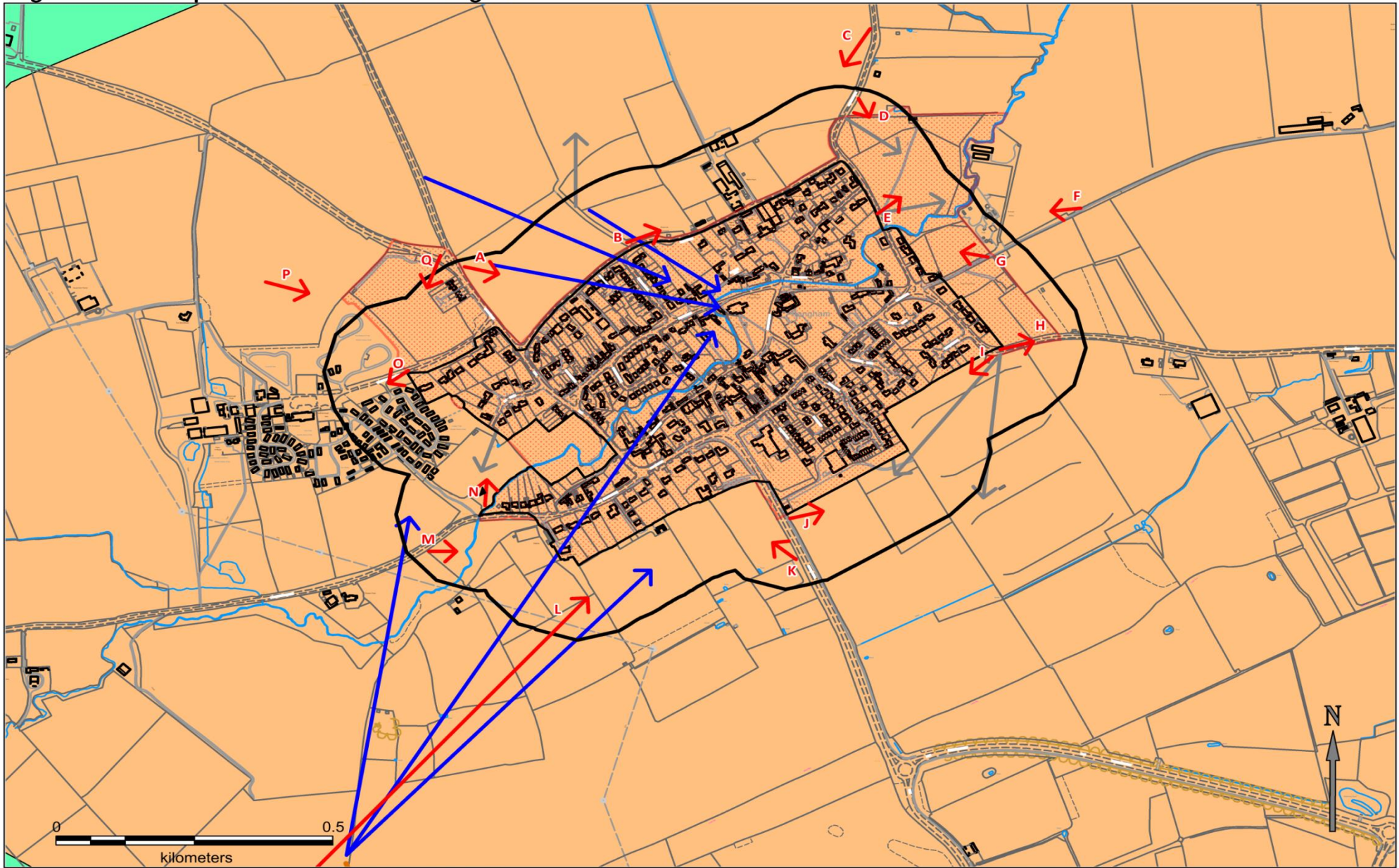
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Figure 4: Landscape Capacity -Great Casterton



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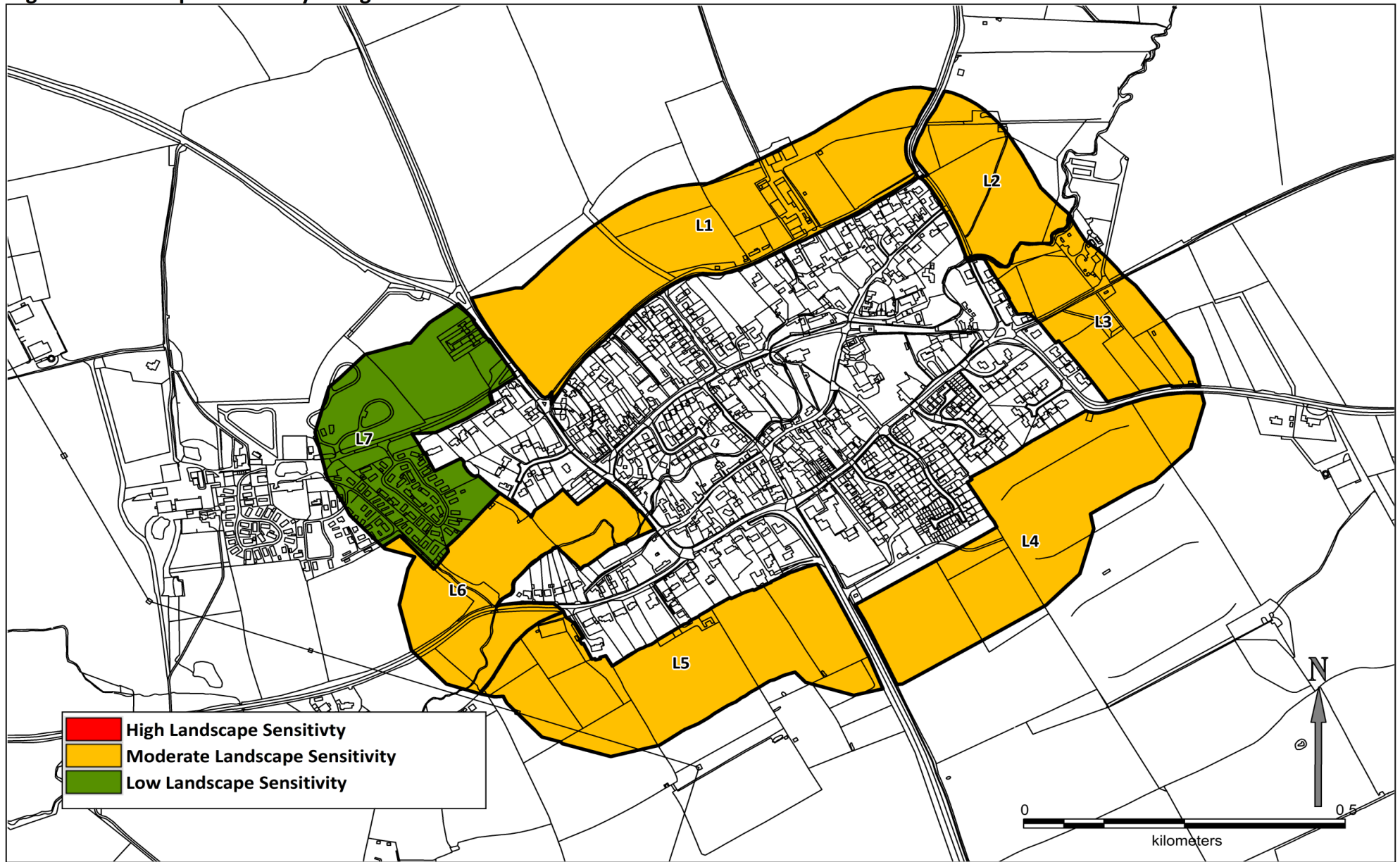
Figure 5 : Landscape and Visual Context - Langham



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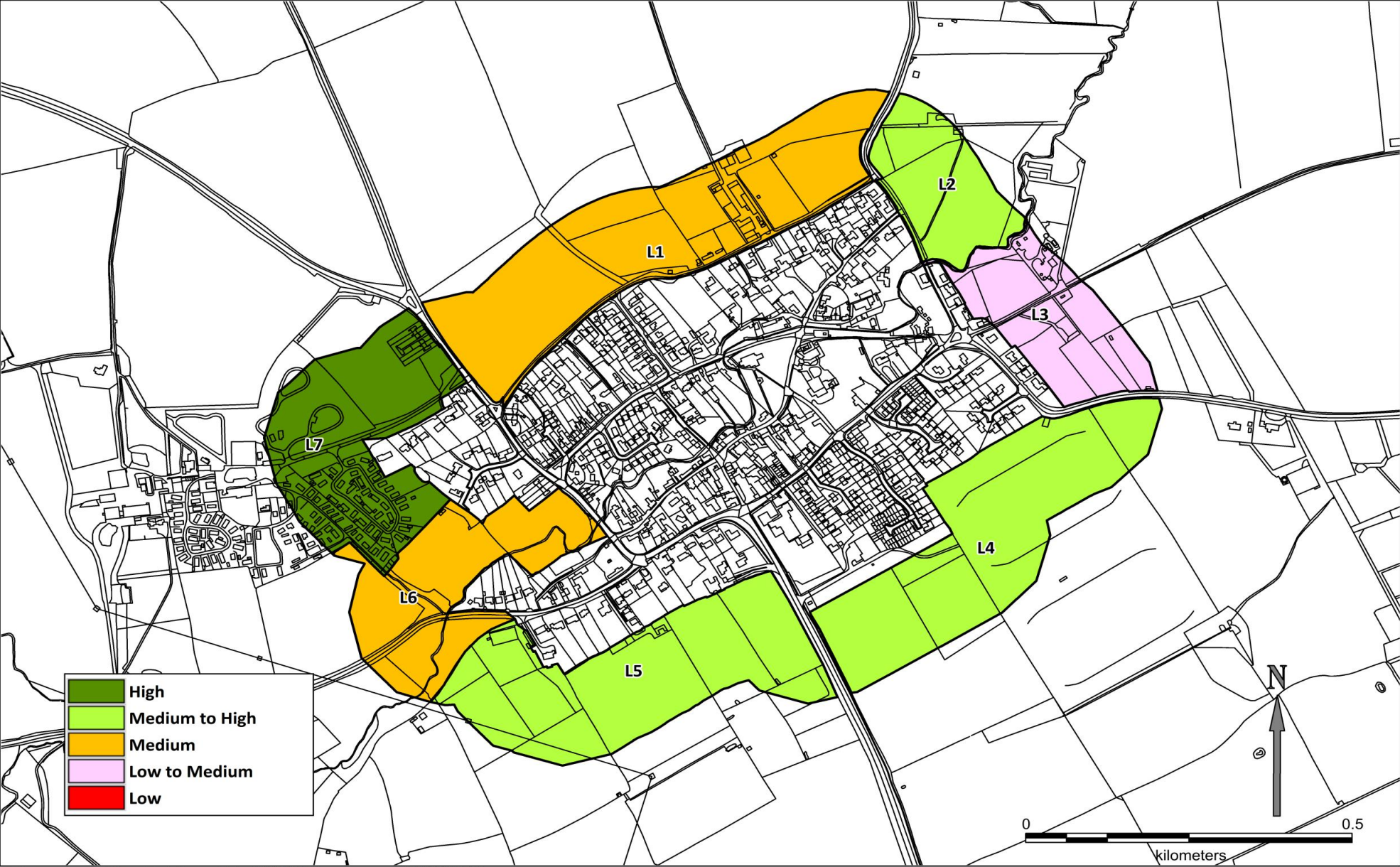
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Figure 6: Landscape Sensitivity -Langham



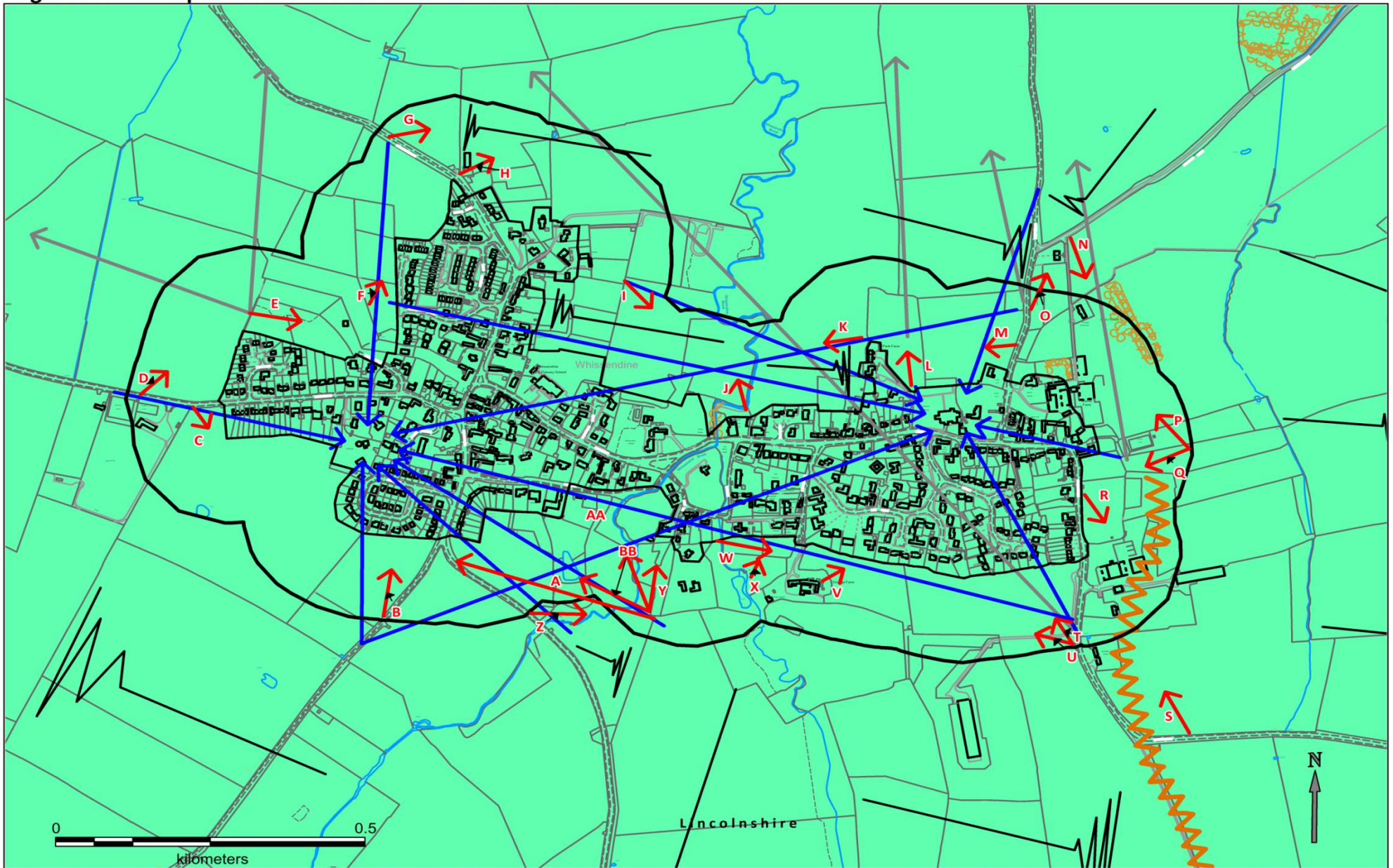
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Figure 7: Landscape Capacity - Langham



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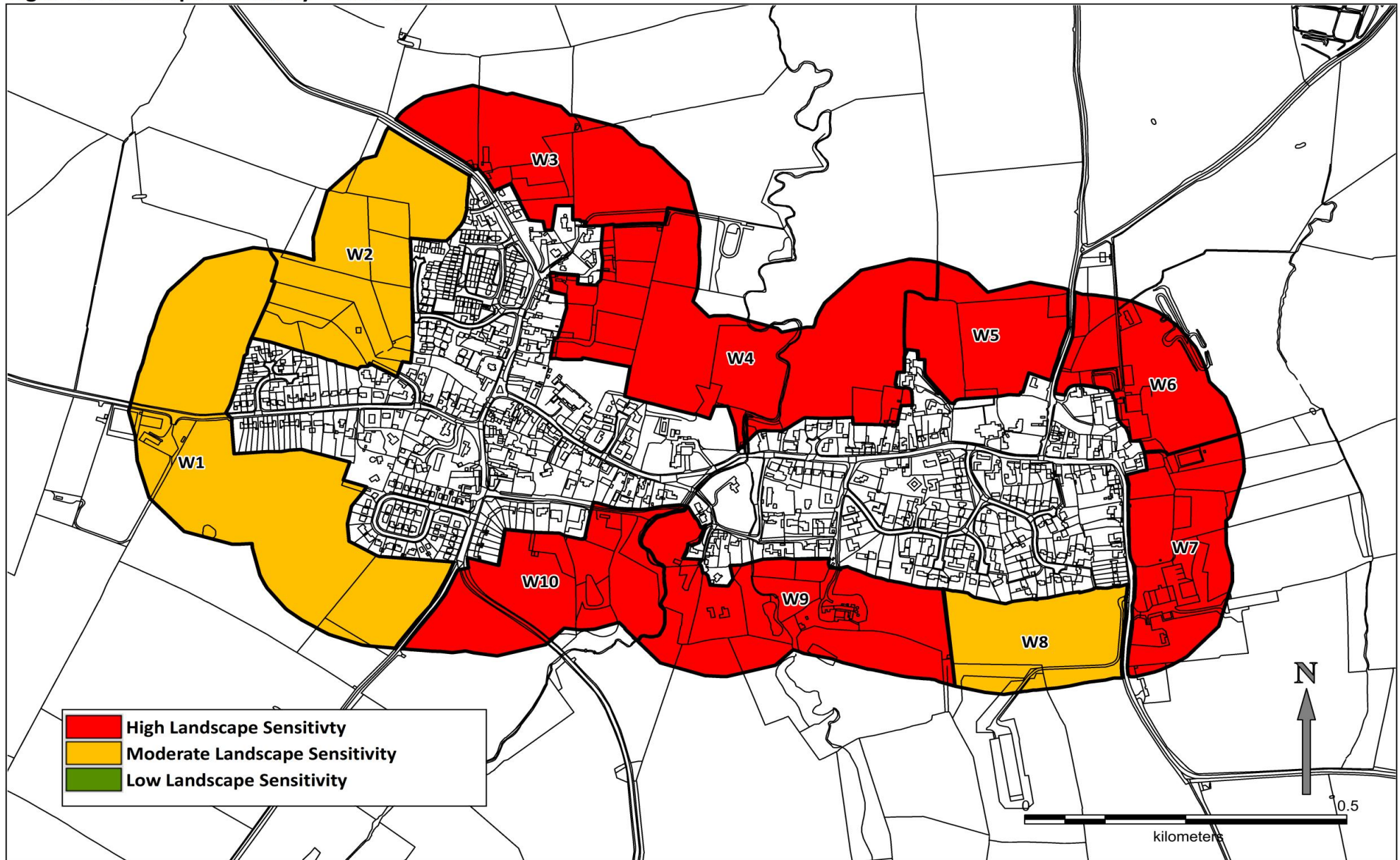
Figure 8: Landscape and Visual Context - Whissendine



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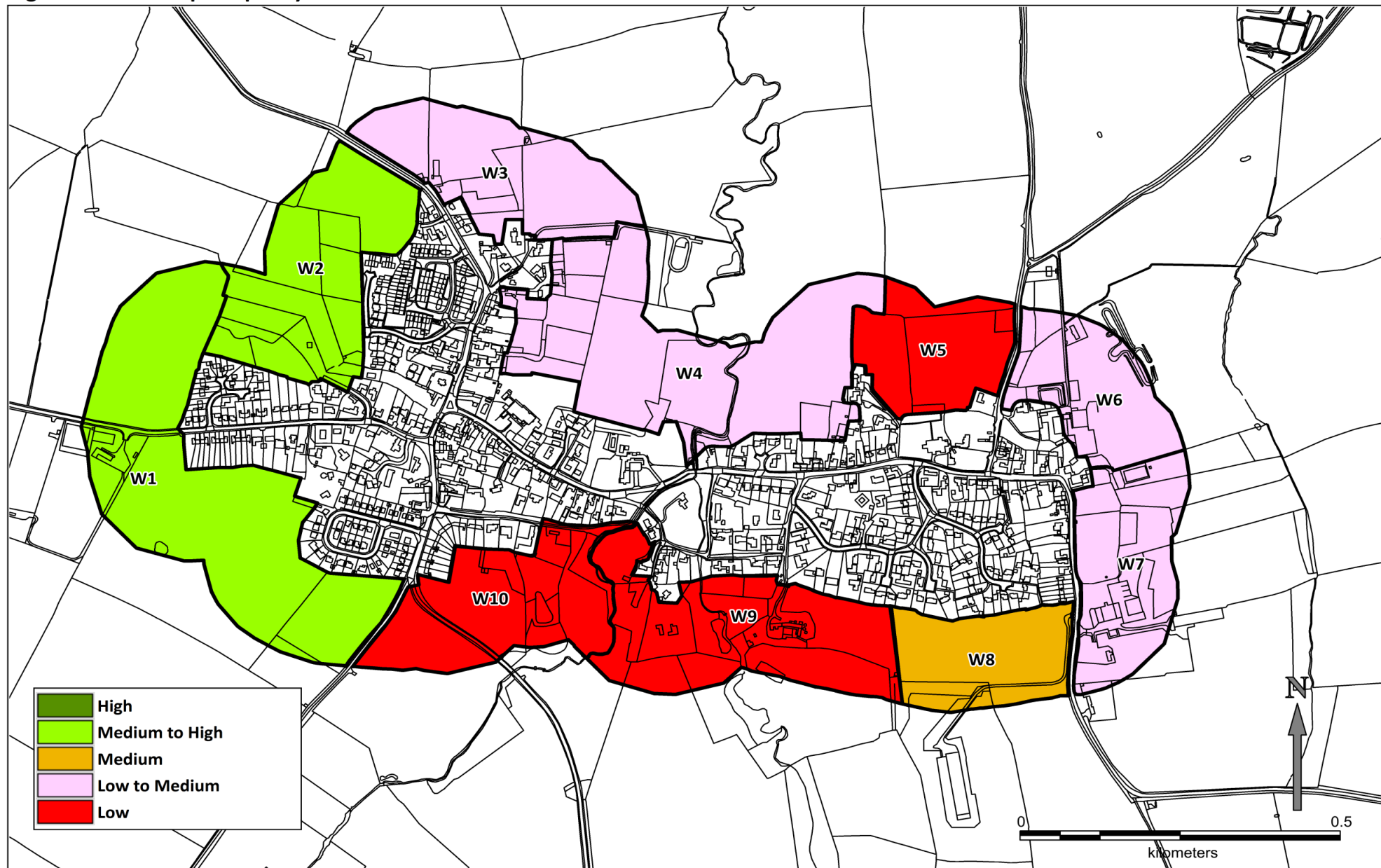
For an explanation of the notation see fold out key panel to end of the report

Figure 9: Landscape Sensitivity -Whissendine







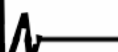









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Figure 10: Landscape Capacity - Whissendine



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Key Panel to Landscape and Visual impact Maps (Figures 2, 5, 8)

-  Planned Limits to Development with 150m Study Zone
-  Rutland Boundary
-  Photograph Points
-  Important Ridgelines
-  Slope Feature
-  Important Views Out of Settlements
-  Important Views Into Settlements
-  Vale of Catmose Landscape Character Area
-  Ketton Plateau Landscape Character Area
-  Gwash Valley Landscape Character Area
-  Clay Woodlands Landscape Character Area
-  Ridges and Valleys Landscape Character Area
-  Area of Local Landscape Value
-  Conservation Areas