



**ADDENDUM:  
LANDSCAPE REVIEW  
of the  
RUTLAND WATER AREA**



**Rutland**  
County Council

**September 2019**

# Rutland Water Area Landscape Review July 2019

## Consultation

The Rutland Water Area Landscaper Review report was taken as an item to the Rutland Water Partnership meeting on the 27<sup>th</sup> September 2019. A presentation was given and the proposed changes to the Rutland Water Area boundary and Recreation Area shown on maps in the report were discussed.

Comments were invited from the Partnership and as a result of the meeting six responses to the consultation were received.

## Proposed Change

As a result of the consultation one change has been made to the Rutland Water Area boundary, to exclude Gunthorpe from within the Rutland Water Area boundary. This is an addendum to the Report and this is reflected on the proposals map to accompany the Local Plan.

## Summary of Comments Received and responses made

Bayou Bluenvironment have considered all the consultation comments and have provided responses outlining whether a change is necessary to the original report.

Consultee	Consultation Response Summary	Response by Bayou Bluenvironment to the Rutland Local Plan consultation
<p><b>Mr Timothy Haywood, Gunthorpe (on behalf of all residents and workers at Gunthorpe)</b></p>	<p><b>1. Summary of general comments on the methodology used are:</b></p> <p>(i) There is no statement as to which of the factors that help define the Rutland Water Area (RWA) boundary are the most important;</p> <p>(ii) The definition of arbitrary buffers is not clear; the A6003 and railway line are very real barriers;</p> <p>(iii) No Parish has its settlement or village boundaries included in the existing RWA;</p> <p>(iv) Consideration of watersheds and topography appears to be somewhat inconsistently applied.</p>	<p>(i) The study provides the evidence and reasoned justification to support the identification of the Rutland Water Area in the Local Plan as a 'valued landscape'. An appropriate method is used for establishing what it is that is valued within the Rutland Water landscape and what makes the landscape special. Consideration of the characteristics, features and qualities of the Rutland Water area has informed the selection of appropriate criteria that are considered individually and in combination, using informed professional judgement, in order to define the boundaries of the RWA.</p> <p>(ii) In defining the Rutland Water Area as a 'valued landscape' a range of factors are considered, including landscape character, visual diversity, scenic quality and other factors considered to be of landscape importance. Boundaries are drawn precisely, defined by a range of criteria including landscape character, visual envelopes and topographic features, recognising that special qualities rarely have sudden boundaries. A pragmatic approach is required taking into consideration any clear, permanent feature that delimits the area, such as field boundaries and roads. The visual experience in the landscape also helps to define a suitable boundary.</p> <p>(iii) The hamlet of Gunthorpe is unique within the RWA as a settlement without a Planned Limit of Development (PLD). The PLD of larger settlements are excluded from the RWA; however, the proposed RWA boundary at Edith Weston wraps around the village to the south, including it within the RWA (rather than following the PLD closest to the shoreline as the current RWA</p>

		<p>boundary does), recognising that the village is important to the setting of the reservoir.</p> <p>iv) The study is consistent in its adoption of a range of factors and criteria that are considered individually and in combination, using informed professional judgement, in order to define the boundaries of the RWA.</p>
	<p><b>Summary of specific comments with regard to the proposed western boundary are:</b></p> <p>a) The A6003 and railway line currently act as a substantial pair of barriers to animal life. What lies to the west is already cut off from what lies to the east of the road and railway and the expanded boundary (to the west) will do little to re-link areas whilst both transport links remain such a barrier. The barrier has become more substantial over the last 4 decades and thus there is a strong argument to retain the western RWA boundary as is;</p> <p>b) The places where the high ground at Gunthorpe that lies to the west of the A6003 can be viewed from Rutland Water, by dint of topography, is the quadrant from the east to the north. The distances to Rutland Water and places where the parish can be seen from this quadrant are significant. Viewsheds are influenced by distance, with objects that are a number of yards away from the observer surely more critical than those that are miles away;</p> <p>c) That said, the existing settlement at Gunthorpe is effectively invisible from Hambleton and Normanton.</p>	<p>a) The A6003 and railway are significant features but are not prominent in the wider landscape. They are not considered to be the defining features important to the setting of the RWA along its western boundary which is defined by the rising topography and ridgeline here.</p> <p>b) Very careful examination of views from all around Rutland Water and its environs has been undertaken to inform the report. The rising ground and ridgeline to the west is important to the setting of RW providing the background in layered views from many locations from where the current RWA boundary defined by the A6006 is invisible.</p> <p>c) The landscape features around Gunthorpe that are important to the setting of the RWA are the rising topography and the dense vegetation surrounding the settlement, not the buildings themselves which are not visually prominent. The proposed western boundary follows the public bridleway running east-west through Gunthorpe as an appropriate alignment to ensure inclusion of the woodland and rising topography to the north of the settlement within the RWA (however, see response 'd' below):</p> <p><b>d) The alternative western boundary proposed by Mr Haywood to follow the Civil Parish boundary north of Gunthorpe would exclude the rising topography and the dense vegetation to the north of the hamlet that is important to the setting of the RWA. A possible amendment to the proposed modified RWA boundary that includes the rising topography and woodland to the north of Gunthorpe and</b></p>

	<p>The logic of not including “not significantly important” settlements “predominantly hidden by topography and vegetation cover” are being applied to the eastern boundary but not yet to the west;</p> <p>d) A new western boundary is proposed that follows the existing A6003 as per the existing boundary as far as the Parish boundary of Gunthorpe, then crosses the road and railway line to follow the Parish boundary due west along hedge lines until it meets the proposed new western boundary. This removes only a small section of the lower part of the ridgeline upon which the new plan focusses in part. Reasons for the excluded land are not dissimilar to those at Normanton Farm where the proposal is to consider exclusion of land where there is no public access and the land is private;</p> <p>e) Protection of the “layered views” already exists and any proposed future developments in the open countryside will continue to be very carefully scrutinised under existing Planning rules.</p>	<p><b>removes the buildings from the RWA is shown as a red dashed line on the accompanying plan; the amended boundary would continue from the A6003 along the bridleway across the railway as presently proposed, but would then deviate northwards to follow the edge of woodland around the settlement, to re-join the proposed RWA boundary to the west of Gunthorpe.</b></p> <p>e) The purpose of the Landscape Review of the Rutland Water Area is to support the review of the Rutland Local Plan by providing robust up-to-date evidence to underpin the identification of the RWA and its boundaries, and the Recreation Areas inset within it, to meet the requirements of the National Planning Policy Framework. The Rutland Local Plan Core Strategy provides special protection for the RWA under Policy CS24, allowing for carefully managed limited development of certain specified uses carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water. This goes beyond policies relating to development in the countryside and continues the previous approach in the Rutland Local Plan 2001 which the local planning authority considers has been largely successful in balancing Rutland Water’s important operational and recreational role with the need to protect its nature conservation interests and generally tranquil and undisturbed character</p> <p><b>Proposed Change:</b> Amend the boundary to exclude Gunthorpe from within the Rutland Water Area boundary</p>
<p><b>Mr Trevor Wells, Wells McFarlane (on</b></p>	<p>The proposed boundary modifications to the west are unnecessary and do not follow any</p>	<p>The proposed boundary follows recognisable features on the ground including roads, settlement edges (Planned</p>

<p><b>behalf of Mr Needham, Grange Farm)</b></p>	<p>logical or defensible boundary features. The A6003 and adjacent railway line are the logical and existing boundary. The proposed modification to the western boundary includes land that is not visible from or provides visibility to Rutland Water and is physically very detached by virtue of the road and railway from the character area of Rutland Water. The boundary change could limit the potential to develop the livestock business at Grange Farm. The degree to which the inclusion of the land to the west of Burley Park Way will contribute to the value or function of the RWA is unclear. The combination of the highway and overhead powerline running to the south limit any relationship with the wider setting to Rutland Water, and beyond a short section of footpath that forms part of the Rutland Round, they offer little recreation or amenity value. Consequently the western RWA boundary should follow the road to the south of Stamford Road just as it is proposed that the new RWA boundary follows the Burley Park Way to the north of Stamford Road.</p>	<p>Limits of Development), woodland and hedgerow field boundaries wherever possible. Inevitably there is land within the existing and proposed RWA boundaries that is only visible from a limited area but nevertheless contributes to the character and importance of the RWA.</p> <p>The A6003 Burley Park Way and railway line are significant linear features but are not prominent in the wider landscape. They are not considered to be the defining features of importance to the setting of the RWA along its western boundary.</p> <p>To the north of Stamford Road, due to the lack of topographical variation within the Vale of Catmose landscape, which includes Oakham, containment of Rutland Water is achieved by vegetation rather than rising land along the reservoir's north-western boundary. The RWA boundary has been extended to include the significant vegetation to the north and west of the Oakham Water Recycling Centre and alongside the A6003 Burley Park Way north of Stamford Road. These trees act to contain the view principally from the A606 where they are seen either in combination with or in succession with views of the reservoir.</p> <p>To the south of Stamford Road, the rising ground and ridgeline to the west of the A6003 Burley Park Way is important to the setting of Rutland Water providing the background in layered views from many locations from where the current RWA boundary defined by the A6006 is imperceptible. The western ridgeline contributes to the dramatic, unique setting of the distinctive shallow 'bowl-shaped' reservoir and contributes to its strong sense of place. The contrast of the waterbody and the flat fertile Vale of Catmose with the surrounding higher ridges of High Rutland to the south and west (and the Rutland Plateau to the north and east) provides strong visual, sensory, perceptual and experiential appeal. The distinctive layered visual experience</p>
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		<p>combining Rutland Water and its immediate environs in the foreground and middle distance, with more distant views of long shallow ridges important to the setting of the reservoir is a special scenic quality of the RWA landscape requiring special protection. Furthermore, there are particularly fine views of the water and its unique setting from the higher surrounding ridges including the Rutland Round footpath to the west.</p> <p>The Rutland Local Plan Core Strategy provides special protection for the RWA under Policy CS24, allowing for carefully managed limited development of certain specified uses carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water. This goes beyond policies relating to development in the countryside and continues the previous approach in the Rutland Local Plan 2001 which the local planning authority considers has been largely successful in balancing Rutland Water’s important operational and recreational role with the need to protect its nature conservation interests and generally tranquil and undisturbed character.</p> <p><b>Proposed Change:</b> None</p>
<p><b>Mr Stewart Patience, Spatial Planning Manager, Anglian Water</b></p>	<p>1. Anglian Water notes the proposal to extend the western Rutland Water Area (RWA) boundary to include Oakham Water Recycling Centre (WRC, formerly sewage treatment works). This land is in operational use and is not directly connected to the RWA. Anglian Water considers this could restrict its future investment at the Oakham WRC and thus it should be</p>	<p>Due to the lack of topographical variation within the Vale of Catmose landscape, which includes Oakham, containment of Rutland Water is achieved by vegetation (rather than rising land) along the reservoir’s north-western boundary.</p> <p>The RWA boundary has been extended to the west of the Oakham WRC to include the significant vegetation here and alongside the A6003 Burley Park Way north of Stamford Road. These trees act to contain</p>

	<p>removed from the proposed extension to the RWA boundary.</p> <p>An area adjacent to the Rutland Water shore at the Whitwell Visitor Centre which is excluded from the Recreation Area (RA) has apparently been used as an un-serviced campsite for events and activity in association with the Watersports Centre for around 20 years. Anglian Water has therefore requested that the Whitwell Visitor Centre RA boundary be amended to include the land identified (as marked on a plan provided with Anglian Water's response).</p>	<p>the view principally from the A606 where they are seen either in combination with or in succession with views of the reservoir.</p> <p><b>Proposed Change:</b> None. Planning policy allows for development related to the operational use of Rutland Water</p> <p>At the time of the field work to inform the Landscape Review of the Rutland Water Area, the field in question comprised grassland and trees with padlocked gates. There was no obvious evidence of use as a campsite. This area has been excluded from all previous plans showing the boundary of the Whitwell Recreation Area 'B', dating back to the Rutland Water Local Plan 1989. Indeed, camping and caravanning activities have consistently been seen as potentially damaging to the character and setting of Rutland Water and have not been permitted within the wider RWA and specifically within the Whitwell and Barnsdale RAs for 30 years. Local Plan policy for Whitwell RA has consistently restricted new development to the extension of existing recreation, sports and tourist facilities or changes of use only where the scale and design is in keeping with the facility of the area. Importantly, new development would not be permitted in exposed locations on or adjacent to the south facing shoreline.</p> <p>The Rutland Local Plan 2001 under Policy LE18 stated that planning permission will not be granted for caravan and camping sites within the Whitwell RA. This policy recognised the pressure from the concentration of and increased use of facilities at the Whitwell Recreation Area, particularly water based activities. Modest expansion of existing facilities and ancillary related developments, rather than the introduction of new ones, was considered more appropriate.</p> <p>Policy CS24 of the Core Strategy DPD, 2011, states that 'Caravan and camping sites will not be acceptable outside the defined recreation areas and only within the</p>
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		<p>defined recreation areas where appropriate to the area in terms of its scale, location and impact on the surrounding area’.</p> <p>Use as a campsite associated with water sports at Whitwell RA is presumably seasonal, and as a small scale recreational facility associated with existing facilities, the needs and the specific circumstances of the Whitwell RA would appear to be an appropriate use in this location. Inclusion of this area within the Whitwell RA would formalise a recreational facility that according to Anglian Water has been provided for a considerable period of time (albeit contrary to local plan policy). However, consideration should be given to the visual impact of the use as a campsite in this location, in particular the impact on views from Barnsdale RA further along the shore and from the Hambleton peninsula, and impact on the wider character and setting of Rutland Water.</p> <p><b>Proposed Change:</b> None</p>
<p><b>Pegasus Group (on behalf of Davidson Developments Limited)</b></p>	<p>considers that the Burley Park Way and its associated structural landscaping that continues to mature is clearly the most robust and enduring boundary feature and the most logical boundary to the western edge of the RWA. The degree to which the inclusion of the land to the west of Burley Park Way will contribute to the value or function of the RWA is unclear. The combination of the highway and overhead powerline running to the south limit any relationship with the wider setting to Rutland Water, and beyond a short section of footpath that forms part of the Rutland Round, they offer little recreation or amenity value. Consequently the western RWA boundary should follow the road to the south of Stamford Road just as it is proposed that the new RWA boundary follows</p>	<p>The A6003 Burley Park Way is a significant linear feature but is not prominent in the wider landscape. It is not considered to be the defining feature important to the setting of the RWA along its western boundary. To the north of Stamford Road, due to the lack of topographical variation within the Vale of Catmose landscape, which includes Oakham, containment of Rutland Water is achieved by vegetation rather than rising land along the reservoir’s north-western boundary. The RWA boundary has been extended to include the significant vegetation to the north and west of the Oakham Water Recycling Centre and alongside the A6003 Burley Park Way north of Stamford Road. These trees act to contain the view principally from the A606 where they are seen either in combination with or in succession with views of the reservoir.</p>

	<p>the Burley Park Way to the north of Stamford Road.</p>	<p>To the south of Stamford Road, the rising ground and ridgeline to the west of the A6003 Burley Park Way is important to the setting of Rutland Water providing the background in layered views from many locations from where the current RWA boundary defined by the A6006 is imperceptible. The western ridgeline contributes to the dramatic, unique setting of the distinctive shallow ‘bowl-shaped’ reservoir and contributes to its strong sense of place. The contrast of the waterbody and the flat fertile Vale of Catmose with the surrounding higher ridges of High Rutland to the south and west (and the Rutland Plateau to the north and east) provides strong visual, sensory, perceptual and experiential appeal. The distinctive layered visual experience combining Rutland Water and its immediate environs in the foreground and middle distance, with more distant views of long shallow ridges important to the setting of the reservoir is a special scenic quality of the RWA landscape requiring special protection. Furthermore, there are particularly fine views of the water and its unique setting from the higher surrounding ridges including the Rutland Round footpath to the west.</p> <p><b>Proposed Change:</b> None</p>
<p><b>Mr Neil Farmer, Edith Weston Parish Council representative</b></p>	<p>Do not support the proposed changes to the southern boundary and provides the following comments:</p> <p>(i) Suggested re-draw to include Normanton grassland and farm boundaries;</p> <p>(ii) We do not believe the boundary is drawn correctly properly including the Edith Weston shoreline.</p>	<p>Without further details it is unclear which land is being referred to. However, the comment would appear to suggest that the RWA boundary should be extended in the Normanton area. Proposed boundary modifications include an extension of the southern boundary at its eastern end slightly further southwards to follow the tree belts along the minor ridgeline to the north of Normanton Lodge Farm, and field boundaries on gently sloping arable land towards Edith Weston. In so doing the Landscape Review of the Rutland Water Area recognises that the juxtaposition of the Rutland Water Basin and the Rutland Plateau landscape character types in this location is important to the setting of the reservoir in views from the north and west. Consequently any further</p>

	<p>Makes the following comments regarding the proposed boundary modifications to the Normanton Recreation Area:</p> <p>(i) Shoreline extension to Normanton Church agreed;</p>	<p>extension of the RWA boundary in this area is not considered appropriate.</p> <p>(ii) Without further details it is unclear exactly which part of the RWA boundary near the Edith Weston shoreline is being referred to. At Edith Weston the proposed RWA boundary wraps around the village to the south, including it within the RWA (rather than following the Planned Limits of Development closest to the shoreline as the current RWA boundary does). This is because the village is important to the setting of the reservoir in views from the north and west as it slopes right down almost to the water's edge. <b>The amended boundary follows the minor ridgeline and field boundary along the northern edge of the St. Georges Barracks married quarters (Chiltern Drive), recognising that it is the trees close to this ridgeline (rather than the roof tops of some of the houses within the married quarters which can be seen amongst the trees) and dense vegetation in and around the Normanton Recreation Area that are important to the setting of Rutland Water in views from Hambleton peninsula.</b> Although vegetation cover softens views of the village it is seen clustered around St. Mary's Church, its spire protruding above the roof and tree tops. In this way, and for consistency, Edith Weston will lie within the RWA boundary in the same way that the villages of Egleton, Whitwell and Hambleton do, but the village boundaries (the Planned Limits of Development) are entirely excluded from the RWA designation. Any further extension of the RWA boundary in this area is not considered appropriate.</p> <p>Support for the proposal to include Normanton Church within the RA is noted;</p> <p>(ii) No comment – this issue is not related to the Landscape Review of Rutland Water Area;</p> <p>(iii) No comment – this issue is not related to the Landscape Review of Rutland Water Area.</p> <p><b>Proposed Change:</b></p>
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	<p>(ii) We have car parking overload concerns with Edith Weston village;</p> <p>(iii) Also concerns over wedding access gate relating to position and traffic speeds at this location.</p>	None
<p><b>Mr Tom Griffin, Half Moon Farm, Hambleton</b></p>	<p>In summary, Mr Griffin has been in discussion with Rutland County Council regarding his desire to provide a small scale holiday hut site within a new Recreation Area (RA) on his land.</p>	<p>The potential for further locations around Rutland Water to be designated as RAs is addressed in the Landscape Review of Rutland Water Area, Final Report (August 2019) at paragraphs 5.5 – 5.12. The report explains that the locations around Rutland Water designated as RAs were initially referred to as ‘Areas of Opportunity’ in the Rutland Water Local Plan, 1989. They were identified as offering some potential for further limited development, incorporating existing car park/picnic areas and associated recreation, sports and tourism facilities at Barnsdale, Whitwell, Sykes Lane and Normanton/Gibbet Lane. They represent four of the seven locations originally identified in the Local Plan Consultative Draft, 1988, as specific locations in the vicinity of Rutland Water considered to exhibit some potential for certain types of development without having a damaging effect upon nature conservation, providing that careful consideration was given to siting, design and nature of the use proposed. This could best be achieved by development well related to existing facilities, through the use of existing substantial buildings, in or adjacent to wooded areas, and where the land form could help conceal development.</p> <p>Since the construction of Rutland Water was first conceived the position of Hambleton and the peninsula upon which it is situated was recognised as deserving special attention. It was recognised that the attractive nature of the village and the peninsula could constitute a major attraction to the visitor and encourage pressure for recreation orientated development which might detract from the appearance and character of the area, disturb residents and pose problems of access and congestion along the steep, narrow, twisting approach. Hambleton peninsula’s unique central location and its elevated land form means that it is exposed to views from most directions despite the</p>

		<p>existence of some good tree cover. The Rutland Water Local Plan, 1989, recognised that any further development on the peninsula could detract from the very special contribution this area makes to the local landscape.</p> <p>The Landscape Review of Rutland Water Area report concludes that there are no other locations around the shores of Rutland Water that are considered to have the potential to be designated as RAs. Bringing further locations under the umbrella of designated Recreation Areas under Policy SP26 in the Rutland Local Plan Site Allocations and Policies DPD, 2014, is not necessary to enable further sensitive development. It would be inconsistent with planning policy since 1989 which has focussed new recreation, sport and tourist development within the five Recreation Areas and which has been largely successful in balancing Rutland Water's important operational and recreational role with the need to protect its nature conservation interests and generally tranquil and undisturbed character</p> <p><b>Proposed Change:</b> None</p>
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