

**KETTON AND TINWELL  
JOINT NEIGHBOURHOOD PLAN  
2021 – 2041  
REGULATION 16 SUBMISSION  
SEPTEMBER 2022**



**EVIDENCE DOCUMENT: PART 1  
BACKGROUND INFORMATION**

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## **1 . Introduction**

In preparing the Ketton and Tinwell Joint Neighbourhood Plan (NP), Ketton Parish Council, Tinwell Parish Meeting and the Joint Neighbourhood Plan Steering Group (SG) recognised the importance of having a strong evidence base for the Vision, Objectives and Policies in the Plan.

There has been an emphasis on consultation, with both the local community and a range of external bodies which have an interest in the Plan. The details of the consultation carried out, the outcomes and how comments received have been considered are outlined in a separate document, the Consultation Statement.

This document – Evidence Document – Part 1 - contains details of the various statistical and analytical data that have been drawn upon for the Plan, including Census data, records and reports from national organisations, local research, and Rutland County Council (RCC) reports, including Local Plan (LP) background papers. Importantly, further bespoke local research has also been completed on key views, and this is set out in the separate Part 2. Summaries of these sources are included in the Draft Plan, where they are directly relevant to policies. This Part 1 of the Evidence Document is not written in a narrative form; it is more a collection of separate sections.

Both parts of the Evidence Document will form part of the set of Submission Documents which are to be presented to RCC, comprising: The Policy Document: The Consultation Statement; a Basic Conditions Statement; and the Evidence Document (Parts 1 and 2). This will ensure that The Basic Conditions are met, to put the Neighbourhood Plan in a strong position for a successful Examination.

Depending upon the progress of the Neighbourhood Plan in 2022 and the timing of the issue of 2021 Census data, population statistics may be updated prior to the Referendum.

### **Consideration of the 2021 Census**

The new census will help justify Neighbourhood Plan policies and support their implementation, especially in terms of housing mix, tenure and affordability but it will not be available at parish level until mid-2022 to early 2023. It will be necessary, therefore, for policies in the Neighbourhood Plan review to refer to details (e.g. of the provision of certain types of houses) being dependent on the evidence base of the Neighbourhood Plan and data which becomes available at the time of a planning application being made. The Census was taken 21<sup>st</sup> March 2021. Dissemination of outputs will follow a pre-arranged timetable, with the aim of releasing population and household estimates by March 2022 as part of the first phase of outputs, followed by all remaining pre-planned outputs by March 2023.

Access to census results should be improved, with users able to design alternative tables to supplement some published standard tables. There will be a single point of access through a dedicated website which will allow users to create their own tables. Details of how it is to be undertaken can be seen at:

<https://www.ons.gov.uk/census/censustransformationprogramme/census2021outputs/nationalstatisticsaccreditation/howtheofficeforationalstatisticsisensuringthe2021censuswillservethepublic>

## 2 . Local Plan housing policies

This section provides further policy background to the Neighbourhood Plan

### **Core Strategy Development Policy Document (CS DPD)**

Under Adopted policy CS3 (Settlement hierarchy), Ketton is a *Local Service Centre* and Tinwell is a *Smaller Service Centre*

The *local service centres* will be the focus for small scale level of development outside the two towns reflecting the range of facilities and access to public transport available and their role as serving surrounding minor settlements. *Small scale development for unallocated sites is defined as being up to 9 dwellings, provided that proposals of this scale can be sensitively developed within Local Service Centres.* The location and appropriate scale for allocated sites will be determined through the Site Allocations and Policies DPD.

The *smaller service centres* have a more limited range of services and facilities as such can only accommodate a minor level of development where appropriate to the scale and character of the village. *Minor level development is defined as being an individual development of up to 5 dwellings. Residential infilling is defined as an individual development of up to 2 dwellings within a gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate up to 2 dwellings on similar curtilages to those adjoining; or the redevelopment or sub-division of an existing residential curtilage; or the conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.* In very exceptional circumstances a small-scale development may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

#### *Policy CS4 - The location of development...*

The Local Service Centres can accommodate a level of growth mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings, approximately 24 dwellings per annum in this settlement category up to 2026.

The Smaller Service Centres can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings.

#### *Policy CS9 – Provision and distribution of new housing*

About 20% of new housing will be located within and adjoining the Local Service Centres (about 390 dwellings or 24 per annum) The remaining 10% new housing will be located within the Smaller Service Centres and Restraint Villages in the form of affordable housing, conversion and re-use of buildings and on previously developed land (about 190 dwellings or 12 per annum).

### *Policy CS10 - Housing density and mix*

New housing developments of 10 dwellings or more or sites of 0.3 hectares or more will be expected to achieve the following densities having regard to the character of the surroundings and other design principles set out in Policy CS19:

- 30 dwellings per hectare in the villages.....

New housing developments of 10 dwellings or more will be expected to provide a range of housing types, sizes and tenures, to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment.

### **Site Allocations and Policies Development Plan Document (SA DPD)**

#### **Policy SP5 - Built development in the towns and villages**

Sustainable development within the Planned Limits of Development of Oakham, Uppingham and the villages will be supported provided that:

- a)** it is appropriate in scale and design to its location and to the size and character of the settlement;
- b)** it would not adversely affect the environment or local amenity;
- c)** it would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
- d)** it would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

#### **Sites for residential development**

In order to meet the housing requirement of Core Strategy Policy CS9 (Provision and distribution of new housing), sites are allocated in Policy SP2 (Sites for residential development).

Additional residential development within the Planned Limits of Development will be particularly encouraged as follows:

- a) re-use of buildings and previously developed land;
- b) use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village or neighbourhood centres.

Residential development through the sub-division of plots, backland or tandem development

Residential development through the sub-division of plots or backland/tandem development will be subject to the following key requirements:

- a) amenity will be safeguarded through adequate separation and design of dwellings;
- b) no material disturbance will arise from vehicular movements, and;
- c) an adequate, safe and convenient access will be provided.

### 3 . Planning history (up to 02/2021)

The purpose is to list and analyse the planning applications in the Neighbourhood Plan (NP) area over the past five years to provide a “Snapshot in time” . It includes a schedule of selected planning applications in Ketton and Tinwell submitted between 1st Jan 2016 and 31st Dec 2020), derived from the RCC website: <https://publicaccess.rutland.gov.uk/online-applications/advancedSearchResults.do?action=firstPage>

The intention is to identify trends and to use this information to help to decide what the planning issues are in the area that need to be addressed by NP policies, noting that the duplication of Local Plan policies is not necessary and should be avoided.

#### Findings

In total there were 414 applications (321 in Ketton and 93 in Tinwell). The detailed tables below show the breakdown by categories of application and provide an overview of the number and range of the type of applications which have been submitted in the two parishes over the last five years. Ketton and Tinwell are considered separately.

#### *Summary of applications in Ketton*

Type of application	No. of applications
Householder	112 including 13 refusals. 5 were appealed of which 4 were dismissed and 1 allowed.
Listed building consent	38 including 5 refusals.
Notifications for works to trees in conservation area	83
Works to trees with TPOs	9
Major new residential	5 on four separate sites. Four are current undetermined applications. The other application, for 35 dwellings at The Crescent was granted permission in 2017.
Minor new residential including change of use	12 including 3 refusals of which one was subsequently granted pp and one was allowed on appeal.
Other change of use	3
Employment related	8
Miscellaneous applications	7
Other applications*	44
TOTAL	321

\*Including, discharge of condition applications, non-material amendments, variation or removal of conditions applications and prior notifications.

#### *Commentary on applications in Ketton*

Analysis of the table reveals that a significant majority of the applications submitted for planning permission were for residential extensions and listed building consent which given the predominantly residential nature of the village and the number of listed buildings is unsurprising. It is noteworthy that of the applications submitted on residential properties approximately 86% (99) were granted planning permission. Of the 13 applications refused

permission 5 went to appeal and only one was allowed. During the 5-year time period examined there were 38 listed building consent applications submitted and only 5 were refused consent with no appeals. In the main these were for a variety of minor alterations to residential properties.

In total there were 93 applications for works related to trees. These were either for notifications for tree works in the conservation area or for works to trees protected by a Tree Preservation Order (TPO). The majority, 83, were for the former category and only one resulted in the decision to make a TPO. The applications for works for trees protected by TPOs were all approved.

Within Ketton there are four significant applications, all submitted in 2020, for residential development. These are for the following sites:

- Land off Park Road: outline application for up to 75 dwellings (2020/0942/OUT);
- Home Farm: conversion/new build of 15 dwellings & 2 offices (2020/1254/MAF);
- The Crescent, High Street: a full application for 50 dwellings (2020/1262/MAF);
- Adjacent to Chater House, High Street: full application, 21 dwellings (2020/1263/MAF).

These are exceptional circumstances but whilst the NP is not sufficiently advanced to be able to influence the decisions to be made by RCC, the community survey and other evidence to date has been used to underpin comments on these applications by the Parish Council. In addition, the NP will be able to add local criteria/detail to address pressure for development outside the settlement.

There were also 12 minor applications which involved the creation of new dwellings which were a mixture of either new build or conversion. Of these, three were refused with one subsequently being granted permission and one allowed on appeal.

There were only three applications for other changes of use which were all permitted.

The applications for employment related uses primarily relate to The Stone Yard, located on the east side of Pit Lane. The most recent applications on this site submitted in 2020 have not yet been determined. One involves the change of design to an office building previously approved and the other is proposing a Class B2 industrial building creating four individual units on the frontage to Pit Lane which currently has planning permission for offices.

Seven applications are categorised as miscellaneous/other. These are generally for various minor works for which permission was granted. The notable exception was an application in 2020 for a proposed new gospel hall (use class F.1[f]) on land adjacent to 1 Stamford Road. This was refused permission due to its location in open countryside but also due to issues in relation to car parking provision and the absence of bat and badger surveys.

The final category “other applications” primarily covers the applications which follow on from the granting of permission, including 24 for the discharge of conditions.

There were no minerals applications over this period. It is acknowledged that the NP cannot include formal minerals policies, but this shows that the cement works and quarry are established use, based on older permissions. However, in terms of wider landscape and habitat interests, it is intended that the NP should reinforce open countryside policies and promote joint working on countryside management, including on restored minerals sites.

### *Summary of applications in Tinwell*

<b>Type of application</b>	<b>No. of applications</b>
Householder	19
Listed building consent	8
Notification for works to trees in conservation areas	45
Works to trees protected by TPO	0
Major new residential	1
Minor new residential including change of use	5 including two refusals
Other change of use	1
Employment related	2
Miscellaneous planning applications	0
Other applications*	12
<b>TOTAL</b>	<b>94</b>

\*Including advertisements, discharge of condition, non-material amendments, variation or removal of conditions, prior notifications and Certificate of Lawfulness of Existing Use.

### *Commentary on applications in Tinwell*

As in Ketton, the table shows that the majority of the applications were for residential extensions and listed building consent. Given the predominantly residential nature of the village and the number of listed buildings this is unsurprising. However, the 19 householder applications and the 8 listed building consent applications were all granted permission.

In total there were 45 notifications for works to trees in the conservation area. None of the notifications resulted in the decision to make a TPO.

There was a major application for residential development, for the demolition of a steel frame barn and erection of 14 dwellings (inc. 4 affordable units) at Casterton Lane. Permission was granted, and the development is now under construction. (ref. No 2019/0469/FUL).

There were also 5 minor applications which involved the creation of new dwellings through a mixture of new build or conversion. Two of these applications involved the creation of holiday self-catering accommodation, three in total. Of these one was refused and the other was granted permission. Subsequently a prior approval application for change of use of an agricultural building to a dwelling house was submitted for the site for which permission had previously been refused and this was granted. Of the other three applications for the creation of dwellings two were granted permission and one was refused. The most significant of these is the application for part demolition, extension and conversion of the Crown Inn to dwelling and the four houses within its curtilage (ref. no 2019/1052/FUL) for which planning permission was granted.

The two applications for employment related uses were at Tinwell Lodge Business Park, Steadfold Lane and both were granted permission.

The final category in the table, "other applications" primarily covers the various applications which follow on from the granting of permission.

**Planning records January 2016 to December 2020 for Ketton and Tinwell**

**KETTON**

<b>Ref. Number/ Location</b>	<b>Proposal</b>	<b>Decision/Date</b>	<b>KPC</b>	<b>Notes</b>
<b>2016</b>				
2016/0041/FUL Land Adj To Number 2 Northwick Road	Proposed bungalow	Grant planning permission 14.03.16	No objection	KPC noted that bungalow was not a “passive” build and Ketton has no affiliation with Stamford.
2016/0049/FUL Land Adj To The Gable House High Street	Erection of dwelling house and garaging on land adjacent to The Gable House. Demolition of sheds/garaging.	Refusal 16.03.16	No objection	Refusal detailed conservation related issue.
2016/0421/FUL 72 High Street	Change of use from mixed use to single dwelling.	Permission granted 16.06.16	No objection	
2016/0470/FUL Land Adj To The Gable House High Street	Erection of dwelling house and garaging on land adjacent to The Gable House. Demolition of sheds/garaging.	Permission granted 13.07.16	No objection	
2016/0918/FUL The Limes 23 High Street	Change of use to Forest School including erection of a yurt, a compost toilet, camouflaged two berth caravan and alterations to the existing access gate & ramp.	Permission granted 09.11.16	No objection	KPC made some detailed comments about yurt to ensure blended in better.
2016/0956/FUL 16 Geeston Road	Proposed replacement dwelling and works to boundary wall.	Permission granted 16.11.16	No objection	

2016/0987/FUL St Marys Church, Church Road	Installation of a boundary gas meter and kiosk (housing) at the SE corner of the churchyard to fuel new central heating system.	Permission granted 21.11.16	Objection	KPC noted lack of clarity/plan anomalies
2016/1238/FUL Kilthorpe Grange Barrowden Road	Change of use from C3 Dwelling House to C1 Hotel, Boarding House and Guest House.	Permission granted 24.02.17	No objection	KPC support change of use for local business
<b>2017</b>				
2017/0014/FUL (re-submission) St Marys Church, Church Road	Installation of a boundary gas meter and kiosk (housing) at the south east corner of the churchyard to fuel a proposed new central heating system in the church	Permission granted 14.02.17	No objection	
2017/0067/FUL Cavendish Hall Gospel Trust Bridge Farm Luffenham Road	Proposed extended car parking and overspill parking area	Permission granted 03.03.17	No objection	
2017/0170/FUL Sheep Dip Barn Aldgate	Conversion and extension to agricultural building to residential dwelling	Refusal 15.05.17	No objection	
2017/0230/FUL 8 Sand Furrows	Change of use from residential to a mixed use of residential and business use, and construction of outbuilding for use as an office.	Permission granted 30.05.17	Object	
2017/0245/FUL Land To The South East Of 4 Redmiles Lane	Erection of a two-storey dwelling and extension to existing garage	Refusal 11.09.17	Objection	Appeal subsequently allowed.

2017/0564/FUL 6 The Crescent	Erection of 35 dwellings (including affordable) together with access, associated parking and open space.	Permission granted 12.12.17	No objection	
2017/0817/FUL Land To The East Of Pit Lane	New vehicular access from Pit Lane to field	Permission granted 11.10.17	No objection	
2017/1047/FUL 15 The Green	Change of use of garage to 15 The Green, Ketton to a dwellinghouse including new porch and windows and new garden studio.	Permission granted 20.12.17	No objection	
<b>2018</b>				
2018/0174/FUL Sheep Dip Barn Aldgate	Demolition of existing barn and erection of dwelling, to include new stone wall	Permission granted 17.07.18	No objection	
2018/0305/FUL Forest School High Street	Vehicular access and turning head.	Permission granted 23.05.18	No objection	
2018/0357/FUL Redmiles Farm 14 Redmiles Lane	Erection of dwellinghouse to rear (south east) of existing dwellinghouse,.	Permission granted 15.06.18	No objection	
2018/0522/OUT Land To The East Of 3 Sand Furrows	Proposed New Dwelling	Permission granted 24.08.18	No objection	
2018/0554/FUL Cavendish Hall Gospel Trust Bridge Farm Luffenham Road	Extension of car parking area to allow for marked spaces (86 spaces) and access routes along with the introduction of safe pedestrian routes,	Permission granted 14.08.18	No Objection	

	landscaping, lighting and soft verges.			
<b>2019</b>				
2019/0063/FUL Garage Off Church Road	Change of use from lorry repair workshop to single residential dwelling	Permission granted 22.03.19	No objection	
2019/0480/FUL Land To The East Of Pit Lane	2 no. light industrial units	Permission granted 09.08.19	No objection	
2019/0530/FUL Land To The East Of Pit Lane	New industrial units and office space	Permission granted 20.09.19	No objection	KPC made detailed comments about operational issues, hours ecology and renewable energy
2019/0648/FUL Land Adj To The Gable House High Street	Construction of 1 no. 2-storey, 4-bedroom detached dwelling	Permission granted 14.08.19	No objection	
2019/0676/FUL Manor Barn 33B High Street	Proposed new single storey dwelling	Permission granted 12.03.20	No objection	
2019/1010/FUL Land At Pit Lane	Use of land for storage of stone/stone residue.	Permission granted 11.02.20	No objection	
2019/1234/FUL The Stone Yard Pit Lane	New light industrial units	Permission granted 02.01.20	No objection	
<b>2020</b>				
2020/0307/MAF The Stone Yard Pit Lane	New industrial units and office space to include 1 no. unit for D2 use	Permission granted 12.05.20	No objection	KPC raised issue of possible noise nuisance to nearby residents.
2020/0599/FUL Barn, South Of Barrowden Road	Works for the conversion of an existing barn to B1 industrial use in association with planned vineyard on farmland to the south, creation of car park and	Permission granted 25.08.20	No objection	

	formalisation of existing farm access.			
2020/0942/OUT Land Off Park Road	Outline application with all matters reserved except for means of access, for residential development of up to 75 no. dwellings with associated public open space, landscaping and infrastructure.	Not yet determined 30.01.21	KPC - detailed objection NP - Steering Group - detailed objection	KPC - Outside planned limits of development. Already three allocated sites in the village. Ref to St George's. Existing facilities/amenities in Ketton adequate for further 75 homes. Traffic/highway concerns. Access inadequate. Take issue with public transport section in TA. Sloping site -very visible.
2020/1057/FUL Land At Pit Lane	New industrial units in location previously approved for Office accommodation	Not yet determined 30.01.21	No objection	
2020/1122/FUL The Stone Yard Pit Lane	An alteration to the proposed design of the office, including the location. See 2014/0822/FUL, as adjusted in 2019/0534/FUL.	Not yet determined 30.01.21	Objection	
2020/1182/FUL Land Adjacent 1 Stamford Road	Proposed new gospel hall (use class F.1[f])	Permission refused 18.12.20	Neutral	Raised concerns
2020/1254/MAF Home Farm High Street	Demolition of Existing Modern Buildings, Conversion and Extension of Barns to 6 no. Dwellings and 2 no. offices,	Not yet determined 31.01.21		

	Erect 9 Dwellings, and alter Access.			
2020/1262/MAF Land At The Crescent High Street	Erection of 50 dwellings together with associated access, parking and landscaping.	Not yet determined 31.01.21	Objection	Housing density. Impact on Conservation Area. Cramped layout. Residential amenity. Location/type affordable housing. Impact on layby on High Street. Footway proposals within the site. Materials. Surface water drainage queries. Impact upon wildlife- inadequate mitigation. Play area inadequate and poorly located. Range of sustainability related issues. Cumulative effects of all three current High St proposals. Referenced Local Plan policies.
2020/1263/MAF Land adj. Chater House, High Street	Erection of 21 residential dwellings alongside associated access, parking and landscaping	Not yet determined 31.01.21		

**TINWELL**

<b>Ref. No./Location</b>	<b>Proposal</b>	<b>Decision/Date</b>	<b>TPM</b>	<b>Notes</b>
<b>2016</b>				
2016/0254/FUL Zeeco House Casterton Lane	Change of use from office & residential to part B1A (office), D1 (Physiotherapy Clinic) and residential accommodation for employees of Zeeco Europe Ltd.	Permission granted 27.04.16		
2016/0378/FUL Church Corner Cottage 17 - 20 Main Street	Demolition of existing dilapidated outbuilding. Internal alterations for change of use from 2 No. residential dwellings to 2 No. holiday lets.	Permission granted 26.08.16		
<b>2017</b>				
2017/0921/FUL Glebe Farm Empingham Road	Change of use of existing redundant farm building, to provide 1-bedroom self-catering holiday accommodation	Refusal 13.11.17	No objection	Actively supported
<b>2018</b>	None			
<b>2019</b>				
2019/0469/FUL Casterton Lane Yard Holme Close	Demolition of existing steel frame barn and erection of 14 no. dwellings including 4 no. affordable properties	Permission granted 01.09.20	No objection	Detailed concerns Impact on section of listed wall. Drainage needs careful scrutiny. Limited facilities in Tinwell and traffic issues - reference to S106 (Traffic calming), junction of Casterton Lane

				Holme Close requires improvement.
Unit 2 Tinwell Lodge Business Park Steadfold Lane	Change of use from redundant agricultural building to office B1(a) use.	Permission granted 06.12.19		
2019/1052/FUL The Crown Inn Crown Lane	Part demolition, extension and conversion of Public House to dwelling. Erection of 2 semi-detached houses along Stamford Road and 2 no. houses along Crown Lane.	Permission granted 01.07.20	Concerns	Conservation Area and close to listed building. Property size - contrary to Local Plan policies. Inadequate in - plot parking. Impact upon path across the site.
<b>2020</b>				
2020/0087/FUL Land To The Rear Of Marie, Main Street	Conversion and extension of barn to form 1 no. dwelling.	Refusal 01.05.20	No objection	
2020/0574/FUL Tinwell Lodge Business Park Steadfold Lane	4 no. proposed light industrial units for either B1 light industrial or B8 storage and distribution uses	Permission granted 23.07.20		
2020/0772/PAD Glebe Farm Empingham Road	Notification for Prior Approval for Change of Use of Agricultural Building to a Dwelling House (Class C3)	Permission granted 26.08.20		
2020/1331/FUL The Rookery, Rookery Lane	Construction of all-weather horse exercise arena for private family use	Not yet determined 31.01.21		

## **4 . Portrait of the Area (Policy Document section 3)**

The following section provides additional background information to that included in Section 3 of the Neighbourhood Plan.

*Please note: In some instances there is duplication with text provided in the Policy Document, primarily in order to provide ease of reference.*

The following matters are covered:

- a. Population and housing
- b. Employment
- c. Additional transport and travel details
- d. Flood risk

### a . Population and housing

The populations of the two parishes, with data taken from the 2011 Census, are set out below.

These figures indicate that whilst the proportions of infants and school-age children are roughly on a par with county and regional averages, the proportion of 20-29 year-olds is significantly lower.

The 30-44 year-old cohort is on a par with county averages but lower than regional figures. Proportions of 45 year-olds and above are roughly on a par with county figures (though Tinwell shows significantly higher figures for the 45-59 year-old category).

Age	East Mids %	Ketton Pop/%	Tinwell Pop/ %	Rutland %	Peterborough UA %
<b>0 -9</b>	11.4%	219/11.3%	24/10.3%	9.9%	13.8%
<b>10 – 19</b>	12.4%	244/12.7%	38/16.2%	14.0%	12.4%
<b>20 – 29</b>	12.9%	94/4.9%	9/3.8%	9.8%	15.0%
<b>30 – 44</b>	19.8%	344/17.9%	29/12.4%	17.9%	22.0%
<b>45 – 59</b>	20.0%	379/19.7%	64/27.4%	20.1%	18.2%
<b>60 – 74</b>	15.5%	416/21.6%	49/20.9%	18.6%	12.0%
<b>75 – 84</b>	5.7%	139/7.2%	14/6.0%	6.8%	4.8%
<b>85 +</b>	2.3%	91/4.7%	7/3.0%	2.9%	1.8%
<b>Total</b>	100%	1926/100%	234/100%	100%	100%
<b>60+ %</b>	23.5%	33.5%	29.9%	28.3%	18.6 %
<b>45+ %</b>	43.5%	53.2%	57.3%	48.4%	36.8 %
<b>Data from 2011 Census</b>					

### *Housing stock*

The proportions of properties in the parishes that are detached or semi-detached are significantly higher than the county and regional averages.

Conversely the proportion of terrace houses is lower than the average for the region, but on a par with the county. There are few flats or maisonettes in the parishes, in contrast with the regional averages; most of these are sheltered accommodation.

	Ketton / %	Tinwell / %	Rutland %	Peterborough UA%	East Midlands Region %
Detached	430 / 52.4%	61 / 60.4%	46.5%	27.1%	32.2%
Semi-detached	225 / 27.4%	27 / 26.7%	27.3%	31.1%	35.1%
Terrace	133 / 16.2%	10 / 9.9%	18.0%	25.2%	20.6%
Flat, Maisonette	33 / 4.0%	1 / 1.0%	7.5%	16.0%	11.7%
Other	- / -	2 / 2.0%	0.7%	0.6%	0.4%
Total	821 / 100%	101 / 100%	100%	100%	100%

### ***Dwelling types***

The figures below indicate that whilst provision of housing with three bedrooms and one bedroom are roughly on a par with county and regional averages (though Peterborough has a high provision of one-bedroom stock – unsurprisingly, given the city context) the Plan Area figure for two-bedroom stock is significantly lower than county and regional averages.

Conversely, the Plan Area provision of four-bedroom stock is significantly higher than those averages.

	Ketton Ward No. / %	Rutland %	Peterborough UA %	East Midlands region %
1 bedroom or less	75 / 6.4%	5.6%	11.8%	8.3%
2 bedrooms	200 / 17.1%	20.7%	24.3%	26.5%
3 bedrooms	455 / 39.0%	40.8%	43.8%	45.4%
4 bedrooms or more	437 / 37.5%	32.9%	20.1%	19.8%
Total	1,167 / 100%	100%	100%	100%

Note: the area of Ketton Ward extends to cover parts of Barrowden and Tixover civil parishes.

Full 2011 **census data** for Ketton can be seen on NOMIS at:

<https://www.nomisweb.co.uk/reports/localarea?compare=E04000649>

Full 2011 **census data** for Tinwell can be seen on NOMIS at:

<https://www.nomisweb.co.uk/reports/localarea?compare=E04000675>

When the 2021 results become available these will inform the implementation and review of the Neighbourhood Plan

## **b . Employment of residents in the parishes**

• All usual residents aged 16 to 74 in employment the week before the census	1,247	100.0
A Agriculture, forestry and fishing	33	2.6
B Mining and quarrying	3	0.2
C Manufacturing	154	12.3
D Electricity, gas, steam and air conditioning supply	6	0.5
E Water supply; sewerage, waste management and remediation activities	13	1.0
F Construction	75	6.0
G Wholesale and retail trade; repair of motor vehicles and motor cycles	196	15.7
H Transport and storage	40	3.2
I Accommodation and food service activities	55	4.4
J Information and communication	69	5.5
K Financial and insurance activities	34	2.7
L Real estate activities	21	1.7
M Professional, scientific and technical activities	108	8.7
N Administrative and support service activities	58	4.7
O Public administration and defence; compulsory social security	66	5.3
P Education	138	11.1
Q Human health and social work activities	108	8.7
R, S, T, U Other	70	5.6

Data from 2011 Census (See 1. Introduction for note on 2021 Census)

External data, including the Census, shows that many residents are commuters, for example, to nearby towns, cities further afar and MoD bases. They take advantage of the A1 and the railway station at Stamford and Peterborough. This is reflected in the role of professional and managerial occupations in the employment structures. However, Ketton and Tinwell differ from many rural parishes in that there are jobs provided within and around the villages, for example Ketton primary school, Ketton library, two public houses, a shop, Chater Lodge Care Home, the businesses on the Pit Lane industrial estate and other small business, farms and tourism/visitor services

Ketton Cement and quarry employs over 200 people (Rutland & Stamford Mercury 27/7/21) and is recognised as a strategic site/employer by RCC.

Even before Covid, there was also a higher-than-average rate of self-employment and working from home in both Ketton and Tinwell which makes a significant contribution to employment and helps create a sustainable community.

### **c . Transport, Travel and Traffic Density and Flow – additional detail**

#### *Road system:*

The major roads in the Neighbourhood Plan area are:

- the A6121, which runs from Bourne in Lincolnshire via Stamford to Morcott, where it joins the Lowestoft/Birmingham A47. This road provides important cross-country connections, and HGV traffic is frequent, especially that serving Grange Top Quarry.
- the A606 from West Bridgford to Stamford, which runs east-west across Tinwell parish, and carries heavy traffic to and from the A1.

From Ketton, Empingham Road runs north-west towards that village, and roads from both Tinwell and Ketton (Steadfold Lane and Casterton Lane) run north to intersect with the A606. From that point, Water Lane continues north to join the B1081 at Great Casterton. The road south-west from Ketton to Collyweston crosses both the railway line and the rivers Chater and Welland.

#### *Railway:*

The railway line runs between the Welland and Chater rivers in the southern portion of the Neighbourhood Plan area, and a level crossing with a manned signal box is provided at Ketton, as well as pedestrian crossing 200m to the west. In addition to passenger rail services (Birmingham to Stansted) the line carries a significant amount of freight. An intersection 1 km east of the level crossing serves Grange Top Quarry. No passenger stations exist in the Neighbourhood Plan area.

#### *Footpaths:*

Two long-distance footpaths cross the Neighbourhood Plan area. The Jurassic way runs through the south-eastern sector from the border with Tixover parish to Geeston, where it joins with the Hereward Way. This runs through Geeston, Aldgate and Ketton, and thence northwards towards Empingham. Part of this is subject to diversion in forthcoming quarry expansion.

A long bridleway runs north-east to south-west from Ingthorpe to just outside the Neighbourhood Plan area, beyond Grange Top Quarry.

There are a number of minor footpaths within both villages, which have arisen from the history of buildings and public usage (for example the Sinc Stream footpath at Ketton), or follow long established routes through fields, or along the river valley (for example the Cattle Creep Bridge route between Aldgate and Geeston, and the Welland footpath towards

Stamford at Tinwell). Footpaths also connect Tinwell and Ketton, though by a rather lengthy and circuitous route north of the A6121.

The footpath network also connects Ketton village to Ketton Quarry Nature Reserve (see "*Biodiversity*" below).

Several of the footpaths in the Neighbourhood Plan area form part of the "Rutland Round", which allows walkers to complete a circuit of the county.

#### *Traffic density and flow:*

The Department of Transport Road traffic statistics show that traffic on the A1 had steadily increased to an average of over 55,000 vehicles a day when the last count was carried out in 2017. Statistics from the same source for the A6121 between Tinwell and Ketton in 2016 show that there was a daily average of over 5,500 vehicles a day. A local survey carried out by the Tinwell Parish Meeting on the A6121 through Tinwell in August 2018 supports this volume.

The location of the cement works on the eastern edge of Ketton means that a large number of HGV traffic movements are made daily by cement delivery vehicles and those bringing in fuel etc for the production process. The majority of these movements are via the A1 and Tinwell. Business units on Pit Lane in Ketton, Messenger Centre in Tinwell and the Ketton Village School also add to traffic volumes at certain times during the working week. The rural aspect of the two villages also results in residents commuting to work and using their vehicles for shopping and leisure etc. Farm traffic adds to volumes particularly when seasonal activities are in full swing (harvest, hedge-cutting etc).

Department of Transport Road traffic statistics for the A1 and A6121 show steady increases in volumes to over 55,000 and 5,500 vehicles a day respectively

There are long term plans to upgrade the A1 and improve junctions. This could have an impact on access routes to the villages.

Current designated development sites within the Plan Area have the potential to greatly increase the volume of traffic through the villages, with more vehicles using the A6121.

#### **d . Flood risk and capacity of infrastructure**

The Plan Area is subject to flood risk from both the Welland and Chater rivers. There is also flood risk arising from surface water flooding.

##### *Rivers*

Both river valleys flood regularly during winter months. This affects farmland and livestock. Within the villages, a small number of properties are at risk at times of particularly heavy and prolonged rainfall. Gardens along Aldgate in Ketton and a large part of the Hall Close open green space can be inundated. At these times there can be disruption to access via

Sinc Bridge and Sinc Lane in Aldgate, surface flooding at Church Road/Station Road, and in particular along the road from Geeston to Collyweston and at the Collyweston Bridge – this section of road can be impassable at times of high flooding.

The Government Flood Map for Planning records these areas as being:

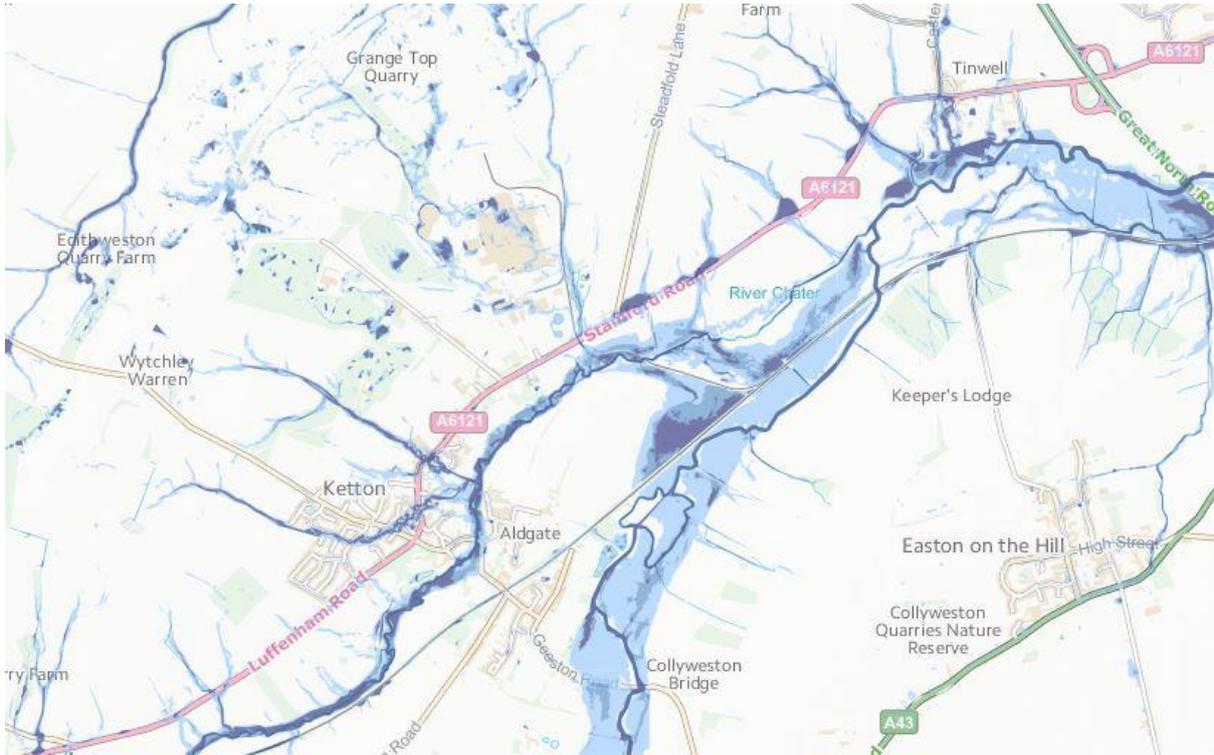
Zone 3a High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)



### *Surface water*

Surface water flooding is an issue for both villages, and particularly in Ketton.

The map below indicates that the pluvial flood risk varies from high to medium through substantial parts of the Plan Area.



This issue has become more acute in recent years for a number of factors:

- increased development within the villages, and the larger amount of hard surfaces created;
- an increased likelihood of large and flash flooding caused by changing weather patterns due to Climate Change;
- a surface water drainage system which is not up-to-date, and in some cases is insufficient for the numbers of properties it serves.

The Plan Area is rich in field drains and natural springs which eventually feed into the river system. However to get there, they must flow under, over or through residential parts of the village.

Responses to the Survey noted underlying concerns at the time about the problems of surface water flooding and drainage. However the experience of the winter of 2020/2021 has increased local concern, with an over-loaded water table producing flooding even on higher ground in the villages during extreme rainfall.

Anglian Water, who are responsible for the drainage and sewerage infrastructure in the Plan Area, have responded to SG requests for assurances as follows:

*“When planning applications come forward we assess them based on the submitted information in front of us. In our assessment we look at all sites with planning permission that are coming forward in the local area to understand the cumulative impact.*

*Once a local plan has been adopted we look at all of the allocated sites and those coming forward as planning applications to understand the bigger picture and potential impact on the local foul network. We look at opportunities for on-site solutions to mitigate any detrimental impact as well as the possibility for catchment wide strategies, where required.*

*Any required foul network upgrades are funded by Anglian Water through the Infrastructure Charge. This is a charge all developers pay when connecting to our network. This money is collected and distributed around the Anglian Water region to areas where growth will cause network capacity to be exceeded.*

*When planning investment for our Water Recycling Centres (WRC) we use both planning application and local plan data to understand cumulative impact. WRC investment is paid for by customer bills and is not funded by developer contribution through the Infrastructure Charge. This investment process follows a flexible approach to ensure we are able to amend strategies if required as growth comes forward. We work with our regulators, the Environment Agency on our investment planning.*

*We look at opportunities for on-site solutions to mitigate any detrimental impact as well as the possibility for catchment wide strategies, where required. In regards to Ketton and Tinwell there is no catchment strategy planned at this time, however, we will continue to monitor growth as it comes forward.”*

[Source: email correspondence with Anglian Water dated 28<sup>th</sup> July 2021]

The situation within the Plan Area has the potential to be exacerbated by the cumulative effect of new development within the villages as noted in this Plan

This Plan's Land Use policies are only permitted to address what happens with new development. The broader and existing context does not fall to be dealt with by Plan policies. However these important issues are included in the development context under policy KT 15, as well as being listed in Annex 2 - Community Aspirations, and the relevant bodies are exhorted to prioritise their solution.

Government policy requires developers to minimise the risk of flooding arising from new development and further indicates that proposals for 'major' development should incorporate sustainable drainage systems (SuDS) for the management of run-off unless demonstrated to be inappropriate. Similarly, the Local Plans promote the use of SuDS. Sustainable drainage is a way of mimicking natural drainage in a built environment (Rutland Policy CS19). Instead of surface water being piped underground, water remains at the surface, where it is cleaned and stored, reducing flood risk and improving the quality of the water before it either soaks into the ground or discharges to a watercourse. This allows for greater biodiversity and amenity benefits as part of the development.

Specific SuDS techniques can include soakaways, filter strips, swales, infiltration and filter trenches, permeable and pervious pavements, detention basins and retention ponds, green roofs and rain harvesting.

Policy KT 15 in this Neighbourhood Plan takes account of (inter alia) guidance provided by Anglian Water. However KT 15 as a whole reflects overall community concern about the additional pressure on existing infrastructure arising from new development in both villages. Its intention is to ensure that the potential flood risk from surface water run-off, together with the adequacy of the sewage system, are fully considered and that appropriate mitigation and management measures are incorporated into any development, together with other environmental benefits, a concept known as ecosystem services.

## 5 . Historic environment, including listed buildings

**Ketton Conservation Area** was designated in 1972, extended in 1975 and again, recently, in 2020, to include the Station Road former railway building, Geeston Road and Hunts Lane, as well as two green spaces – the Paddock in Hunts Lane, and Chater Field in the High Street.

For full Ketton Conservation Area Appraisal (SKDC 2009), please see:  
<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3093&p=0>

The Conservation Area contains 82 listed buildings, notable amongst which are the Grade 1 Parish church of St Mary's and the Grade 2\* Priory opposite, which form the centre of the historic core of the village. The remaining listed buildings are all Grade 2 and include vernacular, and 'polite' architectural styles (eg the Georgian Vale and Orchard House in the High Street), as well as the four dovecotes which are representative of the importance of agricultural buildings to the character of the Conservation Area.

In 2019/2020, an Appraisal of the Ketton Conservation Area was carried out by RCC (published January 2020). This updated the boundaries the Conservation Area, including references to important views and visual aesthetics. In addition, a new section of Conservation Area was created to cover a large part of the hamlet of Geeston.

The architecture of the village is characterised by two main features:

- Use of oolitic limestone from the local Ketton quarries. This is mainly used for walls of coursed rubble stone with ashlar dressings, but a proportion of facades are completely faced with ashlar blocks
- Use of Collyweston roof slates. Ketton's proximity to Collyweston as the source of the tiles, means that this roof material dominates. There is only one thatched building (the barn at Garden Cottage on Church Road). In comparison, Empingham, four miles to the north has a high proportion of thatched properties.

The combined Conservation Area shows strong visual cohesiveness due to the use of local oolitic limestone, Collyweston roof slates and boundaries delineated by coursed stone walls. The street scenes are lively and interesting with some buildings gable-end on, others parallel to the highway, aligned at an angle or set back behind a wall.

The visual impact of the Conservation Area structures set in their local landscape is one of great attractiveness. Moreover the presence of important areas of green space contribute significantly to the setting (see *Environment* and *Open Spaces* sections below).

There are also a number of Buildings of Local Importance – Historic England NPPF 2018 stresses the importance of identifying and protecting such buildings by reason of their contribution to the character of the Conservation Area. For example, Hibbins House, High Street, built by a master mason in 1890 demonstrates a vast array of masonry skills; the Methodist Chapel and Hall built in 1864; the former police house, 106 High Street, the style and age (1934) of which links it to the Ketton Quarry office building; and the Northwick

Arms, High Street, named after the Northwick family who were large landowners in the village.

**Tinwell Conservation Area** was designated in 1999 and includes all of the village, extending South to the River Welland, North to include the fields behind the High Street and West to include Casterton Lane.

The core of the village, around The Green, was developed in the early part of the 19th century. However, Holme Farm and Tinwell Grange were constructed in the 17th century and The Manor house and The Limes were built in the 18th century.

During the 20th century and to the present day Tinwell expanded to include many brick-built buildings along Casterton Lane and Main Street towards Stamford. Later additions include small housing estates at The Paddocks and Holme Close (2005).

There are 21 Grade Two Listed Buildings in Tinwell, mainly along Main Street and Crown Lane.

Originally there were at least three farms, two of these are no longer working farms and instead provide units for small companies and outbuildings. Ingthorpe Farmhouse was built in 1793 and remains a working farm.

By the riverside is Tinwell Mill, although it is now a private house a mill stood at the same site during the Domesday period.

Tinwell House was built in the early/mid 19<sup>th</sup> century with later additions in keeping. It was built of coursed rubble with ashlar dressings and has a hipped Welsh slate roof.

A new village hall was opened in 1993 and is in good use. The former village hall was once a school in the late 19th century and is now a private house. There was an earlier school at number 10 Main Street which was built by subscription aided by the National and County Societies in 1834.

All Saints' Church was built in the 13th century and has a distinctive tower with an unusual saddle-back roof which is rare in England and was added in about 1350. The church was enlarged in the 14<sup>th</sup> century and in 1849 a general restoration took place.

The Old Vicarage, on Main Street, was formerly known as The Lodge and dates from the early 19th century. It was built of coursed squared rubble and has a Collyweston slate roof with deep eaves. It is a one and a half storeyed building with a central gabled projection and the windows have Gothic glazing bars in arched recesses.

Opposite the church is The Old Rectory, birthplace of Thomas Laxton (1830 -1893) who conducted plant breeding research for Charles Darwin and developed the Laxton Superb, Laxton Fortune apples and the Royal Sovereign strawberry.

Numbers 26 and 27 Main Street were built as a combination of Smithy and cottages as part of the Burghley estate. This building used to be the village Forge which was built in 1848.

The entrance has a colossal horseshoe shape carved over it. Nearby there is a stone surround to the village spring which was built for the Golden Jubilee of Queen Victoria.

### ***Recent history***

There is a mixture of house designs and materials in to be seen in Ketton and Tinwell. In Ketton local oolitic limestone and Collyweston roofing slate are the predominant building materials along the High Street and Church Road, continuing through to Aldgate and Geeston. However, during the 20<sup>th</sup> century, and to the present day, Ketton has expanded to include brick and render buildings, as well as new stone-built homes.

A brick-built council estate (Capendale Close and Wheatlands Close) was built off the Empingham Road in the 1950s, and extended to form the stone-built Manor Green in 1978/79 and Carver Court sheltered accommodation (1980). Winston Close was added in the 1960s.

Further small brick-built estates were constructed along the Empingham Road - Sharpe's Plain starter homes in 1989, and in 2010 Wotton Close affordable and accessible homes. During the 1960s and 70s brick built estates were constructed to the West of the village (Parkview estate), and to the South (Kelthorpe Close and along Barrowden Road). Stamford Road council houses (render) were built in 1936

The High Street developments of Molesworth Eventide Bungalows (1964), Chater Mews (2004) and Chater Lodge residential care home (built in 2006 to replace the 1969 Chater House) are all brick built, set back from the road in a spacious setting with fine specimen trees.

20<sup>th</sup> and 21<sup>st</sup> century housing and conversions along the High Street, in Aldgate, the Green and Geeston (much of it in the Conservation Area), has mostly been constructed of limestone with slate or 'mock' Collyweston roof tiles. These include: Ketco Avenue and the now demolished Crescent in the 1930s, Manor View flats (1971), Manor Farm (1995), Pied Bull Close (2000), Long Barn Mews (2010), Holmes Meadow (2008) Fishponds (2007) and the former Ketton Club (2012).

### ***Other important features***

Specimen trees of mature age are dominant throughout the Ketton Conservation Area, many of which were planted by the Burroughs family, prominent horticulturalists who used to live at The Cottage (now Aldgate Lodge). These contribute to a verdant character, create areas of shelter, and frame views.

A number of trees within the Ketton Conservation Area have Tree Preservation Order status – Edmonds Drive Avenue of trees, trees adjacent to footpath between Station Road and Edmonds Drive, trees around the Molesworth Eventide Bungalows, and trees alongside the footpath at Fish Ponds (High Street).

All the features noted above are identified on RCC's Conservation Area maps (see main Policy Document).

***Listed Buildings in Ketton***

See Historic England: [https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=ketton&facetValues=facet\\_ddl\\_parish%3AKetton%3Aparish%7C&searchResultsPerPage=100](https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=ketton&facetValues=facet_ddl_parish%3AKetton%3Aparish%7C&searchResultsPerPage=100) and

British Listed buildings; <https://britishlistedbuildings.co.uk/england/ketton-rutland#.Ydgh-GjP2bg>

A list follows on the next page.

1. II [1 and 2, Stocks Hill](#)   
Ketton, Rutland, PE9
2. II [1 and 3, Chapel Lane](#)  
Ketton, Rutland, PE9
3. II [10, Chapel Lane](#)  
Ketton, Rutland, PE9
4. II [100, High Street](#)   
Ketton, Rutland, PE9
5. II [104, High Street](#)   
Ketton, Rutland, PE9
6. II [14 and 14A, Redmiles Lane](#)  
Ketton, Rutland, PE9
7. II [17 and 19, Bull Lane](#)   
Ketton, Rutland, PE9
8. II [17 and 19, Church Road](#)  
Ketton, Rutland, PE9
9. II [17 The Green](#)  
Ketton, Rutland, PE9
10. II [2, Bull Lane](#)   
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11. II [2, Chapel Lane](#)   
Ketton, Rutland, PE9
12. II [2, Mill Lane](#)  
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13. II [2, Redmiles Lane](#)   
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14. II [23, Church Road](#)  
Ketton, Rutland, PE9
15. II [25, Church Road](#)  
Ketton, Rutland, PE9
16. II [27, High Street](#)   
Ketton, Rutland, PE9
17. II [29, High Street](#)   
Ketton, Rutland, PE9
18. II [31, High Street](#)   
Ketton, Rutland, PE9
19. II [35 and 37, High Street](#)  
Ketton, Rutland, PE9
20. II [39 and 41, High Street](#)  
Ketton, Rutland, PE9
21. II [4, Chapel Lane](#)  
Ketton, Rutland, PE9
22. II [4, Redmiles Lane](#)   
Ketton, Rutland, PE9
23. II [42, High Street](#)   
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24. II [45, High Street](#)   
Ketton, Rutland, PE9
25. II [47, High Street](#)   
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26. II [55, High Street](#)  
Ketton, Rutland, PE9
27. II [6 and 8, Chapel Lane](#)  
Ketton, Rutland, PE9
28. II [67, High Street](#)   
Ketton, Rutland, PE9
29. II [72, High Street](#)  
Ketton, Rutland, PE9
30. II [76, High Street](#)   
Ketton, Rutland, PE9
31. II [78, High Street](#)   
Ketton, Rutland, PE9
32. II [88, High Street](#)  
Ketton, Rutland, PE9
33. II [92, High Street](#)   
Ketton, Rutland, PE9
34. II [Aldgate Farmhouse](#)  
Ketton, Rutland, PE9
35. II [Barn to the Prioory](#)  
Ketton, Rutland, PE9
36. II [Bridge over the River Chater](#)   
Ketton, Rutland, PE9
37. II [Buckworth House](#)  
Ketton, Rutland, PE9
38. II [Burnham House merton Cottage](#)   
Ketton, PE9
39. II [Church House](#)  
Ketton, Rutland, PE9
40. I [Church of St Mary](#)   
Ketton, Rutland, PE9
41. II [Custom Cottage](#)   
Ketton, Rutland, PE9
42. II [Dovecote at Home Farm](#)  
Ketton, Rutland, PE9
43. II [Dovecote at Manor Farm](#)  
Ketton, Rutland, PE9
44. II [Dovecote at Waters Edge](#)  
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45. II [Dovecote East of Geeston House](#)  
Ketton, Rutland, PE9
46. II [Emmanuel Cottage](#)  
Ketton, Rutland, PE9

47. II [Garden Cottage](#)  
Ketton, Rutland, PE9
48. II [Geeston House](#)  
Ketton, Rutland, PE9
49. II [Grange House](#)  
Ketton, Rutland, PE9
50. II [Jubilee Fountain](#) 📷  
Ketton, Rutland, PE9
51. II [K6 Telephone Kiosk](#)  
Ketton, Rutland, PE9
52. II [Ketton Grange](#)  
Ketton, Rutland, PE9
53. II [Ketton Hall Cottages](#)  
Ketton, Rutland, PE9
54. II [Ketton War Memorial](#)  
Ketton, Rutland, PE9
55. II [Kilthorpe Grange](#)  
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56. II [Lodge to Ketton Grange](#)  
Ketton, Rutland, PE9
57. II [Manor Farmhouse](#)  
Ketton, Rutland, PE9
58. II [Mill Cottage](#)  
Ketton, Rutland, PE9
59. II [Number 3, Aldgate](#)  
Ketton, Rutland, PE9
60. II [Number 3, Geeston](#) 📷  
Ketton, Rutland, PE9
61. II [Number 43 \( Jacksons Store\)](#) 📷  
Ketton, Rutland, PE9
62. II [Number 47, Aldgate](#)  
Ketton, Rutland, PE9
63. II [Number 60 and Post Office](#) 📷  
Ketton, Rutland, PE9
64. II [Number 7, Aldgate](#)  
Ketton, Rutland, PE9
65. II [Numbers 19-21, Grange Cottages and Attached Stable](#)  
Ketton, Rutland, PE9
66. II [Numbers 4, 5 and 6, Aldgate](#)  
Ketton, Rutland, PE9
67. II [Numbers 45 and 46, Aldgate](#)  
Ketton, Rutland, PE9
68. II [Nos 9 \(Old Barn Cott\) & 11](#)  
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69. II [Orchard House](#) 📷  
Ketton, Rutland, PE9
70. II [Outbuildings to Geeston House](#)  
Ketton, Rutland, PE9
71. II [Rosemary Cottage](#)  
Ketton, Rutland, PE9
72. II [RP Garage](#) 📷  
Ketton, Rutland, PE9
73. II [Rustic Villa](#) 📷  
Ketton, Rutland, PE9
74. II [Rutland House](#)  
Ketton, Rutland, PE9
75. II [Spring House](#) 📷  
Ketton, Rutland, PE9
76. II [St Mary's Congregational Hall](#) 📷  
Ketton, Rutland, PE9
77. II [Stable/Outbuilding Nos.19-21](#) 📷  
Ketton, Rutland, PE9
78. II [Tansor House](#)  
Ketton, Rutland, PE9
79. II [The Bakery](#) 📷  
Ketton, Rutland, PE9
80. II [The Chestnuts](#)  
Ketton, Rutland, PE9
81. II [The Cottage](#)  
Ketton, Rutland, PE9
82. II [The Gable House](#)  
Ketton, Rutland, PE9
83. II [The Maltings](#)  
Ketton, Rutland, PE9
84. II [The Mount](#)  
Ketton, Rutland, PE9
85. II\* [The Priory](#) 📷  
Ketton, Rutland, PE9
86. II [The Railway Inn](#)  
Ketton, Rutland, PE9
87. II [The Vale](#) 📷  
Ketton, Rutland, PE9
88. II [Wall in Garden of the Gable House](#)  
Ketton, Rutland, PE9
89. II [Wall to Ketton Hall](#)  
Ketton, Rutland, PE9
90. II [Wall to Rear of Number 4](#)  
Ketton, Rutland, PE9
91. II [Wall to Rutland House](#)  
Ketton, Rutland, PE9
92. II [Windmill](#) 📷  
Ketton, Rutland, PE9

### **Listed Buildings in Tinwell**

See Historic England: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Tinwell&searchResultsPerPage=100> and

British Listed buildings; <https://britishlistedbuildings.co.uk/england/tinwell-rutland#.YdgjnWjP2bg> (see below).

1. **II [12 Main Street](#)**  
Tinwell, Rutland, PE9
2. **II [13 and 14 Main Street](#)**  
Tinwell, Rutland, PE9
3. **II [6 and 7 Main Street](#)**  
Tinwell, Rutland, PE9
4. **II [8 and 9, Main Street](#)**  
Tinwell, Rutland, PE9
5. **II [All Saints churchyard wall and gateway](#)**  
Tinwell, Rutland, PE9
6. **II\* [Church of All Saints](#)**   
Tinwell, Rutland, PE9
7. **II [Gazebo and garden wall to The Limes](#)**  
Tinwell, Rutland, PE9
8. **II [Holme Farm House](#)**  
Tinwell, Rutland, PE9
9. **II [Ingthorpe Farmhouse](#)**  
Tinwell, Rutland, PE9
10. **II [Outbuildings to The Limes](#)**  
Tinwell, Rutland, PE9
11. **II [Post Office, Number 26 and Number 27](#)**   
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12. **II [Stable to The Limes](#)**  
Tinwell, Rutland, PE9
13. **II [The Grange](#)**  
Tinwell, Rutland, PE9
14. **II [The Limes](#)**  
Tinwell, Rutland, PE9
15. **II [The Manor](#)**  
Tinwell, Rutland, PE9
16. **II [The Old Rectory](#)**  
Tinwell, Rutland, PE9
17. **II [The Old School](#)**  
Tinwell, Rutland, PE9
18. **II [The Old Vicarage](#)**  
Tinwell, Rutland, PE9

19. II [Tinwell](#)  
Tinwell, Rutland, PE9
20. II [Tinwell House](#)  
Tinwell, Rutland, PE9
21. II\* [Wall and Water Point East of Post Office, Number 26 and Number 27](#)   
Tinwell, Rutland, PE9
22. II [The Grange](#)  
Tinwell, Rutland, PE9
23. II [The Limes](#)  
Tinwell, Rutland, PE9
24. II [The Manor](#)  
Tinwell, Rutland, PE9
25. II [The Old Rectory](#)  
Tinwell, Rutland, PE9
26. II [The Old School](#)  
Tinwell, Rutland, PE9
27. II [The Old Vicarage](#)  
Tinwell, Rutland, PE9
28. II [Tinwell](#)  
Tinwell, Rutland, PE9
29. II [Tinwell House](#)  
Tinwell, Rutland, PE9
30. II\* [Wall and Water Point East of Post Office, Number 26 and Number 27](#)   
Tinwell, Rutland, PE9

## ***Archaeology***

The Leicestershire and Rutland Historic Environment Record (HER) includes details of 214 known archaeological remains, including historic buildings, in Ketton parish, see:

[https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1021](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021)

There are 58 records in Tinwell parish , see:

[https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1021&index=49](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021&index=49)

Many of these sites are sensitive and for that reason they are not listed individually or mapped in this document

## 6. Housing design principles and local characteristics

This section of the Evidence Document provides further background to policies KT 16, KT 17 and KT 18 of the Neighbourhood Plan, which cover design for new housing, including conversions and extensions, and housing mix.

The Neighbourhood Plan supports the NPPF's objective to achieve excellence in design, especially design that will help establish a "strong sense of place" and "create attractive and comfortable places to live, work and visit."

Residents' responses to Neighbourhood Plan consultations (see Consultation Statement) conveyed a desire for development to be in keeping with the historic character and rural setting of the villages in terms of design, spacing, layout, use of materials, height and orientation of the dwellings. In particular:

- a) variety - large developments should show a mix of sizes and variations of detached, semi-detached and terraced with variable heights, roof pitches and irregular orientation creating a non-uniform layout.
- b) materials – houses having limestone walls and boundary walls, roofs of Collyweston-style slate or pantile.
- c) architectural features
  - walls – ashlar or dressed stone with quoins, limestone boundary walls retained or replicated, buff brick often for side or rear elevations.
  - windows – traditionally proportioned, mullioned, stone or solid wood lintels.
  - front doors - wooden panelled, some with porches of varied design.
  - frontage boundaries – capped limestone walls, hedges, drystone walls.
  - gates – simple farm style (metal or wood), or if solid panelled wood, then of simple design.
  - other features – chimneys, plinths, date stones, decorative stone window surrounds, carved stone additions.

The following photographs illustrate local features:



Church Road, Ketton – coursed ashlar, stone mullions, Collyweston roof, chimneys



Geeston, Ketton – Collyweston roof, coursed ashlar, quoins, dressed stone surround to door, stone mullions



High Street, Ketton – dressed limestone blocks, stone features



High St, Ketton – terraced cottages, coursed ashlar, mullion windows, dressed stone window surrounds, Collyweston roof, stone boundary wall, simple gate.



High St, Ketton – 21st century barn conversion and new housing, side-on orientation, quoins, coursed ashlar, slate and mock Collyweston roof, stone boundary wall



High St, Ketton – 21st-century house, quoins, course ashlar, slate roofs, porches, stone boundary wall, simple gate, stone features, chimneys



High Street, Ketton – quoins, coursed ashlar, slate roof, porch, boundary wall and hedge



Tinwell – semi-detached cottages, Collyweston roof, coursed ashlar, stone window surround features, porch, hedge, simple gate



Tinwell – semi-detached cottages, dressed ashlar, stone lintels, mullion windows, stone features, stone and hedge boundary wall, simple gate



Church Road, Ketton – side-on orientation, quoins, stone mullions, Collyweston roof, hedge and limestone wall boundaries

## 7 . Environment

### *a. Landscape*

#### *Demarcation of the area:*

The designated Neighbourhood Plan area is determined by the parish boundaries. At its most south-easterly part it touches that of Collyweston parish (in East Northamptonshire) and the parish boundary follows the course of the River Welland. The boundary travels roughly north, passing under the ancient stone Collyweston Bridge, and takes the most easterly arm of the Welland until it reaches Tinwell, where it then twists eastwards to touch the A1 trunk road.

The boundary then follows the A1. At this point the boundary is shared with South Kesteven District Council, with the town of Stamford running parallel with the A1 as far as Great Casterton. Here, the Neighbourhood Plan area boundary diverts away from the A1 to pick up the line of the River Gwash, which it then follows, passing north of the hamlet of Ingthorpe and south of the village of Tickencote. This boundary is shared with Tickencote parish. It then diverts from the river just north of the A606 and then follows a fairly direct south-westerly course, following field boundaries shared with Edith Weston and North Luffenham parishes, until it reaches the River Chater, which flows under the A6121 approx. 1.5km west of Ketton, and then picks up a zigzag route following field boundaries shared with Barrowden and Tixover parishes, until it once again meets the River Welland.

The northern part of the Neighbourhood Plan area lies in the geological feature identified as the Ketton Plateau (Landscape Character Assessment – see below). This is one of the highest areas of Rutland. It is characterised by open rolling fields and is, within Ketton Parish, in large part dominated by Grange Top Quarry, run by Hanson Cement, part of the Heidelberger group.

The quarry's location takes advantage of the high-quality limestones laid down in the Jurassic period, at a time of warm, shallow seas. It is one of the largest quarries in the UK. The quarrying area - past, present and future - dominates the south-west section of the Neighbourhood Plan area. Whilst present-day quarrying continues to exploit new limestone resources, the company has expansive plans for the restoration of exhausted sections of quarry. The oldest part of the quarry – dating from the Middle Ages - is now an important nature reserve (see *Biodiversity* below).

At the north end of the Neighbourhood Plan area, the plateau is traversed by the River Gwash. At that point the land height declines somewhat, and the underlying geology turns to Clays. To the south of the area, the land drops fairly sharply towards the valley of the River Chater, at which point the landscape, now part of the Eastern Welland Valley area becomes flat and riverine. The River Chater meets the River Welland at Tinwell, and thence flows into Stamford. Just across the south-east boundary of the Neighbourhood Plan area, the sides of the Welland Valley rise fairly sharply to the high Collyweston Ridge.

Looked at schematically, the northern and extreme southern portions of the Neighbourhood Plan area are characterised by farmland. In the north this is predominantly arable. The southern portion is more mixed, with some arable but predominantly livestock (cattle and sheep).

There are only two villages in the Neighbourhood Plan area - Ketton and Tinwell. Both villages have grown from ancient river settlements (see *History* above).

On leaving the large conurbation of Stamford, Tinwell appears as a linear development directly next to the A1. Whilst there is a mix of housing, the main street is characterised by large, elegant limestone-built houses, mainly Georgian or Victorian. There are a number of large and attractive mature trees. A farm complex sits to the north of the road, whilst to the south the unusual shape of All Saints church sits above a network of footpaths running down to the River Welland. Close to the church is a village hall and playing field. Also south of the road are a number of relatively recent residential developments, constructed with materials which are in general sympathetic to the local built heritage. Burley Estates have sizeable landholdings in the village (see *History* section above).

The road then runs through farmland for around 2 km until it reaches the outskirts of Ketton village. The landscape at this point (indeed from several miles around) is dominated by the plant, processing areas and ancillary buildings of Grange Top Quarry. At the eastern entrance to Ketton, the village characteristic of large mature trees is first encountered. The village itself is nominally linear, with houses, many old and/or with a significant history, running along the High Street. Lanes off the High Street reveal a network of old cottages, supplemented in places by infill developments which in general have used building materials in keeping with the village. The High Street area also shows the traces of the several farms that once centred on the village itself. The ancient heart of Ketton, including St Mary's Church, is mentioned warmly in WG Hoskins's seminal work "The Making of the English Landscape". A large part of Ketton Main Village and most of Aldgate and part of Geeston fall within the Conservation Area.

To the north of the A6121, at the extreme western end of the village, lies the 1960s built Parkview estate.

To the south of the A6121, the Collyweston Road leads through the areas of Aldgate and Geeston, originally separate settlements, but nowadays identified administratively as part of Ketton (Landscape Character Assessment – see below). This southern area is again dominated by large mature trees and also open green spaces, as well as historic buildings. (See section 6 above).

### ***National and County Landscape Assessments***

At the national scale, **three Natural England (NE) National Character Area (NCAs)** cover the parts of Rutland including Ketton and Tinwell; 75 (Kesteven Uplands), 92 (Rockingham Forest), and 93 (High Leicestershire). There is much detail in the NCA profiles, which can be viewed online.

The following map shows their boundaries.



In summary, the conclusions and Strategic Environmental Opportunities (SEOs) for each of the NCAs, which are pertinent to Ketton and Tinwell are set out below:

**NCA 75 Kesteven Uplands** (only includes land around Tinwell)

*The Kesteven Uplands National Character Area (NCA) is a gently rolling, mixed farming landscape dissected by the rivers Witham and the East and West Glen. The area lies at the junction of Lincolnshire, Cambridgeshire, Northamptonshire, Leicestershire and Rutland. However, the majority falls within the historic Kesteven district of Lincolnshire which extends south to the impressive stone town of Stamford. This is a deeply rural landscape which has only a very small urban area.*

*Picturesque villages and towns with buildings constructed in the local honeycoloured limestone, with roofs of the local yellowish Collyweston slate in the In the hamlet of Lenton, St Peter's Church provides a sense of history. south and red pantiles in the north. Also present is a concentration of historic country houses with their associated parklands.*

*The NCA is generally characterised by villages with low densities of dispersed settlement, with a local concentration of settlement along the fen edge in the east. Most villages are distinguished by local limestone houses and farm buildings, with Collyweston slate roofs distinctive to the south and red pantiles more prevalent in the north. Many settlements retain a rich historic character, including the stone town of Stamford and its surrounding villages.*

*SEO 1: Manage and enhance the agricultural landscape and soils of the Kesteven Uplands, continuing the long tradition of mixed farming which has shaped the area, securing viable and sustainable food production, while seeking to enhance biodiversity and improve water quality and availability. SEO 2: Protect and significantly increase the extent, quality and connectivity of the unimproved and limestone grasslands throughout the NCA, to enhance biodiversity, ecological networks, water availability and quality, climate regulation and sense of place.*

*SEO 4: Protect, manage and promote the area's rich historic environment including the significant limestone geology, the historic parklands, the manor houses and medieval monastic buildings, and deserted medieval villages, while also improving access and interpretation to enhance people's understanding and enjoyment of the landscape.*

**NCA 92 Rockingham Forest** (Only includes the Welland Valley on the Ketton Parish Boundary)

*This is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley which lies largely in the adjoining High Leicestershire NCA.*

*Despite being in close proximity to several large towns, the absence of development across wide areas imparts a distinctive, remote and tranquil character. Where long-distance views are possible, a sense of exposure prevails. This contrasts with the more settled character along river valleys. Here landform, small woodlands and hedgerow trees serve to limit views and create a more intimate landscape.*

*Both limestone and ironstone deposits were formerly quarried for use in local buildings. Limestone was transported far afield and used in the construction of Ely and Peterborough cathedrals. The distinctive Collyweston slate was quarried and used extensively as a roofing material in the local area.*

*SEO 4: Enhance the functionality, biodiversity and historic features of the many small rivers and streams that cross the Rockingham Forest area. Seek to strengthen their contribution to regulating water flow and quality in the Nene and Welland catchments, enhance their role as landscape features, and improve riparian corridors for wildlife and recreation.*

### **NCA 93 High Leicestershire**

*High Leicestershire National Character Area (NCA) rises out of the clay of the Leicestershire and Northamptonshire Vales on the western and southern sides and above the lowland plains of the Soar, Wreake and Welland valleys and the Vale of Belvoir.*

*The area is important for agriculture, with a mix of arable farming in the lowlands and pasture on higher ground. The NCA also hosts important species.....Ketton cement works....local stones quarried and used extensively for building....The historic character is also important..... archaeological interest, including numerous sites of remnant ridge and furrow and the relatively complete large areas of Midland open field systems which are of national significance. There is a strong historic and cultural connection to the keeping and riding of horses and field sports. The long history of countryside management for game has*

*done much to preserve the character of the area. The NCA is facing significant challenges concerning the protection of its quiet, remote and rural character*

*SEO 1: Protect and appropriately manage the strong visual and historic character of this varied and sparsely settled rural landscape of broad rolling ridges and wide secluded valleys – maintaining the settlement pattern and features of High Leicestershire, in particular its areas and features of archaeological and heritage interest, including the field patterns, ridge and furrow, ancient woodlands, country houses and village churches – to enhance sense of place and history so that the area can be enjoyed by all for its tranquillity.*

*SEO 4: Manage, conserve and enhance the woodlands, hedgerows, streams, rivers and field ponds – including the rivers Chater, Gwash and Eye Brook, their tributaries and the Eyebrook Reservoir – to enhance biodiversity and soil quality and improve water quality, flow and availability.*

### **Rutland County Council Studies/Assessments**

In 2003 Rutland County Council (RCC) adopted a Landscape Character Assessment (LCA). In this study, the following text applies to Ketton and Tinwell.

#### *The Chater Valley*

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

*4.24 In places it is dominated by the railway and its structures of embankments, cuttings and bridges as it runs the length of this section of the valley which is also crossed by the A6121. The railway creates sudden bursts of noise as a train rattles by but otherwise this valley is very like those in Leighfield Forest, quiet, calm and rural. Despite being overlooked by villages such as Pilton, Lyndon and North Luffenham and from the narrow lanes along the shoulders of the upper valley slopes the valley feels secluded, away from the noise and movement of the A47. Like Leighfield Forest it also has many trees and historical features such as earthworks. There are no villages in the Chater Valley sub area.*

#### **Recommended Landscape Objectives High Rutland - Chater Valley**

***To sustain and reinforce the small-scale, enclosed, intimate, rural, quiet, calm, well-wooded and pastoral valley with its semi-natural habitats, notable lack of villages and very few buildings.***

***To protect its historic features and carefully control any road, railway, water services or other infrastructure improvements in the valley, including any further modifications to the river and its riparian features and habitats.***

## *The Ketton Plateau*

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

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

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

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

*7.33 The southern boundary of the Ketton Plateau, with the Welland and Chater Valleys, displays an agricultural landscape with less well managed landscape features. Hedgerows are particularly gappy or absent. There are signs of farm diversification with significant Christmas tree plantations to the east of North Luffenham which contrast with the otherwise predominantly broadleaved, mature tree cover.*

*7.34 No settlements beyond the air base complex lie on the Ketton plateau, although there is a network of isolated farmsteads.*

### ***Recommended Landscape Objectives Rutland Plateau - Ketton Plateau.***

***To conserve and manage the parks, avenues and other designed landscapes and the historic mosaic of agriculture, parkland and woodland wherever it occurs and, elsewhere, the more open, elevated, mixed arable and pastoral agricultural plateau landscapes, restoring and reinstating distinctive features such as hedgerows, hedgerow trees, copses,***

***spinneys, dry stone walls and woodlands especially where they would filter views of the airfields, military barracks and mineral and related industrial operations.***

***To conserve and enhance and where possible extend the semi-natural habitats of species-rich, calcareous grasslands and limestone woodlands and to conserve historic landscape features.***

#### *The Welland Valley*

*8.1 The Welland Valley landscape character type extends from near Husbands Bosworth in Leicestershire along the southern boundaries of the Counties of both Leicestershire and Rutland eastward to Stamford. By the time the slowly descending waters reach the west boundary of Rutland the valley has already reduced in width so the very extensive, flat-bottomed valley in Leicestershire forms the upper valley, whilst the Rutland sections form much of the middle valley. Beyond Stamford the Welland flows through its lower valley across the flat expanse of the Fens to the Wash. Untypically for a river valley, as it descends through Rutland, the Welland valley is narrowing rather than widening. The river also forms the County boundary and this part of the landscape character type lies partly in Rutland and partly in Northamptonshire.*

*8.2 The Welland Valley is partly in the Countryside Agency's "Northamptonshire Vales" regional landscape character type, partly in "High Leicestershire" and, in Northamptonshire, in the "Rockingham Forest" area.... The geology is principally ironstone and clay, overlain by a drift of alluvium. Generally, the Welland Valley is a relatively busy, agricultural, modern landscape with many settlements and distinctive valley profiles. The river is not prominent but it has a series of exaggerated meanders. The sinuous landform, which contains the river, has caused large loops to be created in the line of the river (eg east of Barrowden and east of Tixover). It has also caused many smaller meanders both in the straighter lengths of river and even within the larger scale, looping meanders themselves....*

#### *The Middle Valley East (Seaton - Tinwell)*

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

*8.8 The river is still not prominent even in this smaller scale valley landscape but views are seen from the various bridges such as the fine, six-arched stone Collyweston Bridge and the Turtle Bridge below Morcott. The Jurassic Way crosses the river at the Turtle Bridge, runs along the valley to Barrowden and then recrosses to Northamptonshire at Wakerley.*

*8.9 Settlements are Barrowden, Tixover, Ketton and Tinwell....8.11...in this part all the settlements except Ketton lie very close to or even on the banks of the river....but all stand above the floodplain on mounds, or running along the edge of elevated banks.*

*8.13 Ketton and Barrowden have particularly large and complex historic cores, contrasting with the simple, linear form of Tixover and (apart from the ribbon to the north) of Tinwell. Despite the modern extensions most of the villages have retained a typical Rutland historic character with a predominance of limestone and slate.*

#### **Recommended Landscape Objectives Middle Welland Valley East**

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

#### **The Local Plan Review (Abandoned)**

Ketton was designated as a Local Service Centre (LSC) in July 2011 Core Strategy and landscape sensitivity and capacity study of undeveloped land immediately adjoining Ketton (along with six other LSCs) was carried out for the RCC in 2012. Three further LSCs have been added in the emerging Local Plan and these are the subject of new studies. However, the 2012 study remains applicable for Ketton and underpins proposals in the current version of the emerging Local Plan.

In work undertaken on the emerging Local Plan, but not specific to Ketton and Tinwell, the Parishes are within two Strategic Landscape Character Types (LCTs) - which are the Rutland Plateau, the Welland Valley and High Rutland). The LCTs 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. Some LCTs were sub-divided into more discrete 'Landscape Character Sub-Areas' in the 2003 LCA to provide a more detailed assessment of their character.

The full 2012 analysis of Ketton, which appears within the "Landscape Sensitivity and Capacity Study – Land around the Local Service Centres" dated July 2012 and which is summarised here, can be accessed via the following link:

[Landscape | Rutland County Council](#)

#### **Summary/Extracts**

*8.1.2 The River Welland marks the boundary of Rutland with Northamptonshire. In landscape character terms the land to the west of Rutland falls within National Character Area 92 Rockingham Forest. A key characteristic is the undulating landform rising to a steep prominent scarp west of Easton on the Hill overlooking the Welland Valley, and consequently forming a backdrop to the village of Ketton.*

*8.1.3 The LCA divides the landscapes of the village and its surroundings into smaller local landscape character sub-areas within Rutland: the Welland Valley is referred to as the Middle Valley East at the local level; the Rutland Plateau is locally referred to as the Ketton*

Plateau; whilst the land to the west of the village in High Rutland is referred to as the Chater Valley. The character of the village and its setting at the local level is of particular interest for this study in defining landscape sensitivity and capacity to accommodate development.

8.1.4 The assessment and analysis of Edith Weston in section 5 includes extracts from the 2003 LCA describing the Ketton Plateau. Relevant extracts with regard to the localised setting of the village to the north of Ketton are as follows:

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

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

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

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

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

8.1.6 Relevant extracts from the 2003 LCA of the more locally sub-divided landscape of the Middle Valley East landscape character sub area within the Welland Valley, are as follows: *'Eastward from the Welland Viaduct the valley changes. It becomes narrower, with steeper, less regular and locally slightly higher slopes. There is significantly more woodland and trees generally, but particularly so on the Northamptonshire side where the valley forms the edge of Rockingham Forest and the skyline is almost continuously wooded from Laxton to Collyweston (both Northants). There are more roadside trees, occasional avenues, willows by the river and copses adding to the more enclosed, smaller scale landscape of this part of the valley. Here, arable land prevails, some field boundaries have been removed and other hedges have not been so well maintained, although some are now being layed, gapped-up*

*and restored'. 'The river is still not prominent even in this smaller scale valley landscape but views are seen from the various bridges...' 'In the Middle Valley East, there are few farmsteads or other buildings in the valley, outside the villages.. The density of settlement is higher in this part of the Valley. By contrast with the Middle Valley West, in this part all the settlements except Ketton lie very close to or even on the banks of the river, including Barrowden, Duddington (Northants), Tinwell and Tixover, but all stand above the floodplain on mounds, or running along the edge of elevated banks. At Geeston the village of Ketton has spilled into the valley from the lower slopes'. 'Ketton and Barrowden have particularly large and complex historic cores... Despite the modern extensions most of the villages have retained a typical Rutland historic character with a predominance of limestone and slate'.*

*8.1.7 The LCA recommends landscape objectives: "Recommended Landscape Objectives Middle Welland Valley East: To conserve and enhance the more enclosed, wooded, sheltered valley landscape, to protect and enhance both natural and historic man-made river features, including the bridges and wetland habitats and to protect the form and landscape setting of the riverside villages so they do not become more intrusive in the valley."*

*8.1.8 Section 5 describes the key characteristics of High Rutland and the more local Ridges and Valleys landscape character sub-area in relation to the setting of Edith Weston. Of particular relevance to the setting of Ketton is the description from the 2003 LCA of the Chater Valley sub-area lying within High Rutland to the west of the village: 'Part of this narrow valley in the Ridges and Valleys sub-area is classified separately because, although small in area, it is distinctly different to the landscape around. It is a narrow, intimate, sheltered valley with a particularly high level of tree cover in woodlands, roadside and railway-side tree belts, hedgerow trees and copses. It has more sinuous lines and irregular patterns in a less colourful predominantly green landscape'. 'In places it is dominated by the railway and its structures of embankments, cuttings and bridges as it runs the length of this section of the valley which is also crossed by the A6121. The railway creates sudden bursts of noise as a train rattles by but otherwise this valley is very like those in Leighfield Forest, quiet, calm and rural. Despite being overlooked by villages such as Pilton, Lyndon and North Luffenham and from the narrow lanes along the shoulders of the upper valley slopes the valley feels secluded, away from the noise and movement of the A47. Like Leighfield Forest it also has many trees and historical features such as earthworks'.*

#### *Landscape / Settlement Character and Setting*

*8.1.9 From these descriptions it can be seen that the landscape character of Edith Weston and its immediate surroundings which influence its setting are varied and distinctive. From the detailed field surveys it is clear that the descriptions and character area boundaries are generally accurate but that some minor adjustments to the boundaries of some of the character areas immediately surrounding the village are required.*

*8.1.10 The boundary between the Chater Valley and the Welland Valley has been amended to show the former continuing through the village from the south to join the Welland Valley to the north. The boundary of the Welland Valley with the Ketton Plateau has also been revised to follow the line of the A6121; thus the village to the north of the road lies on the lower slopes rising up to the Ketton Plateau and not within the Welland Valley which is more characteristic of the landscape to the south of the A6121.*

8.1.11 *The character of the village is largely defined by its location at the transition of the river valleys and the rising land to the north / north-west and south / south-east. The quarry and cement works dominate the gently rising landscape north of the village but extensive woodland and mounding around the works provides a largely successful screen in views from the village and when approaching from the west. The high level of woodland and mature tree cover to the south of the village in the Chater Valley, including Ketton Park, and north of the A6121 provides a more intimate, informal, rural setting to this end of the village, in contrast to the northern end.*

8.1.12 *A shallow ridge of higher ground separates the Chater Valley from the Welland Valley. Barrowden Road lies along the ridge as it enters the village from the west, at around 50m AOD. The railway cuts through the ridge between Aldgate and Geeston, with dense vegetation along the cutting sides helping to further reduce the impact of the railway on the village. A small disused quarry is located between Barrowden Road and the railway. The ridge opens out to the north of the village with belts of trees and individual trees dotted throughout the landscape and giving an almost parkland appearance.*

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

#### **Settlement Form and Pattern**

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

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

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

#### **Visual Considerations**

8.1.17 *Important views into and out of the village are shown in Figure 14. When approaching from all directions the village mostly sits within the river valley surrounded by rising plateau*

*topography to the north and the steep prominent scarp to the east, where there are distinctive ridges. There are relatively extensive views from surrounding high ground down into the village, which sits amongst extensive vegetation in the river valleys, and up to rising ground beyond which forms an important backdrop in many views. Built development on the higher ground is particularly open and conspicuous.*

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

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

### **Geology and geomorphology**

The Ketton plateau, formed by shallow seas in the Jurassic period, presents a significant resource of high quality limestone. Today, this is predominantly quarried for cement, which is processed in the Grange Top Quarry complex and transported by road and rail from there; in earlier times this limestone was used for building construction. It was, and remains, highly prized for architecture (for example cathedrals and colleges). A limestone dressing and carving company still exists in Ketton.

A number of small quarries existed in the Neighbourhood Plan area in the past, and historically there were many quarries in surrounding parishes, some of which are still worked. The prevalence of this limestone resource has meant that local buildings are frequently constructed or at least dressed in this elegant material (See *History* above).

Whilst the Jurassic limestone at Grange Top Quarry is predominantly made up of the fossils of small sea creatures, nevertheless there have been important finds over the years, and these continue to be made as quarrying moves into different areas.

Part of Ketton Quarry Nature Reserve (see below) has been designated a Regionally Important Geological Site (RIGS), because of the importance of the fossil species found and geological faults in the Ketton area.

The landscape of the Eastern Welland Valley, which constitutes the south of the Neighbourhood Plan area, has been created by the courses of the rivers Chater and Welland. The geology is thus primarily ironstone and clay. The River Chater effectively cuts Ketton in half, separating Aldgate and Geeston from the church and the rest of the village grouped around Ketton High Street. An ancient crossing point at the southerly end of Aldgate is now provided by a (18<sup>th</sup>-century) stone bridge carrying the road to Collyweston. At the northerly end, the Chater is joined by Sinc Stream which rises from springs to the north of the High Street, and the Chater is crossed by a footbridge leading to a footpath towards the High Street.

The Welland is crossed by an ancient (18<sup>th</sup>-century) bridge, which sits atop the country boundary between East Northamptonshire and Rutland (as well as that between Ketton and Collyweston parishes).

The Chater at the western end of the Neighbourhood Plan area runs between sloping pastures on either side, sunk so deeply that views of the river itself are not easy to find, though the surrounding farmland is spacious and attractive. The high banks persist as the river runs through Aldgate, and along its course throughout village the riverbanks are well-wooded. Once out of the village, the Chater runs through open fields until it meets the Welland at Tinwell.

The Chater begins its course near Tilton in Leicestershire. It is a relatively small river, no more than 10-15 m wide through much of the Neighbourhood Plan area, and its course is quite twisting and convoluted. Consequently the river changes in nature constantly, quickly moving from deep and still stretches to shallow rills, especially through Ketton. Between Ketton and Tinwell it runs a relatively straight course through open fields.

The Welland is a major river, starting at Sibbertoft in Northamptonshire and finally running into the Wash beyond Spalding in Lincolnshire. Through the Neighbourhood Plan Area it is gently meandering, breaking into two at both Geeston and Tinwell before rejoining. The valley floor is wide and flat.

A significant number of springs occur in the Plan area, feeding both the rivers Chater and Welland.

The River Gwash is not particularly large as it runs through the north of the Neighbourhood Plan area. It takes a tightly twisted course, running through fields in a sharply defined small valley. Just north of the Neighbourhood Plan boundary, part of the river is diverted towards Tickencote Hall and its millpond. The river broadens somewhat as it reaches Great Casterton which is the limit of the Neighbourhood Plan Area.

### ***Green Space in the landscape***

The importance of green space generally can be seen in two contexts:

#### *(1) Landscape outside built-boundaries*

Whilst much of the Neighbourhood Plan area can be classed as unremarkable farmland (Landscape Character Assessment - see above) it is nonetheless of a pleasant and gentle nature, and complements the historic cores of the local villages. Whilst Grange Top Quarry dominates the scene for many parts of the Neighbourhood Plan area, it should not be seen as detracting from the attractiveness of the area as a whole. Frequently, the presence of the area's notable tree-cover almost obscures the plant from view and, even in close proximity to the quarry, views over the Chater and the Welland are particularly attractive and contribute greatly to the overall appreciation by the community of where they live.

Important views of green space in open countryside or near village boundaries:

- Barrowden Road, Ketton. Here the Chater winds in the valley below between rolling fields, and the wooded nature of the village of Ketton can be seen, as well as many of the historic buildings.
- ridge and furrow meadow, Ketton. A mediaeval relic, traversed by a well-used public footpath, which runs parallel to the Chater. An ancient stone stile is still present at the south end of Aldgate. The view from this area takes in much of Ketton's historic core, include the sheep pastures running down to the north bank of the river. This footpath also runs past ancient fishponds at the westerly end of the village.
- Chater and Welland Valley -views across the two river valleys, also showing the railway line, with backdrops of Stamford and Easton on the Hill.
- Geeston /Welland Valley -here the Welland is deceptively quiet as it runs through grazing meadows. Collyweston is a backdrop.

## *(2) Green Space within villages*

### *Tinwell:*

Tinwell is a relatively small village, but is nevertheless provided with a green playground/playing field area, near the village hall.

The overall attractiveness of Tinwell village is greatly enhanced by the presence of many large mature trees.

### *Ketton:*

Despite its large size and the presence of a major industrial plant in close proximity, Ketton and its hamlets of Aldgate and Geeston have attractive characteristics which are greatly enhanced by the presence of green space - either in an open amenity land or in private land holdings- that provide important open vistas within the village, and which contain the characteristic mature trees.

A large part of this natural heritage arises from the land holdings and history of the Burroughs family, prominent horticulturalists in the area in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Because of their interest in trees, and plants in general, Ketton can boast a large number of specimen trees including Cappadocian Maple, Caucasian Wingnut, Wellingtonia, Copper Beech, Small-Leaved Lime, and Hop Hornbeam. Old plantings of anemone blanda and snowdrops also adorn private gardens and public areas within Aldgate. Other key green areas are:

- Hall Close – a large area of grassland adjacent to the River Chater (and within the floodplain) incorporating small areas of woodland. This was given in perpetuity to the village by the Burroughs family, and is an enormously popular village resource for walking and recreation. Part has been turned into a very well-used children's play area, plus sports area
- Whitebread Copse - a small area of wildflowers and trees managed by the parish council

- Ketton Fields (Big and Little Stable Fields, and Upper and Lower Priory fields) - gifted to the Leicestershire and Rutland Wildlife Trust by the Burroughs family, these constitute the three fields between the river and the railway line, and also one field just south of the railway line. Lower Priory field contains an old orchard. As well as their important specimen trees, the fields provide a visually-attractive green area before the road crosses the Chater and enters the built core of Ketton. The fields are mainly used by the Trust for important seasonal grazing for their conservation sheep flocks.
- Sinc Stream – a large stream running down from the High Street to the River Chater at the eastern end of Aldgate, together with a lightly-wooded footpath, both of which have good wildlife value.
- St Mary's churchyard
- Ketton cemetery

### ***(b) Biodiversity***

Much of the important biodiversity of the Neighbourhood Plan area comes from the limestone substrate on which grows a great number of rare, uncommon, threatened or endangered flora species. The impoverished soils of old quarries, of which there are several in the Neighbourhood Plan area, are particularly important as rare strongholds for this calcareous grassland flora, which has seen its range decrease hugely with the advent of modern agricultural practices and the increased use of pesticides and herbicides.

Where this grassland thrives, so also does biodiversity in general, with a wide range of animals – insects, mammals and birds.

The Plan area falls within the Wildlife Trusts Living Landscape Project for the Lincolnshire Limestones (managed by Leicestershire and Rutland Wildlife Trust and Lincolnshire Wildlife Trust).

More intensively-farmed areas are less rich in biodiversity, but these areas too can be an important resource for biodiversity improvement and protection. Wildlife records (see below) provide significant evidence for both protected areas and for the open countryside generally.

### ***Protected areas***

A number of sites in the Plan area have been, or are likely to be, designated for protection, under the following categories:

- *Site of Special Scientific Interest (SSSI)*  
Ketton Quarry (owned by Hanson Cement and managed by Leicestershire and Rutland Wildlife Trust)
- *Local Wildlife Sites*

#### Ketton

- Roadside Verge Nature Reserve Ketton (Barrowden Road)

#### Tinwell

- Great Casterton A1-A606 verge
- Great Casterton A1-A606 verge (north)
- Great Casterton Lane Hedgerow, (east side)
- Hedge opp The Rookery (east side)
- Ryhall Rd Hedgerow S of Ingthorpe (west side) Tinwell
- Tinwell Roadside Verge (east side)
- Tinwell Roadside Verge (west side)
- Verge east of The Rookery (north side)

- *Candidate Local Wildlife Sites:*

#### Ketton

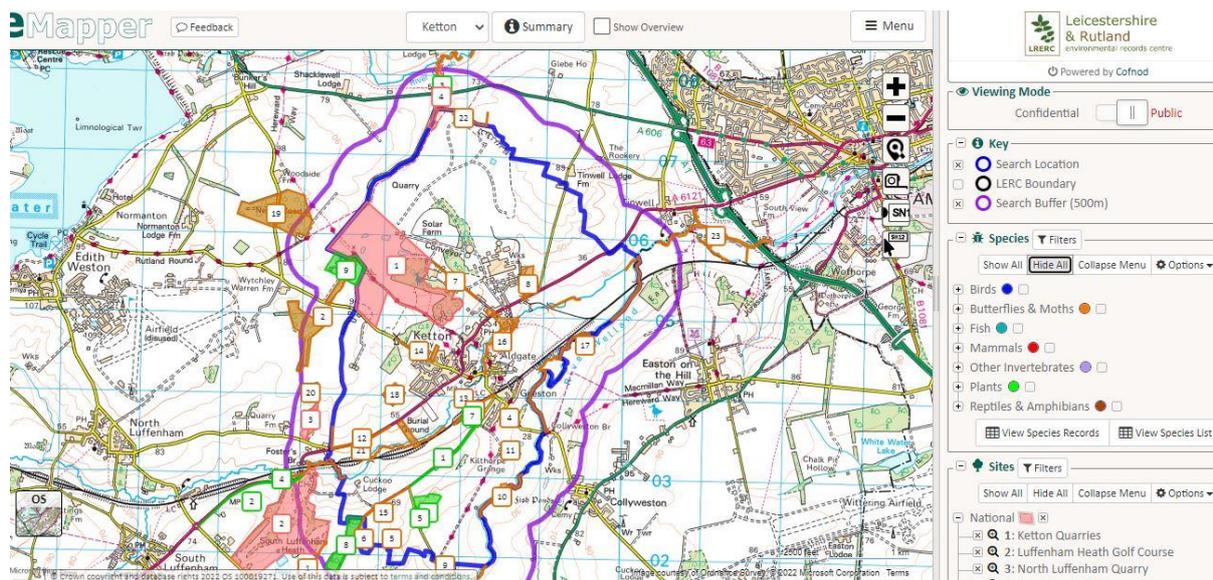
- disused quarry Tixover/Ketton
- Ketton hedges (Barrowden Road)
- Geeston Quarry Ketton

This Neighbourhood Plan advocates further potential LWS (see Plan document Section 6 - Community Aspirations):

- Spring Field - field containing spring-fed calcareous flush and associated habitat (this site is also proposed as an Important Open Space under policy KT 11).
- Pit Lane SSSI entrance – related to flora and associated animal species on the SSSI (this site is also proposed as a Local Green Space under policy KT 10).

The following maps, courtesy of the Leicestershire Environmental Records Centre (LERC), show the location of the various protected sites in each parish, according to the data they hold.

## Ketton



The full LERC list of sites in Ketton is as follows. Note that some occur outside the parish boundary (blue line) and are in the 500m “buffer zone” (purple line), and so are not relevant to this Plan:

	Site Code	Site Name
National Site Designations		North Luffenham Quarry
National Site Designations		Ketton Quarries
National Site Designations		Luffenham Heath Golf Course
National Site Designations		Shacklewell Hollow
LWS - Notified/Candidate/Potential/ASNW	36944	Shacklewell Hollow pond
LWS - Notified/Candidate/Potential/ASNW	33358	South Luffenham RVNR Fosters Bridge to crossroads (south side)
LWS - Notified/Candidate/Potential/ASNW	33355	Ketton Roadside Verge Nature Reserve
LWS - Notified/Candidate/Potential/ASNW	60244	Fox Covert
LWS - Notified/Candidate/Potential/ASNW	36973	South Luffenham Verge Stamford Rd, west of Foster's Bridge, north side
LWS - Notified/Candidate/Potential/ASNW	36974	Ketton hedge
LWS - Notified/Candidate/Potential/ASNW	92069	Edith Weston Mine
LWS - Notified/Candidate/Potential/ASNW	36976	Geeston Quarry
LWS - Notified/Candidate/Potential/ASNW	36975	Ketton disused quarry
LWS - Potential / Historic	12495	R Welland and Tixover Grange
LWS - Potential / Historic	12300	Barrowden verges and hedgerow
LWS - Potential / Historic	12301	R Chater and adj Woodlands
LWS - Potential / Historic	12465	R Chater and grasslands
LWS - Potential / Historic	12294	Hedgerow
LWS - Potential / Historic	12120	Hedgerow
LWS - Potential / Historic	12298	Pond, Ox-bow of River Chater
LWS - Potential / Historic	12288	Ketton, Railway cutting SW of Station Rd
LWS - Potential / Historic	12491	Hedgerow, northern edge of Ketton Quarry
LWS - Potential / Historic	12497	Hedgerow

LWS - Potential / Historic	12290	Rough grassland
LWS - Potential / Historic	12493	R Welland and adj streams, ditches and hedges
LWS - Potential / Historic	12295	R Welland and adj woodland and stream
LWS - Potential / Historic	12292	Ketton, Pit Lane verge
LWS - Potential / Historic	12299	Ketton Cemetery and adj hedges
LWS - Potential / Historic	12296	Ketton, 2 Fish Ponds
LWS - Potential / Historic	12396	Hedgerow
LWS - Potential / Historic	12293	Ketton, woodland and marsh by quarry entrance
LWS - Potential / Historic	12289	Hedgerow
LWS - Potential / Historic	12303	Cats Hill Spinney
LWS - Potential / Historic	12387	New Wood
LWS - Potential / Historic	12297	Ketton, Luffenham Rd Hedgerow and verges
LWS - Potential / Historic	12198	Edith Weston Quarry, Ketton Gorse, Great Close Spinney and Wytchley Warren
LWS - Potential / Historic	12291	Hedgerow
LWS - Potential / Historic	12494	R Gwash
LWS - Potential / Historic	12302	River Welland

*Tinwell*



The full LERC list of sites in Tinwell is as follows. Note that some occur outside the parish boundary (blue line) and are in the 500m “buffer zone” (purple line), and so are not relevant to this Plan:

Site Type	Site Code	Site Name
National Site Designations		Tickencote Marsh
National Site Designations		Shacklewell Hollow
National Site Designations		Great Casterton Road Banks
LWS - Notified/Candidate/Potential/ASNW	37361	Verge east of The Rookery

		(north side) Tinwell
		Ryhall Rd Hedgerow
LWS - Notified/Candidate/Potential/ASNW	36943	S of Ingethorpe (west side) Tinwell
LWS - Notified/Candidate/Potential/ASNW	36944	Shacklewell Hollow pond
LWS - Notified/Candidate/Potential/ASNW	27277	A1 Old Gt N Rd sliproad, Great Casterton
LWS - Notified/Candidate/Potential/ASNW	80066	Great Casterton A1-A606 verge (north)
LWS - Notified/Candidate/Potential/ASNW	72571	Field east of Chapel Field Spinney Pickworth Road RVNR (East)
LWS - Notified/Candidate/Potential/ASNW	27275	S of Mounts Lodge Great Casterton Lane Hedgerow, (east side), Tinwell
LWS - Notified/Candidate/Potential/ASNW	37362	Tinwell Roadside Verge (west side)
LWS - Notified/Candidate/Potential/ASNW	36952	Great Casterton A1-A606 verge Pickworth Road RVNR (west)
LWS - Notified/Candidate/Potential/ASNW	80051	S of Mounts Lodge
LWS - Notified/Candidate/Potential/ASNW	27276	Tinwell Roadside Verge (east side)
LWS - Notified/Candidate/Potential/ASNW	36951	Hedge opp The Rookery (east side)
LWS - Notified/Candidate/Potential/ASNW	36953	Tinwell
LWS - Potential / Historic	12302	River Welland Hedgerow, northern edge of
LWS - Potential / Historic	12491	Ketton Quarry R Welland and adj streams, ditches and hedges
LWS - Potential / Historic	12493	Tinwell Verges and hedge
LWS - Potential / Historic	12492	R Gwash
LWS - Potential / Historic	12494	

### ***Species***

This Evidence Document includes data from the Leicestershire Environmental Records Centre to illustrate the biodiversity wealth within the Plan area. Whilst these records are numerous and very important, what is not included here is the large number of records retained also by Leicester and Rutland Wildlife Trust, and the Rutland Natural History Society, members and supporters of both having been active over decades in recording the wildlife within the two parishes.

The two parishes are largely agricultural, but are also dominated by current and exhausted quarry workings. The combination of this kind of landscape means that species noted as rare and uncommon elsewhere are frequently found, and as such are capable of spreading elsewhere within the Plan area. The existence of a SSSI nature reserve in the heart of Ketton Parish, itself based on old quarry workings, acts as a hub for the distribution of species to the land around. This can be seen in the occurrence of important species of invertebrates, mammals and plants.

The current biodiversity crisis ([Biodiversity loss risks 'ecological meltdown' - scientists - BBC News](#)) means that it is essential that habitats for all species are improved, and connectivity facilitated so that species are able to move around the landscape and establish new

footholds. This is the principle behind Local Green Infrastructure Corridors, covered in the next section below.

The following paragraphs list some of the important species that are commonly found in and around the parishes:

#### *Mammals*

Nine species of bats are found in the Plan area, which represents about half of the total species within the UK. Old mine sites within the Plan area provide natural hibernacula, and the local woodland provides habitat for tree-roosting species, as well as older buildings which can allow other species roost availability in tiles and stonework.

Hares are frequently observed around the fields to the west of Ketton along the Welland and Chater valleys. Fox and badger and otter populations are in evidence.

#### *Invertebrates*

##### *Lepidoptera species (butterflies and moths)*

The Plan area hosts increasing populations of Grizzled Skipper and Dingy Skipper butterflies, both uncommon in the UK and in decline. Old quarries and brownfield sites prove good habitat for these species.

Populations of less common species of butterfly and moth, such as Marbled White butterfly, Green Hairstreak butterfly, Silver-washed Fritillary butterfly, Dark-green Fritillary butterfly and Scarlet Tiger Moth are found in Ketton Quarry SSSI, and are expanding to local gardens.

##### *Odonata species (dragonflies and damselflies)*

These are well represented in the Plan area with Banded Demoiselle, Large Red Damselfly, Azure Damselfly, Brown, Southern and Migrant Hawker dragonflies, and Four-spotted Chaser dragonfly being found frequently, amongst other species including 'new arrivals' such as Willow Emerald Damselfly.

##### *Orthoptera (grasshoppers and crickets) species*

These are well-represented by species populations in the area, including Dark Bush Cricket, Speckled Bush Cricket, and Roesel's Bush Cricket

##### *Hymenoptera species (bees and wasps)*

Numerous types of bee, including several solitary bee species, are encountered in the Plan area. Often these will tunnel into loose mortar in old buildings, and the retention of limestone mortar in renovations is important to ensure habitat for these essential yet endangered bee species is retained.

##### *Coleoptera species (beetles)*

The Ketton Quarry area is renowned for its populations of common glow-worm, which despite its name is now increasingly rare in the UK, including in the Plan area where it once had a stronghold. It now relies mainly on old quarries and brownfield sites for habitat.

### *Other invertebrate species*

The Rivers Welland and Chater, together with the other springs and streams within the Plan Area, are important habitats for water-dwelling insects which form a vital part of the biodiversity food-chain. These include mayflies and caddis flies.

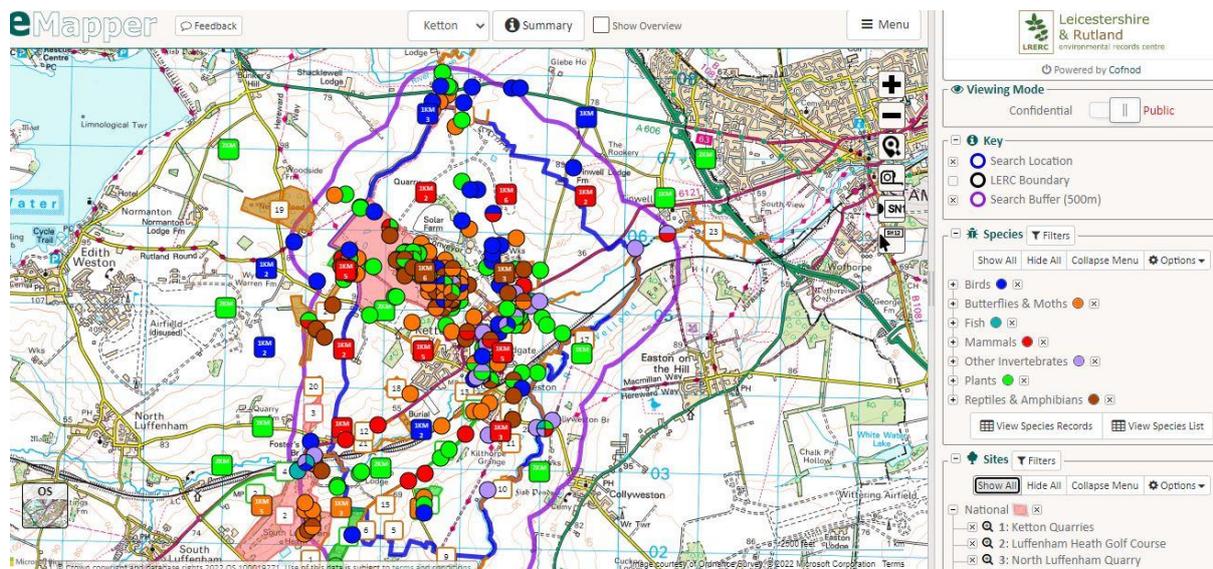
### *Birds*

Farmland birds, in decline in so many places across the UK, are reasonably represented here, including Yellowhammer and Skylark. Migrant species such as Common Whitethroat can be seen to do particularly well in old, established, hedgerows such as those along the Local Wildlife Site protected verges on the Barrowden Road from Geeston to Tixover Grange.

### *Flora*

The limestone substrate means that now-uncommon plants can retain a foothold in the area, particularly on rough ground with poor soil. This is prime habitat for many limestone species such as Common Spotted Orchid, Bee Orchid and Twayblade. The restoration of the Hanson quarry workings for nature conservation (as currently agreed with RCC as part of the minerals planning process) has enormous potential for allowing the expansion of habitat for limestone flora (and the other plants and animals that associate with them) on a landscape scale.

The map below shows the location of public records of species held in LERC data for Ketton. Note that, as before, the blue line marks the Plan area boundary.



The map below shows the location of public records of species held in LERC data for Tinwell. Note that, as before, the blue line marks the Plan area boundary.



### ***(c) Local Green Infrastructure Corridors (LGIC)***

The green corridors in Ketton and Tinwell parishes have been identified and mapped for the Neighbourhood Plan in order to protect and enhance biodiversity and geodiversity, and form the basis of Policy KT 4.

**As is made clear in this Plan, the policy in respect of LGIC (KT 4) can only apply within the Plan area boundaries. A map showing that restriction for the purposes of Neighbourhood Plan requirements is included in Section 5 of the Plan document.**

**However additional mapping has been done in relation to neighbouring parishes as well (see below), as wildlife does not respect administrative boundaries.**

The Plan approach follows NPPF Para 179:

*“ To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including ..... wildlife corridors and stepping stones that connect them.”*

It is hoped that RCC and those other Parishes with Neighbourhood Plans will adopt a similar policy stance in relation to development proposals in the wider area, recognising the value of the identified Wildlife Corridors.

Alongside the application of the Plan policy to planning applications in Ketton and Tinwell, the intention is to work proactively with other Parish Councils and partners (including RCC,

Leicestershire and Rutland Wildlife Trust, and landowners) to protect and enhance wildlife corridors.

The map below shows the wildlife corridors as approximate linear areas of 0.5 to 1 km width connecting significant habitat areas. They have been mapped to connect the three important biodiversity habitats in Ketton and Tinwell:

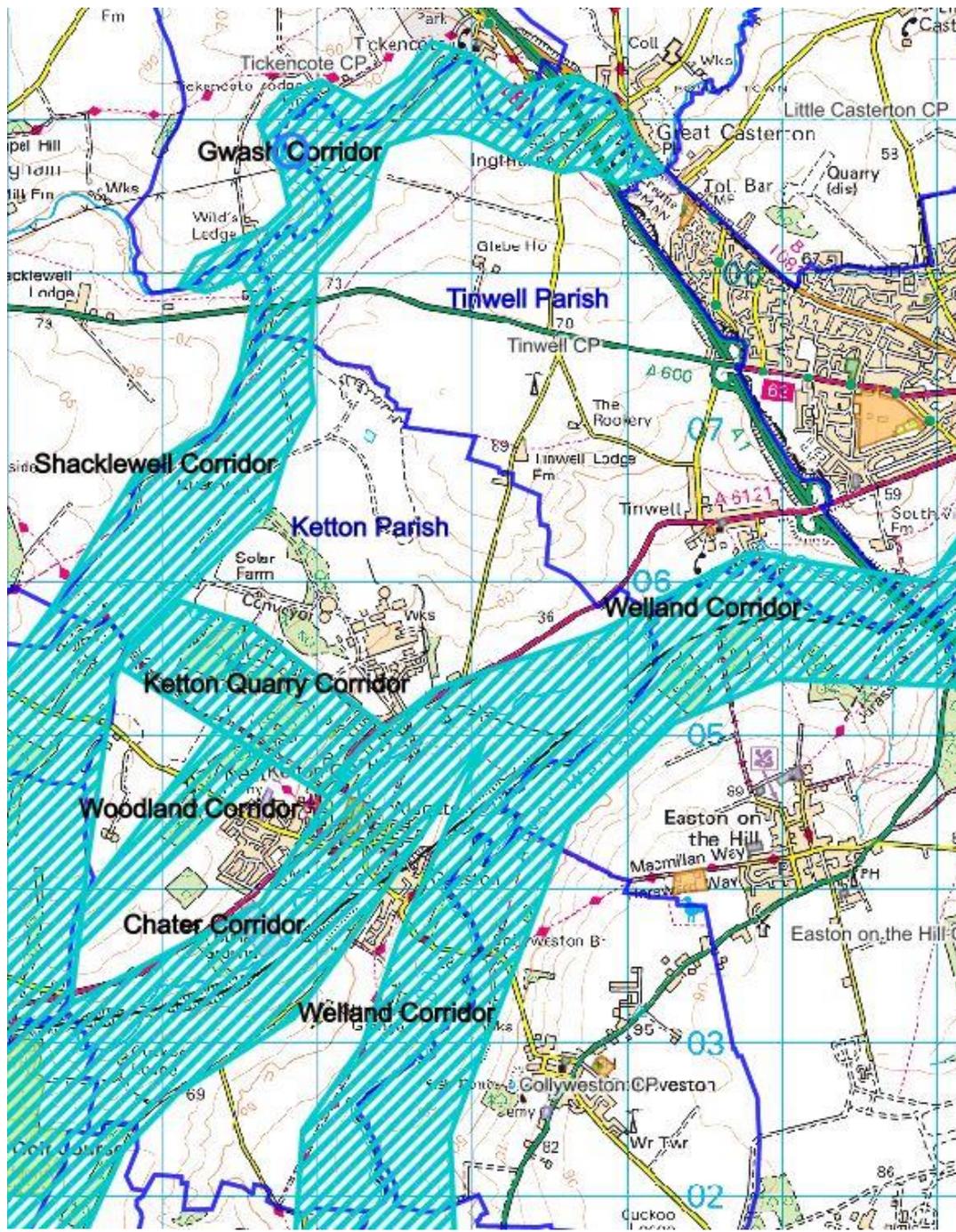
- Rivers (Gwash, Chater and Welland) and associated streams, riparian meadows and wetlands. This also includes floodland identified by the Environment Agency. It also connects to Tickencote Marsh SSSI just outside Tinwell parish boundary;
- Deciduous woodlands and associated hedgerows. Connecting the fragmented woodlands and hedgerows in the parishes is a major concern of participants in the NP survey;
- Unimproved semi-natural calcareous grassland and associated scrubland. This includes Ketton Quarry SSSI, as well as three SSSIs just over the parish borders in neighbouring parishes (North Luffenham Quarry, Luffenham Heath Golf Course, and Shacklewell Hollow). It also includes the national “*B-lines*” identified by Buglife, the invertebrates charity, as pollinator pathways running through the whole country.

These wildlife corridors contribute a range of benefits, including:

- ecological connectivity (hence the need to recognise in wider stakeholder work ecological features just over the parish boundaries);
- nature recovery networks; and
- opportunities for communities to undertake conservation work.

In future these wildlife corridors could provide opportunities for securing measurable net gains for biodiversity, within a properly-managed system of mitigation hierarchy.

The map below shows the LGICs noted above, and their expansion across the Plan area borders.



- Legend**
- Parish boundary
  - Wildlife corridor

## **8 . Local Green Spaces and Open spaces, including important frontages**

### ***Summary:***

This Neighbourhood Plan has paid significant attention to the treatment of open spaces in and around the villages.

Open spaces in the local area contribute enormously to the local character and distinctiveness of Ketton and Tinwell. They reinforce connections with local history and provide a harmonious setting for the historic built environment, as well as helping to protect the biodiversity of the local field and river systems, playing a part in green infrastructure corridors (see policy KT 4 and Section 7) above throughout the Plan area.

Moreover, access to open space in and around the built environment enhances people's access to nature, and the health and well-being benefits that accrue from that (see examples of research in Section 9 below).

The plan has therefore approached the safeguarding of these spaces from inappropriate development by a suite of policies covering the following:

- Local Green Infrastructure Corridors
- Local Green Spaces
- Other Important Open Spaces

The reasoning behind each is provided in the Plan document. This section provides further details of the policy background about local green space and open space generally, to further support the propositions in favour of the relevant Plan policies.

(This section should be read together with Section 7 – Environment in this Evidence Document, as it also provides relevant information)

### **Policy research**

The purpose of this research was:

- To examine evidence collected, consider other sources, recommend survey work.
- To include public open spaces, recreation area, playing fields, allotments, churchyards, cemeteries, school playing fields, allotments and amenity areas.
- To also consider: open land within and adjoining the settlements which contributes to character and/or has potential recreational/habitat value.
- To provide a basis for the designation of Local Green Spaces.

The consideration of open spaces is linked to other elements of the NP, e.g., heritage, key views and local green/blue infrastructure corridors.

There is reasonable policy coverage in the Core Strategy (2011), the Site Allocations DPD (2014) and the (now abandoned) emerging Local Plan. This is backed by evidence, including: the 2012 & 2017 Reviews of Important Open Spaces/frontages and the Ketton Conservation Area Appraisal (2020). This means that the identification of Important Open Spaces and the policy protection they are afforded is probably sufficient for sites in the Ketton Conservation Area (as extended in 2020). The situation is, however, different outside the Conservation Area and in Tinwell. The consideration of how RCC has used the Planned Limits of development (PLoD) to determine whether land should be identified as an Important Open Space is also open to question (see below).

Important Open Spaces in Tinwell are well documented and are mapped in the emerging Local Plan, particularly in terms of the relationship with the Conservation Area. However, the lack of any written evidence about the Conservation Area is a concern.

Although there are protective policies in each of the Local Plan documents, there is a lack of detail about formal open spaces (parks, playing fields and playgrounds) which are both functionally and visually important. Cemeteries and churchyards should also be identified and covered by policies. The adopted policy documents also appear to fail to consider provision in the villages related to population and applicable standards, especially in relation to planned growth. Allotments also require consideration.

Two further weaknesses have been identified in the Local Plan documents (existing and emerging):

- (1) the way in which it is assumed that open spaces outside the Planned Limits of Development will be adequately covered by Open Countryside policies;
- (2) The above, coupled with the focus on the Conservation Areas, means that some significant open spaces are not given sufficient attention.

The Local Plan review addressed the potential for Neighbourhood Plans to be used to designate Local Green Spaces (LGS) but implies to some extent that this should be a last resort.

It is acknowledged that in Ketton and Tinwell open spaces within the Conservation Areas probably enjoy a significant level of protection, but LGS designation offers real potential to identify and protect open spaces in other locations. The abandonment of the Local Plan Review is a serious concern as there will be a hiatus until a new Local Plan is in place.

In these circumstances it is important that consideration is given to open spaces both within and in close proximity to the Planned Limits of Development, and consequently that, where it is justified, open spaces are identified and protected in the Neighbourhood Plan.

### ***Incidental and Amenity Open Spaces***

There are many areas of informal open space, including small groups of trees, within housing estates and at road junctions, which contribute to the character of Ketton and Tinwell and provide real benefits to residents and wildlife. Although they are small, it is important that these open spaces are protected, well-managed and, if possible, enhanced.

### ***Local Opinion***

The community consultation showed that people feel that it is important to protect the remaining open spaces around the Conservation Area. Levels of satisfaction with open spaces is generally viewed as acceptable (but these comments are more about management rather than quantity). People value the Old Quarry nature reserve (the SSSI). In terms of recreation, people want more footpaths, litter bins, allotments, outdoor seating and playgrounds.

The villages are also notable for their many green spaces. Some of these are village-owned and/or open-access, notably Hall Close in Ketton and the Playing Field at Tinwell, but there are significant, additional, private green spaces which add to a general verdant feel to both villages. This is augmented by the many important tree species to be found in the Plan Area, which boasts many important specimens. Overall, both villages retain a feeling of connection with the wider countryside, a feature which is valued by residents.

The character of the villages of Ketton and Tinwell depends not only on the buildings, but also upon the open spaces and frontages, and their relationships to the surrounding buildings and features. The particular character of a settlement may be determined largely by the arrangement of buildings around these open areas and the views they give of the surrounding countryside.

Both villages are well-provided with an open setting and green spaces, all of which contribute to the green and leafy feel to the village communities. As noted above, responses to the Survey indicated great appreciation for the natural features within the Plan Area and the attractiveness of the villages. The vast majority of respondents were very or slightly satisfied with the public open spaces in the parishes, with the largest favourable responses being for the village recreation grounds, Hall Close in Ketton and Tinwell Playing Field. Moreover, around 90% of respondents felt that the remaining green spaces surrounding the conservation area should be conserved.

The juxtaposition of green "breathing space" and the historic built environment creates the essential personality of the villages. It follows therefore that erosion of the green areas will have a detrimental impact on the community.

Important open spaces and frontages in both Tinwell and Ketton are defined on the Rutland Local Plan Policies Map, and the maps below show these. The Local Plan indicates that

development will only be acceptable where it will not have an adverse impact on the qualities and characteristics of the important open space. However, Government policy enables land which is demonstrably special to the local community to be designated as 'Local Green Space', thereby ruling out new development other than in very special circumstances.

The NPPF identifies that the Local Green Space designation will not be appropriate for most green areas or areas of open space and should only be used where:

- the green space is in reasonably close proximity to the community it serves;
- the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- the green area is local in character and is not an extensive tract of land.

### ***Local Plan evidence base and policies***

**2011 Core Strategy** (The relevant explanation and policy is set out below, *in italics*).

*5.18 Green Infrastructure is a network of multi-functional green spaces. For the purposes of this Core Strategy it consists of all public and privately owned land and water networks including – allotments, amenity green space, green corridors, parks and gardens, play areas, natural and semi-natural areas, sports fields and cemeteries.*

*5.19 Successful Green Infrastructure complements the built infrastructure and contributes to natural environment. Amongst benefits it can improve sustainability, health and wellbeing, provide recreational and sporting opportunities, support and enhance biodiversity and improve environmental quality.*

*5.20 A review of open space, sport, recreation facilities and green infrastructure in Rutland was undertaken in 2009....The review considered the quantity, quality, accessibility and adaptability of provision, but importantly, it considered the local needs of the population and the potential demands that may be placed on provision as the population grows.*

*5.21 The review established, in Rutland, open space is seen as a vital part of the environment to be protected and improved wherever possible. Rutland has very few formal parks but access to spaces such as those around Rutland Water.*

*5.22 The findings show Rutland is very well provided for in terms of Green Infrastructure, the total extent of the existing Green Infrastructure Assets Network in Rutland is 88.6% of the total area of the county; the remaining area consists of the built environment.*

*5.23 Nevertheless, it will be important to protect and increase this provision in the future, to meet the future needs associated with development. There will be opportunities for provision and/or improvement to existing green infrastructure, in association with new development,*

either on or off-site depending on the scale of the development and feasibility. There is particularly significant potential as part of development sites such as the sustainable urban extension to the north west of Oakham. Making full use of existing facilities, such as schools and village halls, is also important. There is a need to work in partnership with schools to make facilities available to the wider community by maximising the range, quality and effectiveness of joint use provision.

5.24 Policy CS23 reflects the importance of green infrastructure and its value for health, biodiversity, landscape and regarding climate change. Clear priorities for green infrastructure and the provision of open space standards will be set out in the Site Allocations and Policies DPD and through master planning for strategic sites. It will address the Council's approach to protecting and improving the green infrastructure network in Rutland including identifying areas of value for open space, sport and recreation purposes and protect them from Core Strategy Development Plan Document Sustaining Our Environment development. The Council working with its partners will develop a Green Infrastructure Strategy, this will require more detailed consideration.

**Policy CS23 - Green infrastructure, open space, sport and recreation**

The existing green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space. This will be achieved by:

- a) the continued development of a network of green spaces, paths and cycleways in and around the towns and villages;
- b) requiring new development to make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network;
- c) resisting development resulting in the loss of green infrastructure or harm to its use or enjoyment by the public. Proposals involving the loss of green infrastructure will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet local needs that is accessible and of equal or greater quality and benefit to the community;
- d) resisting the loss of sport and recreation facilities where they are deficient and supporting the provision of additional new facilities in an equally accessible location as part of the development, particularly where this will provide a range of facilities of equal or better quality on a single site or provide facilities that may be used for a variety of purposes.

**Site Allocations & Policies DPD (2013)**

This document introduced the concept of "Important open spaces and frontages."

8.37 Core Strategy CS23 sets out the overall strategy for Green Infrastructure, open space, sport and recreation. This relates to allotments, amenity green space, green corridors, parks and gardens, play areas, natural and semi-natural areas, sports fields and cemeteries. However, there are **other open spaces and frontages** within the county which require identification and protection. This document identifies these specific areas for protection.

**Policy SP21 - Important open space and frontages**

*Development will only be acceptable where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map having regards to:*

- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;*
- b) its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;*
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;*
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;*
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;*
- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;*
- g) its contribution to the setting of a building or group or important natural features.*

### ***The Local Plan Review (abandoned)***

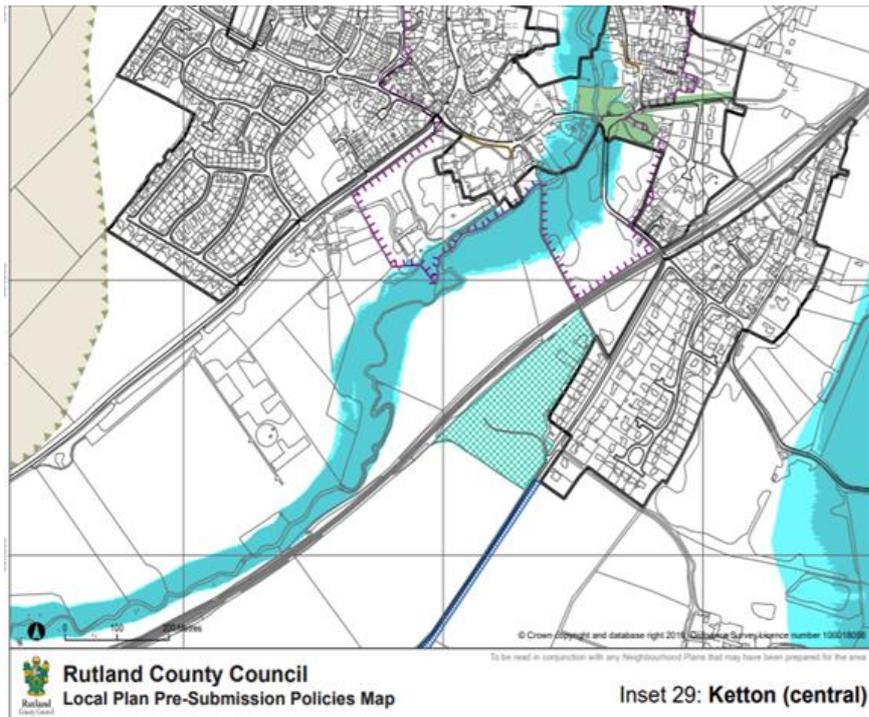
#### ***Policy E12- Important Open Spaces & Frontages***

*Development will only be acceptable where it does not have an adverse impact on an Important Open Space or Important Frontage shown on the Policies Map having regards to:*

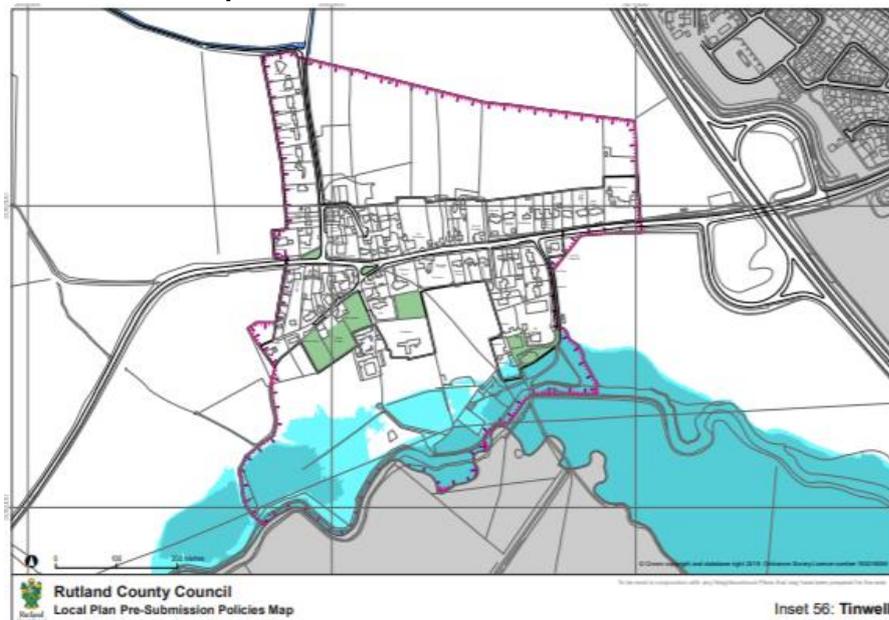
- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;*
- b) its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;*
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;*
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;*
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;*
- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;*
- g) its contribution to the setting of a building or group or important natural features.*

Sites were identified in the Review of Important Frontages and Open Spaces (2017) which is considered later in this report. The Inset maps from the emerging Local Plan show the proposed Important Open Spaces in Ketton and Tinwell.

### Ketton Inset map



### Tinwell Inset map



The emerging plan also contained a policy on the designation of Local Green Spaces

### **Policy EN13 - Designation of local green spaces**

*When Neighbourhood Plans are being prepared or reviewed, consideration may be given to the designation of green space which are of particular importance to the community for special protection as Local Green Spaces. The Neighbourhood Plan should be accompanied by evidence which demonstrates that identified spaces are:*

- a) Within or immediately adjacent to the Planned Limits of Development;*
- b) demonstrably special to the local community and holds a particular local significance;*
- c) local in character and scale and is contained with clearly defined boundaries;*
- d) not already subject to a planning permission or an adopted local plan allocation;*
- e) not already protected by another designation or strategic planning policy; and*
- f) physically or visually accessible in some form.*

*.....7.70 It is considered that most areas of open space in Rutland will already have some form of protection on them through the Council's planning policies such as Policies EN8 (Blue & Green infrastructure, sport and recreation strategic policy and EN12 (Important open space & frontages).*

### **Review of Important Frontages and Open Spaces (2017)**

*This addendum, (234 pages) relates to a 2012 document. The Executive Summary reads: This review of Important Open Space and Frontages updates the initial review undertaken in 2010. This document will form part of the evidence base for the Local Plan and the findings will be fed into the Site Allocations and Policies Development Plan Document. The study reviews existing Rutland Local Plan 2001 designations; sites put forward by Town Councils, Parish Council and Parish Meetings in the 2010 review; and sites put forward through the Site Allocations and Policies Issues and Options Consultation in September 2011. Additional sites identified on site investigations have also been included within this study. These reviews were undertaken between March and May 2012 via a mixture of desktop based assessments and site investigations.*

*Using the same methodology to the previous 2010 review, the criteria (1-7) set out in the Rutland Local Plan 2001 was used to assess each site. All sites which were situated outside of the planned limits of development were excluded on the basis that they are classed as countryside and beyond the scope of this study.*

*In the previous review sites such as allotments and sports grounds were excluded as they are protected through Core Strategy policies, however following the Site Allocations and Policies Issues and Options consultation it was clear that this was not a preferred option in terms of protecting the character and setting of these areas. Therefore these sites have been reassessed through this review. The study aimed to determine whether:*

- Existing sites can still be deemed as important and if they are open spaces or frontages;*
- To identify new potential sites, including those identified in the previous review and the Site Allocations & Policies Issues & Options Consultation.*

*The seven criteria used to assess the sites are now reflected in the emerging policy, they are:*

*1. Is of intrinsic environmental value by virtue of landform, vegetation and tree cover. Or the presence of special features such as streams, ponds, important wildlife habitats and*

walls.

2. *Enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area.*

3. *Affords views/vistas out of and in the village important to its character/attractiveness.*

4. *Is transitional or peripheral land which should remain open to preserve the form and character of the town or village.*

5. *While not in itself of particular environmental value, is an essential feature, possibly in conjunction with other, in creating overall character and attractiveness of the town/village.*

6. *Is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features e.g. trees*

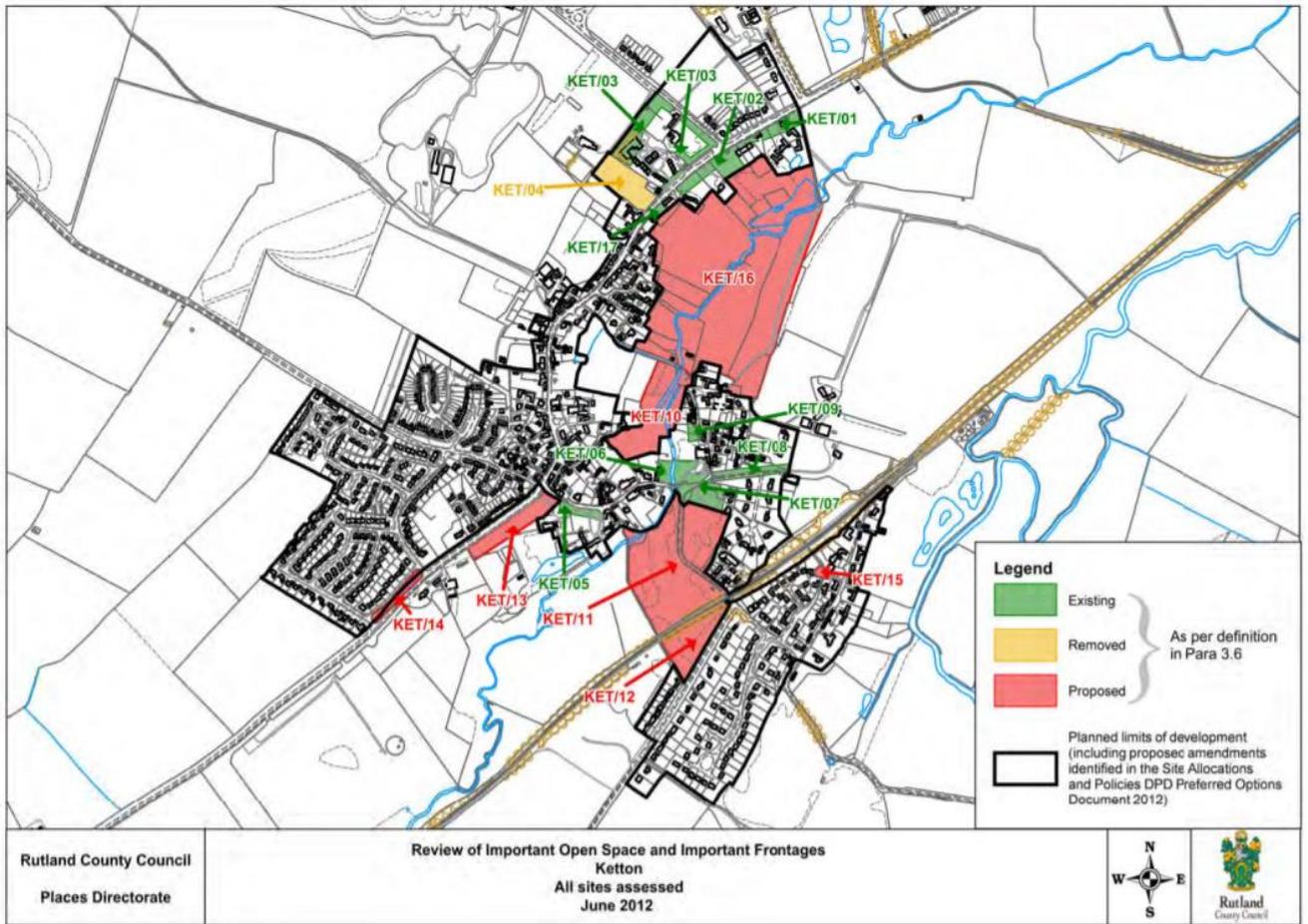
7. *Is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.*

**Summary** The table below shows a summary of the sites considered and the outcomes. It suggests that the aspirations of the Parish Councils have not been fulfilled.

	Total	Tot. Incl.	LP2001 kept/added	PC Consult kept/added	LP 2001 excluded	PC consult excluded
Ketton	19	9	9	0	1	7
Tinwell	14	5	1	4	0	9

The following detailed maps and tables are taken from the 2017 review and show all sites which were considered by RCC in each village.

# Ketton



Town/Village:           Ketton          **Important Open Space/Frontage Review 2012**

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/01	Frontage to fishponds, High St	Frontage	Retain	1, 2, 7	Stone wall to boundary of High Street, with mature trees directly behind the wall. Important to the character of the entrance to the village and setting of the listed building.	Local Plan
KET/02	Frontage to Ketton Grange, High St	Frontage	Retain	1, 6, 7	Stone wall to boundary and heavy planting of hedge rows and mature trees within site, which blocks views to the open countryside. Changes are proposed to the planned limits of development, which would exclude part of this site. Therefore, this site would be more suited an important frontage rather than an open space. Frontage is important to the character of the street continuing the identified important frontage KET/01 and would combine to create a continuous important frontage.	Local Plan
KET/03	Frontage to The Firs, High St	Frontage	Retain	1, 6, 7	High hedge along the boundary of High Street with heavily planted mature trees with a stone wall along pit lane with mature trees behind the wall. Important frontage to the village when entering from the east, also provides a strong boundary to the village on this north eastern edge.	Local Plan
KET/04	Land to the rear & west of Chater Lodge, High St	Open Space	Exclude		Large open space, possibly a paddock or grazing land (was not in use when visited on site March 2012), within village. Does not add any environmental value or character to the village worthy of its retention as an important open space.	Local Plan
KET/05	Land bordering Church Rd and Ketton Hall	Frontage	Retain	1, 6, 7	High stone wall with dense planting and mature trees immediately behind the wall. It is important to the character of the street and the setting of Ketton Hall.	Local Plan

Town/Village:           Ketton          **Important Open Space/Frontage Review 2012**

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/06	Garden at 29 Church Rd	Open Space	Retain	1, 6, 7	Open garden to Garden Cottage. Stone wall to boundary of Church Road with mature trees adjacent to the river. This space is important for the setting of the listed building.	Local Plan
KET/07	Land at Aldgate Lodge	Open Space	Retain	1, 3, 6, 7	Heavily wooded area. With boundary wall with iron fence topping. Important element of street. Due to the openness of the wire fence this creates an openness. On the opposite side of the road there is open green lane with trees and a track leading to several houses. It also provides small glimpses into the countryside.	Local Plan
KET/08	Land bordering Edmonds Drive	Open Space	Retain	1, 6	Tree lined corridor with large mature trees. Provides distinctive character to this part of the village and also links with KET07.	Local Plan
KET/09	Land to rear of The Cottage, Aldgate	Frontage	Retain	1, 6, 7	High stone wall, restricts views of space behinds, therefore more appropriate as a frontage. Stone wall continues and extension of this frontage would be well suited to include the whole wall. This is also important for the setting of the listed building.	Local Plan
KET/10	Land at Hall Close	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/11	Land on sides of Station Rd	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council

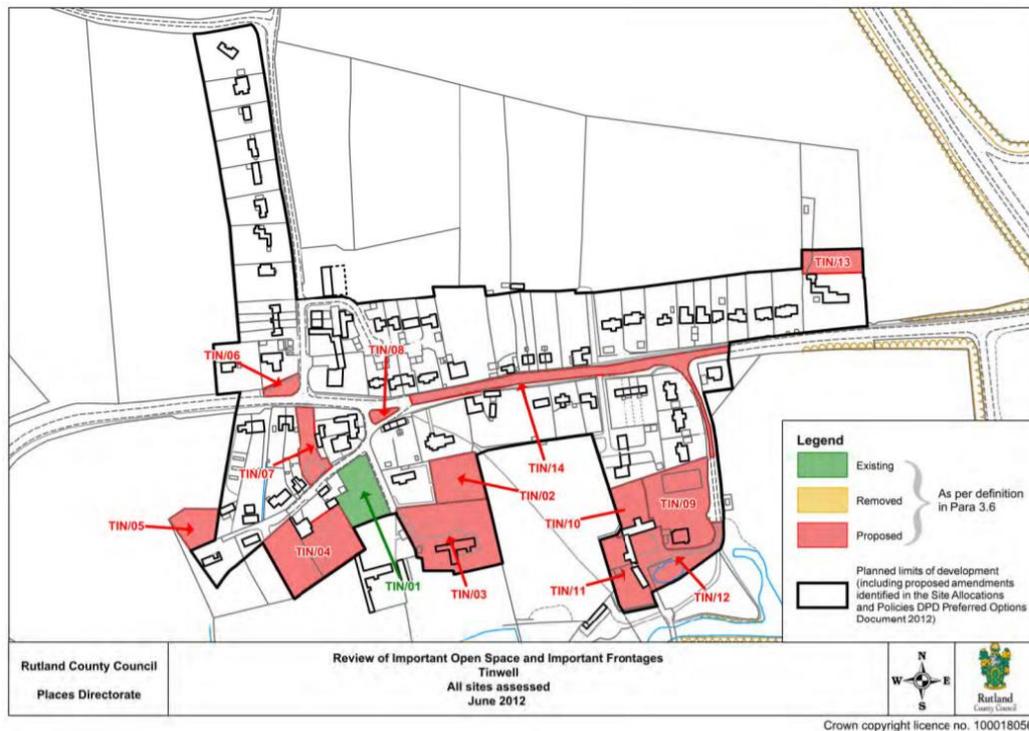
Town/Village: Ketton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/12	Land between Barrowden Rd and the railway line	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/13	Land south side of Luffenham Rd	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/14	Land north side of Luffenham Rd	Frontage	Exclude		Majority of frontage outside the planned limits of development. Open land with grass and some planting. Divide between two roads with a small hedge through the middle.	Parish Council
KET/15	Whitbread copse between railway & Geeston Rd	Open Space	Exclude		Fenced and gated lane with some planting. No trees of significance (through discussions with tree officer). Provides little character of environmental significance to the village.	Parish Council
KET/16	Land bordering south of Chater and north east of Aldgate	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/17	Frontage at The Limes, High St	Open Space	Retain	3, 6	Garden land to The Limes, High Street. Affords views into the open countryside, due to a small post and wire fence creating an openness to this part of the village.	Local Plan

# Tinwell



Town/Village: Tinwell

## Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/Add/Exclude	Justification reason (1-7)	Comments	Source
TIN/01	Children's play area south of Tinwell Rd	Open Space	Retain	3, 6	Large green open space used as a playfield in the village. Affords views to the open countryside from this part of the village and retains the openness of the village.	Local Plan
TIN/02	Paddock south of Tinwell Rd	Open Space	Add	2, 3, 4	This site is linked very well with the countryside and is peripheral land. It affords views into the countryside from the village hall and from TIN/01.	Parish Meeting
TIN/03	Land surrounding property south of Tinwell Rd	Open Space	Exclude		Heavily planted site with many mature trees. However cannot be seen from the street, as the trees provide a strong barrier, therefore providing little contribution to the overall character of the village.	Parish Meeting
TIN/04	Garden and orchard south of Tinwell Rd	Open Space	Add	3, 4, 7	Large garden to listed building. Provides open views into the countryside and acts as transitional land. Mature planting to the rear of the listed building providing an important setting.	Parish Meeting
TIN/05	Land to south west of village	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Meeting
TIN/06	Land to western end of Tinwell Rd	Open Space	Add	2, 5	Has several trees on the open space. Affords views into the village on the approach from Stamford Road. Also continues the openness from the grounds of Holme Farm House. Also includes village sign.	Parish Meeting
TIN/07	Pub car park	Open Space	Exclude		Pub car park, gravelled with hedge to the boundary of properties and open fence to the boundary of Stamford Road. Provides no character or environmental quality to the village. With a gravelled bowls court to the south of the site adjoining Crown Lane.	Parish Meeting

Town/Village: Tinwell

## Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIN/08	Triangle of land south of Tinwell Rd	Open Space	Add	3, 6, 7	Registered village green. Includes four mature trees, important for the setting of the street and the surrounded listed buildings. Also provides openness to street and affords views within the village.	Parish Meeting
TIN/09	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/10	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/11	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/12	Private garden south of Tinwell Rd	Open Space	Add	1, 2, 3, 4, 7	Open Space with pond and mature planting. Important for the setting of the listed buildings. Acts as transitional land between the village and the countryside. Provides important views of the village from the countryside, specifically the footpath which follows the adjacent river.	Parish Meeting
TIN/13	Land to rear of dwelling on eastern edge of village	Open Space	Exclude		Land not easily visible from the street, hidden by buildings and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/14	Tinwell Rd frontage	Frontage	Exclude		Grass verges, with some tree planting, but sparse. Provides no specific character or environmental quality to the village.	Parish Meeting

## **Ketton Conservation Area Appraisal (January 2020)**

With reference to Ketton, the Conservation Area Appraisal also considered "Important Areas of Open Space". The extracts from the text and main Appraisal Map are copied below.

**4 Summary of Special Interest**..... *Attractive areas of open space, particularly within the meadows of the valley bottom, e.g. Hall Close*

### **5 Character Areas:**

*1 St Marys Church... Picturesque character at the Bridge, with important views in many directions. 2 Aldgate...Areas of open space and private gardens.*

*3 The Firs...Spacious and verdant character...grass verges and large private gardens.*

*4 High St. inc. Luffenham Road....Important historic Farmstead at Home Farm...*

*5 The Green...Historically the location of the village pinfold and green.*

*6 Bull Lane...Hall Close – an important area of open space and recreational area making an attractive link between Aldgate and Bull Lane.*

*7 Hall Close... Important area of open space adjacent river Chater...Many important views across areas of open space including those towards the spire of St. Marys Church.*

**7 Key Views and Vistas** ... *attractive views looking out of the conservation area towards agricultural fields, or across important areas of open space such as at Hall Close.*

**8.1 Open Space**...*Open spaces, particularly those that follow the river valley are very important features of the Conservation Area and provide a natural green buffer to the busy village core.....Hall Close is an important open space which is used for recreation. It...has a playground, orchard and storytelling area. It has a tranquil character contributed by the River Chater and trees. There are attractive views towards the Parish Church and Spire. Other important areas of open space include the fields and meadows either side of Station Road forming an attractive entrance to the conservation area from the direction of Geeston. These fields also contribute towards the setting of St. Mary's Character Area.*

*At The Green, most of the original pinfold green was infilled sometime after enclosure, but some elements remain at the junction on Empingham Road and Manor Green. Given this is the last remaining element of the pinfold green it is important to retain it. Not in the conservation area, but nonetheless important areas of open space which contribute towards its setting include; field on the S of the railway at Barrowden Road, (upper priory field) and the field to the SE of the conservation area adjacent the River (Bull Lane to the Fishponds).*

### **13 Preserving Character**

*Much of the historic Pinfold Green has been lost and it is important that what is left is retained as it is an important area of open space.*

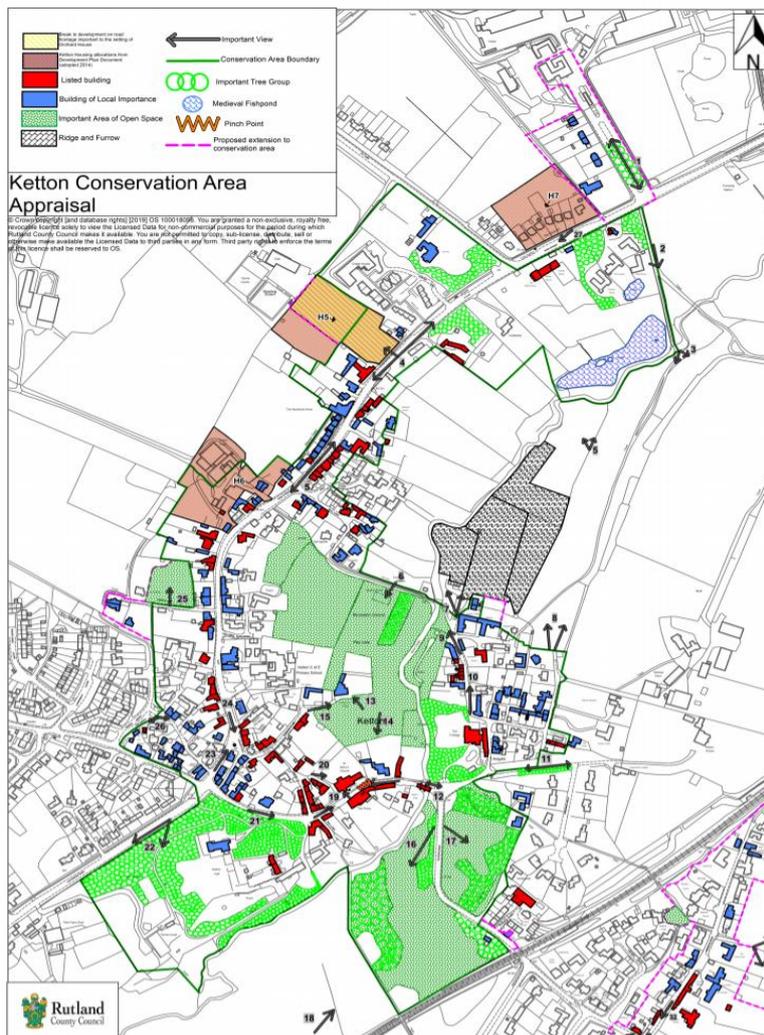
*Open space, particularly within the valley adjacent the River Chater and at Hall Close make a significant contribution to the character of Ketton and should be preserved.*

*The setting of the conservation area, including agricultural fields and escarpment around the village and River Chater make a strong contribution to its character.*

### **16 Boundary**

*To extend the conservation area at Edmonds Drive to include the entirety of the verge either side of the road and the avenue of trees on both sides.*

*To extend the conservation area to include Nos. 1 – 3 Hunts Lane, paddock and outbuilding. This is an important area of open space and there are attractive views from Hunts Lane in a westerly direction towards historic buildings to the rear of No.76 High Street, many Listed.*



The full Appraisal document can be seen at:

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3093&p=0>

### **Consideration of potential Local Green Space designation**

In the Local Plan review, elements of EN13 reflected the NPPF and cannot be challenged, but two (**in bold**) did not necessarily have a basis in legislation, guidance and good practice.

*When Neighbourhood Plans are being prepared or reviewed, consideration may be given to the designation of green space which are of particular importance to the community for special protection as Local Green Spaces. The Neighbourhood Plan should be accompanied by evidence which demonstrates that identified spaces are:*

- a) Within or immediately adjacent to the Planned Limits of Development;**
- b) demonstrably special to the local community and holds a particular local significance;*
- c) local in character and scale and is contained with clearly defined boundaries;*
- d) not already subject to a planning permission or an adopted local plan allocation;*
- e) not already protected by another designation or strategic planning policy; and**
- f) physically or visually accessible in some form.*

The NPPF requires an LGS to be “*in reasonably close proximity to the community it serves*” It is unreasonable of RCC to define this as being “*immediately adjacent to the PLoD.*”

In other realms of planning a reasonable walking distance to shops, services and facilities is often defined as 0.6miles/1km (Para. 3.10.3 DfT document LTN 1/04 - Policy, Planning and Design for Walking and Cycling and tables 3.2 & 3.3 of “Providing for Journeys on Foot”, IHT 2000). The Neighbourhood Planning/Locality Toolkit “*Making local green space designations in your neighbourhood plan,*” notes that there is no clear definition of “*in reasonably close proximity*” and that this may depend on the nature of the facility.

With reference to (e) a designation or recognition under a strategic policy, (e.g. as a site of nature conservation value) can support LGS designation. The NPPF Para. 100 (b) includes reference to “*...beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife...*” Indeed, The Neighbourhood Planning/Locality Toolkit (Making local green space designations in your neighbourhood plan) states that: “*There are numerous other designations that may already be applied to green spaces. It is essential to take this into account when considering making LGS designations. In some instances, existing designations may be adequate, but in other case LGS designation may be necessary to provide the protection sought by the neighbourhood planning qualifying body.*”

### **Formal Open Spaces**

The Government Planning Guidance (Open space, sports and recreation facilities, public rights of way and local green space – 2014) provides the following definition: “*Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks.*” Para. 96 of the NPPF states that: “*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities....*” As noted above, although there are Local Plan policies to protect open spaces, the NP analysis reflects the importance to identify and

describe the facilities which exist in Ketton and Tinwell and to consider if there is any shortfall which needs to be addressed.

In **Ketton**, the public open spaces comprise:

- Ketton Sports and Community Centre, off Pit Lane, which has football and cricket pitches, tennis courts and a bowling green;
- Primary school playing field;
- Hall Close open space, off Bull Lane/Redmiles Lane/Aldgate which includes a playground, sports area, a story-telling area and a fruit orchard;
- St Mary's Churchyard, off Church Road;
- Ketton Cemetery, off Empingham Road.

Some other gardens/paddocks are defined in the Local Plan as Important Open Spaces, but are not public open spaces. There is also a commercial green burial ground at Ketton Park.



In **Tinwell**, the public open spaces comprise:

- Recreation ground (football pitch/playground) across the road from the village hall;
- Village Hall grounds;
- All Saints' Churchyard;
- Land at the junction of Casterton Lane/Stamford Road. This is grassed with several tree and a village sign. It is of heritage, landscape and informal recreational value;
- Land at the junction of Main Street/Crown Lane, known as The Triangle. This is a registered Village Green of heritage, landscape and informal recreational value.

Other gardens/paddocks are defined in the Local Plan as Important Open Spaces, but these are not public open spaces. All of the spaces listed above are within the Conservation Area.



**Existing provision related to standards**

Whilst there is an intent to protect existing sites, it is considered to be a weakness of the existing and emerging Local Plans that the open space needs in villages such as Ketton and Tinwell where new housing has been allocated or committed has not been quantified. However, the Site Allocations & Policies DPD Policy SP22 sets standards for the provision of new open space.

Type of Open Space	Proposed Standard
Parks, gardens and amenity green space	0.4 ha per 1,000 population

Provision for children and young people	0.6 ha per 1,000 population
Outdoor sports, playing fields and kick-about areas	0.57 ha per 1,000 population
Indoor village/community hall	500sq/m per 1,000 population

The policy requires that all residential development which results in a net gain in floorspace will be required to make provision for open space in accordance with these standards.

**Ketton** (which is the third largest settlement in Rutland) had 1926 residents in 2011. Taking into account proposed allocations, commitments and other changes it can reasonably be assumed that the population will increase to at least 2100. This would result in the following requirements.

Parks, gardens and amenity green space	0.84 hectares
Provision for children and young people	1.26 hectares
Outdoor sports, playing fields and kick-about areas	3.99 hectares
Indoor village/community hall	1050 sq/m

**Tinwell** had 234 residents in 2011. Taking into account changes since then and the 19 houses currently under construction, a reasonable estimate of the future population would be 300. This would result in the following requirements.

Parks, gardens and amenity green space	0.12 hectares
Provision for children and young people	0.18 hectares
Outdoor sports, playing fields and kick-about areas	0.57 hectares
Indoor village/community hall	150 sq/m

The assumed population growth can be verified once a new Local Plan is in place and when the results of the 2021 Census become available.

The explanation for the policy states that any new open space provision should, as a priority, be provided on-site within the new development. However, it acknowledges there may be some cases where it would not be possible to provide the open space on the application site. In this case, the developer should consider, as a priority, open space on an alternative site to serve the development. Alternatively an off-site contribution could be sought towards the costs of providing the necessary facilities in an off-site location.

The problem arising in small communities, where there are several new housing sites rather than a larger strategic site, is that on-site provision is likely to be limited to amenity spaces. Contributions to create and/or improve larger formal open spaces can become dissipated.

This Plan therefore includes policy KT 9 as being specifically related to this issue, locally justified, and based on the RCC Local Plan standards.

A basic calculation has been carried out by the Steering Group. This would indicate that Ketton currently more than meets the national requirement, but that Tinwell is currently underprovided (this does not take into account new and prospective planning applications).

Name of site	Ownership	Bio Survey	Bio Management Plan	Area square metres	Perimeter metres
				0.05	1.44
Football Copse	Hanson plc		Done in 2020	7039	614.34
Ketton Cemetery	Ketton Parish Council	Done 2021	Grassland management	7759.01	493.05
Hall Close	Ketton Parish Council	To be done	KPC	21067.04	841
Sinc Stream	Ketton Parish Council	To be done	LRWT Survey 1990s	1520.04	387.84
St Mary's Churchyard	Peterborough Diocese	To be done	Grassland management	2568.6	201.43
Aldgate riverside				634.69	119.19
Whitebread Copse	Ketton Parish Council			621.9	99.21
Ketton Sports and Community Centre		To be done			
	Hanson plc	done	KPC	0	0
Football Copse 2	Hanson Cement	To be done	None	3205.59	304.82
Ketton Sports and Community Centre	Peterborough Diocese	Not done	None	56090.94	1423.35
				100506.9	
				10.05 ha	
	Peterborough Diocese	To be done	None		
All Saints' Church		done	None	2447.9	196.15
Casterton Road Green				327.6	84.18
The Triangle				175.33	67.65
Tinwell Village Hall				1581.34	160.4
Tinwell Recreation Ground				1979.3	192.95
				6511.47	
				0.65 ha	

This Plan therefore suggests that there should be a full review carried out by RCC into the adequacy of the provision for open space, especially in light of the known and anticipated development in Ketton and Tinwell.

### **Allotments**

There are no allotments in either village at present but there is community interest/support in provision being made. This can be justified in terms of a population-related formula,

according to national standards. There may be an opportunity to consider suitable sites in conjunction with the protection of important open spaces, public open space and Local Green Spaces. It is necessary to consider if allotments are compatible with the heritage value of some open spaces and the existing activities/facilities on others. Soil conditions and drainage will also be considerations which could rule out former mineral extraction/processing sites and riverside locations. However, there could be an opportunity for accessible provision on the remaining areas of pasture/farmland in the village.

## 9: How the natural world helps with people's health and well-being

Reference to the benefits of access to open space and nature is made throughout this Plan as part of the justification for the direction of many of its policies, particularly in respect of conserving the natural environment, access to the countryside, and design features for housing.

There have been numerous reports and studies which have investigated and substantiated the beneficial effects of access to the outdoors, the landscape, nature and biodiversity has on people's mental health, and on our general health and well-being.

Here are a few examples:

- **The RSPB: "How does contact with nature affect our wellbeing?"**

[Nature and Wellbeing: How are the Two Related? - The RSPB](#)

- **Health Promotion International: "Healthy nature healthy people: 'contact with nature' as an upstream health promotion intervention for populations"**

*Health Promotion International*, Volume 21, Issue 1, March 2006, Pages 45–54,

<https://doi.org/10.1093/heapro/dai032>

- **The Wildlife Trusts Report: "Nature Nurtures Children":**

[New report shows how nature nurtures children | The Wildlife Trusts](#)

- **The Wildlife Trusts: "A Natural Health Service" -  
A summary of research carried out by University of Essex and Leeds Beckett  
University for The Wildlife Trusts**

[Publications | The Wildlife Trusts](#)

- **Natural England: (NECR204)**

[A review of nature-based interventions for mental health care - NECR204 \(naturalengland.org.uk\)](#)

- **Mental Health Foundation – "Nature: How connecting with nature benefits our mental health"**

[Nature: How connecting with nature benefits our mental health | Mental Health Foundation](#)