

**KETTON AND TINWELL
JOINT NEIGHBOURHOOD PLAN
2021 – 2041
REFERENDUM VERSION
JULY 2023**



**EVIDENCE DOCUMENT: PART 2
IMPORTANT VIEWS**

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Note: The maps reproduced in Part 2 of the Evidence Document are taken from the main Policy Document of the Neighbourhood Plan.

A . Selection of “Important Views” for the Ketton and Tinwell Joint Neighbourhood Plan - principles and methodology

1 . Introduction

The inhabitants of the villages of Rutland regard themselves as fortunate to live in areas of exceptional natural beauty, in turn within one of England’s most attractive counties. In our Consultations with the residents of the Neighbourhood Plan Area (the parishes of Ketton and Tinwell) this was recognised clearly by the community, along with a desire to protect and conserve their environment for future generations.

The Neighbourhood Plan includes the following policy:

Policy KT 2: Landscape character and important views

a) Development proposals should conserve and where practical enhance the positive characteristics and features of the local landscape outlined in the Rutland Landscape Character Assessment and in this Plan and the related Evidence Document. Proposals will only be supported where these will not detract from, and/or will not have an unacceptable and adverse impact on, the local landscape.

b) Views important to Ketton and Tinwell are set out on the maps below and in the Evidence Document. Development proposals should safeguard and where practicable enhance these views into and out of the villages, and incorporate sensitive layout, design, and mitigation measures, to minimise any adverse impact on the landscape.

This part of the Evidence Document provides the supporting evidence for Policy KT 2. It explains the rationale and aims of the work carried out and the methodology adopted. It also shows how the individual Views, in their presentation within this document, are objectively justified for inclusion, and how each is relevant to the aim of Policy KT 2.

2. Evidence

The following matters underlie the framing of Policy KT 2 and the selection of the individual Views themselves. Key elements of these are brought together to objectively justify each chosen View (see “Presentation” below).

a . Community response

In answers to Survey questions (see Evidence Document Part 1) about “What aspects of the natural environment and landscape do you value”, the outcomes were as follows:

Landscape feature	% choosing “very important”
Rivers Chater and Welland	88%
Trees, hedges and woodland	92%
Farm fields	71%
Untended areas of wildlife value	74%

b . Landscape character

The Rutland Landscape Character Assessment, commissioned by Rutland County Council in 2003, complements and affirms the views of residents. It categorises Ketton and Tinwell as being in the area of the “Middle Welland Valley – East”, which includes the Chater for its final section before the confluence to the Welland.

The Assessment’s Recommended Landscape Objectives for this area was:

“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 that they do not become more intrusive in the valley.”

Our Survey also showed a strong support for the final sentence here, preventing village “sprawl”, as 81% of respondents objected to expansion beyond the Planned Limits of Development, with 86% believing that those Limits should be either kept at their present boundaries or reduced.

c . Biodiversity protection and enhancement

Despite its rural character, both the East Midlands in general, and Rutland itself, has been recognised to be poor in biodiversity, and this in a country which in comparison to many of its European neighbours is itself poor.

In the case of Rutland, despite its fairly low population density and rural character, intensive farming pursued over the last half century has led to much destruction of wildlife habitat, notably hedgerows and woodland and, as elsewhere, the use of fertilisers and pesticides to enhance crop yields has also been highly detrimental to insects, and the wider flora.

This area of concern also informs our choice of “Important Views”, as clearly it directly complements the opinions in our Survey as noted above. The description and assessment of many views also includes reference to the biodiversity present in the landscape. Understanding the relationship between the two is critical, and in many cases is vital to avoiding inappropriate development in a particular part of the landscape. This might comprise different elements ranging from an intimate section of river valley to an elevated area of open grassland or restored quarry workings. In whatever context, it is essential if the overall value of the local landscape is to be maintained.

We would also argue strongly that biodiversity is a significant part of the enjoyment of a view for many people, be it a field full of flowers or being able to see a range of birds or mammals, such as yellowhammers and hares.

d . Open Green Space

The value of open green space has increasingly become appreciated over recent years, and particularly during the Covid Pandemic, as essential to the general well-being and quality of life for a great many people. Getting closer to nature has an impact on the mental health of human beings that is without doubt considerable and still being fully understood. This is something that again is inseparable from the specifics of “Important Views”, and the availability of countryside for people to visit and walk across and undertake other forms of recreation such as cycling. Direct access to land, though very important, does not contribute all the value of this; so much is also about the visual appreciation of the scene, and the sense of open space, and “breathing room”. This is what the chosen views aim to convey.

3 . Methodology

(a) Selection

The expression of opinions by residents lies at the core of our selection of Important Views. Equally important are the objective values of landscape character, biodiversity, and open space (see part 2 - “Evidence” above).

Relevant background to the selection of each view is also given in Part 3 (c) - “Criteria” and part 4 - “Presentation” below.

(b) Guidance

We have looked at a variety of other Neighbourhood Plans to review best practice and to inform our assembly of the Important Views.

As with all other aspects of the Plan, in composing this section we have been grateful for the input of an independent consultant with wide-ranging experience of these matters.

(c) Criteria

The following criteria were established to ensure that any View selected could be substantively justified as being relevant to the Neighbourhood Plan, and to the understanding of landscape character and the community’s ability to experience and enjoy it:

- i. photographs are taken from a public place, i.e. a road, pavement, footpath, or on common land, so they are all of Views that can be experienced by individuals without restriction;
- ii. some Views extend to outside the Plan area, which obviously is beyond the Plan's scope, but in all cases they include significant areas within the Plan area that we consider Important;
- iii. some Views are taken from outside the Plan area, but cover areas within the Plan area that are of significant value;
- iv. Views within the Conservation Areas have not generally been included, on the basis that these are covered by the protections accorded to those Areas in law. We would in any case regard all of the Conservation Areas, and in addition the important views identified in the Ketton Conservation Area Appraisal of January 2020, to be of relevance and value, and we regard the Views selected in this Plan to be complementary to those. However:
 - in order to avoid any future ambiguity, we have included some Views looking into or along the boundary of the Conservation Area which we regard as worthy of protection;
 - we have also included a small number of Views within the Conservation Area as records of valuable features, such as the approach to Edmond's Drive in Aldgate, where the tree-lined avenue and associated verge we consider to be of especial value to the character of the village

4. Presentation

(a) Photographs

Since the start of the project to prepare the Neighbourhood Plan for our two parishes, all members of the Steering Group have been mindful of the need to assemble a collection of photographs of all aspects of the villages and the surrounding countryside, and the lives of their residents, for use in various parts of the Plan.

A Subgroup of three members was formed to specifically address "Important Views", and each member has broadly covered areas with which they are familiar, though with some fair degree of overlap. The photographs set out in this part of the Evidence Document have been subject both to review and refinement by the Subgroup, as well as by the full Steering Group itself, expressing opinions and criticism as appropriate. In short, the final outcome of 81 photographs has been the result of progressive whittling down and refinement of available material over many months. This explains, for example, why there is a variety of seasons displayed in the photographs chosen.

(b) Mapping

With the “Important Views” and corresponding photographs chosen, each one has been numbered and cross-referenced to an arrow on the map for that area.

It was found that to be practical in showing these arrows with clarity, a number of maps were needed. These allow the Views to be grouped thematically, and to sub-divide the Plan Area by local characteristics, each representing an area within the two parishes of Ketton and Tinwell.

Two characteristics are notable from the mapping:

- as one would expect with landscape views, these definitions are not entirely clear -cut, as a view from one place can extend into another area;
- moreover many different views can be experienced from the same spot, or very close to it.

We believe both these characteristics are an inescapable part of experiencing the landscape, which is for the individual a personal and immersive experience, as well as being capable of objective justification as has been done for each View selected. Neither invalidates any individual View included in this document.

It is important to bear in mind that the experience of a view, and its value to the viewer, cannot be encapsulated by one photograph; the key to the appreciation the value of a view is the experience at the location itself. In some places that results in a vantage point in several directions each with their own individual value (essentially a “panorama”), and some Views are grouped in the maps for that reason.

(c) Demonstrating the justification for each Important View

In the following Part B of this document, the selected Views are set out by Area, together with the relevant area map, for ease of reference.

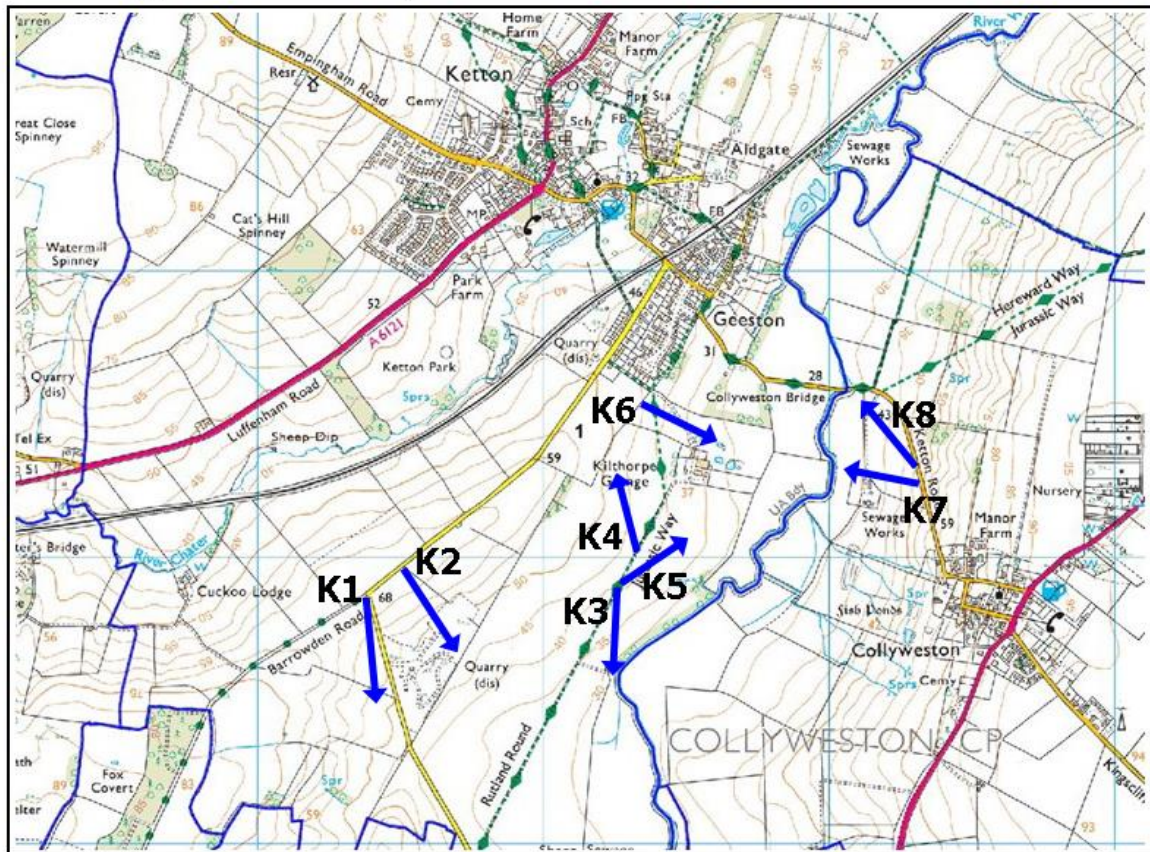
Each view is illustrated by a photograph and is labelled according to its position on the map. Text accompanying each photograph sets out the justification for including the View, in line with both Part 2 – “Evidence” and Part 3(c) - “Criteria” above

B . Views - maps, photographs and descriptions

Note – each map contains a specific run of numbers which are applied to the views relevant to that area alone. The numbers allocated to the views are therefore not sequential overall.

- a. **Ketton: Upper Welland Valley-** Views to illustrate the landscape value of the broader Welland Valley as seen from higher elevations within the High Leicestershire National Character Area

Ketton Upper Welland Valley





K1. SW end of Barrowden Road looking South over farmland towards Tixover (over hill). Covers mix of fields, hedgerows and woodland. From road used by walkers, cyclists, horse riders and vehicles. Wide range of wildlife, including Skylarks, Yellowhammers and Red Kites, also Hares and Badgers in fields. Related policy refs. KT3, KT4.



K2. SW end of Barrowden Road looking SSE over farmland across Welland valley towards Duddington. Covers mix of fields, hedgerows and woodland. From road used by walkers, cyclists, horse riders and vehicles. Road verge in foreground is protected (Local Wildlife Site) with range of flora. Wide range of wildlife including Skylarks, Yellowhammers and Red Kites, with Fieldfares and Redwings in Winter, also Hares and Badgers in fields, Otters in river. Disused quarry (calcareous grassland – potential Local Wildlife Site) on extreme right behind trees. Related policy refs. KT3, KT4.



K3. Footpath “Rutland Round/ Jurassic Way” looking South over farmland along line of Welland valley (river on left). Covers mix of fields, hedgerows and woodland. From footpath used by walkers. Wide range of wildlife including Skylarks, Yellowhammers and Red Kites, with Fieldfares and Redwings in Winter, also Hares and Badgers in fields, Otters in river. Related policy refs. KT3, KT4.



K4. Footpath “Rutland Round/ Jurassic Way” looking North over farmland towards Ketton (opposite direction to K3). From footpath used by walkers. Land character and wildlife as K3. Related policy ref. KT4.



K5. Footpath “Rutland Round/ Jurassic Way” Looking ENE over farmland along the Welland valley (river on right) past Kilthorpe Grange. From footpath used by walkers. Land character and wildlife as K3. Related policy ref. KT3, KT4.



K6. Footpath “Rutland Round/ Jurassic Way” looking SE just before Geeston, across the Welland valley and taken to the north of Kilthorpe Grange, with Collyweston in the distance. From footpath used by walkers. Land character and wildlife as K3. Related policy refs. KT3, KT4.



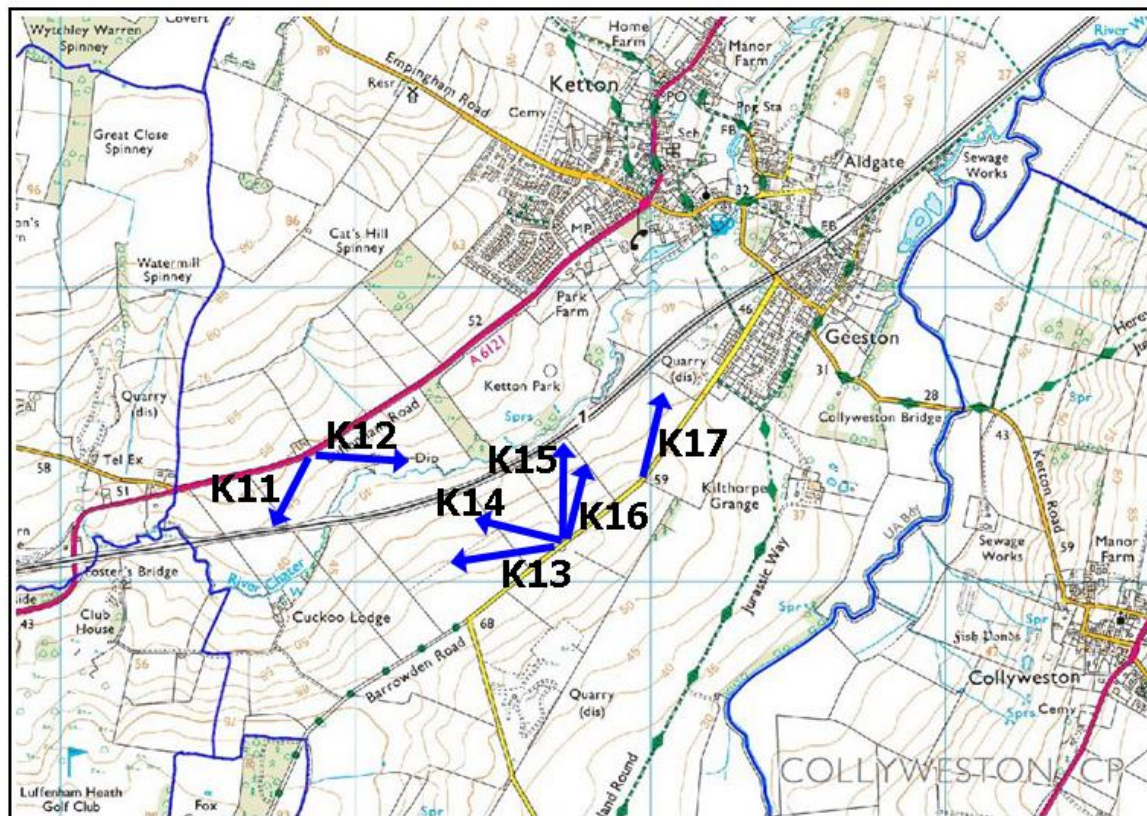
K7. From Ketton Road, Collyweston looking West into NP area. The Welland flows from left to right in the centre, with Kilthorpe Grange beyond. The windmill off Empingham Road is at far right in the distance, marking the exit from Ketton on the northwest side. From road used by walkers, cyclists, horse riders and vehicles. Land character and wildlife as K3. Related policy refs. KT3, KT4, KT8/ LGS2.



K8. From Ketton Road, Collyweston, looking NW into NP area. Historic Collyweston Bridge over the Welland is at left and marks the entrance to Ketton, with the hamlet of Geeston behind overlooking the valley. Repro Elizabethan style Manor House is directly above the bridge. Shows the flat character of the Welland valley looking downstream here. From road used by walkers, cyclists, horse riders and vehicles. Land character and wildlife as K3. Related policy refs. KT3, KT4.

- b. Ketton: Upper Chater Valley** - views illustrating the landscape value of the Chater Valley as seen from higher elevations within the High Leicestershire National Character Area, with emphasis on displaying the setting of the settlement of Ketton within the broader landscape.

Ketton Upper Chater Valley



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K11. Luffenham Road by Brethren church, looking SW over farmland along the Chater valley, with Luffenham Heath Golf Course buildings at right distant. From road used by walkers, cyclists and vehicles, there is a broad walking area here on the other side. Land character and wildlife as K3. Related policy refs. KT3, KT4, KT9.



K12. Luffenham Road by Brethren church, looking east over farmland along the Chater valley towards Collyweston with church in distance. From road used by walkers, cyclists, and vehicles, there is a broad walking area along here on the other side. Shows wooded nature of immediate Chater valley. Land character and wildlife as K3, with trees at left marking the approach to Ketton before the Green burial ground behind. Related policy refs. KT3, KT4, KT9.



K13. Middle of Barrowden Road looking WSW over farmland along the Chater valley (river on right), with Cuckoo Lodge in the centre/ right. From road used by walkers, cyclists, horse riders and vehicles, with bench seat at this overview point. Verge is a Local Wildlife Site. Land character and wildlife as K3. Related policy ref. KT3, KT4, KT9.



K14. Middle of Barrowden Road looking NW over farmland across the Chater valley, with wooded section of riverbanks in centre and Luffenham Road beyond (Brethren Church in centre). From road used by walkers, cyclists, horse riders and vehicles, with bench seat at this overview point. Verge is a Local Wildlife Site. Land character and wildlife as K3. Related policy refs. KT3, KT4, KT9.



K15. Middle of Barrowden Road looking North over farmland across the Chater valley towards west end of Ketton. Green burial ground is on the left, with Windmill beyond, Cement works on far right. From road used by walkers, cyclists, horse riders and vehicles with bench seat at this overview point. Land character and wildlife as K3. Related policy refs. KT3, KT4, KT8/ LGS 1,2,17, KT9.



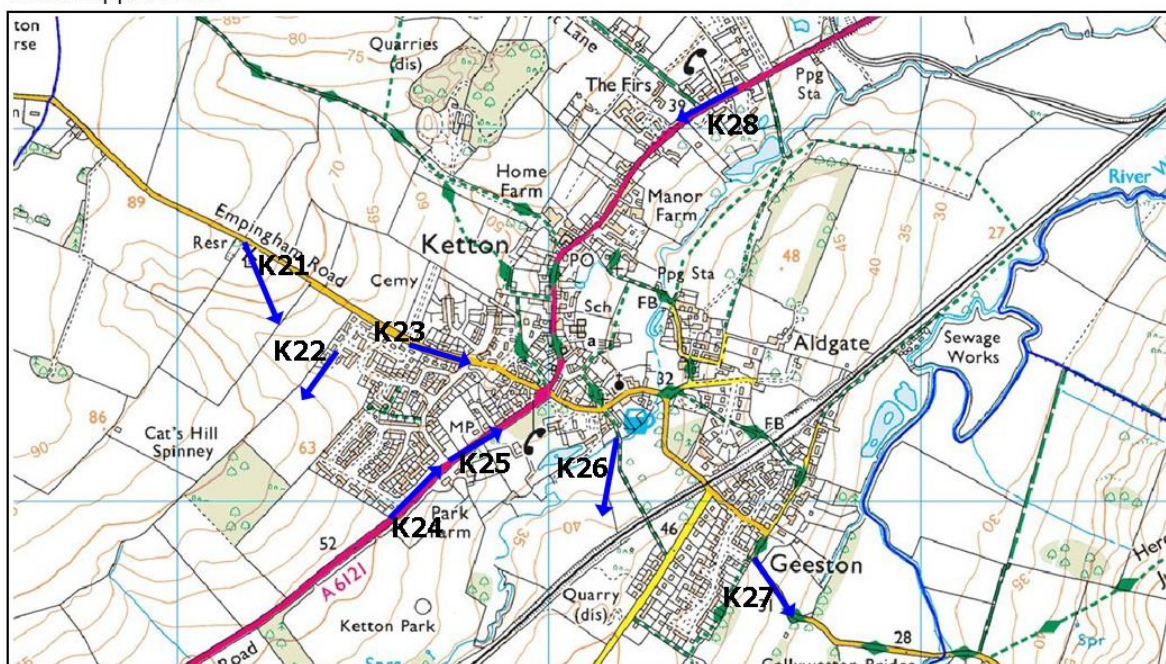
K16. Middle of Barrowden Road looking NNE over farmland along the Chater valley. Ketton village and Cement works in the distance, Stamford in far distance at the right. From road used by walkers, cyclists, horse riders and vehicles with bench seat at this overview point. Verge is LWS. Land character and wildlife as K3. Related policy refs, KT3, KT4, KT9.



K17. Lower Barrowden Road approaching Geeston area of Ketton, looking NE towards village. From road used by walkers and vehicles. Land behind first row of trees running across the view is a disused quarry and candidate Local Wildlife Site. From road used by walkers, cyclists, horse riders and vehicles. Road verge on both sides (right of picture) is protected (Local Wildlife Site) with range of fauna. Land character and wildlife as K3. Related policy refs. KT3, KT4, KT8/ LGS 5.

- c. **Ketton: Village approaches** - Views identifying the characteristic approaches to Ketton Village along the main thoroughfares, highlighting the transition from countryside to settlement, and the importance of the trees in the village landscape.

Ketton Approaches



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K21. Empingham Road by field entry looking SE by Windmill, to the west of the village, with Park View in middle distance, and Collyweston at left in far distance. The Windmill is an iconic village feature, visible from various locations. From road used by walkers, cyclists, horse riders and vehicles. Related policy refs. KT3, KT4, KT8/ LGS2.



K22. Wytchley road looking SW across Bartles Hollow into fields with Cats Hill Spinney behind. Shows clearly the Planned Limits of Development to the village in this area, the hedge beyond the black car, with the field being outside thereof. View from road with full pedestrian access, and view also clear from contiguous amenity area. Related policy refs. KT3, KT7.



K23. Empingham Road just after entry into Ketton looking SE into the village. Housing on the left originally built in the immediate post war period as social housing. Important for showing the green areas either side of the road as keeping a sense of village character, and aura of spaciousness. From road with full pedestrian access. Related policy ref. KT7.



K24. Luffenham Road, entry to Ketton looking into the village. Demonstrates the importance of the trees along here in setting the character of the approach. From road used by walkers, cyclists and vehicles, there is a broad walking area on this side. Related policy ref. KT3.



K25. Along Luffenham Road from the west looking NE towards the village centre. Character of this approach set by avenue of Horse Chestnut trees on right behind stone wall, also various trees on the opposite side. From road with full pedestrian access. Related policy refs. KT3, KT5.



K26. Footpath beyond Mill Lane after crossing the Chater, which runs behind the trees on the right evidencing the nature of the valley in this area. Land is open pasture, supporting a range of flora and fauna. From footpath widely used by walkers. Related policy refs. KT3, KT4, KT5, KT9.



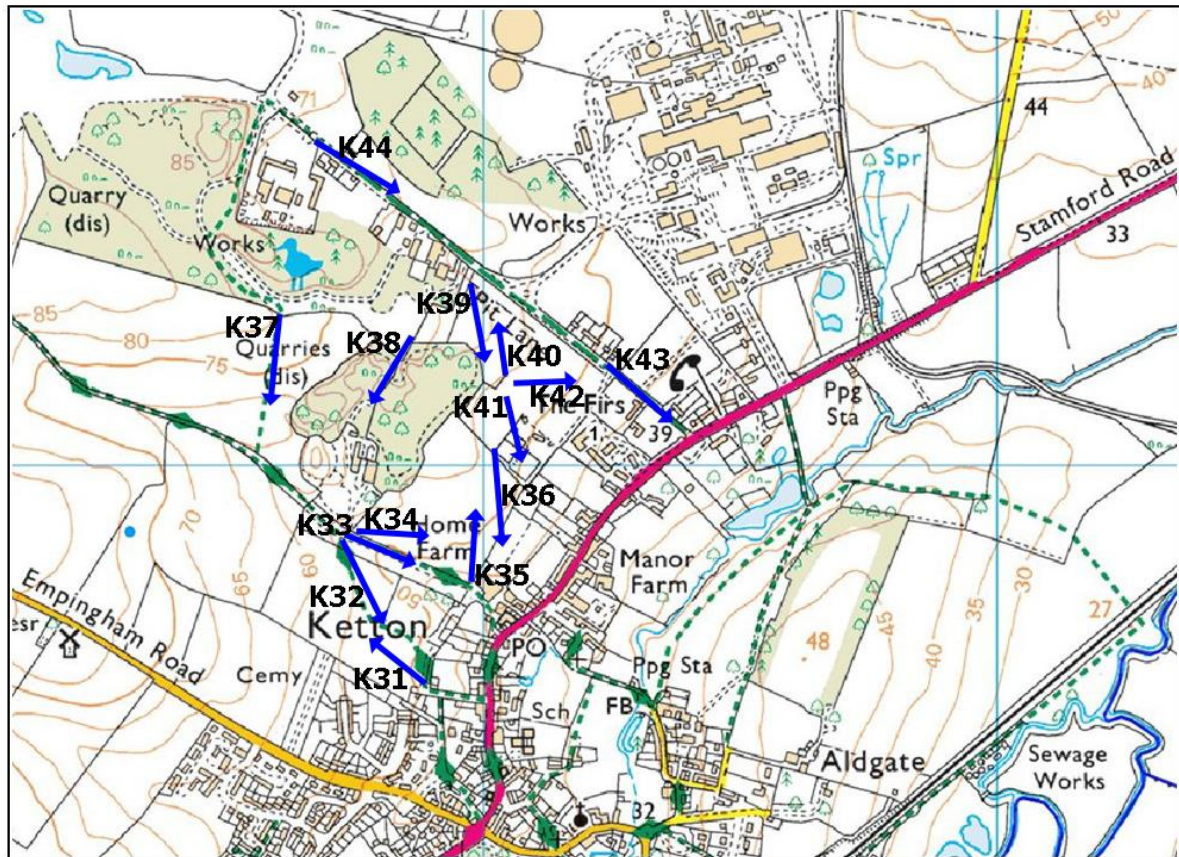
K27. Collyweston Road out of Geeston, looking away from the village. Demonstrates the importance of the trees along here in setting the character of the approach. Footpath off to right by stone in foreground, that becomes the Jurassic Way. From road used by walkers, cyclists, horse riders and vehicles. Related policy refs. KT3, KT4.



K28. Along the High St. / A6121 at the east entrance to the village looking west. Shows tree lined approach to the village on both sides, with a mix of species including conifers by Chater House, and as such complements the approach from the west in K24 and K25. Start of Pit Lane by signpost marks start of Conservation Area on north side (south side all in Conservation Area). Telephone Box now holds a Defibrillator. Public road with access for cyclists, vehicles and pedestrians. Related policy refs. KT3, KT4, KT5.

- d. **Ketton: North-west** – Views in close proximity to the village core, in particular highlighting access to green space via side-road and footpath, and illustrating the village setting within the Chater valley. The views also illustrate the clear demarcation between the settlement edge and the rural landscape.

Ketton NW Area



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K31. Top of Hunt's Lane looking NW out of the village. Spot marks the boundary of the built area of this part of the village. The tracks to left are access to private houses, public access is through gate along footpath through field, used by walkers. Related policy refs. KT3.



K32. Footpath beyond Hunt's Lane looking SSE towards the village and Church. Open space marking boundary of built area of village. From footpath used by walkers. Related policy refs. KT3.



K33. From near top of Long Paddock, looking ESE towards Home Farm buildings and village, these buildings mark start of built area of the village. Beyond Chater valley in distance is Aldgate. Valuable Open Green Space. Access is by footpath, used by walkers. Related policy refs. KT3, KT4, KT8/ LGS 9.



K34. From field gateway at the top of Long Paddock, looking ESE across private field towards the village centre. This field marks the end of built development in the village, and can be seen in K64 and K65 running above the High St. The footpath along the edge of Long Paddock is used by walkers and provides the spot for the picture. Related policy refs. KT3, KT4, KT8/ LGS10.



K35. New fence and gate at the northwest boundary to Home Farm, looking North across the private field between Long Paddock and KSCC Sports Ground – the lights here can be seen in the picture. Field marks the end of built development in the village, and can be seen in K64 and K65 running above the High St. The footpath through the gate has public access and is used by walkers. Related policy refs. KT3, KT4, KT8/ LGS 9.



K36. From the hedge by KSCC looking South across the field by the side of Long Paddock, showing the houses along the High Street and the spire of St Mary's church. The field has been set aside for many years and is a haven for wildlife. Related policy refs. KT3, KT4, KT7, KT 8 LGS 9.



K37. From footpath by new quarry workings looking South across the west side of village towards Duddington. New quarry working to immediate right, also just visible on extreme right further away across lower path. Illustrates value of tree cover in shielding village from quarry workings. Full access to this footpath for walkers. Related policy refs. KT3, KT4, KT8/ LGS1.



K38. From footpath on SSSI Nature Reserve accessed via Long Paddock (K33). View looking SSW towards Home Farm outbuildings, with SSSI land in foreground and beyond that, woodland and farm buildings area proposed as Local Green Space. Shows value of tree cover in shielding the SSSI from private land beyond. Footpath gives access for walkers. related policy refs. KT3, KT4, KT8/ LGS1, LGS 9, LGS 15.



K39. From banking above football pitch in KSCC, behind is tree cover shielding SSSI Nature Reserve. View looking broadly South across village to Collyweston in distance. From footpath giving access for walkers. A habitat for a wide range of wildlife including deer, rabbits, hares and field mice. Related policy refs. KT3, KT4, KT7, KT8.



K40. Reverse view to K39, showing location of that photo and also tree cover shielding SSSI and giving rural setting to KSCC. Related policy refs. KT3, KT4, KT7, KT8.



K41. Within KSCC looking South across the old football field and the new cricket nets with the community centre buildings on the left. related policy refs. KT3, KT4, KT7, KT8.



K42. Within KSCC looking east across cricket pitch towards Pit Lane entrance. Conifers at right are part of The Firs, with trees on left being boundary to Pit Lane. Related policy refs. KT3, KT4, KT7, KT8.



K43. From lower end of Pit Lane by The Firs looking SE towards the High St. Pit Lane marks the boundary to the Conservation Area with the historic dwelling of The Firs within. Public road with access for walkers, cyclists, horse riders and vehicles. Related policy refs. KT3, KT4, KT5.

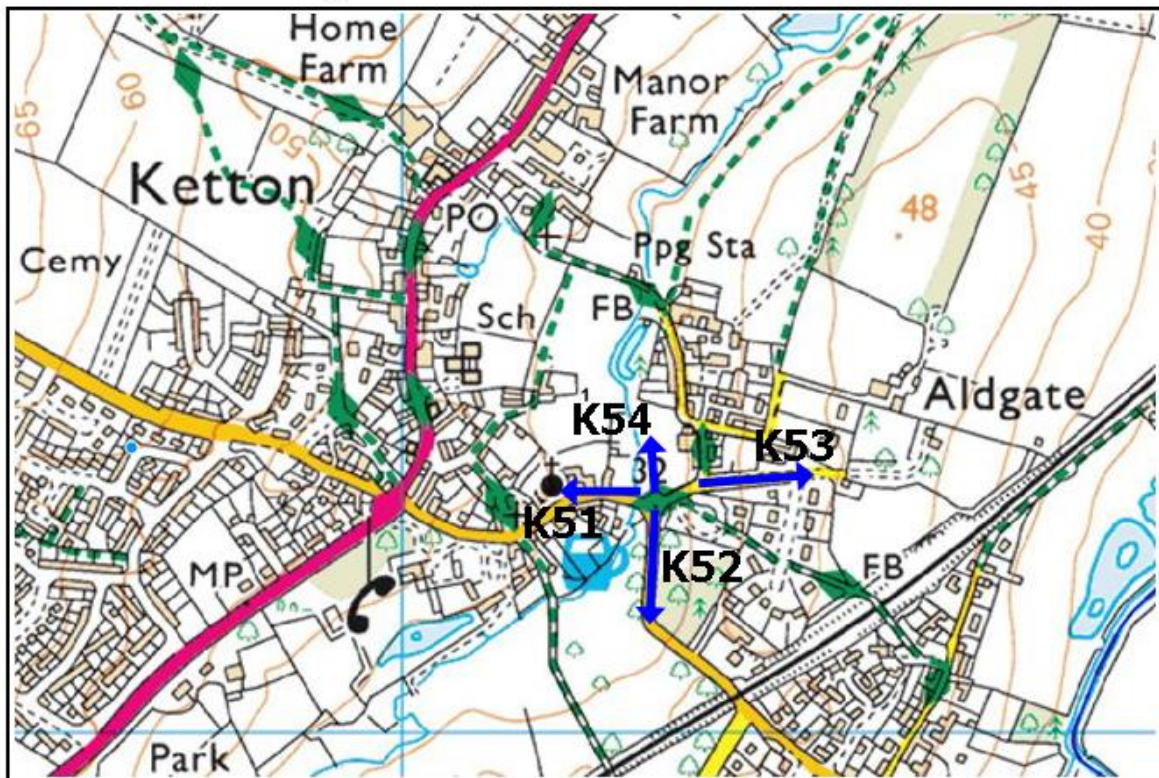


K44. From Top of Pit Lane looking SE towards the High St. Elegant tree lined avenue, established with the Cement works to give access to the Quarry (behind). Land to the left side of roadway (NE side) constitutes valuable Open Green Space between Pit Lane and the Works itself. Land to right is home of various industrial units, with the KSCC and The Firs at the end of the Lane, see K43. Taken on public road, with pedestrian, cycle, horse riding and vehicular access. Related policy refs. KT3, KT4.

- e. **Ketton: Chater Bridge area** - Views highlighting the interplay of historic buildings and trees and broader green space in this area of Ketton

(note: some but not all of these views were incorporated in the Ketton Conservation Area Assessment of 2020).

Ketton Chater Bridge



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K51. The best-known view in Ketton, by Church Road bridge just across the Chater in Aldgate, looking west across the river towards the church and into the village. The wooden secondary bridge carries a footpath essential for road safety, with the road itself being quite busy and narrow across the stone bridge. Related policy refs. KT3, KT4, KT5.



K52. Along Church Road looking from Aldgate towards Geeston. Important Open Green space either side of road, making a distinction between Ketton and Geeston. The field at right is Lower Priory and bounds the Chater at right out of picture. Road used by walkers, cyclists, horse riders and vehicles. Related policy refs. KT3, KT4, KT5, KT8/ LGS 10.



K53. Edmonds Drive in Aldgate. Valuable tree lined avenue setting the character of the approach to Ketton House. Also valuable for the Green Space at either side of the avenue of trees contributing to the aura of space and tranquillity, and especially attractive in the spring with anemones, bluebells and daffodils. Although Edmonds Drive is a private road, it is widely used as a permissive footpath. Related policy refs. KT3, KT4, KT8/ LGS 10.

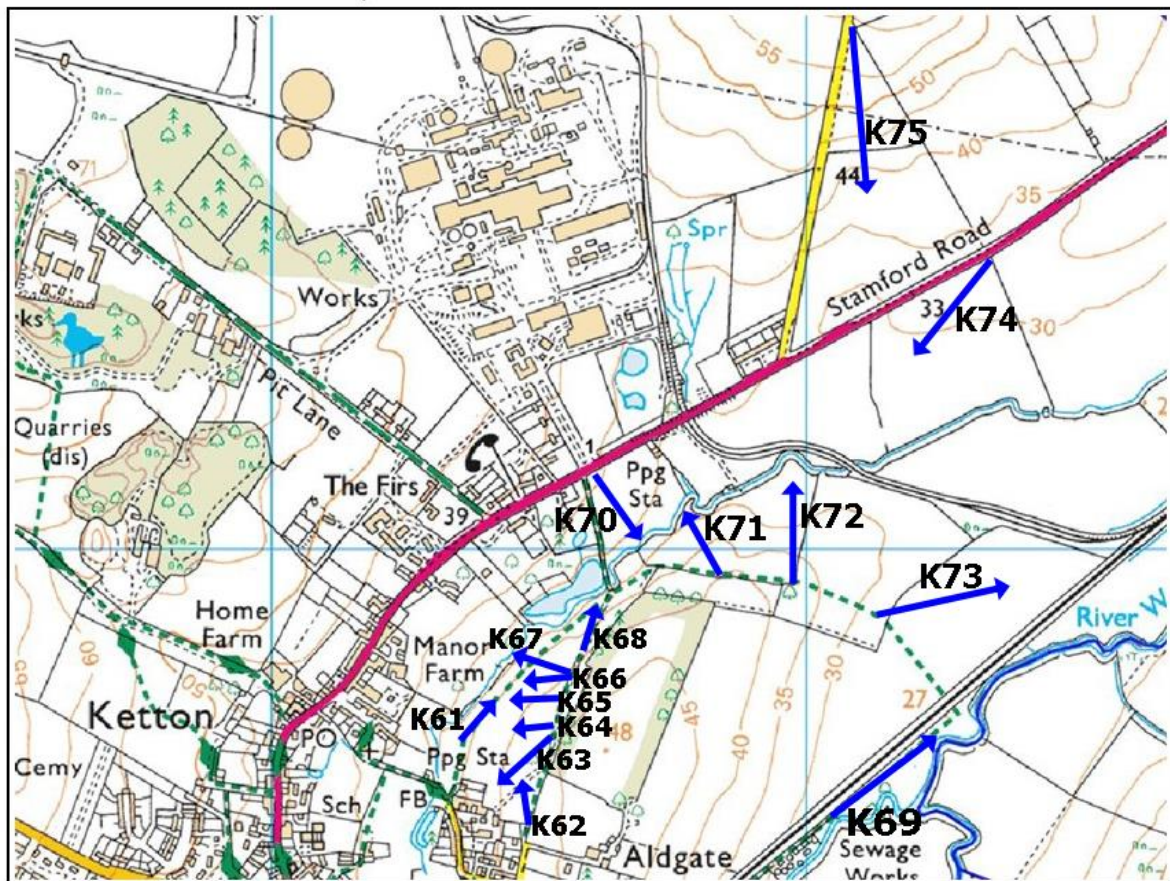


K54. Entry to Aldgate Lodge, formerly “the Cottage” and built in the 19th century by the Burroughs family, prominent horticulturalists. Attractive treed area defining the character of this part of the Conservation Area. Taken from a public road with full pedestrian access, used also by cyclists and horse riders. Related policy refs. KT3, KT4, KT5.

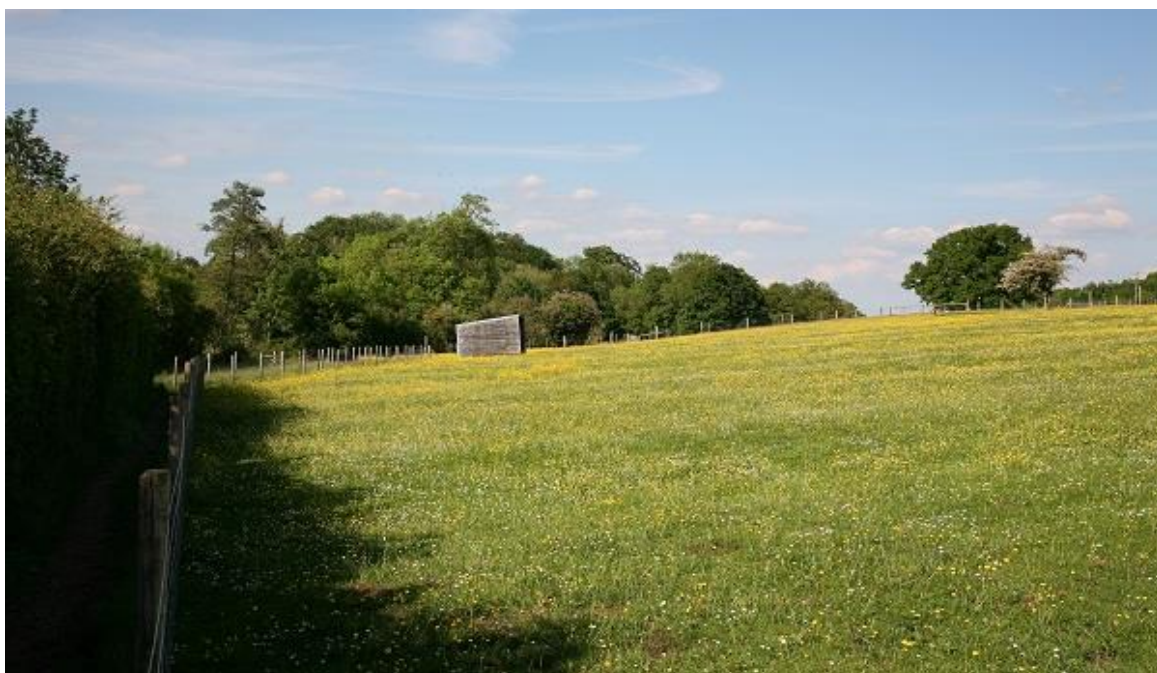
- f. **Ketton: Lower Chater** – Views of the Chater Valley downstream to the confluence with the Welland, identify iconic vistas of the historic core of Ketton Village, and its setting in the broader landscape to the North, together with the landscape of the Chater Valley, incorporating both historical and biodiversity interest and together with overall scenic value

(note: some but not all of these views were incorporated in the Ketton Conservation Area Assessment of 2020).

Ketton Lower Chater Valley



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K61. From near start of footpath in Aldgate, looking NNE downstream along the Chater valley. Trees on left are on the riverbank. Hillside is private farmland, with a historic feature of ridge and furrow, also supporting a range of flora and general wildlife habitat. Footpath follows riverside alongside this Open Green Space and gives access for walkers. Related policy refs. KT3, KT4, KT8/ LGS 6.



K62. From start of footpath at the top of hill in Aldgate, looking North along and across the Chater valley. Hillside is private farmland, with historic feature of ridge and furrow, also supporting a range of flora and general wildlife habitat. Footpath runs along the hilltop by this Open Green Space and gives access for walkers. Related policy refs. KT3, KT4, KT8/ LGS 6, KT9.



K63. From along the footpath at the top of hill in Aldgate, looking SE towards the village with Church. Marks boundary of built area of the village, and of the Conservation Area – we are outside looking inwards. Field is private land used as pasture for grazing livestock, with historic feature of ridge and furrow, and supporting a range of flora and general wildlife habitat. Footpath runs along the hilltop by this Open Green Space and gives access for walkers. Related policy refs. KT3, KT4, KT8/ LGS 6.



K64. From footpath at the top of hill in Aldgate looking west across the Chater valley (in dip) towards the High St. marked by the line of buildings. Shows land beyond the High St. which is field running between Long Paddock and KSCC. Immediate field is pasture used for grazing with historic feature of ridge and furrow, also supporting a range of flora and general wildlife habitat. Footpath runs along the hilltop by this Open Green Space and gives access for walkers. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K65. As K64. View to clarify land beyond the village. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K66. From north end of footpath at top of hill in Aldgate looking SW upstream along and across the Chater valley. Shows wooded nature of the Chater riverbanks. Field is private land used as pasture for grazing livestock, with historic feature of ridge and furrow, and supporting a range of flora and general wildlife habitat. Lower footpath seen starting in K61 can just be seen running close to the riverbank, the two paths meet away to the right of this picture. Public access to both footpaths for walkers. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K67. From north end of footpath at top of hill in Aldgate looking WNW across the Chater valley (in dip) towards the High St. View over private farmland, with Riparian meadows on far side also privately owned, and otherwise not visible. Historic buildings in view, notably bell tower. Field in foreground is used as pasture for grazing livestock, with historic feature of ridge and furrow, and supporting a range of flora and general wildlife habitat. Public access for walkers. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K68. From north end of footpath at top of hill in Aldgate looking NNE along and across the Chater valley, towards Steadfold Lane and the north end of the village. Shows range of flora in meadow, and the wooded nature of the Chater riverbank at left. This footpath and that running along the riverbank seen starting in K61 converge at bottom of track on left. Access is public for walkers on both footpaths. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K69. Footpath by railway line (on left) just north-east of the Anglian Water Treatment Works, looking NE along the Welland valley. Tree at right and closest bushes mark path of river, in a meander. Riverbank rich in flora and fauna. Easton on the Hill is beyond hill to the right. From footpath used by walkers. Related policy refs. KT3, KT4.



K70. From High St./ A6121 opposite start of Ketco Avenue, looking SE across farmland towards the Chater and beyond into the top of Aldgate. Footpath on right links A6121 down to the Chater, and across to the footpaths noted in K61 to K68. The Welland lies over the hill in the middle distance, with the grazing cows, and K71 is the reverse view. The hills in the far distance are towards Easton on the Hill. The confluence of Chater and Welland is a way to the left of the picture. The farmland is a mix of pasture and arable, with the former supporting a range of flora, and all providing general wildlife habitat. Related policy refs. KT3, KT4, KT5, KT8/ LGS6, KT9 (Pumping Station Meadow).



K71. From farmland at the north end of Aldgate looking NW towards the A6121 and the Cement Works. Taken from a footpath that links both to the A6121, seen in K70, and the two along the top of the hill in Aldgate noted in K61 to K68. The immediate field is arable, with pasture and livestock grazing in the ones further away. The Chater runs from left to right in the dip, with the tree lined nature of the riverbanks notable especially to the left. The footpath is public giving access to walkers. Related policy refs. KT3, KT4, KT8/ LGS6, KT9.



K72. From farmland at the north end of Aldgate looking directly North towards Steadfold Lane and surrounding fields. The Chater flows from left to right in the narrow strip of green space below the A6121. Spring field is at far left. Taken from public footpath with access for walkers. Related policy refs. KT3, KT4, KT9.



K73. From farmland at the north end of Aldgate looking East towards the Welland valley, and beyond into Northamptonshire. Visible dead centre are railway tank wagons in the exchange sidings for the Cement works, to their right is the mainline from Peterborough to Leicester carried on the tree lined embankment. The Welland lies a few metres beyond the railway. Various hedgerows such as that next to the footpath support a range of birds and provide wildlife habitat. Taken from public footpath with access to walkers. Related policy refs. KT3, KT4.



K74. From A6121 approaching Ketton looking SW towards the north end of Aldgate, with the A6121 on the right. Summarises the open farmland on the approach from Stamford, with the start of the village and the Conservation area located by the house at extreme right. The Chater runs along the first line of trees in the middle distance. Taken from public road, with vehicular, cycle and pedestrian access, there is a tarred footpath. Related policy refs. KT3, KT4, KT5, KT8/ LGS6, KT9.

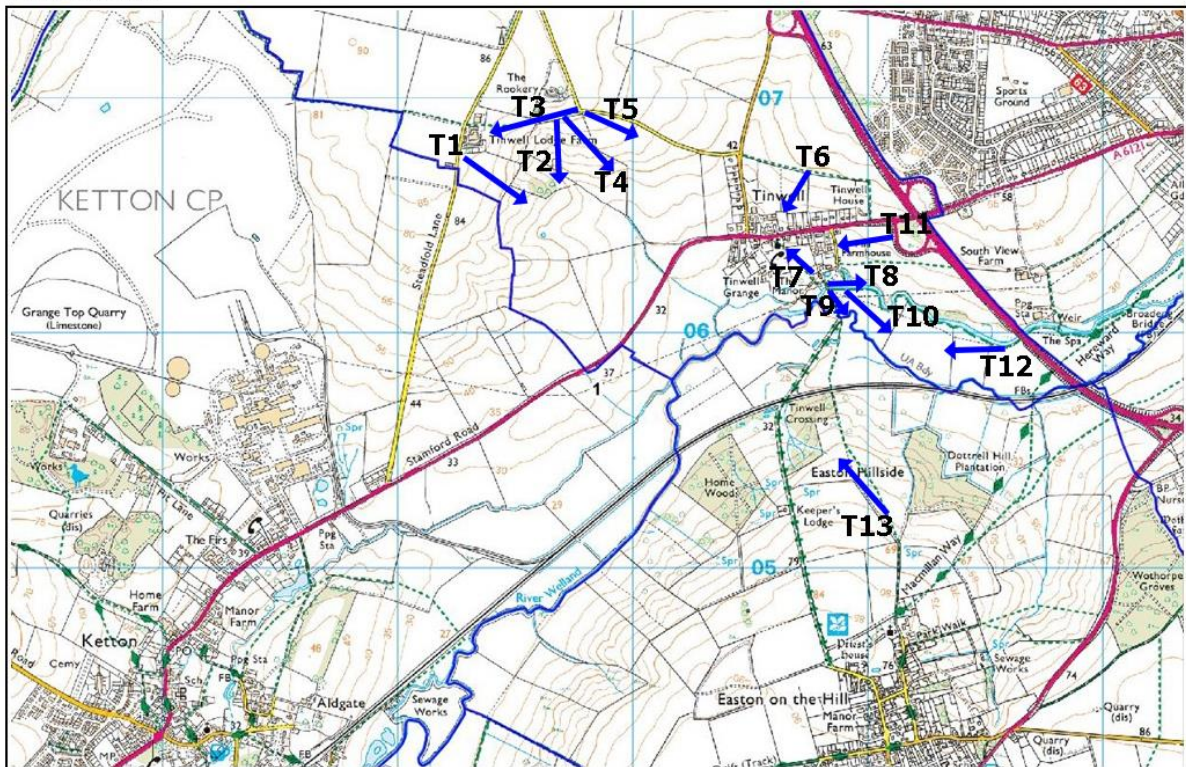


K75. From halfway up Steadfold Lane, looking South across the north end of Aldgate and the Chater, towards the Welland valley and onto Northamptonshire. Covers the entire landscape on the northeast side of the village. Shows variety of trees and hedgerows supporting a range of birds and wildlife. Taken from open area by public road, visible for both vehicle users, horse riders, cyclists and walkers. Related policy refs. KT3, KT4, KT9.

g. Tinwell South - Views grouped primarily to show:

- a) key vistas from this the elevations of the Kesteven Uplands National Character Area towards the broader Welland Valley; and
- b) key views into and from Tinwell village itself, also highlighting the village's location in the Welland Valley.

Tinwell South





T1. From the top of Steadfold Lane by Tinwell Lodge Farm, looking SE over the Welland valley. The Welland here is after the confluence with the Chater, and sits by the row of trees that are immediately above the stack of hay bales. The village of Tinwell can be seen immediately below, with the A1 sweeping down from the centre right as it heads north. Recent development on the western border of Stamford can be seen at far left. The view emphasises Tinwell as a distinct rural village, being surrounded by fields, albeit with proximity to the A1 and to Stamford beyond. The view is from an opening by the side of the road, accessible to walkers and cyclists and visible to vehicle drivers as they pass. Related policy refs. KT3, KT4, KT9.



T2. From the footpath between Tinwell Lodge Farm and Casterton Lane looking across the valley where the River Chater joins the River Welland, showing rolling countryside with fields, hedgerows, mature trees and woodland. Taken from a public footpath with access for walkers. Related policy refs. KT3, KT4.



T3. From the footpath between Tinwell Lodge Farm and Casterton Lane looking back towards Tinwell Lodge Farm and the Business Park. A shady area of trees can be seen in the middle ground with a wide range of wildlife including rabbits, hares and field mice. Taken from a public footpath with access for walkers. Related policy ref. KT3.



T4. From the footpath between Tinwell Lodge Farm and Casterton Lane looking across the valley of the River Welland, showing mature trees and woodland as well as farmland, some fields sown with crops and some already harvested. A few buildings at the entrance to Tinwell can be seen to the left of the picture. Taken from a public footpath with access for walkers. Related policy refs. KT3, KT4.



T5. From the verge alongside the road from Tinwell to The Rookery showing farmland and woodland as well as individual trees. Existing houses in Tinwell can be seen as well as new houses being built. Related policy refs. KT3, KT4, KT9.



T6. SW from the public footpath north of Tinwell looking over the field adjacent to the village at the rear of properties on Main Street. The field is surrounded by mature hedges and trees that provide screening and valuable wildlife habitat. This area also has a badger set which was added as part of a rehoming to accommodate the new development on Holme Close/Casterton Lane. The Ketton cement works are on the horizon beyond this development. Related policy refs. KT3, KT4.



T7. NW from the public footpath at the corner of the paddock behind 'The Mill' looking toward the rear of All Saints Church. The paddock offers uninterrupted views of the church and a tranquil area within the village. The footpath passes through the churchyard and links with bridleways and footpaths to Stamford and Easton on the Hill making it very popular with walkers. Related policy refs. KT3, KT4, KT8/ LGS18.



T8. E looking along the Bridleway on the northern bank of the River Welland from the bridge. The view shows the rich wooded habitat that runs along the northern bank of the river through to the A1. Related policy refs. KT3, KT4, KT9.



T9. SSE looking across the Welland Valley from the bridge. A public bridleway runs along the tree line to the right of the view. The area is regularly flooded during periods of heavy rainfall. The area to the left toward Stamford is one section of the River Welland flood plain. Related policy refs. KT3, KT4.



T10. SE looking along the River Welland Valley toward the A1 and Stamford. Covers a mix of fields with established wooded boundaries along the river and railway line on the southern side of the valley. A bridleway runs along the southern bank of the river to Stamford. This is a safe, frequently used route for walkers, cyclists and horse riders. Related policy refs. KT3, KT4.



T11. From the verge of the A1 slip road accessing the A6121 on the west side. This is one of the few views available showing both Tinwell and Ketton, albeit primarily the Cement works at Ketton. It emphasises the setting of the villages in a rural landscape. In addition to the fields for agriculture, Tinwell itself has quite a wooded setting, and substantial woods can also be seen beyond the works in Ketton. The view would be one primarily experienced by those on vehicles, including cyclists, as it is unlikely that pedestrians would walk along here. It defines the entry into Rutland as a County, for those turning left at the A6121 and heading west. Related policy refs. KT3, KT4, KT9.

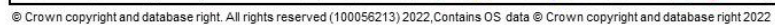


T12. E looking along the Welland Valley towards Ketton from the A1. Covers the same mix as T10 of fields, with established wooded boundaries along the river and railway line on the southern side of the valley. The bridleway is a safe, frequently used route for walkers, cyclists and horse riders connecting Tinwell with Stamford. The Ketton Cement works can be seen on the centre horizon. Related policy refs. KT3, KT4.



T13. NW From the public footpath looking into NP area over the River Welland Valley. The view shows Tinwell (right of centre) and its close proximity to Stamford on the right of the image. The A1 runs south from the tree line on the centre horizon following a route to the right dissecting Tinwell and the new development on the edge of Stamford. Related policy refs. KT3, KT4.

Tinwell North





T20. From footpath between Steadfold Lane and Shacklewell Spinney, looking NE across open farmland towards the A606. Taken from a public footpath with access for walkers. Related policy ref. KT3.



T21. SW view from A606 where crossed by public bridleway. Looking over farmland and Shacklewell Spinney towards NW corner of Grange Top Quarry. Covers a mix of fields, hedgerows and woodland. The Bridleway and linking footpaths provide safer routes for walkers/cyclists to Ketton and Tinwell. Related policy ref. KT3.



T22. NE view from A606 where crossed by public bridleway. Looking over farmland towards Ingthorpe (Route of Bridleway from T21 view). Covers a mix of fields and hedgerows. Bridleway provides safer route for walkers/cyclists/riders to Ingthorpe and adjoining villages of Tickencote and Great Casterton. Related policy ref. KT3.



T23. NE view from A606 at entrance to Glebe farm. Looking over farmland towards A1 NW Stamford and Great Casterton. Covers mix of fields, diverse hedgerows interspersed with trees and farm buildings which are sited to blend into the scenery. Related policy ref. KT3.



T24. SSW View from A606 just to west of A1 Junction. Looking over farmland and beyond across the Welland valley towards Duddington. Covers a mix of fields, hedgerows and woodland. On the right of view can be seen the Ketton Cement Works. Related policy ref. KT3.



T25. E view from Water Lane looking over farmland towards A1 and beyond to Stamford. Covers mix of fields, hedgerows and tree screening along the A1/edge of Stamford. Related policy ref. KT3.



T26. N View from bridleway looking across the Gwash valley, with Tickencote in the distance. Covers a mix of fields and hedgerows, intermixed with trees. Also shows the wooded copse that runs along the south of the River Gwash, this forms the Northern boundary of the Neighbourhood Plan area. Related policy ref. KT3, KT4 (Gwash).



T27. NE view from bridleway showing this section of the Gwash valley looking toward Ingthorpe with Great Casterton beyond. Covers mix of fields, hedgerows and tree screening around the hamlet. Related policy refs. KT3, KT4.



T28. E view from bridleway showing open fields edged with established hedgerows. In the distance to the left is Great Casterton, to the right is Stamford. Also shows the high hedge/tree screening to the SW of the A1 along the boundary of the Neighbourhood Plan area. Related policy refs. KT3, KT4.



T29. NE view from the bridleway looking towards Ingthorpe as it descends towards the Gwash with Great Casterton beyond. Covers a mix of fields, hedgerows and the well established tree screening around the hamlet. To the left of the picture is a section of the A1, while to the right can be seen the Great Casterton Church tower. Related policy refs. KT3, KT4.



T30. S view adjacent to the bridge over the River Gwash on Water Lane. Covers the field which is bordered by the Neighbourhood Plan boundary and A1. The field is edged by established hedges and trees. The area bordering the Gwash is crossed by a public footpath and has a flood zone two classification. Related policy refs. KT3, KT4.



T31. ENE view adjacent to the bridge over the River Gwash on Water Lane. Covers the paddock which is bordered by the Neighbourhood Plan boundary and A1. The area is edged by established hedges and trees. The South Westerly bank of the Gwash is a well established habitat for a range of wildlife and has a flood zone two classification. Related policy refs. KT3, KT4.