



**On Behalf of Diseworth and Long Whatton
Neighbourhood Plan Steering Group**

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Introduction and Scope of the Report

Influence was commissioned by the Diseworth and Long Whatton Neighbourhood Plan Steering Group to review the landscape around Diseworth and Long Whatton including a review of the reports commissioned by North West Leicestershire and carried out by Gillespies in 2019 and 2021.

These studies are:

- 'Landscape Sensitivity Study' (2019) which considered the sensitivity of 23 sites varying in scale across the district including parcels of land surrounding Diseworth and Long Whatton.
- 'Landscape and Sensitivity Study for Mixed Development' (2020) which considered four strategic sites put forward in response to a call for potential development sites in 2018 and 2019;
- 'Further Landscape Sensitivity Study' (2021) which updated an additional nine sites in 2021 based on the results of the call for sites.

This report revisits the three previous studies, reviewing the appraisal specifically with regard to the settlement fringe analysis of Diseworth and Long Whatton and the sensitivity assessment of the strategic parcels A & D and latterly parcel C from 2021.

The outcome of this report is to:

- Understand in more detail the characteristics of the landscape surrounding Diseworth and Long Whatton and their relationship to the context and identity of the settlements;
- Identify Key Views and features which encapsulate the landscape and visual character;
- Inform the policies of the NLP particularly regarding potential Areas of Separation and Key Views.

The report should have longevity as an evidence base to be considered by developers, decision makers and plan makers in the future. It is recognised that the NLP will only be able to influence decisions within its designated boundary.

The assessment is based on the guidance in the Natural England 'An Approach to Landscape Sensitivity Assessment' which supersedes Topic Paper 6. The key changes in the 2019 NE guidance is that landscape value should be included in the assessment of landscape sensitivity and that it is no longer appropriate to assess the capacity of a landscape to absorb change.

This study does not carry out a Landscape and Visual Appraisal.

This study considers the evolution of the settlements, their characteristics and how the landscape surrounding them informs their context and identity, drawing out features which are sensitive to change and how they combine to contribute to an overall sensitivity.

Previous Studies

As set out in 2019, North West Leicestershire District Council commissioned Gillespies, to prepare a strategic Landscape Sensitivity Study and an Appraisal for Developments Sites A, B, C and D which were published in 2019. In response to the call for sites, an additional appraisal was carried out in 2021 responding to the call for sites and Parcel 13DIS – C was appraised. The initial assessment was published prior to the latest Natural England guidance, however the studies set out that they have considered the unpublished work and it has informed their approach.

Considering the Gillespies and Natural England's definitions of the combining factors of landscape susceptibility and landscape value, which includes visual sensitivity, as set out by Gillespies and Natural England, we are satisfied that the findings of the previous reports can be relied on to inform this study. It should be noted that Gillespies were commissioned by NWLDC in response to the call for potential development sites in Summer 2018 and that the conclusions of those studies sought to inform the selection of suitable sites for allocation in the forthcoming Local Plan.

The previous studies defined a study area by drawing a 500m buffer around each settlement. The settlement boundaries were finalised through a review of on-site features, which generally resulted in a slight reduction in the parameters of development (in recognition of the small scale parameters of development being assessed for the Sustainable Villages). These previous studies carried out an appraisal of the characteristics of the landscape surrounding both settlements to (1) understand the contribution the landscape makes to the context and (2) identity of the settlements and assess the sensitivity of that landscape to a defined change.

Desk based review, field survey work and the Neighbourhood Plan boundary combined to inform the extent of the study area rather than administrative boundaries or a set buffer distance. Factors such as those set out below were used to inform the extent of the appraisal:

- The settlement boundary;
- The scale and pattern of the landscape;
- Man-made and natural landscape character attributes and features in the landscape;
- Both man-made and natural watercourses, roads, hedgerows and woodlands;
- Topography and Landform; and
- Visual receptors and intervisibility.

A detailed methodology is set out in Appendix A. This report adopted the development parameters set out in the previous studies when considering landscape and visual sensitivity. These are:

Housing Development Parameter Considered:

Site Size: minimum 0.5ha / maximum 1 ha

Density: Average 30-35 dwellings per hectare

Maximum height of development: 7m (or two to two and a half storey)

Employment Development Parameters Considered:

Site Size: minimum 1ha / maximum 2 ha

Density: Approximately 40% of the site would be developed

Maximum height of development: 7m

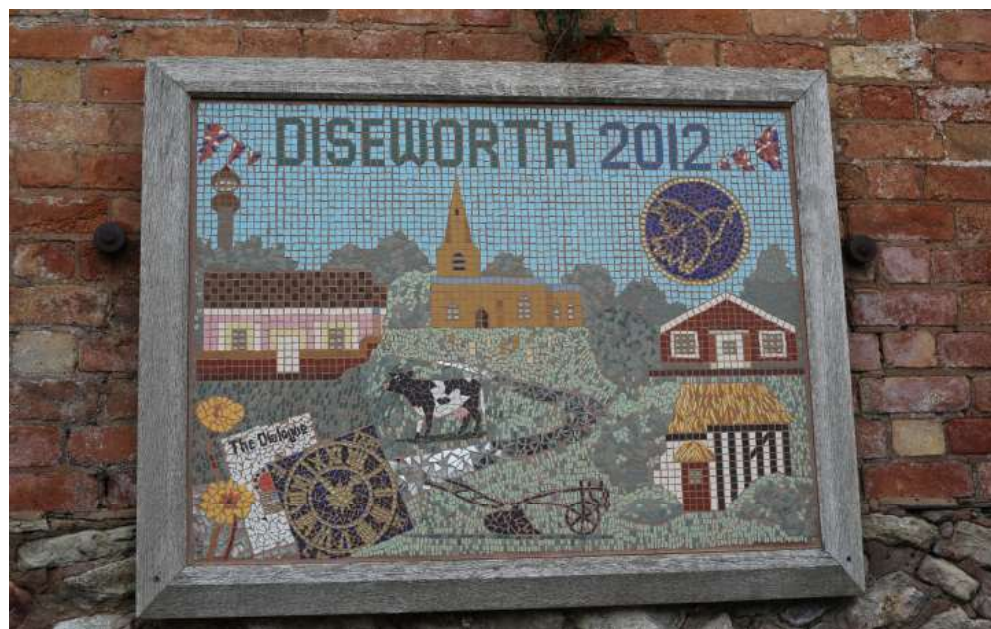


Sheep at Woodhouse Farm, Diseworth

Process of Appraisal

This appraisal is informed by a desk-based review of the planning policy, landscape character assessments and other available information about the settlements and their surroundings, including any designations, historical development and change, landscape character and ecology.

Detailed fieldwork studies, including recording representative and key views and completion of the proformas, took place between 02.03.23 and 29.01.24. These studies were undertaken to document the landscape and visual characteristics of the countryside around the settlements and determine an appropriate study area. The factors outlined in Stage 3 of Gillespies' methodology were utilised to maintain consistency.



Diseworth Jubilee Mosaic

The Approach

This appraisal builds on the previous studies, which are more strategic and focused on their defined red lines.

This study considers the landscape as a whole, focusing on its relationships with, and value to, the settlements of Diseworth and Long Whatton. This study also includes a detailed and robust appraisal of valuable landscape elements which are susceptible to the defined developments.

A detailed appraisal of the landscape and visual context is set out which identifies additional recommendations and refinements of previous appraisals.

Finally conclusions are drawn regarding:

- Key characteristics and features sensitive to development;
- Key views which represent the sensitive characteristics of the landscape and the people who use it; and
- Potential Areas of Separation are identified.

Representative and key views are included to support the appraisal.

Assessing Landscape Sensitivity

The methodology used for this landscape sensitivity assessment follows the current guidance set by Natural England in 'An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management' (2019). This updated 2019 guidance takes a new approach and is now focused on landscape sensitivity:

Landscape Susceptibility + Landscape Value = Landscape Sensitivity

It is a process that assesses the resilience of landscape character, visual resource and what we value to a defined change, or changes.

Natural England define landscape susceptibility, value and overall sensitivity as:

'Landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource.'

Landscape value is the relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Overall sensitivity is a term applied when landscape sensitivity reporting is generalised across the assessment unit (even though it must be accepted that such sensitivity to particular development(s) is likely to vary within the assessment unit).'

Taking the indicators of susceptibility and value outlined in this study, alongside reference to the existing methodology used by Gillespies' 2019 'Landscape Sensitivity Study' and Landshape's 'Methodology for Landscape Sensitivity Assessment Laverstock and Ford Parish' (2020) the indicators of susceptibility and definition of sensitivity used for this report are outlined in the following pages.

Indicative Criteria for Assessing Landscape Susceptibility

From interrogation of the landscape and visual baseline, alongside referral to the Natural England 2019 guidance and Gillespies' existing studies of the area, criteria for assessing the study area for identifying indicators for assessing landscape susceptibility were defined as:

- Landform;
- Landscape Scale and Pattern. Including historic/cultural pattern;
- Sense of Place and Rural Character Quality;
- Tranquillity;
- Settlement Pattern and Character, including historic and cultural patterns.

This criteria was then applied to field study assessments and subsequent desk study to draw conclusions on the sensitivity of each parcel to housing and employment development.

Indicative Criteria for Assessing Landscape Susceptibility	
Landform	Open, prominent ridgelines, distinctive escarpments or intricate and complex landforms are more susceptible to change arising from developments. This criterion also considers the strong relationships between distinct landforms such as escarpments or flat landforms such as valley bottoms. Also considers skyline character.
Landscape Scale and Pattern. Including historic/cultural pattern.	Small scale, intimate landscapes with an intricate pattern arising from landcover elements including intact field boundaries or other vegetation cover, are more likely to be susceptible to development than larger scale, more open landscapes with a simple landcover pattern. Historic hedgerows and remnant ridge and furrow are particularly susceptible to irreplaceable loss. Also considered is whether land enclosed by buildings, hedgerows, trees and woodland could provide opportunity to accommodate development without affecting landscape character.
Sense of Place and Rural Character Quality	Landscapes with a strong and positive rural character, in good condition and with features worthy of conservation, are more susceptible to change that affects their legibility or impacts upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows, with good connectivity providing wildlife corridors and important elements of green infrastructure.
Tranquillity	Landscapes with a strong sense of tranquillity are more likely to be susceptible to development than areas disturbed by noise, for example from nearby development and roads.
Settlement Pattern and Character, including historic and cultural patterns.	Simple, linear villages predominantly along a single main street, and intimate, enclosed, compact, nucleated village layouts, are more likely to be susceptible to development that alters or compromises the distinctive pattern and traditional character, than settlements with a more complex, random or extended pattern. This criterion also considers: <ul style="list-style-type: none"> • Whether developments would affect historic village cores and historic street patterns and villages that retain a strong agricultural village character. • The nature of the settlement edge and the relationship between the settlement and the surrounding countryside area. • Landscapes that provide an important function of separation between settlements.

2. Methodology

Table 1 - Indicative Criteria for Assessing Landscape Susceptibility

Indicative Criteria for Assessing Visual Susceptibility

From interrogation of the landscape and visual baseline, alongside referral to the Natural England 2019 guidance and Gillespies' existing studies of the area, criteria for assessing the study area for identifying indicators for assessing visual susceptibility were defined as:

- Visibility and Intervisibility;
- Skylines, Focal Points and Key Views;
- Scenic Quality;
- Visual Receptors.

This criteria was then applied to field study assessments and subsequent desk study to draw conclusions on the sensitivity of each parcel to housing and employment development.

Indicative Criteria for Assessing Visual Susceptibility	
Visibility and Intervisibility	Landscapes that are visually contained by landform, buildings, hedgerows, trees and woodland, with limited inward and outward views, are likely to be less susceptible to development than open landscapes where there are extensive or important inward and outward views.
Skylines, Focal Points and Key Views	<p>Skylines are generally susceptible to development, particularly where it is seen in relief against a light sky. Undeveloped rural skylines and skylines forming a backdrop to settlement are particularly susceptible.</p> <p>This criterion also considers whether development would affect:</p> <ul style="list-style-type: none"> • Views to distinctive or historic landscape features such as church towers / spires or other built development within historic rural villages, and • Landscapes that form part of or have a strong visual link to a distinctive skyline.
Scenic Quality	Landscapes with recognised scenic quality, those that appeal primarily to the sense and valued landscapes with a concentration of scenic qualities are more likely to be susceptible to developments.
Visual Receptors	Identifying the individuals and/or defined groups of people who have the potential to be affected by development to the landscapes. Whether a landscape is valued for its visual and/or recreational experience by people that use public rights of way and other scenic routes and whose attention or interest is likely to be focused on the landscape and on particular views, and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience, are visual receptors most susceptible to change. This criterion is often linked with sense of place, tranquillity, scenic quality all of which increase a landscape's susceptibility to development.

2. Methodology

Table 2- Indicative Criteria for Assessing Visual Susceptibility

Indicative Criteria for Assessing Landscape Value

From interrogation of the landscape and visual baseline, alongside referral to the Natural England 2019 guidance and Gillespies' existing studies of the area, criteria for assessing the study area for identifying indicators for assessing landscape value were defined as:

- Landscape Character Strength;
- Distinctiveness;
- Landform;
- Ecological Value;
- Historic and Cultural Value;
- Recreational Value;
- Scenic, Aesthetic, Perceptual and Experiential Qualities.

This criteria was then applied to field study assessments and subsequent desk study to draw conclusions on the sensitivity of each parcel to housing and employment development.

Indicative Criteria for Assessing Landscape Value	
Landscape Character Strength	Landscapes with a positive character and strong structure in good physical condition and intactness of individual elements will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.
Distinctiveness	The presence of distinctive, rare or unusual features individually or that combine to form strong landscape character and sense of place or identity. Also, landscapes which make an important contribution to the character or identity of a settlement, including gateways/approaches.
Landform	Consideration of the shape and scale of the land and the extent of distinctive and valued geological, topographical or hydrological features. These may be distinctive in their own right or may have influenced areas of distinctive and valued landscape character.
Ecological Value	Landscapes with ecological features worthy of conservation especially those that form the basis of ecological / nature recovery / green infrastructure networks are more sensitive to change. The presence of wildlife and habitats of ecological interest contribute to sense of place.
Historic and Cultural Value	The presence of historic assets or elements of designed landscapes, those landscapes important to the setting of heritage assets and landscapes that contribute to the historic environment by providing a time depth dimension. Connections with notable people, events and the arts that contribute to perceptions of a landscape.
Recreational Value	Landscapes offering recreational opportunities where experience of the landscape is important, areas with good accessibility that provide opportunities for outdoor recreation. Landscape that forms part of a view that is important to the enjoyment of a recreational activity.
Scenic, Aesthetic, Perceptual and Experiential Qualities	Distinctive or striking patterns of landform or harmonious patterns of land cover, strong aesthetic qualities (such as scale, form, colour, texture, perceived naturalness, sense of remoteness or tranquillity), the presence of natural features (such as ridgelines, woodland edges and river valleys) or other scenic qualities such as strong rural character (traditional land uses with few human influences), and landscapes which contribute to distinctive views and landmarks.

2. Methodology

Table 3 - Indicative Criteria for Assessing Landscape Value

Indicative Criteria for Assessing Visual Value

From interrogation of the landscape and visual baseline, alongside referral to the Natural England 2019 guidance and Gillespies' existing studies of the area, criteria for assessing the study area for identifying indicators for assessing visual value were defined as:

- Scenic Quality;
- Views related to landscapes and assets of recognised value;
- Regional and local views;
- Typical receptors and level of access.

This criteria was then applied to field study assessments and subsequent desk study to draw conclusions on the sensitivity of each parcel to housing and employment development.

Indicative Criteria for Assessing Visual Value	
Scenic Quality	Landscapes with high scenic quality, distinctiveness and high visual receptor quality are more sensitive to development.
Views related to landscapes and assets of recognised value	Landscapes that have been designated either nationally or locally for their importance provide an indicator of value. However, there are landscapes without designation that are valued at a community level e.g. local green spaces, village greens or allotments.
Regional and local views	Views from public rights of way, particularly long-distance national trails and other recreational routes where experience of the landscape is important, views from locations where there is provision of facilities for their enjoyment and other views which are locally well known and valued by the community. Open landscapes where there are extensive or important inward and outward views are likely to be more susceptible to development than enclosed landscapes that are visually contained.
Typical receptors and level of access	Identifying the individuals and/or defined groups of people who have the potential to be affected by development to the landscapes. The greater number of visual receptors the higher the visual sensitivity of an area will be to change.

Sensitivity Level Definitions

A five-point scale was developed in reference to the Natural England guidance, Gillespies' studies and Landshapes' methodology to assess the level of sensitivity for each parcel in this study, taking in all of the criteria of indicators defined in the previous tables. These indicators were then combined to reach an overarching assessment of each parcel's landscape sensitivity.

The sensitivity level of each parcel to housing and employment is outlined in Section 4 of this report.

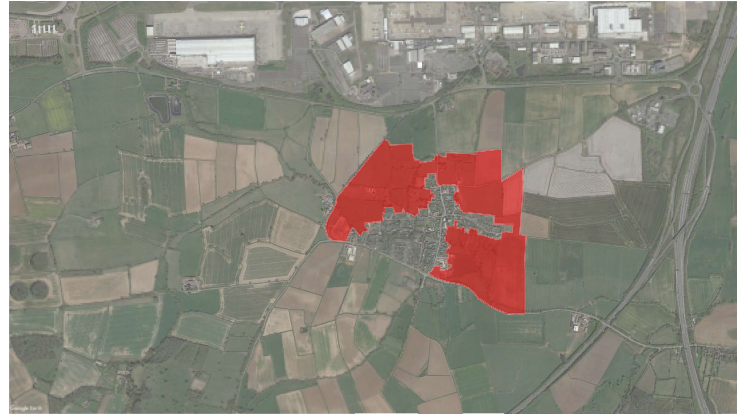
Housing	High	Medium - High	Medium	Medium - Low	Low
Employment	High	Medium - High	Medium	Medium - Low	Low

Sensitivity Definitions	
High	Key landscape/visual characteristics of the landscape are highly vulnerable to change, likely to result in a significant change in character or adverse effects. Thresholds for significant change are very low.
Medium-High	Many of the key landscape/visual characteristics of the landscape are vulnerable to change, values may be medium through to high. Development may be accommodated in limited situations, without significant character change or adverse effects, if defined in the relevant land parcel summary. Considerable care will be needed in locating and designing change within the landscape. Thresholds for significant change are low.
Medium	Some of the key landscape/visual characteristics of the landscape may be vulnerable to change, values may be medium/low to high/medium. Although the landscape may have some ability to absorb change in some defined situations some alteration in character may result. Considerable care may be needed in locating and designing change within the landscape. Thresholds for significant change are intermediate.
Medium-Low	Most of the key landscape/visual characteristics are less likely to be adversely affected by change, values may be medium/low to high/medium. Although change can potentially be more easily accommodated, care would still be needed in locating and designing change in the landscape. There is an opportunity to create and plan/design for new character. Thresholds for significant change are high.
Low	Key landscape/visual characteristics of the landscape parcel are less likely to be adversely affected by change. Change can potentially be more easily accommodated without significantly altering character. There is an opportunity to create and plan/design for new character. Thresholds for significant change are very high.

Synopsis of Gillespies' Findings - Diseworth

Parcel A

(Landscape Sensitivity Study, 2019)



Landscape Sensitivity Rating:

Housing: Medium
Employment: Medium-High

Visual Sensitivity Rating:

Housing: Medium-Low
Employment: Medium

Synopsis of Findings

Parcel A, defined by Gillespies as a parcel of land to the north and north-east of Diseworth, has a 'relatively strong rural character'. Within this study, Gillespies have considered both the landscape and visual sensitivity of the parcel to both housing and employment development. Gillespies have concluded that the 'overall landscape sensitivity is considered to be medium to change arising from new housing development and medium-high to change arising from new employment development' and the 'overall visual sensitivity is considered to be medium-low to change arising from new housing development and medium to change arising from new employment development'. They came to this conclusion by assessing the landscape within this parcel and highlighting key characteristics, such as; the riparian vegetation along watercourses, the Cross Britain Way and pastoral fields.

Parcel B

(Landscape Sensitivity Study, 2019)



Landscape Sensitivity Rating:

Housing: Medium-Low
Employment: Medium

Visual Sensitivity Rating:

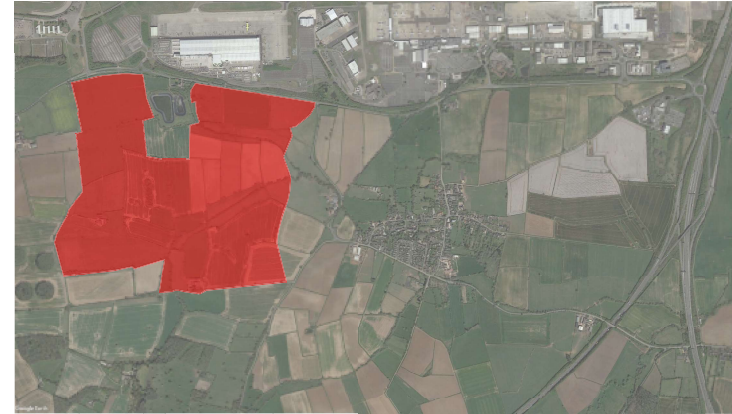
Housing: Medium-Low
Employment: Medium

Synopsis of Findings

Parcel B, defined by Gillespies as a parcel of land to the south of Diseworth, has 'a number of the key characteristics of NCA 70 Melbourne Parklands'. Within this study, Gillespies have considered both the landscape and visual sensitivity of the parcel. Gillespies have concluded that the 'overall landscape sensitivity is considered to be medium-low to change arising from new housing development and medium to change arising from new employment development' and the 'overall visual sensitivity is considered to be medium-low to change arising from new housing development and medium to change arising from new employment development'. They came to this conclusion by assessing the key characteristics of the landscape. Some examples of these are views to the spire of Grade II* listed Church of St Michael and the NCN 15 running adjacent to the north-west boundary of this parcel.

Site B Appraisals

(Landscape and Sensitivity Study for Mixed Development, 2020)



Landscape Sensitivity Rating:

Mixed-use: Medium

Visual Sensitivity Rating:

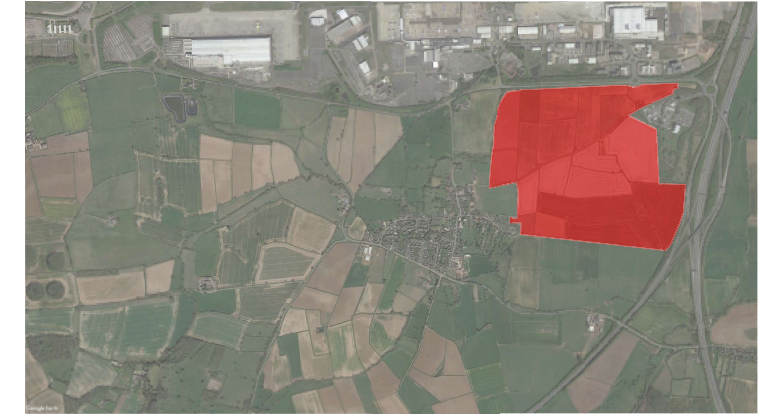
Mixed-use: Medium

Synopsis of Findings

Site B is defined by Gillespies as a parcel of land to the West of Diseworth. High Barn Farm and Woodhouse Farm are both situated within this site. Gillespies have considered both the landscape and visual sensitivity of this parcel to mixed-use development and concluded that the 'overall landscape sensitivity is considered to be medium to change arising from the assessed mixed development parameters' and the 'overall visual sensitivity is considered to be medium to change arising from the assessed mixed development parameters'. They have highlighted key characteristics of the landscape which influenced this decision, such as the PRoWs which run through the parcel, along with the wildlife corridor as well.

Parcel C

(Further Landscape Sensitivity Study, 2021)



Landscape Sensitivity Rating:

Employment: Medium

Visual Sensitivity Rating:

Employment: Medium

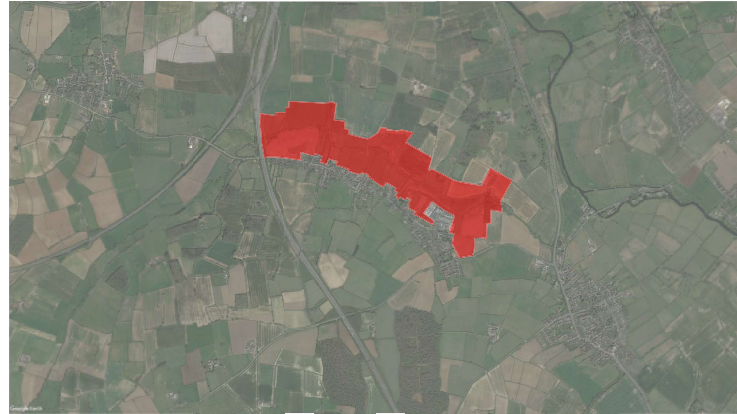
Synopsis of Findings

Parcel C is defined by Gillespies as a parcel of land to the East of Diseworth, which overlaps with Parcel A, defined as above in previous study by Gillespies 'Landscape Sensitivity Study, 2019'. Within this study, Gillespies have considered both the landscape and visual sensitivity of this parcel to employment development and concluded that the 'overall landscape sensitivity is considered to be medium to change arising from new employment development' and the 'overall visual sensitivity is considered to be medium to change arising from new employment development'. They arrived at this conclusion by assessing at the key characteristics of the landscape. Some examples of these are the robust field boundary hedgerows and views of the church spire from along Hyam's Lane.

Synopsis of Gillespies' Findings - Long Whatton

Parcel A

(Landscape Sensitivity Study, 2019)



Landscape Sensitivity Rating:

Housing: Medium-Low
Employment: Medium

Visual Sensitivity Rating:

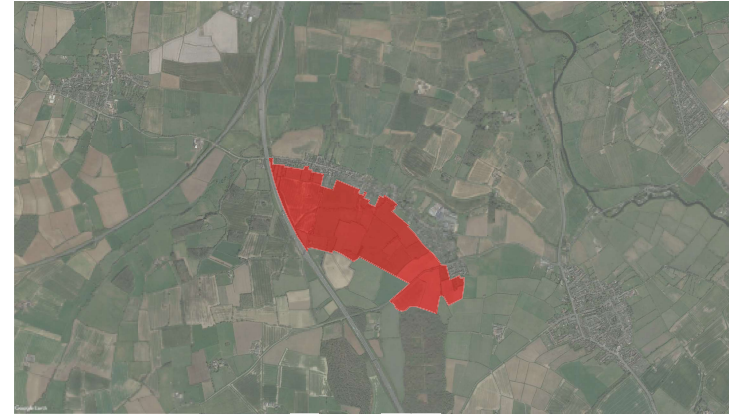
Housing: Medium
Employment: Medium-High

Synopsis of Findings

Parcel A, which is defined by Gillespies as a parcel of land to the north of Long Whatton, has a rural character landscape. Within this study, Gillespies have considered both landscape and visual sensitivity of the parcel to both housing and employment development, and have come to the conclusions that the 'overall landscape sensitivity is considered to be medium-low to change arising from new housing development and medium to change arising from new employment development' and the 'overall visual sensitivity is considered to be medium to change arising from new housing development and medium-high to change arising from new employment development'. They came to this conclusion by looking at the landscape within this parcel and highlighting key characteristics, such as, being in close proximity to Whatton House, the registered park and garden, as well as the scenic quality of the parcel due to the Long Whatton Conservation Area.

Parcel B

(Landscape Sensitivity Study, 2019)



Landscape Sensitivity Rating:

Housing: Medium
Employment: High

Visual Sensitivity Rating:

Housing: Medium
Employment: High

Synopsis of Findings

Parcel B, which is defined by Gillespies as a parcel of land to the south of Long Whatton, is dominated by pastoral fields, but is also strongly influenced by the presence of the M1. Within this study, Gillespies have considered both landscape and visual sensitivity of the parcel to both housing and employment development, and have come to the conclusions that the 'overall landscape sensitivity is considered to be medium to change arising from new housing development and high to change arising from new employment development' and the 'Overall visual sensitivity is considered to be medium to change arising from new housing development and high to change arising from new employment development'. They came to this conclusion by looking at the landscape within this parcel and highlighting key characteristics, such as, it's strong undulating topography and open aspect meaning there are many opportunities of mid and long distance views.

Local designations pertinent to assessing landscape sensitivity are detailed below.

Conservation Areas

Diseworth Conservation Area was designated in 1974 and last reviewed 2001. Long Whatton Conservation Area was designated in 2002. Both Conservation Area Appraisals outline the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the Conservation Area boundaries.

The Diseworth Village Design Statement (DVDS) was adopted as supplementary planning guidance to the Local Plan in April 2020 and then a revised version in January 2021.

Diseworth Conservation Area The DCAA sets out that:

“Diseworth lies within an undulating agricultural landscape and occupies a shallow valley created by the Diseworth Brook as it flows eastwards before becoming Long Whatton Brook and proceeding to its confluence with the River Soar. In the second half of the twentieth century East Midlands Airport was developed less than one kilometre to the north of the village and the M1 motorway constructed some 1.5 km to the east. These developments and their associated facilities have had a significant impact on the surrounding landscape and have altered the pattern of the local road network. The Airport severed the former link northwards from Grimes Gate in the village towards Castle Donington, Hemington and Lockington.”

When describing the relationship between the CA and the surrounding landscape its states that;

“The agricultural land surrounding the village with its straight field boundaries and surviving hedgerows appears essentially to reflect the landscape created by the enclosure of Diseworth Parish in 1794. Within this landscape, however, visual evidence of earlier farming methods remains in the form of medieval ridge and furrow ploughing patterns - the field areas immediately to the north of Hyams Lane and to the north of Hallfield Farm providing examples. A number of public footpaths radiate from the principal streets of the village through this surrounding agricultural land. These public rights of way, which may reflect routes formerly taken by agricultural workers, now provide an important leisure resource to the residents of Diseworth and the surrounding settlements.”

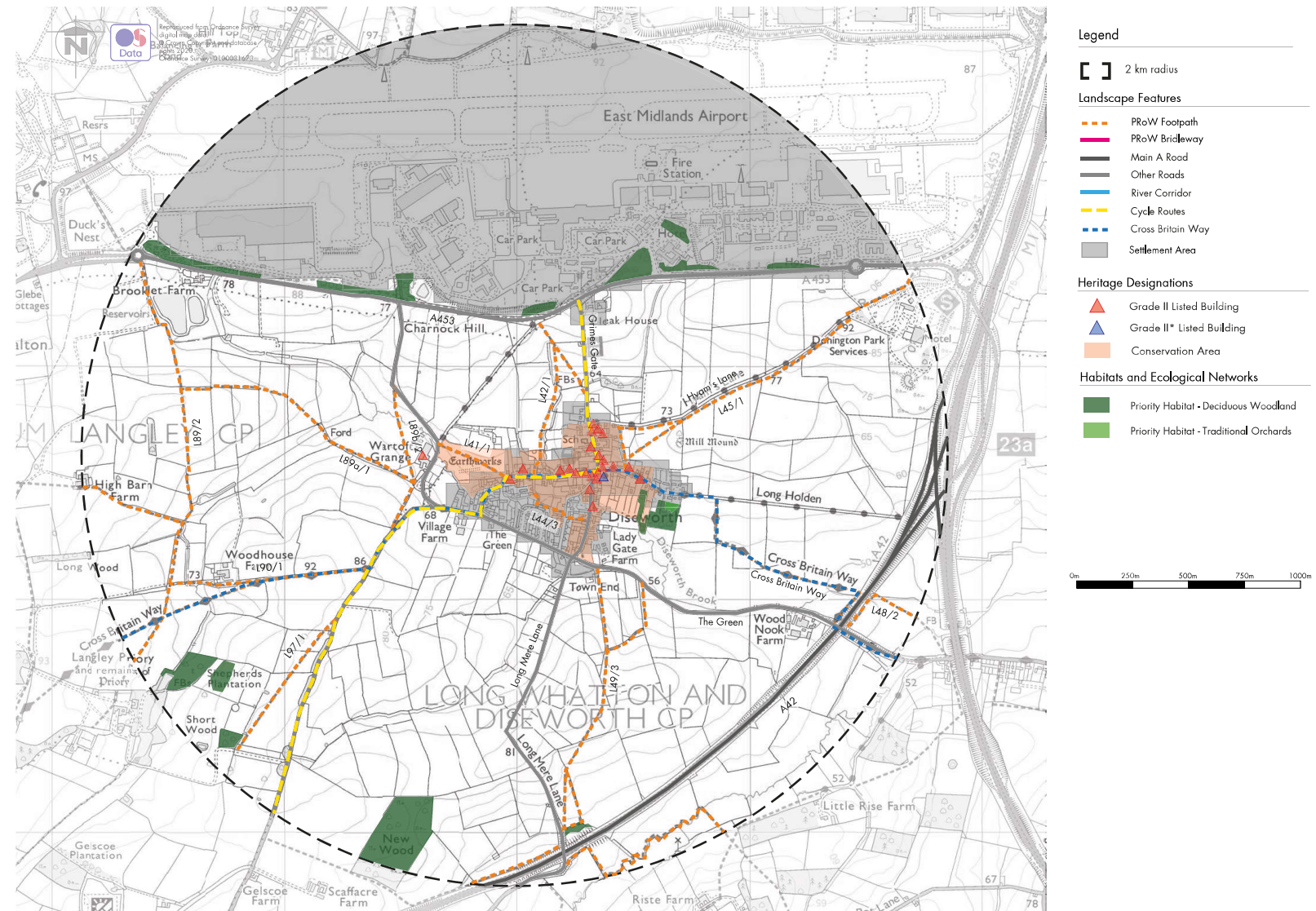
The CA goes on to set out that views out are restricted from within the village due to the shallow valley that the village is located within but that there are locations where there are good views out of the settlement.

Diseworth Village Design Statement

The purpose of the DVDS is to inform planning proposals and decisions so as to ensure the effective and successful management of change on whatever scale. The DVDS provides guidance for those individuals and organisations seeking to initiate change and development in and around the village, by identifying good quality in both traditional and modern developments.

To this end the Statement sets out to explain the village in terms of its long history, and to articulate those features of the village that are seen by its residents as most attractive, distinctive and worthy of retention.

Full size copies of the figures can be found in appendix C.



Long Whatton Conservation Area

The LWCAA sets out that:

“Long Whatton lies within an agricultural landscape on the southern side of the shallow valley to Long Whatton Brook, which flows eastwards towards its confluence with the River Soar. The village has an essentially linear settlement pattern with development concentrated along the principal thoroughfare comprising West End, Main Street and The Green (B5401)

In the second half of the twentieth century, the M1 Motorway was constructed immediately to the west of the village and East Midlands Airport was developed some 3.5 km to the north-west. These developments, along with the later construction of the A42 road, have had a significant impact on the character of the surrounding landscape.”

When describing the relationship between the CA and the surrounding landscape its states that:

“Within the agricultural landscape surrounding the village there is surviving visual evidence of early farming methods; both of tofts and crofts farming and of medieval ridge and furrow patterns. The area between Long Whatton Brook and the northern edge of the built settlement form provides examples of both. These lands are important both historically and for the setting they provide for the village. Mature hedgerows define the boundaries to these field areas, one of which is now used by the Cricket Club. The meandering courses of Long Whatton Brook and its tributaries are well treed.”

“The regular boundaries and surviving mature hedgerows to some fields, however, reflects the agricultural landscape created by the completion of the enclosure of Long Whatton Parish in 1778. Public footpaths radiate from the Area through the surrounding agricultural landscape. These public rights of way, which may reflect routes formerly taken by agricultural workers, now provide an important leisure resource.”

The CA goes on to set out that the M1 is a significant visual intrusion at the eastern end of Long Whatton and undermines the countryside setting of the settlement. The noise levels generated by vehicular traffic are detrimental to the amenities of village residents and the embankment also prevents views out of the village in the Diseworth direction and to the north west views over the countryside are dominated by the intersection of the M1 with the A42 link road.

Registered Park and Garden

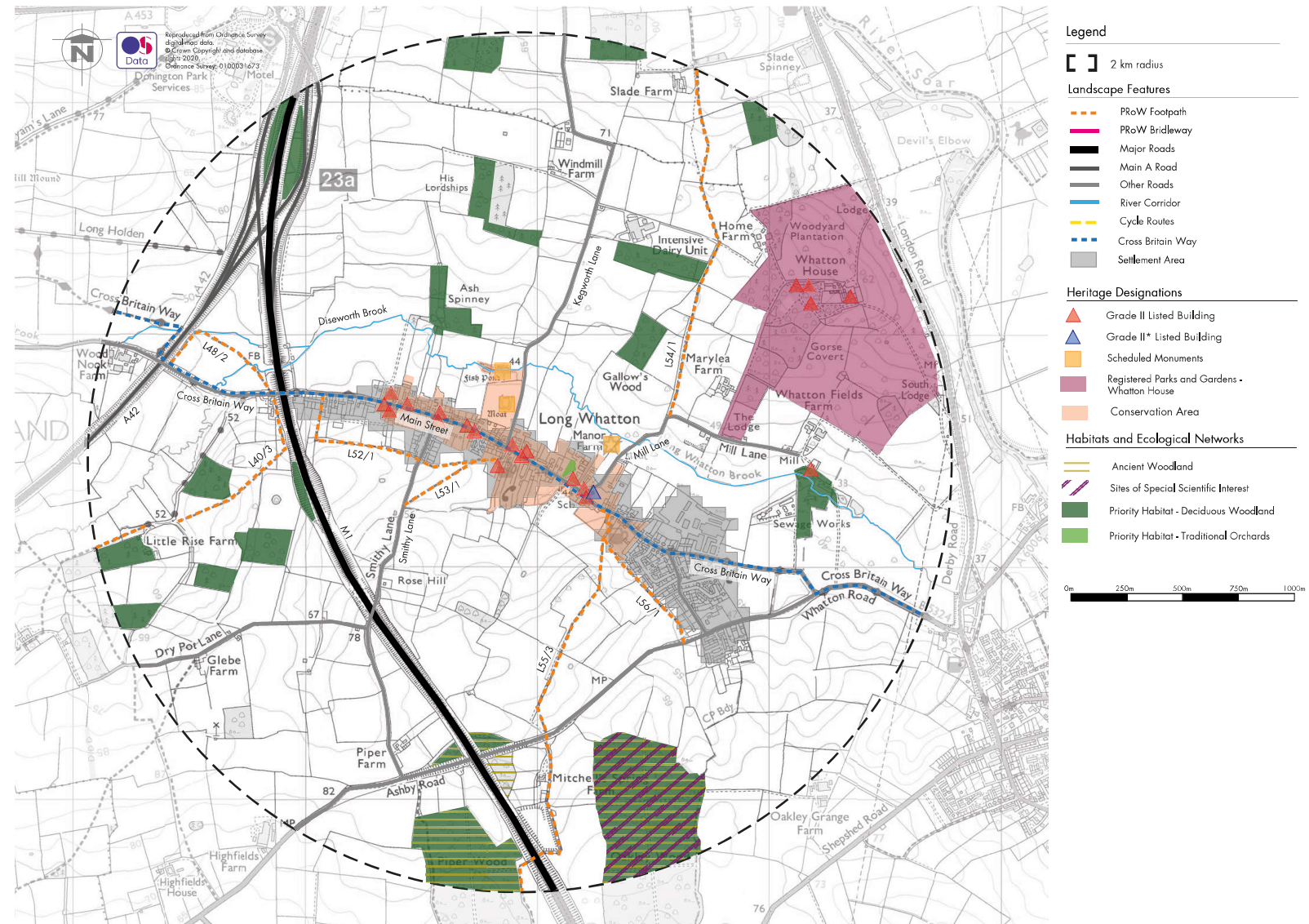
Whatton House, Grade II listed, stands in its park 5km north-west of Loughborough. It occupies high ground, looking east across the valley of the River Soar and south across the valley of one of its tributaries, the Long Whatton Brook. To the east the park is bounded by the A6 from Loughborough to Derby.

The park is roughly rectangular, and extends for c 500m north and south of the House. East of the House, where the park falls sharply away to the boundary with the A6, it remains permanent pasture and has numerous mature parkland trees. North and south of the House the park has largely returned to arable farmland, although some parkland trees remain, especially in the former area. Much of the south-west part of the park is wooded; this screens the back drive. The park was laid out around the House about the time it was built, c 1802-3.

Cross Britain Way

Starting at Boston near The Wash, where the original Macmillian Way begins, it heads west travelling through Snowdonia National Park to end in Barmouth. The path was created by Tim Brunton, to help raise money for Macmillan Cancer Support. The idea was to create a walking trail across the whole of the country that would include less well-known areas of the English countryside, combine both England and Wales, and would embrace Britain’s cultural and industrial heritage as well as the beauty of its scenery, and the range of its changing landscapes.

Full size copies of the figures are appended to this report.



3. Planning Context

Long Whatton Conservation Area, Registered Park and Garden and Cross Britain Way



Heritage

Diseworth is located in a small valley with origins in Saxon times. The historic core of the settlement has developed around The Cross, with four 10th century principal streets; Grimes Gate, Hall Gate, Clements Gate and Lady Gate meeting at a staggered crossroad close the oldest surviving building: the Church of St Michael's and All Angels. This overall pattern of development remains largely evident.

Farmsteads, outbuildings, workers' cottages, blacksmiths and wheelwrights developed within the core of the village in a typical settlement pattern established before the Parliamentary Enclosures Act. In the twentieth century as the agricultural economy of the village shrunk the remaining farms and tied cottages have been converted to residential use. New dwellings were erected on former paddock areas, this infilling has maintained a compact form of development which is still evident today.

The agricultural land surrounding the village appears to reflect the landscape created by the enclosure of Diseworth parish in 1794, few hedgerows have been lost. There is also visual evidence of earlier farming methods in the form of medieval ridge and furrow ploughing patterns. The patterns of roads still reflect the agricultural origins and have changed very little over time.

Diseworth Brook has played a historic role in the village, many farms were built beside it and has continued to be a characteristic feature of the landscape. The Brook runs through the large rear gardens to the properties and listed buildings that are on the southern side of Clements Gate. Historically, there were areas of Orchard incorporated into this space and some individual fruit trees can still be found within the gardens. These areas have also been identified as a priority habitat, which shows how these gardens are crucial to the historic setting of Diseworth.



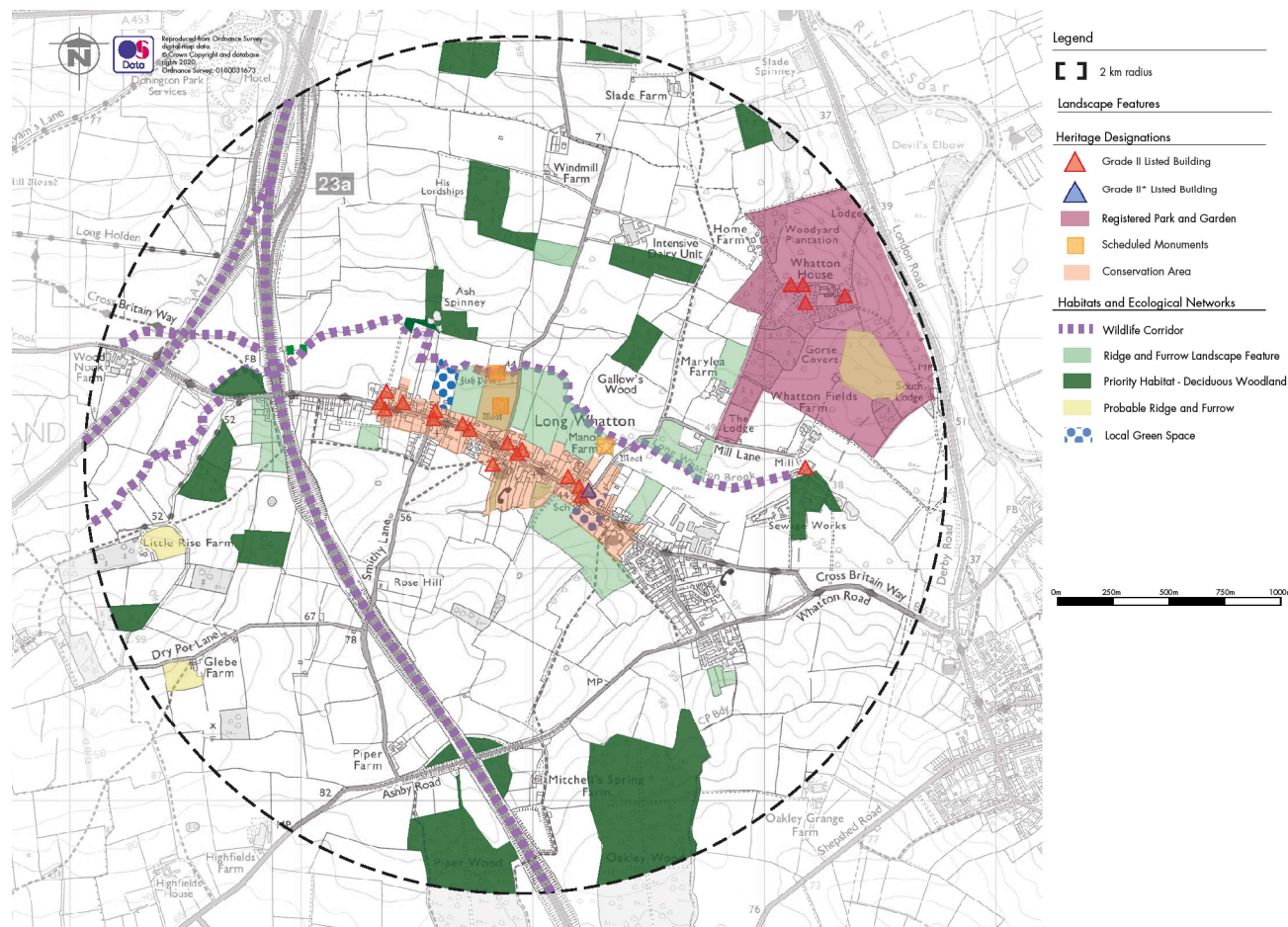
Historic Mapping

This 1883 map shows a very similar pattern and scale of the settlement we see today; the nucleated nature of Diseworth, its compact form surrounded by small field patterns increasing as the landscape extends away from the core of the village. The Cross has remained the central feature of the village with Grimes Gate cutting through the heart of the village to the south. Hyam's Lane and Long Holden are main routes into the village from the north and east.

Ecology

Leicestershire and Rutland Environmental Records Centre (LRERC) prepared the 'Ecological Network Report for North West Leicestershire' in 2015. This report identifies ecological networks and habitats across the district. In Diseworth deciduous woodlands are the predominant priority habitat of the study area. The landscape surrounding Diseworth is principally agricultural with intact hedgerows and mature trees but there are no TPOs present. Diseworth Brook is a locally important riparian corridor and aquatic habitat. The Brook is well lined with hedgerows and trees, most of which are Willow. The M1 and A42 are also considered wildlife corridors.

3. Planning Context



Heritage

Long Whatton is a linear settlement with development concentrated along the principal thoroughfare comprising West End, Main Street and The Green. All Saints Church sits at what is considered the core of the village. The medieval church is a focal point in the village. Its square tower contrasts in scale and form with the surrounding buildings and properties.

Until the 18th century the dominant agricultural economy led to the development of farmsteads dispersed along the main thoroughfare. The area also portrays the development of the hosiery industry from its domestic origins through to small workshops.

At the beginning of the nineteenth century construction of estate workers housing and buildings such as the Church of England Primary School was built in association with the Dawson family of Whatton House which reflects that the settlement was in part an 'estate village'.

There are a number of Grade II and II* listed buildings in the village as well as two Scheduled Ancient Monuments of mediaeval moated enclosures.

Historic Mapping

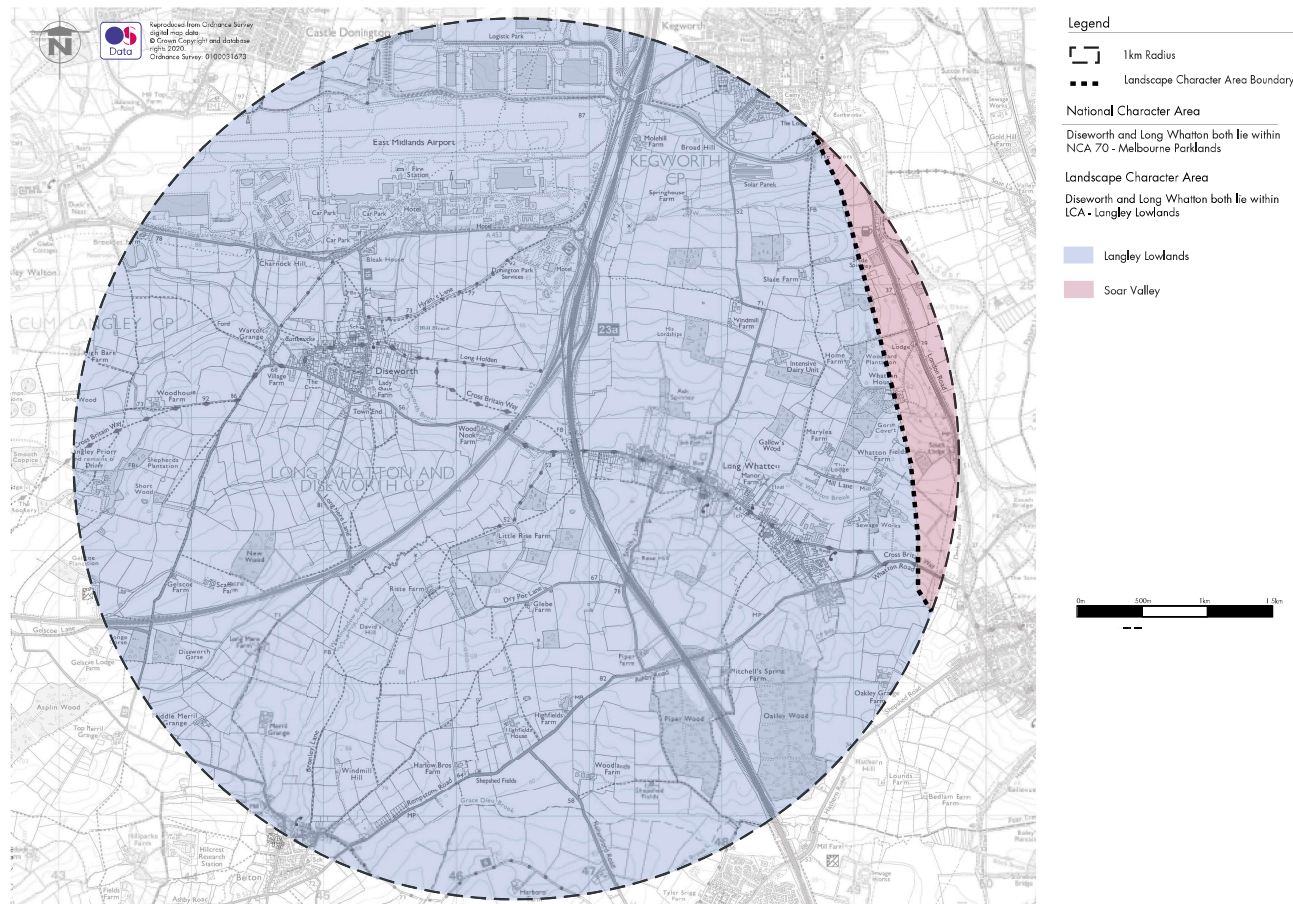
This 1883 map of Long Whatton is consistent with the compact, linear settlement pattern that exists today. The small, intimate field patterns surrounding the historic core of the village remain, field boundaries have been extended to create larger fields over time as you radiate from this intimate core. Existing key features of the landscape can be identified; Piper and Oakley Woods as well as Whatton House. Farmsteads and the sewage works have been developed out into the wider countryside and the small woodlands have matured and are now priority habitats. The historic routes of Smithy Lane and Kegworth Lane are still the main routes that radiate from the settlement's central route which lead to Diseworth to the west and Hathern to the east.

Ecology

The LRERC identified that the SSSIs Piper and Oakley Woods to the south of Long Whatton are some of the best semi-natural ancient woodland in North West Leicestershire in addition to the small mature plantations clustered around Long Whatton, including Gallow's Wood and those at Whatton House. Orchards are priority habitats, historic remnants have been identified at Manor Farm.

Long Whatton Brook is a locally important riparian corridor and aquatic habitat. Remnants of historic orchards are identified at Manor Farm. The M1 and A42 are also considered wildlife corridors.





National Landscape Character Assessment

The study area is in the National Character Area 70: Melbourne Parklands. It is a landscape of rolling farmland, ancient and plantation woodland and a cluster of landscaped parkland with grand country houses. This includes Whatton House, a registered park and garden that sits to the north-west of the study area.

The NCA is predominantly rural, although there are strong and often abrupt contrasts with the urban areas on its peripheries. The M1 and A42 cross the NCA and East Midlands Airport is sited on the central plateau in an otherwise undulating area.

Most of the area is in agricultural use, with extensive areas under arable production, and mixed arable and pasture on the steeper ground. The landscape is populated with scattered villages that retain a rural character.

The area has a long history of mixed farming, evident from the survival of pre-18th century irregular pasture enclosures, and nationally significant fragments of medieval ridge and furrow. The NCA contains a variety of fieldscapes, a legacy of historic land uses that combine to produce a complex landscape.

Cultural benefits that the NCA provides to society include a sense of place, a sense of history and recreation. Additionally 4% of the total area consists of priority habitats with 312ha of land nationally designated as SSI, including Oakley Wood within the study area.

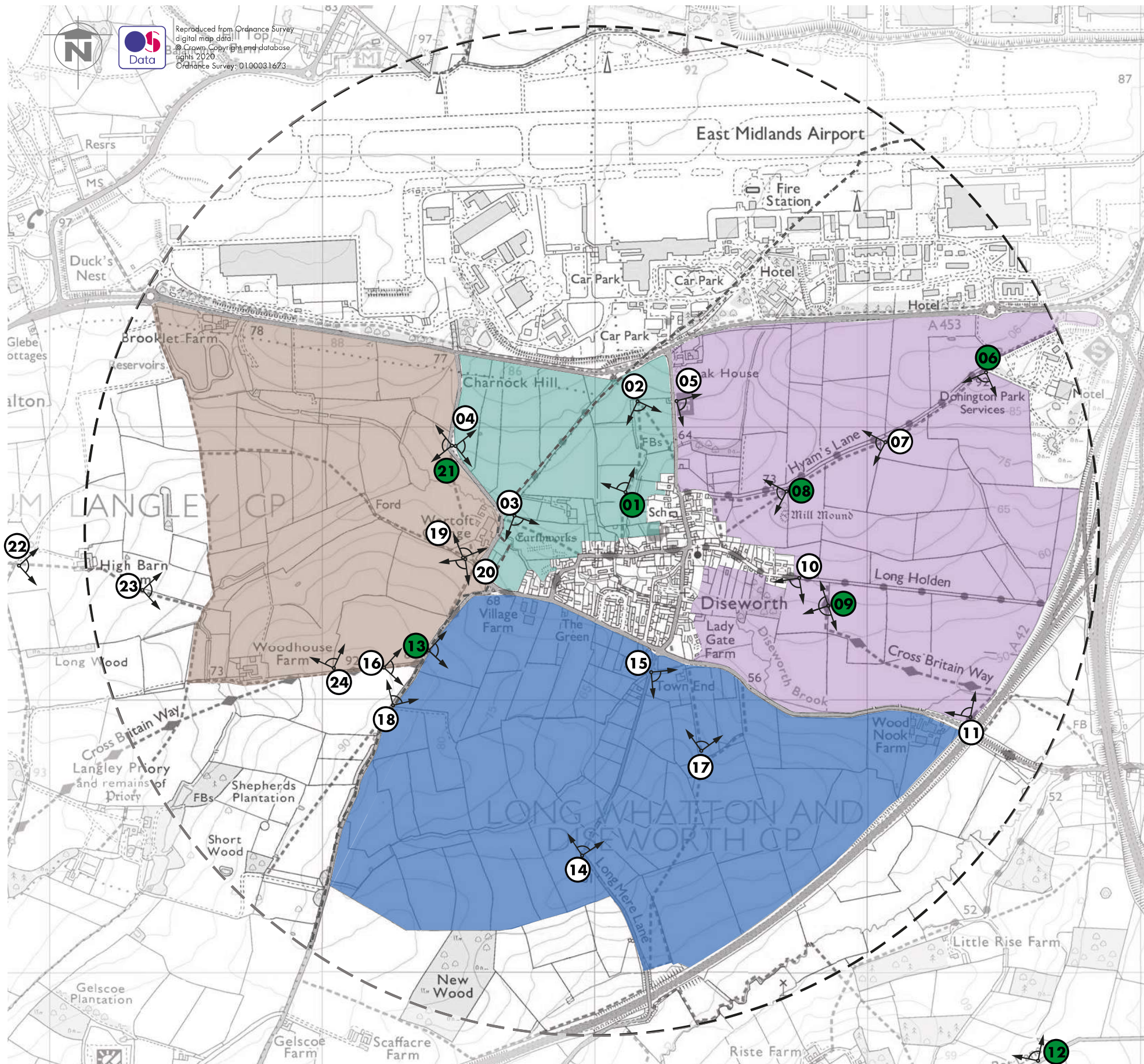
Local Landscape Character

The study area is located in the Langley Lowlands Landscape Character Area as defined by the Leicester, Leicestershire and Rutland 2001 'Landscape and Woodland Strategy'.

The Langley Lowlands are characterised by a gently rolling landform which is often dissected by minor watercourses flowing towards the Trent and Soar valleys. Several small villages are throughout the area, connected by quiet, narrow, winding lanes. A pattern of smaller fields surrounds some of the villages.

Much of the area is strongly influenced by historic estates including Staunton Harold Hall and Whatton House (Grade II* and Grade II Registered Park and Garden) and non-registered estates including Donington Park and Langley Priory. There is a strong sense of time depth. Many villages are Conservation Areas, including Long Whatton and Diseworth, with many listed buildings and historic churches forming the focal points within these villages.

Settlements within the landscape primarily consist of small, characterful villages (including some Conservation Areas) and farms. Long Whatton has a distinctive linear form which follows the valley of Long Whatton Brook.



Detailed Review of Diseworth

The following section is a detailed appraisal of the landscape surrounding the settlement of Diseworth. Following a review of the desk based information, field survey work and an appraisal of the landscape surrounding the settlement it is considered that:

- Parcel DisW01 is designated to the land north of the settlement, up to the A453 and bound to the east by Grimes Gate and the west by the road from Charnock Hill.
- Parcel DisW02 is the landscape between the settlement, the A453, Long Holden and the motorway with its associated services.
- Parcel DisW03 is the landscape to the south of the settlement, with Long Mere Lane to the west of the parcel's edge.
- Parcel DisW04 is designated to the land adjoining the settlement to the high ground in the west.

Diseworth Parcel DisW01

The northern and eastern edge of the settlement, formally Parcel A, are considered to have two distinct character types, broadly divided along Grimes Gate and the former Green Lane. The legible differences are the more intimate and historic landscape associated with the northern edge of the settlement compared to the open agricultural landscape to the east. The area of landscape to the west of Green Lane transitions between this landscape and the undulating agricultural and pasture landscape to the west.

The landscape to the east encompasses the countryside from the settlement edge to the edge of the motorway services. The A453 is a strong defensible boundary, both physically and visually.

Below is an appraisal of the subdivided parcels and an appraisal of their sensitivities.

Landscape Appraisal

Landscape Susceptibility

This parcel is typical of the LCA Langley Lowlands with a gently rolling landform, dissected by a minor watercourse with a pattern of smaller fields surrounding the village. The gently undulating landform surrounds and continues to buffer the nucleated settlement from the industrial areas to the north. The small field patterns of the landform create an intricate landscape to the northern edge of the settlement. Historic field boundaries with intact hedgerows and mature trees add to the historic character of the landscape. The historic character is further emphasised by the visible remnants of ridge and furrow patterns all of which add to the rural quality and tranquillity of the parcel.

Landscape Value

This landscape character parcel contributes to the character and setting of Diseworth. There is a strong, positive character to this landscape, enhanced by the intactness of historic boundaries and ridge and furrow patterns. These features add to the distinctiveness of the settlement fringe, the historic value of Diseworth and the sense of place at its historic core. The mature trees, dense hedgerows and riparian corridor running through this parcel add to its ecological value. The PRow runs north to south through the parcel creating opportunities for recreation, which are enhanced by the banks of the brook, mature trees, and remnants of historic farming methods. There is a sense of tranquillity despite the proximity of the industry and A423 to the north of the parcel, which enhances the experiential quality of the landscape.

Visual Appraisal

Visual Susceptibility

This landscape provides a scenic quality to the settlement. Intervisibility is largely restricted; focal points such as the church and the control tower are intermittently visible through mature hedgerows creating an intimate quality to the surroundings. Visual receptors benefit from the riparian corridor and historic elements of the landscape. They become aware of the settlement as they move southwards into the valley of the landscape, where the residential buildings and farmsteads can be seen at the settlement edge. Higher susceptibility receptors will be residents at the edge of the community and users of the PRow.

Visual Value

Viewpoint 01 encompasses the visual value derived from the historic and ecological quality of this landscape, creating a continuation of the conservation area out into the wider rural landscape. There is tranquillity associated with the intimate pattern of the landscape which shields the rural quality from the industrial developments to the north.

Sensitivity Attributes

Key characteristics of the landscape that are identified as sensitive to change.

- An intimate landscape which buffers the historic core of Diseworth to the A453.
- Rolling landform restricts visibility into Diseworth, highlighting the settlement's intimate position in the rural landscape.
- A strong historic character consisting of intact field boundaries, historic field patterns and remnants of ridge and furrow patterns.
- Ecological value of mature trees, dense hedgerows and the riparian corridor of Diseworth Brook.
- PRows leading to the village's historic settlement core through the Conservation Area with intermittent views locally important features of St. Michael's church and East Midlands Airport control tower.

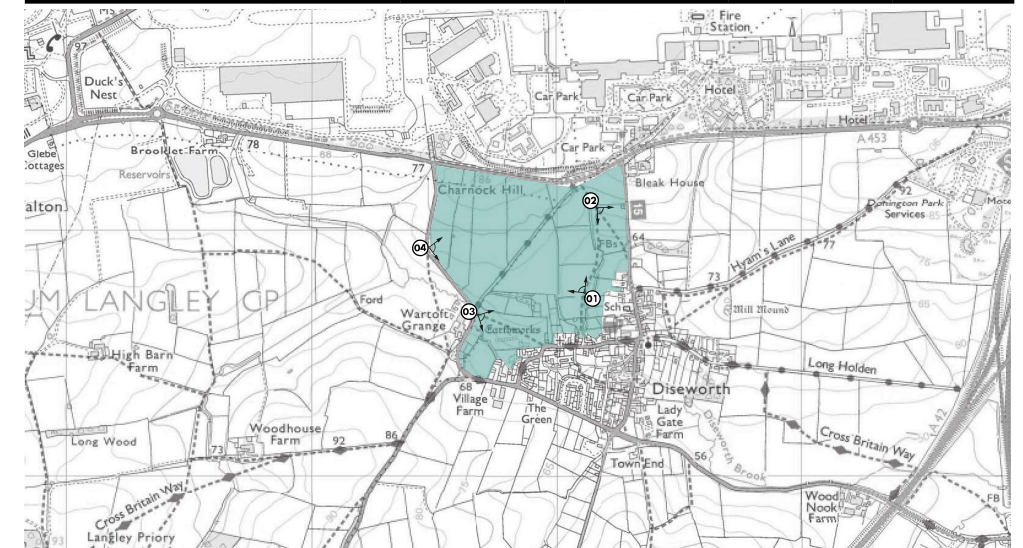
Conclusion

Despite a lack of formal designations, the landscape character within the parcel is strengthened by features including the sloping topography and remnant historic features. These features are overlaid with small scale field patterns and bound by intact native hedgerows with visual interconnectivity. These features combine to result in a high landscape sensitivity to employment and a medium – high landscape sensitivity to housing.

These landscape features create a high experiential quality for visual receptors within this parcel. Although intervisibility is restricted due to the landscape pattern and features, development is contained at the settlement edge and there is a strong network of public rights of way proving a highly recreational landscape. This results in a medium - high visual sensitivity towards housing and high sensitivity towards employment.

Landscape and visual sensitivities combine to an overall medium - high sensitivity to housing and high sensitivity to employment for parcel DisW01. Small pockets of housing which retain the field pattern and assimilate into the landscape could be considered near the settlement edge, south of Green Lane. However, due to the vulnerability and sensitivity of this settlement edge, any employment development that may be considered in the landscape to the south of Green Lane would not be suitable.

Housing	High	Medium - High	Medium	Medium - Low	Low
Employment	High	Medium - High	Medium	Medium - Low	Low



Representative Viewpoints

Representative views have been selected which encompass the landscape and visual characteristics of the surrounding landscape and contribute to its identity are shown below.

VP01 is recorded from the PRoW travelling from the settlement core. It is a key view encompassing a well-trodden recreational route with intermittent views out to the airport control tower from the intimate, historic field patterns. Remnant ridge and furrow patterns and historic woodlands bound the fields, the sloping nature of the landscape and interlinked small scale fields add to the strength of Diseworth's landscape character.

VP02 is taken further along the PRoW and looks back towards Diseworth. This is a key view encompassing the characteristics of the landscape which define the setting and context of Diseworth. This view from a recreational route looks towards the spire of St Michael's and illustrates the intimate scale of the historic field patterns which make up the landscape to the north of Diseworth. The limited visibility of Diseworth can already be seen from this viewpoint.

VP03 is taken from the track leading from the A453 to the settlement. This viewpoint is taken at the point that users are at the edge of the settlement. This is a key view showing the intimate scale of the fields surrounding Diseworth and the proximity of remnant ridge and furrow patterns to the residential buildings at the western edge of the settlement.

VP04 is taken from The Green a connecting road from the A453 which travels through the open countryside to the west of the settlement. This view looks eastwards into the parcel from a lay-by which intersects with a PRoW. Visual receptors are considered to be drivers and recreational users. Views of the spire of St Michael's, the only discernible feature of Diseworth's built form, are limited. Although, the village creates a historic impression looking in from **VP04**. The rest of the settlement is hidden from view by the sloping landform and surrounding vegetation. There are long views over the settlement to the ridgelines in the distance adding to the rural feel of Diseworth's setting.



Parcel DisW01 - Viewpoint 01



Parcel DisW01- Viewpoint 02



Parcel DisW01 - Viewpoint 03



Parcel DisW01 - Viewpoint 04

Diseworth Parcel DisW02

Landscape Appraisal

Landscape Susceptibility

The open, gently undulating landform with the nucleated settlement creates a buffer of strong rural character between Diseworth's historic settlement edge and the industrial infrastructure, which is located in relatively close proximity to the north east. The field pattern is medium to large scale and is predominantly agricultural with more pasture close to the settlement edge. The edge of Diseworth remains relatively intact, retaining the nucleated form and tight knit structure. There is a sense of enclosure closer to the western edge of the settlement contrasting with the more open and exposed landscape further to the north east. However the boundaries to A453 and the south western edge of the services are well vegetated and considering the proximity of the large scale industrial uses to the north and east, this landscape maintains some tranquillity.

Landscape Value

This landscape character zone contributes to the character and setting of Diseworth, providing a transition from the more intimate settlement edge into a wider agricultural landscape, which buffers the industrial uses to the east. The Conservation Area, which covers much of Diseworth, extends into this landscape just beyond the settlement. This landscape accentuates the nucleated, compact character of the settlement set within the wider agricultural landscape. The field patterns have a good to moderate level of intactness. In the wider landscape these hedgerows are well maintained, and closer to the settlement there are small copse and tree groups. Largely tree planting is in the form of individual hedgerows trees. The intervention of the M1 services has diluted this field pattern further afield. The route of the PRoW follows one of the historic approach roads to the settlement. Both the PRoW and the Cross Britain Way are recreationally valuable at a local and national level. The Diseworth Brook runs along the south of this parcel and through the large gardens to the rear of the houses, which are to the south of Clements Gate. These gardens are crucial to the historic setting of the area as there is evidence of individual fruit trees remaining where there were previous areas of orchard. The Brook is also a locally important riparian corridor, which is well lined with Willow trees and hedgerow.

Visual Appraisal

Visual Susceptibility

This landscape provides a visual setting for the settlement with a large open visual aspect and a high degree of intervisibility, with the high ground beyond the settlement, to the west which forms the skyline, and the more intricate small scale landscapes to the south west, all experienced from public rights of way. The spire of the church is visible on the approach intermittently from the Hyam's Lane and the adjacent PRoW and is the the only element to break the skyline. The remaining rooftops largely lie below the skyline. This landscape provides a visual connection to the landscape character of the settlement and its surroundings which is part of the Melton Parklands NCA. Broadly the immediate landscape views appear undeveloped with the built form largely contained to the settlement. Users of the PRoW will appreciate their experience from the between the landscape further north east including the Services, and this part of the countryside. There is a sense of being visually buffered from the industrial nature of the landscape to the north and east.

Visual Value

Viewpoints 06 and 08 are key views in representing the quality of the landscape character in this zone and its relationship and contribution to the settlement. Although not designated, this landscape is representative of the local landscape character and has scenic qualities. The parcel plays a strong role in the setting of settlement and the Conservation Area, including the church and numerous listed assets. The recreational routes are highly valued locally and at a national level.

Sensitivity Attributes

Key characteristics of the landscape that are identified as sensitive to change.

- Long, open views with degrees of intervisibility; illustrate Diseworth's setting in the wider rural landscape.
- Large scale field patterns create a buffer between the settlement edge and the industrial uses to the north and east.
- PRoWs and Cross Britain Way follow historic approaches into Diseworth with Conservation Area extending into the parcel.
- Diseworth Brook runs through the historic gardens of properties and listed buildings to the south of Clements Gate. Both the gardens and the Brook are important to the historic setting of Diseworth and are key ecological features.

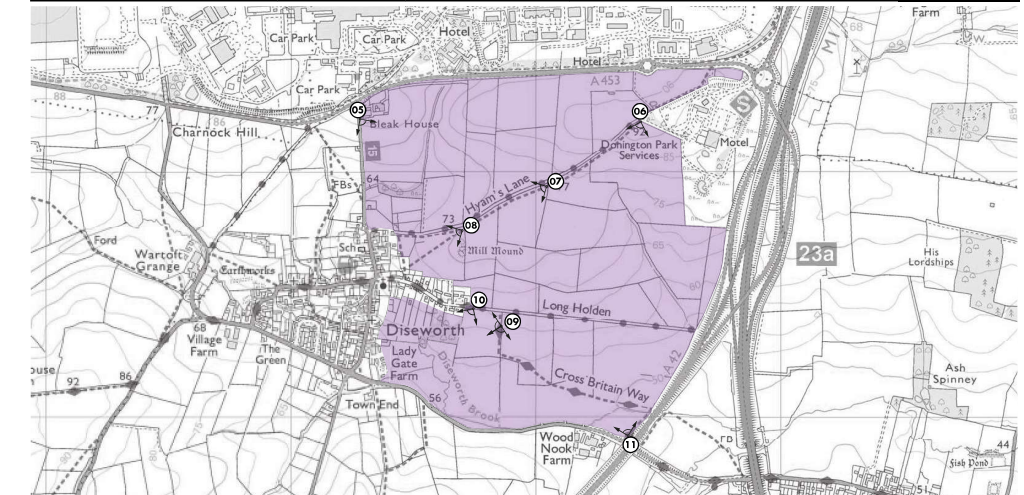
Conclusion

This landscape transitions beyond the settlement fringe out to a simple, agricultural landscape. This landscape's value is derived from the separation and protection it affords the settlement from the large-scale developments of the EMA, transport infrastructures of the M1 and A42 and Doddington services to the north and east. This landscape retains a hinterland to the settlement, which has already been compromised, protecting the identity and character of the settlement and landscape beyond. This results in a medium – high sensitivity to employment and a medium sensitivity to housing.

This parcel's strong role in the setting of the settlement are represented by key views along Hyam's Lane which show the nucleated settlement of Diseworth buffered by the surrounding countryside. Key Views show how only the spire of the church breaks the skyline with built elements of the settlement surrounded by vegetation against a backdrop of the rising land to the west. From the settlement and national trail visual receptors' views and experience of the landscape are buffered from the industrial developments to the north by this landscape. These factors result in medium – visual sensitivity to employment and housing.

Landscape and visual sensitivities combine to an overall medium sensitivity to housing and medium-high sensitivity to employment. There are elements to this landscape which are vulnerable to change however development could be accommodated in limited circumstances.

Housing	High	Medium - High	Medium	Medium - Low	Low
Employment	High	Medium - High	Medium	Medium - Low	Low



Representative Viewpoints

Representative views have been recorded from the edges and within the parcel itself to gain an impression of the sensitivity of this landscape and its role in buffering Diseworth from the industry and transport infrastructure that surround it and the potential impacts of development.

VP05 is taken looking into the parcel from its western edge at Grimes the main route into Diseworth from the A453. This is the first impression users of the route gain of Diseworth and its position surrounding landscape from a higher elevation. Glimpses of built form can be seen through the dense vegetation that surrounds the village which is nestled within the undulating landscape. The large, open field patterns to the east and the ridgeline to the south draw the eye and add to the rural quality surrounding the landscape, characteristic of the NCA and LCA.

Viewpoints 06-08 are taken sequentially travelling westwards from the top of the PRow, Hyams Lane, which bisects the parcel. This PRow represents a historic route into Diseworth from the neighbouring Kegworth. **VP06** is recorded from the PRow which connects along Hyam's Lane between Donnington Park Services and the village. This is a key view encompassing the characteristics of the landscape which define the setting and context of Diseworth. This is an open and panoramic view, providing a visual connection along a recreational route, including the spire of St Michaels in Diseworth and the wider surrounding countryside. The main transport infrastructure can be seen to the east but from this point the impact on receptors experience of the landscape is minimal.

Travelling along Hyams Lane the settlement becomes more visible with the spire of St Michael's the only built form to break the skyline to the south and the control tower a focal point of the skyline to the north. Breaking away from Hyam Lane onto the PRow through the field adjacent to the settlement edge the church spire remains the only built form to break the skyline (**VP07 & 08**). From this point the landscape to the west of Diseworth opens at a higher elevation, further emphasising Diseworth's position in the bowl of the landscape. Modern developments on the northern edge of Diseworth are built at a slightly higher elevation and are more apparent from VP08 than the majority of the settlement which sits in the bowl of the landscape until you are directly above it from these routes. This has had an impact on the historic character of the village and consequently the extended built form of the village has begun to impact the wider visual quality of the settlement within the landscape.

South of the Long Holden access track the parcel has the additional recreational value of the Cross Britain Way and riparian corridor of the Diseworth Brook. Visual receptors are considered more sensitive to change along this national route. **VP09** looks towards Diseworth, from here the historic the settlement edge abruptly butts up to the countryside. To the south vegetation softens the edge and limits visibility into the historic settlement from this route, whereas the impact of modern developments at the edge of Diseworth are visible due to the lack of shielding there is to the wider landscape. Additionally this is a key view as it represents the visual value of the landscape that wraps around the south of the settlement, expanding the experiential quality for visual receptors.

VP10 shows the defined edge between the historic gardens, located to the south of Clements Gate, and the surrounding landscape. These gardens are crucial to the historic setting of Diseworth and act as a locally important riparian corridor, where the Diseworth Brook runs through. Visibly, there is a stark comparison between the thoroughly vegetated historic gardens and the open rolling landscape surrounding the settlement.

VP11 is taken from the Cross Britain Trail which runs through the parcel to the heart of Diseworth. This view, with its low hedgerows and minimal trees places Diseworth within a expansive rural landscape, with the topography rolling upwards to the north acting as a buffer to the industrial developments beyond. Modern housing to the East of Clements Gate breaks this view and acts as the settlement edge.

VP12 is a key view, as it encapsulates the overall rural settlement of Diseworth. This view looks towards the landscape hinterland of parcel DisW02, which is the open and rolling landscape that contributes to the setting and character of Diseworth. This view is taken from Dry Pot Lane, looking north towards the settlement. It shows the nucleated form of the village and how it is a rural settlement surrounded by an, open, rolling landscape, which is sensitive to development as it would compromise the relationship between the landscape and the settlement.

Representative Viewpoints



Parcel DisW02 - Viewpoint 05



Parcel DisW02 - Viewpoint 06



Parcel DisW02 - Viewpoint 07

Representative Viewpoints



Parcel DisW02 - Viewpoint 08



Parcel DisW02 - Viewpoint 09



Parcel DisW02 - Viewpoint 10

Representative Viewpoints



Parcel DisW02 - Viewpoint 11



Parcel DisW02 - Viewpoint 12

Diseworth Parcel DisW03

Landscape Appraisal

Landscape Susceptibility

The landform of this parcel rises away from the settlement creating a barrier to the A42 which sits to the south and east. Small scale historic field patterns cluster around The Green and continue to nestle against Long Mere Lane creating an intimate sense of place to the southern edge of the village. This parcel predominantly consists of agricultural fields with built form restricted to the north of The Green, adding to the rural character of the settlement. Densely planted hedgerows with mature trees line The Green and enclose the village from the wider landscape. The scale of field patterns increase out to either side from Long Mere Lane and the views open up and lengthen to the ridgelines in the distance. This parcel maintains the historic settlement pattern of Diseworth and adds to the rural quality of the study area.

Landscape Value

The landscape that surrounds the settlement edge and runs along Long Mere Lane has a strong character, with historic field patterns and remnants of ridge and furrow (VP15). Despite modern development of the A42 crossing through the landscape the remaining fields are still as they were in historic mapping. This unchanging landscape adds historical value. PRowWs are accessible from Diseworth and travel south through the parcel, with long views as the topography rises. This changing topography shields Diseworth from the transport infrastructure that sits in close proximity and maintains a tranquillity to the landscape.

Visual Appraisal

Visual Susceptibility

Visual experiences vary for receptors. Intimate, small scale field patterns (VP15) develop out into larger field patterns with long, open views (VP09).

Visibility into this parcel is constrained from the settlement, densely planted hedgerows limit the susceptibility of residents to development. However, receptors that are recreationally using the PRowWs, the cycle routes and Cross Britain Way, within the parcel, are all more susceptible to changes to this surrounding landscape. The larger, scale field patterns and open views reinforces the intimate landscapes that enclose Diseworth and create a rich visual experience for those outside of the settlement. This parcel creates the scenic quality from which a rich sense of place for both the settlement and its rural landscape is experienced.

Visual Value

This parcel buffers the settlement from the A42 and in doing so creates a stark contrast with the landscape to the north of the settlement, a characteristic of the NCA. In doing so it increases the scenic quality that has led this landscape to be used by visual receptors experiencing a national trail. The spire of St Michael's and the East Midlands Airport control tower are locally important views adding to the sense of place.

Sensitivity Attributes

Key characteristics of the landscape that are identified as sensitive to change.

- Historic, small scale field patterns clustered around the southern edge of the settlement creating a strong sense of place to rural Diseworth.
- Mid to long distance views from the western edge emphasise contrast between the compact settlement and rolling landscape beyond.
- PRowWs, Cross Britain Way and cycle routes add to the recreational value of this parcel.
- Large scale agricultural landscape buffers Diseworth to transport infrastructure to the south and east, adding to tranquillity of parcel.

Conclusion

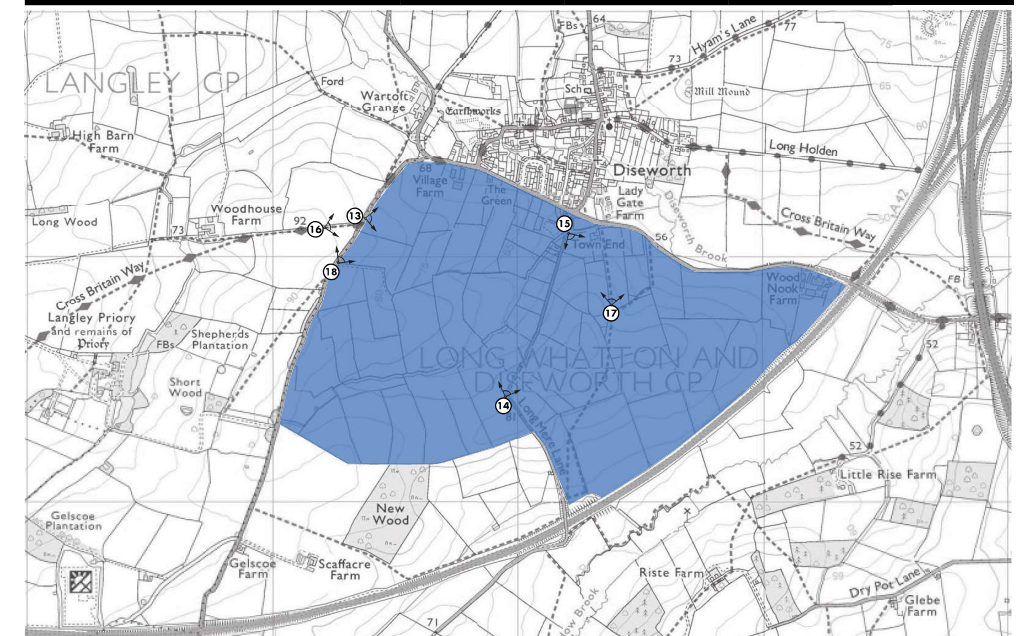
The topography combines with the small scale field patterns combine to create an intimate impression of the landscape, especially close to the village edge, thus contributing to its landscape sensitivity. This parcel has a medium to high landscape sensitivity to housing and employment particularly close to the settlement edge, along the riparian corridors and on the higher ground to the south west.

The rising topography to the south of the parcel forms part of the back drop to views from Hyam's Lane and public routes to the north east of the settlement, however its sensitivity is lower, due to the more open panoramic views from the higher ground which have the capacity to absorb some degree of change. There is a medium sensitivity to housing and medium – high to employment.

Landscape and visual sensitivities combine to an overall medium sensitivity to housing and medium-high sensitivity to employment, there are some parts of this landscape which are vulnerable to change.

There are some brownfield sites which could accommodate either housing or small scale development, adjacent to the road.

Housing	High	Medium - High	Medium	Medium - Low	Low
Employment	High	Medium - High	Medium	Medium - Low	Low



Representative Viewpoints

VP09 looks out to the long views of Parcel DisW03 which wraps around the southern edge of the settlement. The landscape gently rolls down to the riparian corridor of Diseworth Brook and The Green which delineates the edge of the parcel. Here long views of the wider landscape can be enjoyed, the open character of this agricultural parcel with large scale field patterns and hedgerows with little intervisibility to the built form. The A42 can be seen from this point which marks the edge of the parcel. This parcel reduces the impact of the infrastructure on Diseworth and, despite its presence, there is a tranquillity to the landscape.

VP13 is taken from the western edge of Parcel DisW03. It shows the relationship between this southern parcel and the settlement at the core. The landscape gently slopes down to Diseworth, buffering it from the A42, with only winding lanes running through it, a characteristic of the NCA. Short hedgerows allow for long views once out of the settlement and add to the rural quality of the surrounding landscape.

This southern parcel contains similar characteristics to the other parcels, with large open fields and rolling hills. **VP14** shows a view from Long Mere Lane looking south towards the village of Belton. The A42 separates this parcel from the surrounding landscape of Belton, the main road is well hidden by vegetation and a dip in the landscape.

VP15 is taken from within Diseworth. Evidence of historic ridge and furrow remnants can be seen in the undulating landform in the near field. The low hedgerows on the field boundary are typical of this parcel. From this point there is no visibility of the wider landscape, creating a feel of intimacy within the settlement.

VP16 is a key view as it shows how Parcel DisW02 and DisW03 connect to surround the compact settlement of Diseworth. Elements of industry can be seen to the north but built form is largely absent with long views across the settlement out to the wider landscape where the A42 and M1 are located but are not seen.

VP17 is taken from a PRow and is a key view as it clearly shows the open, rural landscape which is a key characteristic of Diseworth. To the northeast, the A42 and Moto Donington Park Services are visible, and to the north, the industrial development that is part of East Midlands Airport can also be seen. Diseworth is a nucleated form, protected by heavy vegetation immediately surrounding the village, as well as being located within a natural dip in the landscape. These features buffer the village from the A42. The intimate scale of the landscape surrounding the immediate environs around the village contrasts in scale with the large agricultural fields with small hedgerows, which create a wide, open feel. These contrasts are all key features of the Diseworth's identity.

VP18 & 13 are both taken from the western edge of Parcel DisW03. It shows the relationship between this southern parcel and the settlement at the core, with a gently sloping landscape and winding lanes running through the village, all characteristic of the NCA. At the edge of this parcel part of the airport and industrial estate are visible but well buffered by the intervening landscape. These viewpoints show how the topography of the landscape nestles the settlement with a rural backdrop which would be vulnerable to change from development.



Parcel DisW03 - Viewpoint 13

Representative Viewpoints



Parcel DisW03 - Viewpoint 14



Parcel DisW03 - Viewpoint 15



Parcel DisW03 - Viewpoint 16

Representative Viewpoints



Parcel DisW03 - Viewpoint 17



Parcel DisW03 - Viewpoint 18

Diseworth Parcel DisW04

Landscape Appraisal

Landscape Susceptibility

This landscape is typical of NCA 70 and the LCA Langley Lowlands; rural, rolling farmland abruptly contrasting with urban areas on the northern periphery. Field patterns are large in scale and open in contrast to the intimate patterns surrounding the nucleated settlement which the landform rolls down towards. Hedgerows are low creating open views and there is a good rural character quality to the landscape. Despite the proximity of industry to the north there is a tranquillity to the landscape. The settlement edge blends into the countryside and the character of the compact nucleated village is apparent from views back towards Diseworth from the Cross Britain Way and cycle route, reinforcing the character of Diseworth as a rural village and creating a sense of place.

Landscape Value

The character of this parcel is strongly rural; from the large field patterns, winding lanes to the farmsteads that are scattered through it. The gently rolling landform which nestles Diseworth into the bowl at its base distinguishes Diseworth as a compact, nucleated settlement within a wider rural landscape. The field boundaries are populated by mature trees, creating corridors that run from the priority woodland habitats to the west to the riparian corridor that runs through Diseworth, adding to the ecological value of this landscape. PRoWs run through this parcel with cycle routes and the Cross Britain Way bordering it to the east adding to the recreational value of the parcel and the surrounding landscape. The variety of large scale field patterns, wooded ridge lines and long views out to the south add to the recreational enjoyment and contrast with the industrial nature of the northern edge of the study area.

Visual Appraisal

Visual Susceptibility

There is limited visibility into Diseworth from this parcel. The landform and vegetation which borders the fields obstructs views into the village which in turn, creates visibility into the wider rural landscape from the edges of the settlement creating a sense of rural quality to Diseworth. The higher elevation of the landform results in a higher visual susceptibility to development. Visual receptors with the highest sensitivity to development are residents and recreational users of the landscape from the PRoWS, cycle route and Cross Britain Way. Receptors are surrounded by views out into the rural landscape which contrasts with the industrial developments which sit at the north of the settlement. There are no designations within the study area but the placement of the Cross Britain Way increases its sensitivity to development.

Visual Value

The value of this parcel is in its setting of Diseworth within a rural landscape and the highly scenic quality that it provides to visual receptors. It is typical of the NCA and creates a sense of place for those residing in Diseworth. Despite the close proximity of development to the north this parcel nestles the settlement within it and creates a sense of tranquillity for receptors.

Sensitivity Attributes

Key characteristics of the landscape that are identified as sensitive to change.

- Strong rural character and sense of place from contrast of large, open agricultural fields surrounding the compact settlement to the east.
- Topography rises to the west creating intervisibility with Diseworth and the wider landscape.
- Ecological value of mature trees, intact hedgerows and the riparian corridor of Diseworth Brook.
- Large scale field patterns, wooded ridge lines and long views to the south add to recreational value of the parcel.

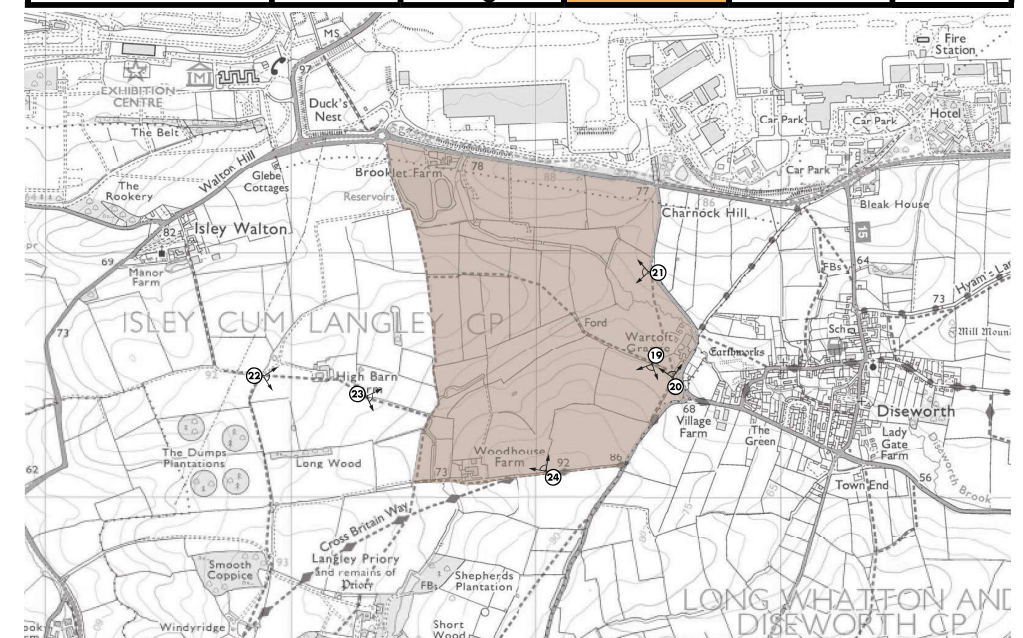
Conclusion

The landscape to the west is extensive, this parcel is the gateway out into a large scale agricultural landscape. Its sensitivity lies in the deeply rural, sparsely populated and well vegetated, rolling landscape which transitions between small- and large-scale field patterns. As with the other fringe areas, it has value in maintaining Diseworth's nucleated form and identity as a rural settlement. This results in a medium landscape sensitivity to housing and employment.

Visually the parcel forms a backdrop to views from the north and east of Diseworth however there is a sense of separation from the settlement. PRoWs travelling through the parcel afford long views out into the landscape and add to the setting of Diseworth within this rural landscape. These result in a medium visual sensitivity to housing and employment.

Landscape and visual sensitivities combine to an overall medium sensitivity to housing and employment. Any residential development west of the road would be disassociated with the settlement but would need to be designed sensitively as development on the higher ground would risk compromising longer views from the settlement into the rural landscape.

Housing	High	Medium - High	Medium	Medium - Low	Low
Employment	High	Medium - High	Medium	Medium - Low	Low



Representative Viewpoints

VP19 is taken from the PRow looking towards Wartoft Grange. It is a key view illustrating how the scale of the field patterns increase with shorter hedgerows and wide, open views over the landscape contrasting to the landscape immediately surrounding the settlement. The tranquillity and rural character of the landscape surrounding Diseworth is evident from this view.

Turning 180 degrees is **VP20**, also taken from the PRow, looking south. The landform changes to an upward slope which limits intervisibility with Diseworth and the landscape to the south. Mature trees are more sporadic than those found in the hedgerows surrounding the settlement, creating focal points on the ridge line.

VP21 is taken from The Green looking westwards into the parcel. The topography flattens out creating long, open views of the large scale field patterns. Trees populate the hedgerow but visibility across the landscape is more open than that of VP04 which closes around Diseworth. Visibility across the parcel is clearer than that to the east. It creates an impression of a highly rural landscape.

VP22 is taken from a PRow looking eastwards into the parcel. Visible built form are the farmsteads High Barn Farm and Woodhouse Farm which is a typical feature of the NCA. Users of this PRow are afforded long views out to the fields that sit to the south of the settlement as well as the increasingly treed landscape which becomes a more prominent feature of the landscape to the south west of the changing landscape.

VP23 travels further along the PRow looking towards Diseworth. Views of which are barely visible as a result of mature hedgerows at the field boundary.

VP24 is taken from the PRow and access track before Woodhouse Farm. From this point the views contrast with those seen closer to the settlement, becoming open with large scale field patterns. The airport control tower becomes a prominent focal point of the skyline, with other industrial sites populating it. The abrupt change from rural to industrial can be experienced from this point. The landform from the airport and A453 slopes gently down towards Diseworth, views to which are obscured.



Parcel DisW04 - Viewpoint 19

Representative Viewpoints



Parcel DisW04- Viewpoint 20



Parcel DisW04- Viewpoint 21



Parcel DisW04- Viewpoint 22

Representative Viewpoints



Parcel DisW04- Viewpoint 23



Parcel DisW04- Viewpoint 24

The Landscape between Diseworth and Long Whatton

As part of the overall review of the landscape around the settlements of Diseworth and Long Whatton, the landscape between the two settlements was reviewed against an Area of Separation criteria. This criteria was established in The Landscape Partnership review of the landscape around Coalville commissioned by NWLDC and therefore forms an appropriate assessment methodology.

As with the other parcels a desk and field study was carried out which ascertained the following:

- Landscape Character Context
- Topographical patterns – ridges, valleys etc.
- Main vegetation blocks
- Landscape change
- Location of existing built up areas and settlements edge
- Character of settlement/development edge
- Distance between settlements
- Character of undeveloped land between settlements
- Key views into and from the study area.

Followed by a review of the Physical criteria such as the topography and vegetation and the Perceptual criteria which relates to how people can view or appreciate the area, shown in table 4.1. “Where a circumstance does not fit clearly within one category (A - E) more than one may be shaded on the profile table to show the range with the one most appropriate...” is shown with an asterisk.

The landscape gently rises from the edge of Long Whatton to Diseworth, remaining relatively flat along The Green, rising more steeply on either side of the road, to the north and south.

This topography combined with the unvegetated nature of the landscape, to the west of the A42, allows for open views both north and south. Fields are medium sized with well maintained low native hedgerow boundaries and scattered trees.

The edge of Diseworth is largely well vegetated however the newer houses on the eastern side are quite visible.

The motorway and A42, although large infrastructure elements are screened by the vegetation concentrated along the routes and on the western edge of Long Whatton. They do restricts views between the settlements though and are a separating element.

West of the A42, there is a good degree of public visibility from the road network and public rights of way, with the Cross Britain Way and local routes, connecting across the landscape. Visibility from the residential properties is more restricted by vegetation concentrated around the settlements. This landscape is a gateway to the more deeply rural landscape to the south west. The commercial and industrial landscapes are contained to the north and east by the A453 and the motorway. This landscape is less built up and the settlements retain their historic settings. This landscape creates an undeveloped linked landscape around the settlement.

The roads create a physical barrier themselves but due to their vegetated nature, traffic on them is not an overly dominant feature. There is a physical unobstructed passage between the settlements, over and under these main road routes and although they do impact on the rural nature of this landscape it is fairly concentrated to their locality.

In between and east of the road networks the landscape is more intimate and there are views along the northern edge of Long Whatton.

There is a scenic quality to the landscape however it is diluted by the roads and does vary from an open, expansive landscape around Diseworth to a vegetated, intimate landscape around Long Whatton. The views are longer ranging from west of the road network looking south to north and are less interrupted. Views looking north are foreshortened by the topography, with East Midlands Airport and the buildings associated in the extent of the view.

There are good recreational links across this landscape including a national trail which link into wider routes.

There is little scope for development on the western edge of Long Whatton due to the topography, the road network and the vegetated nature of the landscape.

West of the A42 and south of the A453 this landscape has a strong connection with the settlement of Diseworth, creating a buffer to the more industrial uses to the north and west and acting as a transition between those uses and the more rural landscape to the west. It is an open landscape with good opportunity for views across it from national and local recreational routes. Development in the landscape would be quite visible, all be it in local views and would change the structure of the settlement.

Maintaining the openness of the land, protecting the identity and distinctiveness of the settlements and preventing coalescence.

Development would compromise the openness of the landscape to the west of the A42 and would impact adversely on the identity of the settlement of Diseworth, changing the nucleated shape and diluting the rural hinterland, however it would not create coalescence of the settlements due to the other factors restricting development on the western edge of Long Whatton.

“Where a circumstance does not fit clearly within one category (A - E) more than one may be shaded on the profile table to show the range with the one most appropriate...” shown with an asterisk.

Table 4.1

Criteria Group	Criteria	A	B	C	D	E
Physical	Topography				*	
	Vegetation		*	*	*	
Perceptual	Public Visibility				*	
	Private Views		*			
	Contribution of the Character to the Setting of the Settlement			*		
	Landscape Linkage			*		
Physical Value	Scenic Quality			*		
	Recreational Value				*	