

## Detailed Review of Long Whatton

The following section is a detailed appraisal of the landscape surrounding the settlement of Long Whatton. 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 LonW05 incorporates the immediate landscape around the historic core of the settlement
- Parcel LonW06 extends north from Long Whatton Brook along the M1 corridor.
- Parcel LonW07 extends north from Long Whatton Brook and east to London Road, encompassing Whatton House
- Parcel LonW08 extends south to the M1 and east towards Hathern

### Legend

- [ ] 2 km radius
- 00 Key Viewpoint Locations
- 00 Key Viewpoints: Views which contain landscape and visual features important to the identity of the settlements.
- - - Parish Boundary
- LonW05
- LonW06
- LonW07
- LonW08



# Long Whatton Parcel LonW05

## Landscape Appraisal

### Landscape Susceptibility

The parcel sits within the valley of Long Whatton Brook. Woodland blocks populating the ridgelines of the surrounding landscape are prominent features of this parcel. Small scale field patterns around the settlement create an intimate sense of place with intact field boundaries enclosing historic remnants of the toft and croft and ridge and furrow land use that is noted in the conservation appraisal. Mature hedgerows and trees populate the boundaries adding to the historic quality of this parcel.

A strong sense of place is created in this parcel. Listed buildings, SAMs, the riparian corridor and the close proximity of residents to the rural landscape all add to this. The gentle slopes of the valley's landform buffers the settlement from the transport infrastructure to the west. The farmsteads and predominantly agricultural use of the landscape adds to its rural quality.

Scattered, compact villages with abrupt contrast, in this case; at the far west of the rural settlement to the M1 and between the residential and industrial built form and open fields to the east is stark are typical of the NCA. The linear settlement pattern is a distinctive feature of the landscape and susceptible to change and coalescence with the neighbouring Hathern.

### Landscape Value

There is a strong historic quality to this parcel. From the Conservation Area, SAMs and the distinct, medieval tower of All Saints church and remnants of historic land use, the time-depth described in the LCA and the strong sense of place described in the NCA are both apparent.

The landform heightens the intimate scale of the settlement. Views out are limited to the immediate landscape and the wooded ridgelines. Moving out to the higher elevations (VP25) within this parcel, the landscape opens out and offers long views out into the wider landscape establishing the rural character of the settlement.

The riparian corridor that bounds this parcel to the north is an important ecological feature. Remnants of historic orchards, mature hedgerows and trees add to the green network of the landscape. The intactness of the historic small-scale field patterns and their mature

boundary vegetation allows for a higher ecological quality. Multiple PRoWs radiating out from this historic core provide recreational opportunities to travel out from this parcel into the wider landscape. The Cross Britain Way traverses along the main linear route through the settlement, confirming the distinct and important historic sense of place that is present in Long Whatton. The nestled position of the settlement in the landscape creates a pleasant experience for recreational users of a landscape with a strong, rural character.

## Visual Appraisal

### Visual Susceptibility

The reduced visibility out of Long Whatton to the immediate landscape adds to the historic, sense of place that is apparent in the settlement. Moving out to the higher elevations on the fringe of the parcel, views open out to the south and east with the transport infrastructure masked by the landform. The concentration of historic remnants and intact features of the parcel result in a high susceptibility to development.

### Visual Value

Receptors are both residents and recreational users. The PRoWs create recreational opportunities to move through the immediate landscape around the historic core of Long Whatton as well as out into the wider landscape. Residential properties are bounded by small scale, intimate field patterns often with distinct ridge and furrow features. This creates a distinct aesthetic feature for these properties (VP26). The Cross Britain Way is an opportunity for recreational users from further afield to experience the intimate, historic quality of Long Whatton.

### Sensitivity Attributes

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

- Small scale, historic field patterns.
- Long Whatton Brook
- Conservation Area
- Mature hedgerows and trees on field boundaries.
- Remnants of ridge and furrow.
- National Trail and PRoWs

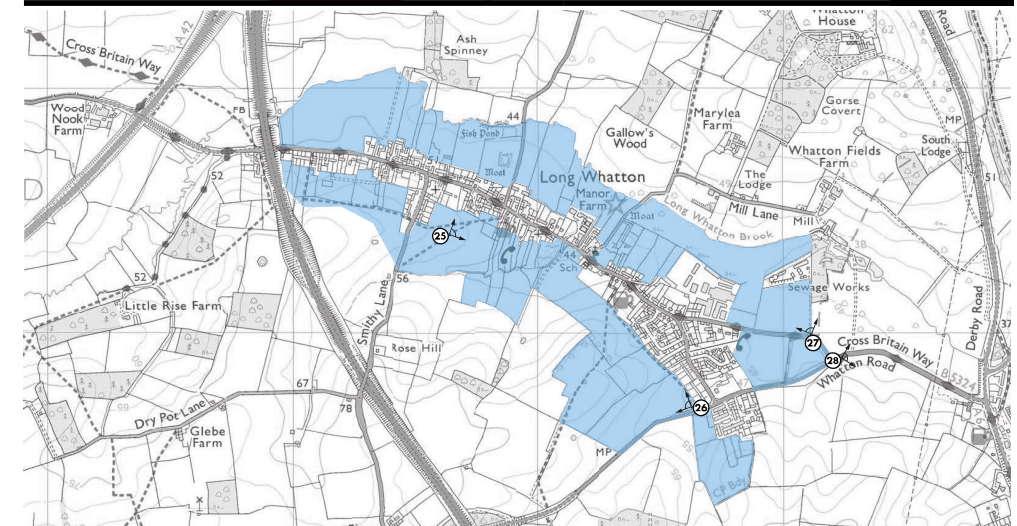
## Conclusion

The small scale field and linear settlement patterns align closely within this parcel, neatly enclosed by Long Whatton Brook to the north. A strong landscape character is defined by historic fishponds, moats, and enclosed field patterns to the north of the settlement and by the PRoW route and strong vegetated field pattern to the south. These features are considered to be highly vulnerable to change. This results in a medium sensitivity to housing and a high landscape sensitivity to employment.

Visually the settlement edge is contained by vegetation associated with the Brook, to the north and there is a lack of public accessibility. Where views are gained, they are along access tracks, from roads or through built form and are largely restricted to very short distances. South of the settlement, the recreational network is more extensive and in combination with the rising topography increases the sensitivity. There is a medium visual sensitivity to the housing and a high sensitivity to employment.

Landscape and visual sensitivities combine to an overall medium sensitivity to housing and high sensitivity to employment.

<b>Housing</b>	High	Medium - High	Medium	Medium - Low	Low
<b>Employment</b>	High	Medium - High	Medium	Medium - Low	Low



## Representative Viewpoints

**VP25** is taken from the PRow which links Smithy Lane to Main Street, the primary route through Long Whatton. The route is well trodden and the landform's higher elevation allows for views down into the settlement and out to long open views of the rural landscape to the north and east. This is a key view as it indicates Long Whatton's position nestled in the valley below Long Whatton Brook. Only specimen coniferous trees break the skyline. The views to the north illustrate the linear settlement pattern of the village. From this point the dense hedgerows that bound the historic crofts and tofts field patterns of the Conservation Area can be identified.

**VP26** is taken at the east of the village where the PRow travels west from Ashby Road behind the residential developments to the Long Whatton C of E Primary School and All Saints Church on The Green. To the south of this path are historic open fields with remnants of ridge and furrow present. This is a key view as it illustrates how close the residential properties are to the open countryside. The lack of hedges at the intersection between the domestic gardens and the wider landscape would suggest that this landscape is an important feature to local residential receptors. Field boundaries are made up of mature trees and hedgerows. The rolling landscape blocks visibility to the wider landscape from the settlement.

From **VP27** the gently rolling landform can be seen with a heavily treed ridgeline restricting visibility out of the settlements to the wider landscape to the north. In this view the abrupt change from the settlement edge, in this case an industrial site, to the open countryside can be seen. This is a typical feature of the NCA. The field patterns represented here act as the buffer to coalescence with Hathern to the east.

**VP28** shows the proximity of the neighbouring settlement of Hathern to Long Whatton.



**Parcel LonW05- Viewpoint 25**



## Representative Viewpoints



Parcel LonW05- Viewpoint 26



Parcel LonW05- Viewpoint 27



Parcel LonW05- Viewpoint 28



# Long Whatton Parcel LonW06

## Landscape Appraisal

### Landscape Susceptibility

Long Whatton is framed in its surrounding rural landscape by the gently rolling landform to the north which sits at a higher elevation to the settlement. Ridgelines of this parcel are viewed from the settlement, the woodlands that populate this parcel are distinct features of the landscape. From this higher elevation there are long views to the south across the valley of a strongly agricultural landscape, strengthening the impression of Long Whatton as a rural community.

### Landscape Value

This parcel buffers Whatton House and its surrounding landscape from the modern intervention of the M1, lessening the prominence of this as a feature of the landscape and adding to the pleasant experience of parcels LonW05 and LonW07. The woodlands that are scattered across the open landscape and the riparian habitat of Long Whatton Brook add to the ecological value of the study area. The rise in topography away from the settlement increases the experiential quality of the Cross Britain Way. There is a distinct lack of PRowWs which lessens the susceptibility of this parcel.

## Visual Appraisal

### Visual Susceptibility

The skyline to the south is unbroken with long views out to the ridgeline. These open views across the settlement are susceptible to change. Due to the lack of designated footpaths the visual receptors of this parcel are estimated to be agricultural users of the landscape and road users. From VP30 the positive visual impact of the landscape opening out for drivers on Kegworth Lane is clear however receptors are likely to be travelling at speed which can lessen the visual value. This parcel creates a rural buffer to the M1 for users of the Cross Britain Way and adds to the experience of the intimate landscape of the settlement by contrasting in scale with LonW06.

### Visual Value

There is high scenic quality for receptors travelling in and out of the settlement, defining it as a rural landscape. This parcel acts as a buffer to the M1 from the settlement and the national trail and creates quality scenic experiences.

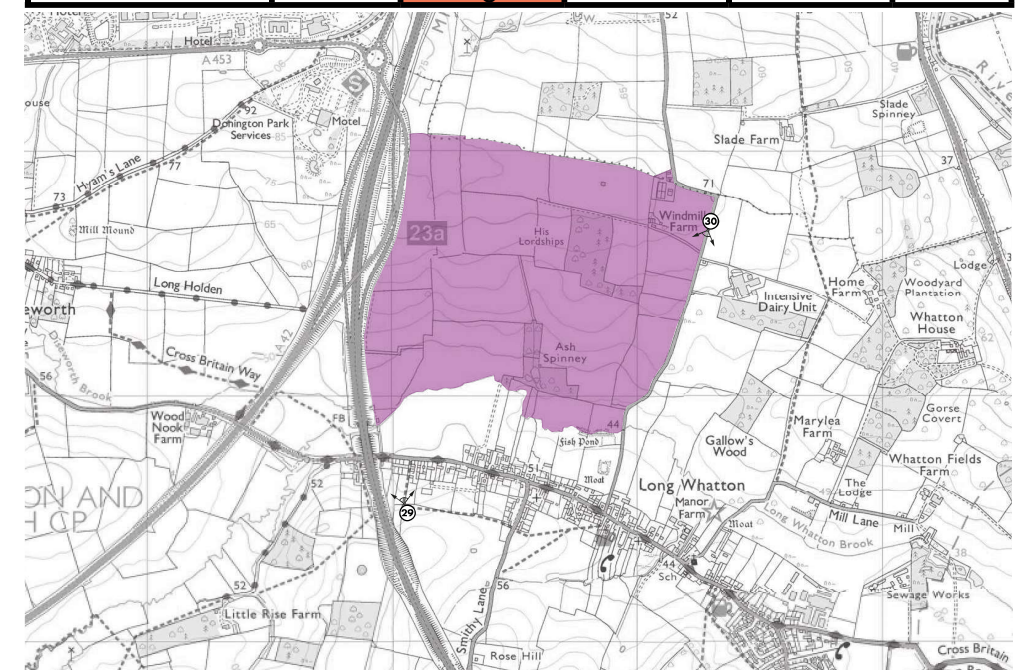
## Conclusion

This is highly scenic, biodiverse parcel which acts as a buffer between Long Whatton and the M1, providing a scenic back drop to the village. Long Whatton Brook and its associated vegetation creates a sense of separation between this parcel and the settlement. The rising topography creates open views over the settlement to the landscape and ridgelines to the south, views are very limited into the settlement. These features and the setting of Long Whatton this parcel provides may be vulnerable to change. The parcel has a medium – high landscape sensitivity to housing and employment.

There are no recreational routes through this landscape, limiting the number of visual receptors. However, where views are available they are long and open. This parcel adds to the scenic quality and experience of residents and recreational users of the trails that runs through the settlement and considerable care is needed when locating and designing change within this landscape. There is a medium visual sensitivity to housing and a medium- high sensitivity to employment.

Landscape and visual sensitivities combine to an overall medium sensitivity to housing and medium-high sensitivity to employment.

<b>Housing</b>	High	Medium - High	Medium	Medium - Low	Low
<b>Employment</b>	High	Medium - High	Medium	Medium - Low	Low



### Sensitivity Attributes

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

- Woodland blocks
- Riparian Corridor
- Change in topography.



## Representative Viewpoints

**VP29** explains the southern landscape that is close to the settlement edge of Long Whatton, which consists of small fields and private gardens that are separated by large hedgerows and trees. This view communicates how the village of Long Whatton is separated from the M1 by a densely vegetated buffer. It also shows how the landscape to the north of the village contrasts with the intimate scale surrounding the settlement consisting of large open fields. The landscape on both sides of Long Whatton slowly rises, resulting in the village being in a slight dip within the landscape and consequently is buffered from the transport infrastructure that surrounds it.

**VP30** is taken at the brow of the hill on Kegworth Lane, the only route into Long Whatton from the north. From this point the woodland blocks that are scattered through the landscape break up the skyline in the foreground. Long, open views available across the settlement to the south are unbroken by built form. The settlement's position in the bottom of the valley and the high rural quality of the landscape is pronounced from this viewpoint.



Parcel LonW06- Viewpoint 29



Parcel LonW06- Viewpoint 30



# Long Whatton Parcel LonW07

## Landscape Appraisal

### Landscape Susceptibility

Whatton House is a prominent feature of this parcel, providing recreational opportunities in the study area. This designated site makes this landscape typical of the NCA and susceptible to change. The ridgeline (VP31) frames the settlement below within the open countryside. The landform rolls down to the Long Whatton Brook valley which the settlement is nestled in. The small historic field patterns of this parcel are still intact enhancing the strength of landscape character in this parcel. Travelling through the parcel the M1 is not apparent. The landscape that radiates from Whatton House down into the intimate, LonW05 provides an intact historic setting for the registered park and garden, adding to the landscapes strength of character.

### Landscape Value

LonW07's rise in elevation frames the Cross Britain Way within a historic, rural landscape. Whatton House is a distinctive feature of the study area. The dense tree cover around the perimeter of the property creates a distinct feature to the wider landscape. The riparian corridor, the woodlands scattered across the parcel and the historic landscape of the registered park all add to the ecological value of the study area. There is a high recreational value to this parcel, from the tourist attraction of Whatton House, the Cross Britain Way to Long Whatton Brook and the PRow. The intimate field patterns, remnants of ridge and furrow and distinctive mosaics of open, agricultural fields and woodland blocks add to the rural quality of this landscape to recreational users.

## Visual Appraisal

### Visual Susceptibility

There are long views out, across the settlement to the distant southern ridgeline, often broken by woodland blocks. The settlement is not a key feature in these views which adds to Long Whatton's intimate setting nestled in the valley. The wooded perimeter of Whatton House is a visual feature of the landscape and the woodland on the ridgelines can be seen from the settlement. The landform of this parcel limits visibility northwards out of Long Whatton, secluded impression of this rural settlement. There is a variety of potential visual receptors of this parcel; both domestic using the PRow for exercise and recreational users of the Cross Britain Way and tourists visiting Long Whatton and Whatton House.

### Visual Value

The high scenic quality of this parcel adds to the visual receptor's sense of place of the study area. As the topography rises out of the valley the scale of views widen and experiences transition in scale, from small to large.

Woodland blocks have matured to buffer views to the intensive farming units and sewage works in this parcel.

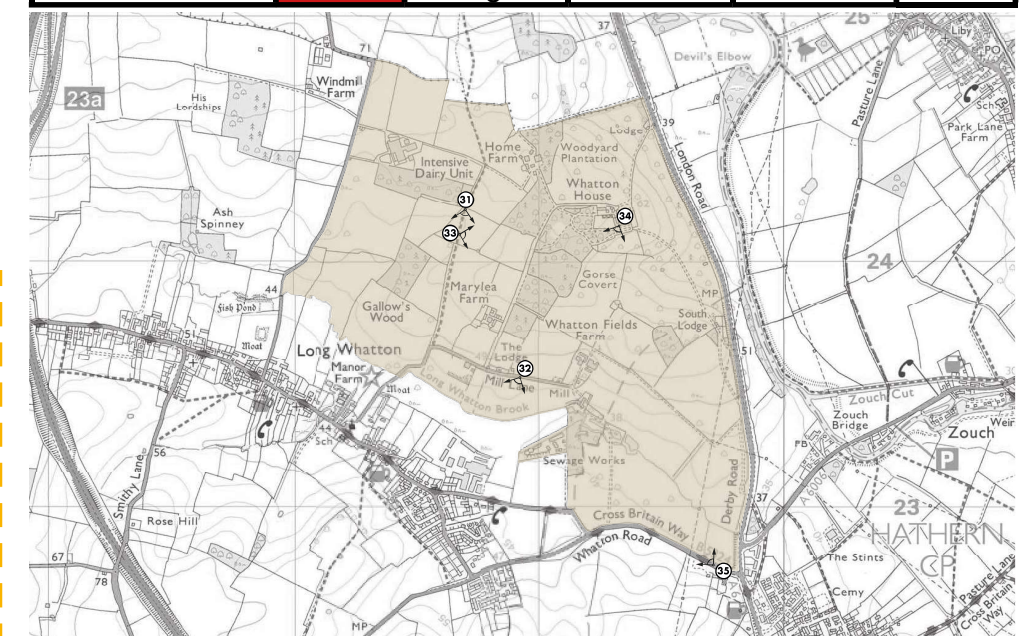
## Conclusion

The large collection of characteristic features present within this parcel makes the landscape highly vulnerable to change. Most susceptible is the Whatton House estate, a Registered Park and Garden. In addition to this, priority woodland habitats and Long Whatton Brook add to the landscape character of study area as well as its ecological value. There has been minimal development within the parcel, limited to farm units and the sewage works. The eastern edge of the parcel acts as a landscape buffer to the A6 and prevents coalescence with the neighbouring settlement of Hathern. There is a high landscape sensitivity to housing and employment.

Features of the landscape, such as the intact field boundaries, enhance receptors experiences by amplifying Long Whatton's historic and rural sense of place. The parcel as a whole is highly scenic, adding to the recreational value of the Cross Britain Way. The PRow that travels through the parcel offers receptors views back over the settlement into the wider countryside embedding Long Whatton as a secluded, rural settlement within the wider landscape. There is a high visual sensitivity to housing and employment.

The parcel has a high sensitivity to housing and employment.

<b>Housing</b>	High	Medium - High	Medium	Medium - Low	Low
<b>Employment</b>	High	Medium - High	Medium	Medium - Low	Low



### Sensitivity Attributes

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

- Whatton House
- Long Whatton Brook
- Woodland Blocks
- PRow



## Representative Viewpoints

Both **VP31** and **VP33** are taken from the PRow that travels north to south through the historic landscape north of Long Whatton and is parallel to Kegworth Lane.

**VP31** looks southwards to Long Whatton. Long views are interrupted by dense woodland blocks. The historic field boundaries are short hedgerows which allow for some views across the valley to the landscape to the south and its wooded ridgeline. This is a key view as it indicates how visibility into the settlement is restricted by the landform of the valley. The open, rural landscapes are more prominent in views than the industrial infrastructure of the M1 and the East Midlands Airport, which are barely visible to the west of the study area. The rolling landform maintains the tranquillity of this rural landscape.

**VP32** is a key view and shows similar characteristics as **VP31**, Showing the industrial development to the northeast of Long Whatton and the dense vegetation which buffers the village, closing views into the settlement as the landscape rolls down from Whatton House towards Long Whatton. Providing a clear view of how the village sits within the landscape.

**VP33** looks east towards Whatton House, one of the registered parks and gardens typical of the Melbourne Parklands. The mixed tree planting is a prominent feature of the landscape, which can be seen from within the settlement. The character of the landscape contrasts between the open, agricultural field and the heavily planted perimeter of the registered park and garden.

**VP034** looks southwest out of Whatton House gardens and towards Long Whatton. Although the village is not visible as it lies on a lower level within the landscape, this view provides context from how the registered Park and Garden sits within the landscape above Long Whatton. Rolling hills and surrounded by woodlands, including a deciduous woodland that is visible to the left of the panorama, are all characteristics of the registered park and garden and sensitive to change.

The separation between Long Whatton and Hathern is key in ensuring the settlements don't merge. **VP35** shows the current separation between the two villages and gives an idea of how this would be compromised by development.



**Parcel LonW07- Viewpoint 31**



## Representative Viewpoints



Parcel LonW07- Viewpoint 32



Parcel LonW07- Viewpoint 33



Parcel LonW07- Viewpoint 34



## Representative Viewpoints



**Parcel LonW07- Viewpoint 35**



# Long Whatton Parcel LonW08

## Landscape Appraisal

### Landscape Susceptibility

There are several routes to and from Long Whatton within this parcel. Smithy Lane is the main route south from the village core travelling through open countryside. The parcel is bordered by the M1 to the west and bisected by Ashby Lane. Despite this transport infrastructure the nature of the undulating landform of this parcel reduces its impact and maintains the open views southwards from the higher elevations.

Field boundaries have been extended from those identified in historic mapping. Those that remain are populated with mature hedgerows and trees. The predominantly agricultural nature of the landscape has maintained the distinctly linear settlement pattern.

### Landscape Value

The value of this parcel is derived from the quality of historic and ecological features present. The semi-ancient Piper and Oakley woodlands are prominent features on the ridgelines to the south of the settlement adding to the time depth of the study area. The SSSI designation of these woodlands adds to the ecological value of the study area alongside the network of mature hedgerows, trees and the riparian corridor all add to the ecological quality of the area. The woodland edges and their position on the ridgeline are distinctive features in the landscape. Recreational value of the parcel is provided by the PRow which travels south from Long Whatton to Piper Woods. Receptors can experience multiple changes in landscape typology along this route, adding to the experiential quality of the parcel.

## Visual Appraisal

### Visual Susceptibility

The increased rolling nature of the landform in this parcel limits intervisibility between the settlement and the wider landscape. Visual receptors are estimated to be recreational users travelling out of Long Whatton to the woodlands at the south. Road users of Smithy Lane and Ashby Lane have contrasting experiences of the parcel. From Smithy Lane the landscape is open with low hedgerows which contrasts with the confined nature of Ashby Lane, situated in a dip of the rolling topography with prominent wooded ridgelines. The distinctive views of woodlands surrounded by open agricultural land (VP37) which open and close along the ridgeline creates a distinctive contrast for visual receptors and is sensitive to change.

### Visual Value

Where Parcel LonW08 meets LonW05 there is a higher proportion of agricultural fields in contrast to the wooded features in the southern part of the parcel. This adds to the rural quality and sense of place present in the landscape surrounding the settlement. The landform nestles the settlement into the valley from the south, creating a rural, tranquil experience for residential receptors. The contrasting land cover from dense, semi-ancient woodland to open, arable and pasture farming creates a strong sense of place and landscape character.

## Conclusion

This parcel nestles between the M1 and the southern edge of LonW05. There are minimal developments across its entirety, extended field boundaries create a more agricultural landscape. The SSSI Oakley Wood, the only designation within the parcel, is a prominent feature of the landscape, providing ecological quality to the study area. Although close to a major motorway the topography and landscape features create an impression of rural separation from the infrastructure to the west and creates a buffer between Long Whatton and Hathern, preventing coalescence. The parcel has a medium landscape sensitivity to housing and medium-high to employment.

The eastern edge of the parcel meets the Cross Britain Way on Whatton Road, adjoining LonW07 to create a buffer between Long Whatton and Hathern. Visually, receptor's views of the open countryside from both the national trail and the PRow in this parcel and to the south of the settlement in LonW05 are broken by the distinctive large woodland blocks of Oakley Wood. The parcel has a medium visual sensitivity to housing and medium-high to employment.

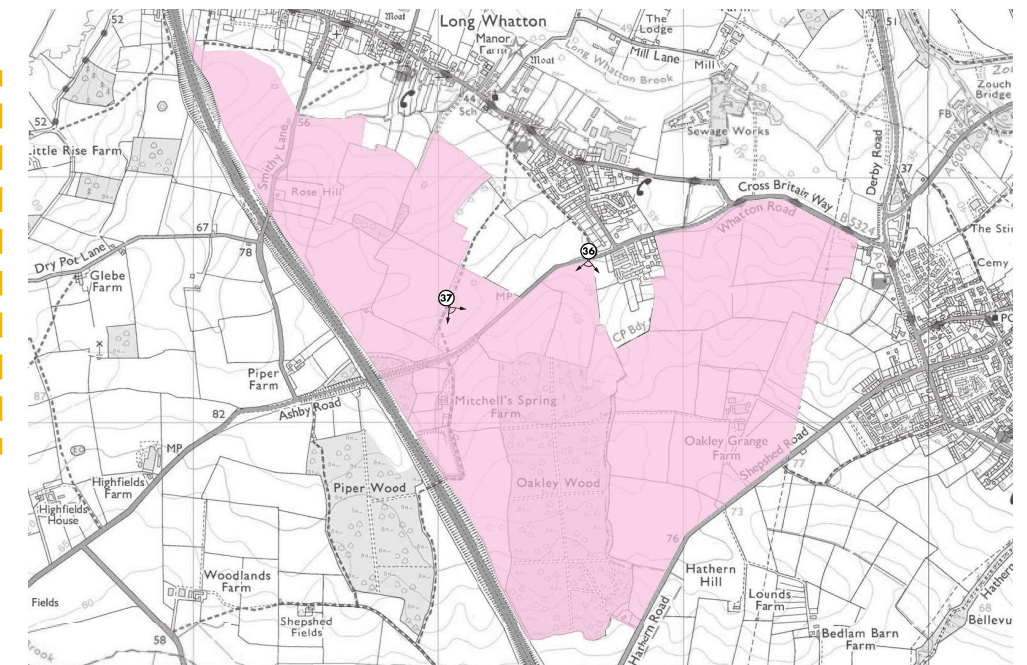
Landscape and visual sensitivities combine to an overall medium sensitivity to housing and medium-high sensitivity to employment. Thresholds for residential developments are intermediate and vary across the parcel, care would need to be taking when locating or designing change to ensure an area of separation is maintained between settlements and landscape features are maintained.

### Sensitivity Attributes

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

- Piper and Oakley SSIs
- PRow
- Buffer of M1 to the historic settlement and restriction of development away from distinctive linear settlement pattern.

<b>Housing</b>	High	Medium - High	Medium	Medium - Low	Low
<b>Employment</b>	High	Medium - High	Medium	Medium - Low	Low





## Representative Viewpoints

**VP36** is taken at the entrance to Long Whatton along Ashby Lane. It shows the gently rolling nature of the landform to the south of Long Whatton. Field boundaries are populated with mature trees and hedgerows with the modern development south of Ashby Lane visible through the trees, which would be further obscured when the vegetation was in active growth. The SSSI Oakley Wood is a prominent feature on the ridgeline.

**VP37** is taken further west on the PRoW north of Ashby Lane looking towards Oakley Wood, a prominent feature of the landscape. It contrasts with the open, large scale agricultural fields that surround it. The rolling topography of the landscape is evident, Ashby Lane is obscured from view by this landform, with focus out to the ridgeline and wider countryside adding to the tranquillity and recreational quality of the PRoW.



Parcel LonW08-Viewpoint 36



Parcel LonW08-Viewpoint 37



# The Landscape between Long Whatton and Hathern

As part of the overall review of the landscape around the settlement of Long Whatton, the landscape between the Long Whatton and Hathern 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.

The topography is relatively flat between the two settlements along the road itself rising to the north and the south, so views are contained and focussed along the B5324 and Cross Britain Way. The topo rises slightly to the south and therefore restricts views whereas it dips gently towards the brook to the north allowing views across the intervening landscape and the rising ground to the north.

Well vegetated on the higher ground and low well maintained field hedges to the landscape along the road side with scattered trees sometimes of poor quality. Large mature parkland trees, vegetated riparian corridor and well vegetated settlement.

Hathern is set behind a well vegetated western edge and it is only the Garden Centre which extends the settlement over Derby Road. There is a degree of separation between the countryside and the edge of the settlement in the northern parcels.

Open views from the public highway across the fields. Almost intervisibility between the settlement edge. Very small transition space where there is no sense of settlement. Garden centre to the edge of

Hathern and some commercial on the edge of LW.

Land between Hathern Road and Ashby Road is contained visually with the northern edges being more open in views from near the Garden Centre.

Some open views from the edge of Long Whatton into the adjoining countryside. Main Hathern built area set back behind vegetation. The landscape has a strong character and contributes to the settlement fringe. Historic relationship evident in the field patterns particular to north east of LW. Derby Road more of a barrier to Hathern. Open landscape to the south of Whatton Road. Once on Hathern Road (heading west towards LW) there is a strong visual and landscape connections between the countryside and the settlement edge.

Strong riparian link along the Long Whatton Brook and the setting of the RP+G influences the landscape to the north of Whatton Road. There is a cohesion to the landscape to the north which flows from east to west.

The scenic quality is medium, there are detracting elements such as the sewage works but they are barely discernible in the landscape due to the vegetation around them. The road network does break the natural rhythm of the landscape. Views quite contained but pleasant. Strong recreational with the Cross Britain Way accessing good public footpath networks beyond the land parcels.

Considering development, north of Hathern and Derby Road would dilute the separation of the settlements and would reduce the physical and perceptual gap between them to a very small transitional space, just before the junction with Hathern Road.

The brook contains the landscape to the north but development here would hinder views to the higher ground. The landscape beyond is protected by its designation.

The landscape to the south of the B552 has more disconnect with the settlements, the roadside is enclosed and there are limited opportunities to connect with the wider countryside.

It is judged that development of the fields to the north of the B552 would contribute towards the closing of the perceptual and physical gap between the settlements.

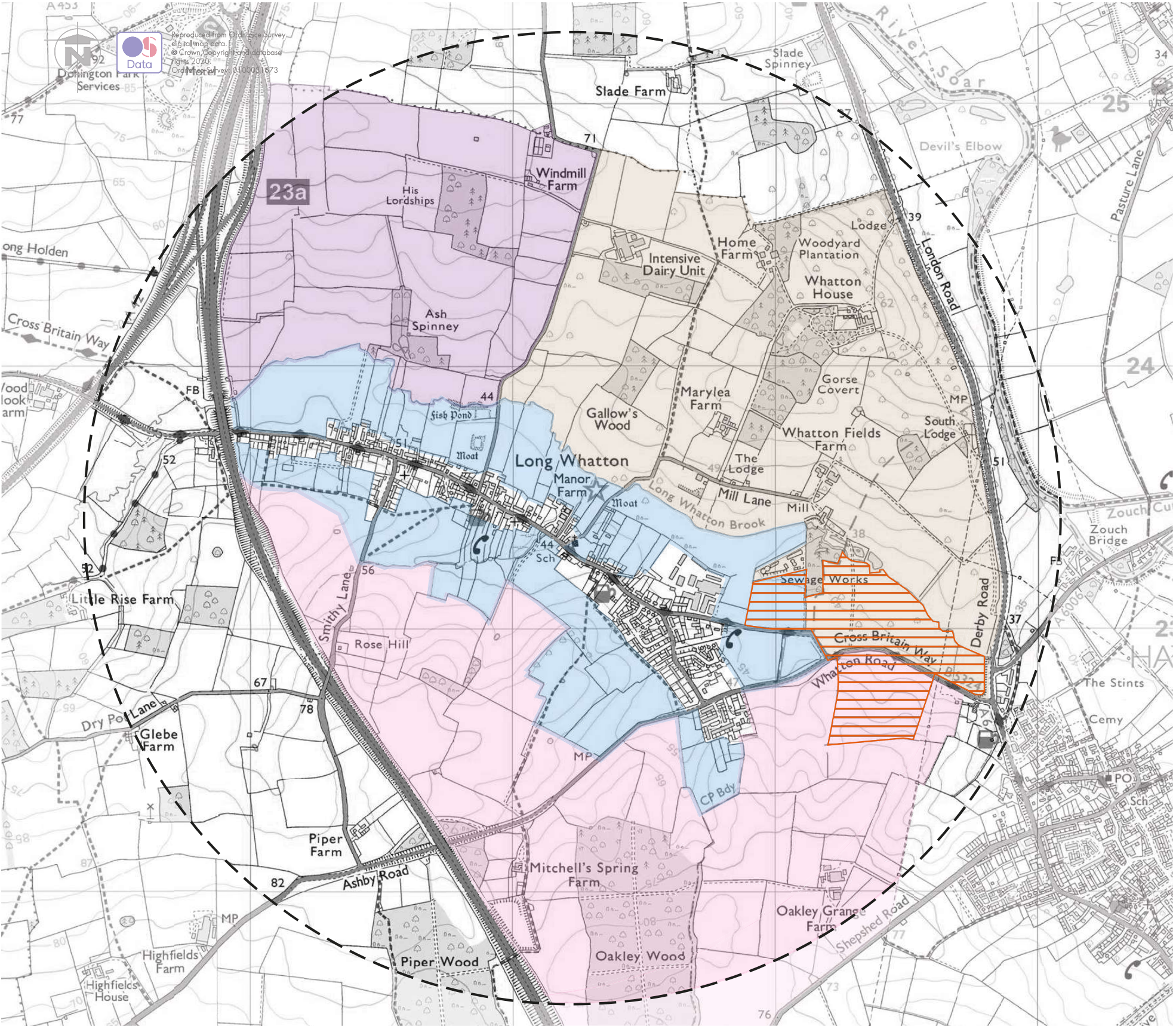
- Maintaining the openness of the land,
- Protecting the identity and distinctiveness of the settlements and
- Preventing coalescence.

Table 4.2

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				*	



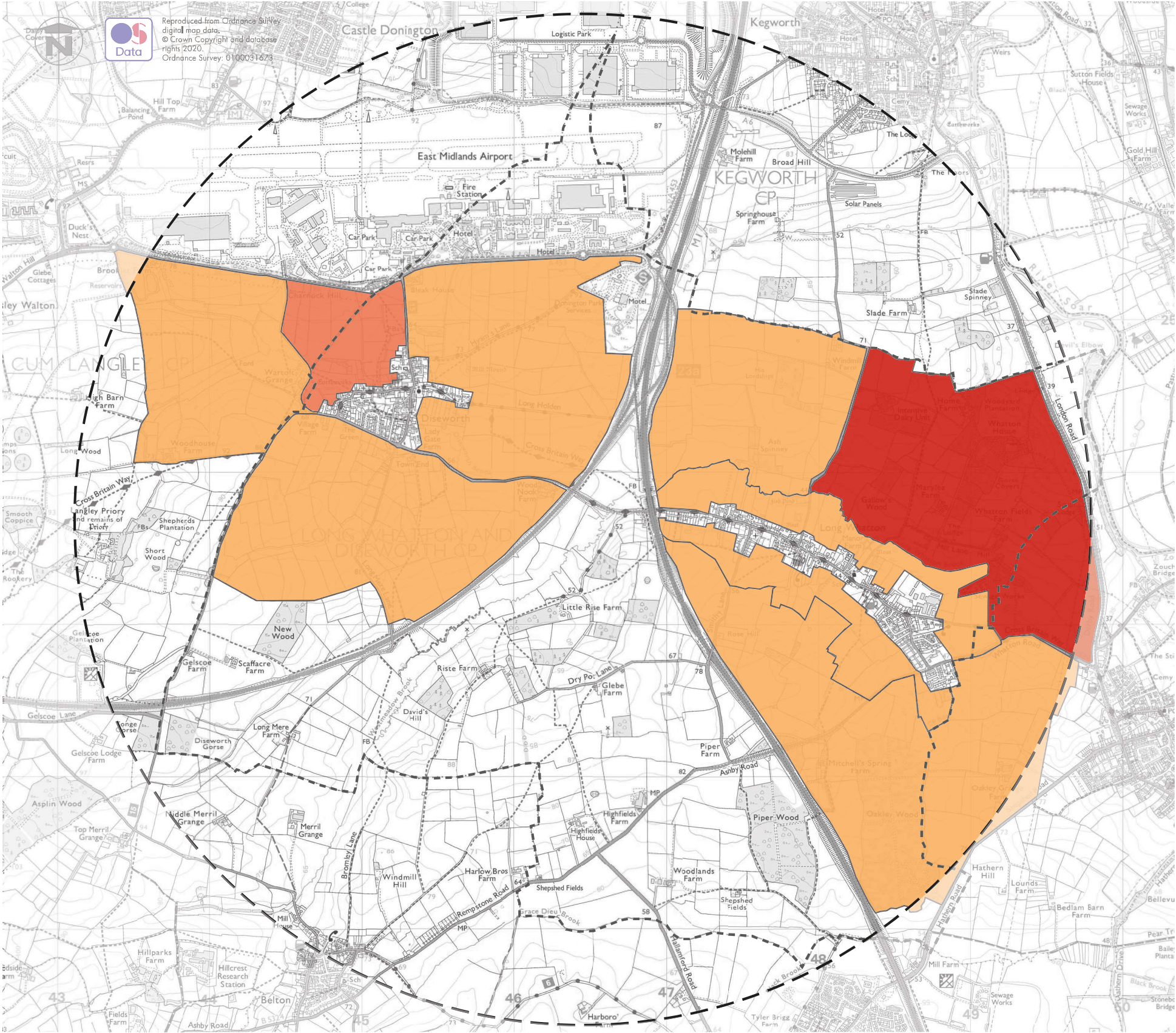
**Proposed Area of Separation for Long Whatton**



- Legend
- 2 km radius
  - LonW05
  - LonW06
  - LonW07
  - LonW08
  - Influence Proposed Area of Separation



# Overall Sensitivity Rating the Development of Housing



### Legend

- 3.5km Radius
- Parish Boundary

### Rating of Sensitivity to Housing

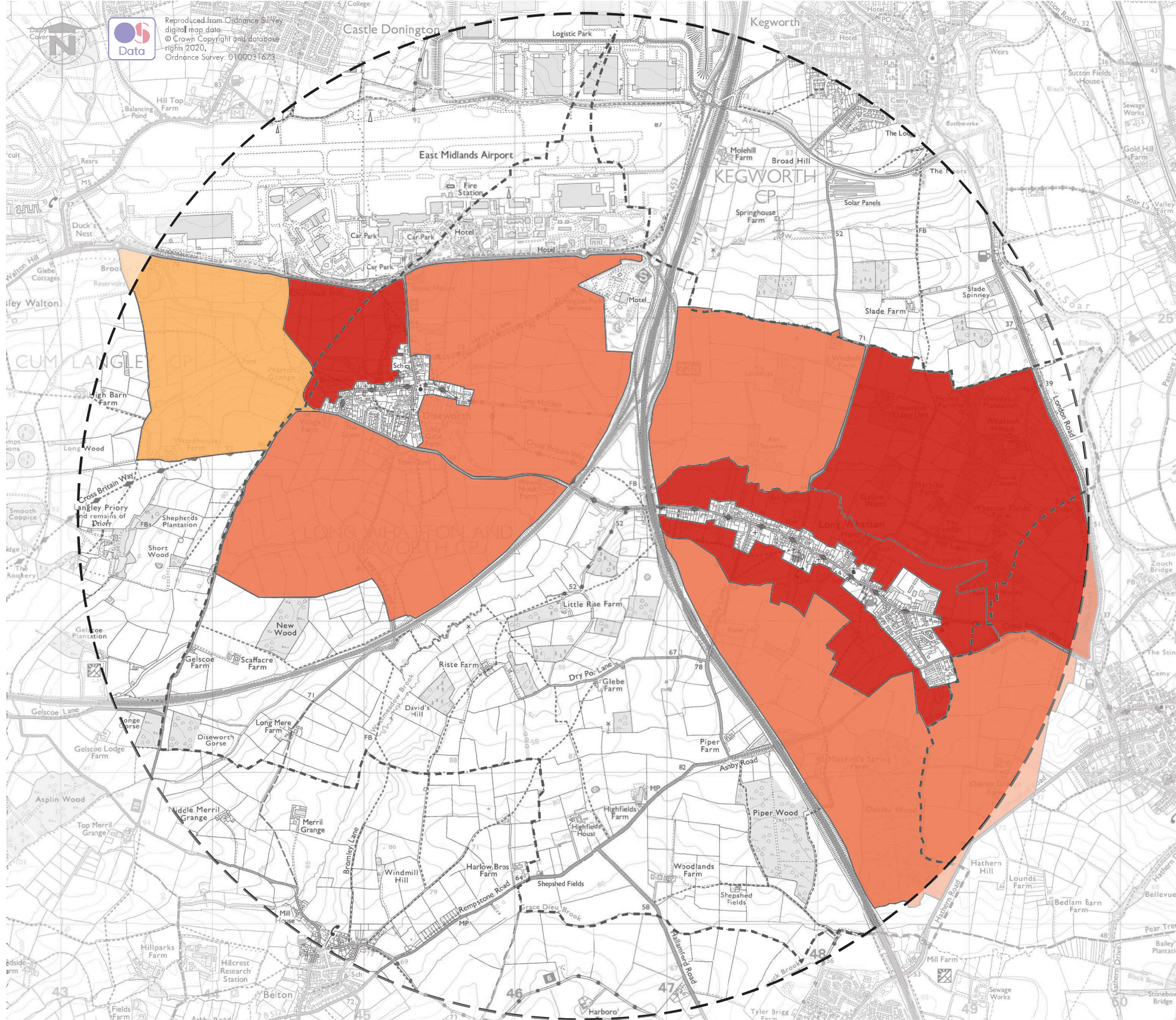
- High
- Medium-High
- Medium
- Medium-Low
- Low

### Landscape Character Parcels Sensitivity

- DisW01 - Medium-High
- DisW02 - Medium
- DisW03 - Medium
- DisW04 - Medium
- LonW05 - Medium
- LonW06 - Medium
- LonW07 - High
- LonW08 - Medium



# Overall Sensitivity Rating the Development of Employment



**Legend**

- 3.5km Radius
- Parish Boundary

**Rating of Sensitivity to Employment**

- High
- Medium-High
- Medium
- Medium-Low
- Low

**Landscape Character Parcels Sensitivity**

- DisW01 - High
- DisW02 - Medium-High
- DisW03 - Medium-High
- DisW04 - Medium
- LonW05 - High
- LonW06 - Medium-High
- LonW07 - High
- LonW08 - Medium-High



## Conclusion of Landscape Sensitivity Assessment

Influence was appointed by the Diseworth and Long Whatton Neighbourhood Plan Steering Group to review the sensitivity of the landscape around Diseworth and Long Whatton, to residential and employment including a review of the reports commissioned by North West Leicestershire and carried out by Gillespies in 2019 and 2021, to inform policies in their Local Neighbourhood Plan.

This report revisits the three previous studies with the objective to:

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

This report adopted the development parameters of housing and employment set out in the previous studies when considering landscape and visual sensitivity.

Desktop study and site visits were conducted, and the context of the settlements were considered taking into account features such as conservation areas, the Registered Park and Garden of Whatton House, the Cross Britain Way national trail and historic and ecological designations alongside a review of the previous studies to determine the landscape parcels.

Representative viewpoints were recorded extensively across the study area to develop an understanding of the landscape and its relationship to both the settlements as well as the infrastructure within the study areas. Key views were identified which define with clarity the attributes of the landscape and its visual relationship to the settlements and the surrounding context and environment. Some of these views are located outside the parcels and the study area.

These representative viewpoints alongside the findings from desktop studies informed appraisals of landscape and visual susceptibility and value which were then combined to reach a sensitivity rating of each parcel in relation to housing and employment which are represented on maps in Section 6. Sensitivity attributes were further drawn out and defined within these appraisals.

DisW01 is judged to have sensitivity to employment and a medium - high sensitivity to housing, due to its small scale, intimate character with intact features such as ridge and furrow, retained historic field patterns and the sloping topography of the landscape. As with DisW02, this landscape adjoins the conservation area and connects the landscape to the historic core of the settlement. DisW02 is judged to have a medium to high sensitivity to both employment and housing as a result of the contribution it makes to the rural setting of Diseworth, separating the settlement from the airport and the infrastructure to the north east. Hyam's Lane, now a public footpath, allows for views of Diseworth, particularly the church spire, against a backdrop of the rural landscape to the south west.

Parcel LonW07 was concluded to have high sensitivity to both housing and employment. The collection of characteristic features, including the Registered Park and Garden, within the parcel makes the landscape highly vulnerable to change. There is a high recreational value to this landscape which combines with a high scenic quality to create a strong sense of place within this parcel. This concentration of vulnerable attributes culminates in a landscape parcel that is highly sensitive to both housing and employment.

Parcel LonW05 is considered to be high sensitivity to employment. There is a strong landscape character within this historic, linear settlement within this parcel. Landscape features and the intimate experiential quality of this parcel for visual receptors creates a heightened sense of place. The intimate relationship of this landscape with the largely residential settlements creates potential for housing development at small scale within this parcel but a high sensitivity to employment.

Across the study area all of the parcels are considered of medium sensitivity to housing, with the exception of LonW07 and DisW01. In many instances it is concluded that these parcels can accommodate certain levels of developments which would need to be considered in terms of scale, location and design considering the sensitive attributes of each parcel.

Sensitivity to employment varied across the parcels with DisW04 being identified as medium, DisW01, LonW05 and LonW07 as high with the rest as Medium-High.

When assessing the landscape between settlements it was concluded that between Diseworth and Long Whatton the infrastructure of the

A42 any development, although likely to impact adversely on the settlement of Diseworth, would not lead to coalescence between the settlements.

A proposed Area of Separation was identified between Long Whatton and Hathern where there is a risk of coalescence between the two settlements. The AoS would limit development within the area, thusly protecting the identity and distinctiveness of the settlements.



Rolling Landscape of Diseworth



View from Whatton House



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