

**Long Whatton
and Diseworth
Neighbourhood
Plan**

**Pre-Submission
Draft (2021-2039)**

**Long Whatton and Diseworth Parish Council
July 2023**

Long Whatton and Diseworth Neighbourhood Plan Pre-Submission Draft (2021-2039)

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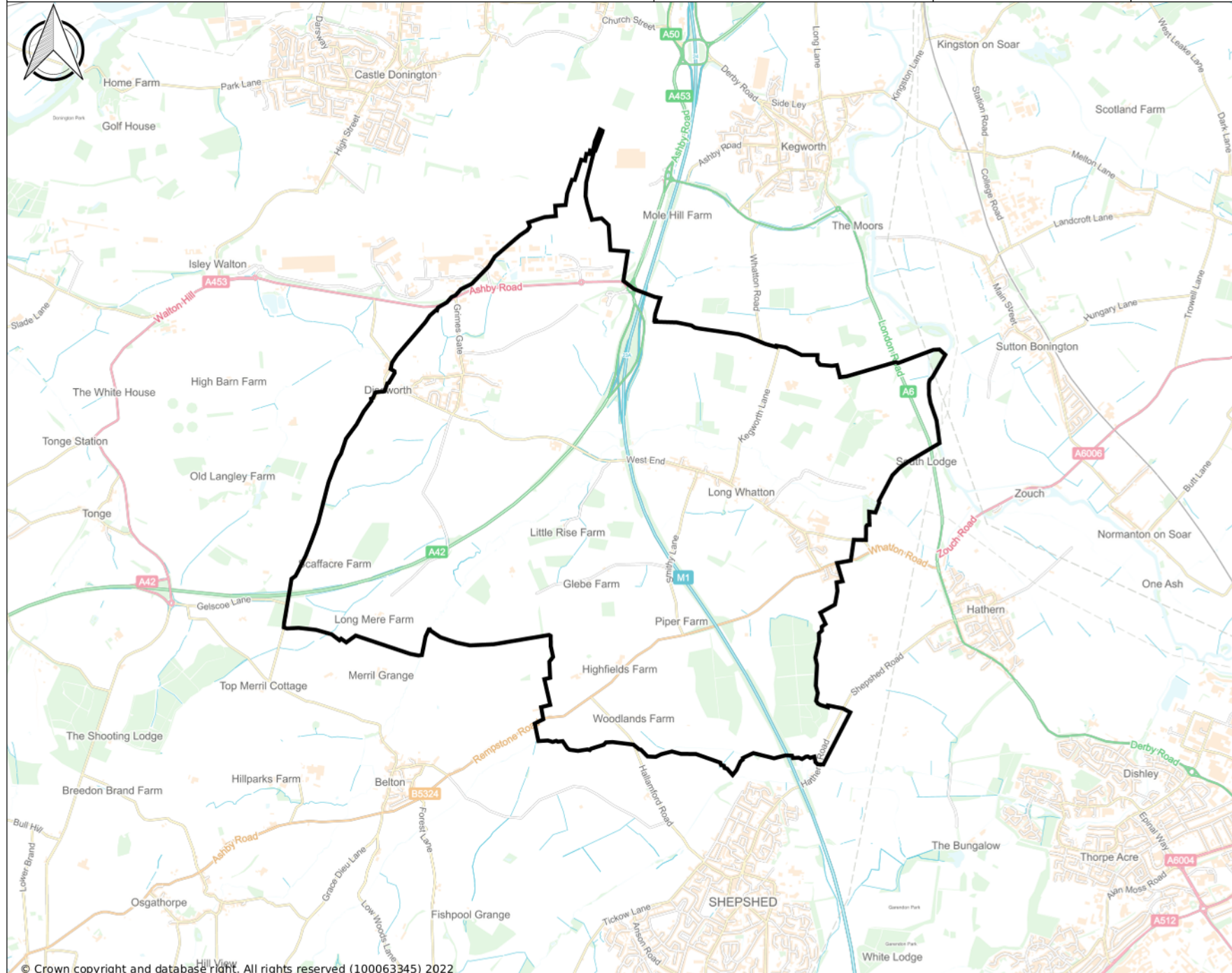
1 Introduction

Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The preparation of the Long Whatton and Diseworth Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Long Whatton and Diseworth Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

The Long Whatton and Diseworth Neighbourhood Area

- 1.3 Long Whatton and Diseworth parish lies to the south of East Midlands Airport in North West Leicestershire district, England. The parish adjoins Rushcliffe Borough in Nottinghamshire to the east and Charnwood Borough to the south-east. The parish includes the settlements of Long Whatton and Diseworth.
- 1.4 The Neighbourhood Area (Map 1) includes the whole of Long Whatton and Diseworth parish. Long Whatton and Diseworth Parish Council applied for Neighbourhood Area designation on 21 September 2020. The Neighbourhood Area was designated on 14 October 2020.
- 1.5 The Neighbourhood Area covers 1,942 hectares.



Neighbourhood Area



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Plan Period

- 1.6 Long Whatton and Diseworth Parish Council is the ‘Qualifying Body’ responsible for preparing the Neighbourhood Plan but it has been supported by a Neighbourhood Plan Working Group comprising Parish Councillors and local residents. The plan period covers the period to 2039 to align with the emerging North West Leicestershire Local Plan Review.

Basic Conditions

- 1.7 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
 - Contribute to the achievement of sustainable development.
 - Be in general conformity with the strategic policies contained in the development plan for the area.
 - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
 - Comply with other prescribed matters.

National Policies and Guidance

- 1.8 The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. This sets out the Government’s planning policies for England and how these are expected to be applied.
- 1.9 The [planning practice guidance](#) that supports the NPPF is published online.

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The Development Plan

- 1.10 The relevant development plan for the area is the [North West Leicestershire Local Plan 2011 to 2031](#). The current Local Plan was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.
- 1.11 Over the plan period, the Local Plan makes provision for 9,620 dwellings and 66 hectares for employment purposes. This growth is distributed in accordance with a settlement hierarchy with the principal being that those settlements higher up the hierarchy will take more growth.
- 1.12 Long Whatton and Diseworth villages are identified as a Sustainable Villages which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land.

North West Leicestershire Local Plan Review

- 1.13 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2039.
- 1.14 [Consultation on development strategy and other policy options](#) took place between 17 January and 14 March 2022. The Local Plan Review is unlikely to be completed before the middle of 2024.

What has been done so far

- 1.15 Our plans for public consultation events in 2021 were disrupted by the COVID-19 pandemic. All members of society were required to adhere to guidance to help combat the spread of COVID-19 and the guidance had implications for neighbourhood planning including public consultation.

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Questionnaire Survey

- 1.16 In summer 2021 a questionnaire was delivered to local households inviting residents to complete the survey. There were 353 responses, and the results of the household questionnaire are available on the Parish Council website, [https://www.lwdpc.org.uk/uploads/survey-results-summary-without-open-responses-\(1\).pdf](https://www.lwdpc.org.uk/uploads/survey-results-summary-without-open-responses-(1).pdf)

Evidence

- 1.17 There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken. The evidence supporting the preparation of the Neighbourhood Plan is also available on the Parish Council website, <https://www.lwdpc.org.uk/long-whatton-and-diseworth-neigh.html>

Consultation

- 1.18 The feedback from the questionnaire results and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Long Whatton and Diseworth Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan will run from Monday 12 February to Monday 25 March 2024.
- 1.19 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Parish Council website, <https://www.lwdpc.org.uk/long-whatton-and-diseworth-neigh.html> . A summary of the Pre-Submission Draft of the Plan will be delivered to all premises within the parish.
- 1.20 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Long Whatton and Diseworth Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Parish Council website. Comments may be returned:
- Via e-mail to: parishcouncil@lwdpc.org.uk
 - By post to:

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Long Whatton and Diseworth Parish Council
c/o Samantha Lockwood
Peggs Barn
Main Street
Hemington
Derby
DE74 2RB

What happens next?

- 1.21 All representations and comments received will be considered by Long Whatton and Diseworth Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council website, <https://www.lwdpc.org.uk/long-whatton-and-diseworth-neigh.html>
- 1.22 The Plan will then be submitted to North West Leicestershire District Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.23 The Examiner will either recommend that:
 - the Plan is submitted to a referendum;
 - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
 - the Plan is refused.
- 1.24 If the Examiner is satisfied, North West Leicestershire District Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the District Council will adopt it.

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- 1.25 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. North West Leicestershire District Council will continue to be responsible for determining most planning applications, but in the Long Whatton and Diseworth Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted North West Leicestershire Local Plan and other material considerations.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.

2 Profile

Overview

- 2.1 Long Whatton and Diseworth parish lies to the south of East Midlands Airport and is bisected by the A42 and M1 which join at junction 23A of the M1 in the north of the parish. Donington Park service area off junction 23A lies within the parish. Diseworth village lies to the west of the A42/M1 and Long Whatton to the east. The A6 passes north-south through the eastern edge of the parish where the parish boundary is formed by the River Soar.
- 2.2 To the north of the parish is Kegworth and to the south Shepshed. Loughborough is a large market and university town that lies 5.6km to the southeast of the parish.
- 2.3 The northern part of the parish includes Pegasus Business Park which provides offices, logistics, general warehousing and hotels associated with the airport. The very northern part of the parish includes part of the airport runway and extends northwards beyond the airport perimeter.
- 2.4 There were 1,700¹ usual residents in Long Whatton and Diseworth Parish as at Census Day 2021 living in 810² households.

Long Whatton

- 2.5 Long Whatton village lies to the east of the M1, 7km to the north-west of Loughborough and 3km to the south of Kegworth. The former Ashby to Rempstone road (B5324) runs to the south of the village and the former Derby to London road (now the A6) lies some 1.5 km to the east.

¹ Rounded to the nearest 100 people

² Rounded to the nearest 10 households

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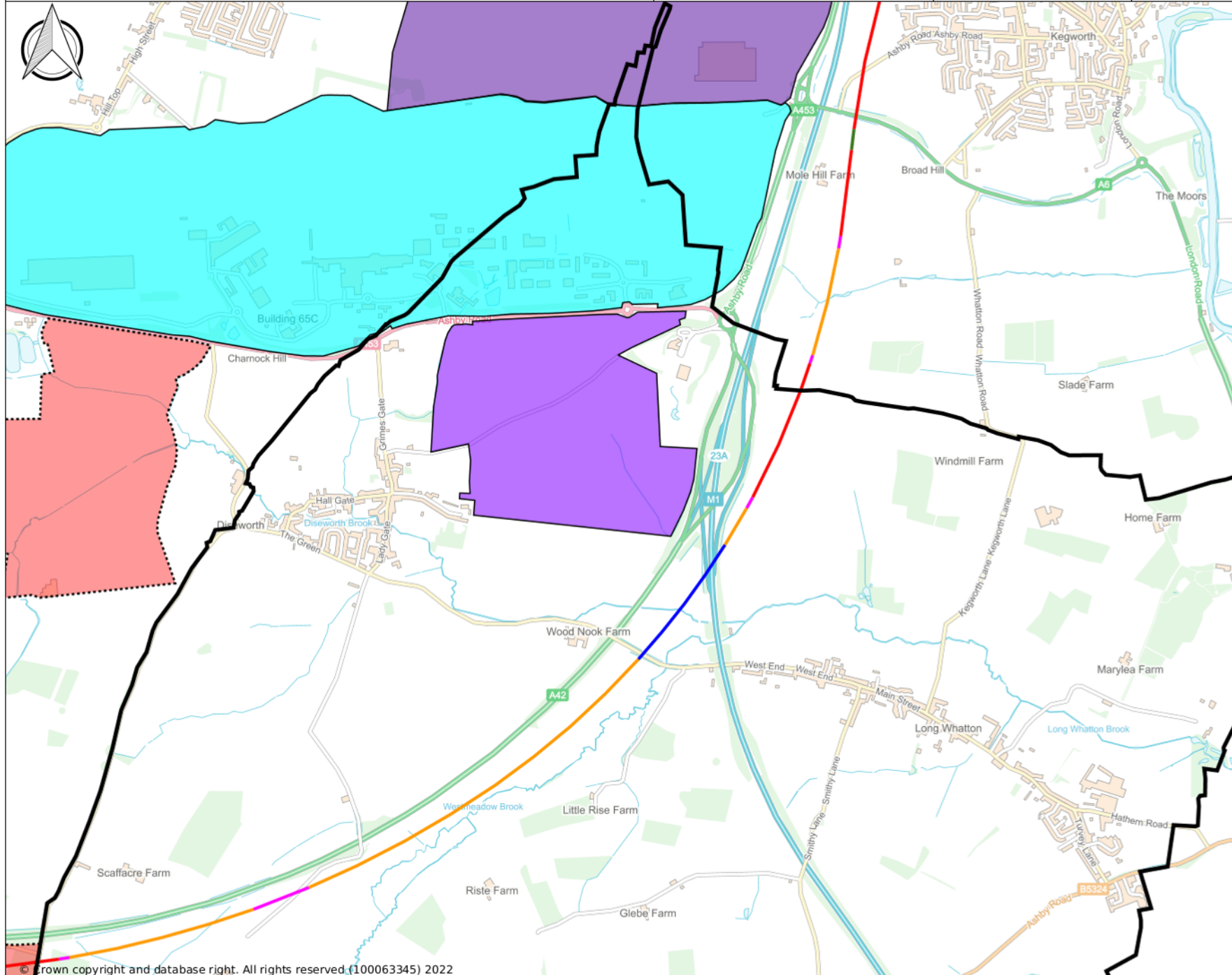
- 2.6 Long Whatton lies within an agricultural landscape on the southern side of the shallow valley to Long Whatton Brook, which flows eastwards towards its confluence with the River Soar.
- 2.7 Long Whatton is a linear village with development concentrated on the main throughfare comprising West End, Main Street and The Green. This stretches from the M1 in the west to the parish boundary in east. There are around 475 dwellings in the village.
- 2.8 There is a basic range of services including a primary school, convenience store and two pubs- The Falcon Inn and The Royal Oak. Harlow Bros. timber merchant is on the northern side of Hathern Road in the east of the village.

Diseworth

- 2.9 Diseworth is located one kilometre south of East Midlands Airport, 10km to the north-west of Loughborough and 2.5km to the south-east of Castle Donington.
- 2.10 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. Diseworth Brook flows through the centre of the village.
- 2.11 The four principal streets of the village - Grimes Gate, Hall Gate, Clements Gate and Lady Gate - meet at 'The Cross'; a staggered crossroads close to the Church of St Michael's and All Angels. There are about 300 dwellings in the village.
- 2.12 There is a basic range of services including a primary school, village hall and pub- The Plough Inn.

Major Development

- 2.13 Long Whatton and Diseworth Neighbourhood Area is located within the Leicestershire International Gateway which is focused around the northern parts of the A42 and the M1, where major growth is taking place, most notably East Midlands Airport, East Midlands Gateway (strategic rail freight terminal) and the HS2 station at East Midlands Parkway. This development is having a significant impact on the parish's physical environment, the socio-economic character of the area and the quality of life of local people. For context, some of these developments and proposals are shown on Map 2.



HS2 Phase 2b - Route Alignment - Leeds

-  At Grade
-  Cut And Cover Tunnel
-  Cutting
-  Embankment
-  Viaduct

EMA/SEGR0 Strategic Employment Growth Proposal

-  SEGRO Logistics Park East Midlands Gateway

East Midlands Airport

-  New Settlement Option

-  Neighbourhood Area



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Leicester & Leicestershire Strategic Growth Plan

- 2.14 The Leicester and Leicestershire Strategic Growth Plan was published in December 2018 and sets out aspirations for delivering growth in Leicester and Leicestershire through to 2050. The Plan has been prepared jointly by ten partner organisations in Leicester and Leicestershire (including North West Leicestershire District Council).
- 2.15 The Growth Plan recognises that Leicester and Leicestershire will continue to grow. The Leicestershire International Gateway is identified as a primary growth area with the potential to accommodate about 11,000 new homes.
- 2.16 The Growth Plan is a non-statutory plan and has not been the subject of independent examination. The strategy is to be implemented by Local Plans.

North West Leicestershire Local Plan Review

- 2.17 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2039.
- 2.18 Having regard to the Leicester and Leicestershire Strategic Growth Plan, the Local Plan Review is looking to provide for an additional minimum of 6,693 houses. The starting point for the distribution of this development is the settlement hierarchy established by the existing Local Plan, together with the possibility of the development of a new settlement.

New Settlement

- 2.19 Within the Leicestershire International Gateway, several strategic development site options have been put forward, although only two are of a scale likely to be suitable for a new settlement:
- Land at Isley Walton
 - South of the A42/A453 Junction

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Employment Land

- 2.20 The Local Plan Review will also make sure there is a sufficient supply of new employment land in suitable locations to match the likely requirements of local businesses and inward investment. Based on current information, the Local Plan Review would need to allocate new sites sufficient for up to 2,000sqm of office space and at least 166,000sqm/33Ha of industrial/smaller warehousing.

Strategic Warehousing

- 2.21 Over recent years there has been considerable demand for new-build strategic warehousing (logistics) in North West Leicestershire. This reflects the district's exceptionally good strategic transport links which includes the M42/A42 transport corridor.
- 2.22 An updated assessment of this sector's needs (2020-41) is contained in the [Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change \(April 2021\) Study](#) which was jointly commissioned by the Leicester and Leicestershire authorities. The Leicester and Leicestershire authorities are working together to assess how best the outstanding requirements can be met. Currently, North West Leicestershire District Council is anticipating up to 150,000sq.m of the requirement for road-based strategic warehousing.

Strategic Housing and Economic Land Availability Assessment

- 2.23 The National Planning Policy Framework requires local planning authorities to have a clear understanding of the land available for potential development in their areas. This is done through a Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA is effectively a 'long list' of potential development sites and is an essential piece of evidence which is required to support the preparation of local plans.
- 2.24 North West Leicestershire District Council's latest [SHELAA](#) was published in 2021 and includes sites from a variety of sources, including sites marketed for development, sites with planning permission and from a 'Call for Sites' exercise undertaken in 2020. As part of this 'Call for Sites', the District Council invited landowners, developers and their agents to submit information to us about sites within the district that they wanted to put forward for development for either housing or employment uses.

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- 2.25 The inclusion of a site within the SHELAA does not necessarily mean that a site will be included in the reviewed Local Plan. However, the SHELAA is used as a starting point to decide whether sites could be developed for housing, employment, strategic warehousing or other uses in a Local Plan.

East Midlands Airport and Gateway Industrial Cluster

- 2.26 East Midlands Airport sits at the heart of the [East Midlands Airport and Gateway Industrial Cluster](#) (EMAGIC). EMAGIC is a unique central location for air passenger, cargo, rail and road transport and a range of supporting economic activities. EMAGIC's strong economic growth has been driven by investment of household names. Along with the Airport, DHL, Marks and Spencer and Donington Park have all invested in EMAGIC.

East Midland Airport

- 2.27 East Midlands Airport is one of the UK's most import gateways for goods. Located to the north of the Neighbourhood Area it is a regional and national port of entry and exit which enables businesses to quickly get goods to customers or suppliers.
- 2.28 Express freight specialists based at the airport are handling more goods in 2022 than last year as the ripple effect of the pandemic, combined with global supply challenges continue to be felt. In February 2022 there was a volume uplift of 3.6% compared with the same month in 2021. If demand continues, then the financial year will end as the heaviest on record for the airport which is now seen as a critical gateway for global trade.
- 2.29 The pandemic had a significant effect on the airport's passenger operation, but 110,435 people flew in February 2022. This was higher than expected and exceeded forecasts by about 20%. East Midlands Airport receives two-thirds of its total annual passengers between the months of April and October and forecasts suggest that 2.6m passengers will use the airport during its peak season in 2022. This would equate to about 80% of pre-Covid levels.
- 2.30 Aircraft and airport operations at East Midlands Airport result in high levels of noise disturbance, particularly at night when background noise is generally lower. As a result of the recent implementation of a permission to extend the runway there are now some restrictions in respect of night time noise associated with planes using the airport. Notwithstanding these restrictions there are major concerns about night time noise issues particularly given the Airport's declared intention of expanding its operation.

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- 2.31 Development on operational land by the airport operator at East Midlands Airport will often be permitted development under Part 8 (Class F) of The Town and Country Planning (General Permitted Development) (England) Order 2015, subject to prior consultation with North West Leicestershire District Council.

SEGRO Logistics Park East Midlands Gateway

- 2.32 The East Midlands Gateway Rail Freight Interchange was approved by the Secretary of State for Transport in January 2016, under the arrangements for deciding nationally significant infrastructure projects (NSIPs)³. Now nearing completion, the [SEGRO Logistics Park East Midlands Gateway](#) (SLPEMG) is also part of EMAGIC and is located in the area immediately to the north of the Airport. SLPEMG is a 700 acre development which has delivered over 3m sq ft of logistics accommodation to date, with a further 700,000 sq ft available. Occupiers include Amazon, DHL, Very, GXO, Arvato and Games Workshop. The development incorporates a 50 acre Strategic Rail Freight Interchange (SRFI) with a rail freight terminal, capable of handling up to sixteen 775m freight trains per day, container storage and HGV parking.
- 2.33 East Midlands Airport (EMA) and SEGRO are working together to promote land to south of the airport and east of Diseworth as a location for additional strategic employment growth. The site has been submitted in response to North West Leicestershire District Council's 2020 'Call for Sites' exercise and comprises approximately 100ha and of undeveloped agricultural land.

East Midlands Freeport

- 2.34 The East Midlands Freeport (EMF) was announced as a successful Freeport bid by the UK Government in March 2021. Freeports are designed to attract major domestic and international investment, these hubs of enterprise will allow places to carry out business inside a country's land border but where different customs rules apply. At a Freeport, imports can enter with simplified customs documentation and without paying tariffs. Businesses operating inside designated areas in and around the port can manufacture goods using the imports and add value before exporting again without ever facing

³ Since April 2012 the Planning Inspectorate (PINS) has been the agency responsible for operating the planning process for NSIPs.

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the full tariffs or procedures. If the goods move out of the Freeport into another part of the country, however, they have to go through the full import process, including paying any tariffs.

- 2.35 Freeports are similar to free zones, or ‘enterprise zones’, which are designated areas subject to a broad array of special regulatory requirements, tax breaks and government support. The difference is that a Freeport is designed to specifically encourage businesses that import, process and then re-export goods.
- 2.36 Straddling three East Midlands counties, East Midlands Freeport features three main sites: the East Midlands Airport and Gateway Industrial Cluster, the Ratcliffe-on-Soar Power Station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire. As the UK’s only inland Freeport, it will drive economic regeneration across the East Midlands creating thousands of jobs and boosting skills.

HS2

- 2.37 High Speed 2 (HS2) is a high-speed railway network with its first phase between London and Birmingham currently under construction. In November 2021, the Government published its Integrated Rail Plan for the North and Midlands which includes plans for three new high-speed lines. The original plans for the eastern leg connecting the West Midlands with Leeds have been replaced by plans to build HS2 from the West Midlands to East Midlands Parkway. From East Midlands Parkway, HS2 trains will continue directly to Nottingham, Derby, Chesterfield, and Sheffield on the upgraded and electrified Midland Main Line.
- 2.38 The original plans for the eastern leg passed through the Neighbourhood Area alongside and to the east of the A42. It is unclear whether the revised plans to link with East Midlands Parkway will affect the alignment of HS2 through the area. HS2 is the subject of a parliamentary approval process.

3 Sustainable Development

Sustainable Development

- 3.1 Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic** objective – to help build a robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
 - a **social** objective – to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.2 Our Plan shows what sustainable development in Long Whatton and Diseworth parish means in practice.

Priorities

- 3.3 Data collected from the 2021 questionnaire helped identify key issues the Neighbourhood Plan should address. The top ten issues, ranked in order of importance are:

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- Protecting the countryside
- Protecting green areas where you live
- Maintaining village identity
- Flood Risk
- Protecting and improving nature conservation
- Improving or retaining local services and facilities
- The impact of traffic
- Conserving local heritage
- Noise and disturbance
- Large-scale new development nearby

Vision

- 3.4 In setting out the aims for the Plan it is vital to consider how Long Whatton and Diseworth parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision statement set out below has helped guide the preparation of the Long Whatton and Diseworth Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

Vision

Long Whatton and Diseworth in 2039

All new developments, including large -scale housing, employment and warehouse developments, must play their role in securing the following objectives:

1
The unique character and heritage of the area is conserved

2
Local services and facilities are protected and improved

3
Important green spaces are protected

4
The character and beauty of the countryside and its natural environment are safeguarded

5
Important views and valued landscapes are protected

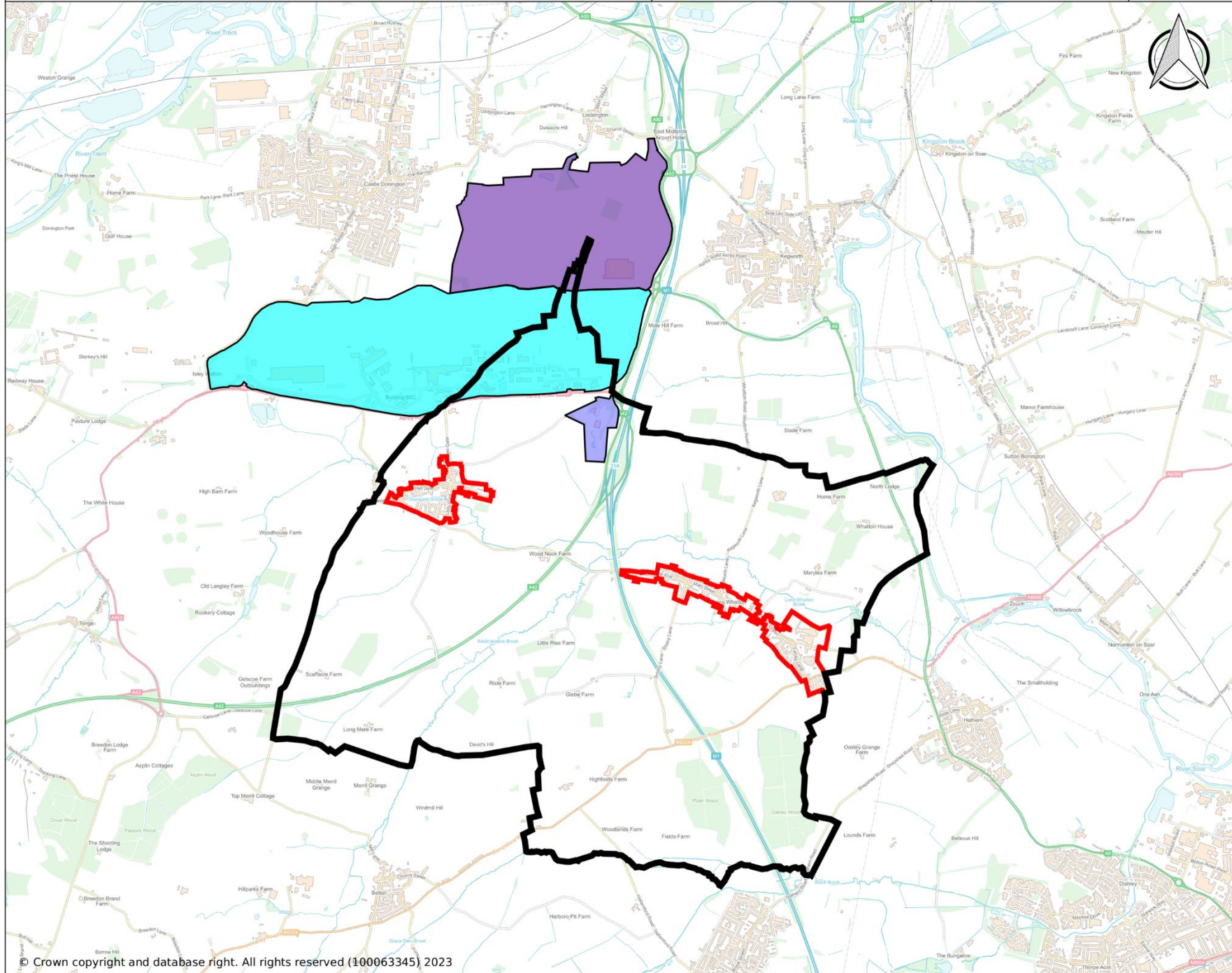
6
Local housing needs are met

7
A healthy and safe community

8
Improved opportunities for walking and cycling

9
Ongoing mitigation and adaptation to climate change

10
Noise and air pollution is minimised



Donington Park Services



SEGRO Logistics Park East Midlands Gateway



East Midlands Airport



Limits to Development



Neighbourhood Area



4 Natural Environment

Countryside

- 4.1 Long Whatton and Diseworth is a rural area with a strong agricultural past although more modern influences, particularly East Midlands Airport and the A42 and M1, are never far away. Local people value the intrinsic character and beauty of the Parish's countryside. Our 2021 Questionnaire Survey results show that 99.4% of respondents agreed that the countryside around Long Whatton and Diseworth should be protected for the sake of its intrinsic character, beauty, heritage and wildlife.
- 4.2 The North West Leicestershire Local Plan (policy S3) strictly controls development in the countryside although certain forms of development are allowed subject to criteria:
- a) Agriculture including agricultural workers dwellings;
 - b) Forestry including forestry workers dwellings;
 - c) The preservation of Listed Buildings;
 - d) The re-use and adaptation of buildings;
 - e) The redevelopment of previously developed land;
 - f) Flood protection;
 - g) Affordable housing;
 - h) The extension and replacement of dwellings;
 - i) Expansion of business and enterprise;
 - j) Sites for Gypsies and Travellers and Travelling Showpeople;
 - k) Small-scale employment development or farm diversification;
 - l) Community services and facilities;
 - m) Development by statutory undertakers or public utility providers;
 - n) Recreation and tourism;

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- o) Renewable energy;
- p) Development at East Midlands Airport;
- q) Development at Donington Park Racetrack;
- r) Transport infrastructure;
- s) Employment land.

Policy LW&D1: Countryside

The Countryside (land outside the Long Whatton and Diseworth Limits to Development, East Midlands Airport, SEGRO Logistics Park East Midlands and Donington Park Services, as defined on Map 3) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with North West Leicestershire Local Plan Policy S3.

Landscape

National Landscape Character Assessment

- 4.3 The Neighbourhood Area is located within the [National Landscape 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-east of the Neighbourhood Area.
- 4.4 The National Landscape Character Area (National Character Area) is predominantly rural, although there are strong and often abrupt contrasts with the urban areas on its peripheries. The M1 and A42 cross the National Character Area and East Midlands Airport is sited on the central plateau in an otherwise undulating area.
- 4.5 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.

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- 4.6 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 National Character Area contains a variety of fieldscapes, a legacy of historic land uses that combine to produce a complex landscape.
- 4.7 Cultural benefits that the National Character Area 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 Sites of Special Scientific Interest (SSSI), including Oakley Wood within the Neighbourhood Area.

Local Landscape Character

- 4.8 The study area is located in the Langley Lowlands Landscape Character Area as defined by the [Landscape Sensitivity and Green Infrastructure Study](#) for Leicester & Leicestershire.
- 4.9 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.
- 4.10 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.
- 4.11 Settlements within the landscape primarily consist of small, characterful villages and farms.

Long Whatton

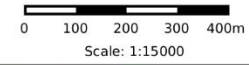
- 4.12 Long Whatton lies within an agricultural landscape on the southern side of the shallow valley to Long Whatton Brook, which flows eastwards to the River Soar. The village has an essentially linear settlement pattern with development concentrated along West End, Main Street and The Green (B5401).

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- 4.13 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 northwest. These developments, along with the later construction of the A42, have had a significant impact on the character of the surrounding landscape.
- 4.14 The landscape to the north of the village is dominated by gently rolling pastoral fields. There is a localised depression in the landscape formed along Long Whatton Brook. The field pattern, scale and vegetation is varied. The woodland surrounds of Whatton House are visible to the northeast. Most hedgerows are gappy or overgrown but with connectivity to Long Whatton Brook and Ash Spinney. Fields close to the village are used as horse paddocks. Sense of place diminishes to the west here the village abuts the M1, which also affects tranquillity.
- 4.15 The south of the village is also characterised by gently rolling, predominantly pastoral lowland together with the presence of the M1. Hedgerows are robust but overgrown. Close to the village there are small-scale land parcels which transition to a larger-scale landscape further away from the settlement edge.

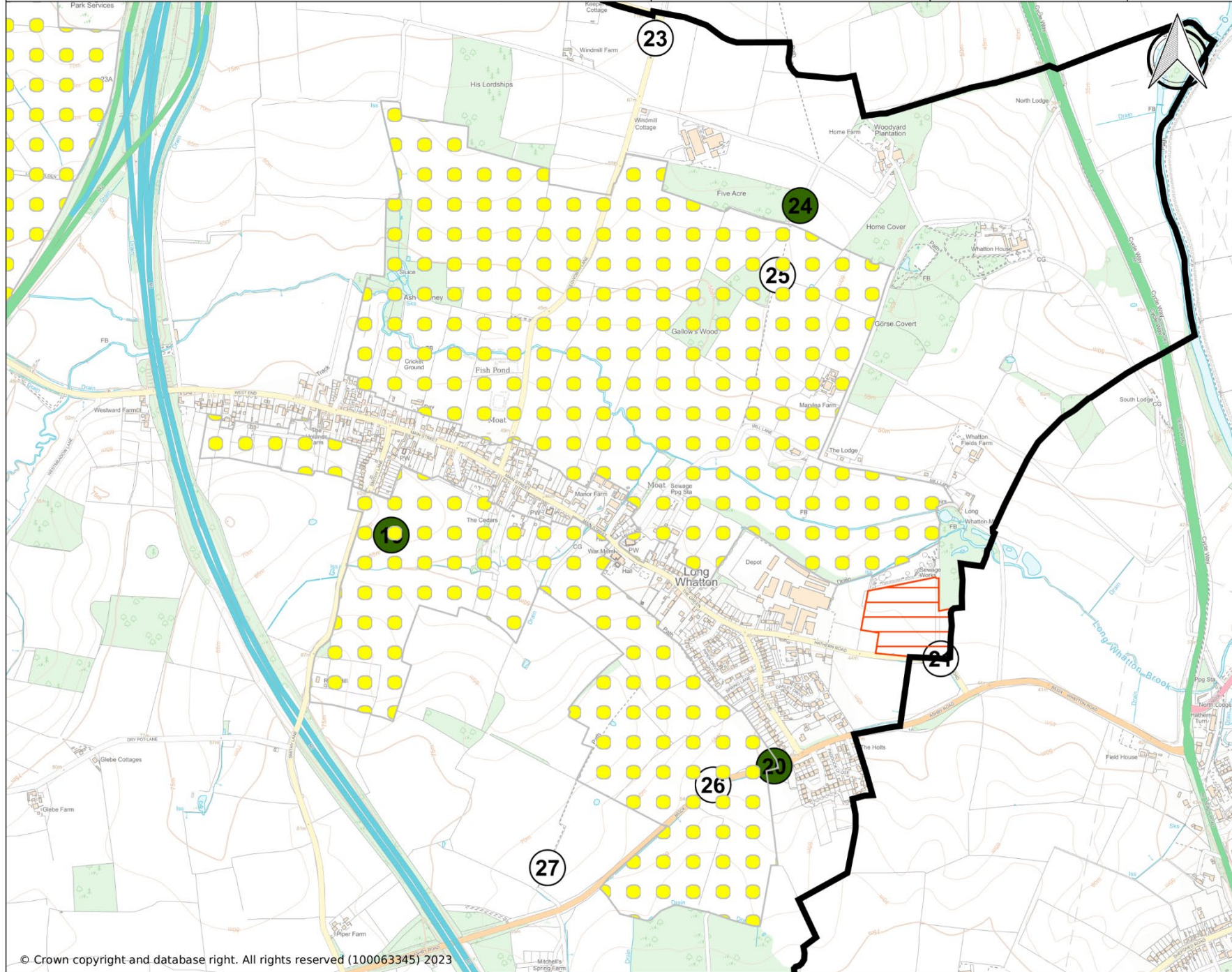
Diseworth

- 4.16 Diseworth lies within an undulating agricultural landscape and occupies a shallow valley created by the Diseworth Brook as it flows eastwards, becoming Long Whatton Brook before its confluence with the River Soar. The soil, although heavy red clay, is fertile and sustains arable and pastoral farming.
- 4.17 In the second half of the twentieth century, East Midlands Airport was developed less than a kilometre to the north of the village and the M1 motorway was constructed 1.5km to the east. These developments and associated facilities have had a significant impact on the surrounding landscape and have altered the local road network. In particular, the airport severed the link northward from Grimes Gate in Diseworth towards Castle Donington, Hemington and Lockington.
- 4.18 The landscape varies in scale from small-scale rural properties and fields at the settlement edge to medium and large-scale fields further from the village. Areas of gently rolling to flat landform have localised low points along streams. Pastoral fields are divided by hedgerows and field boundary trees.



Key Viewpoint

- Key Viewpoint
- Representative Viewpoint
- Vulnerable Landscapes**
- Vulnerable Landscapes
- Area of Separation**
- Area of Separation
- Neighbourhood Area**
- Neighbourhood Area



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Landscape Sensitivity

- 4.19 North West Leicestershire District Council prepared [Landscape Sensitivity Studies](#) in 2019 and 2021 to help inform decisions about which sites to allocate for housing and employment. In 2023, Long Whatton and Diseworth Parish Council commissioned its own study which builds on the three previous studies to:
- Understand in more detail the characteristics of the landscape surrounding Long Whatton and Diseworth;
 - Review and refine the assessment of sensitivity where appropriate;
 - Identify important views and features which encapsulate the landscape and visual character; and
 - Inform the policies of the Long Whatton and Diseworth Neighbourhood Plan particularly regarding Areas of Separation, important views and Vulnerable Landscapes.

Long Whatton and Hathern Area of Separation

- 4.20 Although development in the countryside is strictly controlled, there are some forms of development that can be acceptable (see paragraph 4.2). However, even these developments have the potential to lead to the coalescence of settlements with a resulting loss of community identity. In Long Whatton and Diseworth Parish, there are particular concerns about the fragile countryside gap between Long Whatton and Hathern.
- 4.21 The south-eastern edge of Long Whatton and the settlement of Hathern in Charnwood Borough are separated by about 890m of open countryside. Most of it lies outside our Neighbourhood Area. The maintenance of the separation of the two built-up areas is crucial to the identities of both Long Whatton and Hathern. The Long Whatton Area of Separation aims to check potential encroachment and help to safeguard the scale, setting and special character of both settlements. 95.8% of respondents to our 2021 Questionnaire Survey agreed that an area of separation between the two villages was needed.
- 4.22 The Long Whatton and Hathern Area of Separation has been defined by the Parish Council's 2023 Landscape Sensitivity Study. Only a small part of the area within the Parish boundary can be protected by this Neighbourhood Plan. Nonetheless, Long Whatton and Diseworth Parish Council recognises the importance of the whole of the Area of Separation between Long Whatton and Hathern to local people. The Parish Council will therefore encourage Charnwood Borough Council and Hathern Parish Council to play their part in protecting the area of separation beyond the Parish boundary.

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Policy LW&D2: Long Whatton and Hathern Area of Separation

An Area of Separation between Long Whatton and Hathern is defined on Map 4. This Area of Separation shall be maintained, to preserve the visual and physical separation of the settlements concerned and retain their distinctive character and separate identities. Development within this area will only be supported if it would not:

- A. Diminish the physical or visual separation between built up areas associated with these settlements; and
- B. Compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.

Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.

Important Views

- 4.23 The Parish Council's 2023 Landscape Sensitivity Study identified several viewpoints that are representative of the visual value of the landscape surrounding Long Whatton and Diseworth from within and on the edge of the landscape parcels surrounding the two villages. Of these a smaller number of Key Viewpoints have been identified which contain landscape and visual features important to the identities of the settlements.
- 4.24 A Landscape and Visual Impact Assessment (LVIA) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself. A LVIA will be required for major developments and proposals that are likely to impact on Locally Important Views.

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Policy LW&D3: Locally Important Views

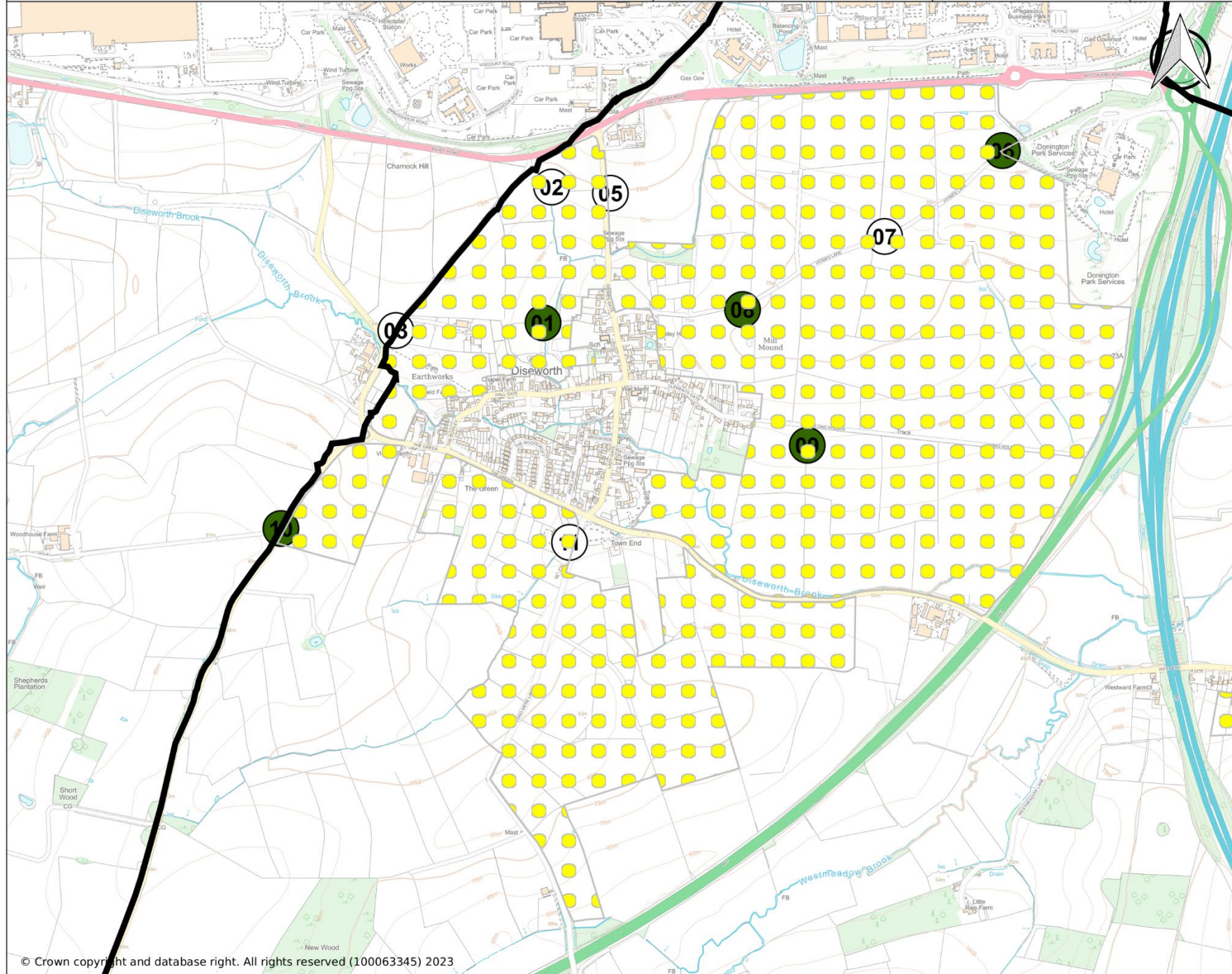
Where a development proposal within the Neighbourhood Area would have a significant visual impact on the Representative Viewpoints at Appendix 1, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context. Particular sensitivity should also be shown for the Key Viewpoints that are regarded as highly characteristic, as identified at Appendix 1.

Protecting the Landscape

- 4.25 The countryside around Long Whatton and Diseworth is particularly vulnerable to growth plans associated with the Leicestershire International Gateway. These developments are large-scale with a massive impact on the appearance and character of the area and the traditional agricultural landscape is becoming increasingly rare. The rapid urbanisation of the countryside around the Leicestershire International Gateway also has implications for the character of the area's villages.
- 4.26 The Parish Council's 2023 Landscape Sensitivity Study identifies those parts of the landscape setting to Long Whatton and Diseworth that are most vulnerable to change. The Vulnerable Landscapes identified on Maps 4 and 5 are valued landscapes important to the setting of built development and often contribute to the heritage and biodiversity of the area. Development in Vulnerable Landscapes is likely to result in a significant change in character or adverse effects.

Policy LW&D4: Protecting Valued Landscapes

Development should be located and designed in a way that is sensitive to the open landscape, natural and historic features that characterise the Neighbourhood Area. Proposals will not be supported if potential impacts on landscape cannot be adequately mitigated through design and landscaping. In designated Vulnerable Landscapes (Maps 4 and 5), development that does not conserve or maintain its characteristic features will not be supported.



- Key Viewpoint**
●
- Representative Viewpoint**
○
- Vulnerable Landscapes**
■
- Neighbourhood Area**
□

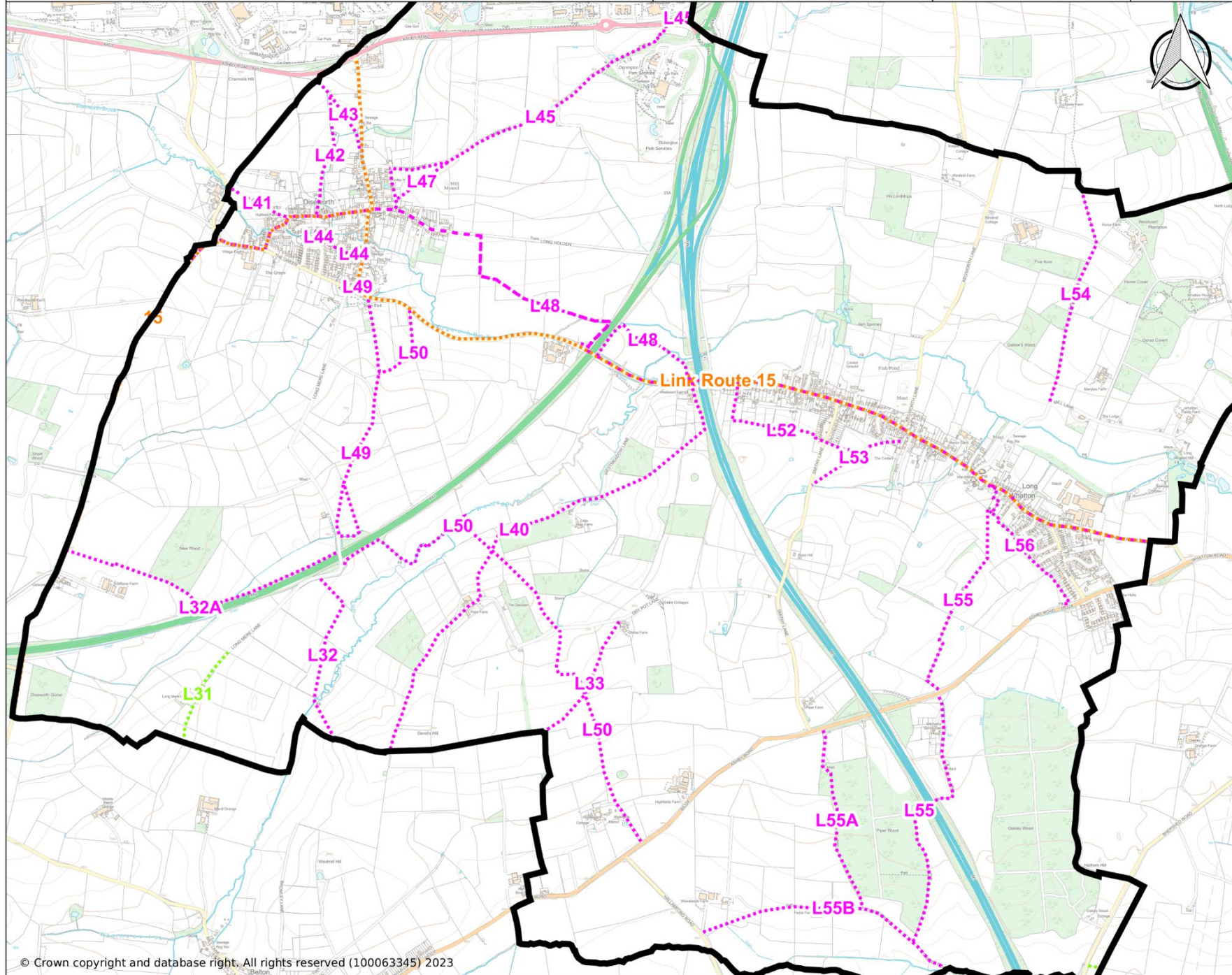
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Countryside Access


- 4.27 The Neighbourhood Area has an extensive network of Public Rights of Way that link communities to the surrounding countryside. These paths were originally part of an ancient network of tracks used to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset with 59% of respondents to our 2021 Questionnaire Survey using the footpaths and bridleways in the area on a daily basis.
- 4.28 The Cross Britain Way (Macmillan Way), which passes through the parish, was created to help raise money for Macmillan Cancer Support. It is a coast-to-coast walking trail across the whole country that includes less well-known areas of the English countryside, combines both England and Wales, and embraces Britain's cultural and industrial heritage as well as the beauty of its scenery, and the range of its changing landscapes.
- 4.29 The Public Rights of Way network is supplemented by National Cycle Route 15 which will connect National Route 6 in Belton, near Shepshed with National Route 1 in Lincolnshire near Coningsbury, via Nottingham, Grantham and Sleaford. There is a link route to Route 15 which passes through Long Whatton.
- 4.30 Country walking, horse-riding and cycling brings benefits as a leisure activity that contributes to health and wellbeing. We are keen to see the existing network extended and enhanced. In particular, 57% of local people regularly or occasionally walk, cycle, wheel or ride along The Green between Long Whatton and Diseworth. Of these 89% do not feel safe and 90% feel that an off-road route would make the journey feel safer. An off-road route between the two villages would encourage others to make the journey too.


Policy LW&D5: Countryside Access


Development should protect Rights of Way and wherever possible create new links to the network including footpaths and cycleways. An improved off-road footpath/cycle link between Long Whatton and Diseworth is encouraged.




Cross Britain Way


National Cycle Network Route


Public Bridleway


Public Footpath


Neighbourhood Area


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Biodiversity

- 4.31 The community places considerable value on the enhancement of biodiversity in the Neighbourhood Area, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wildflowers, and the protection of wildlife corridors.
- 4.32 There is a Site of Special Scientific Interest (SSSIs) in the Neighbourhood Area together with Local Wildlife Sites.

Oakley Wood Site of Special Scientific Interest (SSSI)

- 4.33 Oakley Wood is a 48.1ha biological Site of Special Scientific Interest south of Long Whatton. The site represents a unique example in Leicestershire of the transition from mixed oakwood, developed on free-draining acid soil, to ash-hazel woodland characteristic of the heavy clays of Eastern Central England. Oakley Wood is most probably of ancient origin although its former composition may have been different to that which exists today.

Local Wildlife Sites (LWS)

- 4.34 Together with legally protected land such as SSSIs, Local Wildlife Sites are the most important places for wildlife in Leicester, Leicestershire and Rutland. The primary purpose of the LWS system is to contribute to the implementation of the [Leicester, Leicestershire and Rutland Biodiversity Action Plan](#) (BAP), by identifying the most important sites where BAP actions can be focussed. The criteria used for identifying these sites are closely linked to the priority habitats listed in the BAP.
- 4.35 In Long Whatton and Diseworth Neighbourhood Area, LWS include woodland, trees, ponds, verges and hedgerow. There are 35 LWS and 20 Historic LWS⁴ (See Map 7 and Appendix 2).

⁴ These are sites known to have had important wildlife value in the past. They have not been surveyed on the ground since the 1980s/90s, but there is evidence from aerial photographs that they are still present.

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Notable Species

- 4.36 Notable species that have been recorded locally include common frog, common toad, great crested newt, smooth newt, barn owl, black redstart, bullfinch, cuckoo, dunnock, fieldfare, green sandpiper, grey partridge, herring gull, hobby, house martin, house sparrow, kingfisher, lapwing, lesser redpoll, linnet, mandarin duck, marsh tit, peregrine, quail, red kite, redwing, reed bunting, skylark, song thrush, spotted flycatcher, starling, swallow, swift, tree sparrow, turtle dove, wren, wren, yellow wagtail, yellowhammer, brown/sea trout, signal crayfish, bee orchid, bluebell, bogbean, buck's-horn plantain, burnet rose, Canadian waterweed, cherry laurel, columbine, common bistort, common mouse-ear, garden asparagus, giant hogweed, grass vetchling, greater burdock, greater celandine, Himalayan balsam, Japanese knotweed, knotted hedge-parsley, lesser hawkbit, lily of the valley, meadow brome, monkeyflower, variegated yellow archangel, wall cotoneaster, white stonecrop, harlequin ladybird, small heath, wall, cinnabar, narrow-bordered five-spot burnet, American mink, badger, bats, Chinese muntjac, hare, hedgehog, otter and polecat.

Wildlife Corridors

- 4.37 It is important that animals should be able to move safely from one area to another, making wildlife corridors extremely important. The River Soar, Grace Dieu Brook, Long Whatton, Diseworth and Westmeadow brooks allow free movement for many species, while the A42 and M1 with their wide verges, cuttings, roundabouts and embankments also act as dispersal corridors. HS2 will also have potential as a wildlife corridor.

Biodiversity Net Gain

- 4.38 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the 25 Year Environment Plan and mandated as a condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.
- 4.39 From our 2021 Questionnaire survey we know that local people prioritise the following for habitat improvement:

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- Trees and woodland
- Meadows and grassland
- Ponds and Watercourses
- Hedgerows

4.40 Further, in support of flood alleviation measures in Long Whatton and Diseworth, the landscape around Diseworth is well suited to natural flood management, specifically those measures that aim to manage runoff within agricultural land. Upstream of Diseworth it may be possible to implement staged attenuation along the main channel, in addition to distributed measures at key field and land drainage channels. A range of measures can be used including the creation of field ponds and wetlands, re-naturalising watercourses, tree planting and improving soil structure.

Policy LW&D6: Ecology and Biodiversity

Development should conserve, restore and enhance the network of local ecological features and habitats which include (as shown on Map 7) Local Wildlife Sites (including historical sites) and Wildlife Corridors.

New development shall secure measurable net gains for biodiversity through the following opportunities:

- A. The integration of features such as bat boxes, bird boxes and hedgehog highways;
- B. Natural flood management in the upper catchment at Diseworth;
- C. Woodland, hedgerow and tree planting;
- D. Enhancement of ponds and watercourses; and
- E. Creation of meadow and grassland habitats.

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Trees and Hedgerows

- 4.41 Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health. They also enhance the overall character of the area.
- 4.42 Ancient woods are areas of woodland that have persisted since 1600. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms. There are areas of ancient woodland to the south of the Neighbourhood Area- Oakley Wood and Piper Wood. Other areas of woodland are concentrated around Whatton House together with scattered copses of trees elsewhere to the north of Long Whatton and in the area between the A42 and M1. Common species of trees in the area are ash, oak and field maple.
- 4.43 The mature hedgerows in the area mainly consist of hawthorn with some field maple and dog rose. There is evidence of hedgerow removal to create larger sized fields to allow modern arable farming practices. Farmland hedges now have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value. The community also supports CPRE's [hedgerows campaign](#) which seeks a 40% increase in the extent of hedgerows by 2050 to help tackle the climate emergency.
- 4.44 Within the Conservation Areas of Long Whatton and Diseworth, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, willful damage or destruction of such trees is allowed without giving prior notification to North West Leicestershire District Council. Some trees are also protected through Tree Preservation Orders (TPOs). There are 15 TPOs in Long Whatton and six in Diseworth.
- 4.45 The community wishes to protect and enhance the wooded appearance of the village, and to create new woodland wherever possible.

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Policy LW&D7: Trees and Hedgerows

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

5 Local Green Space

- 5.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.
- 5.2 In our 2021 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. These are shown on Maps 8 and 9 and a summary of reasons for their designation is set out at Appendix 3.

Policy LW&D8: Local Green Spaces

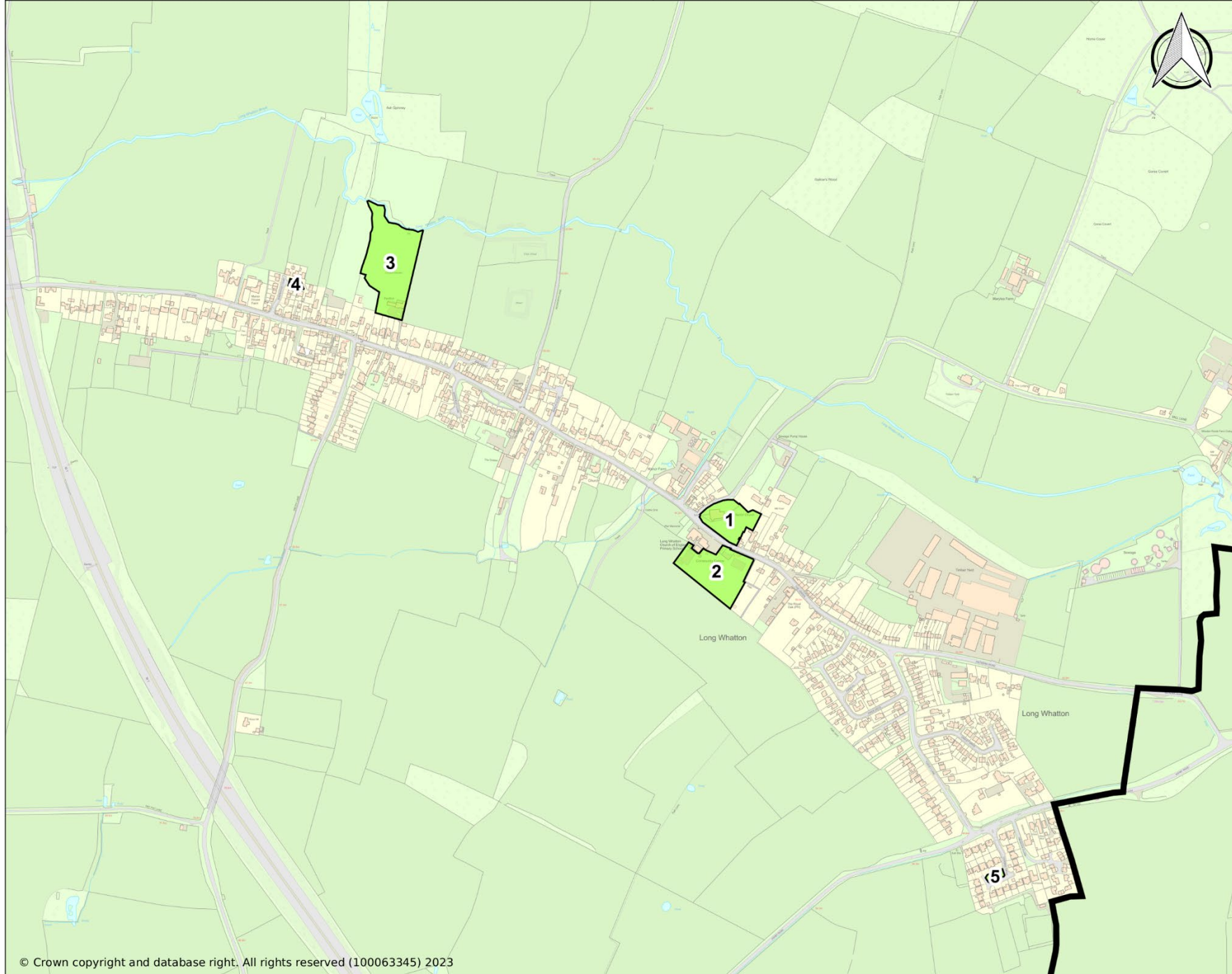
The following areas identified on Maps 8 and 9 are designated as Local Green Space:

1. All Saints' Church, Long Whatton
2. Long Whatton Primary School
3. Long Whatton Cricket Ground
4. Sherwood Court Play Area, Long Whatton
5. Cawdell Drive Playground, Long Whatton
6. St Michael's Church, Diseworth
7. Langley Close Allotments, Diseworth
8. South of Hall Gate, Diseworth
9. Hallfield, Diseworth
10. Homecroft, Diseworth
11. Village Hall Field and Play Area, Diseworth
12. Diseworth Primary School playing field
13. Brookside, Diseworth
14. Grimesgate Crofts, Diseworth

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15. Tennis Court, Diseworth
16. Heritage Centre graveyard, Diseworth
17. Clement's Gate Crofts, Diseworth
18. Clement's Gate Orchard, Diseworth
19. Millennium Meadow, Diseworth
20. Paddock, Lady Gate, Diseworth

Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.

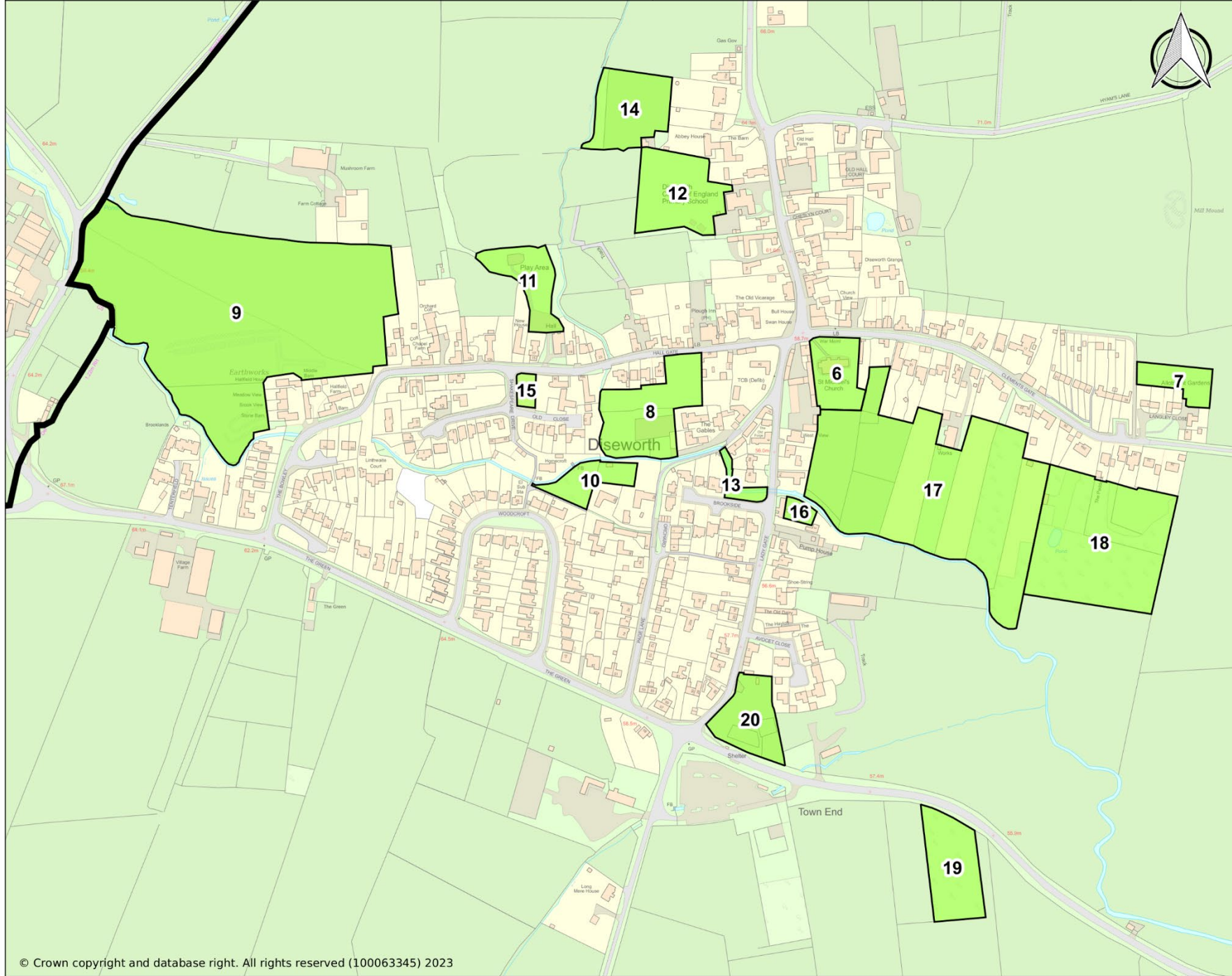


Local Green Space



Neighbourhood Area





Local Green Space



Neighbourhood Area



6 Heritage and Design

Historic Development

Long Whatton

- 6.1 Long Whatton is first recorded in the Leicestershire Survey of circa 1125-29, although in the Domesday Record of 1086/7 it appears that its resources along with those of Lockington and Hemington were listed under Shepshed. The area around the parish church of All Saints represents the settlement's early core and a medieval manor house occupied a position within the small moated site to the north of the church (immediately north of Crawshaw Close). The existence of a second moated site; occupied until the fifteenth century; less than 0.5 km away (west of Kegworth Lane); suggests that the village was a place of some prosperity in the medieval period.
- 6.2 Until the 18th Century, Long Whatton developed with an essentially agricultural based economy as farmsteads were established in a dispersed pattern along the principal thoroughfare. In the first half of the eighteenth century, the village also became an important centre in the early development of the domestic framework knitting industry in Leicestershire.
- 6.3 As the 19th Century progressed the development of the textile industry resulted in the building of workshops in the village. The continuing mechanisation of the textile industry which led to the construction of large factories elsewhere, did not occur in Long Whatton and whilst workshops continued to operate into the twentieth century, the overall local economy again became largely dependent on agriculture.
- 6.4 The enclosure of the agricultural lands of the parish, which began in the 1660s, was completed by a Parliamentary Act of 1778. This led to the building of new farmsteads within the newly created regular fields, although several farms remained within the village. To support the agricultural economy wheelwrights and blacksmiths operated within the settlement.
- 6.5 In the mid-nineteenth century the construction of estate workers housing by the Dawson family in the village at nos. 1-12 The Square reflected the fact that Long Whatton, at least in part, fulfilled a role as an 'estate village'.

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- 6.6 In the twentieth century, the village became increasingly dormitory in character, particularly after 1945, with the development of new housing areas; concentrated along Smithy Lane, Hathern Road and Turvey Lane. New streets in the form of cul-de-sacs were also built off the principal thoroughfare (Barnfield Close, Manor Close and Crawshaw Close). There was also a contraction of agricultural uses, and although working farms remain many former farmhouses and tied cottages are now occupied by residents with no direct connections with agriculture and former farm buildings have been converted to residential use. New dwellings have also been erected on the paddocks/field areas between farms along the principal street and this has led to an increasingly compact settlement form.
- 6.7 The [Long Whatton History Society](#) consists of a small group of people who wish to investigate the history of the village and collect and preserve as many photographs, records and memories as possible.

Diseworth

- 6.8 Diseworth had been established by the sixth century and the cross shaped pattern of the principal streets had been formed by the end of the tenth century. The Church of St Michael's and All Angels, with sections of 11th Century built fabric in evidence, is the oldest surviving building in the village. The earliest secular buildings are of the late medieval period. The grouping of farmhouses, their outbuildings and tied cottages in the core is a typical pattern in settlements established before the Parliamentary Enclosures of the Georgian/Victorian period. In some parishes enclosure led to the dispersal of farmsteads into the surrounding countryside, however, following the Diseworth Enclosure of 1794, the majority of farmsteads remained within the village.
- 6.9 To support the agricultural economy, wheelwrights and blacksmiths operated in the village and a former smithy building remains along the Hall Gate frontage of Lilly's Cottage. Shops were also established.
- 6.10 A brick making industry flourished around the village during the 18th and 19th Centuries. Brick making had all but ceased by the start of the 20th Century, although a derelict kiln remains as evidence to the industry at the rear of 'Kiln House' at No. 24 Clements Gate. A domestic framework knitting industry also provided employment in the 18th and early 19th Centuries and large elongated window openings were typically installed to dwellings to provide increased light for frameworkers.

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- 6.11 The domestic framework knitting industry died out in the latter part of the Victorian period with the move towards factory production in the new textile centres such as Long Eaton, Beeston, Draycott and Sandiacre. In the twentieth century, the village increasingly became dormitory in character, particularly following the Second World War with the development of areas of new housing. These new developments were particularly concentrated around The Green, The Bowley and The Woodcroft. New streets - in the form of cul-de-sacs - such as Shakespear Close and Brookside were built off the principal roads within the historic core of the settlement. Other streets like Page Lane witnessed substantial additional development.
- 6.12 The latter part of the twentieth century also saw a contraction in the agricultural economy of the village. Although working farms remain within the settlement, several former farmhouses and tied cottages are now occupied by residents with no connections with agriculture, farm buildings have been converted to residential use and new dwellings erected on former paddock areas. This infilling has led to an increasingly compact form of development.
- 6.13 The [Diseworth Heritage Trust](#) exists to preserve the historical, architectural and constructional heritage of Diseworth and the surrounding villages, from Saxon times to the present day. Diseworth Heritage Centre, Lady Gate is located in a converted chapel and is open on request.

Designated Heritage Assets

- 6.14 Two Scheduled Monument, a Historic Park and Garden, 64 Listed Buildings and two Conservation Areas have already been designated under relevant legislation within the Neighbourhood Area.
- 6.15 The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

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- 6.16 Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings should be wholly exceptional.
- 6.17 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Scheduled Monuments

- 6.18 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. Both Scheduled Monuments in the parish are in Long Whatton.

Moated site with fishpond at Long Whatton

- 6.19 This [site](#) is situated between the Whatton Brook and All Saints church on the north side of the village. It includes a small, moated site with an adjoining fishpond. An early 19th century account mentions a mansion near the church with what is described as a small sheet of water before it, which is identified with this moated site. The house was pulled down in 1803.

Moated site with fishpond and flood banks at Long Whatton

- 6.20 This [moated site](#) survives in good condition and is unusual in having surviving flood banks associated with it. Excavations have confirmed that this was an important site with a range of well-constructed buildings.

Registered Parks & Gardens

- 6.21 The Historic England 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance. The emphasis of the Register is on gardens, grounds and other planned open spaces, such as town squares. The majority of sites registered are, or started life as, the grounds of private houses. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

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Whatton House

- 6.22 In 1802-3 an exchange of manors was made between Thomas March-Philipps of Garendon Park and Edward Dawson, through which the latter became lord of Whatton. He immediately demolished the old manor house, which stood near the church in Long Whatton village, and built a house set in a [landscape park](#) on high ground 1.5km to the north-east overlooking the River Soar. In the 1870s, about the time that house was largely destroyed by fire, the estate was purchased by the first Lord Crawshaw. He built the present house in 1876 and, insofar as is known, laid out its Chinese Garden in the years which followed.
- 6.23 The park is roughly rectangular and extends for about 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.

Listed Buildings

- 6.24 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 6.25 The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
 - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 6.26 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the

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desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

6.27 There are 64 Listed buildings in the Neighbourhood Area (all Grade II except the two parish churches which are II*):

- Milepost At OS SK 483224, Ashby Road
- 13 Clements Gate, Diseworth
- 20 Clements Gate, Diseworth
- Church Of All Saints, The Green, Long Whatton
- Old Hall Farmhouse, Grimes Gate, Diseworth
- 13a Hall Gate, Diseworth
- 31 Hall Gate, Diseworth
- Lilly's Cottage, 54 Hall Gate, Diseworth
- The Wheel House, 1 Main Street, Long Whatton
- The Keeper's Lodge 61 Main Street, Long Whatton
- Ivy House Farmhouse, 22 Main Street, Long Whatton
- Long Whatton Mill and Bridge over stream, Mill Lane
- 1-5 Uplands Farm, West End, Long Whatton
- 22, 24 and 26 West End, Long Whatton
- Lodge at north entrance from London Road, Whatton House Grounds
- The Bogey Hole, Whatton House Grounds
- Cock and Hen in Chinese Garden, Whatton House Grounds
- Chinese Koro with Three Wise Men in Chinese Garden, Whatton House Grounds
- Chinese Shishi in east half of Chinese Garden, Whatton House Grounds
- Tall Tiered Vase at centre of Chinese Garden, Whatton House Grounds
- Pagoda and Goddess in Chinese Garden, Whatton House Grounds
- Fish Cauldron in Chinese Garden, Whatton House Grounds

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- Stone seat with parasol in Chinese Garden, Whatton House Grounds
- Serpent vase in Chinese Garden, Whatton House Grounds
- Manor House Farmhouse with outbuildings attached to rear, West End, Long Whatton
- 24 Main Street, Long Whatton
- Mill House and Cottage and Stables adjoining to northeast, Mill Lane
- Manor Farmhouse and outbuildings surrounding yard immediately to rear, 77 Main Street, Long Whatton
- 4 Main Street, Long Whatton
- 6 Lady Gate, Diseworth
- 1 and 3 Clements Gate, Diseworth
- Number 2 (Cross Farmhouse) with walls, railings and gate to front, 2 Clements Gate, Diseworth
- Church of St Michael, Clements Gate, Diseworth
- White House Farm, House 3, Grimes Gate, Diseworth
- Barn approximately 10m to southwest of Old Hall Farmhouse, Grimes Gate, Diseworth
- Barn approximately 30m to southeast of Old Hall Farmhouse, Grimes Gate, Diseworth
- 25 Hall Gate, Diseworth
- 16 Hall Gate, Diseworth
- Pagoda and Buddha in Chinese Garden, Whatton House Grounds
- Figure standing on a Demon with Parasol in Chinese Garden, Whatton House Grounds
- Butterfly Vase in Chinese Garden, Whatton House Grounds
- Gate and gate posts at west end of Chinese Garden, Whatton House Grounds
- Chinese Shishi with Ball and Parasol in Chinese Garden, Whatton House Grounds
- Stables at Number 4 Grimes Gate, Diseworth
- Milepost at OS SK 469218, Ashby Road
- Oakley Wood Cottage, Hathern Road, Shepshed
- 53 Main Street, Long Whatton
- Farthings, 27 West End, Long Whatton
- Pair of Buddhist Memorial Lamps in Chinese Garden, Whatton House Grounds

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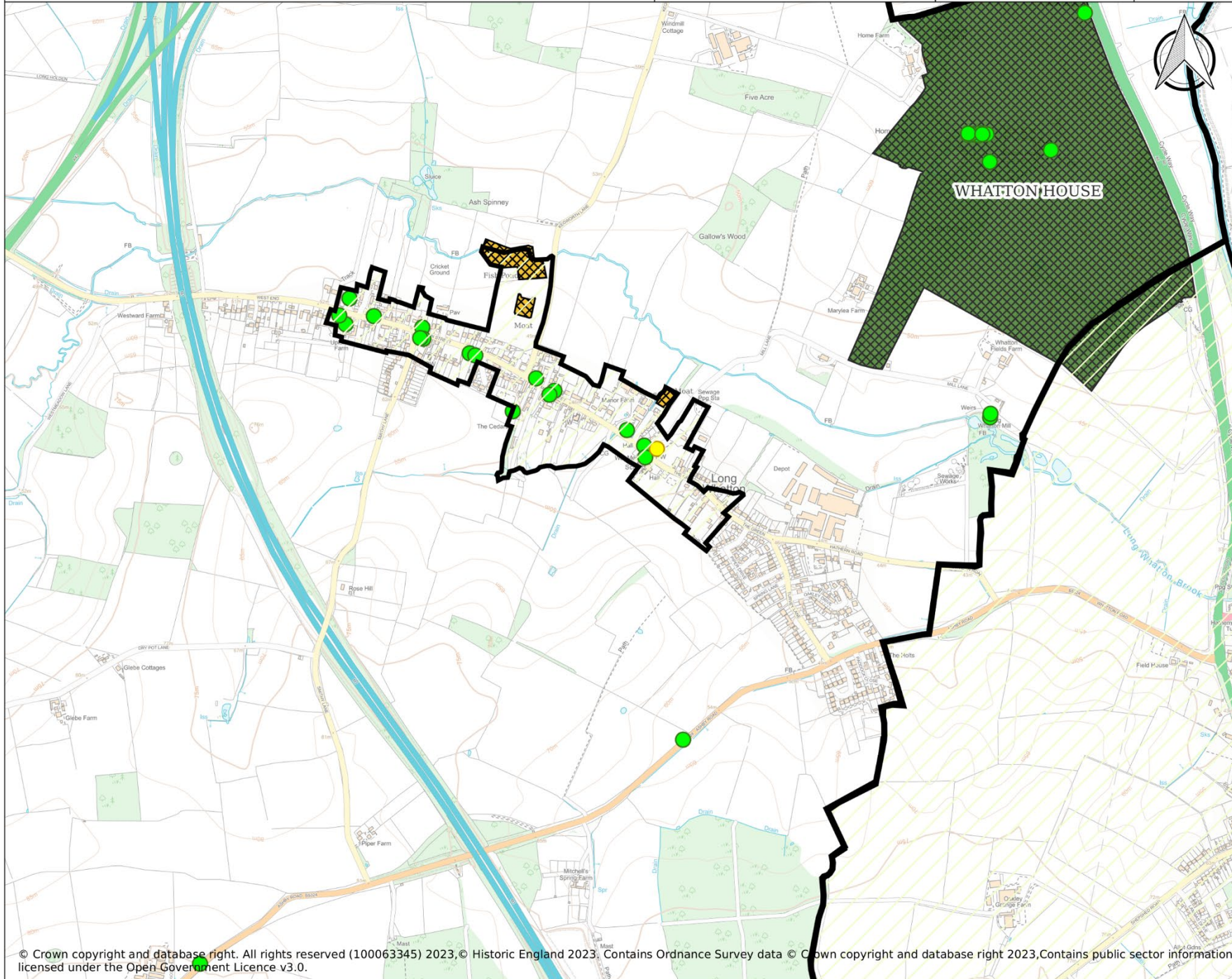
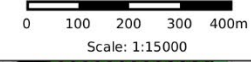
- [Barn 25m southeast of number 2 \(Cross Farmhouse\), Clements Gate, Diseworth](#)
- [Number 4 with steps and railings, 4 Grimes Gate, Diseworth](#)
- [Barn approximately 10m to south of Old Hall Farmhouse, Grimes Gate, Diseworth](#)
- [50 Hall Gate, Diseworth](#)
- [Diseworth Heritage Centre, Lady Gate, Diseworth](#)
- [81 Main Street, Long Whatton](#)
- [The Cedars, Main Street, Long Whatton](#)
- [Whatton House and attached Stables, Whatton House Grounds](#)
- [Gates and gate posts at east end of Chinese Garden, Long Whatton Grounds](#)
- [Pair of Cranes in Chinese Garden, Whatton House Grounds](#)
- [2 Main Street, Long Whatton](#)
- [K6 Telephone Kiosk Ladygate, Diseworth](#)
- [K6 Telephone Kiosk \(adjacent To No 72\) Main Street, Long Whatton](#)
- [Long Whatton War Memorial, The Green, opposite All Saints Church, Long Whatton](#)
- [Diseworth War Memorial, St Michael's Church, Clements Gate, Diseworth](#)

Conservation Areas

6.28 Conservation Areas are ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.

Long Whatton Conservation Area

6.29 The [Long Whatton Conservation Area](#) was originally designated by North West Leicestershire District Council in February 2002. The predominant character of the Area is derived from the informal grouping of farmhouses, outbuildings and the former agricultural related cottages along the principal linear thoroughfare. The Area also portrays the development of the hosiery industry from its domestic origins through to small workshops.



Scheduled Monuments



Registered Parks and Gardens



Listed Buildings



II



II*

Conservation Areas



Neighbourhood Area





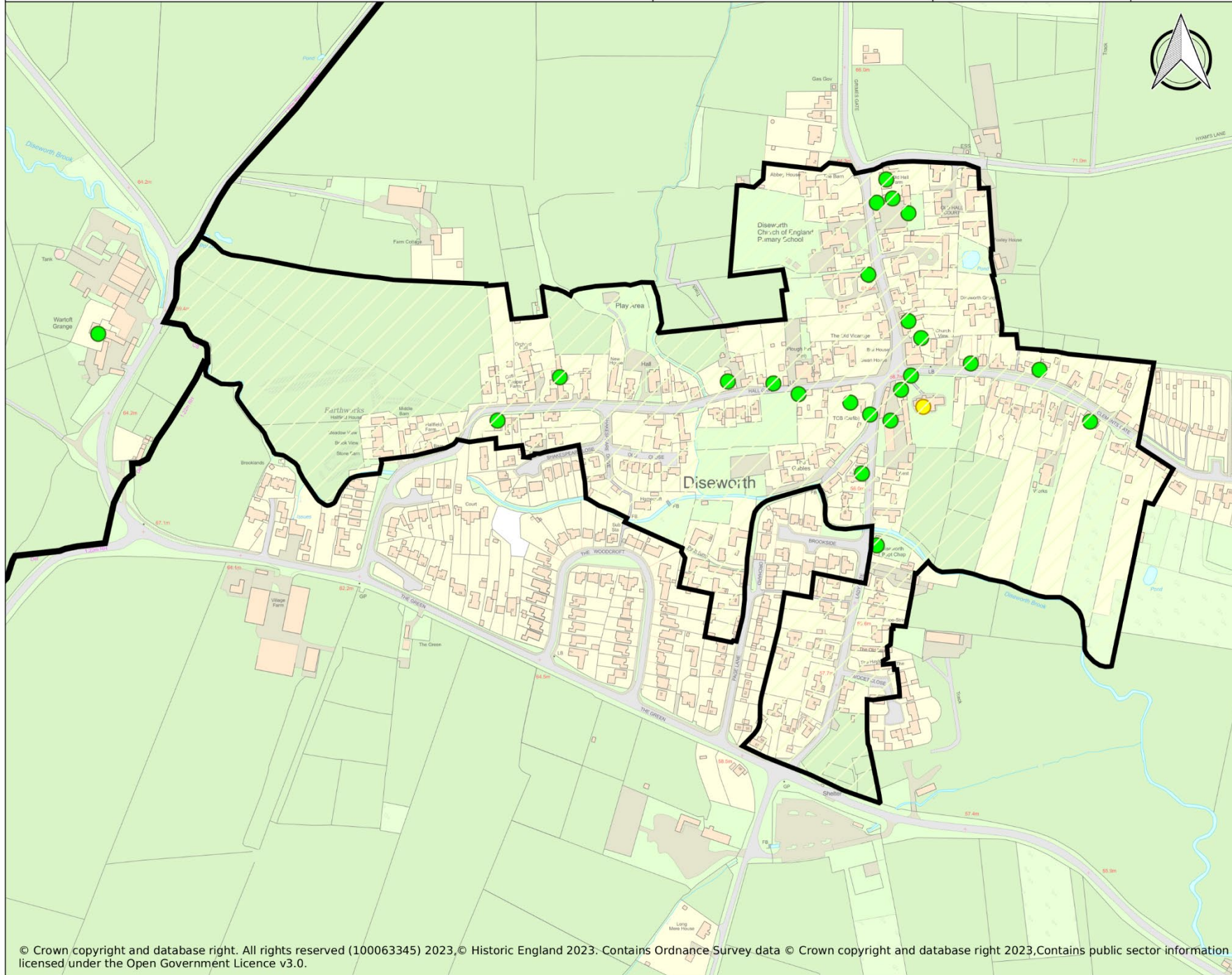
Listed Buildings



Conservation Areas



Neighbourhood Area



Long Whatton and Diseworth Neighbourhood Plan Pre-Submission Draft (2021-2039)

Diseworth Conservation Area

- 6.30 The [Diseworth Conservation Area](#) was originally designated by Leicestershire County Council in February 1974, at which time the village was within the administrative area of Castle Donington Rural District Council. In April 2001 the Conservation Area boundaries were revised by North West Leicestershire District Council. The special character of the Area is derived from the informal grouping of farmhouses, outbuildings and the former tied cottages along the curvatures of the principal streets.

Non-Designated Heritage Assets

- 6.31 The above places (Scheduled Monuments, Historic Park and Garden, Listed Buildings and Conservation Areas) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.

Features of Local Heritage Interest

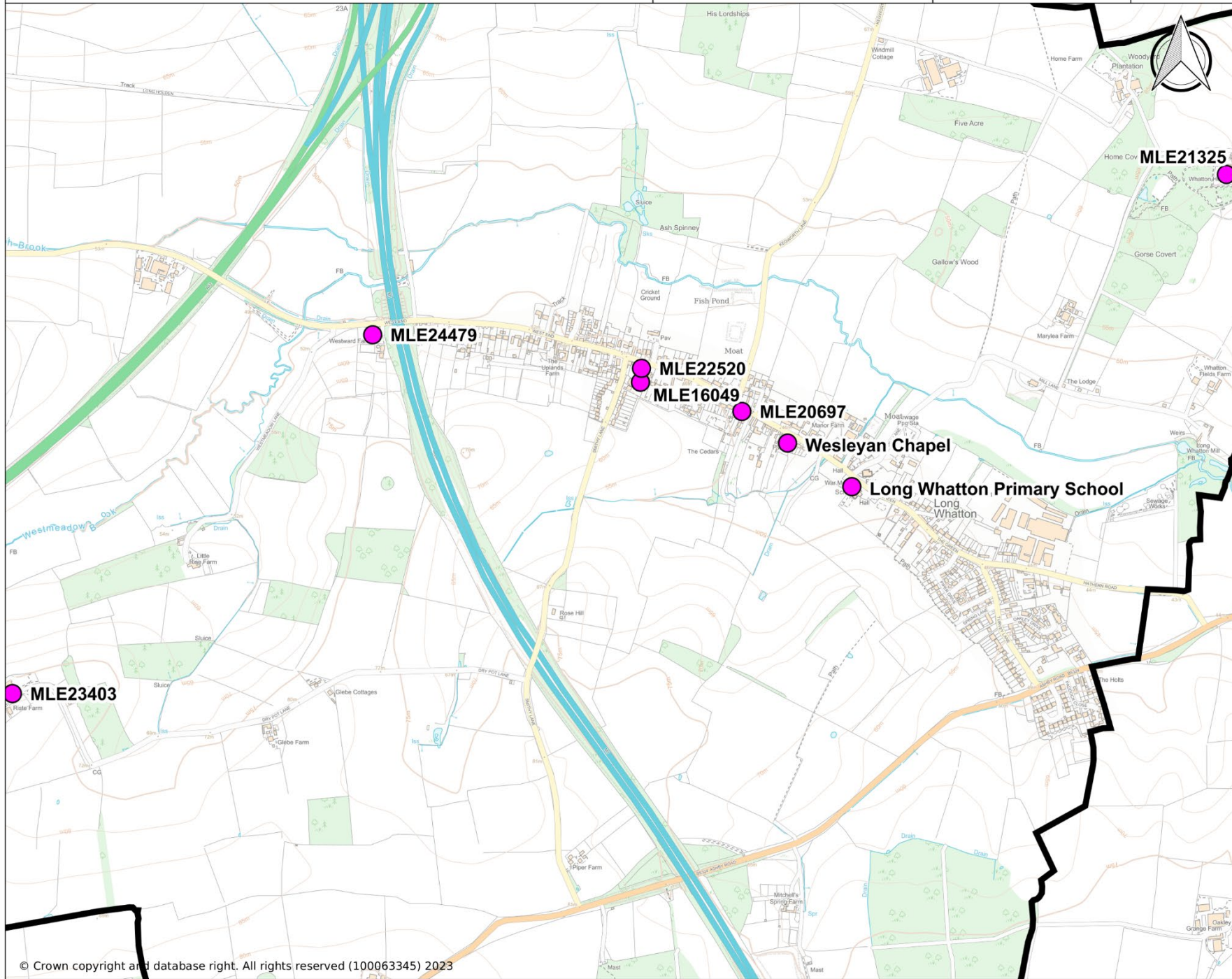
- 6.32 A list of Features of Local Heritage Interest (Maps 12 and 13) has been compiled to identify those heritage assets which are of local architectural or historic value. This list has been compiled from the following sources:

North West Leicestershire District Council lists of local heritage assets

- 6.33 North West Leicestershire District Council has adopted five lists of local heritage assets- [commemorative structures](#), [education buildings](#), [places of worship](#), [recreational buildings](#) together with [suburban and small country houses](#).

Leicestershire & Rutland Historic Environment Record

- 6.34 The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. The HER identifies 20 historic buildings in the Neighbourhood Area which are not already listed and 48 archaeological remains.



Features of Local Heritage Interest



Neighbourhood Area

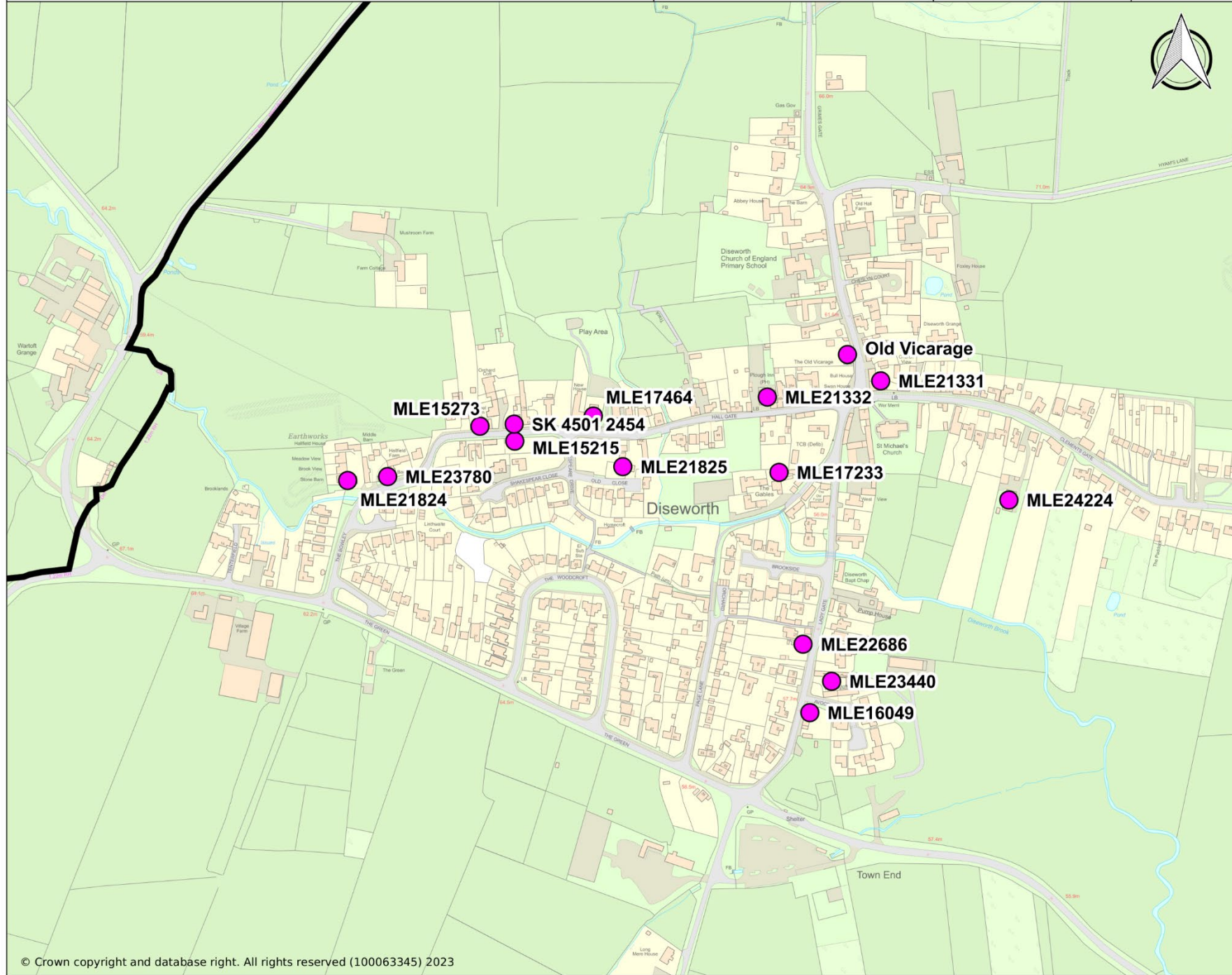




Features of Local Heritage Interest



Neighbourhood Area



Long Whatton and Diseworth Neighbourhood Plan Pre-Submission Draft (2021-2039)

Long Whatton and Diseworth Conservation Area Appraisals

- 6.35 The Appraisals prepared for the two Conservation Areas identify unlisted buildings which are considered to make a positive contribution to the streetscape.

Questionnaire Survey

- 6.36 In our 2021 Questionnaire Survey we invited local people to nominate places that should be protected for their local heritage interest.

Ridge and Furrow

- 6.37 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.
- 6.38 Large areas of ridge and furrow remain in and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest.

Policy LW&D9: Non-Designated Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest (Maps 12 and 13):

MLE15215 24, Hall Gate, Diseworth

MLE15273 5-9 Hall Gate, Diseworth

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MLE16049 11, Lady Gate, Diseworth
MLE17187 Baptist Chapel, Main Street
MLE17233 Outbuildings at Gables Farm, 4, Lady Gate, Diseworth
MLE17464 15 & 17, Hall Gate, Diseworth
MLE20697 66, Main Street, Long Whatton
MLE21325 Walled garden, Whatton House
MLE21331 The Bull and Swan, Grimes Gate, Diseworth
MLE21332 The Plough, 33, Hall Gate, Diseworth
MLE21824 Barn at Hall Close, The Bowley, Diseworth
MLE21825 Village Farm, Hall Gate, Diseworth
MLE21830 Methodist Chapel, Hall Gate, Diseworth
MLE22520 6-10, Main Street, Long Whatton
MLE22686 14, Lady Gate, Diseworth
MLE23403 Riste Farm, Drypot Lane, Long Whatton
MLE23440 Lady Gate Farm, Diseworth
MLE23780 Badger Barn, Hall Gate
MLE24224 Brick kiln, brickyard, Clements Gate
MLE24479 Westward Farm, West End
Long Whatton Primary School
Wesleyan Chapel, Main Street, Long Whatton
Old Vicarage, Grimes Gate, Diseworth
Known Archaeological Remains (Map 14)
Diseworth's Crofts
Ridge and Furrow areas (Map 15)

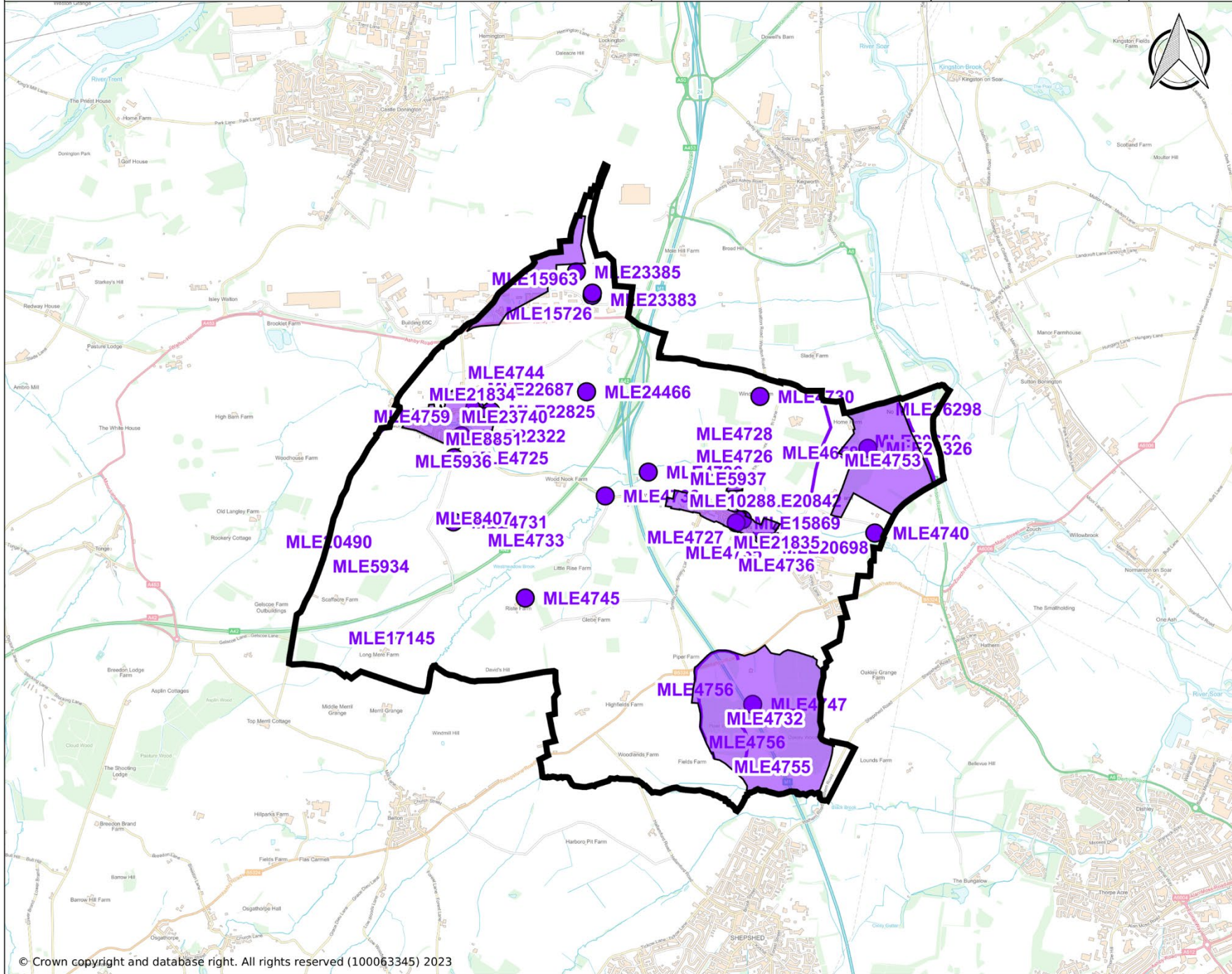


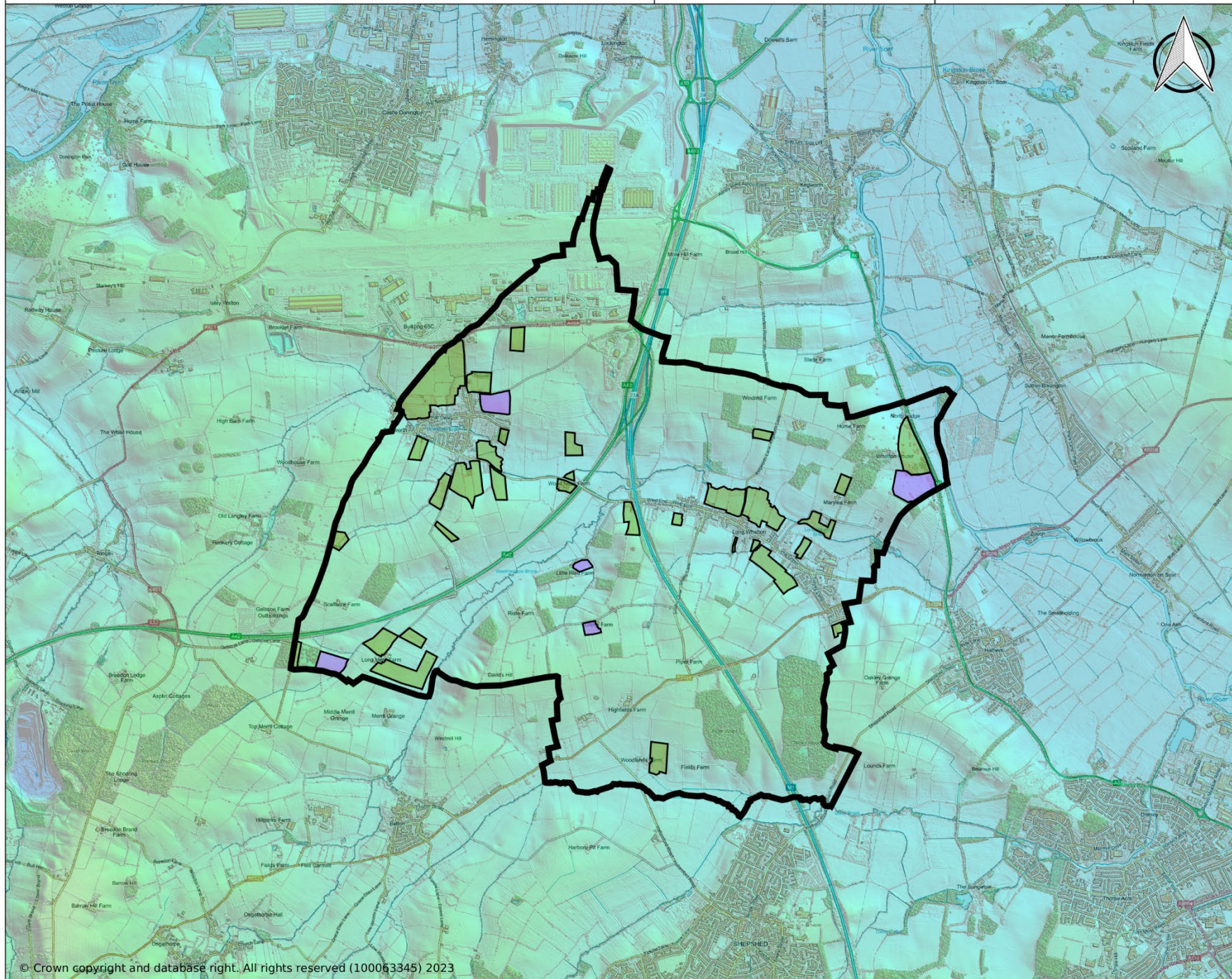
Known Archaeological Remains

Known Archaeological Remains

Known Archaeological Remains

Neighbourhood Area





Ridge and Furrow (probable)



Ridge and Furrow (certain)



Neighbourhood Area



Long Whatton and Diseworth Neighbourhood Plan Pre-Submission Draft (2021-2039)

Design

- 6.39 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our parish and create places that work well for both occupants and users and are built to last.

National Design Guide

- 6.40 The [National Design Guide](#) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 6.41 The National Design Guide identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.
- 6.42 An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

National Model Design Code

- 6.43 The [National Model Design Code](#) provides detailed guidance on the production of design codes, guides and policies to promote successful design.

Good Design for North West Leicestershire Supplementary Planning Document

- 6.44 Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

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6.45 The Good Design SPD was adopted by North West Leicestershire District Council on 25 April 2017. The Good Design SPD details the District Council's approach to good design based on a series of place making principles.

Diseworth Village Design Statement

6.46 In the past Village Design Statements have been successfully used as a tool to preserve the unique visual character of the village and surrounding area. A Village Design Statement aims to make sure that new development in the village respects the distinctive visual character of the place.

6.47 The Diseworth Village Design Statement (VDS) was first prepared in 1998 and approved as a Supplementary Planning Document. However, following adoption of the new Local plan in November 2017, the VDS was reviewed by the Parish Council and was subject to consultation. The revised VDS was adopted as a Supplementary Planning Document by North West Leicestershire District Council on 27 January 2021.

Long Whatton and Diseworth Design Code

6.48 Through the Department for Levelling Up, Housing & Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned in 2021 to provide design support to Long Whatton and Diseworth Parish Council. The resulting Long Whatton and Diseworth Design Code has been prepared as a separate document, but forms part of our Neighbourhood Plan (Appendix 5) so that it can be used in the determination of planning applications.

6.49 The main objective of the Long Whatton and Diseworth Design Code is to develop design guidelines that any potential development in the two villages including infill development, should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.

Policy LW&D10: Design

To support the creation of high quality, beautiful and sustainable buildings and places, development should reflect the Long Whatton and Diseworth Design Code (Appendix 5). Development that is not well designed will not be supported, especially where it fails to reflect the Long Whatton and Diseworth Design Code and government and local guidance on design.

7 Flood Risk

- 7.1 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them. Nonetheless, flood risk is a major concern for local people- 60% of respondents to our 2021 Questionnaire Survey were concerned about flood risk where they lived.

Flooding from Rivers (fluvial)

- 7.2 Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Neighbourhood Area is in Flood Risk Zone 1.
- 7.3 The Diseworth, Long Whatton and Westmeadow Brooks provide the main source of fluvial flood risk in the Neighbourhood Area with areas in Diseworth being in Flood Risk Zones 3 (high risk) and 2 (medium risk). To the very east of the parish, the area to the east of the A6 is susceptible to flooding from the River Soar.

Surface Water Flooding (pluvial)

- 7.4 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.
- 7.5 At times of high rainfall, surface water either accumulates in puddles or runs off quickly with a propensity to localised surface water flooding in all three communities. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site.

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91% of respondents to our 2021 Questionnaire Survey agreed that even minor development should incorporate water attenuation, storage and treatment arrangements

Long Whatton & Diseworth Flood Risk Mitigation & Resilience

- 7.6 Between May 2013 and January 2014, Leicestershire County Council commissioned a desktop [Catchment Study](#) into flooding that has occurred in the villages of Long Whatton and Diseworth, and included the identification of prospective flood mechanisms and the proposal of outline mitigation measures.
- 7.7 To fully understand how rainfall runs off the landscape and into the various watercourses, calculate the severity of impacts, and to enable 'solutions' to be tested, a [floodwater model](#) was created. The project also examined local resident concerns over the potential influence of discharges from the East Midlands Airport and other local landowners.
- 7.8 The [Flood Risk Mitigation & Resilience Improvement Project](#) collated all the necessary evidence and technical information to prepare a robust business case for funding from central government, to facilitate the construction of schemes to reduce the risk of flooding to the community. The promoted options are:
- Crawshaw Close / Main Street, Long Whatton: Re-kerbing and channel improvement works
 - Ashby Road, Long Whatton: Flood storage area
 - Diseworth: Property protection measures
- 7.9 Other practical measures are also being considered including natural flood management, river monitoring and amendments to the existing East Midlands Airport Pond Control System.

West End, Long Whatton Flood Investigation Report

- 7.10 On 14 November 2019 at least one residential property suffered internal flooding at West End, Long Whatton. The local highway network (West End and Sherwood Court) was also impacted. Following the initial flood there were further reports of internal flooding and various other occasions of external flooding.

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- 7.11 A formal [flood investigation](#) into the flooding was undertaken and concluded that the flooding was the result of an intense rainfall event which fell upon an already saturated catchment following a prolonged period of wet weather. The impermeable nature of the ground, the rapid inundation of the local drainage network and restrictions within the local drainage network contributed towards a situation that led to water entering at least one residential property.

Sustainable Drainage

- 7.12 The local drainage system is particularly vulnerable to the effect on the quality and quantity of run-off from new development. Sustainable Drainage Systems (SuDS) are an approach to managing surface water (rainfall runoff) from development in ways which mimic nature and typically manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration). In Long Whatton and Diseworth it is particularly important that SuDS are used to manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding.

Policy LW&D11: Water Management

The following flooding alleviation measures are supported:

1. Crawshaw Close / Main Street, Long Whatton: Re-kerbing and channel improvement works;
2. Ashby Road, Long Whatton: Flood storage area;
3. Temporary property protection measures; and
4. Improvements to East Midlands Airport Pond Control System to protect the community from flood risk.

New development should take full account of flood risk especially from rivers, groundwater and overland flow. It should also take account of the Long Whatton and Diseworth Flood Risk Mitigation studies.

Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. All new developments where the construction area is of 100sq.m or more should incorporate:

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- A. Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- B. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;
- C. Incorporate water efficient design and technology; and
- D. Protection of existing drainage systems. No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.

8 Services and Facilities

Key Services and Facilities

- 8.1 Both Long Whatton and Diseworth have a basic range of facilities. Long Whatton has a primary school, convenience store, two public houses, community centre, church and hourly bus service. Diseworth has a primary school, pub, village hall, heritage centre, church and hourly bus service.

Long Whatton

Long Whatton Church of England Primary School

- 8.2 Long Whatton Church of England Primary School is a mainstream, state funded junior school for mixed, 4-11 year-olds. The school capacity is 105 pupils. The school offers a breakfast club and an after school club. The School was built in 1847 and the Community Centre was attached and opened in 1973.
- 8.3 At the end of Year 6, children transfer to a range of secondary schools including Castle Donington Community College, Iveshead College and Loughborough Grammar. Most children live in the village and attend the village playgroup before starting school, but around 40% of children come from out of the village.

General Store

- 8.4 The Village Store is a small convenience shop on Main Street.

Manor Farm Shop

- 8.5 Meat from Manor Farm is sold online and through the organic farm shop on Main Street.

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The Falcon Inn

- 8.6 The Falcon Inn is situated in the centre of the village. Along with a bar and restaurant areas there are hotel rooms available.

The Royal Oak

- 8.7 The Royal Oak is a gastropub and hotel on The Green. The Garden Room is a function space available for private parties or corporate events.

Long Whatton Community Centre

- 8.8 Long Whatton Community Centre is located at the Primary School and is operated and managed by Leicestershire County Council. Maintenance of the building, including energy costs and security, is the responsibility of the school and this has increased the costs of hiring the centre and made it more difficult for social events to be cost-effective. Additionally, access has become more restricted with safeguarding concerns and increased school use meaning that the Community Centre cannot be used during school hours.

Friendship Centre

- 8.9 The Friendship Centre on the corner of Main Street and Crawshaw Close is available for community use but facilities are limited and the building is in a poor condition.

All Saints Church

- 8.10 All Saints Church is located in The Green. It dates mainly from the 14th century, with a tower dating from the late 12th or early 13th century, and its upper stage added in the 15th or 16th century. The church was partly rebuilt in 1865–66.

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Diseworth

Diseworth Church of England Primary School

- 8.11 Diseworth Church of England Primary School is a mainstream, state funded junior school for mixed, 4-11 year-olds. The school capacity is 84 pupils. The school offers a breakfast club and an after school club. At the end of Year 6, children transfer to a range of secondary schools including Castle Donington Community College, Iveshead College and Loughborough Grammar.

The Plough Inn

- 8.12 The Plough Inn in Hall Gate offers lunches and evening meals.

Village Hall

- 8.13 Diseworth Village Hall is a traditional community building centrally located in the village. The Hall is managed and cared for by volunteers from the village and has undergone some recent refurbishment as part of an ongoing programme of improvements. The Hall is a vital community facility, it has an overall capacity of 100 people and is regularly used for entertainment events, weekly clubs and classes such as Ballet, Table Tennis, Art & Crafts as well as for private functions (family parties, etc.).

Heritage Centre

- 8.14 Diseworth Heritage Centre was made possible by the restoration of the Baptist Chapel building by the Diseworth Heritage Trust, with major funding from the Heritage Lottery Fund and other supporters. The Heritage Centre is an accredited museum with a wealth of local photographs, local history books and leaflets. It has a main hall suitable for meetings, performances and exhibitions, a smaller hall / coffee bar area, and an office suite equipped with IT facilities, suitable for small educational groups.

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St. Michael and All Angels Church

- 8.15 Diseworth Parish Church, which is dedicated to St. Michael and All Angels, stands at 'The Cross', where the four 'Gates' of Diseworth (Hall Gate, Lady Gate, Grimes Gate and Clements Gate) meet. The Village War Memorial is set into the church-yard wall beside the church gates.
- 8.16 The church is built of local stone, predominantly in the transitional or Early English style, with a broach spire. The oldest parts of the fabric, the remains of a Saxon single-cell church, can be seen in the north wall. The tower and spire may date from the 1300s. The building was originally thatched with the roof leaded in about 1699.

Retention of Services and Facilities

- 8.17 The loss of key services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, access to locally based services will become increasingly important due to lower mobility levels. 98% of respondents to our 2021 Questionnaire Survey who lived in Long Whatton wanted the village's basic services and facilities to be protected. 96% of respondents from Diseworth also wanted to see services and facilities protected.
- 8.18 Policy IF2 of the North West Leicestershire Local Plan aims to protect against the loss of key services and facilities but does not identify the community facilities to be retained.

Assets of Community Value

- 8.19 The community right to bid gives voluntary and community organisations and parish councils the opportunity to nominate an asset they believe is locally important to be listed as an Asset of Community Value (ACV). If the owner of a listed property wishes to sell, they must tell the District Council. Eligible community groups will then be able to bid to purchase the asset within six months. The owner is free to sell to whoever they want after this time has passed.
- 8.20 There is one [ACV](#) listed in the parish:
- The Plough Inn, Diseworth

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Policy LW&D12: Retention of Community Services and Facilities

The following facilities will be protected and development which assists their diversification and improvement is supported in accordance with North West Leicestershire Local Plan Policy IF2:

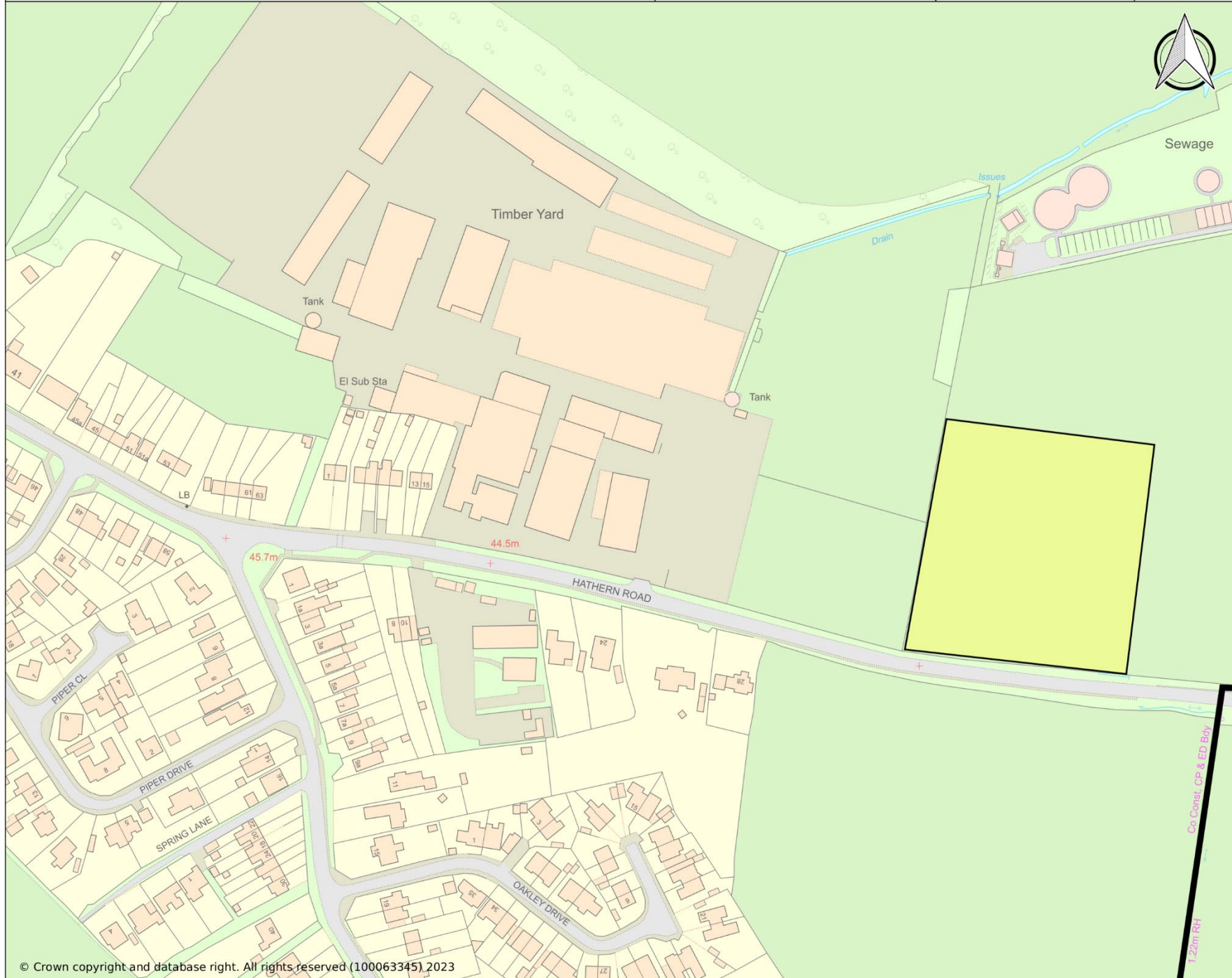
1. Long Whatton Church of England Primary School and Community Centre
2. Long Whatton General Store
3. The Falcon Inn or The Royal Oak, Long Whatton
4. Diseworth Church of England Primary School
5. The Plough Inn, Diseworth
6. Diseworth Village Hall
7. Diseworth Heritage Centre

Improving Services and Facilities

- 8.21 Our 2021 Questionnaire Survey invited residents to identify any additional services and facilities they would like to see. 57% of respondents from Long Whatton and 58% from Diseworth wanted better internet connectivity. 70% of respondents from Diseworth wanted a general store.

New Long Whatton Community Centre

- 8.22 Given the restrictions on the exiting Community and Friendship centres, Long Whatton Community Association has been searching for a new venue. Opportunities in the centre of the village are limited so, to meet this requirement, land on Hathern Road is allocated as the site for a new Community Centre which will include car parking and playing field. In this location noise and disturbance to residents can be minimised and Vulnerable Landscapes protected. The new Community Centre will be funded by developer contributions arising from the housing site allocated by Policy L22. The new Community Centre will release the Friendship Centre for redevelopment and the existing Community Centre can be used fully by the primary school.



New Long Whatton Community Centre

- Neighbourhood Area
-

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Policy LW&D13: New Long Whatton Community Centre

Land for the development of a new community centre and playing field is allocated north of Hathern Lane, Long Whatton (Map 16). The development shall provide for:

- A. A community centre comprising a 18m x 10m hall, WC and changing facilities, community room, kitchen and storage. The centre should be designed and built to maximise energy efficiency and minimise energy and maintenance costs. The building should be located closest to the main part of the village;
- B. Car parking and bicycle parking, including electric vehicle charging points; and
- C. Playing pitch and equipped play area.

Internet

- 8.23 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 8.24 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible.
- 8.25 Openreach's [broadband checker](#) shows that Superfast broadband is available to most homes in the area, however the superfast broadband network is Fibre to the Cabinet (FTTC) which is a connectivity technology that is based on a combination of fibre optic cable and copper cable. The further a property is from the local street cabinet, the slower the connection is likely to be.
- 8.26 Ultrafast full fibre broadband is being rolled out across much of the country. At 1 Gbps, it's up to 10 times faster than the average home broadband connection. Openreach's current build plans suggest that Long Whatton will benefit from Ultrafast Full Fibre by December 2024. Openreach doesn't have any plans to upgrade Diseworth to full fibre. We believe

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that new developments should have access to ultrafast broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property.

Policy LW&D14: Internet

New development should incorporate open access ducting to industry standards, to enable all new premises and homes to be directly served by the fastest available broadband technology⁵.

Infrastructure

- 8.27 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 8.28 To enable new housing development to take place, there will need to be improvements to local services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 8.29 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.
- 8.30 Developers are encouraged to consult Long Whatton and Diseworth Parish Council on local requirements prior to the submission of planning applications.

Policy LW&D15: Infrastructure

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

⁵ At 2022, this is Ultrafast Broadband download speeds of at least 300Mbps (Ofcom's definition), which are most commonly provided through pure fibre optic cables (Fibre to the Premise- 'FTTP')

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- A. The improvement, remodelling or enhancement of Long Whatton and Diseworth Church of England Primary Schools;
- B. The improvement, remodelling or enhancement of Diseworth Village Hall;
- C. An improved off-road footpath/cycle link between Long Whatton and Diseworth in accordance with Policy LW&D5;
- D. Residents parking schemes;
- E. Traffic management measures to reduce vehicle speeds and through traffic;
- F. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.

Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

9 Transport

- 9.1 One of the key issues for the Parish is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. In particular, East Midlands Airport lies mainly outside our Neighbourhood Area and, in any event, works undertaken by the airport operator at East Midland Airport will often be permitted development. HS2 is a national project overseen by Parliament.
- 9.2 Many local traffic matters also fall outside the scope of neighbourhood planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan. However, our Neighbourhood Plan does highlight localised transport issues that need to be addressed when considering development proposals.

East Midland Airport

- 9.3 Long Whatton and Diseworth lie close to East Midlands Airport and while our Neighbourhood Plan cannot control airport activities, the Neighbourhood Plan provides an opportunity to register local concerns. From our 2021 Questionnaire Survey, we know that 67% of respondents are concerned about noise disturbance relating to East Midland Airport. Overall, on a scale of 0-10 (where 0 is not a problem), respondents registered concern with aircraft noise at five. A score of six was registered in relation to concerns about air quality issues associated with aircraft emissions.
- 9.4 64% of respondents believe that the growth of East Midlands Airport and the Gateway Industrial Cluster has significantly increased road traffic through their village.

HS2

- 9.5 High Speed 2 (HS2) is a high-speed railway network with its first phase between London and Birmingham currently under construction. In November 2021, the Government published its Integrated Rail Plan for the North and Midlands which

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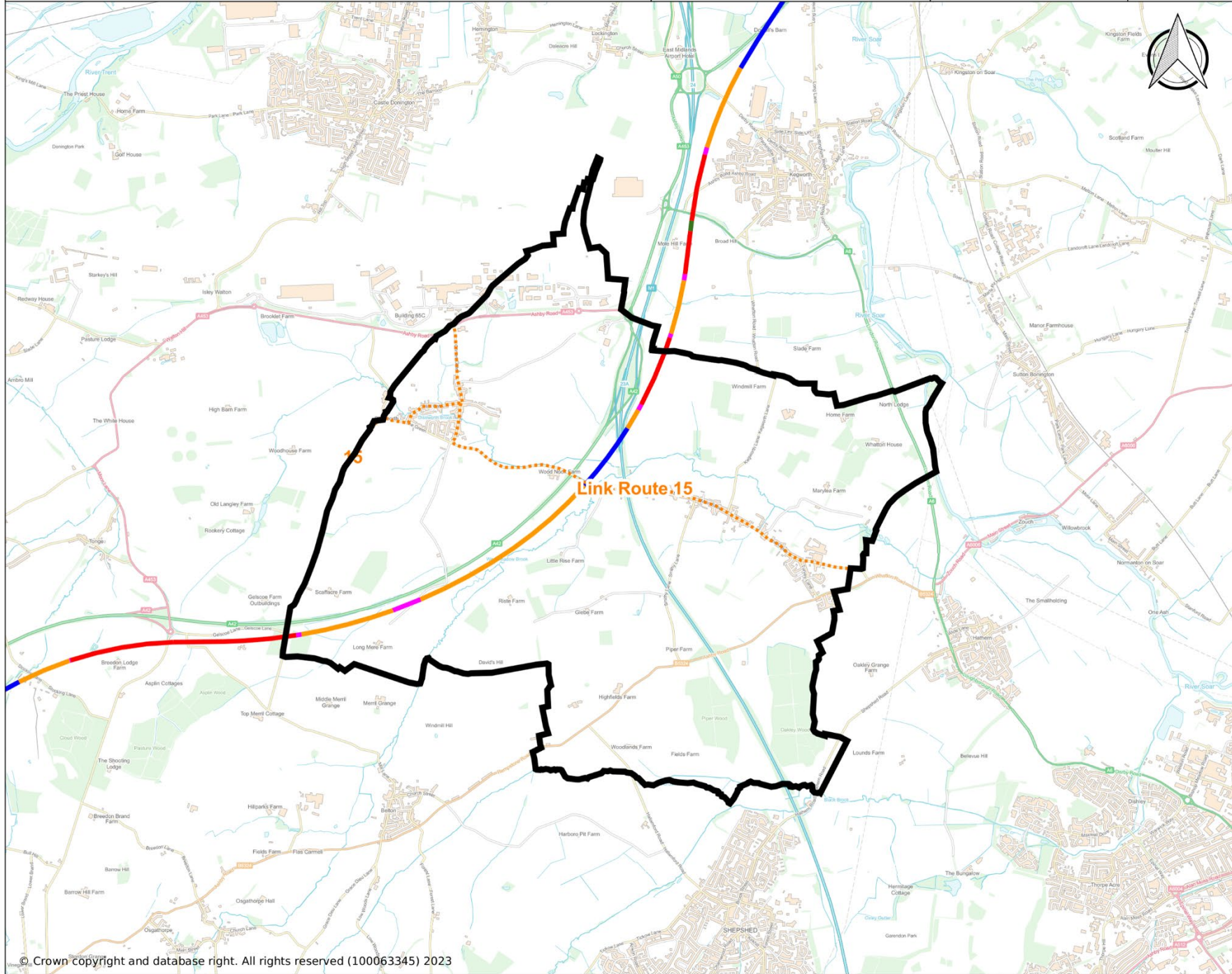
includes plans for three new high-speed lines. The original plans for the eastern leg connecting the West Midlands with Leeds have been replaced by plans to build HS2 from the West Midlands to East Midlands Parkway. From East Midlands Parkway, HS2 trains will continue directly to Nottingham, Derby, Chesterfield, and Sheffield on the upgraded and electrified Midland Main Line.

- 9.6 The original plans for the eastern leg passed through the Neighbourhood Area alongside and to the south and east of the A42. It crosses the M1 south of junction 23a by my means of a viaduct. It is unclear whether the revised plans to link with East Midlands Parkway will affect the alignment of HS2 through the area.
- 9.7 From our 2021 Questionnaire Survey, we know that 88% of respondents do not support HS2. There is a long list of concerns that have been expressed that are summarised here:
- Ecology and biodiversity
 - Historic environment
 - Landscape and visual
 - Sound, noise and vibration
 - Traffic and transport
 - Water resources and flood risk

Road Network

m1

- 9.8 The M1 motorway connects London to Leeds, where it joins the A1(M) near Aberford, to connect to Newcastle. It was the first inter-urban motorway to be completed in the UK. The motorway bisects the parish with the village of Long Whatton lying to the east and Diseworth village to the west. M1 junction 23a, the South Kegworth Interchange, lies in the north of the parish provides access to the A42 and A453. Donington Park Services are located at this junction.



HS2 Phase 2b - Route Alignment - Leeds

-  At Grade
-  Cut And Cover Tunnel
-  Cutting
-  Embankment
-  Viaduct

National Cycle Network Route



Neighbourhood Area



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Donington Park Services

- 9.9 Donington Park is a motorway service station owned by Moto and located in the north of the parish. It is accessed from the M1 motorway by junctions 23a (from the south) and 24 (from the north) and is part of the complex of junctions where that motorway meets the A42, A453, A50 and A6 roads. The service station is adjacent to East Midlands Airport and the East Midlands Gateway freight terminal. Donington Park motorway services opened on 8 July 1999.
- 9.10 The service area comprises a main building, with car parking to the north, a separate refuelling station to the west and a nature area and lake to the south. The main building has a central three-story high atrium containing a food court, with flanking three-story wings to west and east containing retail outlets and other facilities on the ground floor, and the rooms of a Travelodge hotel in the upper floors. The main entrance to the building is from the car park to the north, whilst at the south end is an outdoor terrace overlooking the lake.

Policy LW&D16: Donington Park Services

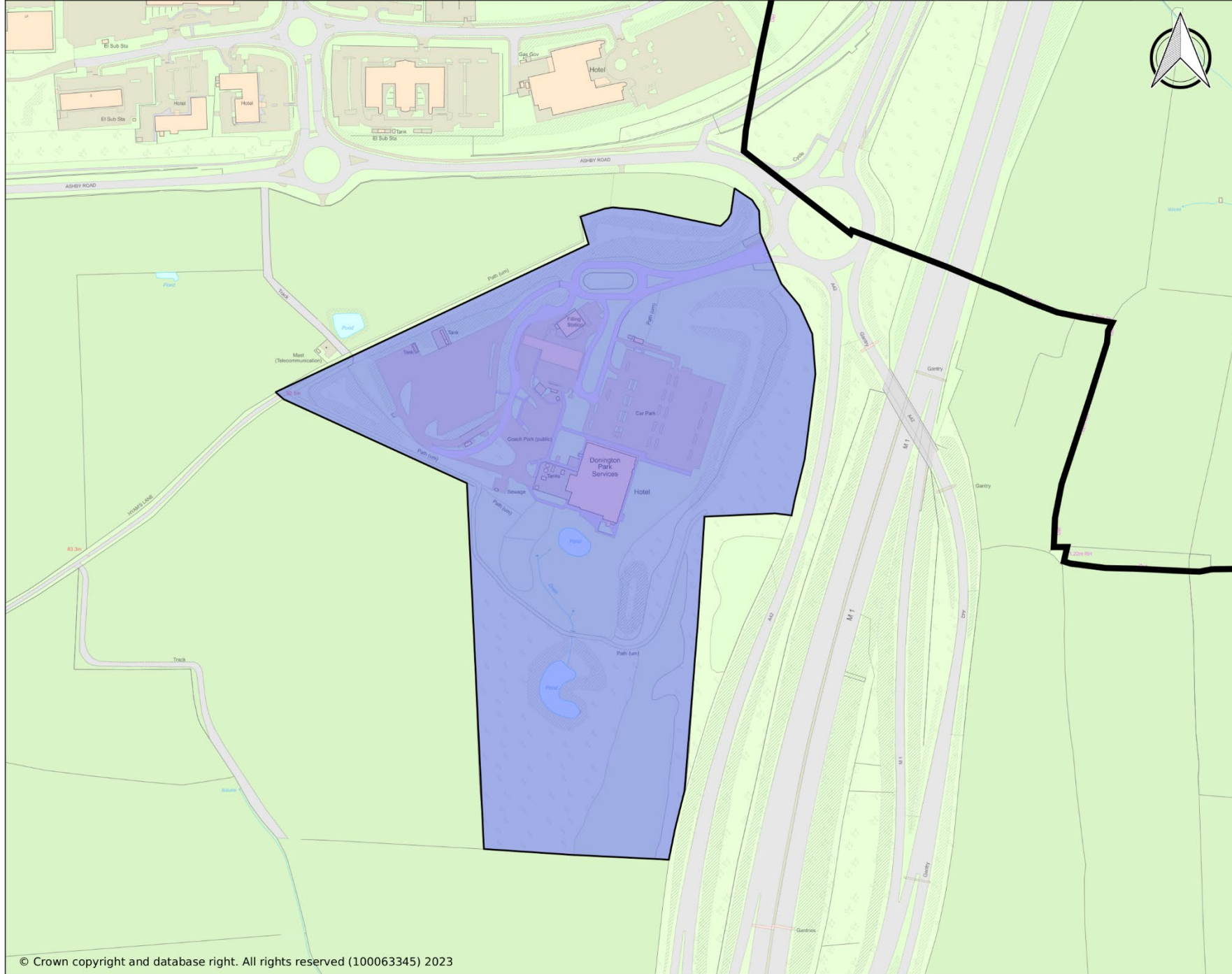
The improvement of roadside services at Donington Park Services (Map 18) that support the safety and welfare of road users, including the development of truckstop facilities, will be supported. The wetland, picnic area and SuDS to the south of the site shall be retained and, where possible enhanced, to manage water runoff volumes and flow rates from hard surfaces, enhance biodiversity and support the welfare of road users.

A42

- 9.11 The parish is also bisected by the A42 which is a major trunk road linking junction 23A of the M1 to junction 11 of the M42 motorway. The A42 is in effect a continuation of the M42, and its junctions are numbered accordingly.

A453

- 9.12 The A453 passes east-west through the north of the parish and to the south of the airport where it joins M1 junction 23a.



Donington Park Services



Neighbourhood Area



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A6

- 9.13 The A6 is one of the main historic north–south roads in England. It runs from Luton in Bedfordshire to Carlisle in Cumbria. A small section of the A6 runs north–south along the eastern boundary of the parish between Kegworth and Hathern. The A6 joins the A453 via the Kegworth Bypass.

B5324

- 9.14 The B5324 is a largely rural road between Hathern and Belton that passes to the south of Long Whatton.

Long Whatton

- 9.15 The main route through Long Whatton is West End which becomes Main Street, The Green and then Hathern Road as it passes eastwards through the village. The built-up part of the village is subject to a 30mph speed limit and there are pedestrian footways on most roads.
- 9.16 There have been three of recorded traffic accidents on the main route through the village over the period 2017–2021, including one serious accident near the Hathern Road/Turvey Lane junction. However, there have been five accidents in and around the B5324 near Long Whatton over the same period. These include two serious and one fatal accident.
- 9.17 Although there are already some traffic calming measures in place, the responses to our 2021 Questionnaire Survey show that on a scale of 0–10 (where 0 is not a problem), the issue of speeding traffic through Long Whatton scores an average of 7. The additional speed reduction measures supported by more than half of respondents are vehicle activated signage, speed indicator devices and greater enforcement.
- 9.18 Our 2021 Questionnaire Survey showed that 60% of respondents think inconsiderate parking is a problem in the village.

Diseworth

- 9.19 The four principal streets of the village – Grimes Gate, Hall Gate, Clements Gate and Lady Gate – meet at ‘The Cross’; a staggered crossroads close to the Church of St Michael’s and All Angels. Page Lane runs parallel to Lady Gate. The Green running along the southern edge of the village gives access into Hall Gate – via The Bowley – and into Lady Gate.

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- 9.20 There is a 30mph speed limit throughout the village and a school safety zone of 20mph operates during peak opening and closing school times. No vehicle accidents have been recorded over the period 2017-2021. Outside the village, on the A453, A42 and M1 there have been multiple recorded accidents.
- 9.21 The responses to our 2021 Questionnaire Survey show that on a scale of 0-10 (where 0 is not a problem), the issue of speeding traffic through Diseworth scores an average of 7. The only speed reduction measure supported by more than half of respondents is more vehicle activated signage.
- 9.22 81% of respondents to the Questionnaire Survey said that inconsiderate parking was a problem in Diseworth.

Nuisance Parking

- 9.23 For several years, particularly during school holidays and the summer months, parking nuisance has been a significant issue in Diseworth and Long Whatton. Holidaymakers using East Midlands Airport and workers at the airport and nearby businesses park in the villages to avoid car parking charges. Cars have been left for 2-3 weeks at a time with them left on pavements, verges etc. Some parked cars have been vandalised, possibly by angry residents.
- 9.24 Several control measures have been discussed, including a Residents Parking Scheme. Prior to implementation of any scheme a detailed study is required, including parking surveys, analysis of data and a package of recommendations. Implementation needs to be legal and enforceable.

Policy LW&D17: Nuisance Parking

Major new development at East Midlands Airport (as defined by Map 2) should make a financial contribution to the investigation and implementation of a Residents Parking Scheme for Diseworth and Long Whatton villages unless it makes provision for free, on-site parking for employees and visitors within the development site itself in accordance with appropriate parking standards.

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Public Transport

- 9.25 Long Whatton and Diseworth villages are both served by [Skylink bus services](#) between Coalville and Nottingham. This service is provided by Trent Barton and runs hourly from early morning through to evening on a daily basis.

Cycling

- 9.26 Cycling around Long Whatton and Diseworth Parish is one of the most enjoyable ways to explore the local countryside. Cycling is also a great way to keep fit and healthy. It is low cost and environmentally friendly. However, there is limited formal cycle infrastructure on the highway network and therefore cyclists are required to use the existing local highway network.
- 9.27 National Cycle Route (NCR) 15 will connect National Route 6 in Belton, near Shepshed with National Route 1 in Lincolnshire near Coningsbury, via Nottingham, Grantham and Sleaford. There is a link route to Route 15 which passes through Long Whatton.

10 Noise and Air Pollution

- 10.1 Long Whatton and Diseworth Parish is an area that is constantly affected by noise, light and air pollution from aircraft and airport operations, road traffic, businesses, Donington Park Race Track and the annual Download Festival. For some people, this level of noise is just part of their everyday life and they don't even realise how bad it is for their health. But for others, this never-ending noise pollution can cause serious issues both physically and mentally.
- 10.2 Communities that are exposed to sound pollution can experience a range of negative effects, including hearing loss, sleep disruption, and stress. In some cases, exposure to sound pollution can also lead to cardiovascular problems and cognitive impairment in children. As the East Midlands Airport and Gateway Industrial Cluster grows, it is important to take steps to reduce air pollution to protect the health of our residents.

East Midlands Airport

- 10.3 Aircraft and airport operations at East Midlands Airport result in high levels of noise disturbance, particularly at night when background noise is generally lower. As a result of the recent implementation of a permission to extend the runway there are now some restrictions in respect of night time noise associated with planes using the airport. Notwithstanding these restrictions there remain some concerns about night time noise issues.
- 10.4 While our Neighbourhood Plan cannot control airport activities, the Neighbourhood Plan provides an opportunity to register local concerns. From our 2021 Questionnaire Survey, we know that 67% of respondents are concerned about noise disturbance relating to East Midland Airport. Overall, on a scale of 0-10 (where 0 is not a problem), respondents registered concern with aircraft noise at five. A score of six was registered in relation to concerns about air quality issues associated with aircraft emissions.
- 10.5 East Midland Airport has a system of financial penalties applied to operators of aircraft that break strict noise guidelines. Some of these penalties are directed to the East Midland Airport Community Fund which was established in April 2002.

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The Community Fund has since helped fund a diverse range of projects from equipment for village halls to the development of wildlife areas. Grant applications for suitable projects are encouraged.

Pegasus Business Park

- 10.6 Pegasus Business Park is home to the UK's largest express freight operation with DHL, TNT and UPS in occupation and serves as a major air hub for Royal Mail. These and other businesses operate 24/7 and add to the noise and disturbance experienced by local residents.
- 10.7 A particular problem for Diseworth residents is the standard tonal reversing alarms (STRAs) that are commonly used to alert people to the potential dangers associated with reversing vehicles. The Parish Council is keen to ensure that the use of STRAs is not the default position in lieu of a proper assessment of alternatives:
- Design traffic routing and vehicle selection to avoid / minimise the requirement for vehicle reversing;
 - Switch off alarms and introduce a banksman where feasible;
 - Where vehicle reversing alarms are required, they should be designed to cause the lowest practical environmental impact; preferably they should be directional broadband noise emitters or automatically adjusted to ambient noise levels.

Noise Impacts

- 10.8 The subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected. This will depend on how various factors combine in any particular situation. Long Whatton and Diseworth's residents already experience high noise levels from multiple sources and a development that is expected to cause even a small increase in the overall noise level may result in a significant adverse effect occurring even though little to no change in behaviour would be likely to occur.
- 10.9 Given the complex nature of the noise environment that local residents experience, Noise Impact Assessments should be submitted with planning applications to establish the environmental noise impacts of existing and proposed

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developments. A Noise Impact Assessment will typically involve an assessment of the existing noise sources and comparison of the predicted noise level generated by the proposed development.

Policy LW&D18: Noise Impact

Development proposals that have the potential to raise issues of disturbance, or noise sensitive developments, should incorporate a Noise Impact Assessment. An Assessment will be required for the following types of development:

- A. New buildings, including change of use: within Use Classes E and F;
- B. new dwellings, including conversions and changes of use;
- C. new employment development (Use Class B2 and B8); and
- D. energy generation development including wind turbine development.

Development that is likely to reduce local quality of life as result of change to the acoustic character of the area will not be supported.

Construction

- 10.10 The Parish will be the subject of substantial growth over the coming years, so it is important that builders respect the amenities of existing residents in our small, historic villages. For this reason, all but the smallest developments will require the production of a Construction Method Statement, which will normally be secured through a planning condition of any permission granted. This will allow everyone to understand the nature of the works and the various construction activities associated with the development. We encourage contractors to sign up to the industry Code of Considerate Practice and to discuss their Construction Method Statement with the Parish Council.

Policy LW&D19: Construction Method Statements

Other than for minor development, prior to the commencement of development a Construction Method Statement shall be prepared that addresses:

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- A. The timing/schedule of works;
- B. Details of hours of working;
- C. Parking areas for the vehicles of site operatives and visitors;
- D. Areas for the loading and unloading of plant and materials
- E. Areas for the storage of plant and materials used in constructing the development;
- F. Details of the erection and maintenance of security hoarding;
- G. Provision of wheel washing facilities;
- H. Measures to control the emission of dust and dirt during construction;
- I. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- J. Access and haul routes for construction vehicles, deliveries, waste vehicles, etc.

11 Housing

North West Leicestershire Local Plan

Adopted Local Plan

- 11.1 The Long Whatton and Diseworth Neighbourhood Plan must be in general conformity with the strategic policies of the North West Leicestershire Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies. The current North West Leicestershire Local Plan 2011 to 2031 was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.
- 11.2 Over the period 2011 to 2031, the Local Plan makes provision for 9,620 dwellings. This growth is distributed in accordance with a settlement hierarchy with the principal being that those settlements higher up the hierarchy will take more growth.
- 11.3 Both Long Whatton and Diseworth villages are identified as Sustainable Villages which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land.

Local Plan Review

- 11.4 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2039. Consultation on development strategy and other policy options has been taking place, but the review is unlikely to be completed before the middle of 2024.
- 11.5 In June 2022 the Leicester and Leicestershire planning authorities, including North West Leicestershire District Council, agreed a [Statement of Common Ground relating to Housing and Employment Land Needs](#). The agreed housing requirement for North West Leicestershire is 686 dwellings per year, or 12,348 dwellings over the period 2021 to 2039.

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- 11.6 The starting point for developing these potential distribution options is the settlement hierarchy established by the existing Local Plan, together with the possibility of development of a new settlement.

New Settlement

- 11.7 A new settlement of around 4,740 houses is likely to form part of North West Leicestershire District Council's new development strategy. However, a new settlement could take longer than 30 years to build, so it will not make a full contribution to growth over the period to 2039.
- 11.8 All the strategic growth locational options relate to the Leicestershire International Gateway, in and around Castle Donington, Kegworth and East Midlands Airport. They include a new settlement at Isley Walton, southwest of East Midlands Airport and immediately west of the parish.
- 11.9 Our 2021 Questionnaire Survey showed that 58% of respondents did not support the development of new settlements as a way of meeting the need for housing growth. Over 80% were concerned about the impact on traffic growth and the local landscape. Infrastructure capacity- education, healthcare, public transport, utilities- as well as flood risk, heritage and biodiversity impact were also raised as issues.

Housing Requirement

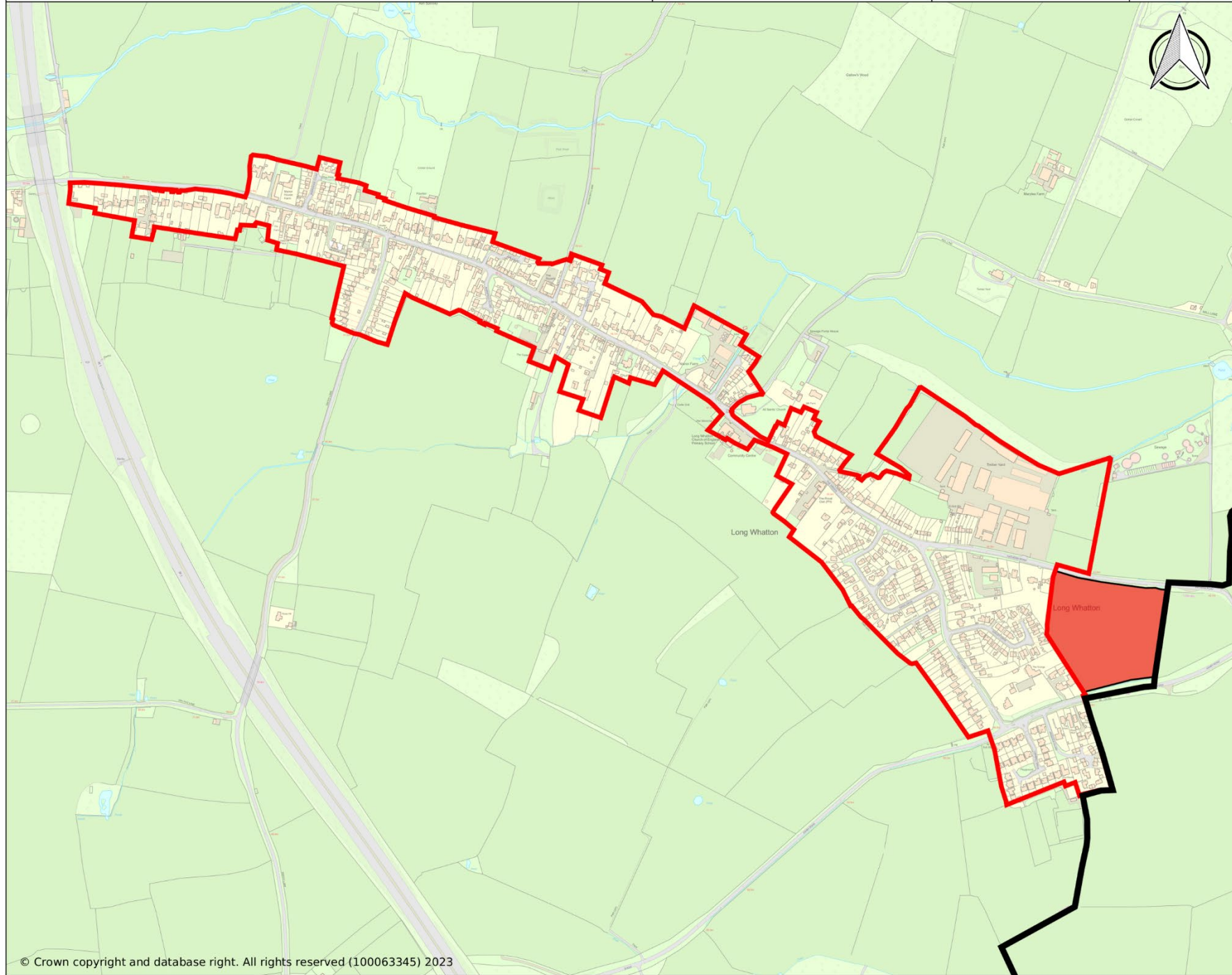
- 11.10 Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies.
- 11.11 Within the overall housing figure for the district, the Local Plan should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. However, this has not been completed so, in accordance with national planning policy, the Parish Council has asked North West Leicestershire District Council to provide a requirement figure for Long Whatton and Diseworth Neighbourhood Area for the period 2021-2039.

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- 11.12 Based on an annual requirement of 686 dwellings, existing committed development and the emerging development strategy, North West Leicestershire District Council has indicated that the housing requirement for the villages of Long Whatton and Diseworth is 13 dwellings each (to 2039) together with windfall development (sites not specifically identified in the development plan).
- 11.13 Local Planning Authorities are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and economic land. The North West Leicestershire Strategic Housing and Economic Land Availability Assessment (SHELAA) represents the position on land availability within the district as at 2021. Three potential housing sites were put forward by landowners and developers in Long Whatton and four in Diseworth. In Autumn 2022, the Parish Council invited landowners and developers to put forward any other sites for consideration and one further site came forward in Diseworth.
- 11.14 Basic information was gathered for each site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.

Policy LW&D20: Housing Requirement

The housing requirement for Long Whatton and Diseworth Neighbourhood Area for the period 2021 to 2039 is a minimum of 13 dwellings to be allocated at both Long Whatton (Policy LW&D22) and Diseworth (Policy LW&D23) together with windfall development in both Long Whatton and Diseworth in accordance with Policy LW&D21.



Housing Allocation



Limits to Development

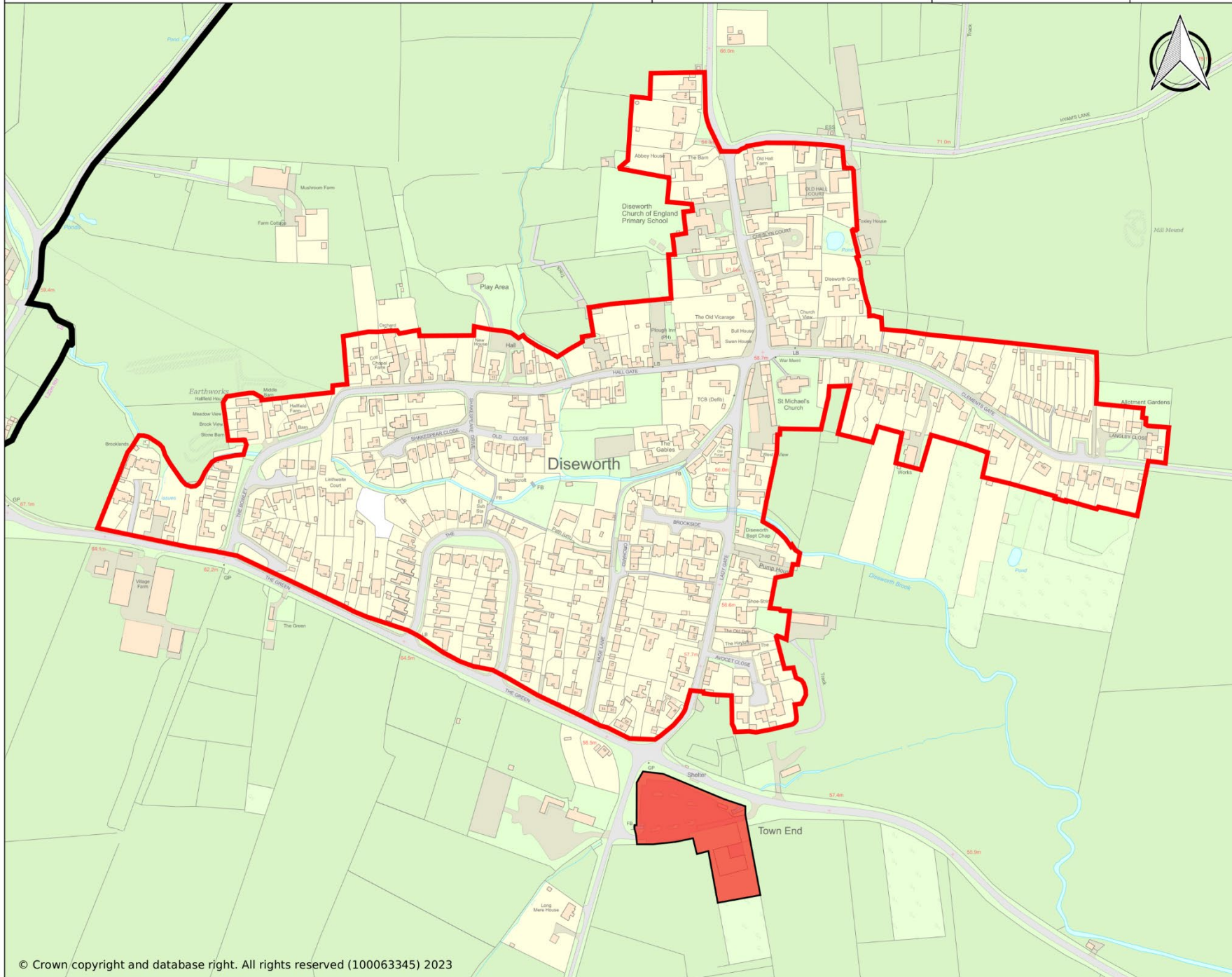


Neighbourhood Area





- Housing Allocation**
- Limits to Development
 - Neighbourhood Area
 -



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Windfall Housing Development

- 11.15 The North West Leicestershire Local Plan (Policy S2) allows for limited growth within the defined Limits to Development for both Long Whatton and Diseworth villages. It also allows for the redevelopment of previously developed (brownfield) land for housing within or well-related to the village.
- 11.16 89% of respondents to our 2021 Questionnaire Survey agree that Limits to Development have been a good way of controlling development in Long Whatton and 87% in Diseworth. Although most agree with the current Limits to Development defined by the Local Plan, they are out of date. For example, they do not take account of the recently completed Avocet Close development at the former Lady Gate Farm in Diseworth or the Harlow extension in Long Whatton. To clarify where development would be acceptable, the Neighbourhood Plan defines new Limits to Development for Long Whatton (Map 19) and Diseworth (Map 20) to replace those in the Local Plan.

Policy LW&D21: Windfall Housing Development

Housing development proposals will be supported within the Limits to Development identified on Maps 19 and 20.

Housing Site Allocation: Long Whatton

- 11.17 Of the four housing site options in Long Whatton, the preferred site is on the south side of Hathern Road and north of Ashby Road. The site has very few constraints but at almost four hectares it is larger than is needed to meet the minimum housing requirement of 13 dwellings. However, the development is large enough to support the provision of a much-needed new community centre for the village and meet housing needs for many years to come with a significant number of affordable houses for local people.

Policy LW&D22: Hathern Road, Long Whatton

Some 3.82 hectares of land on the south side of Hathern Road, Long Whatton, as shown on Map 19, is allocated for housing development. Development will be supported subject to the following criteria:

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- A. The development shall provide approximately 90 dwellings;
- B. The principal access should be off Hathern Road, with no highway access onto the B5324 Ashby Road;
- C. The development shall make provision for a new community centre in accordance with Policy LW&D13;
- D. Important perimeter hedgerows and trees shall be retained and reinforced with additional planting;
- E. The development should incorporate a Local Area for Play;
- F. The residential amenities of 28 Hathern Road, 20-22 Oakley Drive and 2 & 4 Deodar Close shall be protected;
- G. A sustainable drainage strategy for the site will include the provision of a retention pond in the northeast corner of the site and an improvement in run-off water rates overall. The utilisation of green-blue corridors to facilitate existing water flow routes should be incorporated.

Housing Site Allocation: Diseworth

- 11.18 Of the four potential housing sites in Diseworth, the preferred is at Tea Kettle Hall on Long Whatton Road. The site, which is roughly L-shaped in plan, lies to the south of the village, with an existing vehicular access from the B5401, Long Whatton Road. The site itself is previously developed, with evidence of work relating to the construction of a hotel, for which approval was granted in 1996.
- 11.19 The site has a lengthy planning history including the refusal of housing development. A planning appeal for 19 dwellings was dismissed in June 2014 (APP/G2435/A/13/2208611) mainly for reasons relating to the site relating poorly to the existing built form of the settlement and causing harm to the character and appearance of the countryside.
- 11.20 The Long Whatton & Diseworth Flood Risk Mitigation & Resilience Study has identified the accumulation of floodwaters within the car park area as an issue. In allocating the site for housing development it is important that mitigation measures are in place to address these concerns. In particular, the proposal should 'daylight' the existing watercourse across the site, which is currently a culvert, reducing flood risk maintenance. The site is also adjacent to an ordinary watercourse flowing into Diseworth from the north. We are keen to see an improvement over current runoff water rates through the attenuation of surface water flows on the site.

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Policy LW&D23: Tea Kettle Hall, Diseworth

Some 0.8 hectares of land at Tea Kettle Hall, Long Whatton Road, Diseworth, as shown on Map 20, is allocated for housing development. Development will be supported subject to the following criteria:

- A. The development shall provide approximately 13 dwellings;
- B. All dwellings should be single-storey or low-profile two-storey to minimise the impact of the development on the surrounding countryside;
- C. For the purposes of affordable housing, the site shall be considered as greenfield;
- D. The principal access should be off Long Mere Lane, with the existing access off The Green stopped-up and reverted to highway verge;
- E. The development shall provide for a pedestrian crossing across the B5401 to link the site with the rest of the village;
- F. As a site potentially containing heritage assets of archaeological interest, developers should submit an appropriate desk-based assessment;
- G. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
- H. Perimeter hedgerows and trees shall be retained and reinforced with additional planting. The scrub woodland to the south of the site should be retained;
- I. The existing cross-site culvert shall be replaced with an overland watercourse as part of a sustainable drainage strategy for the site that will reduce flood risk in the Long Mere Lane area.

Housing Mix

- 11.21 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. In 2022, the local planning authorities across Leicester and Leicestershire, and the Leicester and Leicestershire Enterprise Partnership,

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commissioned a [Housing and Economic Needs Assessment](#) (HENA) to inform the preparation of local plans across the sub-region.

- 11.22 Having regard to demographic changes and how households of different ages occupy homes, together with adjustments to address overcrowding, the HENA identifies the mix of homes needed in different tenures. The analysis linked to long-term demographic change concludes that the following represents an appropriate mix of affordable and market homes in North West Leicestershire District:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	5%	35%	45%	15%
Affordable home ownership	15%	40%	35%	10%
Affordable housing (rented)	35%	40%	20%	5%

- 11.23 New housing also needs to reflect local characteristics. In 2021, Long Whatton and Diseworth Parish Council commissioned AECOM to undertake a [Housing Needs Assessment](#) as part of a Locality led, Government-funded neighbourhood planning support programme. Taking into consideration the housing profile of the parish new housing development also needs to take account of:
- Long Whatton and Diseworth parish had, at the time of the 2021 census, a high percentage of home ownership (78.4%) compared to the national level (62.3%).
 - The proportion of social rented housing is significantly lower in Long Whatton and Diseworth (7.2%) compared to the District (13.5%) and national (17.2%) rates.
 - Compared with North West Leicestershire, Long Whatton and Diseworth has a higher percentage of detached homes and a relatively lower percentage of semi-detached homes, terraced homes and flats, maisonettes or apartments.

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- Long Whatton and Diseworth has a high percentage of large homes with 4+ bedrooms and a relatively low percentage of small-mid sized homes.
- In terms of age structure, Census 2021 data reveals that the neighbourhood plan area has a high percentage of residents aged over 40 (67%) compared with the national rate (51%).
- House prices are higher than nearby. The average sold price for a property in Long Whatton in the last 12 months is £376,333 and £363,500 in Diseworth. The average sold price for Castle Donington in the last 12 months is £284,601⁶.
- Our 2021 Questionnaire Survey shows that the greatest need is for two bedroomed properties (60%). Only 15% want properties of four-bedrooms or more.
- 50% of respondents to our 2021 Questionnaire Survey believe that the demand for housing from those working at East Midlands Airport and the Gateway Industrial Cluster makes it difficult for local people to buy housing.

11.24 The results of a life-stage modelling exercise suggest that new housing in Long Whatton and Diseworth should prioritise smaller and modest sized homes, suggesting fewer very small or large dwellings are needed. New developments may involve the following share of dwelling sizes: 11.3% of 1 bedroom, 27.4% of 2 bedrooms, 55.8% of 3 bedrooms, 5.5% of 4 bedrooms and 0% of 5 or more bedrooms.

Housing needs of older people

11.25 The 2021 Census shows that 27% of the Parish's population were aged 65 and over. The older person population of Leicestershire is projected to see a notable increase, with the total number of people aged 65 and over projected to increase by 42% over the period 2020 to 2041.

11.26 Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable

⁶ Zoopla May 2022

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demand for affordable housing from the ageing population. However, the proportion of older person households who are outright owners (with significant equity) may mean that market solutions will also be required to meet their needs.

- 11.27 It is likely that the age profile will impact upon the numbers of people with a Long-Term Health Problem or Disability, as older people tend to be more likely to have health problems. Those people in the oldest age bands are more likely to have health problems.
- 11.28 With no Care Homes, Residential Homes or Nursing Homes in the parish, it is important that new developments help increase the availability of lifetime homes. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.
- 11.29 The focus should be on smaller dwellings, including bungalows, this would permit older households in larger dwellings to downsize and allow newly forming households to access housing through smaller and more affordable dwellings.

Policy LW&D24: Housing Mix

Unless informed by more up to date evidence of housing need, on developments of 10 or more dwellings, market housing should broadly reflect the following mix:

1-bedroom 11%
2-bedroom 27%
3-bedroom 56%
4-bedroom 6%
5+bedroom 0%

Within this mix, provision should be made for bungalows and other provision designed to meet the housing needs of older households.

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Affordable Housing

- 11.30 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 11.31 In Long Whatton and Diseworth there is a large affordability gap, as market sales housing is not accessible to households on average incomes. The discount on the average market sale price required to enable households on average incomes to afford to buy is 50%.
- 11.32 For those on average incomes, entry-level rents are accessible, which suggests those interested in home ownership may be able access rent-to-buy housing.
- 11.33 The average income in the neighbourhood area is around £48,000 per annum, but there is a feeling that this is inflated by high-paying jobs available at East Midlands Airport. This masks the affordability challenges of those on lower income earnings.
- 11.34 The North West Leicestershire Core Strategy requires 30% of new dwellings on large (11 or more dwellings or 1,000sqm (gross) floor space) greenfield sites to be affordable. On previously developed sites the requirement is less- 5% and the threshold is 30 or more dwellings (or sites of 1ha or more).
- 11.35 The neighbourhood plan housing allocations at Hathern Road, Long Whatton and Tea Kettle Hall, Diseworth should deliver 31 new affordable homes.

Local Lettings Policy

- 11.36 North West Leicestershire District Council does not operate Local Lettings Policies. This means that local people are not prioritised for affordable housing with larger housing developments expected to meet affordable housing needs identified in the district. Through our Neighbourhood Plan we can ensure that all new affordable housing will be allocated initially to

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people with a local connection, including those living, working or with close family ties in the Long Whatton and Diseworth Neighbourhood Area.

Rural Exception Sites

- 11.37 Rural exception sites are small sites used for affordable housing in perpetuity in places which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
- 11.38 Six affordable houses at Langley Close off Clements gate, Diseworth were developed as a Rural Exception Scheme in 2013. The development contains a mix of two and three-bed houses.
- 11.39 There are currently no plans to develop further rural exception sites in the Neighbourhood Area, especially as the two housing sites allocated by the Neighbourhood Plan will deliver over 30 affordable homes for local people. In the unlikely event that a further need be identified, North West Leicestershire Local Plan Policy H5 will guide such developments.

First Homes

- 11.40 Our Neighbourhood Plan is expected to take account of the new First Homes requirements. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting eligibility criteria;
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.

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- 11.41 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. In the case of Long Whatton and Diseworth, the 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes. However, it would extend home ownership to some families who are currently priced out.

Tenure Mix

- 11.42 The North West Leicestershire Local Plan does not specify a tenure mix for affordable housing. The Long Whatton and Diseworth Housing Needs Assessment suggests a indicative affordable housing mix of 75% routes to home ownership and 25% rent. The minimum 25% First Homes requirement is met within the 75% routes to home ownership requirement.

Policy LW&D25: Affordable Housing

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Long Whatton and Diseworth Neighbourhood Area (i.e. including living, working⁷ or with close family ties in the Area).

Unless informed by more up to date evidence of local affordable housing need, 25% of affordable housing shall be rented with the remainder providing a subsidised route to home ownership (which shall include at least 25% First Homes).

Rural Housing

- 11.43 Planning policies should avoid the development of isolated homes in the countryside, but as a rural parish, we feel that in special circumstances homes in the countryside can be acceptable in accordance with national and local policies.

Policy LW&D26: Rural Housing

⁷ Excluding workers at East Midlands Airport and Gateway Industrial Cluster

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Outside the Long Whatton and Diseworth Limits to Development, support for housing development will be limited to:

- A. The subdivision of an existing residential dwelling;
- B. The re-use and/or adaptation of rural buildings in accordance with Policy LW&D27;
- C. Rural worker accommodation in accordance with Policy LW&D28;
- D. Replacement dwellings in accordance with Policy LW&D29; and
- E. Rural Exception Sites adjoining the Long Whatton and Diseworth Limits to Development, in accordance with Local Plan Policy H5.

Residential Conversion of Rural Buildings

- 11.44 On 6 April 2014, new permitted development rights (Class Q) were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 11.45 Many rural buildings are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 11.46 Not all buildings are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up-to-date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.

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- 11.47 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will not be supported.

Policy LW&D27: Residential Conversion of Rural Buildings

The re-use and adaptation of redundant or disused buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

Rural Worker Accommodation

- 11.48 Long Whatton and Diseworth is a rural parish with agriculture accounting for most of its land area. We want to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.
- 11.49 Policy LW&D28 sets out the requirements to be met for new rural worker accommodation. This policy relates to workers of existing rural enterprise and not just land-based agricultural businesses, so it can also apply to forestry and rural education.
- 11.50 Any application will need to be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the business. Such a requirement can arise if workers are needed to be on hand day and night, for example for animal welfare reasons.

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- 11.51 To minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no suitable alternatives. For example, an existing dwelling, alternative sites within Long Whatton or Diseworth, or buildings suitable for conversion could fulfil the functional need.
- 11.52 All applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal prepared by a suitably qualified professional. This should demonstrate the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise.
- 11.53 Applications for dwellings which are unusually large in relation to the needs of the agricultural unit will not be supported and dwellings of more than three bedrooms will require special justification. Occupancy conditions will be used to ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise.

Policy LW&D28: Rural Worker Accommodation

The provision of rural worker accommodation will be supported subject to the following criteria:

- A. It is essential for one or more workers to be readily available at most times for the proper functioning of an existing rural enterprise and the worker(s) are in full-time, permanent employment which directly relates to the rural enterprise;
- B. The rural enterprise has been economically sustainable for a period of at least three years and has a clear prospect of remaining so;
- C. In the case of sites in isolated locations, the siting of the dwelling should closely relate to existing buildings on the enterprise and it must be demonstrated that there are no suitable alternatives such as:
 - i. an existing, nearby dwelling;
 - ii. buildings suitable for conversion to residential use; or
 - iii. sites within or adjoining the settlements of Long Whatton or Diseworth;

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D. The proposed dwelling is of a size and scale no greater than is necessary to support the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full-time basis.

Replacement Dwellings

- 11.54 The replacement of a rural dwelling can often result in significant benefits to the local area. It can lead to improved design, energy efficiency and accommodation better suited for modern life.
- 11.55 Where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable but it should not lead to a reduction in the stock of small two and three-bedroom housing. It is also important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. To manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.
- 11.56 Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. Conditions may be attached to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

Policy LW&D29: Replacement Dwellings

A proposal for the demolition and rebuild of an existing dwelling will be supported where:

- A. It leads to an enhancement of the immediate setting and general character of the area;
- B. The design of the development conserves and enhances existing heritage assets where they exist;

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- C. The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
- D. It will not result in the loss of two or three-bedroomed accommodation.

12 Employment and Business

Employment

- 12.1 At the time of the 2021 Census, 59.2% of the Parish's residents were economically active. Of those in employment, 72.7% were full-time employees and 27.4% part-time. Compared with England, a high proportion were managers, directors or senior officials (17.9% compared with England 12.9%), in professional occupations (22.1% compared with 10.3% England) or associate professional and technical occupations (16.4% compared with 13.3% England).

Business

- 12.2 Long Whatton and Diseworth Neighbourhood Area is home to many businesses based at Pegasus Business Park which are mainly offices, logistics, general warehousing and hotels associated with the East Midland Airport. Elsewhere, the main groups of businesses are:
- Donington Park Services
 - Farm-based businesses
 - Harlow Bros.
 - Various premises in Long Whatton and Diseworth villages
- 12.3 There are other larger local employers lie just to the north of the Neighbourhood Area- including East Midlands Airport, which forms part of the [East Midlands Airport and Gateway Industrial Cluster](#). Consequently, residents benefit from having good access to a wide variety of job opportunities. Our Neighbourhood Plan therefore focuses on providing small-scale business opportunities.

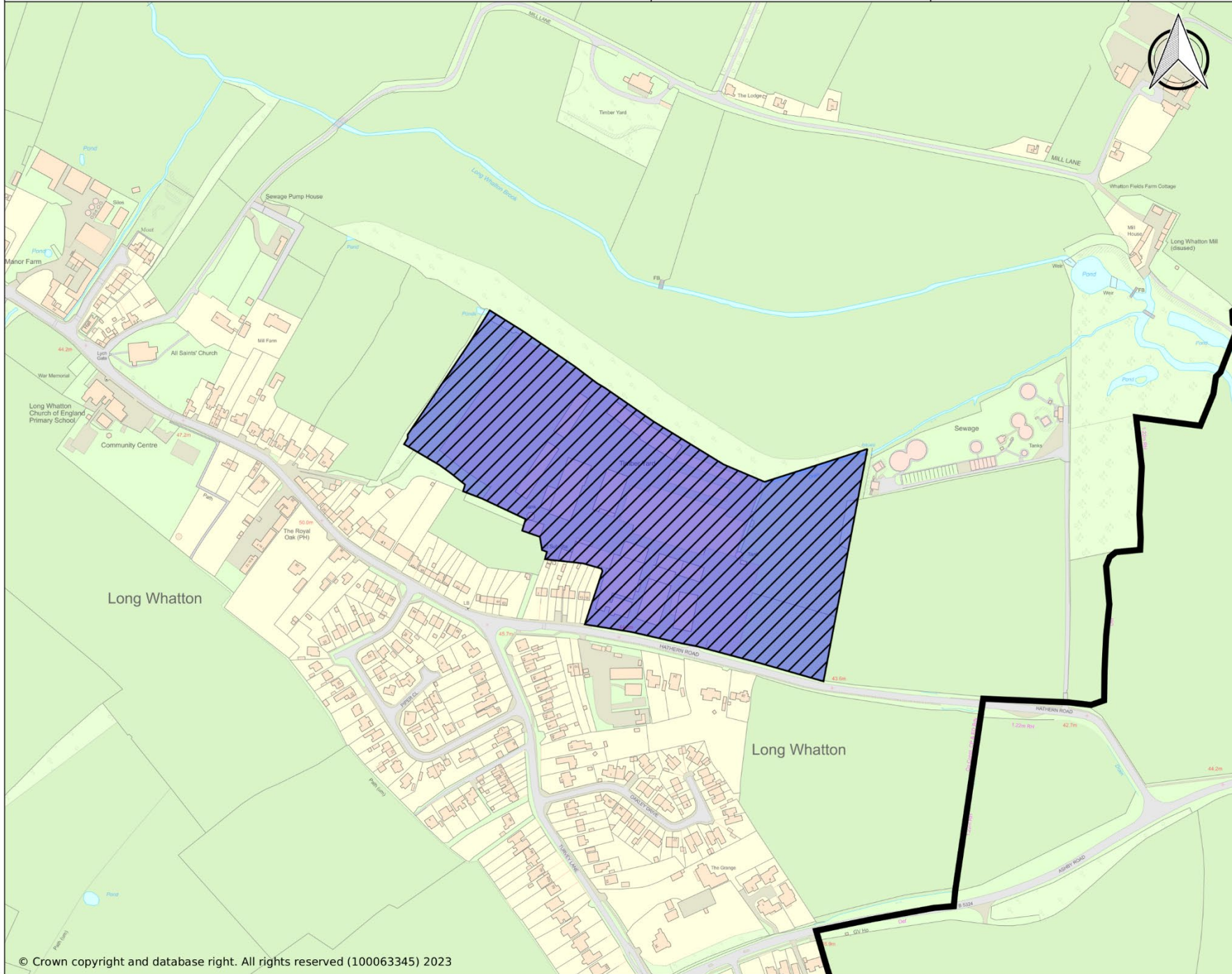
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Pegasus Business Park

- 12.4 Pegasus Business Park covers some 26 hectares in the south-west corner of the airport site. It is a high quality, modern business park with excellent access to the road network accommodating a range of major occupiers including Western Power Distribution, National Grid, PWC and the Regus serviced business centre. There are also two hotels- Holiday Inn and Radisson Blu. The main buildings are fully occupied, and the Regus centre is understood to be at more than 90 percent capacity. Recent developments have included UPS' East Midlands Airport hub to the north.
- 12.5 Some land remains to be developed- 2.1 ha at the western end of Herald Way and 4.8ha to the south and east of the UPS development. Pegasus Business Park is identified as Primary Employment Area in the North West Leicestershire Local Plan which is protected for employment uses under Local Plan Policy Ec3.

Harlow

- 12.6 Harlow is a timber manufacturing and merchanting business which began in the recession of the 1920's when brothers Reg and Vernon decided to go into business on their own. The business of making small sheds and chicken sheds began in a field which had been left to them by their mother at Hathern Road, Long Whatton – which is where the company's headquarters stands today.
- 12.7 Harlow remained in family ownership until 2022 when the business was placed into an Employee Ownership Trust. The Harlow family agreed on an arrangement that will see them continue to have any involvement in the business for some years to come. Harlow continues to grow with over 500 employees in its various operations across several sites.
- 12.8 Our 2021 Questionnaire Survey showed that 85% of respondents from Long Whatton wanted to see the Harlow site retained for business use. 56% were prepared to support small-scale extensions to the business and 73% agreed that the existing business should not have unreasonable restrictions placed on it because of new development nearby.



Harlow



Neighbourhood Area



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Policy LW&D30: Harlow

The Harlow site at Long Whatton (Map 21) will be retained for employment generating uses within the Use Classes E (commercial, business and service) and B2 (general industrial) and small-scale B8 (storage and distribution). Proposals for the extension of existing business activities will be supported where:

- A. The development is proportionate to the size, scale, mass and footprint of the existing business and situated within the existing site;
- B. There is no significant harm to the amenities of nearby residents;
- C. Traffic is managed so that there is no increase in vehicle movements, including Heavy goods Vehicles, through Long Whatton village to the west.

Nearby development should be controlled to ensure that the existing business should not have unreasonable restrictions placed on it in the future.

Employment Development in the Countryside

- 12.9 We want to support the sustainable growth and expansion of all types of small business in the countryside, both through the conversion of existing buildings and well-designed new buildings. This includes the diversification of agricultural and sustainable rural tourism and leisure developments which respect the character of the countryside.
- 12.10 North West Leicestershire Local Plan Policy S3 also provides for large-scale employment development in the countryside where it would comply with Local Plan Policy Ec2. Policy Ec2 supports additional employment development where evidence indicates an immediate need or demand for additional employment land (B1⁸, B2 and B8) subject to the proposal:
 - a) Being accessible or will be made accessible by a choice of means of transport, including sustainable transport modes, as a consequence of planning permission being granted for the development; and

⁸ Class B1 was deleted and subsumed into a new Class E in September 2020- after the adoption of the Local Plan.

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- b) Having good access to the strategic highway network (M1, M42/A42 and A50) and an acceptable impact on the capacity of that network, including any junctions; and
 - c) Not being detrimental to the amenities of any nearby residential properties or the wider environment.
- 12.11 To help with the interpretation of those criteria at a local level, particularly criterion c, our Neighbourhood Plan directs large-scale employment development to those parts of the countryside that are less sensitive in terms of landscape, heritage and nature conservation.

Policy LW&D31: Employment Development in the Countryside

The expansion of existing small business in the countryside, both through the conversion of existing buildings and well-designed new buildings is supported. This includes the business conversion of rural buildings in accordance with Policy LW&D32.

Major commercial, business and service, general industrial, and storage or distribution developments (Classes E, B2 and B8 of the Use Classes Order) will only be supported where the proposal meets the requirements of North West Leicestershire Local Plan Policy Ec2 and, in the case of the environmental component of Local Plan criterion c:

- A. Does not harm heritage assets;
- B. Does not harm the network of local ecological features and habitats; and
- C. Lies outside Vulnerable Landscapes.

Business Conversion of Rural Buildings

- 12.12 A significant number of businesses are already located on the area's farms, including plant hire, garden nurseries, cafes, equestrian and motorsport-related businesses. There is community support for small business units and farm diversification enterprises in redundant farm buildings. 54% of respondents to our 2021 Questionnaire Survey supported farm diversification and 56% supported the re-use of rural buildings for business use.

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- 12.13 The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy LW&D32 allows further change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

Policy LW&D32: Business Conversion of Rural Buildings

The re-use, adaptation or extension of rural buildings for commercial, business and service use (Class E of the Use classes Order) will be supported where:

- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The building is surveyed for protected species and mitigation measures are approved where necessary;
- E. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

Working from Home

- 12.14 Many of the area's businesses are home-based. Our 2021 Questionnaire Survey shows that 71% of employees did some work from home and 45% did so because of the coronavirus pandemic. The crisis is likely to cause a permanent shift to homeworking. The 2021 Census showed that 38.2% of people aged 16 years and over in employment worked at or mainly from home compared with the national average of 31.5%.

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- 12.15 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow. Our survey showed that 90% of respondents supported home working.

Policy LW&D33: Working from Home

Development that enables home working will be supported if the development:

- A. Is in keeping with the scale, form and character of its surroundings;
- B. Does not significantly adversely affect the amenities of residents in the area; and
- C. Has safe and suitable access to the site for all people.

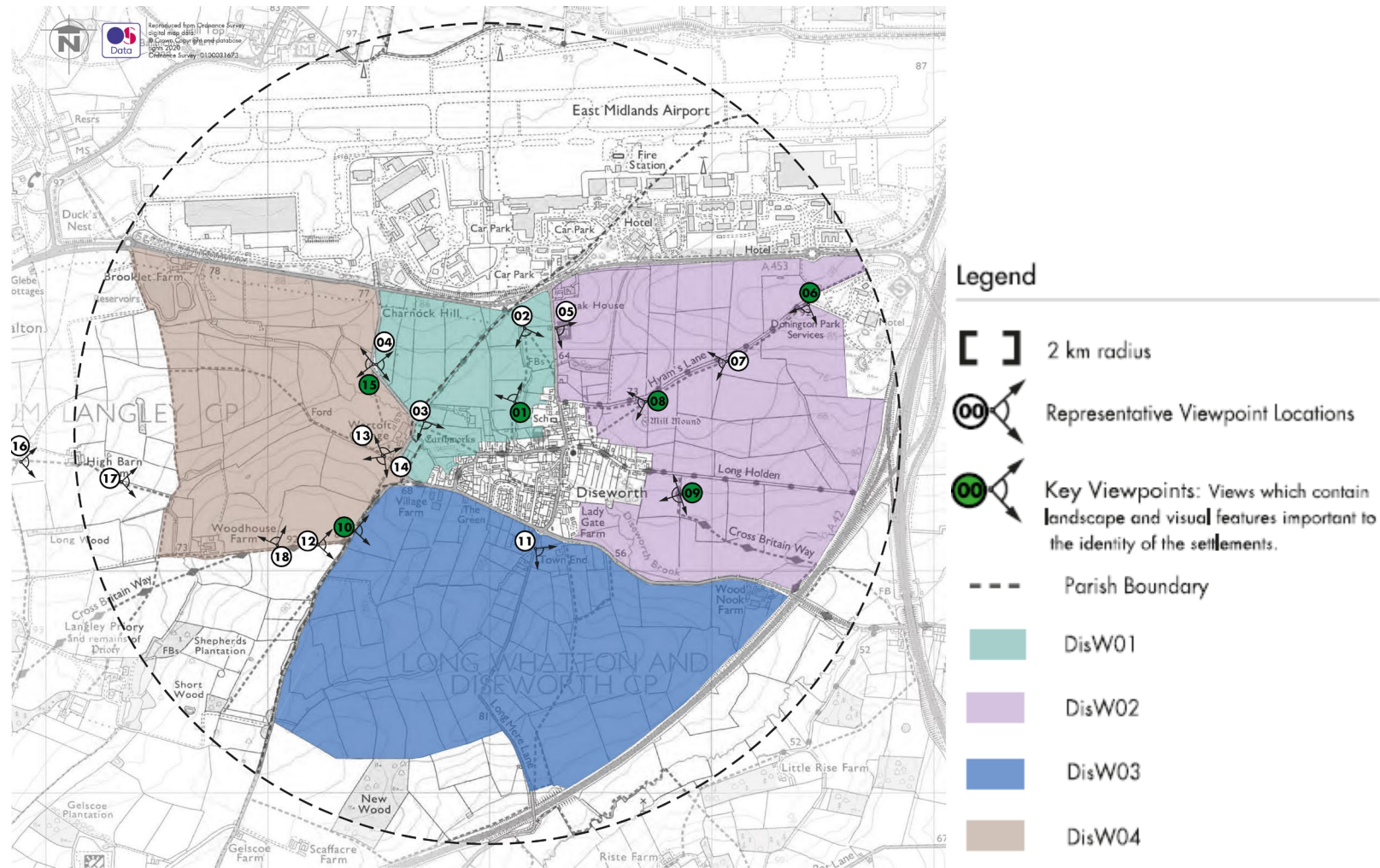
Appendix 1: Key Viewpoints

Influence was commissioned by the Long Whatton and Diseworth Parish Council to review the landscape around Diseworth and Long Whatton including a review of the reports commissioned by North West Leicestershire District Council and carried out by Gillespies in 2019 and 2021. One of the outputs was the identification of important local views. The study identified 27 important views that represent the sensitive characteristics of the landscape and the people who use it. A small number of these were Key Viewpoints with views that contain landscape and visual features important to the identity of Long Whatton and Diseworth.

Some of the Representative Viewpoints and Key Viewpoints lies outside the Parish and therefore outside the scope of this Neighbourhood Plan. Only those viewpoints from within or of parts of the Parish are included below. This accounts for gaps in the number sequence.

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Diseworth



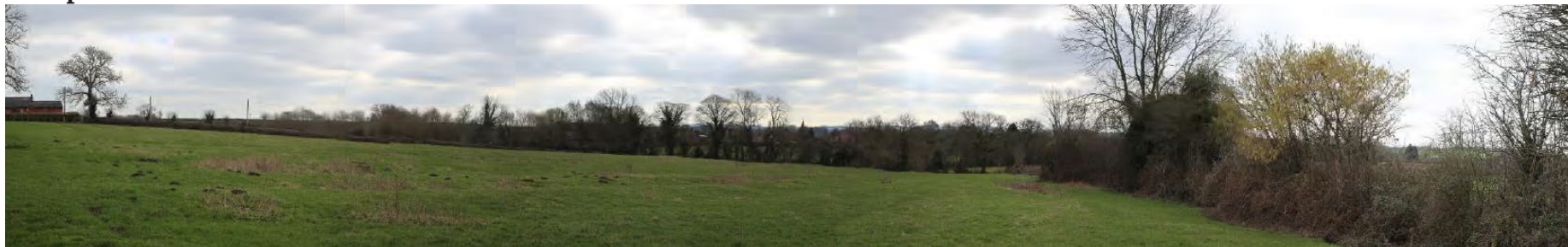
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Viewpoint 1



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

Viewpoint 2



VP02 is taken further along the Public Right of Way 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 Michaels 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.

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Viewpoint 5



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 National Character Area and LCA.

Viewpoint 6



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Viewpoint 7



Viewpoint 8



Viewpoints 06-08 are taken sequentially travelling westwards from the top of the Public Right of Way, Hyams Lane, which bisects the parcel. This Public Right of Way represents a historic route into Diseworth from the neighbouring Kegworth.

VP06 is recorded from the Public Right of Way which connects along Hymans 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 Public Right of Way through the field adjacent to the settlement edge the church spire remains the only built form to break the skyline (VP08). 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. The impact of new developments on the northern edge of Diseworth has had an impact on the historic character of the village as the built form of the village has begun to impact on the wider visual quality of the settlement within the landscape.

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Viewpoint 9



VP09 looks towards Diseworth, from here the historic the settlement edge abruptly butts up to the countryside. The historic character can be seen to the south where vegetation soften the edge and limits visibility into the settlement from this route. Whereas the impact of modern developments at the edge of Long Holden are visible in the lack of shielding there is to the wider landscape. Additionally this is a key view as it represent the visual value of the landscape that wraps around the south of the settlement, increasing the experiential quality of visual receptors.

Viewpoint 10



VP10 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 NATIONAL CHARACTER AREA. Short hedgerows allow for long views once out of the settlement and add to the rural quality of the surrounding landscape.

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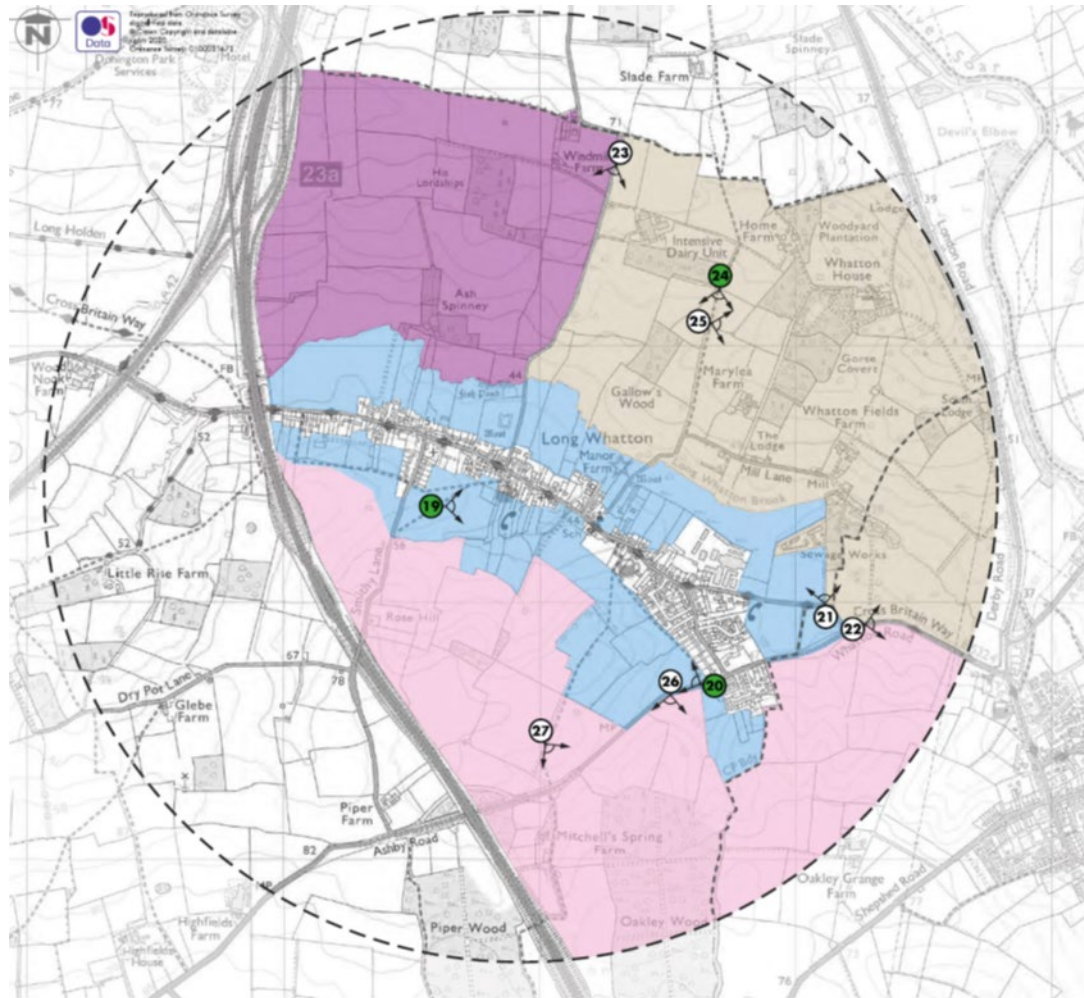
Viewpoint 11



VP11 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.

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Long Whatton



Legend

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

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Viewpoint 19



VP19 is taken from the Public Right of Way which links Smithy Lane to Main Street the main route through Long Whatton. The route is well-trodden and the landforms 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 south of 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.

Viewpoint 20



VP 20 is taken at the east of the village looking back to the west from the Public Right of Way 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 around the domestic gardens would indicate that this landscape is an important feature to local receptors. Field boundaries are made up of mature trees and hedgerows. The rolling landscape blocks visibility to the wider landscape from the settlement.

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Viewpoint 21



From VP21 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 NATIONAL CHARACTER AREA. The field patterns represented here act as the buffer to coalescence with Hathern to the east.

Viewpoint 23



VP23 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.

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Viewpoint 24



Both VP24 and VP25 are taken from the Public Right of Way that travels north to south through historic landscape north of Long Whatton is parallel to Kegworth Lane.

VP24 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.

Viewpoint 25



Both VP24 and VP25 are taken from the Public Right of Way that travels north to south through historic landscape north of Long Whatton is parallel to Kegworth Lane.

VP25 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.

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Viewpoint 26



VP26 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.

Viewpoint 27



VP27 is taken further west on the Public Right of Way 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 Public Right of Way.

Appendix 2: Local Wildlife Sites

Notified Sites

- 11964 Piper Wood
- 39756 Piper Wood Roadside Verge Nature Reserve
- 70482 Langley Priory Roadside Ash
- 70595 Langley Priory Estate Roadside Oak
- 70596 Diseworth Hedge Oak
- 71184 New Wood
- 71185 Langley Woodland Belt Oak
- 72428 Long Whatton Meadows Ash 4
- 72635 Diseworth Brook
- 72662 West Meadow Brook
- 72682 Long Whatton Woodland
- 72759 Veteran Ash I, West End
- 72760 Veteran Ash 2, West End
- 72761 Veteran Ash 3, West End
- 72850 Plantation S of Little Rise Farm
- 73390 Oakley Wood Meadow
- 73397 Dry Pot Lane Verges (north and south)
- 73488 West Meadow Lane Ash 1
- 73500 Long Whatton, Oakley Rd Oak 1
- 73508 Long Whatton, Oakley Rd Lime
- 73555 Piper Wood Remnants
- 73725 David's Hill

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- 73743 Grace Dieu Brook & Grassland
- 73758 Little Rise Farm Plantation
- 73764 Long Whatton, Woodland near Rise Farm
- 73840 Hathem Road Verge (E side)
- 73873 Long Whatton Meadow
- 73882 Long Whatton Meadow 2
- 74558 Mitchell's Spring Farm
- 74716 M1 Embankment (West Side)
- 80049 Mitchells' Spring Farm, nr Hathern
- 90367 Ashby Road verge, opposite Midfield Farm
- 91413 Long Whatton, Paddock Close Ash
- 92033 M1 J23A Donington Park Services grassland and scrub
- 92034 Diseworth, Donington Park Services M1 J23A, ash trees

Historic Sites

- 10236 Grace Dieu Brook
- 11795 Hedgerow
- 11933 Woodhouse Farm hedge
- 11937 Hedgerow
- 11948 River Soar and floodplain habitats
- 11960 His Lordships woodland
- 11961 Mixed plantation woodland
- 11962 Hedgerow
- 11963 Hedgerow along grass track
- 11965 The Paddock - Semi-improved grassland
- 11966 Long Mere Lane - Hedgerow
- 11967 Long Whatton, plantation W of M1

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- 11968 Westmeadow Brook
- 11969 Whatton Park and woodlands
- 11970 Ash Spinney
- 11971 Long Whatton Brook
- 11972 Kegworth Lane Hedgerows
- 11973 Hedgerow along Mill Lane
- 11974 Hedgerow along Mill Lane
- 11975 Pond

Appendix 3: Local Green Spaces

Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquillity	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	All Saints' Church, Long Whatton		✓		✓	✓	
2	Long Whatton Primary School			✓			
3	Long Whatton Cricket Ground		✓	✓			
4	Sherwood Court Play Area, Long Whatton			✓			

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No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
5	Cawdell Drive Playground, Long Whatton			✓			
6	St Michael's Church, Diseworth		✓		✓	✓	
7	Langley Close Allotments, Diseworth		✓	✓			
8	South of Hall Gate, Diseworth		✓			✓	
9	The Woodcroft, Diseworth		✓				
10	Homecroft, Diseworth		✓			✓	
11	Village Hall Field and Play Area, Diseworth		✓	✓	✓		✓

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No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
12	Diseworth Primary School playing field			✓			
13	Brookside, Diseworth					✓	
14	Grimesgate Crofts, Diseworth		✓				
15	Tennis Court, Diseworth			✓			
16	Heritage Centre graveyard, Diseworth		✓		✓	✓	
17	Clement's Gate Crofts, Diseworth		✓			✓	
18	Clement's Gate Orchard, Diseworth		✓			✓	

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No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
19	Millennium Meadow, Diseworth				✓	✓	
20	Paddock, Lady Gate, Diseworth		✓			✓	

Appendix 4: Non-Designated Heritage Sites (Archaeology)

Leicestershire & Rutland Historic Environment Record

MLE4658	Long Lane II, possible Roman road
MLE4725	Undated bridge, Town End
MLE4726	Medieval manor house south-east of Ash Spinney
MLE4727	Medieval fishponds south-east of Ash Spinney
MLE4728	Medieval moat south-east of Ash Spinney
MLE4730	Post-medieval windmill near Windmill Farm
MLE4731	Post-medieval windmill south of Diseworth
MLE4732	Shepshed or Oakley Park
MLE4733	Moated site, High Woods, Diseworth
MLE4735	Possible site of the Old Manor House, Manor Farm
MLE4736	Post-medieval watermill west of Ash Spinney
MLE4738	Possible medieval bridge, Watton Bridge
MLE4740	Medieval/early post-medieval watermill at Long Whatton
MLE4742	Moated site north of All Saints Church
MLE4743	Diseworth Grange
MLE4744	Undated mound, Hall Field Hall Farm, Diseworth
MLE4745	Undated mound near Riste Farm
MLE4747	Roman site south of Mitchell's Spring Farm

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MLE4751	Possible post-medieval windmill, Mill Hill, Diseworth
MLE4753	Whatton Gardens
MLE4755	Iron Age pottery from east of Piper Wood
MLE4756	Wood banks at Piper Wood
MLE4759	Medieval manorial site, Hall Close
MLE5934	Possible prehistoric enclosure west of New Wood
MLE5936	Historic settlement core of Diseworth
MLE5937	Historic settlement core of Long Whatton
MLE8407	Roman site, Ladygate Farm, Diseworth
MLE8851	Brickyard, Clements Gate
MLE10288	Village earthworks south-east of Ash Spinney
MLE15726	Possible moot site, Finger Farm
MLE15869	Possible post-medieval well, 66, Main Street
MLE15963	Castle Donington Airfield
MLE16298	Loughborough Navigation
MLE17145	Cropmark north-east of Long Mere Farm
MLE20490	Tamworth to Sawley Roman road
MLE20650	Turnpike Road, 'London to Manchester Road' (Loughborough to Derby)
MLE20698	Site of the Old Rectory, Cranshaw Close
MLE20842	Medieval remains, rear of 59, Main Street, Long Whatton
MLE21326	Chinese Garden, Whatton House
MLE21834	St Michael's Church burial ground, Clements Gate, Diseworth
MLE21835	All Saints Church burial ground, The Green, Long Whatton
MLE22322	Post-medieval wall, 14/16, Lady Gate, Diseworth
MLE22687	Site of cruck-framed houses, Clements Gate, Diseworth
MLE22825	Medieval activity, 17, Clements Gate, Diseworth
MLE23383	Site of Finger Farm, Pegasus Business Park

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MLE23385 Undated remains north-west of Pegasus Business Park
MLE23740 Medieval ridge and furrow earthworks, Langley Close
MLE24466 WW2 "Starfish" decoy site, east of Diseworth

















Appendix 5: Long Whatton and Diseworth Design Code



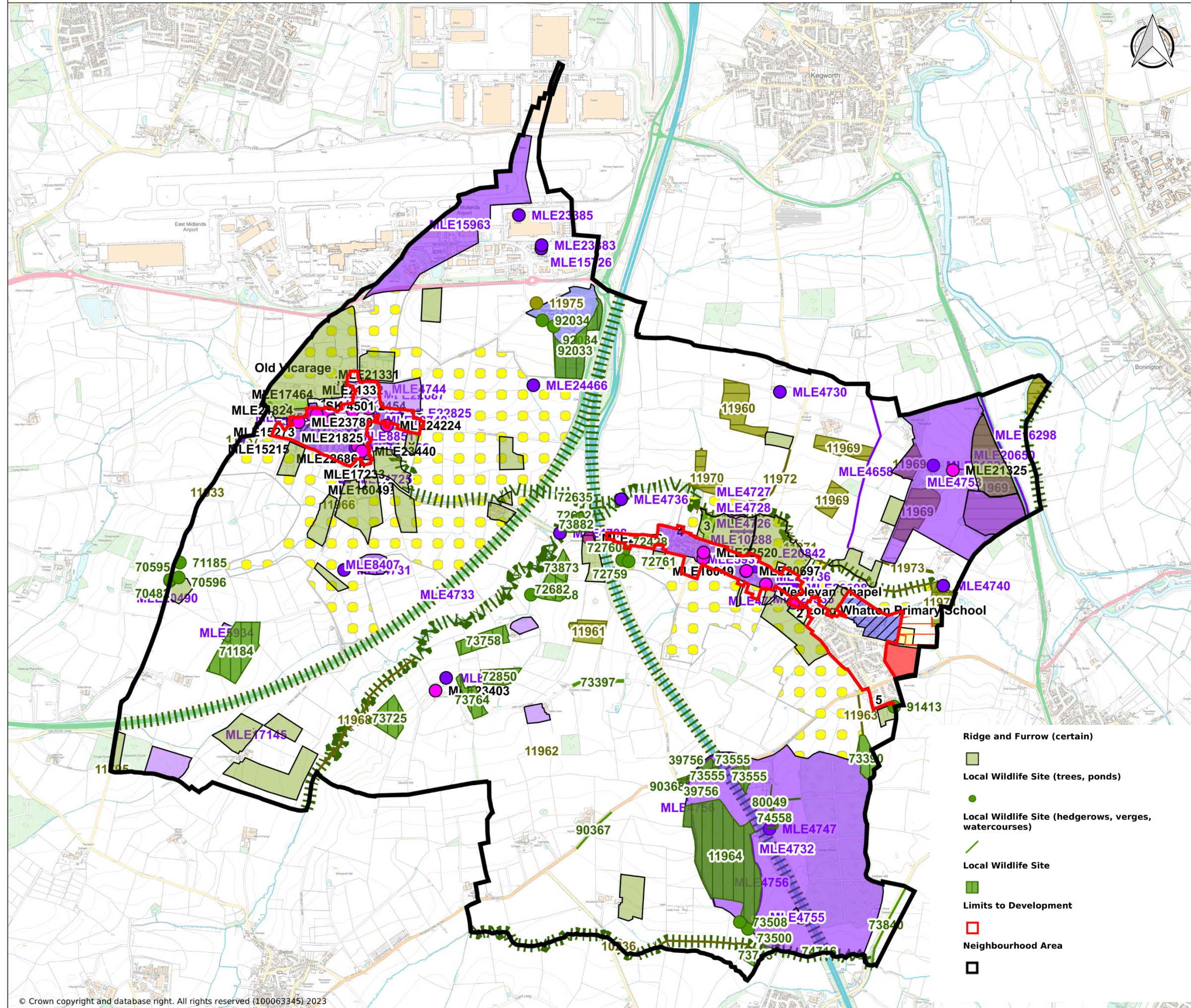
The purpose of the Design Code is to provide design principles and codes for Long Whatton and Diseworth, which can be applied to future potential development sites. The Design Code is available as a companion document which forms Appendix 5 to the Neighbourhood Plan.

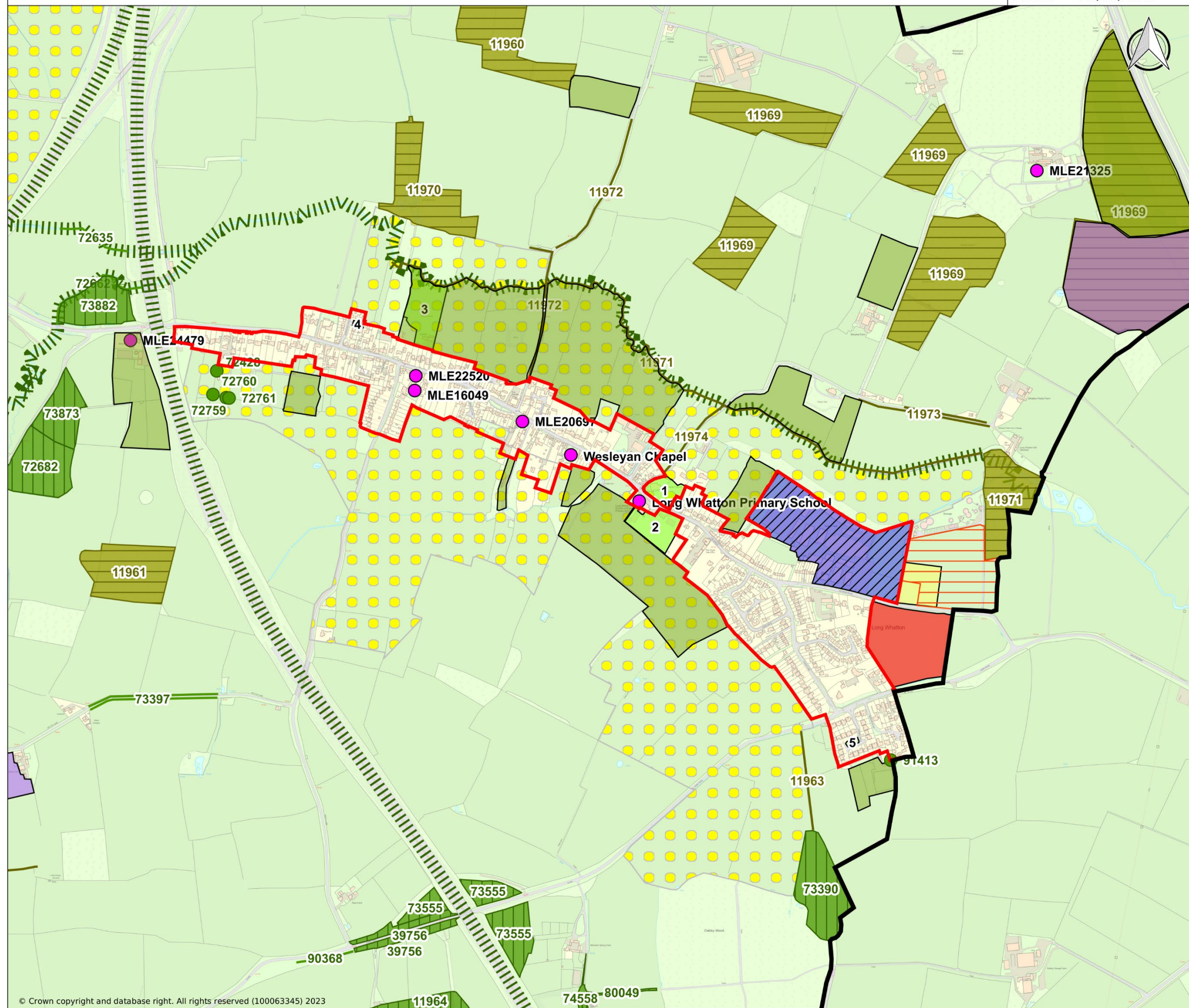


Vulnerable Landscapes

-  New Long Whatton Community Centre
-  Housing Allocation
-  Harlow
-  Donington Park Services
-  Wildlife Corridor
-  Historic Local Wildlife Site (trees, ponds)
-  Historic Local Wildlife Site (hedgerows, verges, watercourses)
-  Historic Local Wildlife Site
-  Area of Separation
-  Known Archaeological Remains
-  Known Archaeological Remains
-  Local Green Space
-  Known Archaeological Remains
-  Features of Local Heritage Interest
-  Ridge and Furrow (probable)
-  Ridge and Furrow (probable)

-  Ridge and Furrow (certain)
-  Local Wildlife Site (trees, ponds)
-  Local Wildlife Site (hedgerows, verges, watercourses)
-  Local Wildlife Site
-  Limits to Development
-  Neighbourhood Area
- 














Vulnerable Landscapes

-  New Long Whatton Community Centre
-  Housing Allocation
-  Harlow
-  Wildlife Corridor
-  Historic Local Wildlife Site (hedgerows, verges, watercourses)
-  Historic Local Wildlife Site
-  Area of Separation
-  Local Green Space
-  Features of Local Heritage Interest
-  Ridge and Furrow (probable)
-  Ridge and Furrow (certain)
-  Local Wildlife Site (trees, ponds)
-  Local Wildlife Site (hedgerows, verges, watercourses)
-  Local Wildlife Site
-  Limits to Development
-  Limits to Development



Vulnerable Landscapes

-  Vulnerable Landscapes
-  Housing Allocation
-  Wildlife Corridor
-  Historic Local Wildlife Site (hedgerows, verges, watercourses)
-  Historic Local Wildlife Site
-  Local Green Space
-  Features of Local Heritage Interest
-  Ridge and Furrow (probable)
-  Ridge and Furrow (certain)
-  Limits to Development
-  Neighbourhood Area
-  Neighbourhood Area

