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# Long Whatton and Diseworth Neighbourhood Plan

Submission Draft  
(2020-2040)

## Contents

1	Introduction .....	1
	Neighbourhood Plans .....	1
	The Long Whatton and Diseworth Neighbourhood Area .....	1
	Plan Period .....	3
	Basic Conditions .....	3
	National Policies and Guidance .....	3
	The Development Plan.....	3
	North West Leicestershire Local Plan Review .....	4
	What has been done so far .....	4
	Questionnaire Survey .....	4
	Evidence .....	5
	Pre-Submission Consultation .....	5
	What happens next?.....	5
2	Profile.....	7
	Overview .....	7
	Long Whatton.....	7
	Diseworth.....	8
	Major Development .....	10
	Leicester & Leicestershire Strategic Growth Plan .....	10

# Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

	North West Leicestershire Local Plan Review .....	10
	East Midlands Airport and Gateway Industrial Cluster.....	11
	East Midlands Freeport.....	14
3	Sustainable Development .....	16
	Sustainable Development.....	16
	Priorities.....	16
	Vision .....	17
4	Natural Environment .....	20
	Countryside.....	20
	Landscape .....	22
	National Landscape Character Assessment .....	22
	Local Landscape Character.....	22
	Landscape Sensitivity.....	24
	Countryside Access.....	29
	Biodiversity .....	31
	Oakley Wood Site of Special Scientific Interest (SSSI) .....	31
	Local Wildlife Sites (LWS) .....	33
	Notable Species .....	33
	Wildlife Corridors.....	34
	Biodiversity Net Gain .....	34
	Diseworth Millennium Meadow.....	35

# Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

	Trees and Hedgerows .....	35
5	Local Green Space.....	37
6	Heritage and Design.....	41
	Historic Development.....	41
	Long Whatton.....	41
	Diseworth.....	43
	Designated Heritage Assets .....	45
	Scheduled Monuments.....	45
	Registered Parks & Gardens.....	46
	Listed Buildings.....	47
	Conservation Areas.....	53
	Non-Designated Heritage Assets.....	53
	Features of Local Heritage Interest .....	56
	Ridge and Furrow .....	57
	Design .....	61
	National Design Guide .....	61
	National Model Design Code.....	61
	Good Design for North West Leicestershire Supplementary Planning Document.....	62
	Diseworth Village Design Statement .....	62
	Long Whatton and Diseworth Design Code .....	62
7	Flood Risk .....	64

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

Flooding from Rivers (fluvial) .....	64
Surface Water Flooding (pluvial) .....	64
Long Whatton & Diseworth Flood Risk Mitigation & Resilience .....	65
West End, Long Whatton Flood Investigation Report .....	67
Sustainable Drainage .....	67
8 Services and Facilities .....	70
Key Services and Facilities.....	70
Long Whatton.....	70
Long Whatton Church of England Primary School .....	70
General Store .....	70
Manor Farm Shop .....	71
The Falcon Inn .....	71
The Royal Oak.....	71
Long Whatton Community Centre.....	71
Friendship Centre .....	71
All Saints Church .....	72
Diseworth.....	72
Diseworth Church of England Primary School.....	72
The Plough Inn.....	72
Village Hall.....	72
Heritage Centre .....	73

# Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

St. Michael and All Angels Church .....	73
Allotments .....	73
Retention of Services and Facilities .....	74
Assets of Community Value .....	74
Improving Services and Facilities.....	75
New Long Whatton Community Centre.....	75
Internet .....	77
Infrastructure .....	78
9 Transport.....	80
East Midland Airport.....	80
Road Network .....	82
M1.....	82
A42.....	84
A453.....	84
A6.....	84
B5324 .....	84
Long Whatton .....	84
Diseworth .....	85
Nuisance Parking .....	86
Public Transport .....	86
Active Travel.....	87

# Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

10	Noise and Air Pollution .....	88
	East Midlands Airport .....	88
	Pegasus Business Park .....	89
	Noise Impacts .....	90
	Construction.....	91
11	Housing .....	92
	North West Leicestershire Local Plan .....	92
	Adopted Local Plan .....	92
	Local Plan Review .....	92
	New Settlement.....	93
	Housing Requirement.....	93
	Windfall Housing Development .....	97
	Housing Site Allocation: Long Whatton .....	97
	Housing Site Allocation: Diseworth .....	98
	Self-Build and Custom-Build Housing .....	100
	Housing Mix .....	101
	Housing needs of older people.....	103
	Affordable Housing.....	105
	Local Lettings Policy.....	106
	Rural Exception Sites.....	106
	First Homes .....	107

# Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

Tenure Mix .....	107
Rural Housing .....	108
Residential Conversion of Rural Buildings.....	109
Rural Worker Accommodation.....	110
Replacement Dwellings.....	111
12 Employment and Business .....	113
Employment.....	113
Business .....	113
Pegasus Business Park .....	114
Harlow.....	114
Employment Development in the Countryside.....	117
Working from Home .....	120
Appendix 1: Landscape Sensitivity .....	121
Appendix 2: Important Views .....	124
Diseworth.....	125
Long Whatton.....	134
Appendix 3: Local Wildlife Sites .....	141
Notified Sites.....	141
Historic Sites.....	142
Appendix 4: Local Green Spaces .....	144
Summary of Reasons for Designation.....	144

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

Appendix 5: Features of Local Heritage Interest.....	148
Introduction .....	148
Step 1: Identify candidate non-designated heritage assets.....	148
Step 2. Determine whether candidate assets should be Identified as a non-designated asset in the Neighbourhood Plan .....	148
Appendix 6: Non-Designated Heritage Sites (Archaeology) .....	161
Leicestershire & Rutland Historic Environment Record .....	161
Appendix 7: Long Whatton and Diseworth Design Code .....	164
Policies Map (Neighbourhood Area) .....	165
Policies Map (Long Whatton).....	166
Policies Map (Diseworth).....	167

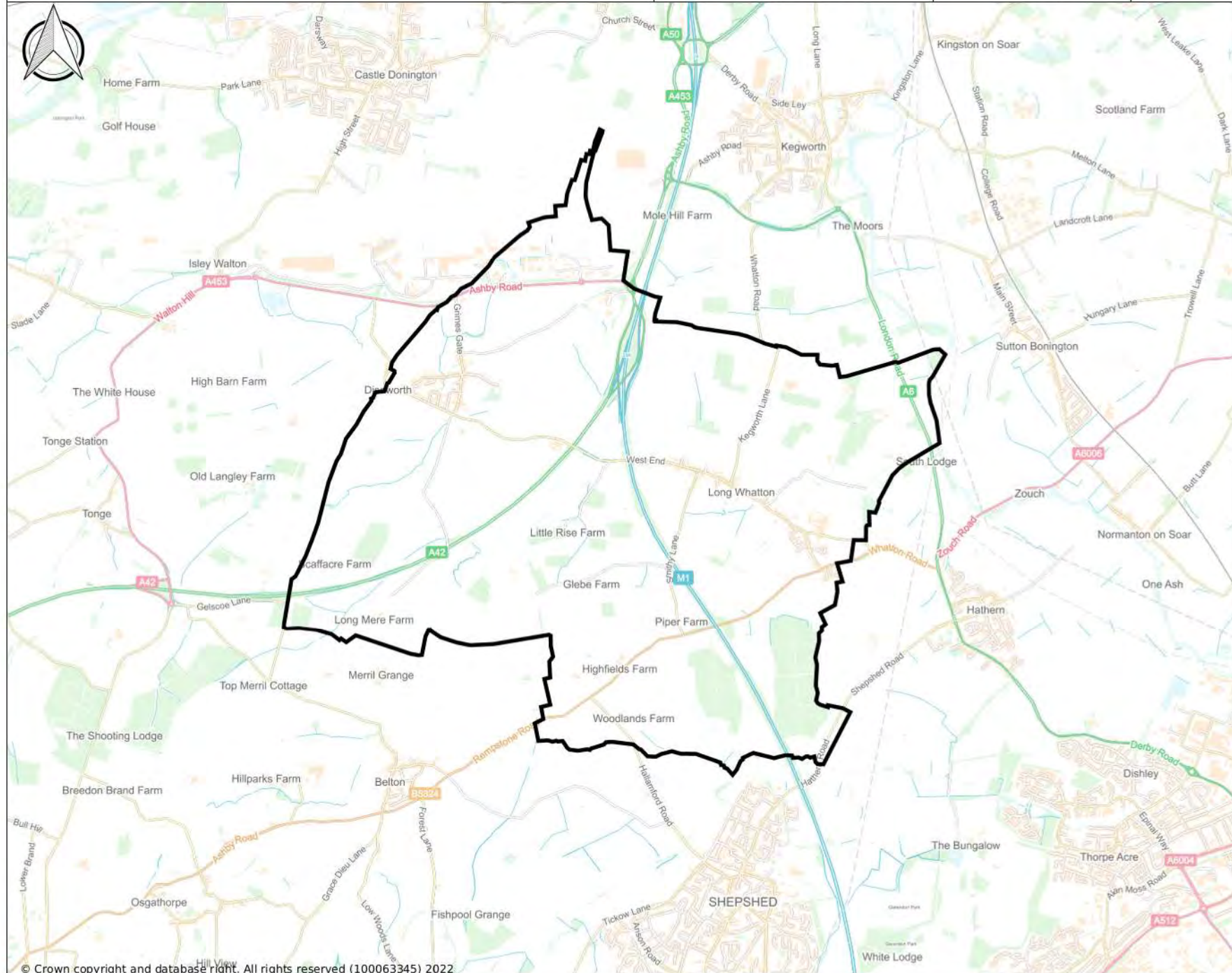
# 1 Introduction

## 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



## 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 2040 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, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. 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.

## 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.

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 1.11 Over the plan period, the Local Plan makes provision for a minimum of 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 2040.
- 1.14 Consultation on the new Local Plan took place between 5 February and 17 March 2024. The Local Plan Review is unlikely to be completed before the end of 2026.

### 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.

### 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)

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

### 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>

### Pre-Submission Consultation

- 1.18 The feedback from the questionnaire results and information about the area helped to prepare the (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 ran from Monday 12 February to Monday 25 March 2024.
- 1.19 A copy of the Pre-Submission Draft of the Plan was made 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 was delivered to all premises within the parish.



Figure 1: Community consultation March 2024

### What happens next?

- 1.20 All representations and comments received have been considered by Long Whatton and Diseworth Parish Council and used to amend the Pre-Submission Draft of the Plan. 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>

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 1.21 The modified Plan will now 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.
- 1.22 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.
- 1.23 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.
- 1.24 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 1,700<sup>1</sup> usual residents in Long Whatton and Diseworth Parish as at Census Day 2021 living in 810<sup>2</sup> 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.

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<sup>1</sup> Rounded to the nearest 100 people

<sup>2</sup> Rounded to the nearest 10 households

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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.



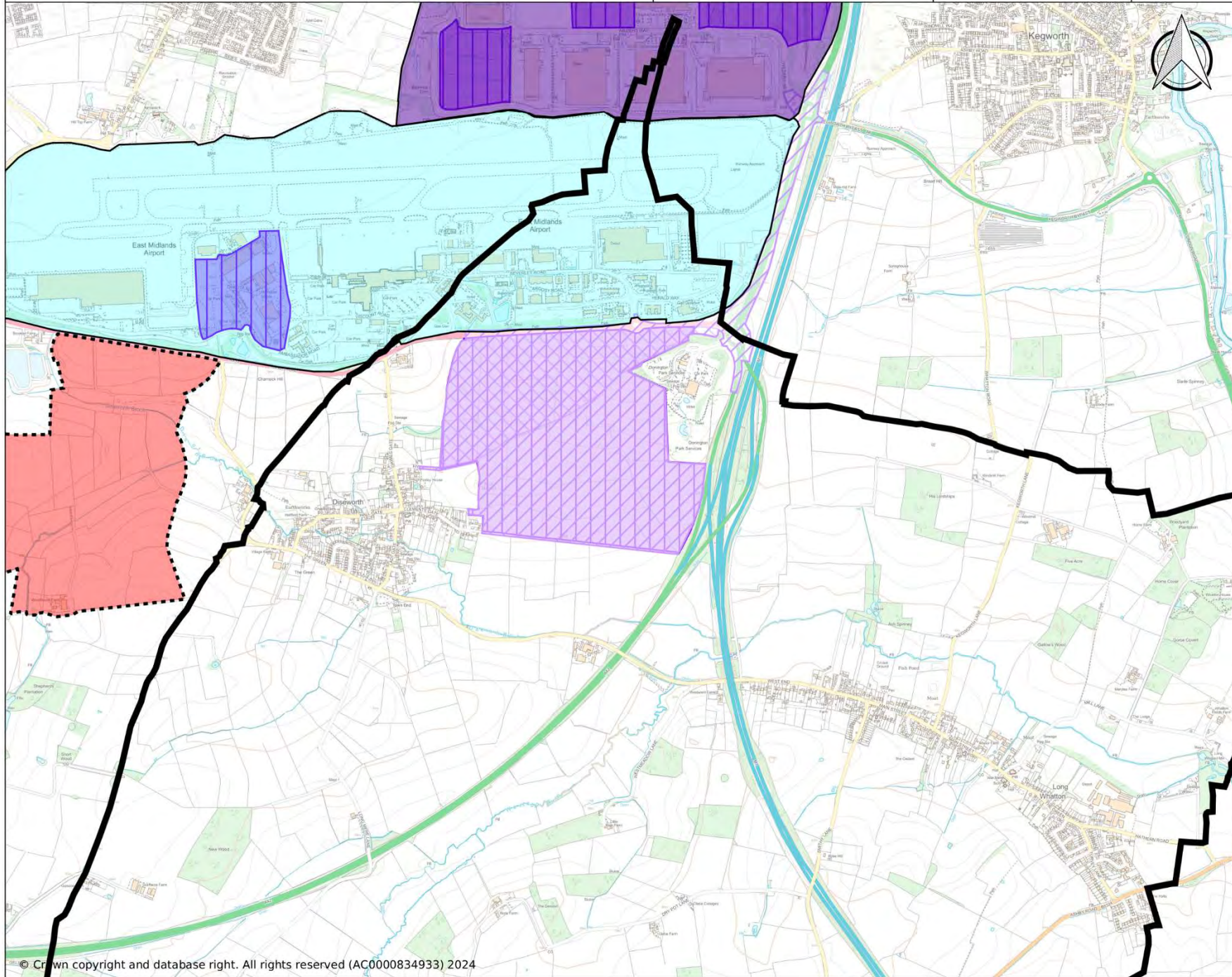
Figure 2: Main Street, Long Whatton

## 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.



Figure 3: The Cross, Diseworth



**MAG Planning Application**  
**24/00727/OUTM**



**East Midlands Freeport (EMAGIC)**



**East Midlands Gateway Phase 2**



**East Midlands Gateway**



**East Midlands Airport**



**Proposed New Settlement**



**Neighbourhood Area**



## Major Development

- 2.13 Long Whatton and Diseworth Neighbourhood Area is located within the Leicestershire International Gateway which is focused on the northern parts of the A42 and the M1. Major growth is taking place, most notably East Midlands Airport and East Midlands Gateway (strategic rail freight terminal). 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.

## 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 2040.

## Housing Land

- 2.18 Having regard to the Leicester and Leicestershire Strategic Growth Plan, the Local Plan Review is looking to identify land for an additional minimum of 5,700 houses. The starting point for the distribution of this development is the settlement hierarchy established by the existing Local Plan, together with the development of a new settlement.

### New Settlement

- 2.19 The proposed new settlement, known as Isley Woodhouse, lies to the south of the A453 and East Midlands Airport and borders three sides of Isley Walton, a small collection of dwellings, farm buildings and a church. The site lies to the west of Diseworth, outside the Neighbourhood Plan Area.

### 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 requirement is 59,590 sqm for office uses and 195,500 sqm for industrial and small warehousing (of less than 9,000 sqm).

### 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. This work has yet to be completed and so it is not yet known what the likely requirement will be for North West Leicestershire.
- 2.23 In preparing the new Local Plan, North West Leicestershire District Council has sought views on the potential allocation of 81 hectares of land south of East Midlands Airport for strategic distribution within the East Midlands Freeport (see below).

### East Midlands Airport and Gateway Industrial Cluster

- 2.24 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

- 2.25 East Midlands Airport is a significant UK passenger airport serving the travel needs of the East Midlands region and in 2019, before the COVID-19 pandemic, it handled 4.7 million passengers. It is also a nationally important cargo airport, and as the UK's largest express air cargo airport, it is a significant base for three of the major global integrated freight operators, DHL, UPS, and FedEx. East Midlands Airport is also the Royal Mail's largest UK air hub. In 2022, the airport handled 400,155 tonnes of freight and mail.
- 2.26 The airport is one of the largest single employment sites in the East Midlands, with over 9,000 people working in 100 companies across the site in 2019.
- 2.27 East Midlands Airport is a 24-hour operation, and this is key to the airport's success. However, 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.
- 2.28 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.



Figure 4: East Midlands Airport (image: MAG)

### East Midlands Gateway

2.29 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)<sup>3</sup>. 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.



Figure 5: SEGRO Logistics Park East Midlands Gateway under construction (image: PHP Architects)

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

### East Midlands Freeport

- 2.30 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 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.
- 2.31 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.
- 2.32 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.
- 2.33 In designating the Freeport, the Government did not assess the planning merits of the site.
- 2.34 Some 100H hectares of undeveloped agricultural land to the south of the A453/J23a of M1 and to the immediate east of Diseworth is included in the Freeport designation. This land has been promoted as a location for additional strategic employment growth by East Midlands Airport and SEGRO.

### East Midlands Gateway Phase 2

- 2.35 On the 22 January 2024 SEGRO applied to the Secretary of State for Levelling Up, Housing and Communities to allow the land between the A453 and Clements Gate/Long Holden (known as [East Midlands Gateway Phase 2](#)) to be treated as a development of national significance for which a Development Consent Order is required. The proposal is for a logistics and manufacturing hub, including a substantial carbon neutral campus/headquarters including co-located head office functions, which is understood to be for the global logistics company Maersk. Approval was given on 21 February 2024,

and the application is expected to be submitted between January and March 2025. Most of the site lies within the designated Freeport.

**Land South of A453 Ashby Road and North of Hyam's Lane, Diseworth**

- 2.36 On 3 June 2024, Manchester Airports Group<sup>4</sup> submitted a planning application ([24/00727/OUTM](#)) for the construction of employment floorspace with ancillary offices on land to the north of Hyam's Lane, Diseworth. The application is in outline with all matters except access reserved. The application form indicates this is a 41.28 hectare site which can accommodate 135,000sqm of floorspace comprising 27,000sqm for general industrial uses (20%) and 108,000sqm for strategic warehousing (80%).
- 2.37 The application site forms part of the wider East Midlands Freeport and East Midlands Gateway Phase 2. Long Whatton and Diseworth Parish Council has objected to the planning application.

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<sup>4</sup> Manchester Airports Group owns and operates three UK airports – Manchester, London Stansted, and East Midlands.

# 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:

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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 2040

All new 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

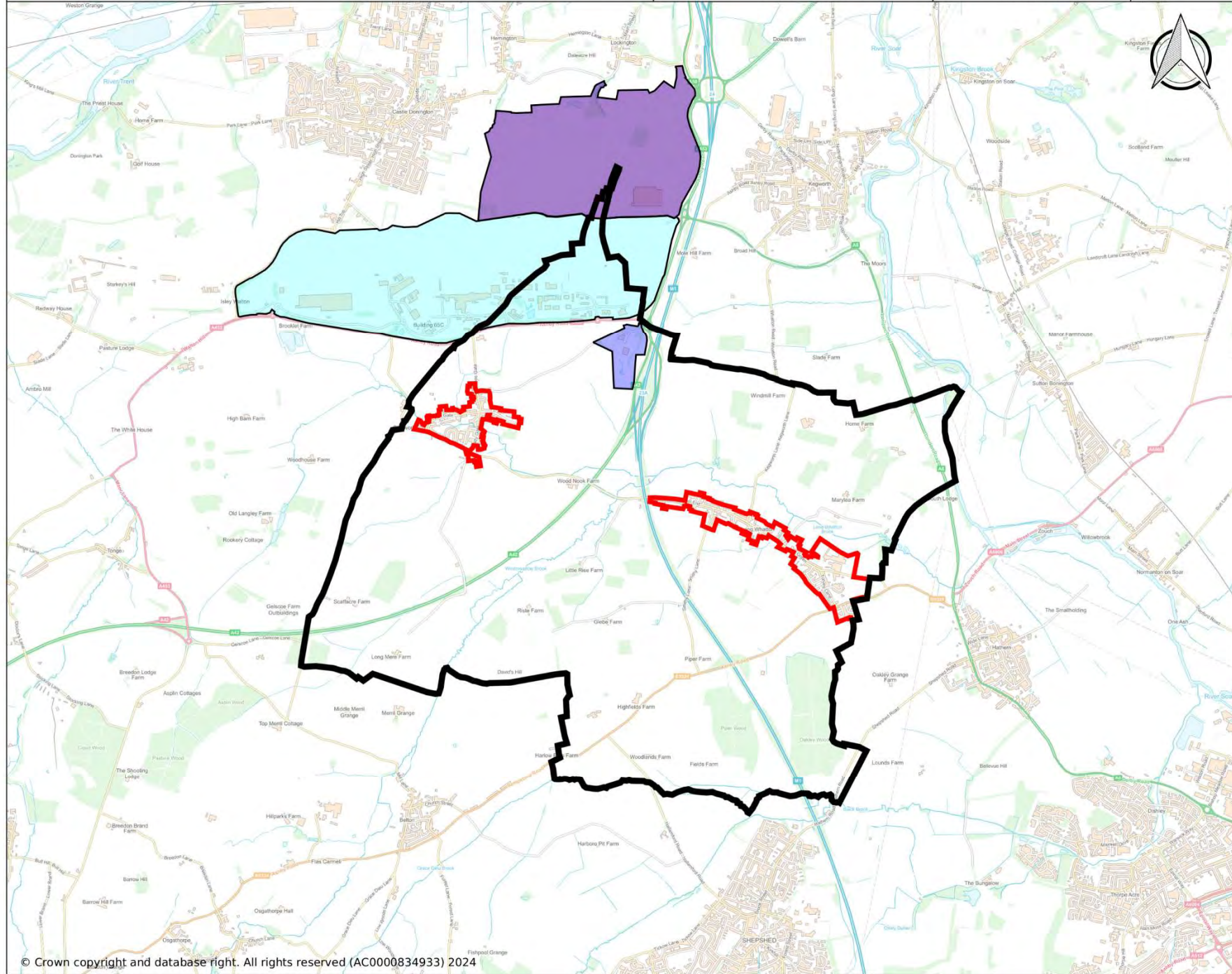
Improved opportunities for walking and cycling

9

Ongoing mitigation and adaptation to climate change

10

Noise and air pollution is minimised



Donington Park Services



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:



Figure 6: Countryside around Diseworth (image: Influence)

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

- 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;
- 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.
- 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.

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

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).

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.



Figure 7: Landscape to south of Long Whatton (image: Influence)

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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 where 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.

### 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 previous studies to:
- Understand in more detail the characteristics of the landscape surrounding Long Whatton and Diseworth;

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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.

- 4.20 A desktop study and site visits were conducted, and the context of the settlements were considered taking into account features such as conservation areas, the Registered Park and Garden of Whatton House, the Cross Britain Way national trail and historic and ecological designations alongside a review of the previous studies to determine the landscape parcels.
- 4.21 Representative viewpoints were recorded extensively across the study area to develop an understanding of the landscape and its relationship to both the settlements as well as the infrastructure within the study areas. Key views were identified which define with clarity the attributes of the landscape and its visual relationship to the settlements and the surrounding context and environment. Some of these views are located outside the Neighbourhood Area.
- 4.22 These representative viewpoints alongside the findings from desktop studies informed appraisals of landscape and visual susceptibility and value which were then combined to reach a sensitivity rating of each parcel in relation to housing and employment which are represented on maps in Appendix 1.
- 4.23 Across the study area all of the parcels are considered of medium sensitivity to housing<sup>5</sup>, with the exception of LonW07 (Whatton House) and DisW01 (northwest of Diseworth village). In many instances it is concluded that these parcels can accommodate certain levels of developments which would need to be considered in terms of scale, location and design considering the sensitive attributes of each parcel.
- 4.24 In relation to employment<sup>6</sup> development there are areas of high, medium-high and medium sensitivity. Large-scale employment development should be directed to the areas of lowest landscape sensitivity in accordance with Policy ?.

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<sup>5</sup> Site Size: minimum 0.5ha / maximum 1 ha. Density: Average 30-35 dwellings per hectare. Maximum height of development: 7m (or two to two and a half storey)

<sup>6</sup> Site Size: minimum 1ha / maximum 2 ha. Density: Approximately 40% of the site would be developed. Maximum height of development: 7m

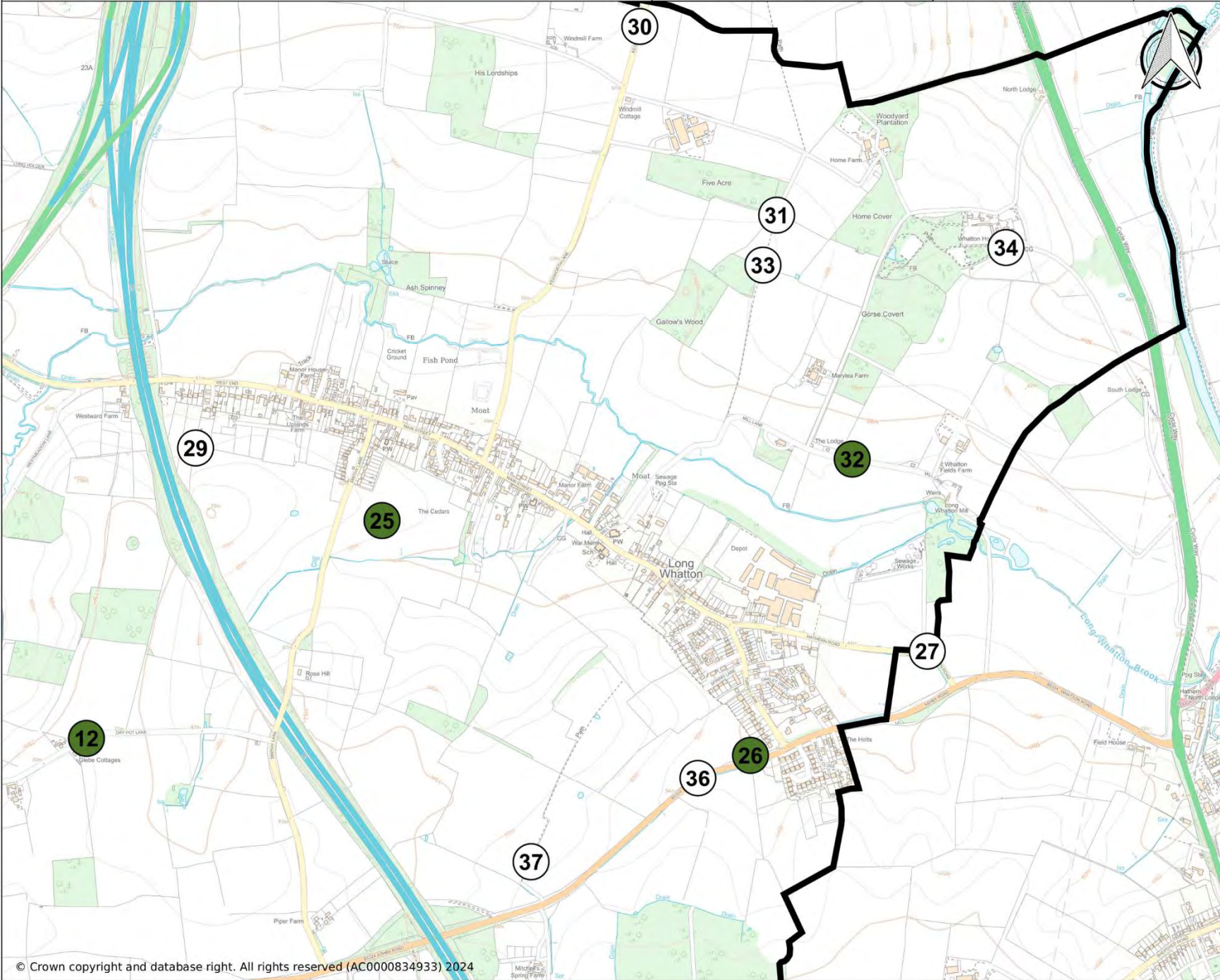
Neighbourhood Area

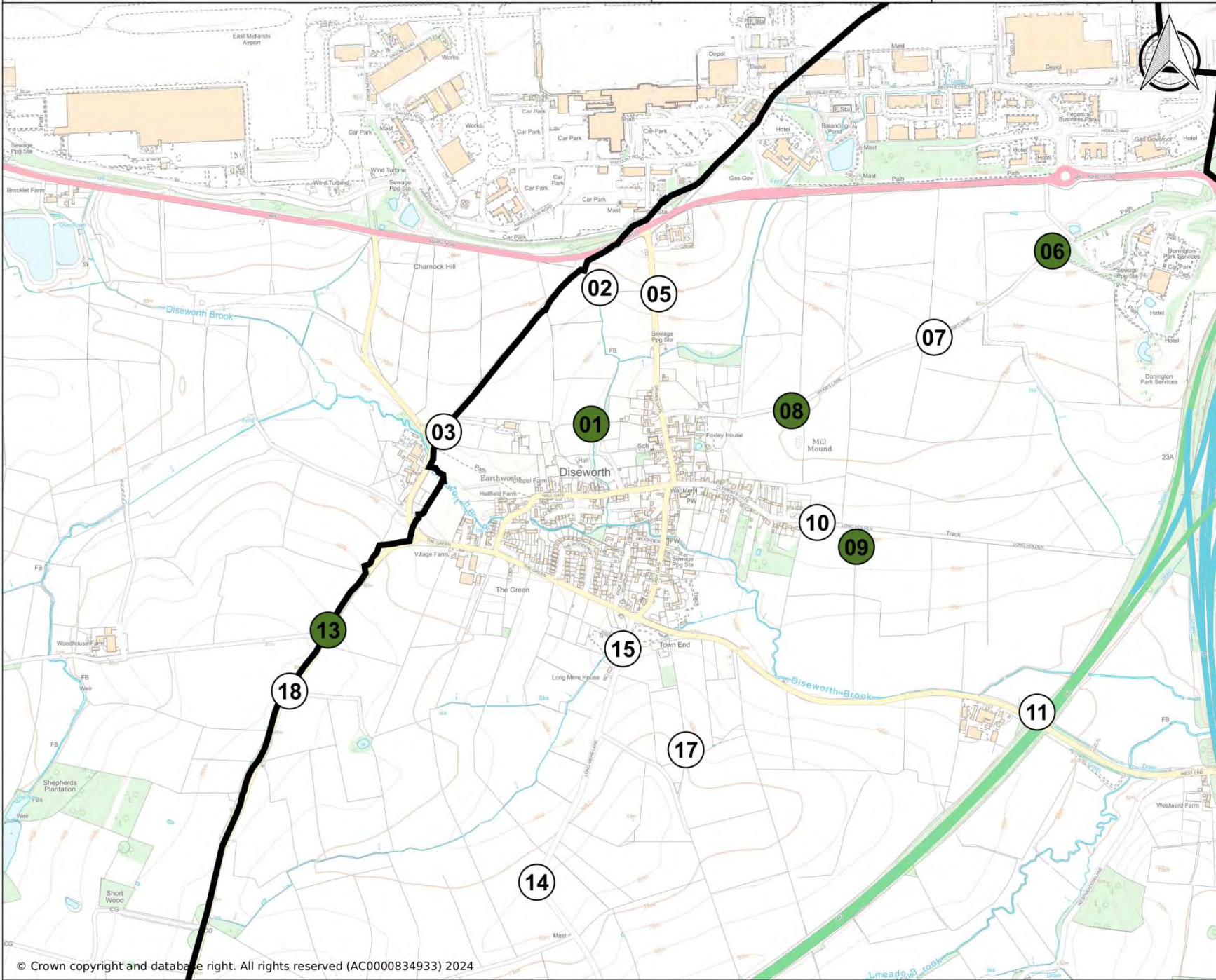


Representative Viewpoint



Key Viewpoint





Neighbourhood Area



Representative Viewpoint



Key Viewpoint



**Policy LW&D2: Landscape Sensitivity**

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 having regard to landscape sensitivity (Appendix 1).

**Important Views**

- 4.25 The 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.
- 4.26 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.

**Policy LW&D2: Locally Important Views**

Where a development proposal within the Neighbourhood Area would have a significant visual impact on the Representative and Key Viewpoints at Appendix 2, 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 2.

**Areas of Separation**

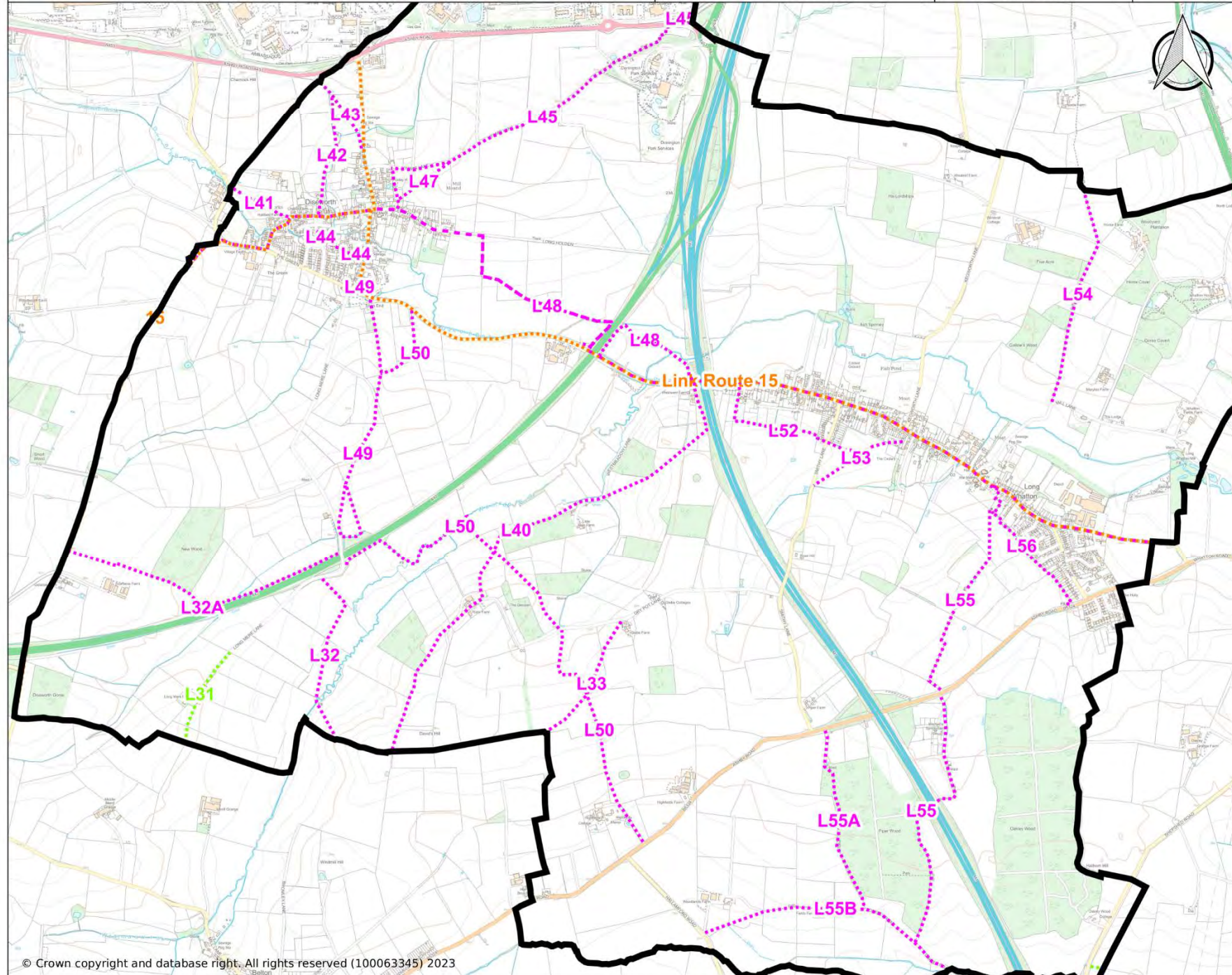
- 4.27 Although development in the countryside is controlled, there are some forms of development that can be acceptable (see paragraph 4.2). However, even these developments have the potential to lead to the coalescence of settlements with a resulting loss of community identity. In Long Whatton and Diseworth Parish, there are particular concerns about the fragile countryside gap between Long Whatton and Hathern.

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 4.28 The south-eastern edge of Long Whatton and the settlement of Hathern in Charnwood Borough are separated by about 890m of open countryside. The maintenance of the separation of the two built-up areas is crucial to the identities of both Long Whatton and Hathern. 95.8% of respondents to our 2021 Questionnaire Survey agreed that an area of separation between the two villages was needed.
- 4.29 Most of this area of concern lies outside the Neighbourhood Area in Charnwood Borough. The Parish Council will therefore encourage Charnwood Borough Council and Hathern Parish Council to play their part in protecting an area of separation between Long Whatton and Hathern.
- 4.30 The area is experiencing rapid growth focussed on East Midlands Airport and the East Midlands Gateway. There is also a proposal for the construction of new settlement at Isley Woodhouse. This would bring large-scale development close to the western side of Diseworth with very significant impacts on the character of the settlement. If the proposed new settlement is taken forward, the Parish Council will try to ensure that an area of separation between Diseworth and the new settlement is addressed by the emerging Local Plan.

### Countryside Access

- 4.31 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.
- 4.32 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.



Cross Britain Way

National Cycle Network Route

Public Bridleway

Public Footpath

Neighbourhood Area



- 4.33 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.
- 4.34 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&D4: Countryside Access

Development should protect Rights of Way or reinstate or replace with enhanced provision 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.

## Biodiversity

- 4.35 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.
- 4.36 There is a Site of Special Scientific Interest (SSSIs) in the Neighbourhood Area together with Local Wildlife Sites.

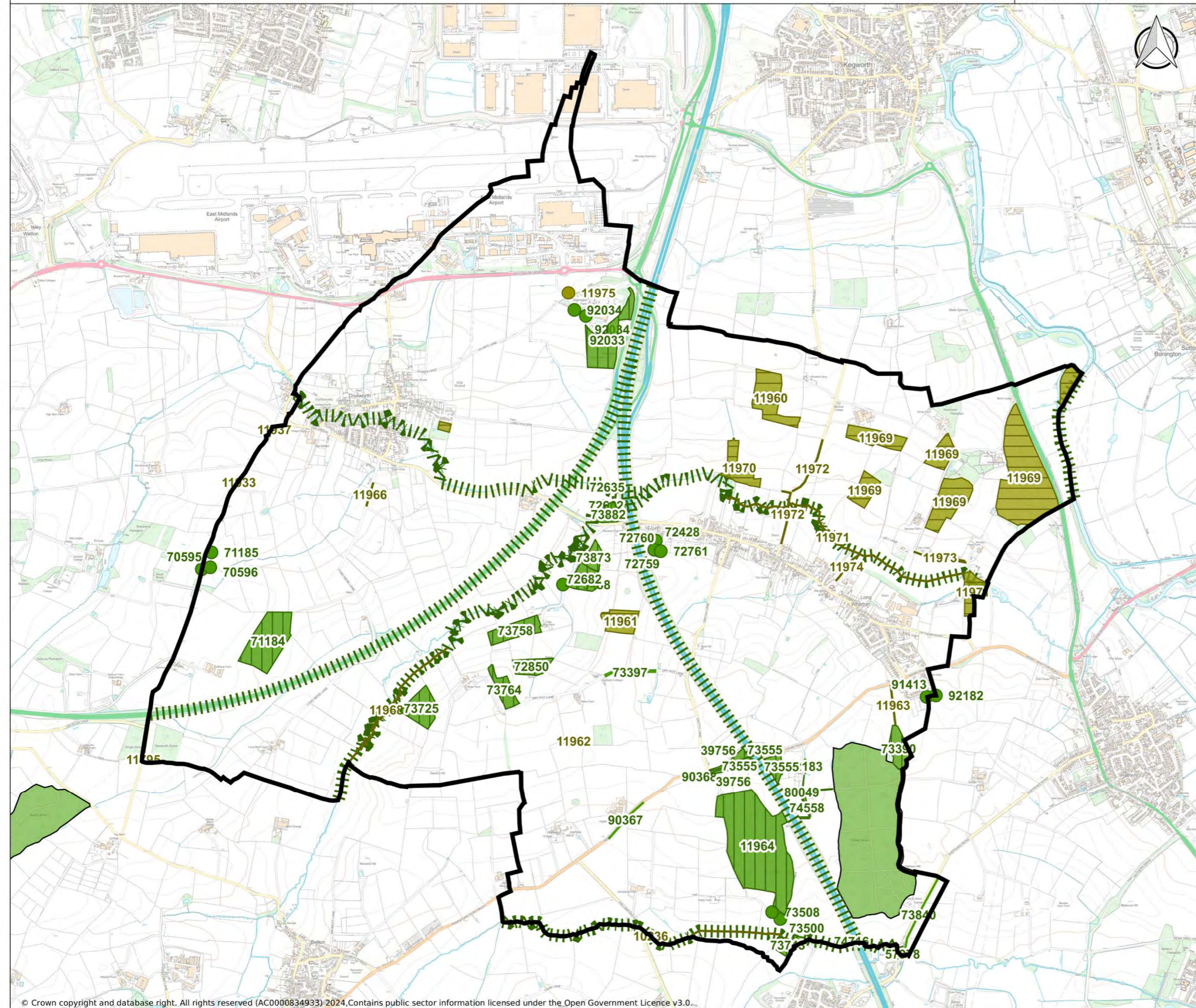
### Oakley Wood Site of Special Scientific Interest (SSSI)

- 4.37 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.



Sites of Special Scientific Interest (SSSI)

-  Wildlife Corridor
-  Historic Local Wildlife Site (trees, ponds)
-  Historic Local Wildlife Site (hedgerows, verges, watercourses)
-  Historic Local Wildlife Site
-  Local Wildlife Site (trees, ponds)
-  Local Wildlife Site (hedgerows, verges, watercourses)
-  Local Wildlife Site
-  Neighbourhood Area
- 



### Local Wildlife Sites (LWS)

- 4.38 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.
- 4.39 In Long Whatton and Diseworth Neighbourhood Area, LWS include woodland, trees, ponds, verges and hedgerow. There are 38 LWS and 20 Historic LWS<sup>7</sup> (See Map 7 and Appendix 3).

### Notable Species

- 4.40 Notable species that have been recorded locally include common frog, common toad, great crested newt, smooth newt, barn owl, black redstart, bullfinch, cuckoo, dunnoek, 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, cherry laurel, columbine, common bistort, common mouse-ear, garden asparagus, giant hogweed, grass vetchling, greater burdock, greater celandine, 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, badger, bats, hare, hedgehog, otter and polecat.

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<sup>7</sup> 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.

### Wildlife Corridors

4.41 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.

### Biodiversity Net Gain

4.42 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. In England, Biodiversity net gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development. Some developments are exempt from BNG requirements.

4.43 From our 2021 Questionnaire survey we know that local people prioritise the following for habitat improvement:

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

4.44 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.

### Diseworth Millennium Meadow

- 4.45 The Millennium Meadow in Diseworth is a tranquil open place for visitors to enjoy, picnic and study nature. It was provided and maintained for the village by the Parish Council and volunteers.

#### Policy LW&D5: 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 within the Neighbourhood Area.

New development will be expected to provide a net gain in biodiversity consistent with prevailing national policy. The local priorities for securing mandatory biodiversity net gain are:

- 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.

### Trees and Hedgerows

- 4.46 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.
- 4.47 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.

- 4.48 The mature hedgerows in the area mainly consist of hawthorn with some field maple, blackthorn, goat willow, willow and dog rose. Mature hedgerows, particularly those alongside tracks and roads, often contain dense patches of Ivy and bramble. Elder is also locally common. Mature hedgerows, particularly those alongside tracks and roads. 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.
- 4.49 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 seven confirmed TPOs in Diseworth, 31 in Long Whatton and one TPO to the south of East Midlands Airport.
- 4.50 The community wishes to protect and enhance the wooded appearance of the village, and to create new woodland wherever possible.

#### Policy LW&D6: 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 (BS 5837 retention categories A and B) 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. A great many sites are already protected, for example because of their heritage or nature conservation value, so do not need to be designated. Neither do all the sites meet the criteria for Local Green Space designation. Those that do are shown on Maps 8 and 9 and a summary of reasons for their designation is set out at Appendix 4.



Figure 8: Long Whatton Cricket Ground

### Policy LW&D7: Local Green Spaces

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

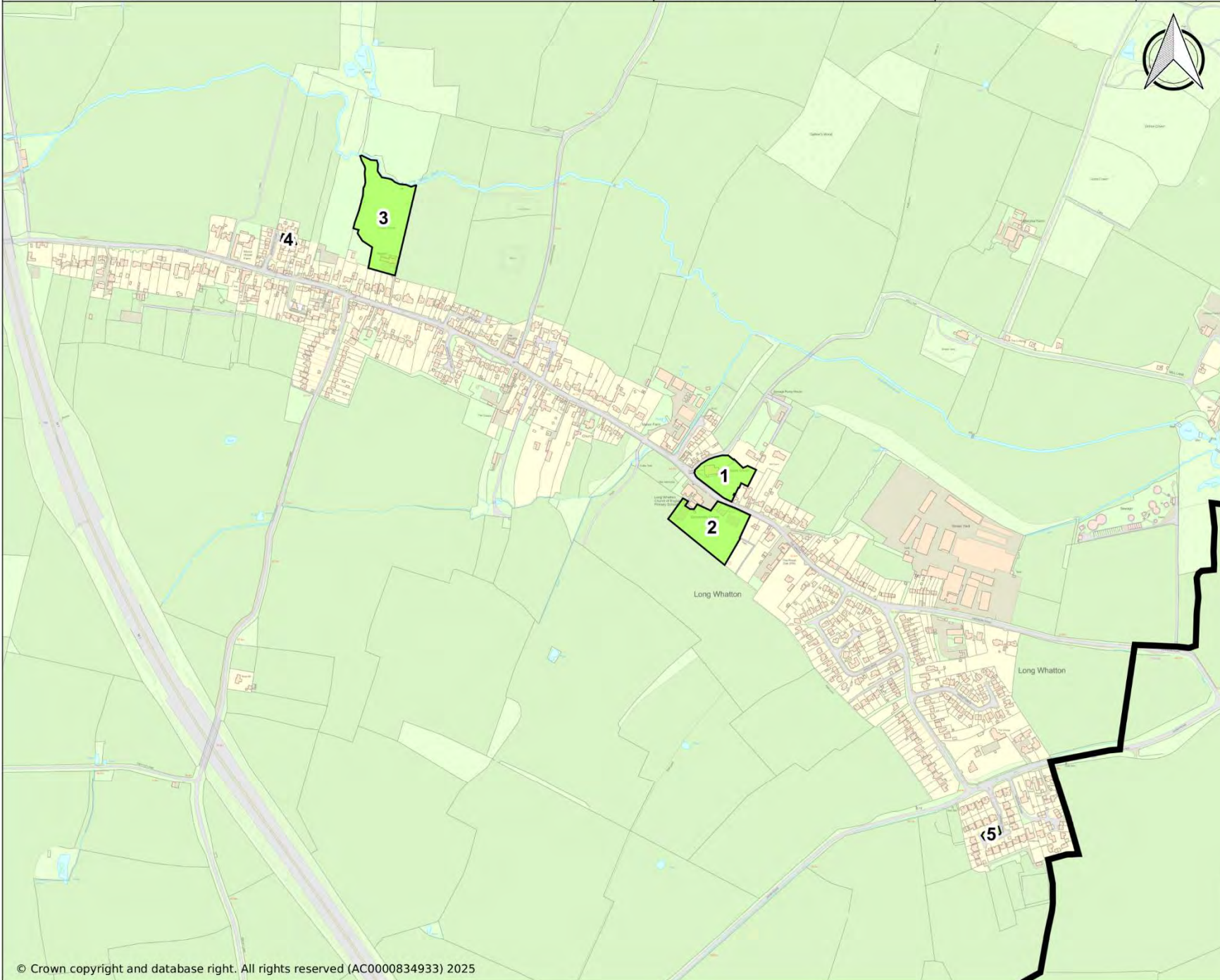
1. All Saints' Church, Long Whatton
2. Long Whatton Primary School
3. Long Whatton Cricket Ground
4. Sherwood Court Play Area, Long Whatton
5. Cawdell Drive Playground, Long Whatton

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
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
21. Historic verges, Diseworth

Development proposals within the designated Local Green Spaces will be managed in accordance with national Green Belt policy.



- Local Green Space 
- Neighbourhood Area 





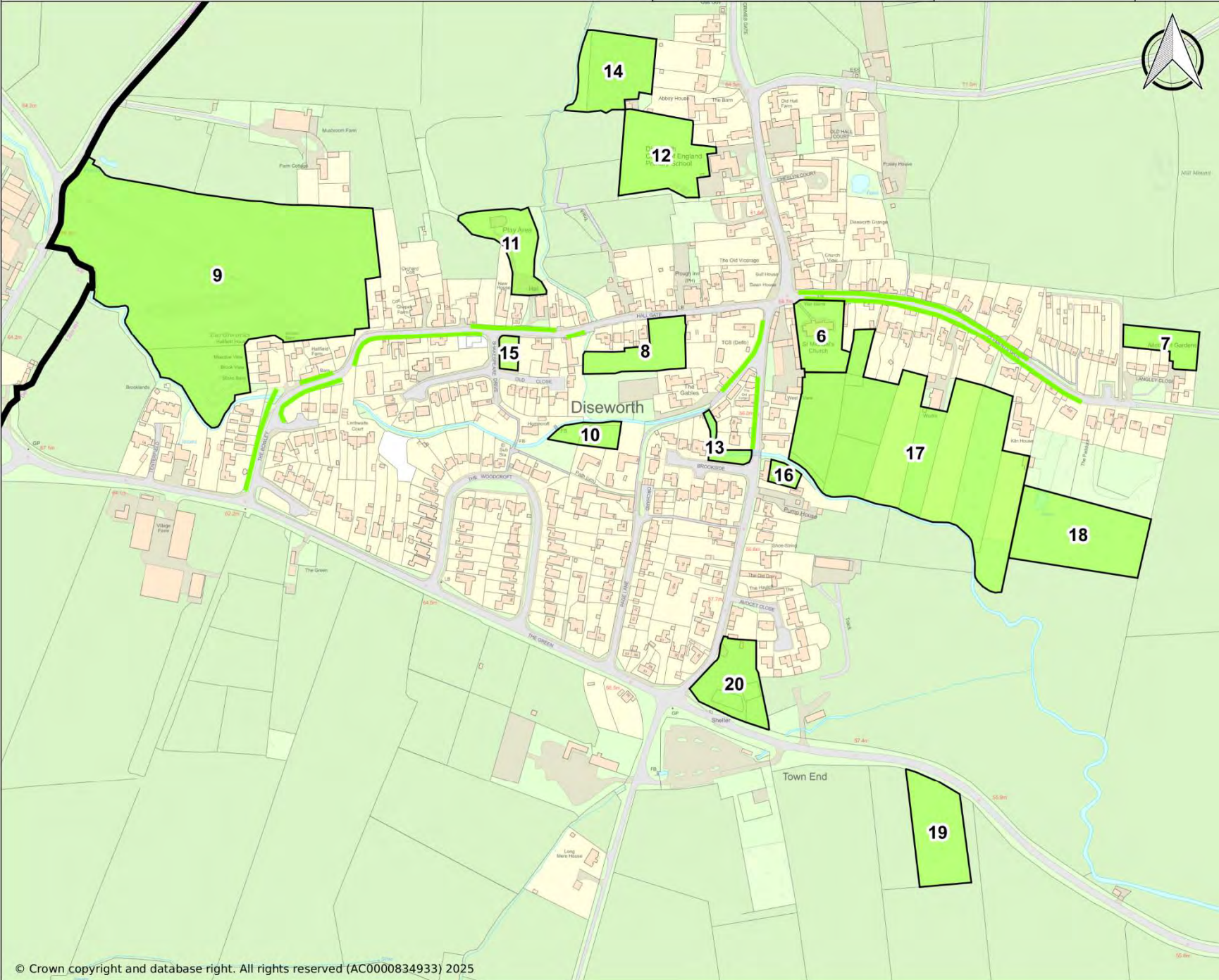
Local Green Space (verges)



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 18<sup>th</sup> 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.



Figure 9: Church of All Saints, The Green, Long Whatton

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 6.3 As the 19<sup>th</sup> 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'.
- 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.



Figure 10: The Square, Long Whatton

- 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 11<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> Centuries. Brick making had all but ceased by the start of the 20<sup>th</sup> 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 18<sup>th</sup> and early 19<sup>th</sup> Centuries and large elongated window openings were typically installed to dwellings to provide increased light for frameworkers.



Figure 11: Brick Kiln remains, Clements Gate, Diseworth (image: TEP)

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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.



Figure 12: Diseworth Heritage Centre

## 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.
- 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.

### 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.



Figure 13: Whatton House

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

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.



Figure 14: Keeper's Lodge, 61 Main Street, Long Whatton - Grade II Listed

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

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 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\*):

- 13a Hall Gate, Diseworth
- 16 Hall Gate, Diseworth
- 25 Hall Gate, Diseworth
- 31 Hall Gate, Diseworth
- 50 Hall Gate, Diseworth
- Lilly's Cottage, 54 Hall Gate, Diseworth
- 6 Lady Gate, Diseworth
- K6 Telephone Kiosk Lady Gate, Diseworth
- Diseworth Heritage Centre, 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



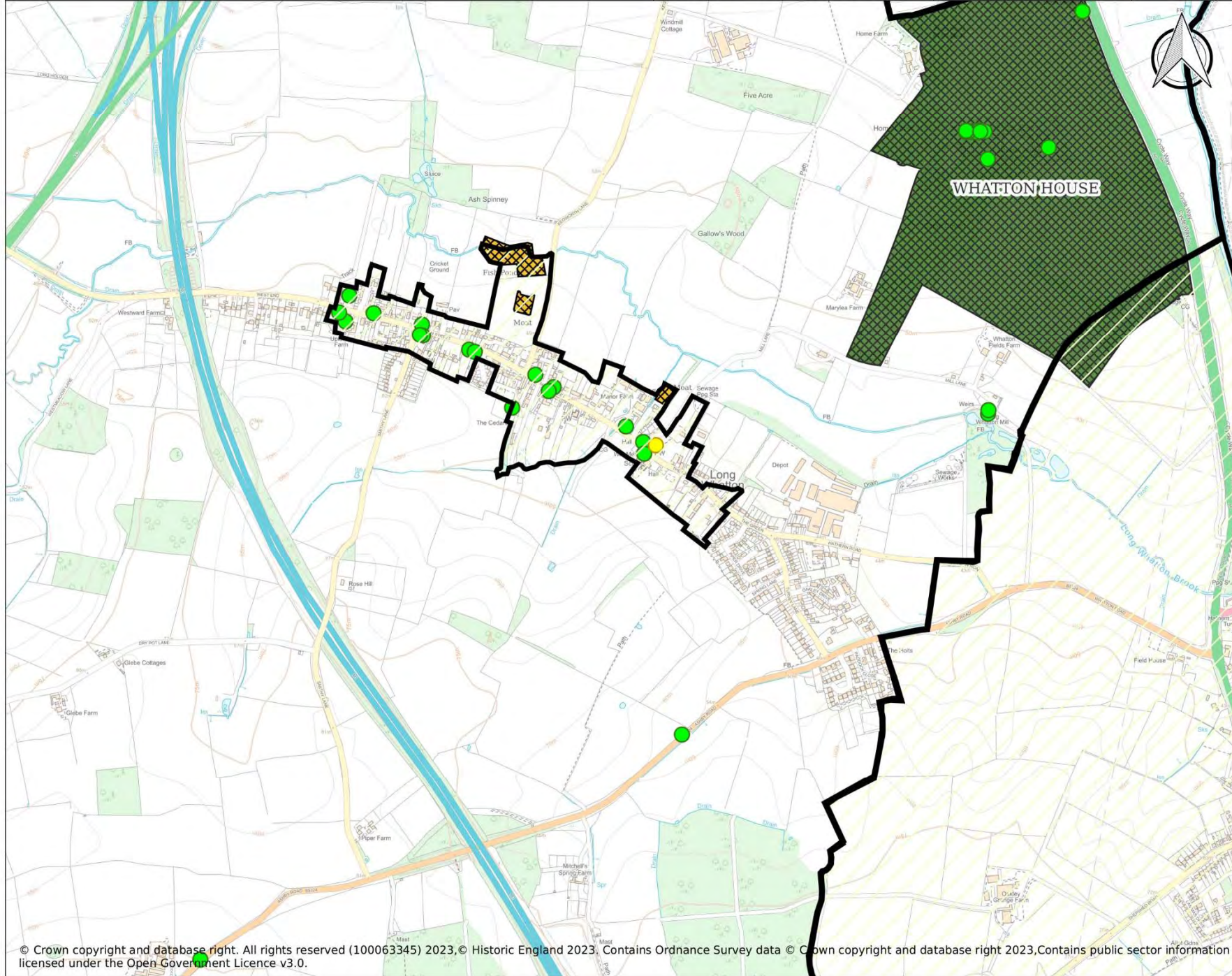
Figure 15: St Michael's Church, Diseworth- Grade II\* Listed

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

- Diseworth War Memorial, St Michael's Church, Clements Gate, Diseworth
- Barn 25m southeast of number 2 (Cross Farmhouse), Clements Gate, Diseworth
- White House Farm, House 3, Grimes Gate, Diseworth
- Stables at Number 4 Grimes Gate, Diseworth
- Number 4 with steps and railings, 4 Grimes Gate, Diseworth
- Old Hall Farmhouse, 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
- Barn approximately 10m to south of Old Hall Farmhouse, Grimes Gate, Diseworth
- Church Of All Saints, The Green, Long Whatton
- Long Whatton War Memorial, The Green, opposite All Saints Church, Long Whatton
- The Wheel House, 1 Main Street, Long Whatton
- 2 Main Street, Long Whatton
- 4 Main Street, Long Whatton
- 24 Main Street, Long Whatton
- 53 Main Street, Long Whatton
- The Keeper's Lodge 61 Main Street, Long Whatton
- K6 Telephone Kiosk (adjacent To No 72) Main Street, Long Whatton
- 81 Main Street, Long Whatton
- Ivy House Farmhouse, 22 Main Street, Long Whatton
- The Cedars, Main Street, Long Whatton
- Long Whatton Mill and Bridge over stream, Mill Lane
- Mill House and Cottage and Stables adjoining to northeast, Mill Lane
- 1-5 Uplands Farm, West End, Long Whatton
- 22, 24 and 26 West End, Long Whatton
- Farthings, 27 West End, Long Whatton
- Manor Farmhouse and outbuildings surrounding yard immediately to rear, 77 Main Street, Long Whatton

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

- Manor House Farmhouse with outbuildings attached to rear, 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
- Stone seat with parasol in Chinese Garden, Whatton House Grounds
- Serpent vase in Chinese Garden, Whatton House Grounds
- 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
- Pair of Buddhist Memorial Lamps in Chinese Garden, Whatton House Grounds
- 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
- Milepost At OS SK 483224, Ashby Road
- Milepost at OS SK 469218, Ashby Road
- Oakley Wood Cottage, Hathern Road, Shepshed



Scheduled Monuments



Registered Parks and Gardens



Listed Buildings



Conservation Areas



Neighbourhood Area





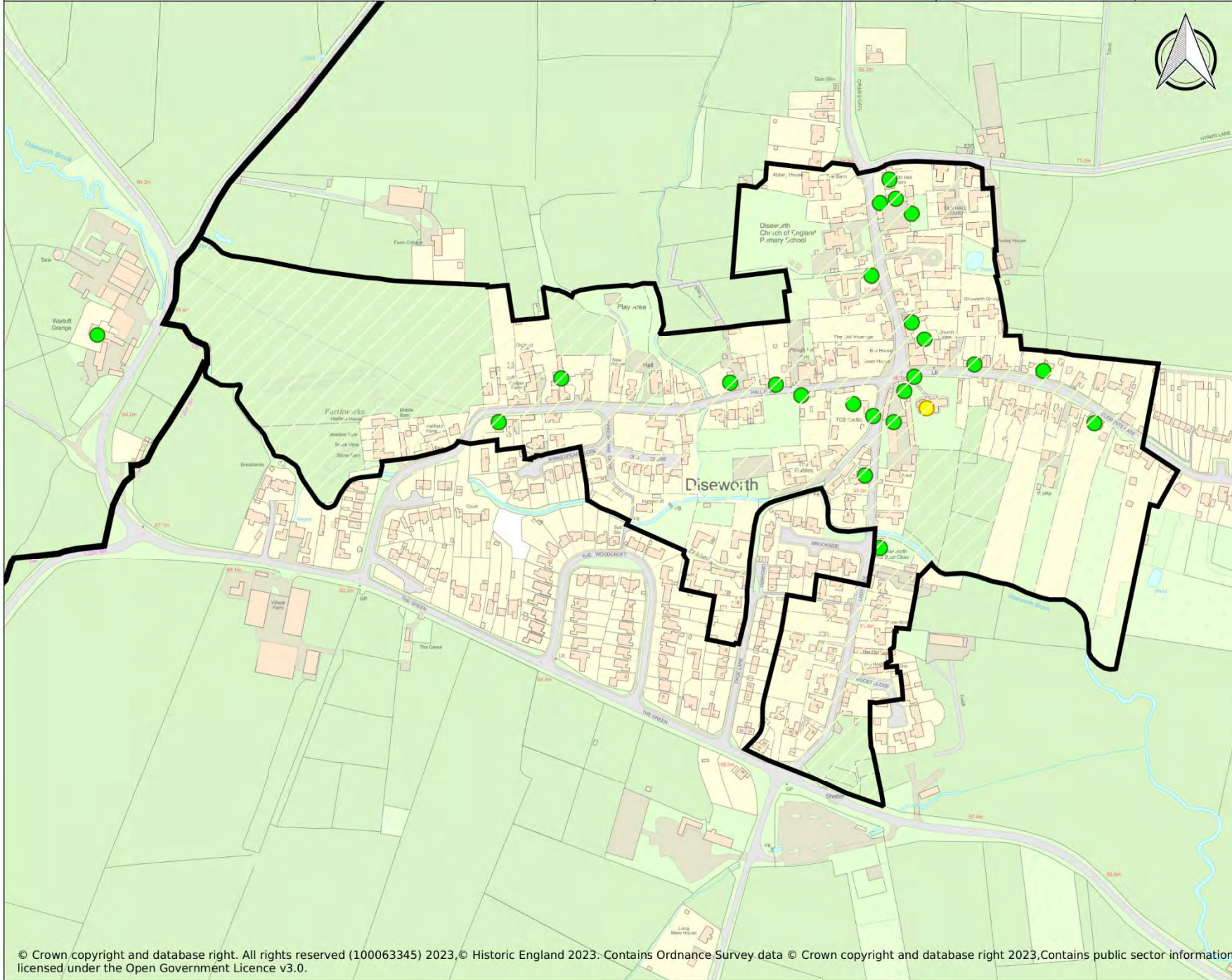
Listed Buildings

- II
- II\*

Conservation Areas



Neighbourhood Area



## 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.

### 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

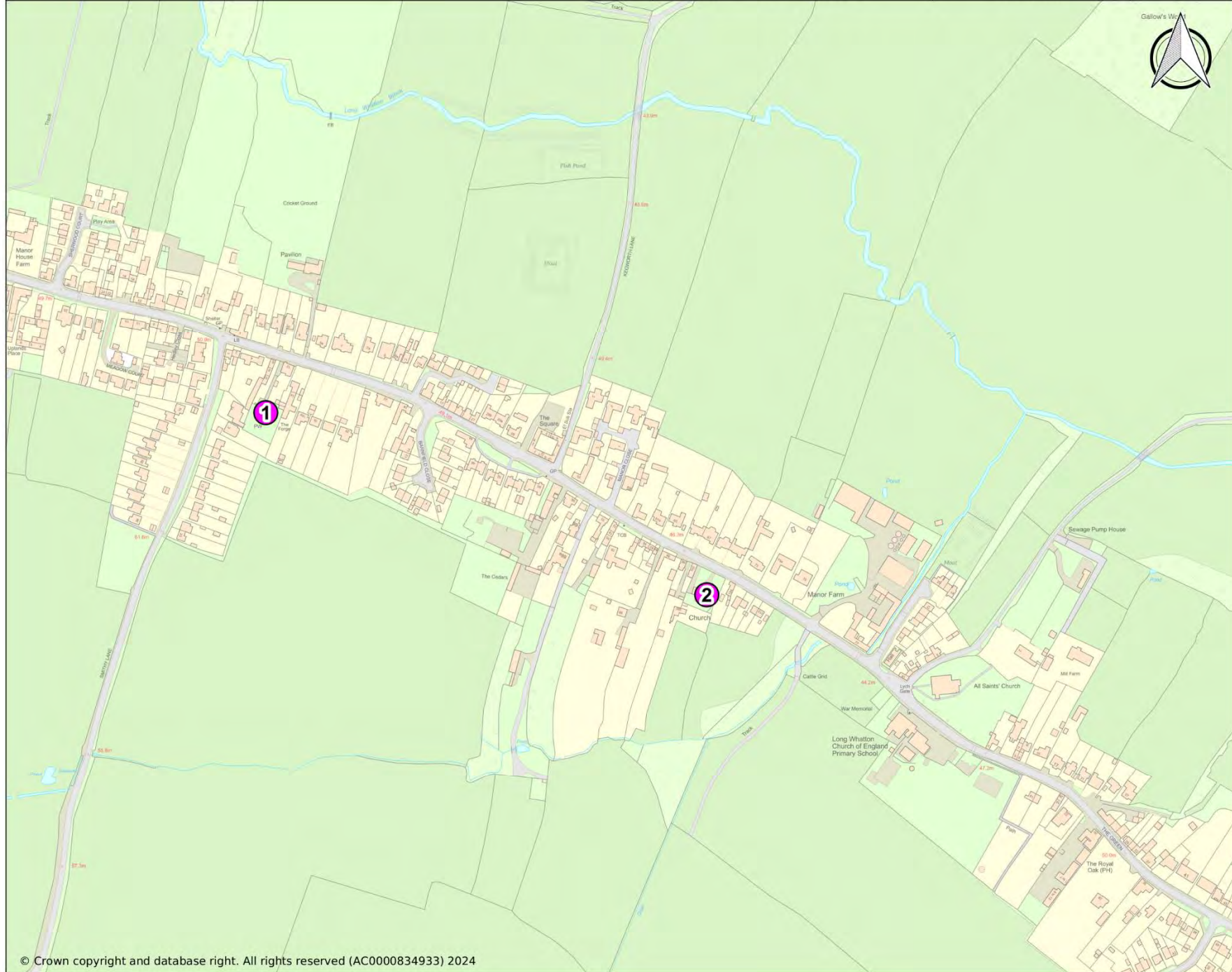
6.31 The above places (Scheduled Monuments, Historic Park and Garden, Listed Buildings and Conservation Areas) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution 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



Neighbourhood Area

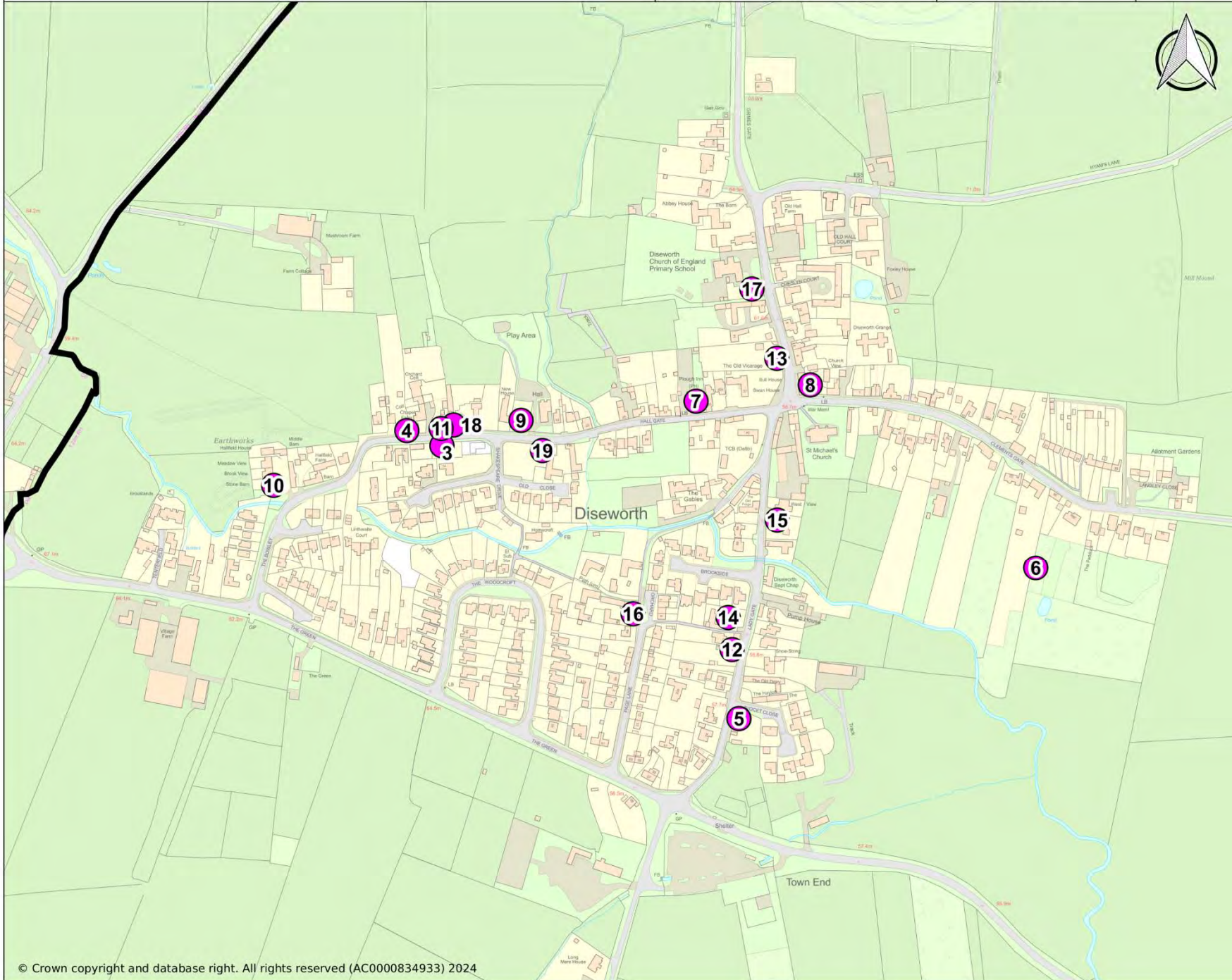




Features of Local Heritage Interest



Neighbourhood Area



## Features of Local Heritage Interest

6.32 A list of Features of Local Heritage Interest (Maps 12 and 13, and Appendix 5) 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. Summary HER records are available online through the Heritage Gateway.



Figure 16: Former Bull and Swan, Grimes Gate, Diseworth

### 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.

### Hello Heritage

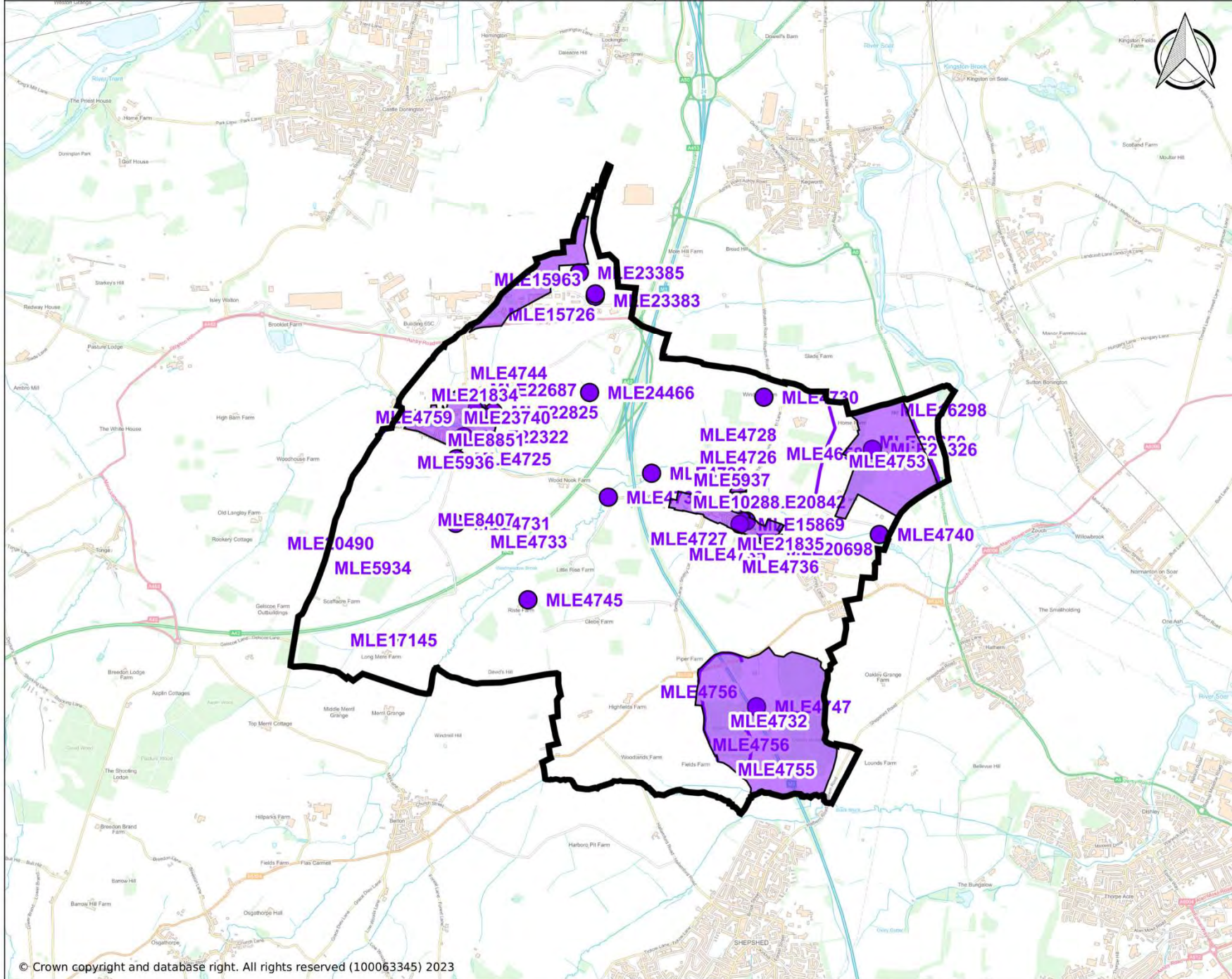
- 6.36 'Hello Heritage' is a celebration of the rich heritage and culture of North West Leicestershire. Supported by Diseworth Heritage Centre, a series of exhibition boards have been prepared showing places of historic interest in Diseworth.

### Questionnaire Survey

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

### Ridge and Furrow

- 6.38 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.
- 6.39 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.



Known Archaeological Remains



Known Archaeological Remains



Known Archaeological Remains



Neighbourhood Area





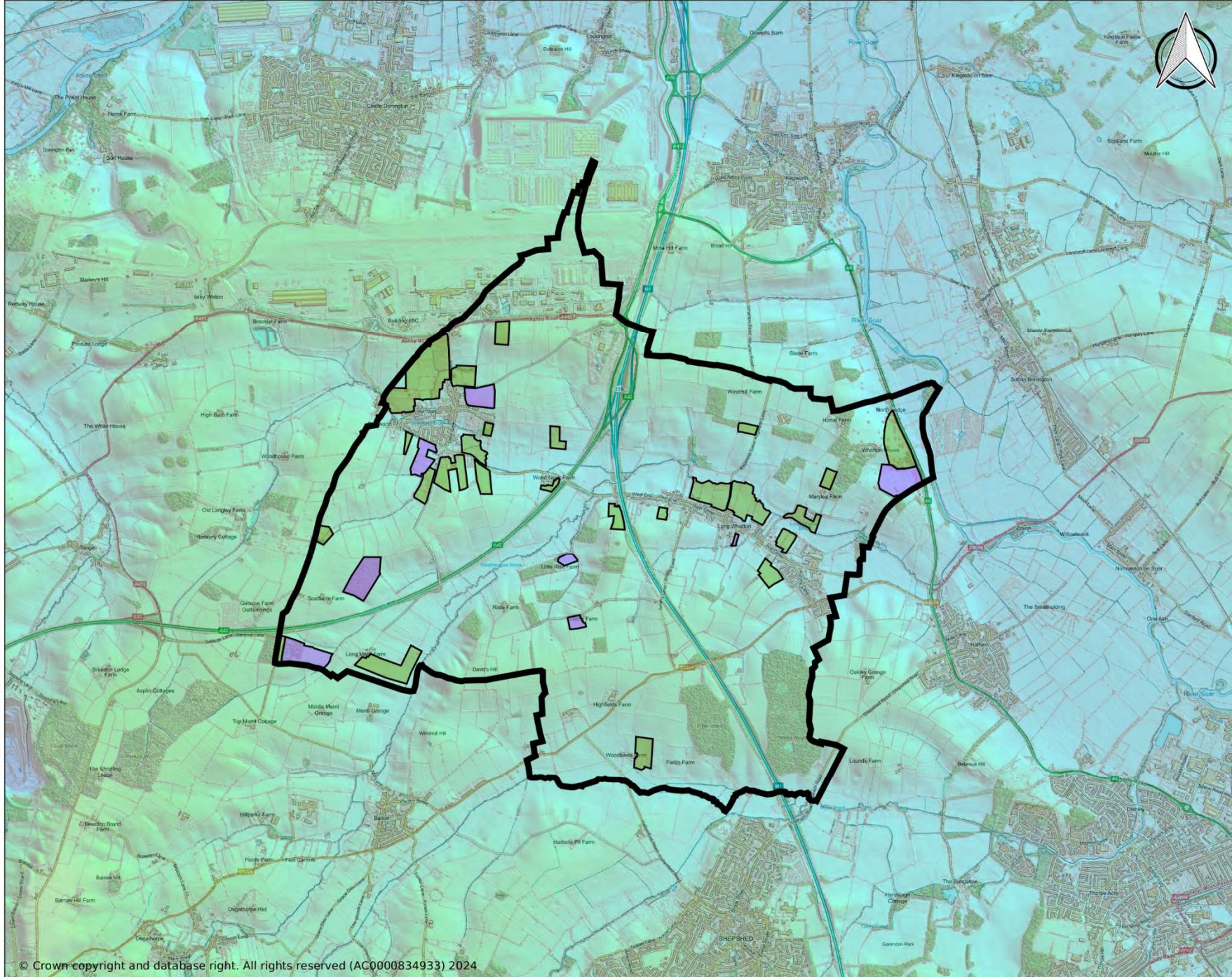
Ridge and Furrow (probable)



Ridge and Furrow (certain)



Neighbourhood Area



**Policy LW&D8: 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 and Appendix 5):

- 1 Baptist chapel, rear of 12 Main Street, Long Whatton
- 2 Wesleyan Chapel, Main Street, Long Whatton
- 3 24, Hall Gate, Diseworth
- 4 5-9 Hall Gate, Diseworth
- 5 11, Lady Gate, Diseworth
- 6 Brick kiln, brickyard, Clements Gate, Diseworth
- 7 15 & 17, Hall Gate, Diseworth
- 8 Former Bull and Swan, Grimes Gate, Diseworth
- 9 The Plough, 33 Hall Gate, Diseworth
- 10 Barn at Hall Close, The Bowley, Diseworth
- 11 Wesleyan Chapel, Hall Gate, Diseworth
- 12 14 Lady Gate, Diseworth
- 13 Old Vicarage, Grimes Gate, Diseworth
- 14 Isley Farm and outbuildings, 10 Lady Gate, Diseworth
- 15 1 Lady Gate, Diseworth
- 16 Page Lane Farmhouse and outbuildings, Page Lane, Diseworth
- 17 5 Grimes Gate, Diseworth
- 18 13 Hall Gate, Diseworth
- 19 36 Hall Gate, Diseworth

Known Archaeological Remains (Map 14 and Appendix 6)

Diseworth's Crofts

Ridge and Furrow areas (Map 15)

## Design

- 6.40 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

- 6.41 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.
- 6.42 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.
- 6.43 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

- 6.44 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

- 6.45 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.
- 6.46 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

- 6.47 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.
- 6.48 The Diseworth Village Design Statement (VDS) was first prepared in 1998 and approved as a Supplementary Planning Document. However, following adoption of a 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

- 6.49 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 7) so that it can be used in the determination of planning applications.



Figure 17: Long Whatton and Diseworth Design Code

- 6.50 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&D9: 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 7). 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. Controllable and uncontrollable discharge from EMA ponds and hardstanding's directed into the brooks and land management practices do both aggravate and alleviate flooding issues.
- 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 both 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 in conformity with the guidance of the Lead Local Flood Authority (LLFA). 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. The frequency and intensity of rainfall and flooding has increased significantly since 2014 and proposals for future infrastructure or development projects on surface water catchment areas affecting flood risk in Diseworth and Long Whatton should be supported by updated review of catchment, drainage and discharge.
- 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. Particularly during peak storm events a third of the brooks capacities flowing through Diseworth have been measured over the past four years by Long Whatton and Diseworth Flood Working Group (FWG) and have been identified being caused by surface water drainage and pond release drainage from EMA hardstandings.
- 7.8 Fast flash flooding into Diseworth during heavy peak rainfall with saturated land has been recorded to flow into the village from surrounding fields. The profile and confluence of the two brooks, with significant catchment areas on clay soils, meeting in Diseworth increases the vulnerability to flooding in the village.



Figure 18: Lady Gate (footbridge), Diseworth (2017) (image: Arcadis)

- 7.9 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. It has been recognised that more effective options were discounted due to budget constraints. 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
- 7.10 Other practical measures have or are being implemented to mitigate flood risk in the villages:
- Funding for and scope of natural flood management in catchment area upstream of Diseworth is in place. Work planned for 2025.
  - After successful three-year brook monitoring by FWG, LLFA funded scheme to install water height monitoring in Hall and Diseworth Brooks in Diseworth is operational.
  - Working closely with FWG, EMA has improved flow control into brooks from pond releases before, during and following peak rain events.
  - FWG has put in extensive work to clear out Diseworth Brooks to enhance natural discharge.
- 7.11 As well as taking direct practical action to alleviate flood risk, FWG has conducted significant survey work filling in the local knowledge gaps around flood behaviour and causes in Diseworth and across its catchment areas. This work has been acknowledged by LLCFA as ‘best in class’, such that FWG are being asked to consult and guide LLCFA with their local content on flood risk management. Large scale developers developing planning applications bordering Diseworth are consulting with FWG for local guidance detail.

## West End, Long Whatton Flood Investigation Report

- 7.12 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.
- 7.13 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

- 7.14 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). Where a development site sits across multiple sub-catchments, the developer should seek to discharge surface water across the sub-catchments, mimicking the pre-development drainage conditions. 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.



Figure 19: Crawshaw Close, Long Whatton (2019 / 2020) (image: Arcadis)

**Policy LW&D10: 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 designed 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:

- 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;
- 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;
- E. A betterment of 20% reduction or more on greenfield discharge rates. The discharge rate should not exceed 80% of the pre-development discharge rate for any sub-catchment of the site; and

**F. SuDS design should take account of any air safety requirements.**

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



Figure 20: Long Whatton Church of England Primary School

### Manor Farm Shop

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

### 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.



Figure 21: Friendship Centre, Long Whatton

### 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.

## 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.).



Figure 22: Diseworth Village Hall

### 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.

### 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.

### Allotments

- 8.17 The Parish Council has allotments to rent at Clements Gate, Diseworth.



Figure 23: Diseworth Allotments

## Retention of Services and Facilities

- 8.18 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.
- 8.19 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

- 8.20 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.
- 8.21 There is one [AVC](#) listed in the parish:
- The Plough Inn, Diseworth



Figure 24: The Plough Inn, Diseworth

#### Policy LW&D11: 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:

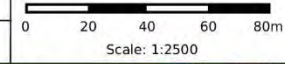
1. Long Whatton Church of England Primary School and Community Centre
2. Long Whatton General Store
3. The Falcon Inn or The Royal Oak, Long Whatton
4. Diseworth Church of England Primary School
5. The Plough Inn, Diseworth
6. Diseworth Village Hall
7. Diseworth Heritage Centre

### Improving Services and Facilities

- 8.22 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.

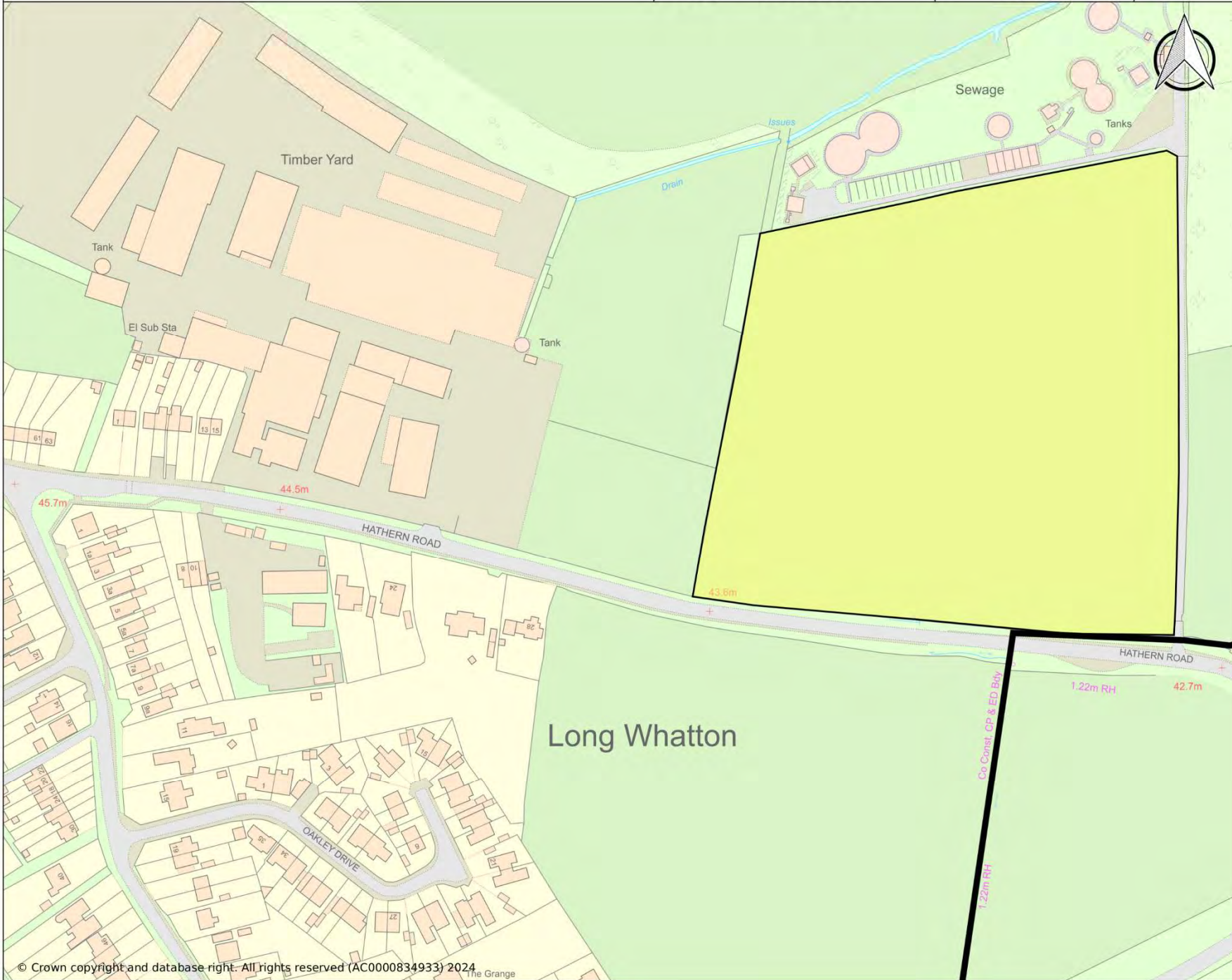
### New Long Whatton Community Centre

- 8.23 Given the restrictions on the existing 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
- 



Policy LW&D12: 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 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 design should also have regard to Sport England's guidance notes on village and community halls;
- B. Car parking and bicycle parking, including electric vehicle charging points; and
- C. Playing pitch and equipped play area.

### Internet

- 8.24 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.
- 8.25 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.
- 8.26 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.
- 8.27 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. At May 2024, Ultrafast full fibre broadband was not yet available in Long Whatton or

Diseworth. Superfast fibre broadband (51-80Mbps) was available and in Long Whatton Gfast broadband (330Mbps) was available. The Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England.

## Infrastructure

- 8.28 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.
- 8.29 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.
- 8.30 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.
- 8.31 Developers are encouraged to consult Long Whatton and Diseworth Parish Council on local requirements prior to the submission of planning applications.

### Policy LW&D13: 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:

- 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&D4;

- 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.
- 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

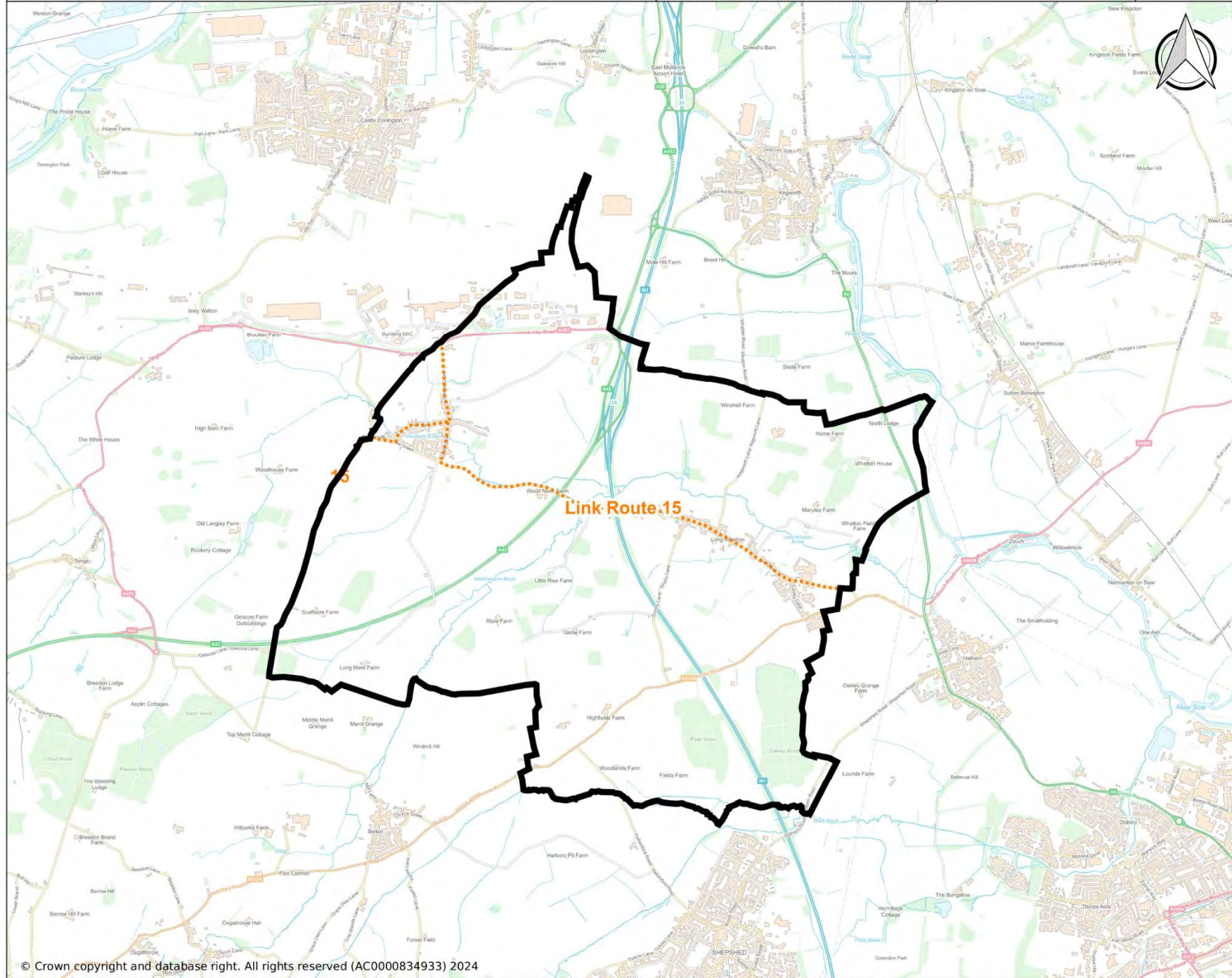
- 9.3 Long Whatton and Diseworth lie close to East Midlands Airport and while our Neighbourhood Plan cannot control airport activities, the Neighbourhood Plan provides an opportunity to register local concerns. From our 2021 Questionnaire Survey, we know that 67% of respondents are concerned about noise 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.



National Cycle Network  
Route



Neighbourhood Area



## Road Network

### M1

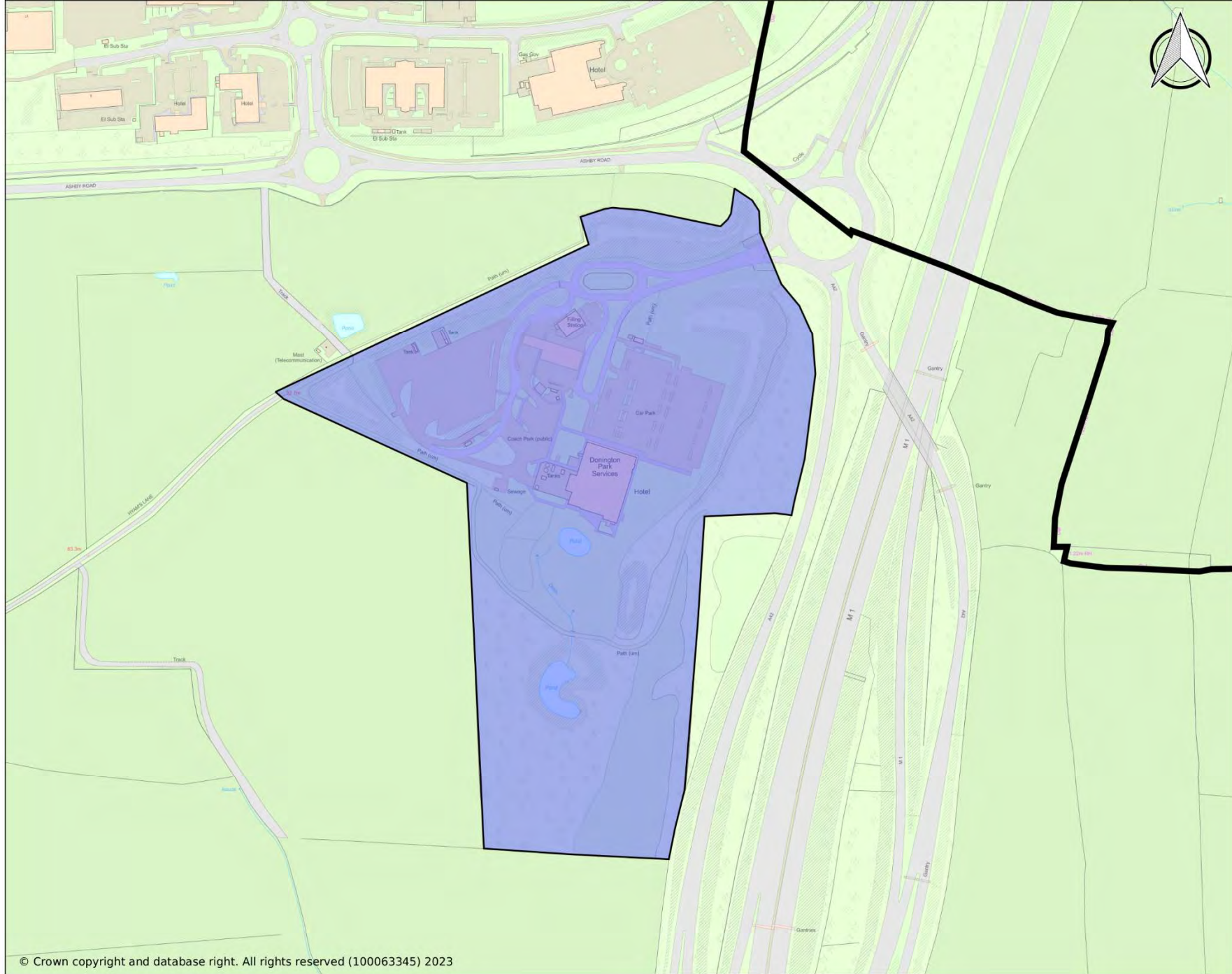
- 9.5 The M1 motorway connects London to Leeds, where it joins the A1(M) near Aberford, to connect to Newcastle. It was the first inter-urban motorway to be completed in the UK. The motorway bisects the parish with the village of Long Whatton lying to the east and Diseworth village to the west. M1 junction 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.

### Donington Park Services

- 9.6 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.
- 9.7 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.



Figure 25: M1, Long Whatton



Donington Park Services



Neighbourhood Area



**Policy LW&D14: 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**

- 9.8 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**

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

**A6**

- 9.10 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**

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

**Long Whatton**

- 9.12 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.

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 9.13 There have been three 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.
- 9.14 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.
- 9.15 Our 2021 Questionnaire Survey showed that 60% of respondents think inconsiderate parking is a problem in the village.

### Diseworth

- 9.16 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.
- 9.17 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.
- 9.18 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.
- 9.19 81% of respondents to the Questionnaire Survey said that inconsiderate parking was a problem in Diseworth.

## Nuisance Parking

- 9.20 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.
- 9.21 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&D15: 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.

## Public Transport

- 9.22 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.



Figure 26: Skylink bus service

## Active Travel

- 9.23 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 ... thus reducing pressure on the NHS treating lifestyle-related health conditions. It is low cost and environmentally friendly.
- 9.24 In the context of declared climate emergency, cycling can combat climate change. Government figures show that over half of all car journeys are under three miles ... a distance which could be cycled or walked by many people. If the infrastructure existed to make people feel safer walking and cycling between and around Long Whatton and Diseworth, more people would be encouraged to do it. However, there is limited formal cycle infrastructure on the local highway network and therefore cyclists are required to use the existing local highway network. In particular, the road between Long Whatton and Diseworth is narrow, winding, has no separate cycle / footpath and is still subject to 60mph national speed limit. This makes it inherently dangerous for walkers, cyclists, wheelchair users and horse riders, by forcing them to mix with fast traffic.
- 9.25 National Cycle Route (NCR) 15 passes through Diseworth to the employment area of East Midlands Airport, also connecting to National Route 6 in Belton, near Shepshed with National Route 1 in Lincolnshire near Coningsby, via Nottingham, Grantham and Sleaford. There is a link route to Route 15 through Long Whatton, but this does not currently meet design and safety standards for inclusion in the National Cycle Network.

## 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



Figure 27: Arriving aircraft (image: MAG)

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 Midlands Airport works to manage, monitor and reduce noise levels wherever possible using a dedicated noise and track keeping monitoring system. The current [Noise Action Plan](#) runs from 2024 to 2028.

## 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 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&D16: 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 should mitigate and reduce to a minimum potential adverse noise impacts and avoid noise giving rise to significant adverse impacts on health and the quality of life.

## 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&D17: Construction Method Statements

Prior to the commencement of major development a Construction Method Statement shall be prepared that addresses:

- 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 a minimum of 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 previously developed land within or well-related to each settlement.

### 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 2040. Consultation on the new Local Plan took place between 5 February and 17 March 2024. The Local Plan Review is unlikely to be completed before the end of 2026.
- 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 13,720 dwellings over the period 2020 to 2040.

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

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

### New Settlement

- 11.7 A new settlement of around 4,500 houses at Isley Woodhouse is likely to form part of North West Leicestershire District Council's new development strategy. However, a new settlement is likely to take longer than 20 years to build, so not all of it will contribute to development needs to 2040.

### Housing Requirement

- 11.8 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.
- 11.9 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 2020-2040.
- 11.10 Based on an annual requirement of 686 dwellings, existing committed development and the emerging



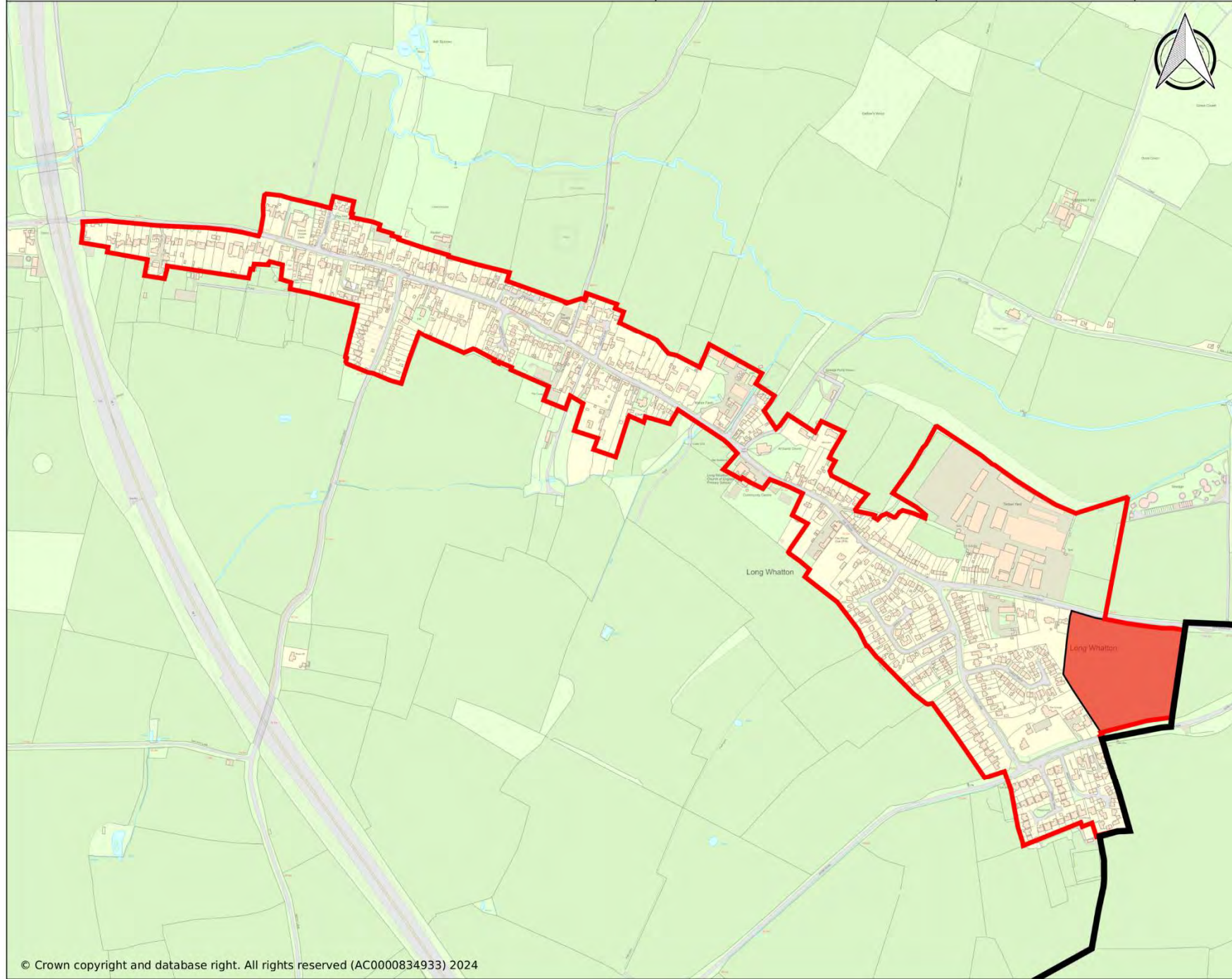
Figure 28: Sherwood Court, Long Whatton

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 2040) together with windfall development (sites not specifically identified in the development plan).

- 11.11 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.
- 11.12 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 2020 to 2040 is a minimum of 13 dwellings to be allocated at both Long Whatton (Policy LW&D20) and Diseworth (Policy LW&D21) together with windfall development in both Long Whatton and Diseworth in accordance with Policy LW&D19.



**Housing Allocation**



**Limits to Development**



**Neighbourhood Area**





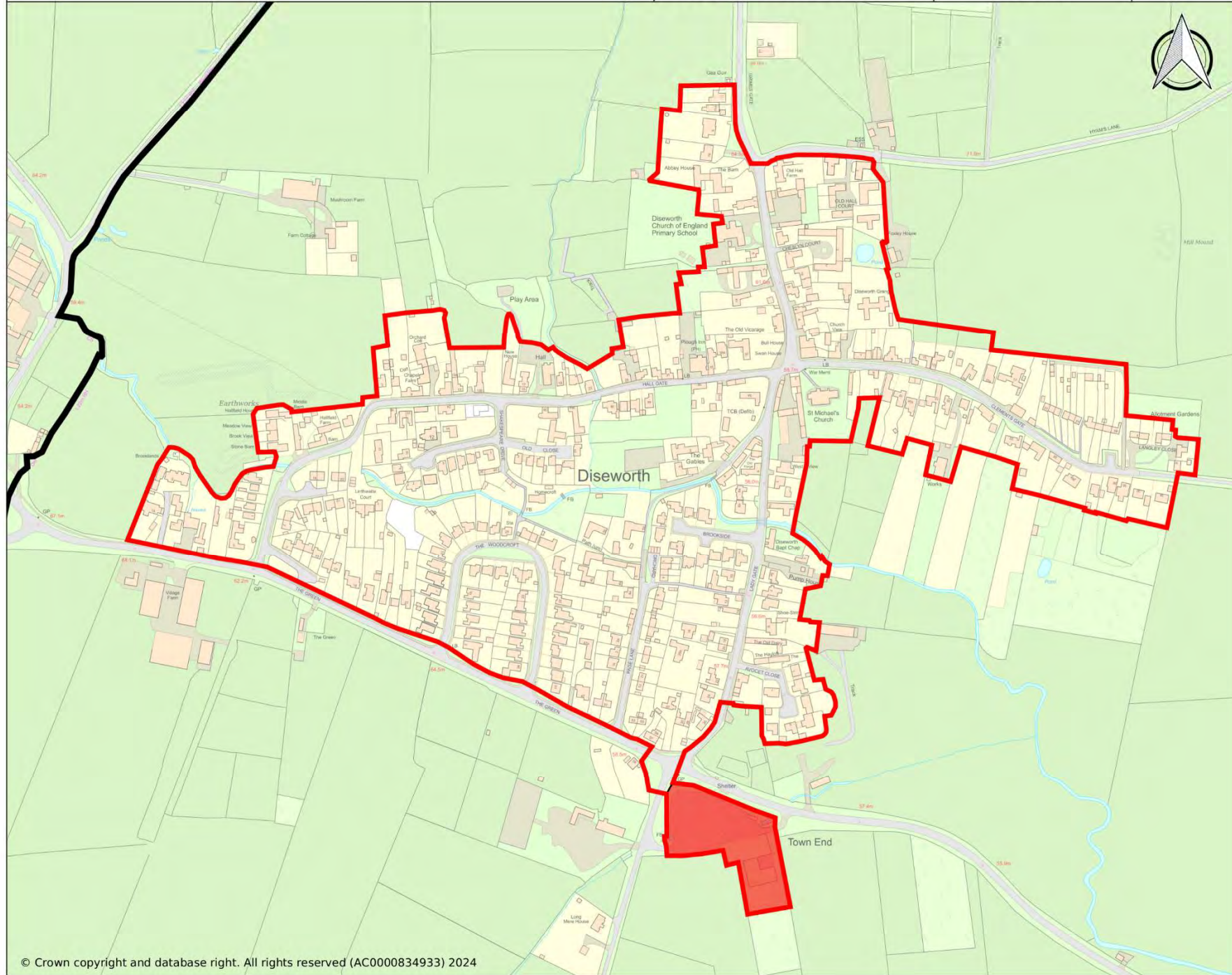
Housing Allocation



Limits to Development



Neighbourhood Area



## Windfall Housing Development

- 11.13 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.
- 11.14 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&D19: 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

- 11.15 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&D20: 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:

- A. The development shall provide approximately 90 dwellings;
- B. The provision of 5-7 self-build plots in accordance with Policy LW&D22;
- C. The principal access should be off Hathern Road, with no highway access onto the B5324 Ashby Road;
- D. The provision of a pedestrian/cycle route through the development linking Hathern Road to Ashby Road and between the existing footway on Ashby Road to the Ashby Road/ Hathern Road junction;
- E. The development shall make provision for a new community centre in accordance with Policy LW&D12 unless this is demonstrated to be beyond the scope of the relevant regulations, or is unnecessary or not viable;
- F. Important perimeter hedgerows and trees shall be retained and reinforced with additional planting;
- G. The residential amenities of 28 Hathern Road, 20-22 Oakley Drive and 2 & 4 Deodar Close shall be protected;
- H. 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

- 11.16 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.
- 11.17 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.
- 11.18 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.

**Policy LW&D21: 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. The provision of 2-5 self-build plots in accordance with Policy LW&D22;
- C. All dwellings should be single-storey or low-profile two-storey to minimise the impact of the development on the surrounding countryside;
- D. For the purposes of affordable housing, the site shall be considered as greenfield;
- E. The principal access should be off Long Mere Lane, with the existing access off The Green stopped-up and reverted to highway verge;
- F. The development shall provide for a pedestrian crossing across the B5401 to link the site with the rest of the village;
- G. As a site potentially containing heritage assets of archaeological interest, developers should submit an appropriate desk-based assessment;
- H. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
- I. Perimeter hedgerows and trees shall be retained and reinforced with additional planting. The scrub woodland to the south of the site should be retained;
- J. 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.

## Self-Build and Custom-Build Housing

- 11.19 Self-Build and Custom-Build Housing is housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition is contained in the [Self-build and Custom Housebuilding Act 2015](#) (as amended).
- 11.20 Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- 11.21 There are around 150 individuals on the self-build and custom housebuilding register maintained by North West Leicestershire District Council. Eight individuals have identified Long Whatton as one of their preferred locations. Six individuals have identified Diseworth as one of their preferred locations.
- 11.22 The Long Whatton and Diseworth Neighbourhood Plan allows for limited growth within the defined Limits to Development for both Long Whatton and Diseworth villages. This can include provision for self-build and custom-build housing. A small number of self-build and custom housebuilding plots are likely to come forward in this way.
- 11.23 To boost the supply of self-build and custom housebuilding plots, the Parish Council has discussed provision as part of the two sites allocated for housing in the Neighbourhood Plan. This would give rise to an additional 2-5 plots in Diseworth and 5-7 plots in Long Whatton. To encouraging self-build and custom housebuilding, plots may be discounted against the affordable housing and housing mix requirements. Where plots have not sold, they may be built out by the developer.

### Policy LW&D22: Self-Build and Custom-Build Housing

The local need for Self-Build and Custom-Build Housing will be met by:

- A. Supporting proposals for self-build and custom housebuilding within the Limits to Development identified on Maps 19 and 20;

- B. The provision of serviced plots for self-build and custom housebuilding on allocated housing sites in accordance with Policies LW&D20 and LW&D21 and where:
- i. The developers enter into a legal agreement to facilitate the delivery of serviced plots with access to a public highway and utility services;
  - ii. A lower number of self-build and custom house build plots will be accepted where a viability assessment clearly demonstrates that the full policy requirement cannot be achieved;
  - iii. A plot that has been made available and appropriately marketed for a period of at least 12 months (or an alternative timescale agreed with the Local Planning Authority subject to specific site delivery timescales), and that has not been sold, may either remain available for purchase on the open market or be built out by the developer for sale on the open market; and
  - iv. Plots can be used to discount the affordable housing (Policy LW&D24) and housing mix (Policy LW&D23) requirements.

All planning permissions for a self-build and custom house building plot will be subject to a Section 106 legal agreement to ensure that the initial occupier(s) of the dwelling(s) fall within the legal definition of self-build and custom housebuilding as defined by the Self-Build and Custom Housebuilding Act 2015 (or any subsequent government update).

## Housing Mix

- 11.24 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, commissioned a [Housing and Economic Needs Assessment](#) (HENA) to inform the preparation of local plans across the sub-region.
- 11.25 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
<b>Market Housing</b>	5%	35%	45%	15%
<b>Affordable home ownership</b>	15%	40%	35%	10%
<b>Affordable housing (rented)</b>	35%	40%	20%	5%

11.26 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.
- 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 £284,601<sup>8</sup>.
- 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.

11.27 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

11.28 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.

11.29 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 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.

11.30 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.

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<sup>8</sup> Zoopla May 2022

- 11.31 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.
- 11.32 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&D23: 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 unless the latest evidence of local housing need demonstrates such provision is unnecessary.

## Affordable Housing

- 11.33 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.
- 11.34 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%.
- 11.35 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.
- 11.36 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.



Figure 29: Langley Close, Diseworth

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 11.37 The North West Leicestershire Local Plan 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).
- 11.38 The neighbourhood plan housing allocations at Hathern Road, Long Whatton and Tea Kettle Hall, Diseworth should deliver 31 new affordable homes.

### Local Lettings Policy

- 11.39 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 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

- 11.40 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.
- 11.41 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.
- 11.42 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

- 11.43 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.
- 11.44 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

- 11.45 The North West Leicestershire Local Plan does not specify a tenure mix for affordable housing. The Long Whatton and Diseworth Housing Needs Assessment suggests an indicative affordable housing mix where 80% of affordable homes be provided as rented tenures, and the remaining 20% delivered as affordable routes to home ownership.

**Policy LW&D24: 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, working<sup>9</sup> or with close family ties in the Area).

Unless informed by more up to date evidence of local affordable housing need, 80% of affordable housing shall be rented with the remainder providing a subsidised route to home ownership.

## Rural Housing

- 11.46 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&D25: Rural Housing**

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&D26;
- C. Rural worker accommodation in accordance with Policy LW&D27;
- D. Replacement dwellings in accordance with Policy LW&D28; and
- E. Rural Exception Sites adjoining the Long Whatton and Diseworth Limits to Development, in accordance with Local Plan Policy H5.

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<sup>9</sup> Excluding workers at East Midlands Airport and Gateway Industrial Cluster

### Residential Conversion of Rural Buildings

- 11.47 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.
- 11.48 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.
- 11.49 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.
- 11.50 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&D26: 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 structurally sound and capable of conversion without significant rebuild or alteration;
- B. The development will maintain the character of the building, including the retention of important features;
- C. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and

D. 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

- 11.51 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.
- 11.52 Policy LW&D27 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.
- 11.53 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.
- 11.54 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.
- 11.55 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.
- 11.56 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&D27: 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;
- 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

- 11.57 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.
- 11.58 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.

- 11.59 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&D28: 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;
- 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 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.

### 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.



Figure 30: Harlow, Long Whatton

- 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 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.

**Policy LW&D29: 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), B2 (general industrial) and small-scale B8 (storage and distribution with units up to 9,000sqm). Proposals for the intensification of existing business activities within the site will be supported where:

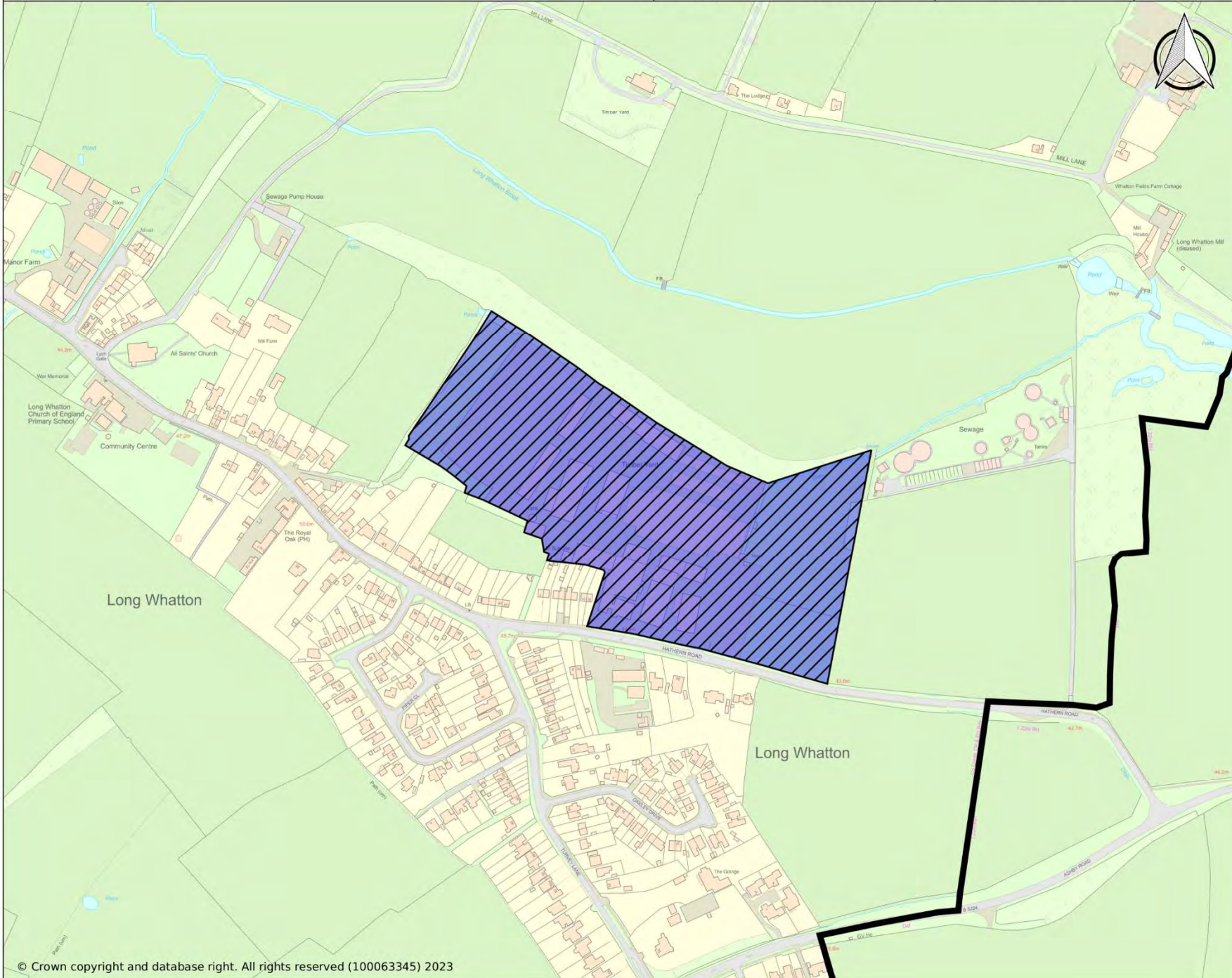
- A. The construction of new buildings would not be harmful to the appearance of the area having regard to the design and layout of the proposal itself and its relationship with other buildings located within the Harlow site.
- B. There is no significant harm to the amenities of nearby residents.
- C. Traffic is managed so that there is no material increase in HGV vehicle movements 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.



Harlow

-  Neighbourhood Area
- 



### 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 (B1<sup>10</sup>, 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
  - 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, nature conservation and other environmental considerations.

#### Policy LW&D30: 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&D31.

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<sup>10</sup> Class B1 was deleted and subsumed into a new Class E in September 2020- after the adoption of the Local Plan.

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. Is sensitive to key viewpoints in accordance with Policy LW&D2;
- B. Lies outside areas of high sensitivity to employment development and, in the case of developments containing buildings or structures higher than 7m and/or greater than 2 hectares in size, lies outside areas of medium-high sensitivity to employment development (Appendix 1). In other cases, the development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the Neighbourhood Area.
- C. Protects and enhances Public Rights of Way in accordance with Policy LW&D4;
- D. Does not significant harm biodiversity interests identified by Policy LW&D5 unless adequately mitigated, or, as a last resort, compensated for;
- E. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. The effect of development on the significance of non-designated heritage assets identified by LW&D8 should be taken into account in determining the application;
- F. Runoff volumes and flow rates from hard surfaces are managed to reduce the impact of urbanisation on flooding in the villages of Long Whatton and Diseworth in accordance with Policy LW&D10;
- G. Nuisance parking in Long Whatton and Diseworth is managed in accordance with Policy LW&D15;
- H. Noise Impact Assessments should be submitted and adverse noise impacts mitigated in accordance with Policy LW&D16; and

I. The cumulative effects of multiple impacts from individual sites and/or a number of sites in the locality are taken into account. This shall include the expansion plans of East Midlands Airport, the proposed new settlement at Isley Woodhouse and the developments proposed by this Neighbourhood Plan.

### 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.
- 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&D31 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&D31: 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%.
- 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.



Figure 31: Working from home

### Policy LW&D32: Working from Home

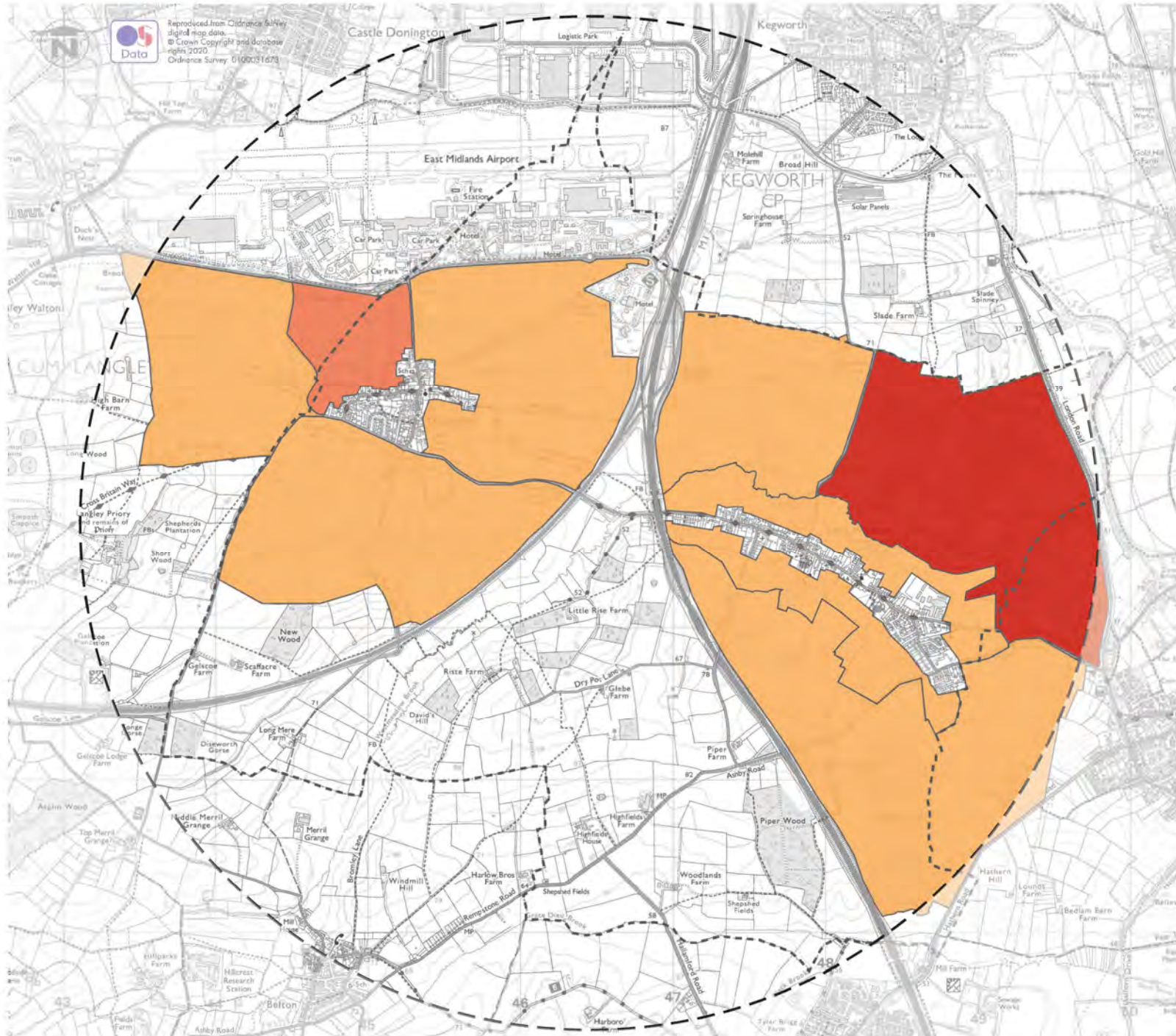
Development that enables home working will be supported if the development:

- 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: Landscape Sensitivity

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. The Study includes an assessment of landscape sensitivity following guidance set by Natural England in 'An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management' (2019). The Study examines the sensitivity of land parcels that sometimes extend beyond the Parish and therefore these areas are outside the scope of this Neighbourhood Plan. Maps showing the conclusions of the landscape sensitivity assessment are set out on the following pages.

# Overall Sensitivity Rating the Development of Housing











## Legend

-  3.5km Radius
-  Parish Boundary

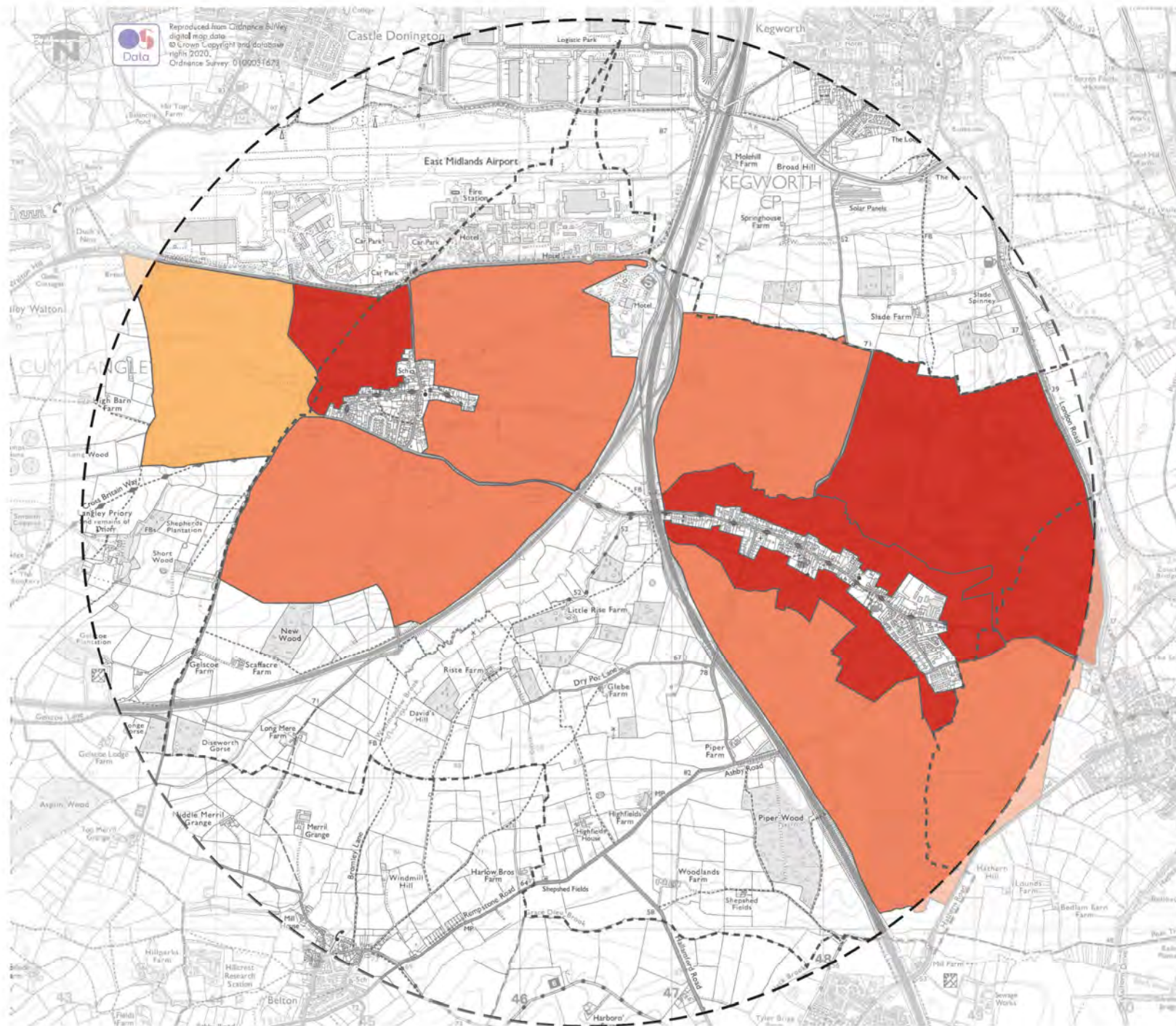
## Rating of Sensitivity to Housing

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



## Landscape Character Parcels Sensitivity

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

# Overall Sensitivity Rating the Development of Employment











## Legend

-  3.5km Radius
-  Parish Boundary

## Rating of Sensitivity to Employment

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

## Landscape Character Parcels Sensitivity

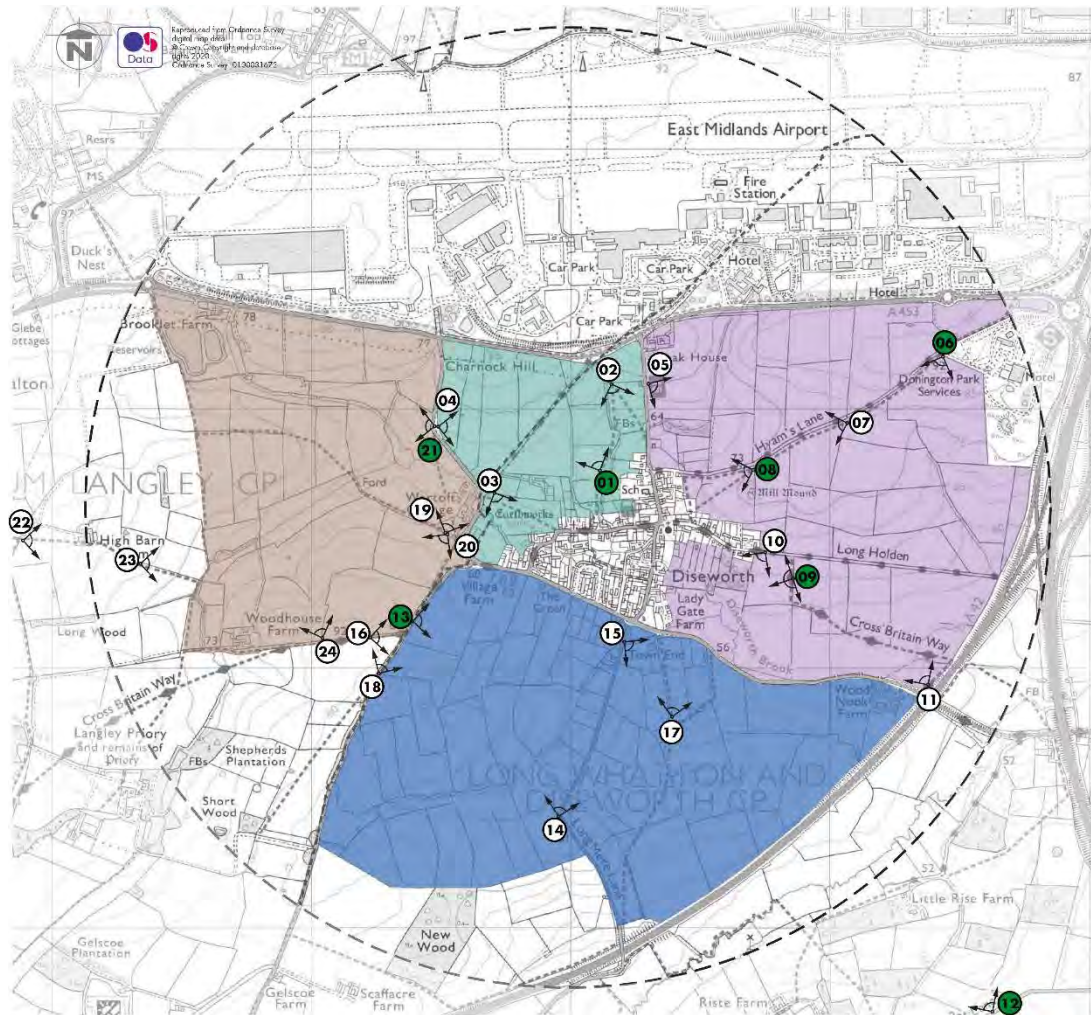
-  DisW01 - High
-  DisW02 - Medium-High
-  DisW03 - Medium-High
-  DisW04 - Medium
-  LonW05 - High
-  LonW06 - Medium-High
-  LonW07 - High
-  LonW08 - Medium-High

## Appendix 2: Important Views

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 37 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.

## Diseworth



### Detailed Review of Diseworth

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

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

#### Legend

- [ ] 2 km radius
- ⊙ Representative Viewpoint Locations
- ⊙ Key Viewpoints: Views which contain landscape and visual features important to the identity of the settlements.
- - - Parish Boundary
- DisW01
- DisW02
- DisW03
- DisW04

**Viewpoint 1**



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

**Viewpoint 2**



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 Michael's and illustrates the intimate scale of the historic field patterns which make up the landscape to the north of Diseworth. The limited visibility of Diseworth can already be seen from this viewpoint.

**Viewpoint 3**



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

**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 Landscape Character Area.

**Viewpoint 6**



**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 Hyams 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.

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

**Viewpoint 11**



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

### Viewpoint 12



VP11 is a key view, as it encapsulates the overall rural settlement of Diseworth. This view looks towards the landscape hinterland of parcel DisW02, which is the open and rolling landscape that contributes to the setting and character of Diseworth. This view is taken from Dry Pot Lane, looking north towards the settlement. It shows the nucleated form of the village and how it is a rural settlement surrounded by an, open, rolling landscape, which is sensitive to development as it would compromise the relationship between the landscape and the settlement.

### Viewpoint 13



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

### Viewpoint 15



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

### Viewpoint 17



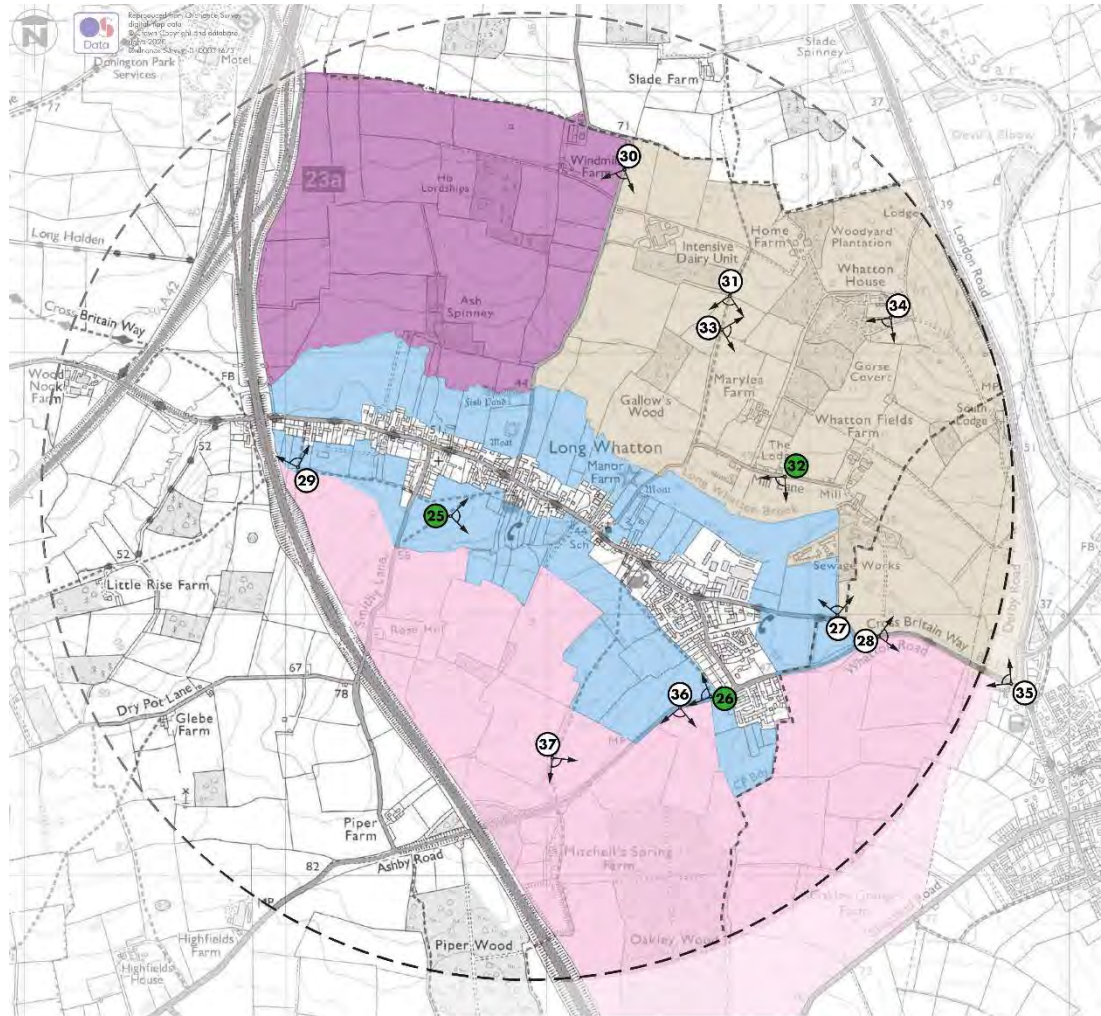
VP 17 is taken from a Public Right of Way and is a key view as it clearly shows the open, rural landscape which is a key characteristic of Diseworth. To the northeast, the A42 and Moto Donington Park Services are visible, and to the north, the industrial development that is part of East Midlands Airport can also be seen. Diseworth is a nucleated form, protected by heavy vegetation immediately surrounding the village, as well as being located within a natural dip in the landscape. These features buffer the village from the A42. The intimate scale of the landscape surrounding the immediate environs around the village contrasts in scale with the large agricultural fields with small hedgerows, which create a wide, open feel. These contrasts are all key features of the Diseworth's identity.

**Viewpoint 18**



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

## Long Whatton



### Detailed Review of Long Whatton

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

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

#### Legend

- [ ] 2 km radius
- ⓪ Key Viewpoint Locations
- ⓪ Key Viewpoints: Views which contain landscape and visual features important to the identity of the settlements.
- - - Parish Boundary
- LonW05
- LonW06
- LonW07
- LonW08

### Viewpoint 25



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

### Viewpoint 26



VP26 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.

**Viewpoint 27**



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

**Viewpoint 29**



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

### Viewpoint 30



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

### Viewpoint 31



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

**Viewpoint 32**



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

**Viewpoint 33**



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

### Viewpoint 34



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

### Viewpoint 36



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

**Viewpoint 37**



VP37 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 3: Local Wildlife Sites

## Notified Sites

- 11964 Piper Wood
- 39756 Piper Wood Roadside Verge Nature Reserve
- 57978 Black Brook (Section 3)
- 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

## Long Whatton and Diseworth Neighbourhood Plan Submission Draft (2020-2040)

- 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
- 90368 Ashby Road verges, near M1 bridge (north and south)
- 91413 Long Whatton, Paddock Close Ash
- 92033 M1 J23A Donington Park Services grassland and scrub
- 92034 Diseworth, Donington Park Services M1 J23A, ash trees
- 92182 Long Whatton Ash
- 92183 Long Whatton hedgerow

### 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

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

- 11966 Long Mere Lane - Hedgerow
- 11967 Long Whatton, plantation W of M1
- 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 4: Local Green Spaces

## Summary of Reasons for Designation

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The green area will need to meet the criteria set out in paragraph 106 of the National Planning Policy Framework which states that designation should only be used where the green space is:

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

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

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			✓			
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	✓	✓		✓	✓	

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

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
10	Homecroft, Diseworth	✓			✓	✓	
11	Village Hall Field and Play Area, Diseworth			✓			
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	✓	✓	✓	✓	✓	

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

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
19	Millennium Meadow, Diseworth				✓	✓	
20	Paddock, Lady Gate, Diseworth	✓		✓			✓
21	Historic verges, Diseworth	✓	✓	✓	✓		✓

# Appendix 5: Features of Local Heritage Interest

## Introduction

Historic England has prepared a series of advice notes including Local Heritage Listing: Identifying and Conserving Local Heritage. This advice focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets. The preparation of local heritage lists is a way for neighbourhood plan-making bodies to identify and celebrate the historic buildings, places and spaces which enrich and enliven the Neighbourhood Area.

A local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefit of good planning for the area and of owners, developers and others wishing to understand local context fully. The process of preparing a local heritage list has allowed the neighbourhood plan-making body to identify local heritage that the community would like recognised and protected.

A two-step approach has been taken to define non-designated Features of Local Heritage Interest:

### Step 1: Identify candidate non-designated heritage assets

A list of potential non-designated heritage assets was prepared using feedback from the 2023 household questionnaire.

### Step 2. Determine whether candidate assets should be Identified as a non-designated asset in the Neighbourhood Plan

Each asset identified in Step 1 was then assessed by its ability to meet the following criteria:



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Criterion	Description
1	Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
2	Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
3	Rarity	Appropriate for all assets, as judged against local characteristics.
4	Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
5	Group Value	Groupings of assets with a clear visual design or historic relationship.
6	Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
7	Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

8	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
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Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
1.	Baptist chapel, rear of 12 Main Street, Long Whatton	A two-storey Baptist chapel, built in 1793. Rendered with brick eaves beneath a gabled roof. The front elevation contains four tall window openings with round heads. There is a timber entrance door to the right.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
2.	Wesleyan Chapel, Main Street, Long Whatton	Designed in the Gothic style by Albert Lambert of Nottingham. Built 1912. The chapel is faced in red brick beneath a slate roof. The front elevation features a gabled porch flanked by two-light windows with lintel heads. Above, there is a large traceried window with a round head.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest	
			Landmark status ✓	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
3.	24, Hall Gate (and outbuildings), Diseworth	<p>C17th timber framed building. Framing is visible in the gable on the street frontage. Some of the stone footings are of well-dressed ashlar. In this house, the local bricks are very pebble-rich. Single storey rectangular outbuilding</p>	<p>Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value Archaeological interest Historic interest Landmark status</p>	
4.	5-9 Hall Gate, Diseworth	<p>Originally three farm-workers' cottages. White-washed, rendered, timber-framed, thatched house with many internal beams and surviving wattle and daub walling.</p>	<p>Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value Archaeological interest Historic interest Landmark status</p>	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
5.	11, Lady Gate, Diseworth	A cruck framed house, though there is no evidence from the street frontage. Brick with dentillated eaves.	Asset type ✓ Age ✓ Rarity Architectural and artistic interest ✓ Group value ✓ Archaeological interest Historic interest Landmark status	
6.	Brick kiln, brickyard, Clements Gate, Diseworth	Brick kiln to the rear of Kiln House. Constructed in the 18th century, expanded in two phases of development by the end of the 19th century. Bricks produced in the village were used in buildings around Derbyshire and Leicestershire. It was also thought that the local bricks were utilised in Diseworth, to build small terraced houses for the brickyard workers.	Asset type ✓ Age ✓ Rarity ✓ Architectural and artistic interest ✓ Group value Archaeological interest ✓ Historic interest ✓ Landmark status	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
7.	15 & 17, Hall Gate, Diseworth	<p>The building was originally one large house, probably dating from the late C17th. It was rebuilt in brick and rendered in the C19th, and subdivided. Various features were noted during survey work in 2009 including the impressive chimney with 'diamond set' stalks.</p> <p>Description: In 2015 it was noted that some of the render had blown off and there might be a timber frame underneath.</p>	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest	
			Landmark status	
8.	Former Bull and Swan, Grimes Gate, Diseworth	<p>An old, half-timbered building underneath all the additions and alterations. Its double title stems from an act of artistic license. The traditional name was "The Bull's Head", and the original effigy of a head can be seen high up on the wall facing the church.</p>	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status ✓	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
9.	The Plough, 33, Hall Gate, Diseworth	The building was surveyed in 1989 and 2003. It was probably a three-bay cruck building, of which one end and one internal cruck truss remain. The middle and western bays may have made up an open hall, later floored.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
10.	Barn at Hall Close, The Bowley, Diseworth	The building is stone-built with brick gables above the wall plate. The stone is largely random rubble, with some coursing towards the ground level. The stone making up the east wall includes a millstone. Now converted to residential.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest	
			Landmark status ✓	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
11.	Wesleyan Chapel, Hall Gate, Diseworth	Wesleyan Methodist chapel built 1887, brick with a slate roof. Now converted to residential.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
12.	14 Lady Gate, Diseworth	Timber-framed house. Box framing is visible on the north wall. Brick with a stone plinth, thatched roof, gable end to the street.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest	
			Landmark status	



Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
13.	Old Vicarage, Grimes Gate, Diseworth	This building, a thatched cottage with assorted outbuildings and orchard was in use as the Vicarage in the later 1600s. Changes were occasionally made, but it was not until 1833 that a major re-modelling of the house took place. Its outward appearance now gives the impression it was built then, but in reality it is much older. It still has its old cellars.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
14.	Isley Farm and outbuildings, 10, Lady Gate, Diseworth	A detached red brick farmhouse with an L-shaped arrangement of outbuildings to the rear. A large barn that forms one range of the outbuildings includes multiple groups of X-shaped ventilation holes in the brickwork, picked-out in dark red bricks.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	


Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
15.	1 Lady Gate, Diseworth	A double pile, symmetrical, Flemish bond brick house with central front door (and modern porch). The five windows have cast stone flat lintels. The eaves course is of buff moulded brick and there are brick stacks at either end.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest	
			Landmark status	
16.	Page Lane Farmhouse and outbuildings, Page Lane, Diseworth	A substantial three storey brick farmhouse with loose courtyard of farm buildings to the rear. A change in the brickwork on the gable end of the farmhouse suggests the third floor was a later addition. To the rear are both one and two storey outbuildings (converted to residential). The southernmost range has a full-height rubble stone wall suggesting earlier origins.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value ✓	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
17.	5 Grimes Gate, Diseworth	The old Schoolmaster's house. Formerly a pair of houses but the northern half was demolished. An attractive L-shaped red brick house with stone footings and five string courses picked out in light buff coloured bricks. The windows have cast stone sills and arched brick lintels but replacement windows throughout.	Asset type ✓	
			Age	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	
18.	13 Hall Gate, Diseworth	A tall, red brick late C18-early C19th farmhouse with earlier (Listed) C16th outbuildings behind	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

No.	Address	Description	Criteria	
19.	36 Hall Gate, Diseworth	Village Farmhouse built from a mixture of brick including some very narrow, early brick. Farmstead now developed.	Asset type ✓	
			Age ✓	
			Rarity	
			Architectural and artistic interest ✓	
			Group value	
			Archaeological interest	
			Historic interest ✓	
			Landmark status	

# Appendix 6: 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
MLE4751	Possible post-medieval windmill, Mill Hill, Diseworth

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

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, Lady Gate 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
MLE23385	Undated remains north-west of Pegasus Business Park

Long Whatton and Diseworth Neighbourhood Plan  
Submission Draft (2020-2040)

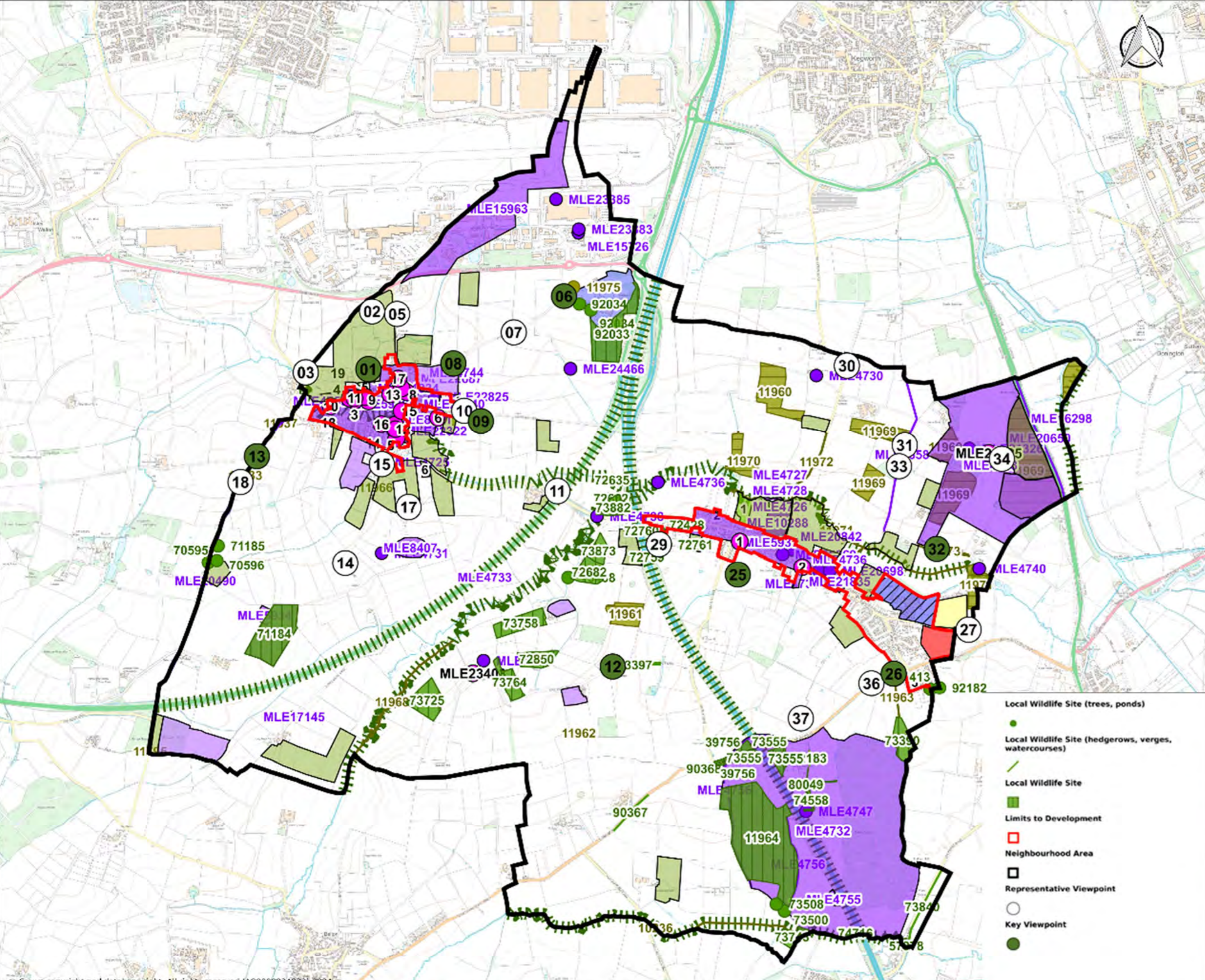
MLE23740 Medieval ridge and furrow earthworks, Langley Close  
MLE24466 WW2 "Starfish" decoy site, east of Diseworth

# Appendix 7: 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 7 to the Neighbourhood Plan.



Figure 32: Long Whatton and Diseworth Design Code



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



Known Archaeological Remains



Known Archaeological Remains



Local Green Space



Known Archaeological Remains



Features of Local Heritage Interest



Ridge and Furrow (probable)



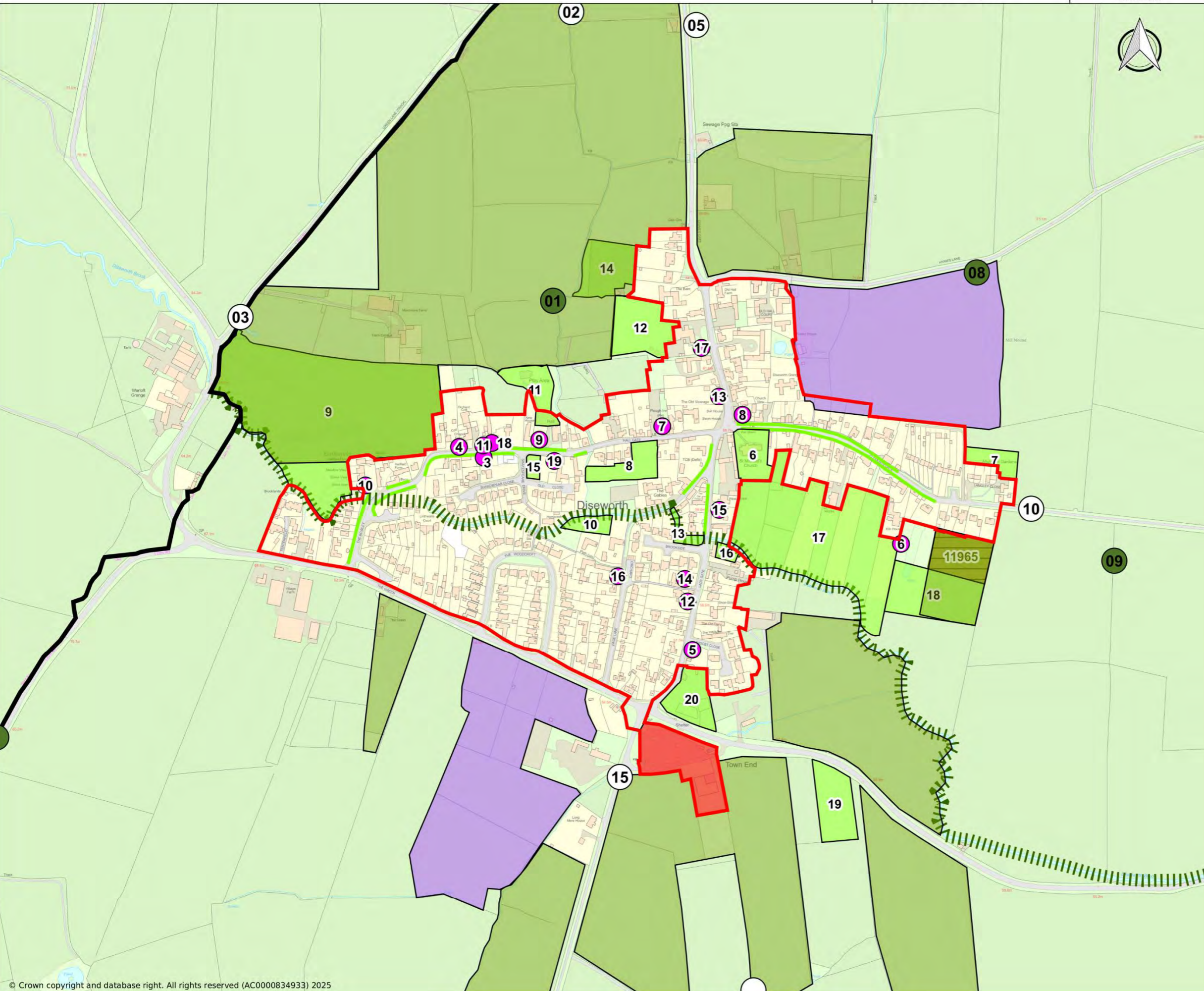
Ridge and Furrow (certain)



Local Wildlife Site (trees, ponds)

- Local Wildlife Site (trees, ponds)
- Local Wildlife Site (hedgerows, verges, watercourses)
- Local Wildlife Site
- Limits to Development
- Neighbourhood Area
- Representative Viewpoint
- Key Viewpoint





Local Green Space (verges)



Housing Allocation



Wildlife Corridor



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



Representative Viewpoint



Key Viewpoint

