

East Leake Neighbourhood Plan
VIEWS ASSESSMENT – EAST LEAKE RIDGES
(Version July 2015 with errors corrected as noted in Examiner's report)



*East Leake nestling in a natural hollow,
as seen from the bridleway between Rushcliffe Golf Course and West Leake*

Introduction

This document forms part of the evidence base for the East Leake Neighbourhood Plan.

Section 5.1 of the Neighbourhood Plan, in section 5.1.3 and Policy E1(a), identifies four ridges surrounding the village which are important in providing views of the countryside from within the village, and for screening the village from the surrounding countryside. Policy E1(a) states that the ridges will remain undeveloped in order to maintain the rural character of the village and to provide a visual link between the settlement and the countryside.

This Views Assessment is provided to illustrate the importance of the views of the ridges, but it should be noted that they are examples only, and it is the overall views of the ridges that are protected, not just the views shown in photographs in this document.

The map on the page 3 shows the ridges on a map, and the letter annotations show where the photos were taken from and the direction. Page 2 describes the ridges in words.

The Four Ridges Surrounding East Leake

Ridge A

Ridge A runs along Rempstone Road in a WNW direction, and then swings in a more westerly direction past Calke Hall Farm. It is believed that this is the line of an old Roman Road. This ridge is the dominant southern view from the West Leake Road.

Ridge B

Ridge B rises from West Leake in a NE direction, just NW of the Parish boundary. It then swings almost ESE, falling towards British Gypsum works. This ridge, loosely known as Fox Hill, dominates the NW views from the village centre and the northern view from West Leake Road.

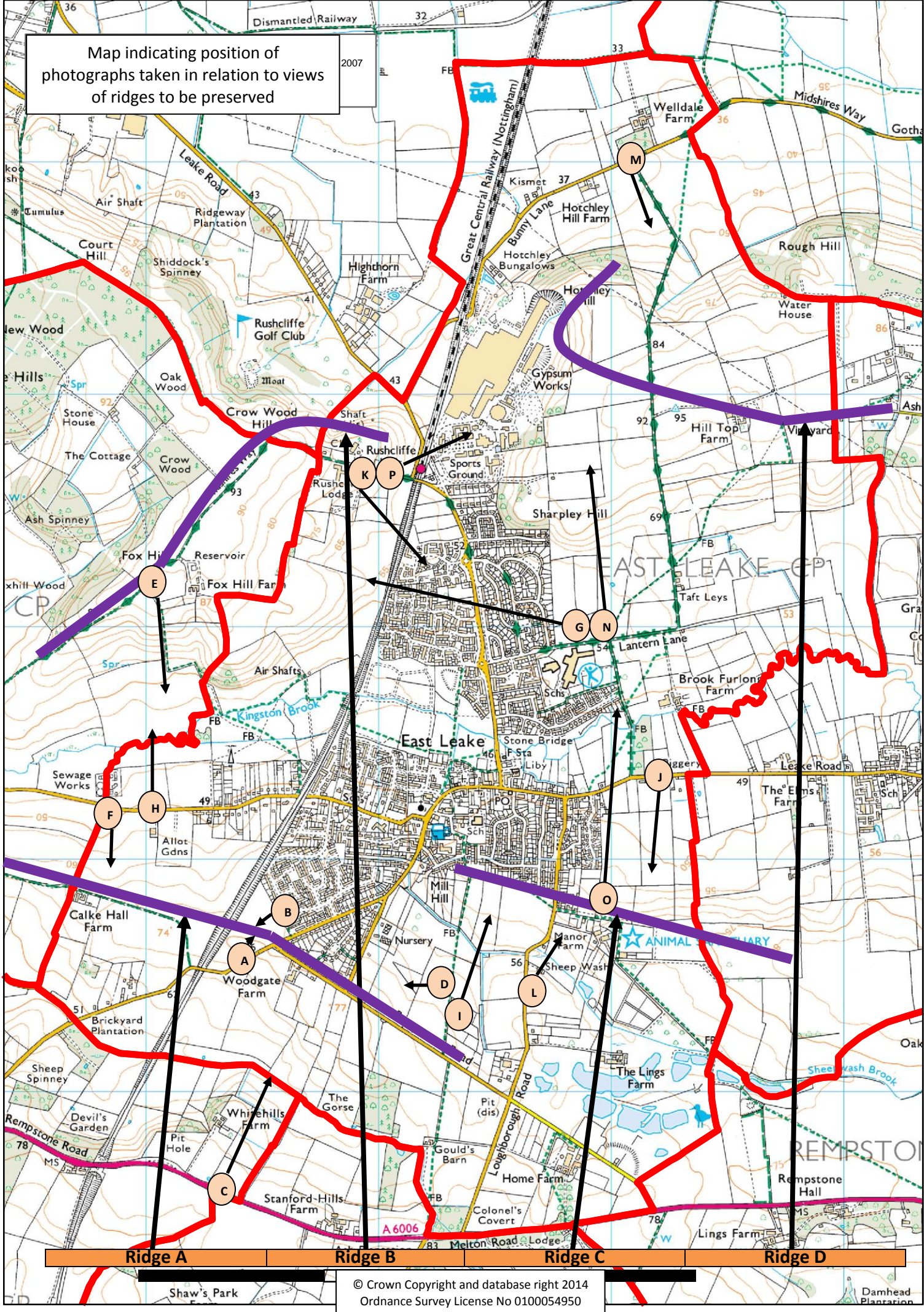
Ridge C

Ridge C is the closest to the village centre, and runs almost parallel to Ridge A. It stretches from behind the top of Burton Walk, across the ancient 'ridge and furrow' fields by Castle Hill, then just north of Manor Farm towards Rempstone. Because of its height it hides the SE section of Ridge A from the centre of the village. It is a clear southern ridge when viewed from Costock Road.

Ridge D

Ridge D dominates the skyline to the north of Costock Road. It starts well to the east of the parish near Bunny Wood, follows due west along Ash Lane past Hill Top Farm. As it reaches the NE corner of the village, it swings north around Hotchley Hill. This ridge, together with Ridge B, forms an important partial E – W wildlife corridor in the north of the parish.

Map indicating position of
photographs taken in relation to views
of ridges to be preserved



RIDGE A

View A - from SW of ridge at top of Woodgate Road



View B – from NE of ridge on Orchard Close



RIDGE A (cont)

View C – from SE on A6006.

Visible buildings are British Gypsum and (mostly) converted farm barns



View D – from NE on footpath between Burton Walk and Rempstone Road
(some houses on Kirk Ley Road are showing)



RIDGE A (cont)

View E – from N on Fox Hill
(Burial Ground and allotments in West Leake Road valley)



View F – from N on West Leake Road
Looking up access track to Calke Hall Farm



RIDGE B

View G – from E on Lantern Lane
View across houses on Sharpley Drive



View H – from S on West Leake Road, looking across Fox Hill



RIDGE C

View I – from S on footpath between Burton Walk and Rempstone Road



View J – from N on Costock Road by Playing Fields



RIDGE C (cont)

View K – from NW using zoom lens from Stocking Lane, looking across village centre



View L– from SW on Castle Hill south of Sheepwash Brook
Derelict barn in foreground, looking towards poplars at Manor Farm



RIDGE D

View M – from N on Bunny Lane

From start of bridleway from Bunny Lane to Taft Leys



View N – from S on Lantern Lane

Looking towards Hotchley Hill with houses on Angrave Road visible.



RIDGE D (cont)

View O – from S on footpath passing Manor Farm (using zoom lens)



View P – from W looking at Hotchley Hill (British Gypsum HQ)

