



Extra Room Self Storage, Drayton Barns

LANDSCAPE AND VISUAL APPRAISAL

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1. INTRODUCTION

- 1.1. This Landscape and Visual Appraisal (LVA) has been prepared by Studio 413 Ltd, on behalf of Extra Room Self Storage Limited in support of a planning submission for the development of an 926m² extension to the existing storage facility at Drayton Barns, Fenny Drayton, Nuneaton (the 'site' – see Figure 1). Photographs taken to illustrate the site and context are contained within Figures 6-10 and should be referred to throughout this appraisal.
- 1.2. This LVA provides a brief outline of the landscape and visual baseline conditions of the site and its relevant context. This includes an outline of the Physical Landscape of the site, such as the site context, topography, land use and existing vegetation, and the Perceptual Landscape including the landscape character, local and long-distance views and visibility of the site, and an overall site and context analysis.
- 1.3. A brief overview of potential effects that may arise through the development proposals are also highlighted, however to be verified these would need to be assessed fully through a subsequent Landscape and Visual Impact Assessment (LVIA).
- 1.4. Landscape and visual resources are closely related but are separate issues and are considered under independent appraisals:

- Landscape effects are the result of a change to the fabric, character, or quality of the landscape as a result of development. They do not have to be seen.

Therefore, the landscape study area encompasses the area physically and directly affected by any proposed development, and the immediate surrounding landscape setting.

- Visual effects result from a change in views.

Therefore, the study area for the visual appraisal has been considered by way of desk study and field study. A preliminary visual appraisal has been developed together with review of topography, aerial photography, and OS mapping.

2. METHODOLOGY

- 2.1. The methodology for this Preliminary Landscape and Visual Appraisal has been based upon best practice guidance presented in the Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVIA3) (Routledge, 2013).
- 2.2. It should also be noted that this report is an outline appraisal, and not a full landscape appraisal or LVIA. However, guidance provided in GLVIA3 for landscape appraisals will be followed where appropriate. GLVIA3 Guidelines state (3.1):

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects,

although not their likely significance; and considering how those effects might be mitigated – still applies.”

- 2.3. As noted in Section 1.4 of this document, and as advised in the GLVIA3, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.
- 2.4. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the landscape effects - the change to the fabric, character or quality of the landscape as a consequence of the proposed development:
 - A brief desk-top study of relevant information, local planning designations and existing character assessments has been undertaken (see Sections 5.0 and 6.0). Local planning designations provide important indicators of the level of value or importance society places upon the effected place, as well as aspirations for any potential development.
 - A field survey of the site to further understand landscape character, identify key landscape features and ascertain landscape condition and value.
 - Consider any potential significant landscape effects that may arise through any development proposals.
- 2.5. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the visual effects - changes in what people are likely to see as a consequence of the proposed development.
 - Undertake an initial desk-top study to document designated and protected landscapes and features (see Section 3.0) and scope out potential views of the site and proposals.
 - Complete a field survey to:
 - Visit the site and look out from it to determine if there are any noteworthy prominent viewpoints to be considered; and
 - Identify any additional potential views from areas such as housing, footpaths, viewpoints, and feature buildings that may be considered (see Section 7.0).
 - Consider any potential significant visual effects that may arise through any development proposals.

Field survey

- 2.6. The field survey for the Baseline Appraisal was undertaken on 07 February 2023. The weather conditions were clear and sunny with good visibility.

3. THE SITE AND CONTEXT

The Site

- 3.1. The site is located approximately 100m west of the settlement of Fenny Drayton, separated from the settlement by an agricultural field, and currently comprises principally of a modern barn style warehouse building.
- 3.2. The site is approximately 0.35 hectares in area.

Boundaries

- 3.3. The proposed site is approximately 1.75m lower than the eastern boundary which is defined by a planted buffer of evergreen and deciduous trees approximately 15m wide.
- 3.4. The southern and western boundaries are defined by a well-maintained native hedge.
- 3.5. The northern boundary is defined by a post and wire fence and evergreen tree planting. Immediately beyond the boundary a public right of way passes the site connecting Fenny Drayton in the east to Witherley in the west. Immediately to the north of the footpath is a mature well maintained native hedge approximately 2m high.

Context

- 3.6. The proposed site is located immediately adjacent to the eastern side of the existing building.
- 3.7. Access is taken from Drayton Lane, passing through a sliding security gate with mature native hedging to either side.
- 3.8. Extensive open arable fields extend beyond the site to the north and west defined by native hedgerows and occasional mature tree planting.
- 3.9. Drayton Lane is located immediately south of the site, approximately 60m south of the existing building, and is bounded by well-maintained mature native hedges on either side. Beyond Drayton Lane the landscape is similar to that found to the north and west.
- 3.10. A number of farmsteads are located in the vicinity including:

Drayton Grange Farm – 450m to the west

Drayton Barn Farm – 1.25km to the west

Lodge Farm - 860m to the southeast

Glebe Farm - 810m to the south

Hill Farm - 1.2km to the northeast

Hall Farm - 1.15km to the north

Topography

- 3.11. The topography of the proposed site is generally flat and lies at a height of circa 82m AOD.
- 3.12. To the east lies the settle of Fenny Drayton is elevated from the proposed site local ridge line with a high point of 90m AOD located in the vicinity of St Michaels Church.
- 3.13. To the west the topography is gently falls to a low point of 72m AOD adjacent to the eastern fringe of Witherley.
- 3.14. To the south the land is gently undulating and falls away beyond the A5 road towards the River Anker, beyond the study area.
- 3.15. Immediately to the north the land gently falls to a low point of 77m AOD before rising again beyond Atterton Lane with a high point of 89m AOD in the vicinity of Atterton.

Hydrology and Water Features

- 3.16. No water features were identified on or immediately adjacent to the proposed development site.

Land Use

- 3.17. The proposed site comprises of a warehouse building with a concrete access route connecting to Drayton Lane and an area of hard standing.
- 3.18. To the east of the existing building lies an open area, surfaced with hardcore and a grassed and planted buffer beyond.
- 3.19. To the south of the existing building lies an area of grassland with groups of native scrub planting.

Public Rights of Way

- 3.20. Designated Public Rights of way are shown on Figure 2.
- 3.21. There is no public access onto the proposed site. In the immediate vicinity, to the north, a public footpath (T27) traverses the northern boundary, connecting Kennel Lane, Witherley in the west to Church Lane, Fenny Drayton in the east.
- 3.22. Immediately south of Drayton Lane a public footpath (T44) connects "Roman Steps", Drayton Lane, Fenny Drayton, to the "Watling Street".
- 3.23. A public footpath (T45) connects to T44 between Drayton Lane and Fox's Covert, Fenny Drayton.
- 3.24. To the northeast a public footpath (T37) connects Rookery Close, Fenny Drayton to Atterton Lane.

- 3.25. To the north, south of Atterton Lane, a public footpath (T38) connects Atterton Road west of Atterton passing to the south of Hill Farm and re-joining Atterton Road.
- 3.26. Further afield, further public rights of way are located to the south, east and west of the site, however given the landform, intervening features and distance from the site, none of these are likely to be sensitive receptors.

Transport

- 3.27. The local highway network includes the following routes in close proximity to the site:
- Drayton Lane lies directly south of the proposed site and is defined by mature native hedgerows set back from the carriageway by grass verges. The hedgerow is interspersed with trees, with the majority located on the southern side.
 - Atterton Lane is a single carriageway route and lies towards the northern edge of the study area. It is defined by mature, low native hedgerows interspersed with mature trees set back from the carriageway by grass verges.
 - Atherstone Road (A444) defines the eastern edge of Fenny Drayton and is defined by mature native hedgerows set back from the carriageway by narrow grass verges and interspersed with mature trees.
 - Witherley Road (A5) lies towards the southern edge of the study area and is defined by mature native hedgerows set back from the carriageway by narrow grass verges and interspersed with mature trees and tree groups.

Settlements

- 3.28. The settlement of Fenny Drayton lies approximately 100m east of the proposed site.
- 3.29. The hamlet of Atterton lies approximately 1.2km north of the site.

Cycle Network

- 3.30. No dedicated cycle routes have been identified in the study area.

Designated sites

- 3.31. The proposed site is not located within a Nationally Designated Landscape; it is not within a National Park or Area of Outstanding Natural Beauty. There are no Listed Buildings, Scheduled Ancient Monuments, or Sites of Special Scientific Interest within the Site, however, the following were identified surrounding the application site (See Figure 4):

Scheduled Monuments

- 3.32. The study determined that within 1.5km of the proposed site the following Scheduled Monument was identified:

Fenny Drayton (825m) Bowl barrow List Entry No. 1010198

Grade 1 Listed properties

- 3.33. The study determined that no Grade I Listed properties are located within 1.5km of the proposed site.

Grade II* Listed Properties

- 3.34. The study determined that within 1.5km of the proposed site the following Grade II* Listed Building was identified:

- Fenny Drayton (235m) Church of St Michael, Church Lane List Entry No. 1361313

Grade II listed Properties

- 3.35. The study determined that within 1.5km of the proposed site the following Grade II Listed Buildings were identified:

- Fenny Drayton (220m) The Firs, 11 Church Lane List Entry No. 1074186
- Fenny Drayton (320m) George Fox Monument, George Fox Lane List Entry No. 1188518
- Fenny Drayton (1.25km) Hill Farm House, Fenn Lane List Entry No. 1074189
- Atterton (1.2km) Hall Farm House, Atterton Lane List Entry No. 1074190

Landscape Designations

- 3.36. Natural England has not identified any National Habitat Network Habitats on or immediately adjacent to the proposed site. However, an area of Traditional Orchard is located approximately 250m south of the proposed development and a further small area identified at Lodge Farm approximately 865m to the south. Furthermore, two areas of Deciduous Woodland were identified at Bath House Spinney and Lindley Wood at the eastern extent of the study area.

4. THE DEVELOPMENT PROPOSALS

- 4.1. In summary, the proposed development will comprise the following:

- An extension of the existing buildings on the eastern side
- The extension is proposed to be approximately 18m wide and the same length and height as the existing structure.

- The proposed extension will have metal sheet cladding to match the existing building.

5. LANDSCAPE PLANNING POLICY CONTEXT

- 5.1. This section outlines planning policies and guidance that are of direct relevance to the Baseline Appraisal.

National Planning Policy Framework (2021)

- 5.2. The National Planning Policy Framework (NPPF) (Ministry of Housing, 2021) sets out the Government's planning policies for England and how these are expected to be applied. It states,

"The purpose of the planning system is to contribute to the achievement of sustainable development." (para. 7)

- 5.3. Paragraph 8 states that:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)" including an environmental objective – to contribute to protecting and enhancing our 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."

- 5.4. Furthermore, the NPPF notes that,

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." (para. 126); and

"...Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings." (para. 134)

Local Planning Policy Framework

Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009

- 5.5. The site lies within Hinckley and Bosworth district. The development plan for the site comprises the Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009. (Hinckley & Bosworth Borough Council, 2023)
- 5.6. The site is not covered by any statutory or non-statutory designations.

- 5.7. The Local Plan sets out the Council's strategy for the growth of the district up to 2026.
- 5.8. The proposed site falls outside the settlement boundary of Fenny Drayton and is defined as countryside.

Adopted July 2016 Local Plan 2006 -2026 Site Allocations and Development Management Policies DPD

- 5.9. The Site Allocations and Development Management Policies Document (DPD) (Hinckley & Bosworth Borough Council) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses and leisure uses. In addition, it also includes development management policies which apply across the borough, and which will be used when determining planning applications.

Policies that are most relevant to a study of landscape and visual matters are summarised below:

Policy DM4: Safeguarding the Countryside and Settlement Separation

This policy states that land development in the countryside will be considered sustainable where: '

The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting'

and

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development;*

Policy DM10: Development and Design

This policy states that developments will be permitted providing the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*

e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*

h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*

6. LANDSCAPE CHARACTER (BASELINE)

6.1. Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity, or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the site and its surroundings can be achieved. During the site visit, the landscape of the site and wider study area were appraised in relation to the established National, Regional (County) Landscape Character Areas.

6.2. Existing studies outlining landscape character have been summarised below. This, together with the field survey carried out, provides the baseline conditions for the landscape appraisal.

National Landscape Character Areas

6.3. The site is within the NCA Character Area 72 Mease/Sence Lowlands (England N. , 2023), which covers a large area of land stretching from Nuneaton and Hinckley in the south-east to Burton upon Trent to the north-west. The relevance of the NCA to the particular features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks in detail at the borough landscape character assessment.

Regional Landscape Character – East Midlands Regional Landscape Character Assessment

6.4. Landscape character at a county level is described in the East Midlands Regional Character Assessment Leicester (Natural England, 2010).

6.5. The site is located within an area identified as '5A; Village Farmlands'. The key characteristics of the Village Farmlands are:

Gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains;

Moderately fertile loamy and clayey soils with impeded drainage over extensive till deposits on higher ground and gravel terraces bordering main rivers;

Mixed agricultural regime, with localised variations but with a predominance of either dairy farming on permanent pastures, or arable cropping;

Small and moderately sized broadleaved woodlands and copses, often on sloping land; extensive new areas of planting associated with The National Forest;

Hedgerows and frequent oak and ash trees along hedgelines and streams contribute to well treed character of landscape;

Moderately sized well maintained hedged fields across rolling landform create patchwork landscape of contrasting colours and textures;

Extensive ridge and furrow and small historic villages linked by winding lanes contribute to historic and rural character of the landscape; and

Localised influence of large estates

- 6.6. However, as with the NCA, the extent of the LCA's and landscape character types (LCT's) are such that key characteristics found in the vicinity of the site are likely to be well represented across the wider area. As such, changes at a site-specific level arising from the proposed development will be small in scale and are unlikely to impact upon landscape character as defined at the regional level.

Local Landscape Character

- 6.7. More locally, the site lies within the area covered by the Hinckley and Bosworth Borough Landscape Character Assessment (LCA, 2017) (Hinckley & Bosworth Borough Council, 2023)
- 6.8. The site sits wholly within the landscape character area G: Sence Lowlands, of which the key relevant characteristics are:
- *Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.*
 - *Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.*
 - *Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.*
 - *A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.*
 - *A rural and tranquil character.*
 - *Spired and towered churches form prominent landmarks in the open landscape.*
 - *A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.*
 - *Small villages with strong sense of place and local vernacular of red brick.*
 - *Bosworth Battlefield has strong heritage associations.*
- 6.9. There are key sensitivities and values identified by the LCA which include:

- *Rural character with a lack of significant intrusions or light pollution resulting in a sense of 'remoteness' and tranquillity.*
- *Dispersed settlement pattern of small historic villages with a strong sense of local distinctiveness and attractive local vernacular of red brick and historic buildings*
- *Biodiversity value of the grass verges and species-rich grassland which is important in this area which is increasingly dominated by agricultural intensification*
- *The relatively intact field boundary pattern, areas of remnant ridge and furrow and medieval field pattern and the hedgerows with hedgerow trees which add texture and interest to the landscape*
- *Church spires and towers which form distinctive landmarks in a rural setting, and are prominent in extensive views across the landscape*

6.10. The LCA sets out the Landscape Strategies for the area and the key points are:

- *Retain hedgerows and replace hedgerow trees to ensure continuation when they reach the end of their life. Encourage the use of traditional 'Midlands-style' hedge laying.*
- *Conserve the open rural views including views to church spires and towers in their rural setting.*
- *Retain areas of tranquillity and rural character, ensuring that development in such areas respects the rural context.*
- *Promote recreational and cultural opportunities associated with the battlefield.*
- *Conserve the areas of semi natural neutral grassland and seek opportunities to extend and link this habitat. Retain the wide grass verges for biodiversity and enhance species diversity within them where possible.*
- *Respect and enhance the strong character of the villages, ensuring new development complements existing context with regards to scale, form, materials and boundary features.*

Landscape Sensitivity

6.11. The Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (LUC 2017) provides evidence to help ensure that locations identified for economic and housing development conserves and enhances landscape, biodiversity and green infrastructure.

6.12. The proposed site falls within the area identified as 'Mease/Sence Lowlands' and the study summarises the landscape character and key environmental constraints as:

Undulating landform, with frequent small streams feeding into the larger water courses of the Mease and Sence Rivers which characterise the area. Fields are a mixed of arable and pasture, and generally medium-large in size. Fields are bound by hedgerows with frequent trees (mature oaks), while willows are found adjacent to streams and field ponds. Settlement is comprised of small villages, which are

often located on higher ground. Sites of ecological value include the rivers, marshes, Ashby Canal and areas of unimproved grassland. Bosworth Battlefield is a notable historic landscape occupying a significant part of the southern LCA.

The study goes to provide a judgement on the landscape sensitivity of the character area, stating that:

This Landscape Character Area is judged to be of moderate overall sensitivity to housing development and commercial (light industrial) developments. This is due to the ability of the landscape's topography and woodland/tree cover to help incorporate development, and the presence of busy roads and existing modern development within some of the larger villages. However, the strongly rural qualities of many parts of the LCA, open and elevated areas with important uninterrupted views across and beyond the landscape, historic vernacular villages, valued naturalistic habitats and historic land uses (e.g. parkland) and undeveloped wooded skylines present sensitivities

Amongst a series of Landscape and Green Infrastructure opportunities it suggests that the following guidance be considered to conserve and enhance the landscape character:

- *Conserve the open rural views featuring wooded skylines where possible, paying particular regard to views to church spires in their rural setting. Maintain open, uninterrupted views from the hills in the north-west across the LCA and beyond.*
- *Take advantage of the screening effects of existing woodland and hedgerows, protecting existing features and enhancing ecological connections within and around any new development (i.e. through new hedgerow and tree planting using locally prevalent (e.g. willow), climate resilient species).*
- *Protect and where possible enhance (including through new ecological connections) valued habitats in the farmed context, including ancient woodland, wood pasture, streams, species-rich grassland and thick hedgerows.*
- *Respect and enhance the strong character of the rural villages, limiting any new development to within their existing settlement envelopes wherever possible, complementing existing context with regards to scale, form, materials and boundary features.*
- *Design-in the introduction of SuDS to any new development, addressing any changes in hydrology (and subsequent knock-on effects such as increased diffuse pollution from agricultural run-off). The northern part of the LCA is within the catchment area of the River Mease SAC which flows along the northern boundary; the Sence and Anker and their tributaries drain from and flow through the landscape; and the Ashby Canal crosses the length of the LCA.*

Landscape Character of the proposed site

- 6.13. Through the fieldwork and desktop studies the landscape character of the site has been assessed, and can be summarised as follows:

- The boundaries of the proposed site are vegetated on all sides, with a 15m wide buffer of semi mature deciduous and evergreen trees planted in regular rows to the east.
- The northern western part of the proposed site contains an existing building, in a modern agricultural barn style.
- To the south of the existing building the land consists of grassed areas and patches of scrub planting.

7. EXISTING VISUAL AMENITY

7.1. Through desk and field-based studies, key visual receptor locations have been identified. These viewpoints represent the views of the main visual receptors considered likely to experience views of the development. Although the photographs are representative of views experienced from each location, it should be noted that it does not extend to assessing individual receptors and describing the nature and potential change of each view.

Visual Envelope

7.2. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area such as landform, vegetation and buildings and can also be influenced by distance from a site.

7.3. The visual envelope for the proposed site is broadly defined as follows:

- The visual envelope is contained by the existing building to the immediate west.
- To the east the visual envelope is contained by the properties to the west of Church Lane.
- To the north the visual envelope is more extensive however the rolling farmland and intervening landscape features such as field boundaries result in occasional intermittent views of the proposed site.
- To the south the visual envelope is contained by the existing roadside hedges along Drayton Lane, and by the properties on southwestern fringes of Fenny Drayton, which are slightly elevated above the proposed site.

Representative Viewpoints and Visual Receptors

7.4. The visual appraisal includes a series of photographic views from viewpoints identified in the surrounding area. The viewpoints are representative of views obtained of the site and its visual context from principal visual receptors and are used to inform judgements on the impact of the development on the visual amenity of these receptors.

- 7.5. Receptors of the highest sensitivity include residents; people engaged in outdoor recreation whose attention is likely to be focussed on the landscape, for example, users of public rights of way in the open countryside; and visitors to heritage or tourist attractions where views of the landscape are important to their setting or experience. Receptors of intermediate sensitivity include users of local roads and sign-posted scenic routes where views of the landscape are likely to be important. Receptors of lowest sensitivity include people engaged in outdoor sport where an appreciation of the landscape is not important to the activity; office workers who are focused on their job; and road and rail users travelling through a landscape at speed.
- 7.6. For visual receptors, the magnitude of impact takes account of the size or scale of change and the geographical extent of the change. The size or scale of change reflects factors such as how much of the proposed development will be seen and the proportion of the existing view affected (which is related to distance); the degree of contrast or integration with the existing view; the nature of the view obtained (full, partial, glimpsed); and the position of the development relative to the viewer (angle of view). The geographical extent reflects the area of the visual receptor from where the proposed development can be seen, for example, the magnitude is likely to be higher where the development is visible from an extensive area of the receptor than a more limited part.
- 7.7. The locations from which viewpoints are shown were from publicly accessible land. The viewpoint locations are considered to best represent potential receptors to which the assessment refers. Site work was undertaken in February 2023 when deciduous trees and shrubs were predominantly dormant, and therefore represent views at optimal visibility.
- 7.8. Initial potential sensitive visual receptors with views to the proposed site have been identified as follows:

Residential Properties

- A number of dwellings on the western side of Church Lane may experience views of the proposed development. However, these views are likely to be limited from some the ground floor windows due to intervening garden elements and the planted buffer on the eastern side of the proposed site (Figure 6 VP1 & VP2).

Roads, Access and Public Rights of Way

- Users of PRoW T27 walking west from Church Lane to the western boundary experience filtered views of the proposed site (Figure 6 VP2).
- Users of PRoW T27 walking east from Witherley to Church Lane will only experience filtered views of the proposed development whilst passing the site as a result of the existing building screening the proposed extension (Figure 7 VP 3).
- Users of PRoW T45 may experience heavily filtered views of the top portion of the gable and ridgeline of the proposed extension for a section of the route (Figure 8 VP 5).

- Users of PRoW T37 walking south may experience a glimpse of the top portion of the gable and ridgeline of the proposed extension for a section of the route (Figure 9 VP 8)
- Users of PRoW T41 may experience a glimpse of the top portion of the gable and ridgeline of the proposed extension for a section of the route (Figure 10 VP 9).
- Users of Fenny Drayton play park experience a glimpse of the top portion of the gable and ridgeline of the proposed extension for a section of the route (Figure 8 VP 6).
- Motorists on Drayton Lane are unlikely to experience views of the proposed development due to the existing mature hedgerows alongside the highway (Figure 7 VP 4)
- Users of the churchyard of St Michael & All Angels church will not experience views of the proposed development due to the intervening buildings and vegetation.

8. APPRAISAL OF POTENTIAL LANDSCAPE AND VISUAL IMPACTS

- 8.1. As noted in para 1.4 of this document, and as advised in the GLVIA3 Guidelines, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.

Potential Impacts

- 8.2. Although a landscape has some intrinsic sensitivity, different landscapes may contain various elements and features that would respond differently to change, subject to the type of the development. Therefore, to reliably inform the analysis of impacts, judgements should be made with reference to the changes arising from a specific type of development. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. small scale industrial development).
- 8.3. The proposed development has developed in response to the landscape and visual analysis. The following section sets out an appraisal of the potential impacts.
- 8.4. Causes of temporary impacts during construction which may give rise to impacts on landscape and visual receptors can include:
- Earthworks operations;
 - Presence of lifting equipment;
 - Construction vehicles, plant and equipment;
 - On-Site accommodation (welfare facilities), temporary parking and materials storage; and
 - Building undergoing construction.
- 8.5. Causes of permanent impacts which may give rise to impacts on landscape and visual receptors may include:

- New building

Landscape Character

- 8.6. The proposed site is not a designated landscape and likely landscape effects will be concerned with the physical changes to the site. Landscape effects will also be concerned with the perception of these changes and subsequent effect on the character of the landscape.
- 8.7. The development proposals would change the character of the site from an area of hardcore and grass to that associated with the existing small-scale barn development, extending the character of the existing development approximately 18m to the east.
- 8.8. Therefore, there will be an extension of built elements on areas that are currently undeveloped, and therefore whilst the area is not deemed sensitive it will result in a minor change in the local character.

Visual Amenity

- 8.9. The likely visual impacts associated with the proposed development will be limited to a small number of receptors in the immediate and local context of the proposed site.
- 8.10. The appraisal of the existing visual amenity has identified that the visual envelope is well contained to the south, east and west with some limited long distance views of the upper part of the proposed building potentially available from the north. However, the long-distance views of the proposed building extension will be in the context of the existing building and the likely impact of the change in the view is therefore considered to be negligible.
- 8.11. Sensitive residential receptors are likely to be limited to the residential properties along the western edge of Church Lane however it should be noted that as the proposed extension is the same height and width as the existing building there will be a negligible change in the proportion of buildings in the view. Furthermore, the existing vegetation associated with eastern buffer of the site, further filters views and as the planting matures the level of visual screening will further increase. Refer to Figure 11 for typical cross sections as proposed and 10 years hence.
- 8.12. Sensitive views from the PRoW network are limited to footpaths the short, far eastern section of T27, between the proposed development and Church Lane. However, it should be noted that as the proposed extension is the same height and width as the existing building there will be a negligible change in the proportion of buildings in the view. Furthermore, the existing vegetation associated with eastern buffer of the site and the evergreen tree line to the northern boundary, further filters views and as the planting matures the level of visual screening will further increase to potentially completely screen views of the proposed building.
- 8.13. The baseline appraisal has not identified users of the road network that are deemed sensitive to the proposed development.
- 8.14. The baseline appraisal has not identified any Listed buildings or Scheduled Ancient Monuments that are deemed sensitive to the proposed development.

9. SUMMARY AND CONCLUSION

- 9.1. The Baseline Landscape and Visual Appraisal of the proposed development site and was undertaken in accordance with accepted best practice guidance where applicable.
- 9.2. A study of the landscape and visual components of the site and the local area was undertaken through desktop study and a field visit.
- 9.3. The main landscape and visual implications of the proposed development and their potential impacts were identified to:
 - Assess the landscape and visual baseline of the site and surrounding area; and
 - Demonstrate the likely Landscape and Visual effects associated with the potential development of the site by providing a general evaluation of the potential landscape and visual impacts relating to the proposals.
- 9.4. The proposed site is not subject to any designations and does not contain features which have significant landscape value.

Landscape Character

- 9.5. The proposed development will result in an extension to the existing buildings. The site boundaries are well defined and the existing landscape buffer on the eastern side of the site will be retained.
- 9.6. The direct impacts of the proposed development will result in direct changes to the site area and would result in the loss of an area of open ground.
- 9.7. Overall, this appraisal has found that the scale and form of proposed development is likely to have a negligible impact on the landscape character at a National, Regional or Local level.

Visual Amenity

- 9.8. The appraisal of the existing visual amenity identified that the proposed site is well contained to the south, west and east, with limited, partial longer distance views from the north.
- 9.9. The primary receptors are likely to be residents in the dwellings on the western side of Church Lane. However, given that the proposed extension is approximately 18m wide and the same length and height as the existing building it is likely that there will be a negligible change in the proportion of buildings in the view. Furthermore, the 15m wide landscape buffer on the eastern side of the site will serve to filter views, and as the planting matures the level of visual screening will further increase.
- 9.10. Users of the far eastern section of footpath T27 will experience views of the proposed extension. However, given that the proposed extension is approximately 18m wide and the same length and height as the existing building it is likely that there will be a negligible change in the proportion of buildings in the view. Furthermore, the 15m wide landscape buffer on the eastern side of the site will

serve to filter views, and as the planting matures the level of visual screening will increase. The evergreen tree line along the northern boundary of the site, adjacent to footpath T27, currently filters views and is likely to completely screen the building as the planting matures.

- 9.11. The appraisal has found that whilst there may be other glimpsed views of the proposed development from further afield these views are likely to be filtered and/or glimpsed views of a small proportion of the extension and therefore the sensitivity has not been deemed significant.
- 9.12. Overall, the appraisal has identified that the impacts on visual amenity are likely to be negligible.

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