

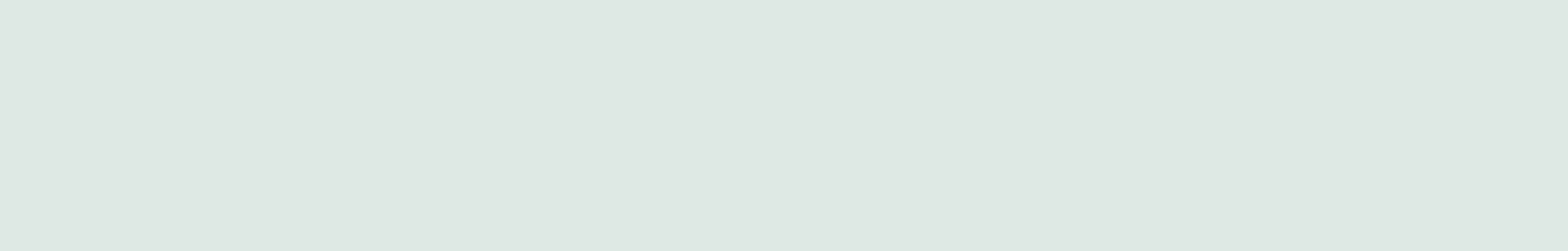


studio 31

landscape architects

BREACH HOUSE

Landscape Strategy - Planning - October 2023



Introduction

Introduction	4
Process	6
Site Location	8

Site Analysis

Landscape features	12
Designations	14
Landscape character	16
Site landscape features	22
Site selection	30
The development area	32
Visual assessment	34
Ecological assessment	40
Heritage	44
Copses	52

Landscape Strategy

Trees and hedging	54
Boundary treatment	56
Hydrology	58
Meadows	62
Views and access	66
Developing the brief	68
Sequence and arrival	70
Zoning	74
Concept design - masterplan	76
Concept design - dwelling	78
Materials	80
Visuals	82
Proposed hydrology	84
Spoil	86
Sutton Lane	88
Trees	90
Wetland trees	92
Planting	94
Wetland planting	96



Introduction

Studio 31 have been commissioned to carry out a detailed landscape appraisal in relation to a new family dwelling on land adjacent to Sutton Lane, Market Bosworth.

The site is in the open countryside and outside settlement boundaries. Therefore this application falls under Paragraph 80 of the NPPF (National Planning Policy Framework).

The proposal is for a locally sensitive, high-performance, whole-life zero carbon home which connects with the heritage, character and natural processes of the land. In order for it to achieve this, the following document highlights various areas of study to better understand the local landscape setting and the development of a cohesive landscape strategy.

The clients are from a local farming family and are seeking to live and manage the land in a way which improves the sites ecology and reflects more traditional methods of farming.

As part of this they also seek to future proof the character of Sutton Lane itself which is also within their ownership. This is an historic lane with a unique character of wider verges and avenues of a significant number of veteran oaks. The lane is used regularly by local residents from Market Bosworth and the clients would like to improve the biodiversity of the lane and the local communities engagement with the landscape.

As part of the following study and subsequent landscape strategy, relevant bodies have been collaborated with including Natural England, The Environment Agency and Trent Rivers Trust, whose advice has been fed directly into the process.

The landscape strategy has been on a collaborative journey, forming an integral part of the developing project.

The process began in 2021 and has involved many design team and client workshops which have proven invaluable in allowing the landscape and ecological assessments to inform the development of the proposed building, its location, massing, materiality and connectivity within the wider landscape. It also allowed for a continual assessment of the development against the criteria of a paragraph 80 scheme.

It was clear very early on the potential this site had to accommodate a family dwelling, creating opportunity for the long term management of the landscape to significantly enhance the local ecology and enhance the immediate setting.

We have undertaken a series of landscape assessments and site analysis to inform the design development which are highlighted in the following document together with other associated consultants documents within this application.

The project was presented to an early Design Review Panel (DRP) in November 2021 and again in October 2022. We also received pre-application advice from Hinckley and Bosworth Borough Council in November 2022. This process has been very informative and ensured transparency and evolved a collaborative approach to the developing strategy. The feedback was invaluable and highlighted gaps in our research but importantly appreciated the appropriateness of the site for a sustainable and landscape led proposal.

This collaborative and transparent process has proven very positive, highlighted by the latest pre-application feedback from the council stating:

“Overall, the proposal is considered to represent an outstanding design in terms of both the dwelling and landscaping, and the visibility of the dwelling, tower, access and landscaping is considered to enhance the immediate and wider setting of the site”

Our responses to some of the key comments received from the above include the following:

ACCESS

- The comments received identified the importance of the access and arrival narrative. A clear rationale has been developed which creates a sequential journey, befitting of this rural setting, from Sutton Lane to the proposed new development. This takes into account the heritage asset of the existing barn, existing feature landscape trees and local examples of access tracks to dwellings along Sutton Lane.
- A design rationale has also been developed to identify the benefit of the new access off Sutton

Lane in terms of safety but also to enhance the setting of the existing barn.

HERITAGE

- It was identified within the comments received the importance of St Peters Church from a landscape feature and heritage perspective. We have carried out a study within this document to explore its significance in relation to the site and surrounding landscape character.
- In our initial landscape studies, the setting for the Battle of Bosworth was identified as being of historic importance, but given the distance and nature of the development it was deemed less relevant. Following comments we have carried out further assessment to ensure the historic activities linked with the battle and the landscape character associated with it, have been carefully considered.

LANDSCAPE CHARACTER AND VISUAL

- A Landscape and Visual Assessment (LVA) has been carried out to identify the importance of the setting and key viewpoints in the local area. This included an in depth study of the local landscape character which has informed the design as it has developed.
- An additional study within this document has focused specifically on the visual relationship between Sutton Lane and the proposed development following comments received.
- We have also undertaken a study on local copses to better understand what makes a copse and how the one on site, from which the proposed house sits, fits in with the wider network of woodlands and copses.

DESIGN

- A clear rationale has been developed for the location of the proposed house, taking into consideration the local context and existing landscape features on site and within the immediate setting.
- The relationship between the formal gardens and the wider meadow setting was raised and has been carefully considered, resulting in an important connectivity between the land use, its management with the proposed dwelling and its immediate garden setting.
- Water has been a key driver for the project in terms of the land management and the design of the proposed dwelling. A clear site wide hydrology strategy has been developed which enhances the existing character and setting in which the proposed dwelling sits.

MANAGEMENT

- As with any successful designed landscape, its long-term management is essential, particularly for an application such as this. A management plan has been developed and coordinated with other local designated landscapes of ecological importance.



-  Site Boundary
-  Ownership Boundary

The project site consists of two pasture meadows and an existing agricultural barn which have historically been used to graze and house cattle. The site sits between the town of Market Bosworth and village of Sutton Cheney within a landscape which is predominantly a mix of arable fields, grazing pastures and woodland blocks.

The existing barn sits adjacent to Sutton Lane and is registered as a non-designated local heritage asset. Sutton Lane itself, although locally important, currently has no formal designations.

The gated Sutton Lane is also within the ownership boundary; historically this was a droveway for moving cattle to market, but in more recent times it was predominantly used for livestock grazing. Today it provides amenity value for local residents walking/cycling, as well as giving access to the site itself. Whilst the lane does provide local amenity value, access is limited to the adopted highway, and no public right of way exists over the margins or wider grass verges, with the nature of the lane being more agricultural than recreational.

The total site comprises of approximately 30 acres of land including Sutton Lane.

The proposal is for a new dwelling on land adjacent to Sutton Lane, to the south west of Market Bosworth. The proposed development seeks to utilise two fields and an existing barn. The existing barn is to be renovated to serve as a useful function for land management, and the two fields will be managed ecologically through more traditional farming methods.

Sutton lane is within the clients ownership but not a part of the application area, it has however been heavily considered in the analysis and strategy due to its importance in the local landscape and its significance to the site. The intention is to promote long-term biodiversity gain and maintain the character of the lane that directly ties to its heritage.





View looking south-east



View looking north-west

Introduction

Site Location



View looking east



View looking north west toward Market Bosworth



Key

.....	Approximate ownership boundary	=====	Ashby de la Zouch Canal	 	Roads
---	Site boundary	---	Waterways	---	Public footpaths
■	Mature mixed broad leaf woodland blocks	 	Sutton Lane	---	Heritage railway
		---	Bosworth Road	■	Open water/pond

Site Analysis

Landscape Features

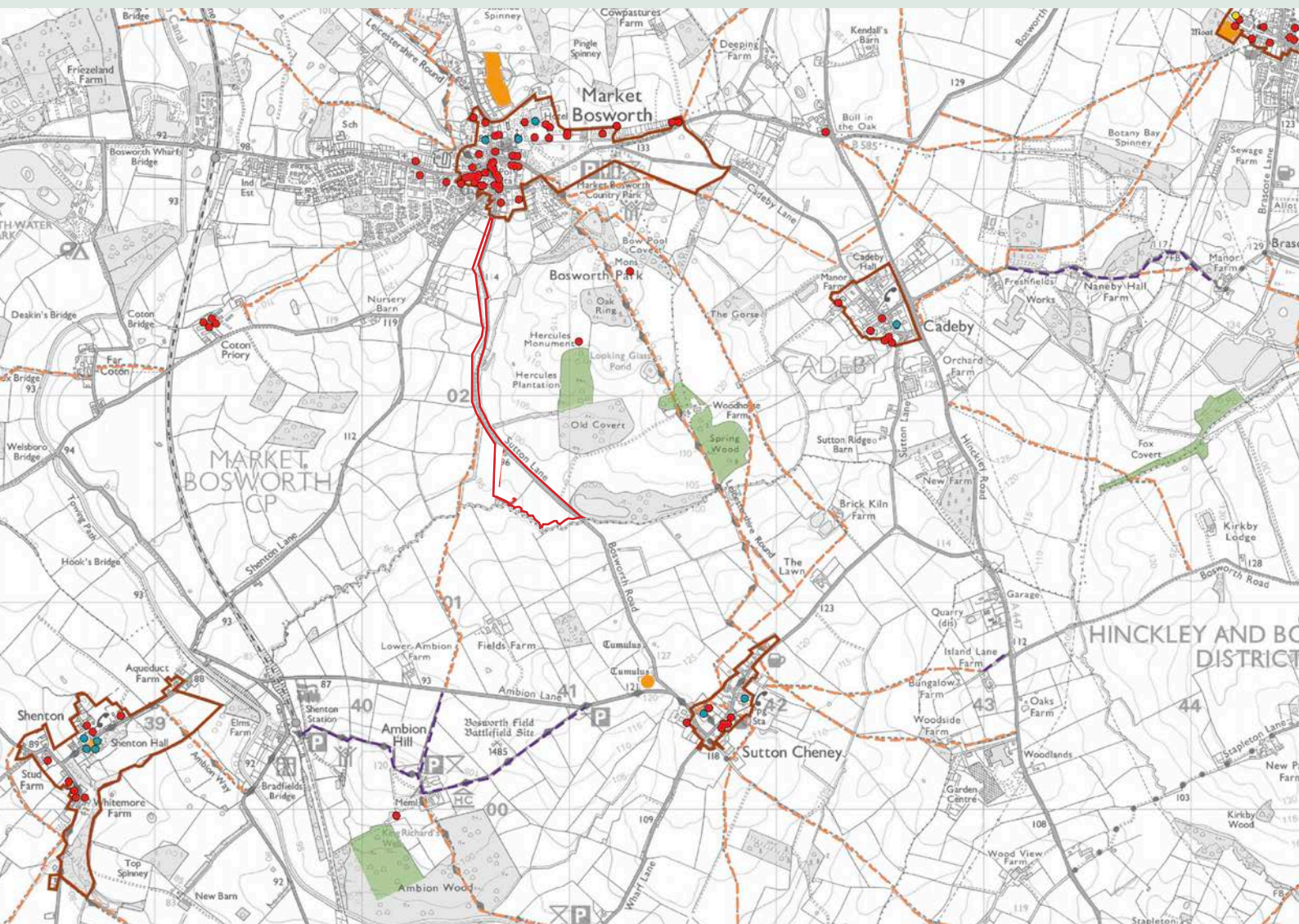
There are a number of landscape features which contribute to the study area's inherent character and should be considered in the design process.

The outlying landscape from which the site sits is one of open views across rolling intensive arable fields and managed grassland with a random array of mature plantation and mixed woodlands focused in the area of the historic Bosworth Park.

This patchwork of arable fields and woodlands are connected through mixed hedgerow field boundaries which altogether provide both short enclosed views and wider framed views across the local landscape.

Sutton Lane is a dominant landscape feature as it forms the north east boundary of the site. It is an old drovers way used historically for moving cattle to market. The lane has wide grassy verges and a good number of mature tree which form a distinct avenue. This is a gated lane and adopted highway which a section has been designated as 'local green space' in the neighbourhood plan, nearest the town northwards, where a small section opens up into a wider belt.

The large fishing pond immediately to the north of the site and Sutton Brook are also key landscape features within the immediate setting, which together with surrounding woodland and hedging form the southern and eastern boundaries of the site.



Key

- Site Location
- Conservation Area
- Bridle Way
- Public Footpath
- Grade II Listed
- Grade II* Listed
- Grade I Listed
- Ancient Woodland
- Scheduled Monument

The site itself has no designations however the barn is registered as a non-designated local heritage asset. This is because it makes a contribution to the historic environment, but does not meet the criteria of national designation.

Market Bosworth Conservation Area is located approximately 1km to the north of the site. According to Hinckley and Bosworth Council, 'The Market Place defines the character of Market Bosworth' There are also many listed and unlisted buildings of local historic or architectural interest within the conservation area.

There are few listed buildings or features in the immediate context of the Site, the closest being The Hercules Monument, a Grade II listed statue approximately 560m to the north east of the site. There are however, a concentration of listed buildings within the settlement boundary of Market Bosworth. These mainly fall within Market Bosworth Conservation Area. The majority of these are Grade II Listed.

There are a number of other Ancient Woodlands present in the wider landscape context, these are varied in scale and located between arable fields. The closest is a section of the Old Covert located approximately 350m north east of the site.

A network of PRow connect the site and Market Bosworth to the wider landscape and surrounding settlements, the closest being approximately 250m to the west of the site.



Large tracks of intensive arable farmland and pastures with thin linings of broadleaved trees, and Sutton Lane weaving between



Patches of woodland blocks within the wider landscape



Open water ponds hidden within the woodland belts

Site Analysis

Landscape Character

A detailed study of the national, regional and local landscape characters can be found within the Landscape and Visual Assessment (S31-22199-R1-Breach House-LVA-R04)

Some of the key characteristics, which are prevalent within the site and its setting, taken from all three assessments include the following:

- 'Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.'
- 'Woodland character is derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.'
- 'Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.'
- 'Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.'
- 'Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.'
- 'Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges'
- 'A rural and peaceful character with development limited to scattered farm buildings and historic settlements well integrated into the landscape by vegetation and small scale of buildings.'
- 'Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.'
- 'The rural character and relative sense of tranquillity. The rural settlement pattern of small linear villages and scattered farmsteads provide continuity with their agricultural origins.'
- 'Mature trees and ancient woodland are an important habitat for many species including bats and birds. Hedgerows and trees are important features, creating structure and pattern to the landscape.'

The images on the previous and next page highlight these characteristics within the immediate setting of the site.



View of existing barn and main access off Sutton Lane looking south-east



Character view of Sutton Lane with avenue of mature oak trees, established hedgerows and wide verges



Character view of Sutton Lane with gated access

Site Analysis

Landscape Character

Further to exploring the national and regional landscape designations a high-level summary of recommendations are provided which should be respected, applied and referenced where possible to ensure the emerging design is both sensitive to the defining characteristics of the landscape and seeks to embody opportunities for enhancement. These will form part of the design brief and inform the development of the landscape strategy.

- 'Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.'
- 'Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.'
- 'Enhance and manage the diversity of parkland meadows, and retain features such as estate fencing and open roadsides with grass verges.'
- 'Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth.'
- 'Maintain and enhance the recreational assets including rights of way network and canal. Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat.'
- 'Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.'



Key

- Feature boundary trees
- ▲ Existing site access
- ≡ Existing riparian corridor

- ≡ Sutton lane - distinct tree lined character with wide verges and established hedgerows
- Sutton Brook
- Running ditches

- T Existing barn
- Historic hedgerow/ditch line
- ≡ Established native hedgerows

- 1 Existing farmyard with concrete surface and cattle fencing
- 2 Remnants of an old pond
- 3 Small unmanaged woodland
- 4 Low species rich managed grassland

Site Analysis

Landscape Character

The direct character and baseline characteristics of the site itself can be described as the following:

- The site currently consists of two fields and a collection of single storey agricultural buildings at the entrance.
- The site is currently planted with long meadow grass with roughly mown strips to the edge. The boundaries are varied and consist of maintained field boundary hedges, hedgerow trees and riparian habitat associated with Sutton Brook.
- To the north east of the site runs Sutton Lane, a gated, quiet single track lane. The lane extends northwards into the historic core of Market Bosworth. Historically the lane was used as a drovers way for moving cattle to the market.
- The site is bounded by Sutton Brook, a small river, to the south and a small drainage stream to the west. A network of drainage ditches can be seen in the wider landscape.
- In all directions, the site is surrounded by open countryside with characteristic agricultural land, rolling hedge lined fields and pockets of woodland. Fields are irregular in shape and size. The winding nature of Sutton Brook adds to this irregularity to the south west of the site.
- A network of Public Rights of Way (PRoW) are present in the wider landscape. The closest is Public Right of Way S74 which runs beyond the Site to the west and continues in a southerly direction through arable fields until it meets Ambion Lane.
- The Site is over 500m away from any Listed Buildings and 1 km from Market Bosworth Conservation Area and is separated from these heritage assets by agricultural land and layers of vegetation. The agricultural buildings present on site are registered as a non-designated local heritage asset.
- A number of Ancient Woodlands are present in the study area which are of ecological interest. There are a number of mature trees on site which contribute to the vegetated edge, the riparian habitat associated with Sutton Brook and the wider network of green corridors. The maturity of the vegetated surrounds contribute to the perception of an established landscape.



View of existing barn off Sutton Lane looking south-east



Character view of Sutton Lane with avenue of mature oak trees, established hedgerows and wide verges

Site Analysis

Site Landscape Features



Character view of Sutton Lane with avenue of mature oak trees, established hedgerows and wide verges



Character view of Sutton Lane with gated access



Existing access from meadows onto Sutton Lane



Neighbouring farm along Sutton Lane with meandering driveway up to house and cattle grid

Site Analysis

Site Landscape Features



Existing barn - view looking east



Open meadows with feature parkland oak tree



Character oak trees within the boundary hedge line



Gaps in existing boundary hedge

Site Analysis

Site Landscape Features



View onto corner woodland looking south-west along the site's northern boundary



Existing small woodland in south-west corner of the site



Existing mixed native mature managed hedgerows



Boundary onto Sutton Lane - stock fencing with mature oak trees and mixed native hedgerows

Site Analysis

Site Landscape Features



Running channels on site



Running ditches on site



Early in the design process it was important to identify potential locations for the proposed development. This included multiple visits to walk the site itself but also the surrounding area to consider the potential impact from various locations. Additional site assessments including a Landscape and Visual Assessment were carried out to further inform the process.

The criteria for the location of the proposed development include three key elements:

1. The impact on Sutton Lane both in its distinct character and visual connectivity.
2. Impact on wider views and general landscape character including from public footpaths and roads.
3. The connectivity to the existing barn, creating an important hierarchy between the buildings and complementary narrative as you enter the site

Setting the dwelling on the furthest southern boundary will mean that only glimpses of choreographed views are available, which is in keeping with other properties and buildings viewed from Sutton Lane.

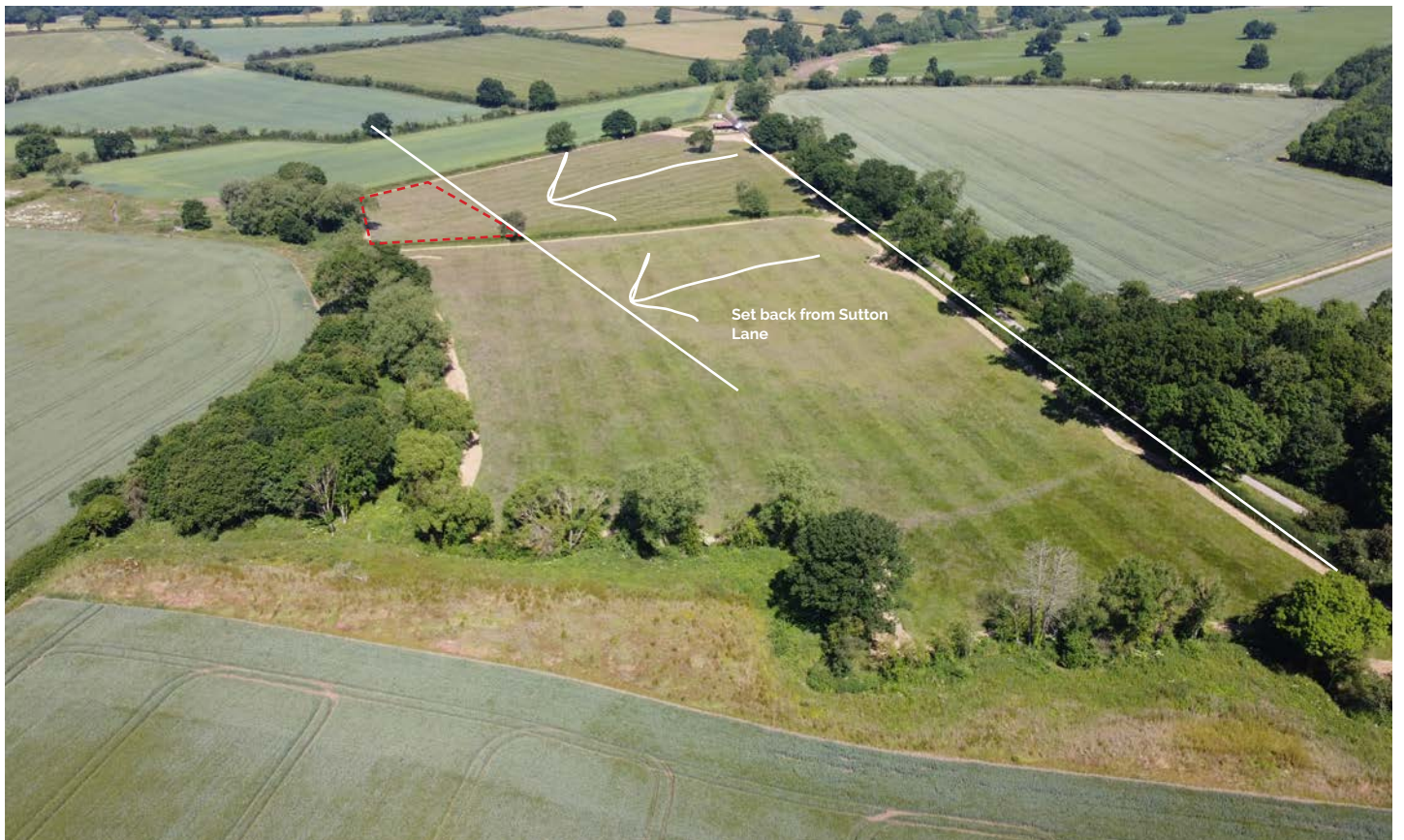
Locating the dwelling into the lowest part of the site significantly reduces the visual impact from public areas. This is further heightened by the existing screening of the woodland to the south.

Direct views between the front facing side of existing barn and the proposed dwelling are achievable which create a visual connection and narrative between the two structures.

This part of the site used to be a small woodland/copse as shown on the Tithe map which at a later date has been cleared in part, therefore historically it was not part of the open meadows, thus reducing any degradation of the historic field pattern.



Site of proposed building looking south-east with view of existing barn and access



Site of proposed building looking west with view of the adjacent meadow proposed for restoration

Site Analysis The Development Area



Site of proposed building looking west with view of existing woodland path on site



Site of proposed building looking east with view of distant woodland patches and arable farmland



Further to the character assessment the LVA also included a detailed visual assessment of the site in relation to the wider landscape. Full details can be found within the report (S31-22199-R1-Breach House-LVA-R04).

In conclusion the proposal will change the land use from agricultural to residential, although this will be limited to the rear area of the field/property boundary only, with the remainder still being used for livestock. As well as this, the site will remain fairly isolated by existing boundary vegetation. The proposals will also introduce a range of green infrastructure to further augment the boundaries, reintroduce historic field boundaries and provide a range of ecological benefits. The proposal will sit amongst agricultural fields and well vegetated surrounds. As such, the proposed development, along with the principles set out in the landscape strategy, respond to the local context and field pattern. The scale, form and materials of the proposed development along with the retained and reinforced boundary vegetation will visually integrate the proposal with the site setting and will form an appropriate transition to the wider countryside.

The main elements of the strategy on the back of the visual assessment relate to the retention and augmentation of boundary vegetation to create a green framework for the development in local views and in the local landscape. Other principles of the landscape strategy include:

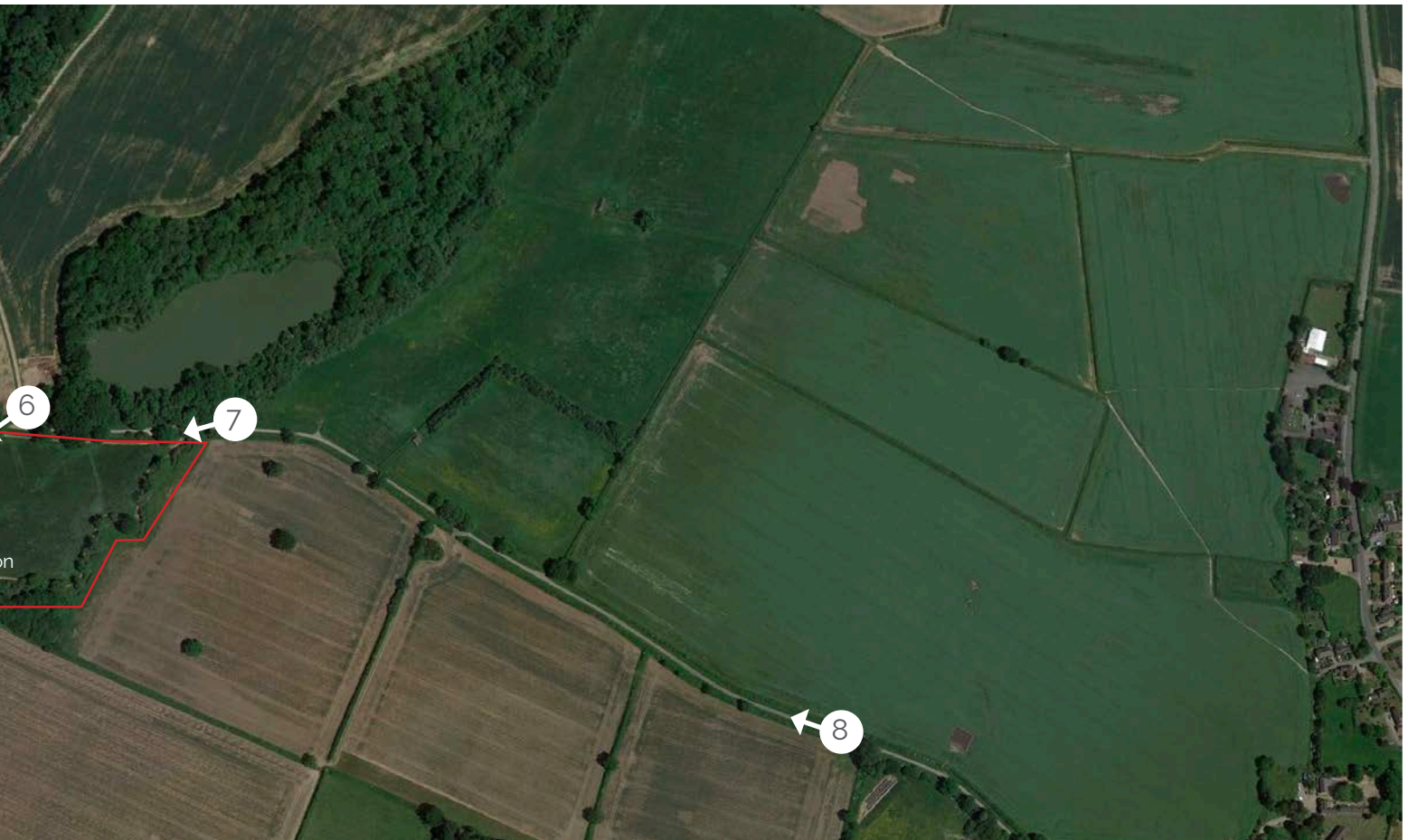
- The materials of the development reflect the local vernacular. 'Recessive' materials should be considered to help the proposed dwelling recede into the landscape.
- Maintaining the Site's character to be in line with the wider landscape character, predominantly through material and planting selection, but also in the spatial layout of the development as a whole.
- The creation of a green entrance to the Site to further screen the development and create an attractive entrance when viewed from Sutton Lane.
- Restoration of historic field boundaries.
- Lighting should be considered as to not have a detrimental effect on the surrounding landscape and fauna.
- Species of plants are characteristic of the local area and offer a range of ecosystem services.



↓ Existing copse from which the proposed dwelling will sit

Site Analysis

Visual Assessment



Following DRP comments additional site assessment and photographs have been collated to better understand the relationship between Sutton Lane and the development area. The images show 8 viewpoints along Sutton Lane which clearly identify the character of the Lane itself with its established managed hedgerows and heritage avenue of oak trees.

The 8 viewpoints highlight the integral relationship from varying distances and existing screening densities. Most of the views will have very minor visual interaction with the new dwelling, comprising only filtered and heavily screened views with snippets of the architecture which will be set within the wooded copse. This is reflective of the visual character of other dwellings along Sutton Lane, most prominently Woodhouse Farm.



The key views with greater interaction with the proposed dwelling include view 3, 4 and 5. View 5 shows an existing gaps in the hedgerow which will be reduced through additional planting and laying of the hedges as part of the wider management strategy. View 4 is proposed as the new entrance which is proposed to be reflective of other farm style entrances which already exist along Sutton Lane. The view onto the dwelling will be filtered partially by new parkland trees whilst offering choreographed views of an exceptional piece of rural architecture emerging from within a characterful copse of trees.

View 3 will be of the sensitively restored barn, celebrating its heritage and local importance. A partial view will highlight the contrast and positive relationship between the contemporary rural home and the farm setting from which it sits.



In addition to the above viewpoints, it was important to further assess the relationship between the public footpath to the west and the development area.

Images 9-11 show the general character along the footpath with predominantly thick established mixed native hedgerow, with very few direct views onto the site.

Image 10 identifies a gateway between arable fields which presents a direct view east towards the proposed dwelling. This opens up opportunity to choreograph filtered views onto the architecture, enabling the potential to showcase exceptional architecture from a public viewpoint.



Image 11 identifies some thinning in the existing field boundary hedgerow to the south-east of the site where it crosses Sutton Brook. Again only filtered views are achievable.



Market Bosworth adopted its neighbourhood plan in September 2015 within which it identified several key views which form part of the local character and setting. Two of these views (15a and 15b) are associated with Sutton Lane, taken from the northern gate, where there is a distinct transition between the town and the countryside.

The development site is not a component within these views as it is not visible.

The neighbourhood plan is currently under review with several amendments being proposed. One of which is highlighted within the latest 'Landscape Review' document, dated March 2023 which further assesses and extends views and vistas which it identifies as:

1. *"All significant views and vistas should be documented in the Neighbourhood Plan"*
2. *"Significant View Corridors of Views and Vistas should be protected, **and enhanced where possible**"*
3. *"General views from public and permitted rights of way should be protected"*
4. *"Development lighting assessments should take account of protected views and vista"*

The development site sits within 'Vista A' within the document. It identifies a vista as: *"Vistas refer to series of significant views (often linear in nature along a footpath or road; or panoramic from one location) that afford a high quality of visual experience."*

It is important to note that this document has not been adopted however in the view that it may be in the future we have considered this within the developing landscape strategy.

Both the views onto the development site and the experience of the architecture in general have been carefully considered, with both landscape and architectural treatment ensuring it respects the importance of the local character and actively enhances the setting from which it is experienced.

This can be evidenced from pre-application comments from the planning manager at Hinckley and Bosworth Borough Council who states:

"Overall, the proposal is considered to represent an outstanding design in terms of both the dwelling and landscaping, and the visibility of the dwelling, tower, access and landscaping is considered to enhance the immediate and wider setting of the site"

"The wider landscape context includes windmills and the Bosworth Hall Water Tower, which helps to provide justification and context for the adopted design. The LPA consider that the tower provides visual interest and delight to the dwelling and has the potential to contribute positively to the character of the area and wider landscape setting."