

**Proposed sheep barn
Oldlands, Fenn Lanes, Dadlington**

Landscape and visual appraisal

PDP Associates

October 2024

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SECTION 1. INTRODUCTION

- 1.1 PDP Associates has been appointed by GHM Planning Ltd. to undertake a landscape and visual appraisal for a proposed sheep barn within the extended grounds of Oldlands located off Fenn Lanes, Dadlington. Field work for this report was undertaken in October 2024. The weather conditions were sunny or intermittent occasional cloud. Visibility was good.

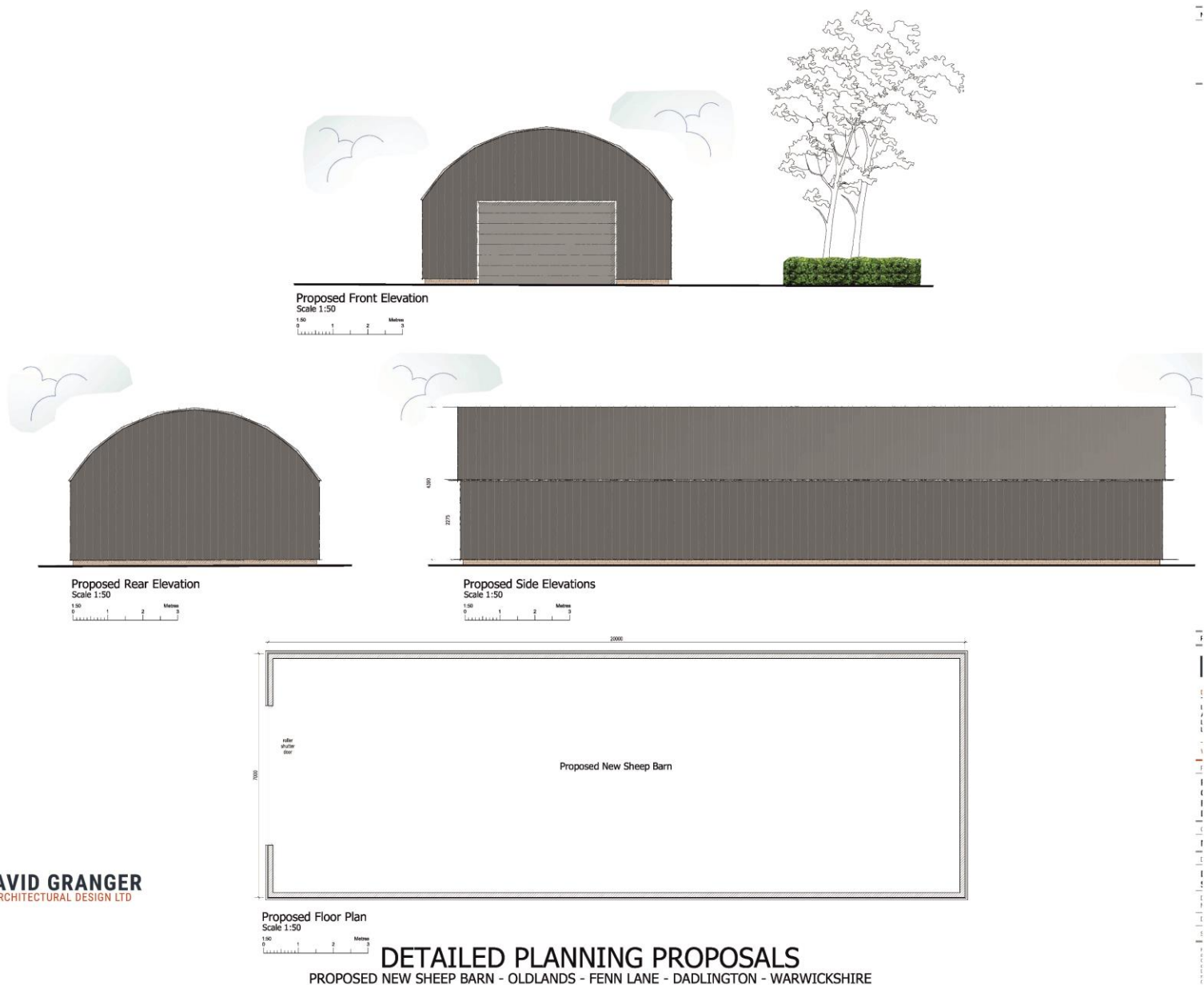
Scope of this report

- 1.2 The purpose of this appraisal is to identify the baseline conditions for the Application Site in relation to landscape and visual amenity and to consider the effects on receptors which may be affected by the proposed barn development.
- 1.3 Landscape and visual appraisal involves an element of subjectivity on the part of the assessor. Professional judgement, combining quantitative and qualitative factors, is now widely accepted as best practice for assessing effects on landscape character and visual amenity. The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA).

Development description and mitigation

- 1.4 The barn would be located within the grounds of the residential property Oldlands, located off Fenn Lanes, Dadlington. The barn would occupy a small part of an existing field west of the access drive to the main dwelling, on land partly occupied by a small glasshouse and vegetable plots. The field is private land completely enclosed by hedging and woodland with no public access.
- 1.5 The barn would be 7m x 20m x 4.39m high built in a traditional barrel-roof form, with sheet metal cladding sides (dark green) matching hinged doors and dark grey profiled metal roof cladding. See Figure 1. The barn would be set on low concrete block plinth and concrete pad. Roof drainage to a soakaway. Water and electric would be connected to existing domestic supplies.

Figure 1



DG DAVID GRANGER
ARCHITECTURAL DESIGN LTD

DETAILED PLANNING PROPOSALS
PROPOSED NEW SHEEP BARN - OLDLANDS - FENN LANE - DADLINGTON - WARWICKSHIRE

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Proposed sheep barn

PDP Associates	App'd	Chkd	Drawn	Date
	PP	SL		Oct 2024
	Scale	NTS		Job no
	Drawing size	A3		Fig. 1

SECTION 2. METHODOLOGY

- 2.1 The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA) and also landscape character guidance published by Natural England.
- 2.2 The local study area is focused on land around Oldlands, between Shenton Lane and Sutton Lane, to the north of Dadlington. It covers part of Ashby Canal and a circa.900m length of Fenn Lanes. The study area has been largely defined by the extent of land where the Application Site and proposed barn would be potentially visible and where local receptors may experience significant landscape and visual effects. **Figures 2 and 3** also cover additional land to illustrate the wider local context.
- 2.3 The area of intervisibility - land from where there are views of the Application Site - is described as the visual envelope. In this instance the visual envelope was determined using field work undertaken in early October 2024 when deciduous vegetation was in leaf. It is not expected that the area of visibility would change significantly throughout the year, but from some locations the magnitude of visual effect may increase due to a reduction in vegetation screening. The visual envelope generated by the proposed barn is likely to be confined to land within approximately 600m. It has largely been determined by observing views of Oldlands in the local landscape.
- 2.4 This report utilises published and web-based information to inform the baseline conditions. It includes data from the government website www.magic.gov.uk which combines a range of environmental information provided by partner organisations, including Historic England.

References

The Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013). Landscape Institute and the Institute for Environmental Management and Assessment.

An Approach to Landscape Character Assessment, (2014). Natural England.

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Site Allocations and Development Management Policies DPD Hinkley and Bosworth Borough Council.

Bosworth Battlefield. The Way forward (Conservation Plan) August 2013. Alison Farmer Associates.

Appraisal for Ashby Canal Conservation Area. Hinkley and Bosworth Borough Council

East Midlands Regional Landscape Character Assessment 2010 LDA Design.

Hinkley and Bosworth Borough Landscape Character Assessment (September 2017). LUC

SECTION 3; APPRAISAL CRITERIA

Assessment methodology

- 3.1 An assessment of landscape and visual effects deals with the effects of change and development on landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.
- 3.2 The landscape/townscape and visual assessment has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment.
- 3.3 An appraisal of landscape sensitivity is made by combining professional judgements in relation to the susceptibility of the landscape to change (particular to the proposed development type) and the value of the landscape receptor.
- 3.4 Professional judgements are made in relation to the susceptibility of the landscape receptor to change. This is the capacity of a landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (whether the landscape receptor contributes to the overall character of a particular landscape type/area, or an individual element/feature or designation within it).
- 3.5 Judgements in relation to the value of the landscape receptor should reflect;
 - The value of the landscape character types or areas that may be affected based on a review of any designations at both national and local levels. Where there are no designations, judgements are based on criteria that can be used to establish landscape value.
 - The value of individual contributors to landscape character, especially key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors.
- 3.6 The appraisal of value is based on professional judgement and includes consideration of factors such as;
 - Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
 - Scenic Quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
 - Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
 - Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
 - Conservation Interests: The presence of features of wildlife, earth science or archaeological or historic and cultural interest can add to the value of the landscape as well as having value in their own right.
 - Recreational Value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.

- **Perceptual Aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquility.
- **Cultural Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.7 The resulting landscape sensitivity is described using a four-point scale (very high, high, medium or low) based upon the criteria set out in Table 1. The magnitude of change on landscape receptors is described using a four point scale ranging from high to negligible, as defined in Table 3. The magnitude of change on landscape features is described using a four-point scale ranging from high to negligible using the criteria set out in Table 4.

Table 1 – Summary of landscape sensitivity

Landscape sensitivity	Description
Very high	Typically, highly valued landscape of international or national landscape or conservation importance such as National Parks, Areas of Outstanding Natural Beauty in pristine condition with no/few detracting elements. Key characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low.
High	Typically, valued landscape of national or regional landscape or conservation importance such as some Special Landscape Areas, or areas within National Parks or AONBs with minor detracting factors. Key characteristics of landscape are vulnerable to change and development can be absorbed only in limited situations without significant character change; thresholds for significant change are low.
Medium	Typically, valued landscape of regional or local landscape or conservation/amenity importance such as some Special Landscape Areas and Areas of Local Landscape Importance, areas within National Parks or AONBs with significant detracting factors or local areas with value expressed in local publications. Key characteristics of landscape are susceptible to change but with some ability to absorb development in some situations without significant character change; thresholds for significant change are intermediate.
Low	Typically, undesignated landscape with some local community importance such as unmanaged/fragmented green space, highway corridors and remnant farmland. Key characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high.

- 3.8 An appraisal of visual effects deals with the effects of change on views available to people and their visual amenity. This includes how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape/townscape and/or the introduction of new elements.
- 3.9 A visual receptor is a special interest or viewer group that will experience an effect. This includes residents, recreational users, visitors and groups of viewers present at or passing through the viewpoint.

- 3.10 An appraisal of visual sensitivity is made by combining professional judgements in relation to the susceptibility of the visual receptor to change (particular to the proposed development type) and the value of the visual receptor. In visual appraisal some visual receptors are considered more sensitive than others. Greater weight is given to the visual effects upon public viewpoints than upon private properties. Views from rooms that are used during daylight hours, such as sitting rooms, are also deemed to be more important than views from secondary rooms such as bedrooms. Visual sensitivity is described using a four point scale ranging from very high to low, as defined in Table 2.
- 3.11 Professional judgements are made in relation to the susceptibility of the visual receptor to change. This is mainly a function of;
- The occupation or activity of people experiencing the view at particular locations.
 - The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
 - The contents/context of the existing view in relation to the type of development proposed e.g. a view overlooking a moorland or other natural area devoid of any man-made features or intrusions has a higher susceptibility to change.
- 3.12 Judgements in relation to the value of the visual receptor should reflect;
- Recognition of the value attached to particular views i.e. in relation to heritage assets or planning designations.
 - Indicators of the value attached to views by visitors, i.e. the appearance of them in tourist maps, provision of facilities for the enjoyment of views or references to specific views in literature or art.
 - The contents/context of the existing view in relation to the type of development proposed-e.g. a view overlooking a moorland or other natural area devoid of any man-made features or intrusions has a higher susceptibility to change.

Table 2 – Sensitivity of visual receptors

Sensitivity of visual receptor	Criteria
Very High	People at tourist attractions with a specific focus on the view, visitors to historic features/estates (where the setting is important to the appreciation and understanding of the property and history).
High	Residents with direct open views of the site. Users of long distance trails (e.g. Pennine Way) and public rights of way, caravan parks and campsites, tourist attractions with opportunities for views of the landscape (but not specifically requiring an appreciation of the landscape), slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. golf).
Medium	Residents with partial/oblique views of the site. Users of public rights of way within urban /urban fringe or degraded landscapes Users of minor road users and commercial railways travelling through or past the affected landscape, recreational activities not specifically focused on the landscape (e.g. football), hotel users.
Low	People at their place of work (e.g. offices), shoppers, users of trunk/major roads. Industrial and commercial activities, military facilities.

Appraisal of effects

- 3.13 The magnitude of change (or nature of effect) arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows;

Landscape receptors

- A loss or change in defining features of the landscape
- Changes in visual character
- A loss or change to key qualities or characteristics of the landscape i.e. scale, pattern, enclosure
- A change in land use/land cover and management
- Changes in habitat/biodiversity
- Changes in amenity value due to changes in views/accessibility
- Duration of effect

Visual receptors

- The perceived change in the nature of view due to loss/change in landscape/ townscape features and changes to landscape/townscape character
- Distance of the viewpoint from the development.
- Extent of the development in the view.
- Angle of view in relation to main receptor activity.
- Proportion of the field of view occupied by the development.
- Background to the development.
- Extent of other built development visible, particularly vertical elements and other visual detractors.
- Duration of effect.

- 3.14 The magnitude of change on landscape and visual receptors is described using a four point scale ranging from high to negligible, as defined in Table 3.

Table 3 – Definition of magnitude of change on landscape or visual character

Magnitude	Landscape effects	Visual effects
High	The proposed development would be extremely damaging to landscape character and would; Result in a complete change to character, or introduce features, which are dominant, intrusive or totally uncharacteristic. Be at complete variance with landform, scale and settlement pattern. Result in the total loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of mitigation.	Major permanent /long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements.
Medium	The proposed development would damage landscape or visual character and would; Result in a clearly identifiable or prominent change to character, although may not necessarily considered to be substantially uncharacteristic. Be out of scale, or at odds with the landform, scale and settlement pattern. Result in partial loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of full mitigation and/or mitigation may conflict with local guidelines.	Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.
Low	The proposed development would have a minor, but discernible change to landscape or visual character and would; Result in a discernible change to character, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. Slight change in landform, scale and settlement pattern. Result in the minor loss or alteration of characteristic features and elements, and/or reduce their setting. Cannot be entirely mitigated, due to the nature of the proposals or character or not fulfil local guidelines.	Minor permanent /long term change in view - change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly comparable in quality to pre-change circumstances.
Negligible	The proposed development will have no noticeable effect due to; The development being barely discernible as a change in landscape or visual character. It complements the scale, landform and settlement pattern. It incorporates measures for mitigation/enhancement that enable the proposals to blend with the surrounding area, meeting local guidelines.	Very slight permanent term change in view-change barely distinguishable from surroundings. Composition and character of view substantially unaltered.

- 3.15 The magnitude of change on landscape features is described using a four-point scale ranging from high to negligible using the criteria set out in Table 4.

Table 4 – Magnitude of change on landscape features

Magnitude of change on landscape features	Criteria
High	Major loss or major alteration to an existing landscape feature.
Medium	Some loss or some alteration to part of an existing landscape feature.
Low	Minor loss or alteration to part of an existing landscape feature.
Negligible	No loss or negligible alteration to existing landscape features.

Significance criteria

- 3.16 The effect on the landscape and visual amenity is determined by combining the landscape sensitivity and sensitivity of visual receptors with the magnitude of change in accordance with the matrix and descriptions shown in Table 5. Where an effect falls within a split category, professional judgement is used to evaluate which of the two categories most closely fits. While the matrices are helpful to moderate opinion, professional judgement may overrule a matrix in specific cases where this can clearly be justified.
- 3.17 The resulting significance values for appraisal of the effects upon both landscape and visual amenity are defined in Table 6.
- 3.18 Effects can be positive, negative or neutral. This is somewhat subjective and relies largely upon professional judgement but can be broadly defined as follows:
- **Beneficial** - the effect would result in an improvement in the baseline situation
 - **Neutral** - the effect would result in there being little or no change in the baseline situation, or a change that is neither negative nor positive
 - **Adverse** - the effect would result in a deterioration of the baseline situation

Table 5 – Criteria for assessing landscape and visual impact.

Magnitude of effect	Negligible	Low	Medium	High
Sensitivity				
Low	Neutral	Minor/Neutral	Minor	Moderate/Minor
Medium	Minor/Neutral	Minor	Moderate/Minor	Moderate
High	Minor/Neutral	Moderate/Minor	Moderate	Major/ Moderate
Very high	Minor/Neutral	Moderate	Major/ Moderate	Major

Table 6 – Significance of criteria for landscape and visual impact.

Level of significance	Definition
Neutral	The proposed scheme would affect no landscape or visual receptors.
Minor/Neutral	The proposed scheme is largely appropriate in its context and would have very little effect on its surroundings and affect very few receptors.
Minor	The proposed scheme would cause a minimal change in the landscape and would affect very few receptors.
Moderate/Minor	The proposed scheme would have a slight change on the landscape and would affect few receptors
Moderate	The proposed scheme would have a noticeable effect on the landscape and would affect several receptors, therefore changing the landscape character or the character of a view.
Major/Moderate	The proposed scheme would have a very noticeable effect on the landscape and would affect several or many receptors, therefore changing the character of a view.
Major	The proposed scheme would change the character and appearance of the landscape, either for a long period or permanently. It would affect many receptors and would therefore greatly alter the character of a view.
	Not significant
	Potentially significant
	Significant

SECTION 4. BASELINE CONDITIONS

The study area

- 4.1 The local study area covers land up to approximately 1.0km from the proposed development. It includes the northern edge of Dadlington, and farmland contained by Ashby Canal between Sutton Warf and west of Shenton Lane. Fenn Lanes is the main public highway through the study area. The road provides access to local settlement and farms via Shenton Lane, Sutton Lane and other minor roads. **Figures 2 and 3** illustrate the baseline conditions across the wider local area to demonstrate the relationship of the Application Site to designated land/sites and local receptors such as long-distance trails.

Planning context

- 4.2 The planning framework for the Application Site and local study area is set out in the National Planning Policy Framework (NPPF) December 2023, Hinkley and Bosworth Borough Council Core Strategy (Adopted 2009), Site Allocations and Development Management Policies DPD, additional DPD's covering Hinkley Town Centre, Earl Shilton and Barnell and made Neighbourhood Plans. There is currently no made Neighbourhood Plan for land covered by the Application Site. The site falls within the designated neighbourhood area for Dadlington which is under consultation.
- 4.3 The Core Strategy and DPD's contain a raft of policies and objectives concerned with development, protection of designated sites, the natural environment and green infrastructure. The following policies are considered most relevant to the Development and the scope of this report. The planning authority may identify additional policies.

Core Strategy

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Site Allocations and Development Management Policies DPD

DM10 Development and Design

Policy DM11: Protecting and Enhancing the Historic Environment

DM12 Heritage Assets

Landscape/planning designations

- 4.4 The Application Site and adjoining land does not fall within any nationally designated landscape area.
- 4.5 There are 3 listed buildings located within the wider landscape. None of these buildings fall within the local study area. Two are located on the northern edge of Dadlington (Church of St James Grade II*, Home Farmhouse Grade II). There are no potential views of the development from these properties. The third property is Apple Orchard Farm, Grade II listed. There is no potential for a significant change in the setting of this property due to the proposed barn.
- 4.6 Ashby Canal and the immediate environs is a designated Conservation Area. The Appraisal for Ashby Canal Conservation Area describes the background to the designation, the historic development of the waterway and key features including setting. The Ashby Canal Appraisal contains the following summary conclusion.
- *With the exception of recent development within the Hinckley urban area and Market Bosworth, there has been relatively little change within the majority of the Ashby Canal Conservation Area*

- *The character of the canal is derived from a combination of factors which have been identified in this appraisal. These factors include its setting, historical features of the waterway and impact of maintenance works to the canal itself as well as the quality and consistency of the canal architectural style, materials and detailing. When considering new development or extensions to existing buildings along the canal or nearby, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Area is to be preserved or enhanced.*

- 4.7 The Application Site falls within land covered by the Registered Area for the Battle of Bosworth. In June 2013 Historic England re-evaluated the registered battlefield area and extended the boundary westward to Fenn Lanes. All development proposals affecting the significance of heritage assets and their setting are assessed in accordance with Policy DM11. The Battlefields Register does not offer statutory protection but is a material consideration in the determination of applications.
- 4.8 The Bosworth Battlefield Conservation Plan (BBCP) identifies 9 key viewpoints within or towards the Registered Battlefield. Some of these views fall within the wider landscape area covered in this report. See **Figure 2**. Viewpoint 4 (BBCP) is taken from the Shenton Lane crossing over the Ashby Canal. The view is reproduced in this report in viewpoints V6 and V7 illustrated in **Figures 9 and 10**. Viewpoint 3 (BBCP) is from Sutton Lane on the northern edge of Dadlington. This view is no longer available due to intervening hedging. Viewpoint V8 in this report, taken from Ambion Way and illustrated in **Figure 10**, provides an alternative but similar view to Viewpoint 3 in the Bosworth Battlefield Conservation Plan. Viewpoint 5 (BBCP), taken from the Dog and Hedgehog (ph) in Dadlington, is not relevant to this report as there is no potential visibility of the Application Site. There are no other key viewpoints identified in the Bosworth Battlefield Conservation Plan which are relevant to this report.

Vegetation/habitat

- 4.9 Land on the Application Site is predominately improved grassland. The field also contains a glasshouse and vegetable plots. There is a well-maintained hedge on the northern and western boundary (and part of the southern boundary) comprising mainly blackthorn and hawthorn with occasional mature ash and oak. There is a triangular belt of mainly deciduous trees on the southern boundary comprising oak, ash, birch alder and maple with occasional pine. Towards the northern boundary there is a tall group of conifers which extends along both sides of the drive to the main house. The extended grounds and gardens around the property contain a range of typical garden plants and a mixture of amenity/native trees.

Access and linkages

- 4.10 There is no public access across the Application Site. The nearest public access is via Fenn Lanes and Shenton Lane. Neither of these highways have dedicated footpaths. The nearest public footpath (Ambion Way) is located just east of Apple Orchard Farm, connecting Fenn Lanes to Mill Lane and extending south towards Dadlington House Farm, across the disused railway line. Ashby Canal towing path is located approximately 200m south of the Application Site. A further section of Ambion Way is located approximately 400m to the south-east.

Visibility

- 4.11 The visual envelope describes land which has visual connectivity with the Application Site and the proposed development. For the purpose of this report the visual envelope has been established by field work undertaken in early autumn when deciduous vegetation was in full leaf. The visibility of the existing property/grounds at Oldlands has been used to define the local study area and visual envelope generated by the proposed barn.
- 4.12 The western part of the field which will contain the proposed barn is visible from a short section of Shenton Lane, between Fenn Lanes and Ashby Canal. Views are generally only available from the canal crossing although travellers in tall vehicles may have more extensive, fleeting views. These travellers may also have a fleeting view across the entire field area, from a short section of road

towards Fenn Lanes. Fleeting views across part of the field also may be available from tall vehicles travelling on Fenn Lanes, between Shenton Lane and the access to Oldlands.

- 4.13 Generally, the field accommodating the proposed barn is not visible in public views (except for travellers in tall vehicles overlooking the site from adjoining roads) and is not visible from public footpaths. Oldlands is an established residential property with ancillary buildings, gardens and paddocks. The existing buildings are substantially screened by boundary hedging, mature trees and garden vegetation around the property. This vegetation screening is likely to provide a high level of all-year-around screening such that the main dwelling and associated buildings are unlikely to be prominent in any local view, even during winter.

Landscape character

National level

- 4.14 The Application Site and local study area fall within National Character Area Profile 94 (NCA 94) Leicester Vales. This character area covers 71.793 ha. There is no potential for significant landscape effects on this character area due to a single barn on an established residential plot. No further study will be undertaken in this report.

Regional level

- 4.15 The Application Site and local study area is located within Landscape Character Group 5: Village Farmlands in the East Midlands Regional Landscape Character Assessment 2010. There is no potential for significant landscape effects on this character area due to a single barn on an established residential plot. No further study will be undertaken in this report.

County/borough level

- 4.16 The Hinkley and Bosworth Borough Landscape Character Assessment (September 2017) describes land on the Application Site and in the wider landscape under Landscape Character Area E. Stoke Golding Rolling Farmland. This character area is located to the north of Hinckley, Burbage, Earl Shilton and Barwell in the southern part of the Borough. It comprises undulating farmland, more elevated land around Newbold and Desford and Bosworth Parkland to the north. Part of the character area covers the Registered Area for the Battle of Bosworth.
- 4.17 The following summary descriptions have been extracted from the Hinkley and Bosworth Borough Landscape Character Assessment Character Assessment.

LCA E: Stoke Golding Rolling Farmland

Key characteristics

- *Undulating arable and pasture farmland with gentle valleys sloping down to the Ashby Canal, Tweed River and associated tributaries.*
- *Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified field pattern and providing continuity with the agricultural past.*
- *Rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting.*
- *Historic villages occupying higher ground with attractive red brick cottages fronting onto the road and connected by rural lanes with grass verges and well-maintained hedgerows.*
- *Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline.*
- *Associations with the Battle of Bosworth, particularly at Crown Hill in Stoke Golding.*
- *Ashby Canal has affiliations with coal mining that has influenced the landscape over the years*

and is designated as a conservation area. It is now important for biodiversity and tourism.

Landscape Character

Land cover is characterised by a mix of arable and pasture farmland arranged in small to medium scale fields in a simple regular pattern. Areas containing more irregular (curved or dog-leg) field shapes are likely to be post medieval field systems which add visual and historic interest to the landscape.

Tree cover in the wider character area is formed of mature trees within low hedgerows frequently define field boundaries, and occasional woodland clumps along small watercourses give the area a relatively wooded appearance.

The landscape is easily accessible with a number of public footpaths linking the settlements and canal

Hedgerows with trees and occasional woodland copses add visual interest to an otherwise open landscape. Occasional long distance views can be obtained from the high points across agricultural fields to distant horizons. Church spires form distinctive landmarks,

Working farms, including some modern complexes, are situated around the settlement edge along primary routes in and out of the village.

Historical and Cultural Influences

Part of the nationally important Bosworth Battlefield lies within the character area.

The Ashby Canal, built to connect the coal mining areas north of the borough with the Coventry Canal, is designated a Conservation Area and a reminder of the industrial heritage of the area.

Many isolated farmsteads are scattered throughout the landscape and are likely to have been built in the 18th and 19th century following the enclosing of the previously-open fields.

Natural Influences

Sporadic areas of deciduous woodland punctuate the small watercourses flowing through the landscape.

Hedgerows and other linear features provide valuable linkages to other habitats. Mature trees, both individual trees and as integral part of hedgerows are important for biodiversity in the area in the context of limited woodland cover.

Key Sensitivities and Values

- *The rural character of the landscape, despite its proximity to urban areas, and areas with little light pollution – particularly in the north of the area which create a relative sense of tranquillity compared to some other parts of the borough.*
- *The gap between Stoke Golding and Dadlington is important in retaining the ‘village’ character*
- *and distinctiveness of the settlements.*
- *Low hedgerows and mature trees are important elements because of the relatively low level*

of woodland in the landscape and their role in defining historic field patterns.

- *Distinctive character and local vernacular of the villages, including red brick and traditional buildings with links to the agricultural history of the settlements. Former farmhouses and landmark buildings contribute to the sense of place and provide historic time depth.*
- *Historic value and associations with the nearby Bosworth Battlefield.*
- *The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the areas industrial heritage*
- *Footpaths including popular recreational routes provide connections with the wider landscape.*
- *Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide.*

Landscape Strategies

- *Encourage the use of traditional 'Midlands- style' hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
- *Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials. Conserve the rural gap between Stoke Golding and Dadlington.*
- *The Sustainable Urban Extension to the north of Barwell should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context.*
- *Maintain views to church spires and towers e.g. on the wooded skyline at Stoke Golding and long distance views to other churches in surrounding villages. Conserve rural views and setting of settlements.*

Local level

- 4.18 The Appraisal for Ashby Canal Conservation Area provides a description of the setting of the waterway which is relevant to the local study area. The following summary description has been extracted from the Appraisal.

Setting of the Canal

- *Despite its industrial ancestry, the Ashby Canal generally meanders through attractive open countryside passing few large centres of population. Even in Hinckley, the largest town it traverses, the impression is generally that of a semi rural navigation with green fields and hedgerows on either side.*
- *The length of its navigation is characterised by its embankments and cuttings, which give rise to long views over rolling countryside. On some sections of the canal attractive views are contained within the confines of the navigation by mature hedgerows and copses which funnel views towards distant bridges and church spires.*
- *Many sections of the canal possess the attractions of a river rich in aquatic flora and fauna. Waterside plants of particular interest include the Marsh Marigold, Orange Balsom Water Dropwort, and Pinclad Sedge. The richness of the canal's fauna is also impressive with over sixty species of mollusc found in the canal.*
- *The waterway also has historic links with the past, passing close to the historic Battle of Bosworth site and Gopsall Hall, which in its day was one of the most lavish residences in the East Midlands. The former Ashby to Nuneaton branch railway built in 1873 follows a similar route to the canal and although the line closed in 1970 sections of the track and bridges still remain. The length between Shackerstone and Shenton has been acquired by the Shackerstone Railway Society which runs steam engines along the line.*

- *Individual buildings, groups of buildings, particularly agricultural buildings, and the edges of settlements which can be seen from the canal, play an important role in its rural setting. It is important that these structures are carefully considered and where extensions or new buildings are proposed, they should incorporate traditional features such as steeply pitched roofs, plain facades and chimney stacks. They should also be of a simple form and detail which reflect the scale and appearance of traditional buildings. They should use facing brickwork, and not render, natural clay roof tiles or natural slate and not concrete tiles, timber windows and not plastic. Conservatories which are not traditional features should also be avoided where they can be seen from the conservation area. Important views of churches and other key buildings which are identified on the canal plans, should also be protected.*

4.19 The Bosworth Battlefield Conservation Plan (Bosworth Battlefield: The Way Forward, August 2013) describes the landscape character of the battlefield area and key views. The landscape is described under five landscape character areas. See **Figure 3**. The Application Site falls within the Redemore Plain character area. The local study area is also described under landscape character areas Dadlington and Stoke Golding Hills and Shenton Parkland. The Conservation Plan provides a visual analysis of the battlefield area. The following summary descriptions of the landscape character areas and visual analysis have been extracted from the Bosworth Battlefield Conservation Plan.

Landscape character area; Redemore Plain

Key characteristics

- *Open, flattish, low lying farmland*
- *Regular field enclosure patterns defined by hedges with few hedgerow trees*
- *Views may be medium/long distance but due to the relatively flat topography are often blocked by tall hedgerows, subtle change in topography (i.e. ridge on which Apple Orchard Farm is located) and the disused railway embankment*
- *Linear transport corridors pass through the area including Fenn Lane (Roman road), disused railway and canal*
- *Mixed farming resulting in patchwork of arable and pasture*
- *Area drained by series of small streams/brooks which have been deepened and straightened*
- *Past areas of wetland and some areas still prone to poor drainage*
- *Fragmented areas of species rich meadow (SSSI) and undesignated pasture*
- *Ashby Canal is a Conservation Area and valued as a ecological and recreational resource*
- *Limited farmsteads reflecting very late dispersal of settlement onto this lower lying area*
- *Recreation points of interest include Stoke Golding Airfield, section of canal and tow path, Sustrans cycle route 52, Sutton Cheney Wharf*
- *Present day features thought to be contemporary with the Battle include Fenn Lane, Mill Lane, watercourses, Apple Orchard Farm*
- *Area contains a high concentration of battle related finds*

Special Qualities

- *The flat open character of this landscape is a quality which distinguishes the area from the more elevated surrounding landscape. The repetitive pattern of watercourses and remnant areas of meadow and wet pasture are memorable features of this landscape.*

Key Issues

- *The busy nature of Fenn Lane and high speed of traffic*
- *Multiple ownership of disused railway and physical fragmentation due to loss of bridges and land use*
- *Embankment and vegetation along disused railway blocks views*
- *Loss of wetland meadow/marsh due to drainage - remnant sites are fragmented/isolated*
- *Area targeted by night hawkers resulting in issues of trespass and creation of holes presenting*

possible threat to Stoke Golding Airfield operations

- *Atypical conifer planting around farms can be visually prominent*
- *Difficulties in accessing the Battlefield area (physically but also intellectually) because the landscape is privately owned and has changed so radically as a result of enclosure*
- *Sensitivity of area to minor changes which block views including vegetation growth, earthworks and new development*
- *Development of new large scale farm buildings*

Landscape character area; Dadlington and Stoke Golding Hills

Key characteristics

- *Gently undulating hills - appear prominent from lower lying areas to the west and north*
- *Small scale field pattern defined by hedgerows and significant numbers of hedgerow trees many of which are veteran trees*
- *Evolution of the landscape reflects early and piecemeal enclosure*
- *Significant views across to the north and west from edge of hills, including across Redemore Plain*
- *Hilltop villages of Dadlington and Stoke Golding (the latter is a Conservation Area)*
- *Churches act as local landmarks in the landscape*
- *Dispersed pattern of farms reflecting 19th century dispersal of settlement*
- *Significant earthworks north of Dadlington Chapel*
- *Recreational points of interest include Crown Hill, part of the Ashby Canal, Ambion Way long distance footpath*
- *Present day features thought to be contemporary with the Battle include Stoke Golding village and church, Dadlington village and church, Fenn Lane, Dadlington Lane*
- *Dadlington Church is the resting place and contemporary commemorative church for those who died on Bosworth Field*
- *Stoke Golding Church was allegedly a place where people watched the Battle take place*

Special Qualities

- *The special qualities of this landscape relate to the views afforded to the north and west across the Redemore Plain and the historic nature of the settlement, the landmark churches and strong historical associations with the Battle of Bosworth.*

Key Issues

- *Lack of access to Crown Hill*
- *Lack of open space within Stoke Golding*
- *Growth of villages has altered historic character and in places is visually intrusive*
- *The housing allocation for Stoke Golding as been met and additional housing on a large scale is unlikely to be successful.*
- *Narrow lanes and bridges cross the canal and disused railway affecting safety on roads for different users (cars, bikes, horse riders and walkers)*

Key characteristics

- *Relatively low lying landscape rising gently in the west*
- *Designed parkland landscape including lime avenue, drive, house and tree clumps as well as infield veteran trees*
- *Confluence of Sence Brook and Tweed River*
- *Well treed landscape with woodland copses and belts giving rise to enclosed and sheltered character*
- *Land use is predominately pasture (livestock farming and horses)*
- *Field ponds often associated with groups of trees are a feature*
- *Focus on Shenton Estate including estate village and home farm (Whitemoors Farm)*
- *Distinctive vernacular architecture*
- *Limited isolated farms*
- *Recreation points of interest include Richard's Field, Shenton Station, Battlefield Line, section of disused railway, section of canal and tow path, Sustrans cycle route 52, woodlands used for shooting*
- *Present day features thought to be contemporary with the Battle include Shenton Village, Mill Lane, watercourses*
- *Area contains a high concentration of battle related finds and notable areas of ridge and furrow*

Special qualities

- *This landscape has a distinctive character and is of high scenic quality and has been managed with a strong nature conservation focus. Of particular note are mature trees, in the form of veteran in-field trees, tree belts and woodland copses, which give rise to a sheltered and mature landscape character. Veteran trees include species such as horse chestnut, lime, sweet chestnut and beech. There is also a relatively high concentration of pasture in this landscape; found in areas of former parkland, adjacent to the village and in areas of archaeological sensitivity, including ridge and furrow. Along the watercourses there are buffer margins enhancing wildlife corridors and giving a softer naturalistic character.*

Key Issues

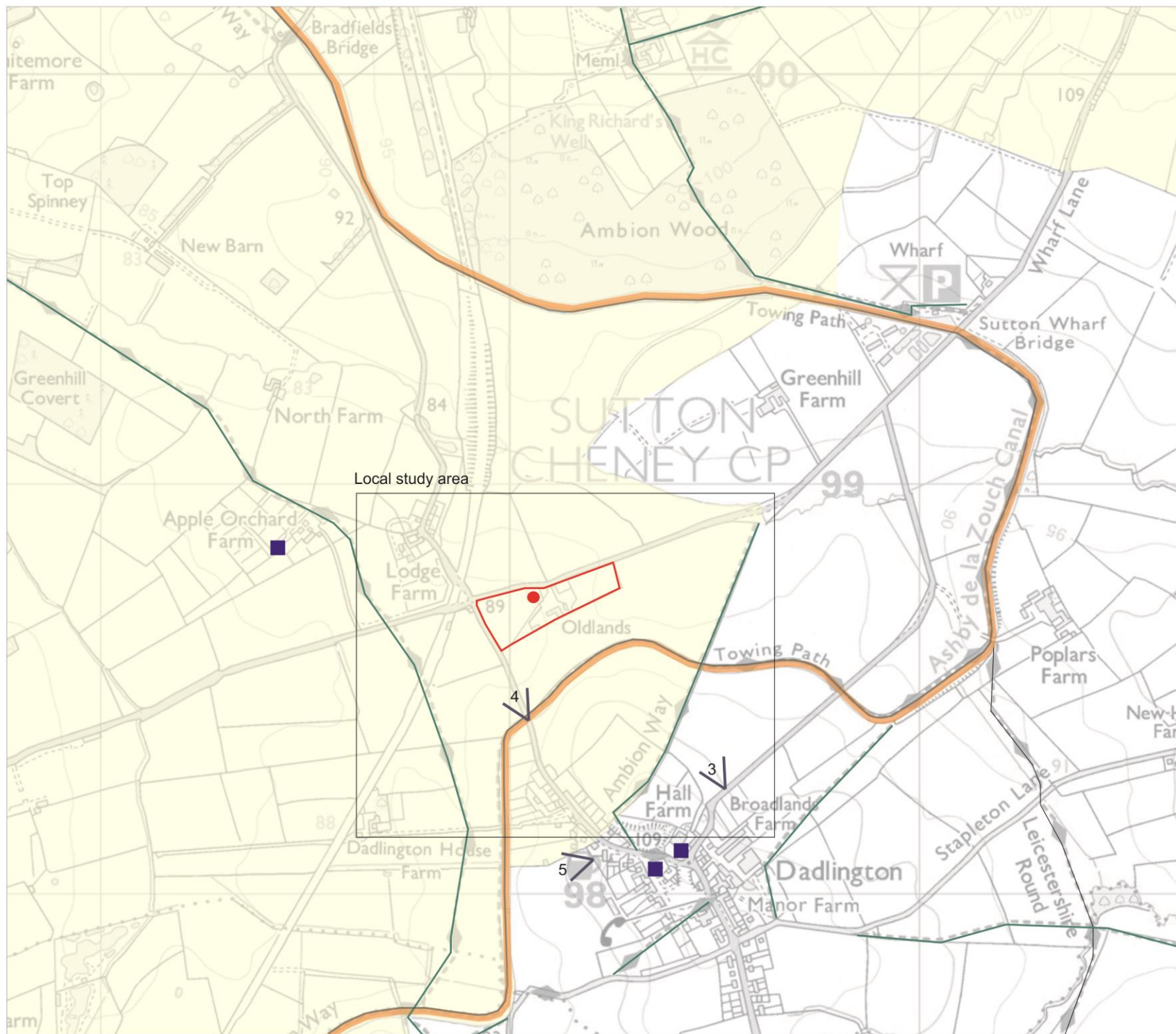
- *Car parking on verges (Richard's Field, Shenton Station and adjacent to canal)*
- *Pony paddocks and associated features such as post and rail fencing, jumps etc.*
- *Narrow lanes and bridges affecting safety on roads for different users (cars, bikes and walkers)*
- *Loss of parkland character due to past ploughing*
- *Veteran trees show signs of entrenchment and reduced canopy*
- *Battlefield signage and points of interest (Richard's field, Whitemoors car park) are now out of date following new research*
- *Planting of mixed woodland copses (including conifers) for shooting*
- *Little is known of the parkland features extant in the landscape today*

The Application Site and adjoining land

4.20

The Application Site covers a single field enclosure at Oldlands, located between the residential property and Fenn Lanes. The site is accessed from the private drive to Oldlands. There is no public access across the site or any part of Oldlands. The field is currently used as part of the extended gardens around the dwelling. The proposed barn would be located in the eastern part of the field, partly occupied by a glasshouse.

- 4.21 The residential property at Oldlands was originally built in the 1950's. Since then, the house has been extended and remodelled with ancillary buildings to create the current layout which comprises the main dwelling, swimming pool, games room, barn and outbuildings. The grounds contain gardens, courtyard and drive, a small area of mainly deciduous woodland and a paddock in the eastern part. There is a gated access off Fenn Lanes.
- 4.22 The main residential building and most of the ancillary buildings are substantially screened in summer views and are likely to remain substantially screened throughout the year. Part of the swimming pool building is visible in a small number of local views. Where visible, it is perceived as a part of the residential property, matching the style and architecture of the main house.
- 4.23 Prior to the construction of Oldlands, the entire site, including the gardens, paddocks and field was a single rectilinear enclosure covering the full extent of the property and grounds. All the mature trees on the site have been planted since the site was developed for residential use. The outer boundary hedging around Oldlands is likely to be the original field enclosure.
- 4.24 A review of historic O.S. maps confirms that the existing field pattern between Dadlington and Fenn Lanes is not historic but has been altered by field enlargement undertaken during the C20th. The original field pattern would have been laid out after the Enclosure Acts from the C17th onwards. Prior to the Enclosure Act, the land most likely would have consisted of open fields. During the C19th the landscape would have appeared more enclosed and finely textured with numerous smaller rectilinear fields. The construction of Ashby Canal in the C18th/C19th altered many of the original field enclosures. The meandering route of the waterway would have severed and bisected the fields along the route. Construction of the now disused railway line, west of Shenton Lane, would have resulted in similar landscape effects.
- 4.25 Generally, the landscape of the local study area contains features typically described for the landscape character areas at the broader scale (borough/local). The landscape generally comprises mixed arable and grazing farmland with scattered farms accessed from minor roads and tracks. The farms contain a range of agricultural buildings and barns of varying styles and age, including contemporary structures. Farmhouses and other dwellings are found within the farmstead clusters which are often exposed and poorly screened. Where present, hedging is generally well maintained although species poor, mainly blackthorn/hawthorn interspersed with mature field trees of mainly ash and oak. Hedges are clipped to a height of between 3-4 m.
- 4.26 There are middle distance views across the landscape from elevated land around the northern fringe of Dadlington. More distant views are contained by woodland belts and field trees. Hedgerows provide effective screening in low lying areas and along the roads and canal waterway. Canal crossings can provide local vantage points at bridges. These landscape views are fleeting for road travellers and not the main focus of view. Views are generally funnelled along the highway corridor.



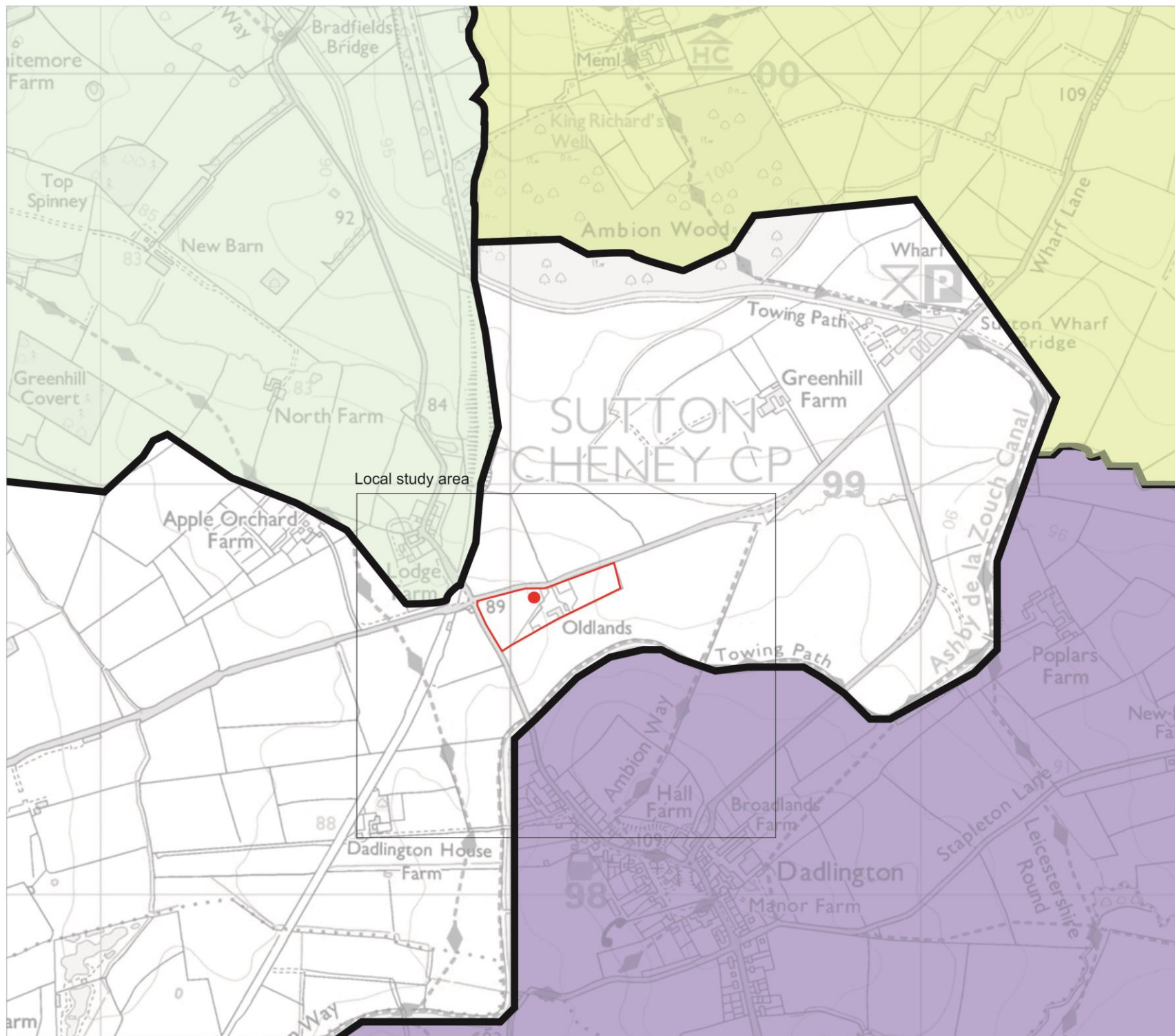


Figure 3



- Proposed location of sheep barn within grounds of Oldlands
- Redemore Plain Landscape character area
- Ambion Hill and Sutton Cheney Farmland Landscape character area
- Dadlington and Stoke Golding Hills Landscape character area
- Shenton Parkland Landscape character area

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Bosworth Battlefield Conservation Plan
Landscape character areas

PDP Associates	App'd	Chkd	Drawn	Date
	Scale	PP	SL	Oct 2024
	Drawing size	NTS		Job no
	A3			Fig. 3



Figure 4



-  Proposed location for sheep barn
-  Existing buildings at Oldlands
-  Local tree belt/groups
-  Screen hedging
-  Principal viewpoint
-  Direction of view
-  Fleeting view
-  Landform screening
-  Settlement edge

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Local study area - visual analysis

PDP Associates	App'd	Chkd PP	Drawn SL	Date Oct 2024
	Scale	NTS		Job no
	Drawing size	A3		Fig.
				4



Figure 5

-  Proposed location for sheep barn
-  Existing buildings at Oldlands
-  Location of site photograph

Project				
Oldlands, Fenn Lanes, Dadlington				
Drawing title				
Oldlands - detailed aerial view				
	App'd	Chkd	Drawn	Date
	PP	PP	SL	Oct 2024
	Scale	NTS		Job no
	Drawing size	A3		Fig. 5



Site photograph S1



Site photograph S2



Site photograph S3

Figure 6

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Site photographs S1-S3

PDP Associates	App'd	Chkd	Drawn	Date
	Scale	PP	SL	Oct 2024
	Drawing size	NTS		Job no
	A3			Fig. 6

SECTION 5. LANDSCAPE AND VISUAL ASSESSMENT

- 5.1 This section considers potential landscape and visual effects associated with the proposed barn. It identifies key landscape and visual receptors and provides a general appraisal of potential effects. In this instance, changes in local views have been assessed prior to landscape effects in order to understand how visual changes may affect local character.

Key considerations

- The location of the site within the Registered Area for Bosworth Battlefield
- The proximity to Ashby Canal Conservation Area and potential effects on its setting
- Visibility of the development in key views identified in the Bosworth Battlefield Conservation Plan
- The location of the site within the grounds of an established residential property
- The location of the site within rural farmland containing farmsteads with traditional and contemporary agricultural and residential buildings/structures

VISUAL APPRAISAL

- 5.2 The appraisal of visual effects was undertaken based on field work supplemented by viewpoint analysis recommended in best practice guidance. A number of viewpoints were identified to represent a range of effects likely to be generated by the development on local receptors or to illustrate specific visual effects or features in the landscape. Photography and survey work were undertaken from publicly accessible roads and footpaths. Additional on-site photography and context photographs are also illustrated where these are considered helpful to illustrate specific views, landscape features or visual effects. The photographic viewpoints were selected to represent a range of views and viewer types. Where applicable, these cover a variety of different character types, are in different directions from the site and are at varying elevations. The viewpoints are located at a range of distances from the development to illustrate the varying magnitude of visual impacts.
- 5.3 The photographs are used to help determine the effects on visual receptors within the study area, however, as noted above, the visual assessment is primarily based on observations made in the field. The absence of photographic evidence does not imply that a receptor has not been assessed but may indicate issues with accessibility on private land or that the assessment is based on analysis of illustrative/representative photographs and other photographs/observations undertaken in the locality. Assessments of views from private properties are based on analysis of photographs taken in the locality of the receptor or site photographs taken towards the receptor.
- 5.4 The photographic viewpoints are used as a tool to evaluate potential landscape and visual impacts on local receptors and to illustrate specific landscape features and visual characteristics. They do not represent every potential view or landscape feature in the study area.

Photographic viewpoints

- 5.5 The location of each viewpoint is shown in **Figure 7**. Photographs were taken from local footpaths and roads where there was visibility of the existing property at Oldlands and potential visibility of the proposed barn. These include Fenn Lanes, Shenton Lane, Ambion Way public footpath and the tow path on Ashby Canal. There are no views of Oldlands from Dadlington. Viewpoints 6 and 7 in this report represent the key viewpoint from Shenton Lane/Ashby Canal identified in the Bosworth Battlefield Management Plan. Viewpoint V8 represents the panoramic view from Ambion Way, replacing the key public viewpoint off Sutton Lane (identified in the Bosworth Battlefield Management Plan) which is no longer available.
- 5.6 Photographs were taken using a full frame sensor Nikon D750 digital SLR camera and 50mm fixed lens to provide the equivalent of a 50mm lens on a traditional SLR camera. The photographs have been stitched together using Adobe Photoshop or Microsoft ICE software. Some photographs have been cropped to illustrate specific views, landscape features and landscape/visual context. During

the stitching process none of the photographs were distorted in terms of scaling.

Visual assessment

- 5.7 The following visual receptors have the potential to experience visual effects due to the proposed barn development.
1. Travellers using Fenn Lanes between Green Hill Farm and Lodge Farm
 2. Travellers using Shenton Lane between Ashby Canal and Fenn Lanes
 3. Users of the Ashby Canal waterway and towing path between Shenton Lane and Sutton Lane
 4. Walkers using Ambion Way between Dadlington and Fenn Lanes and between Apple Orchard Farm and Dadlington House Farm.
- 5.8 There are views of the existing tree belts and hedges at Oldlands from all the viewpoints illustrated in this report. The proposed barn would be sited in the field in the northern part of Oldlands. This field is partially visible in viewpoints V6 and V7 (Shenton Lane, Ashby Canal). The location of the proposed barn is not visible in these views.
- 5.9 The existing property at Oldlands is partially visible in viewpoints V1 and V6-V11. There may be some additional visibility during the winter months when deciduous vegetation is not in leaf, but it is likely the existing buildings would remain substantially screened throughout the year.
- 5.10 The proposed barn is likely to be visible in viewpoints V1, V2, V4 and V5. It is also likely to be visible in winter views from viewpoint V3. Views V3-V5 are fleeting views Fenn Lanes and only available above the existing hedge. Views towards Oldlands are not the dominant view from the highway as vehicle travellers tend to focus on the road corridor. The residential property is substantially screened and set back from the road. There is a very fleeting view of the access gate into Oldlands which indicates that the property is residential but otherwise, the residential use is not distinctly apparent. There are no potential views of the proposed barn across the open access gate into Oldlands.
- 5.11 Viewpoint V1 is the only viewpoint where the existing property at Oldlands (partly visible, substantially screened) would be visible in combination with the proposed barn (partly visible above the existing hedge). The existing and proposed buildings are unlikely to visually coalesce due to existing screening but would be clearly associated. The change at viewpoint V1 is unlikely to significantly alter the sense of scale of the existing property or increase the sense of visual clustering since the existing buildings are barely perceptible and substantially screened by vegetation. The proposed barn would introduce an agricultural building into the view, but it would not appear distinctly discordant in the surrounding farmland where similar structures are present and clearly visible in the locality. Viewpoint V1 is not a key viewpoint identified in the Bosworth Battlefield Management Plan.
- 5.12 There are unlikely to be any views of the proposed building from any key viewpoint identified in the Bosworth Battlefield Management Plan when vegetation is in full leaf. There may be a glimpsed, fleeting, winter view from Shenton Lane/Ashby Canal, but the building would remain substantially screened and barely perceptible. In any event, the proposed barn would not introduce a discordant landscape feature into the view where similar agricultural buildings are clearly visible in the locality.
- 5.13 Part of the northern field at Oldlands is partially visible from Ashby Canal towing path, at the Shenton Lane crossing - see viewpoint V6. The proposed barn is likely to be totally or substantially screened from this view throughout the year by tree belts around Oldlands. There is likely to be no change in the nature of view from this location. There is also a fleeting view towards Oldlands from the canal towing path at viewpoint V10 and from the canal crossing at V9. The proposed barn will not be visible in these views. The viewpoint analysis indicates there would be no change in the nature of views from any part of the waterway and no visual effect on the setting of the canal.
- 5.14 In conclusion, based on analysis of potential changes in public views, the proposed barn is unlikely to give rise to any significant visual effects on land covered by the Bosworth Battlefield Registered Area, the setting of Ashby Canal or any other land in the locality. Furthermore, the proposed building would be well contained by existing mature vegetation at Oldlands. It would not obscure or significantly alter the nature of any view towards Oldlands across the surrounding landscape.

Landscape appraisal

- 5.15 The following landscape receptors have the potential to experience change due to the proposed barn development.
1. The site (Oldlands)
 2. Local landscape character
 3. Land within the Registered Area for Bosworth Battlefield
 4. Land within Ashby Canal Conversation Area
- 5.16 The introduction of a single agricultural building (of this scale and design) in a field located on land with an established residential use has no potential to generate significant landscape effects at a national or regional level.
- 5.17 The proposed barn is of a scale and design comparable with similar contemporary agricultural structures visible in the local landscape. The development would not alter the existing landscape pattern or remove/change features which contribute to the existing landscape character. There would be no change in vegetation cover and therefore no change in the sense of landscape enclosure/openness across Oldlands and the grounds. The proposed agricultural building would not appear discordant in the local landscape where such features are commonly associated with local farmsteads and country properties.
- 5.18 There would be no significant change in the nature of local public views such that these changes would alter the nature and perceived character of Oldlands, the adjoining landscape or the historic landscape context. It is noted that the existing landscape character of Oldlands is the result of changes which have been made since the site was first developed from open farmland during the 1950s. The residential use of the land is now an established feature of the local landscape. Moreover, the wider rural landscape has undergone considerable change since the land was originally laid out after the Enclosure Act. Changes have occurred due to construction of the canal and former railway line and also farm management undertaken during the C20th which has removed many of the historic enclosures.
- 5.19 There would be no significant change in the nature of key viewpoints identified in the Bosworth Battlefield Management Plan.
- 5.20 The landscape value and sensitivity of land at Oldlands is derived from the vegetation cover which contributes to local green infrastructure and the outer boundary hedges which relate to the historic field pattern. Landscape sensitivity also relates to the location of Oldlands within the Registered Area for Bosworth Battlefield and its contribution to the setting of Ashby Canal Conservation Area. Overall, the sensitivity of the site and adjoining land to a development of this nature and scale is considered to be low. The sensitivity of the wider local landscape, including the Registered Area for Bosworth Battlefield and the setting of Ashby Canal is considered to be medium.
- 5.21 The magnitude of change on Oldlands due to the development is considered to be low, resulting in a minor/neutral landscape effect. The magnitude of change on the wider local landscape including the Registered Area for Bosworth Battlefield and the setting of Ashby Canal is considered to be low, resulting in a minor landscape effect.



Figure 7



Photographic viewpoint

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Photographic viewpoints - location plan

PDP Associates	App'd	Chkd	Drawn	Date
	PP	SL		Oct 2024
	Scale	NTS		
	Drawing size	A3		
			Fig.	7



Figure 8

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Photographic viewpoints V1-V3

App'd	Chkd	Drawn	Date
	PP	SL	Oct 2024
Scale	NTS		
Drawing size	A3		
		Fig.	8





Figure 9



Project

Oldlands, Fenn Lanes, Dadlington

Drawing title

Photographic viewpoints V4-V6

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App'd

Chked

PP

Drawn

SL

Date

Oct 2024

Scale

NTS

Drawing size

A3

Job no

Fig.

9



Figure 10

Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Photographic viewpoints V7-V9

	App'd	Chkd	Drawn	Date
	PP	PP	SL	Oct 2024
	Scale	NTS		Job no
Drawing size		A3		Fig. 10

Figure 11



Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Photographic viewpoints V10-V12

App'd	Chkd PP	Drawn SL	Date Oct 2024
Scale	NTS		Job no
Drawing size A3			Fig. 11



Figure 12	
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Project
Oldlands, Fenn Lanes, Dadlington

Drawing title
Photographic viewpoint V13

PDP Associates	App'd	Chkd	Drawn	Date
	Scale	PP	SL	Oct 2024
	NTS			Job no
	Drawing size A3			Fig. 12

Viewpoint V13

SECTION 6; CONCLUSION

- 6.1 The Application Site covers a single field enclosure at Oldlands, located between the residential property and Fenn Lanes. The site is accessed from the private drive to Oldlands. There is no public access across the site or any part of Oldlands. The field is currently used as part of the extended gardens around the dwelling. The proposed barn would be located in the eastern part of the field, partly occupied by a glasshouse. The residential property at Oldlands was originally built in the 1950's. Since then, the house has been extended and remodelled with ancillary buildings to create the current layout which comprises the main dwelling, swimming pool, games room, barn and outbuildings. The grounds contain gardens, courtyard and drive, a small area of mainly deciduous woodland and a paddock in the eastern part. There is a gated access off Fenn Lanes.
- 6.2 Prior to the construction of Oldlands, the entire site, including the gardens, paddocks and field was a single rectilinear enclosure covering the full extent of the property and grounds. All the mature trees on the site have been planted since the site was developed for residential use. The outer boundary hedging around Oldlands is likely to be the original field enclosure.
- 6.3 The proposed barn is only likely to be partially visible from a short section of Fenn Lanes and Ambion Way public footpath. The proposed barn would introduce an agricultural building into the view, but it would not appear distinctly discordant in the surrounding farmland where similar structures are present and clearly visible in the locality.
- 6.4 There is only a single viewpoint (Ambion Way, north of Fenn Lanes) where the existing property at Oldlands (partly visible, substantially screened) would be visible in combination with the proposed barn (partly visible above the existing hedge). The existing and proposed buildings are unlikely to visually coalesce due to existing screening but would be clearly associated. The change in view is unlikely to significantly alter the sense of scale of the existing property or increase the sense of visual clustering since the existing buildings are barely perceptible and substantially screened by vegetation.
- 6.5 There are unlikely to be any views of the proposed building from any key viewpoint identified in the Bosworth Battlefield Management Plan when vegetation is in full leaf. There may be a glimpsed, fleeting, winter view from Shenton Lane/Ashby Canal, but the building would remain substantially screened and barely perceptible. In any event, the proposed barn would not introduce a discordant landscape feature into the view where similar agricultural buildings are clearly visible in the locality.
- 6.6 Based on the visual analysis undertaken for this report, the proposed barn is unlikely to give rise to any significant visual effects on land covered by the Bosworth Battlefield Registered Area, the setting of Ashby Canal or any other land in the locality. Furthermore, the proposed building would be well contained by existing mature vegetation at Oldlands. It would not obscure or significantly alter the nature of any view towards Oldlands across the surrounding landscape.
- 6.7 The landscape value and sensitivity of land at Oldlands is derived from the vegetation cover which contributes to local green infrastructure and the outer boundary hedges which relate to the historic field pattern. Landscape sensitivity also relates to the location of Oldlands within the Registered Area for Bosworth Battlefield and its contribution to the setting of Ashby Canal Conservation Area. Overall, the sensitivity of the site and adjoining land to a development of this nature and scale is considered to be low. The sensitivity of the wider local landscape, including the Registered Area for Bosworth Battlefield and the setting of Ashby Canal is considered to be medium.
- 6.8 The magnitude of change on Oldlands due to the development is considered to be low, resulting in a minor/neutral landscape effect. The magnitude of change on the wider local landscape including the Registered Area for Bosworth Battlefield and the setting of Ashby Canal is considered to be low, resulting in a minor landscape effect.

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