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# Landscape Review Market Bosworth Neighbourhood Plan



**Market Bosworth Parish Council**

Serving the people of Far Coton and Market Bosworth

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# Landscape Review for Market Bosworth Neighbourhood Plan

## 1.0 Introduction

1.1 David Hickie Associates has been commissioned by Market Bosworth Parish Council to review the landscape character and associated views and vistas of the open countryside surrounding the settlement boundary - to help guide the preparation of the new version of the Neighbourhood Plan.

1.2 This report has been written by Dr David Hickie who is a Chartered Landscape Architect and an international expert in the field of LVIA. He is a specialist in the field of landscape design, landscape planning and landscape ecology. He is also a Chartered Environmentalist and Full Member of the Institute of Historic Building Conservation. He was formerly Senior Landscape Architect for Warwickshire County Council, Head of Landscape and Ecology for Midlands Region, Environment Agency and Assistant Regional Director of English Heritage (now known as Historic England). He was a member of the

Landscape Institute's initial Working Group that developed the 'Guidelines for Landscape and Visual Impact Assessment (First Edition)'.

### *Brief*

1.2 To produce a background document relating to the landscape character and associated views and vistas of the open countryside surrounding the settlement boundary. This document will aim to:

- a) provide a sound evidence base for the current and any additional relevant views and vistas and other significant landscape features on the approaches into and out of the town including roads, public tracks and footways.
- b) demonstrate the landscape and open countryside is essential and integral to the characteristics and ambiance of this historic market town and a substantive feature to its importance as a visitor centre and its economic impact as a tourism destination for the borough.

*This will be done by:*

*Reviewing the current Neighbourhood Plan evidence base (views, vistas and contextual text and images) and identifying potential new landscape / views and vista evidence [and definition of view and vista]:*

- a) the areas along Sutton and Shenton Lane, Coton/Priory Lane
- b) revise as necessary other identified views and vistas in the current Neighbourhood Plan

*c) identify and provide contextual evidence for any proposed additional views and vistas*

*d) to revise the very specific work already carried out for the Richborough Appeal on Station Road, to strengthen the existing context and utilise the key points in to a generic rationale for the land (2 fields) between the railway bridge and the first dwellings beyond the golf course*

*e) to consider other aspects of landscape, character and environment that are significant but that we as amateurs may not have considered*

# 2.0 Background

## *Market Bosworth Parish*

2.1 The location of the Neighbourhood Plan is shown in the figure below.

Figure 1: Map showing the area covered by Market Bosworth Parish Council (extract from current Neighbourhood Plan)

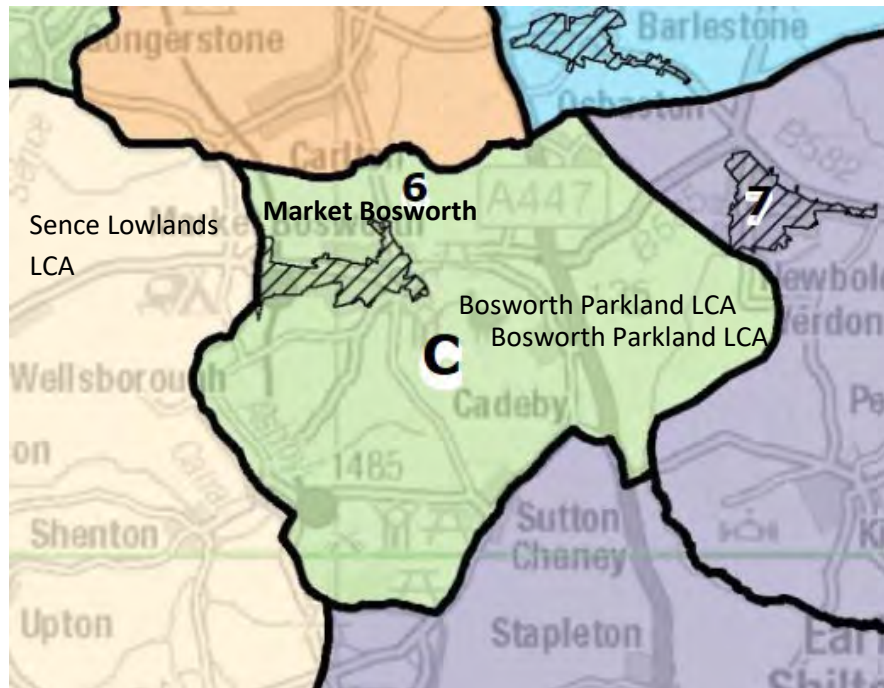




## Landscape Character

2.2 The majority of the neighbourhood plan area lies within the Landscape Character Area known as the ‘Bosworth Parkland’, with just a small sliver along the western boundary of the parish lying in the adjacent ‘Sence Lowlands’.

Figure 2: Extract from Landscape Character Area Map (2017)



2.3 The key characteristics of the Bosworth Parkland identified in the relatively recent Hinckley and Bosworth Landscape Character Assessment (2017), are shown in the box below:

Key Characteristics	
1)	Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.
2)	Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges.
3)	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.
4)	Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.
5)	Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.
6)	Bosworth Battlefield has strong heritage associations.
7)	Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.
8)	Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.

2.4 The above descriptors neatly define the importance and value of the surrounding landscape, which greatly contributes to the character of the historic town centre and associated settlement.

2.5 The spire of St Peter's Church is a key landmark within the area of the neighbourhood plan, and along with key views and vistas, help the local community experience a real 'sense of place' and provide a visual orientation of the parish from afar.

2.6 This study has not taken the landscape character areas down to the next level, because it is considered to be more beneficial to focus on the views and vistas within the area – which greatly contribute to the

landscape character of the area. Some of these views and vistas are quite localised and others are quite expansive (reaching far outside the neighbourhood area).

## *Views and Vistas*

2.7 The planning development management system is required to take account of views and vistas when designated in Neighbourhood Plans.

### **The importance of Views and Vistas**

- Views and vistas help local communities to create cognitive and cultural maps of their local areas – and a ‘sense of place’
- Views and vistas help provide a visual orientation of the parish from afar
- Views and vistas help to create the ‘signature landscape’ of the Parish
- Vistas tie together natural and cultural features into a series of important views

### **Human Impact/Threat**

- New development can compromise or harm short/medium and long-range views
- New development can remove vistas
- New Ridgeline development can compromise and/or obstruct views and vistas

### **Planning Implications**

- All significant views and vistas should be documented in the Neighbourhood Plan

- Significant View Corridors of Views and Vistas should be protected, and enhanced where possible
- General views from public and permitted rights of way should be protected
- Development lighting assessments should take account of protected views and vista

2.8 My recent experience of using view and vista information at development design and planning application stages; and, at planning inquiry level, has led to the identification of some shortcomings of the current use of protected views and vistas within the planning system.

2.9 These shortcomings include: not describing precisely what vista or view is being protected (in terms of near/middle/long distances); key features within these view corridors; and, angle of view of these corridors. Key positive, neutral and negative features within these vistas and features often fail to be adequately explained.

2.10 A key problem is that in many cases, the view is not just one location but often is the visual experience along the line of a field or perhaps road or footpath, or the views out from a hilltop. Often only one view location is shown as being the ‘protected view’. Such a series of views often are not adequately defined or protected.

2.11 The results of this assessment process seeks to assist developers, decision-makers and the local community, to better understand

importance of these views and vistas, and how they can be protected and conserved, and if necessary, development changes mitigated.

2.12 In the past, there has been much confusion regarding the difference between a vista and a view.

2.13 For the purposes of this report and the future neighbourhood plan, the following definitions have been used in this report.

**Views** are significant single directional visual experiences – normally towards a significant natural or man-made feature. These can include sightlines to important or unique natural resources, places, structures, buildings, landmarks, etc. The views can be from afar or nearby. Whilst views can be positive, neutral or negative in terms of their community value, only those of significant positive value should be identified as requiring protection.

**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.

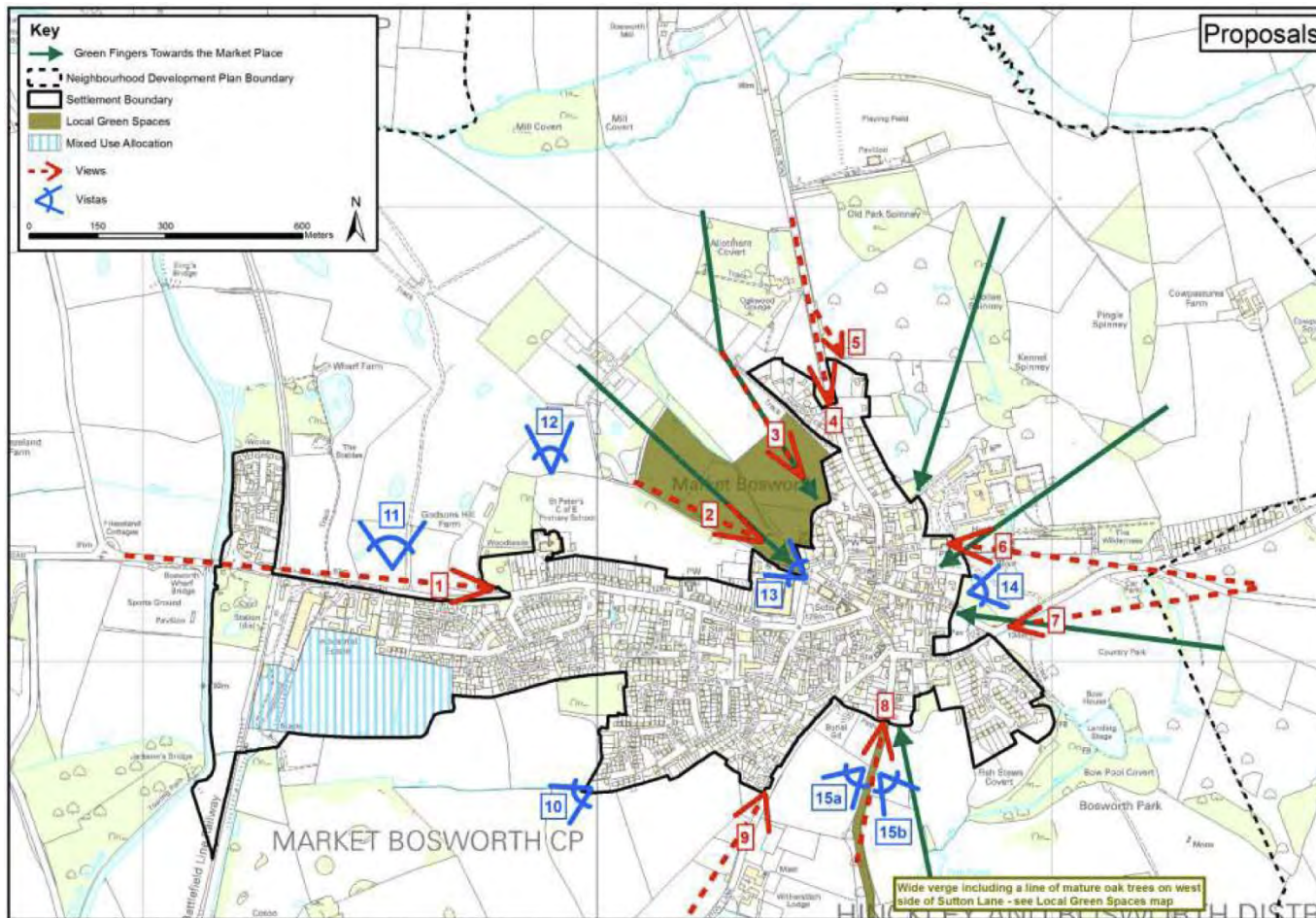
**Viewpoint** describes in spatial terms, where a person can experience a significant ‘view’

**View corridor** describes the geographical extent of this zone of visual significance.



# 3.0 Current Protected Views and Vistas

Figure 3: Map showing Extract from 2014–2026 Neighbourhood Plan Protected Views and Vistas



3.1 The current protected views and vistas are defined in the current Neighbourhood Plan (2014-2026). These views and vistas, and other new potential ones have been reviewed as part of this study. This review process indicated that there was a need for a step-change in the concept of what a view and vista encompassed to account for the very many cases where high quality views which importantly contributed to the landscape character of the parish were linear in nature rather than just one single viewpoint in one particular direction.

3.2 This has led to the use of the revision of the concept of vista. A vista now being defined as a 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. A 'view' being defined as a single directional visual view – normally towards a significant natural or man-made feature.

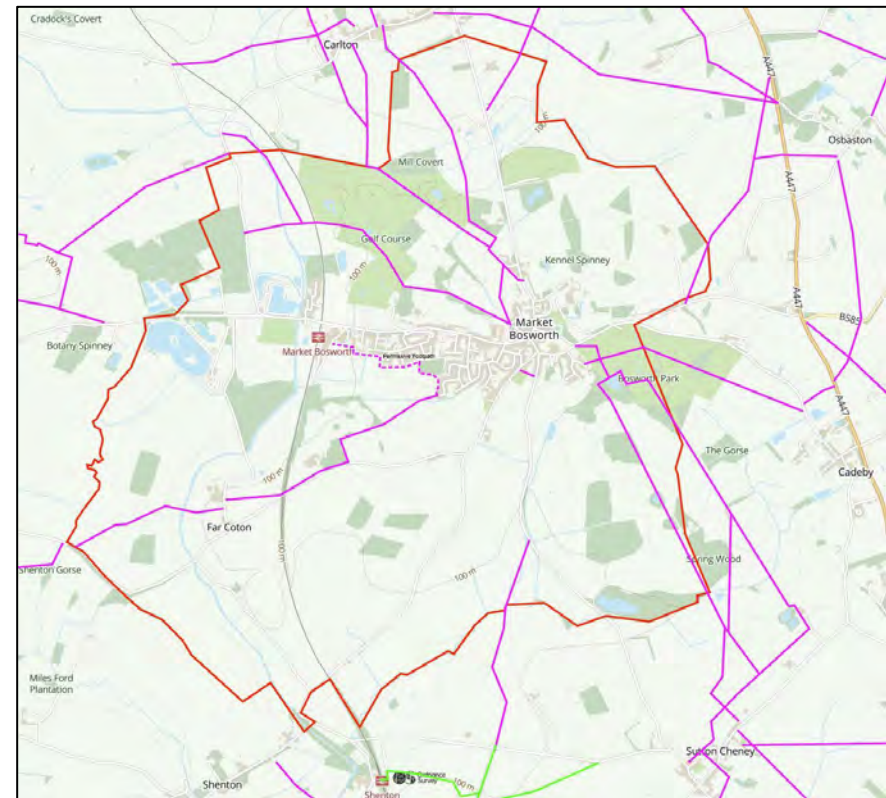
## *Footpaths and Rights of Way*

3.3 The road and footpath network provides the framework for experiencing and defining the significant views and vistas that warrant protection.

3.4 There will be open public access to all definitive footpaths, bridleways and byways as defined by Leicestershire County Council as the Highways Authority and published on the LCC website.

3.5 The Parish Council has negotiated a permissive footpath (purple dotted line) on the footpath map below. All public roads will also be accessible to walkers and others as public right of way. This provides a network of recreational walking experiences emanating from the settlement, both long distance footpaths walks and short distance footpaths for local residents and especially dog-walkers.

Figure 4: Map showing Public Footpaths within the Market Bosworth Neighbourhood Plan Area as of January 2023



## 4.0 2023 Review of Vistas and Views

4.1 Following site visits across the area of the Neighbourhood Plan in Autumn 2022 and January 2023, a number of key views and vistas have been identified. All these views and vistas are experienced from public footpaths (and a permissive footpath on private land) or public roads. Whilst there are many pleasant views and vistas across the parish only those of significant positive value should be identified as requiring protection. The following recommended key views and vistas that are considered to be of appropriate high-quality that they should be afforded protection, are shown on the map overleaf and are described in the following sections.





## *View 1*

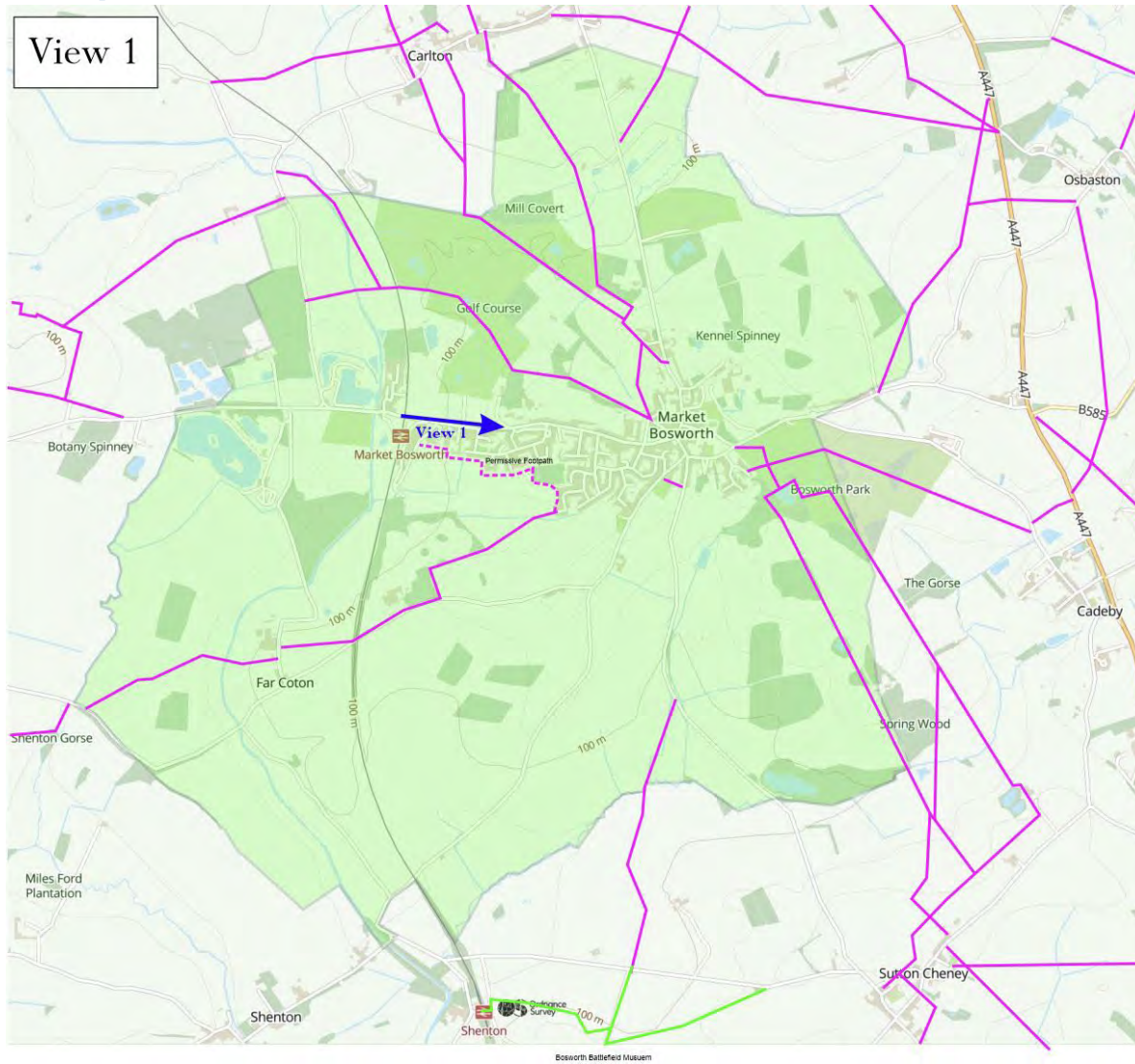
### 4.2 Station Road Approach to Market Bosworth

Figure 6: View 1 [Station Road Approach to Market Bosworth]





Figure 7: Map Showing Location of View 1 [Station Road Approach to Market Bosworth]





## View 1: Station Road Approach

**Location:** View from Station Road Railway bridge looking eastwards towards Market Bosworth town centre and hilltop

**Positive Features:** Unobstructed view of straight road focusing view towards top of slope, woodland avenue and town; hedgerows, roadside trees and shrubs.

**Neutral Features:** Telegraph poles and power line on righthand side of road

**Negative Features:** Housing on right-hand side of road, clutter of street signage and road markings,

**Key View Receptors:** Car users, cyclists and pedestrians

**Management Recommendations:** Encourage improvements to street signage clutter.

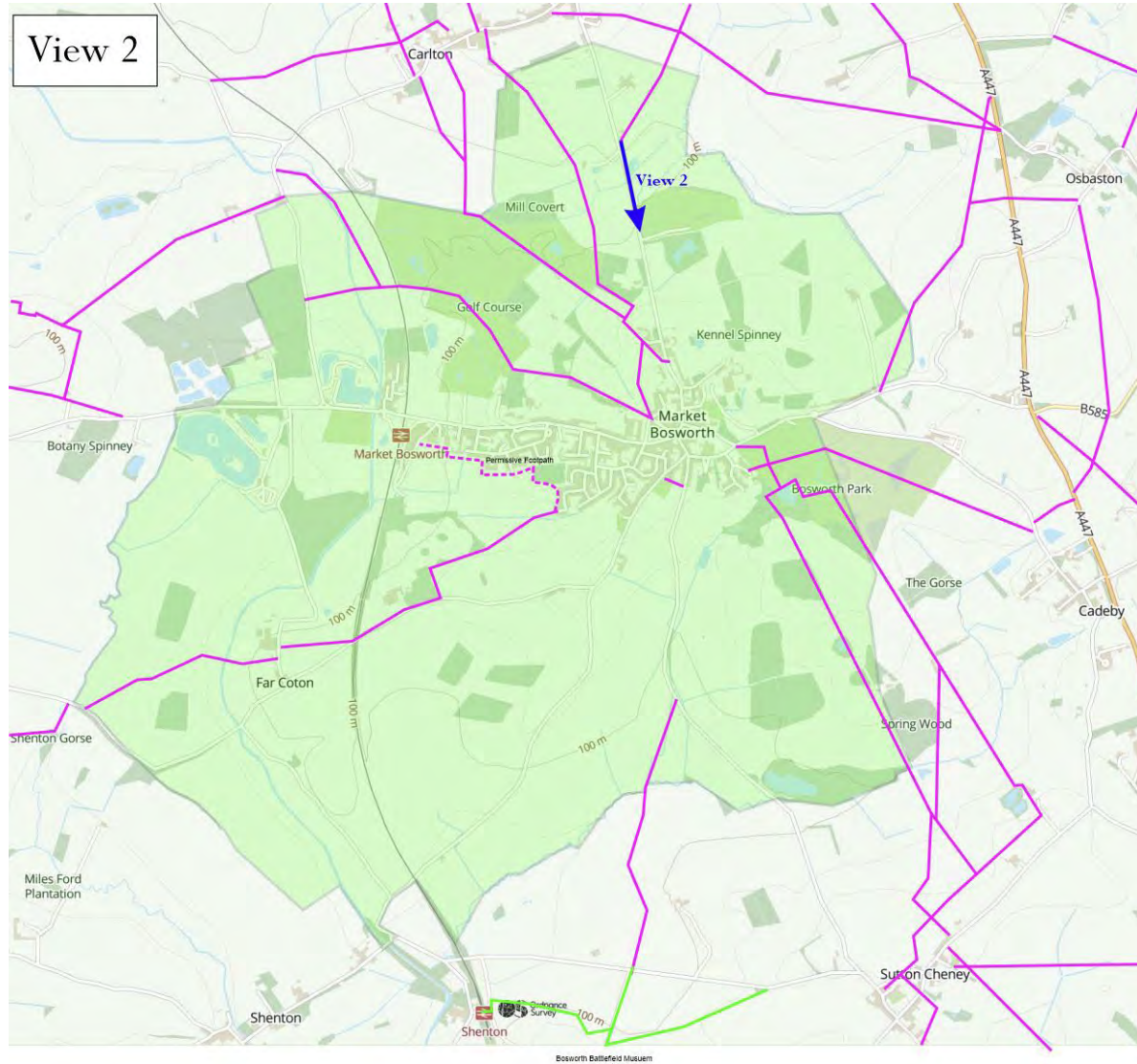
## *View 2*

### 4.3 Barton Road Approach to Market Bosworth

Figure 8: Map Showing Location of View 2 [Barton Road Approach to Market Bosworth]



Figure 9: Map Showing Location of View 2 [Barton Road Approach to Market Bosworth]



## View 2: Barton Road Approach

**Location:** View from Barton Road southwards towards Market Bosworth

**Positive Features:** Unobstructed view of straight road focusing view towards top of slope, woodland avenue and town; hedgerows, roadside trees and shrubs, grassed roadside verge.

**Neutral Features:** None in particular

**Negative Features:** None in particular

**Key View Receptors:** Car users, cyclists and pedestrians

**Management Recommendations:** Encourage improvements to street signage clutter.



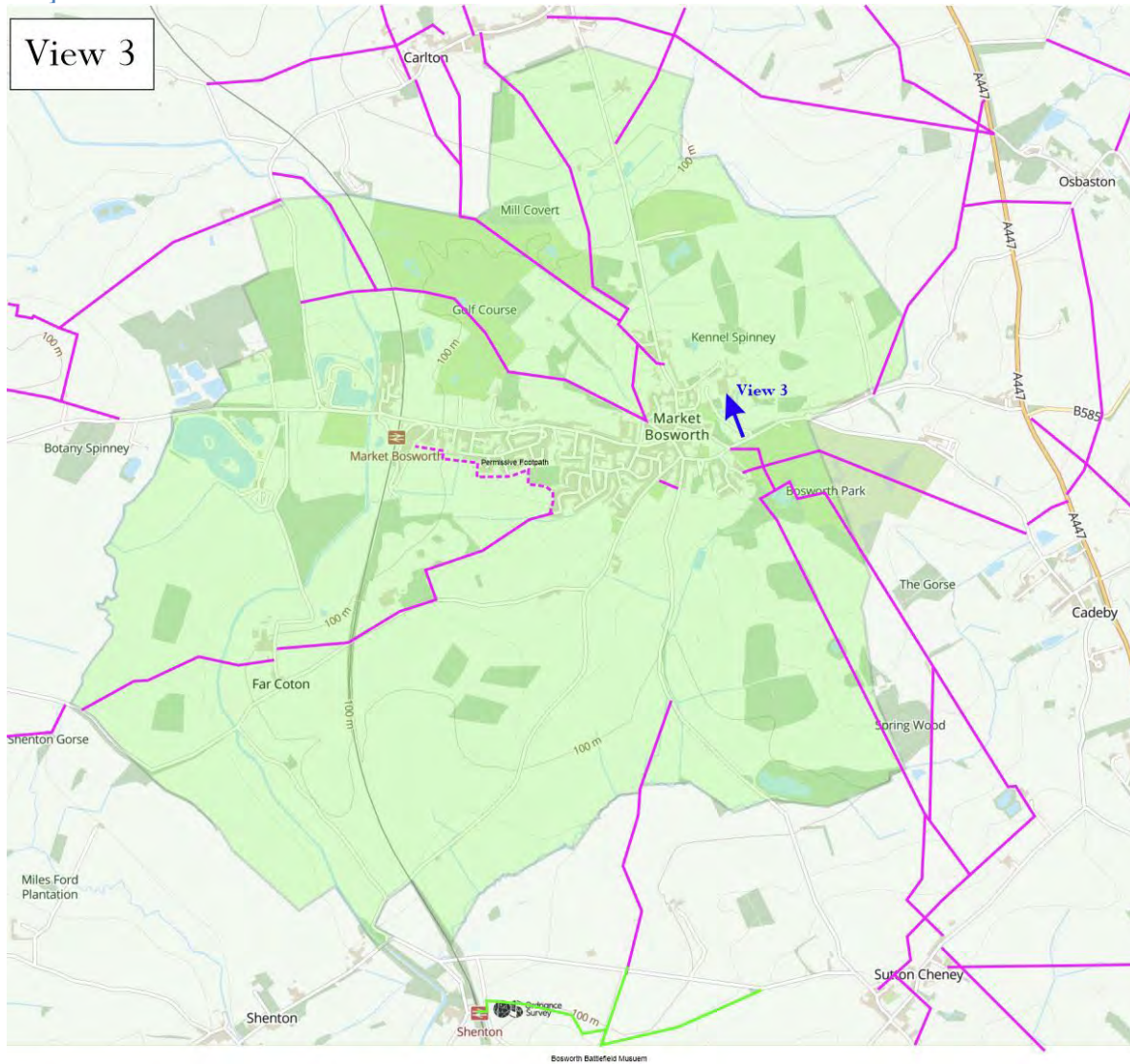
## View 3

### 4.4 View of Bosworth Hall and St Peter's Church

Figure 10: Map Showing Location of View 3 [Bosworth Hall and St Peter's Church from The Park]



Figure 11: Map Showing Location of View 3 [Bosworth Hall and Church from The Park]





### **View 3: Bosworth Hall and Church**

**Location:** View from The Park of Bosworth Hall and St Peter's Church

**Positive Features:** Glimpse view of Bosworth Hall Hotel and St Peter's Church, stone wall in front of hall, expanse of grass, mature trees, footpath edging kerbing.

**Neutral Features:** Sculpture in grassed area

**Negative Features:** Clutter of street signage and hotel advertising hoardings.

**Key View Receptors:** Car users, cyclists and pedestrians

**Management Recommendations:** Encourage improvements to street and advertising signage clutter.

## Vista A

4.5 Vistas as viewed from Sutton Lane from settlement edge outwards.

Figure 12: View of part of Vista A Corridor – Sutton Lane – looking eastwards from gateway



Figure 13: View of part of Vista A Corridor – Sutton Lane Green Lane – looking southwards

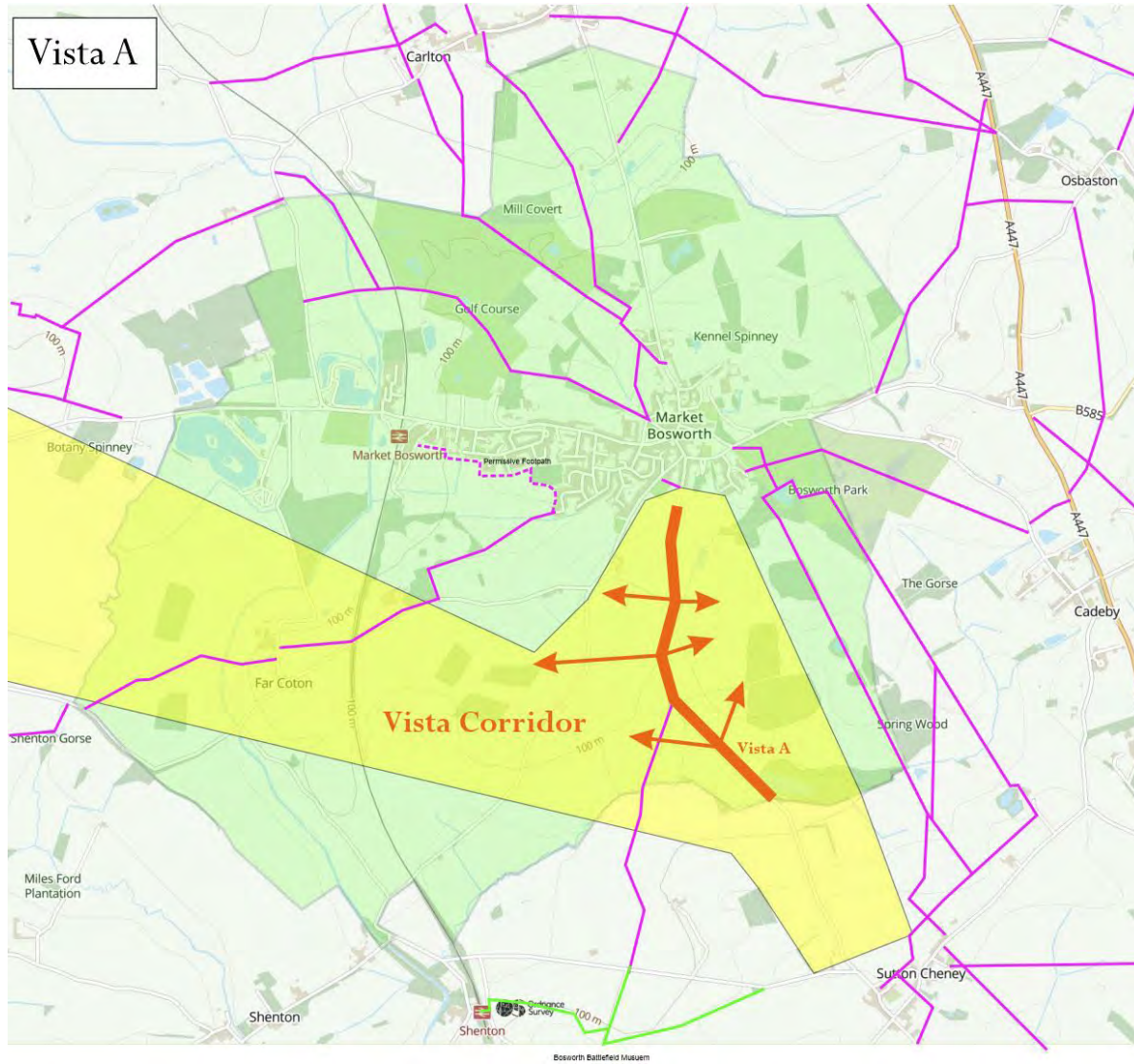


Figure 14: View of part of Vista A Corridor – Sutton Lane Green Lane – looking southwards





Figure 15: Map Showing Vista A Corridor – Sutton Lane



## Vista A: Sutton Lane Approach

**Location:** Sutton Lane from settlement edge out along Sutton Lane to edge of Neighbourhood Area. Field of view 360 degrees including views either side of Sutton Lane.

**Positive Features:** Important entrance to town. Green Lane with open wide grassed verges. Initial section with mature Oaks – very wide western verge used for stock grazing. Remainder of road is typical wide verged droving road. Hedgerows and occasional mature trees. Expansive views either side of wider countryside.

**Neutral Features:** None in particular

**Negative Features:** Modern farm gates

**Key View Receptors:** Pedestrians; and, Car users and cyclists

**Management Recommendations:** Protect vista from future encroachment of development into the edge of the settlement and open countryside

## *Vista B*

### 4.6 Shenton Lane Approach to Market Bosworth

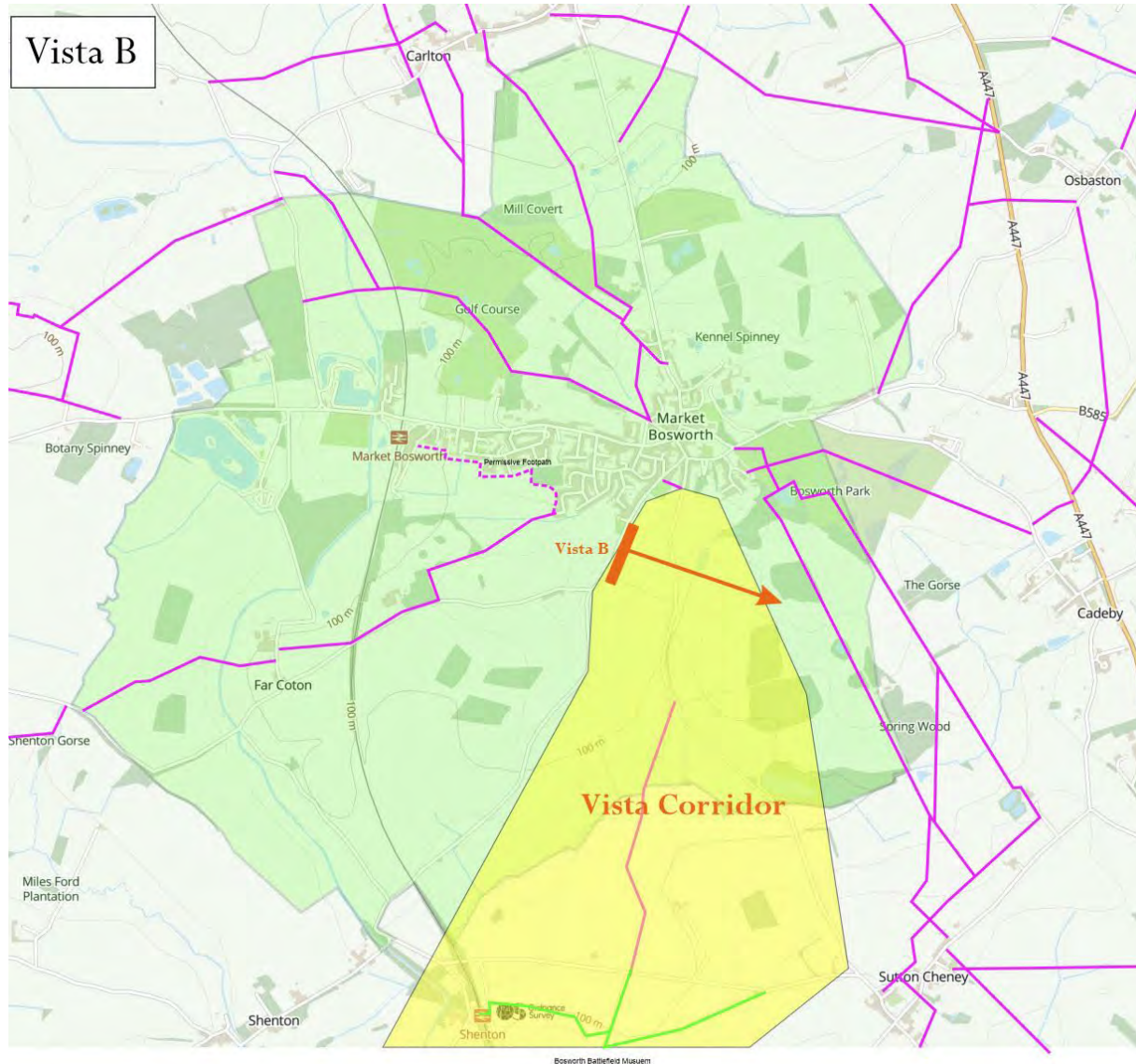
Figure 16: Map Showing Part of Shenton Lane Vista B Corridor





## Vista B

Figure 17: Map Showing Vista B Corridor





<b>Vista B: Sutton Lane Approach</b>
<b>Location:</b> Shenton Lane at edge of settlement.
<b>Positive Features:</b> View of open countryside. Green field. Backdrop of woodland in distance. Field of view 180 degrees. Expansive views of wider countryside to the south.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Modern farm gate
<b>Key View Receptors:</b> Pedestrians and cyclists; and, Car users.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development into the open countryside

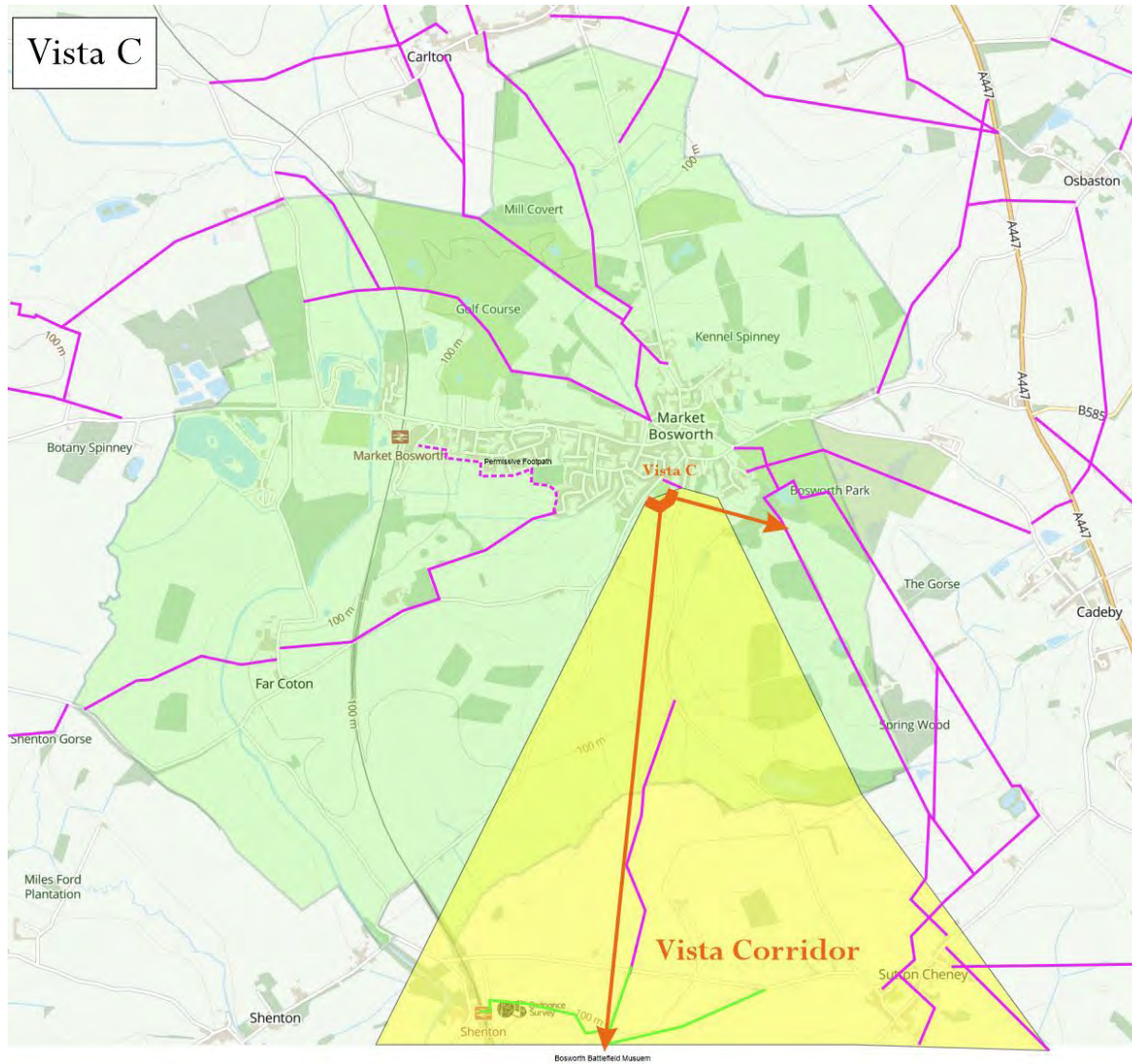
## *Vista C*

### 4.7 Market Bosworth Cemetery

Figure 18: View of Vista C



Figure 19: Map Showing location of Vista C Corridor



<b>Vista C: Cemetery</b>
<b>Location:</b> Market Bosworth Cemetery.
<b>Positive Features:</b> Foreground views of cemetery. Middle distance views of field and open countryside. Far distance views of woodlands and fields to skyline. Field of view 120 degrees. Expansive views of wider countryside. Bosworth Battlefield Museum visible on the skyline.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Modern agricultural buildings and associated paraphernalia.
<b>Key View Receptors:</b> Pedestrians and Cyclists; and, Car users.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development into the open countryside



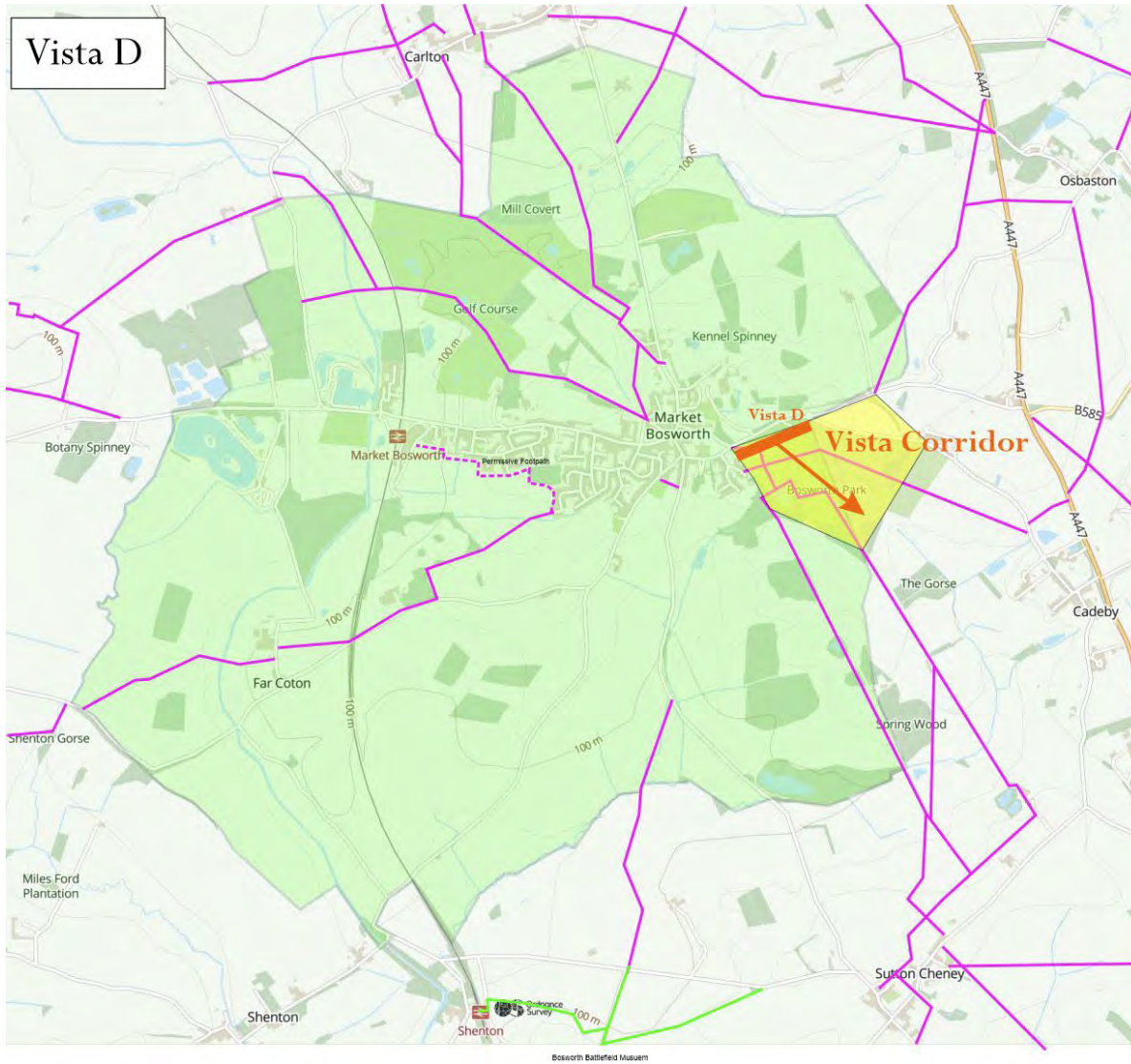
## *Vista D*

### 4.8 Part of Vista D across Market Bosworth Country Park

Figure 20: View of Vista D – Country Park



Figure 21: Map Showing location of Vista D Corridor





## Vista D: Market Bosworth Country Park

**Location:** View from The Park southwards across parkland of Country Park. Field of view 180 degrees along The Park towards the south.

**Positive Features:** Foreground views of grass and mature trees in parkland. Middle distance views of mature parkland trees. Far distance views of woodlands and fields to skyline. Expansive views of wider countryside. Bosworth Battlefield Museum visible on the skyline.

**Neutral Features:** View of settlement edge dwellings

**Negative Features:** Car park barriers and cluttered signage

**Key View Receptors:** Pedestrians and cyclists; and, Car users.

**Management Recommendations:** Protect vista from future further encroachment of development into the country park zone. Encourage improvements to signage clutter and car parking.

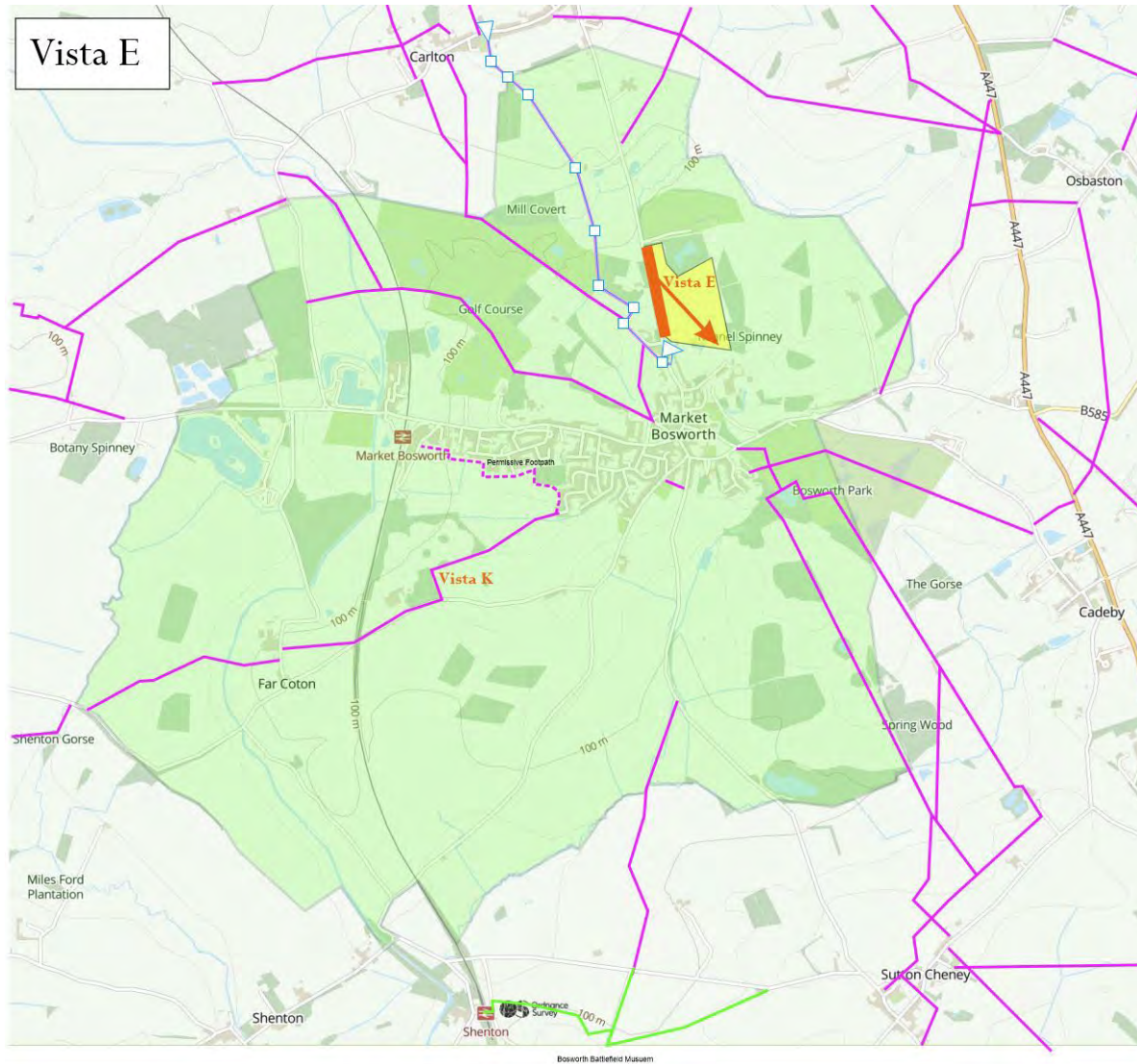
## *Vista E*

### 4.9 Barton Road approach to Market Bosworth

Figure 22: Northern View of Vista E – looking towards the Town



Figure 23: Map Showing location of Vista E Corridor





## Vista E: Barton Road Approach Parkland

**Location:** View from Barton Road eastwards across the remnant parkland. Field of view 180 degrees along length of roadside.

**Positive Features:** Foreground and middle distance views of grass and mature trees in parkland. Far distance views of woodland edge and to south – glimpses of built settlement.

**Neutral Features:** View of settlement edge dwellings

**Negative Features:** None in particular

**Key View Receptors:** Car users, Cyclists and Pedestrians.

**Management Recommendations:** Protect vista from future further encroachment of development. Encourage improvement to signage along roadside.

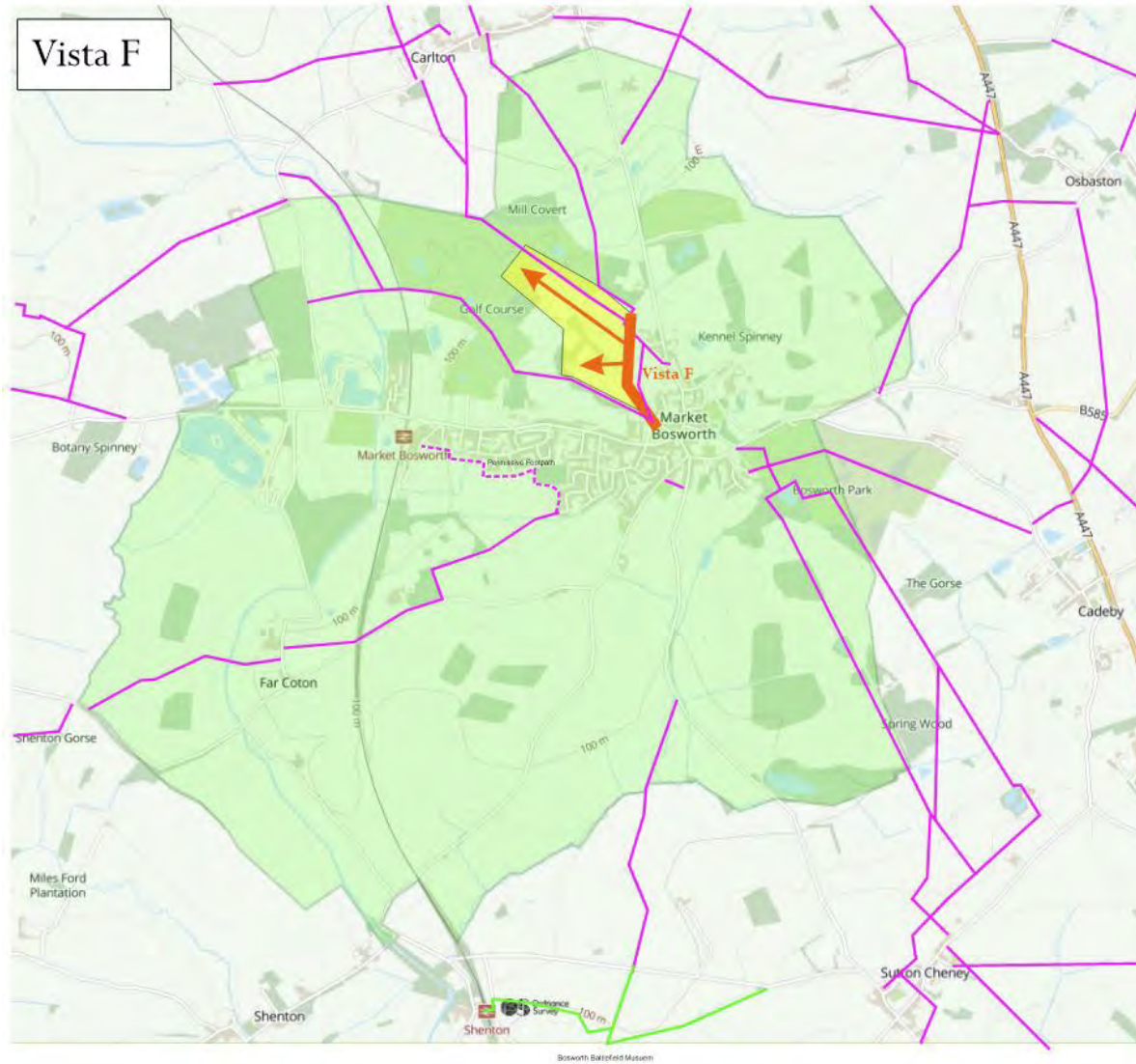
## *Vista F*

4.10 View from Public Footpath emerging into open countryside from Back Lane

Figure 24: Panoramic View of Part of Vista F



Figure 25: Map Showing location of Vista F Corridor





<b>Vista F:</b>
<b>Location:</b> View from Public Footpath emerging into open countryside from Back Lane. Field of view 180 degrees along length of footpath including views back into settlement.
<b>Positive Features:</b> Foreground and middle distance views of grass field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Power lines
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development both within the settlement and on edge of settlement, as well as development within open countryside.

## *Vista G*

4.11 Footpath emerging from Back Lane past School Playing Fields to Golf Course

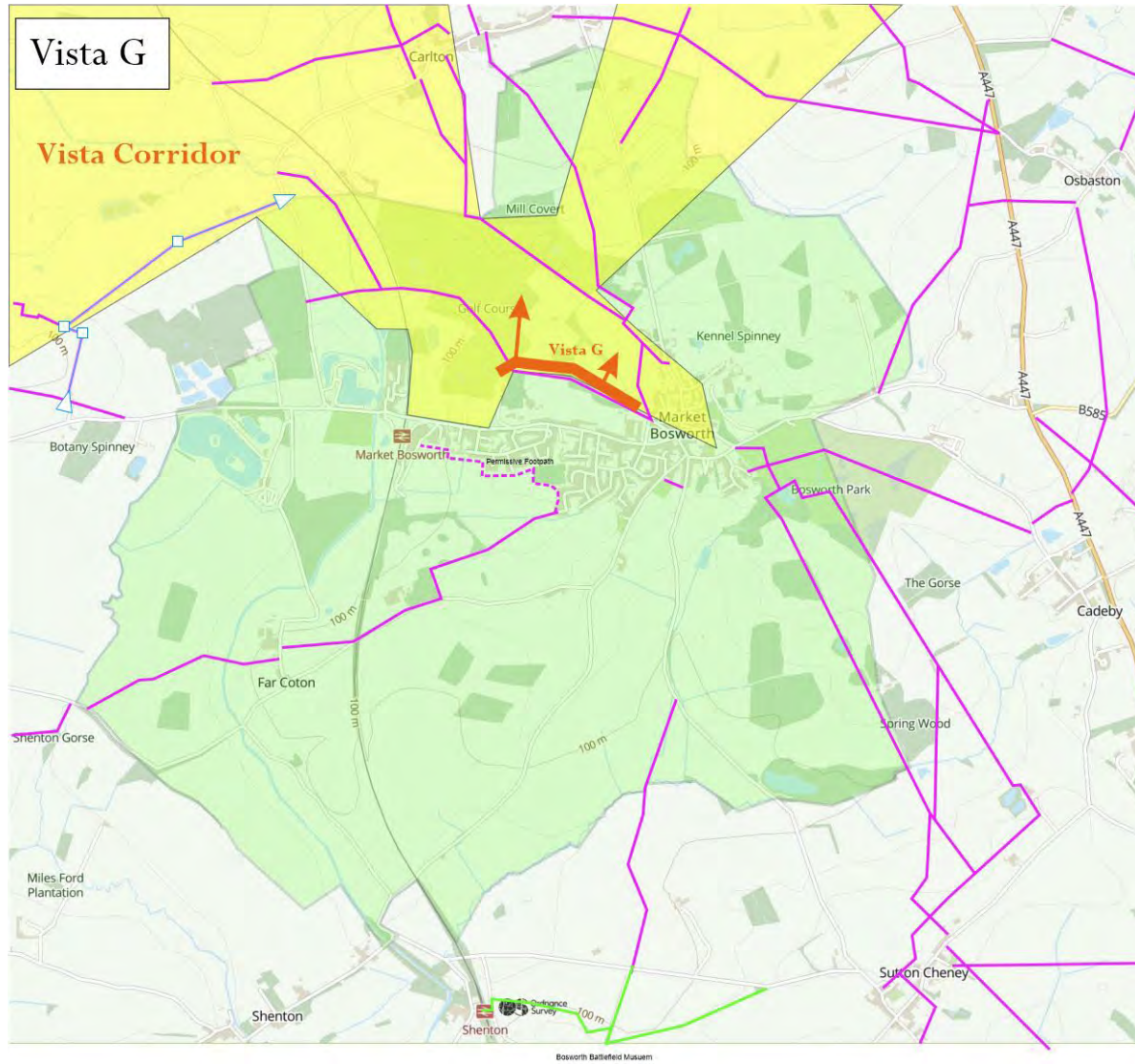
Figure 26: Panoramic View of Vista G - adjacent to Bosworth High School looking westwards to eastwards



Figure 27: View of Vista G above Golf Course



Figure 28: Map Showing location of Vista G Corridor





<b>Vista G:</b>
<b>Location:</b> View from Public Footpath emerging into open countryside from Back Lane along edge of ridgeline to emerge onto the golf course. Field of view 180 degrees along length of footpath.
<b>Positive Features:</b> Foreground and middle-distance views of grass field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement. View of church spire at eastern section of vista
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Power lines, some modern housing development
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development.

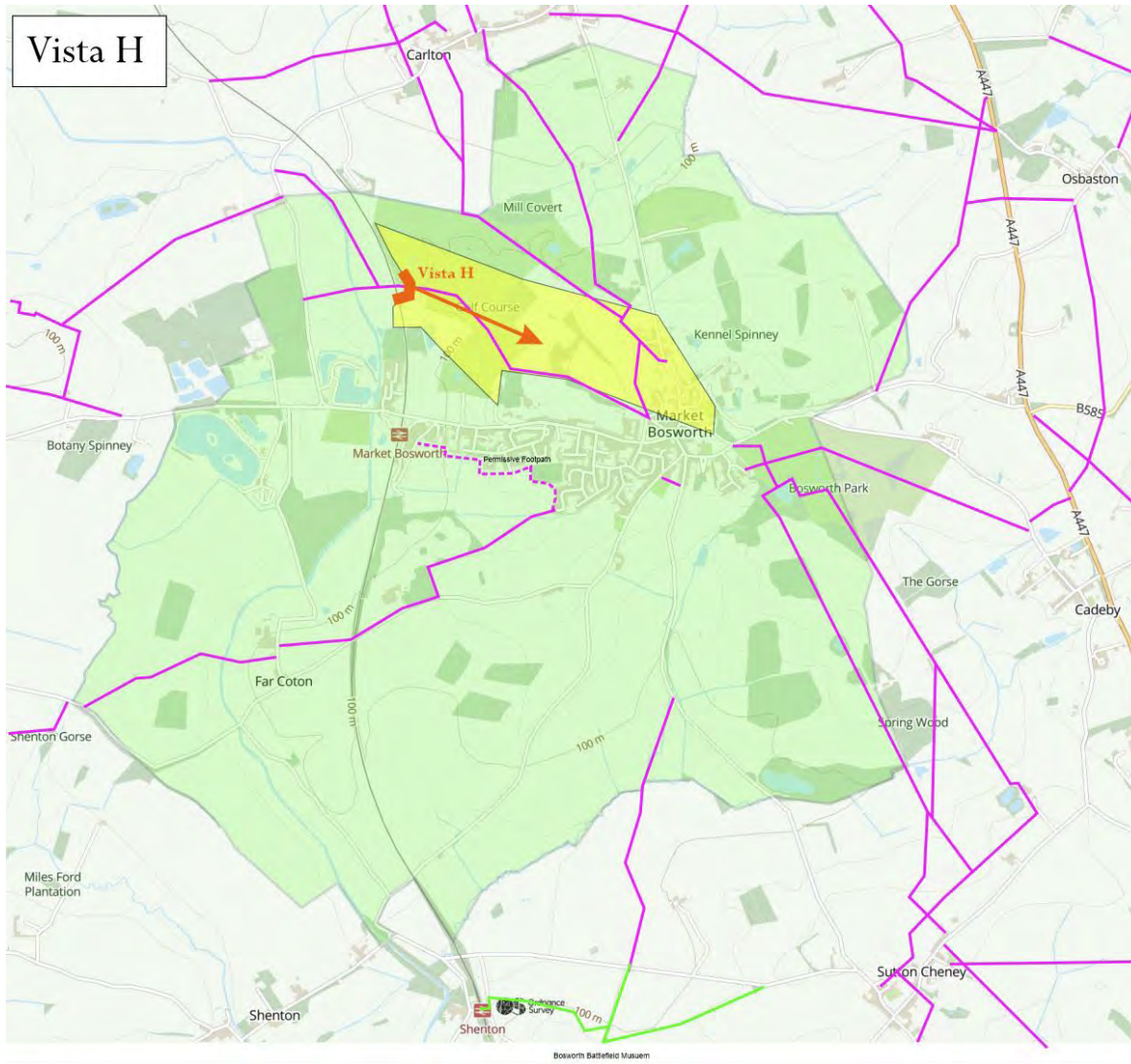
## *Vista H*

### 4.12 View from Public Footpath - Bridge over Railway

Figure 29: Panorama View of Vista H at Bridge over Railway



Figure 30: Map Showing Vista H Corridor





<b>Vista H:</b>
<b>Location:</b> View from Public Footpath on bridge over railway. Field of view 120 degrees.
<b>Positive Features:</b> Foreground and middle-distance views of grass of golf course and field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement.
<b>Neutral Features:</b> View of settlement edge dwellings on slopes of hill in distance
<b>Negative Features:</b> Single tree planting in golf course looking unnatural
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development.

## *Vista I – Station Road Approach*

### 4.13 Station Road Approach

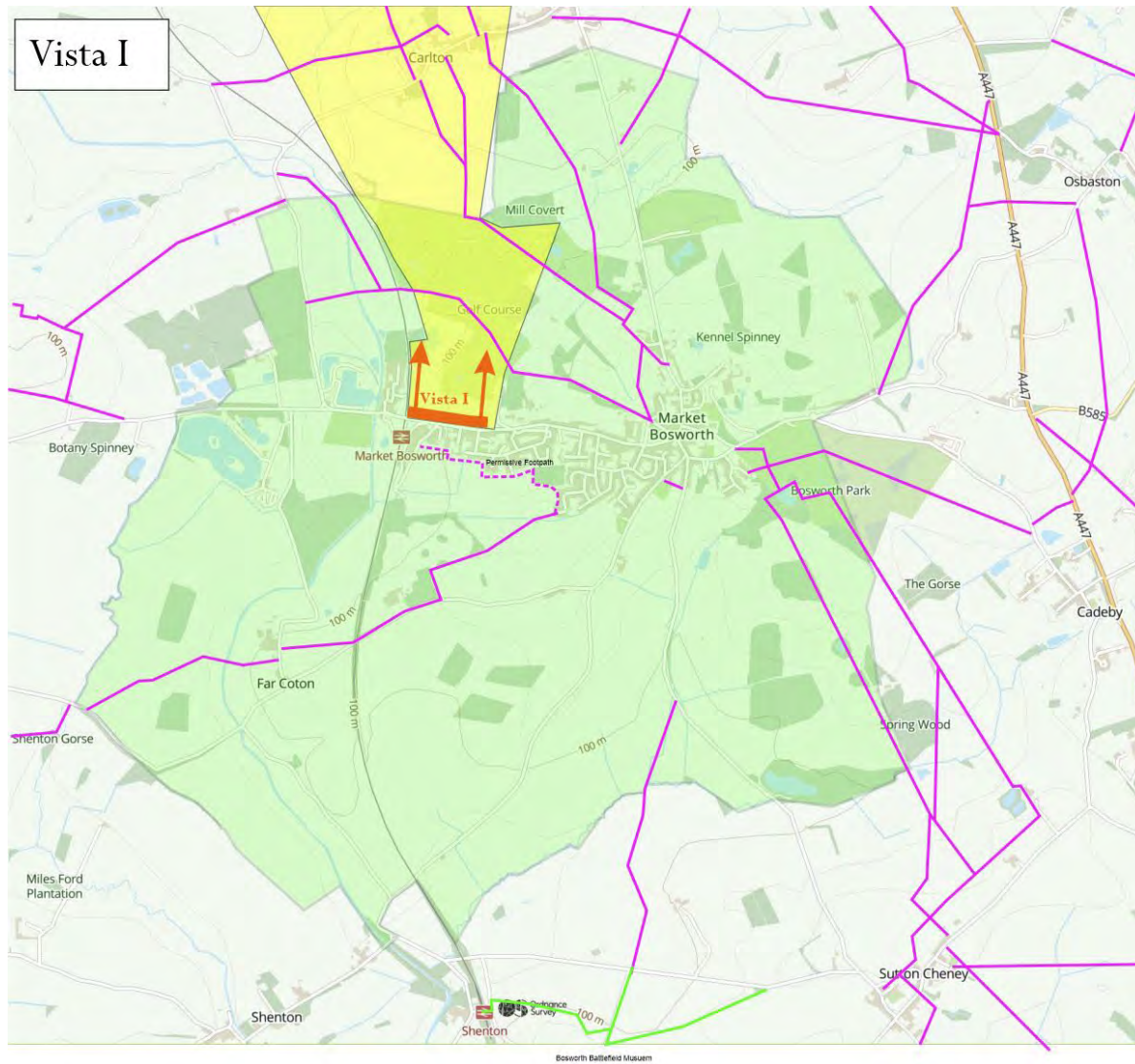
Figure 31: Map Showing Vista I Corridor – from Railway Bridge – looking northwards and eastwards



Figure 32: Map Showing Vista I Corridor from the eastern end looking northwards



Figure 33: Map Showing Vista I Corridor





<b>Vista I:</b>
<b>Location:</b> View from Station Road Railway Brigade to top of hill opposite Godsons Hill . Field of view 180 degrees along the northern length of road and footpath.
<b>Positive Features:</b> Foreground and middle-distance views of grass field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement.
<b>Neutral Features:</b> View of settlement edge dwellings and roadside timber fence
<b>Negative Features:</b> Power lines and cluttered road signage, golf club entrance and associated buildings
<b>Key View Receptors:</b> Car users, Cyclists and Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development.

## Vista J

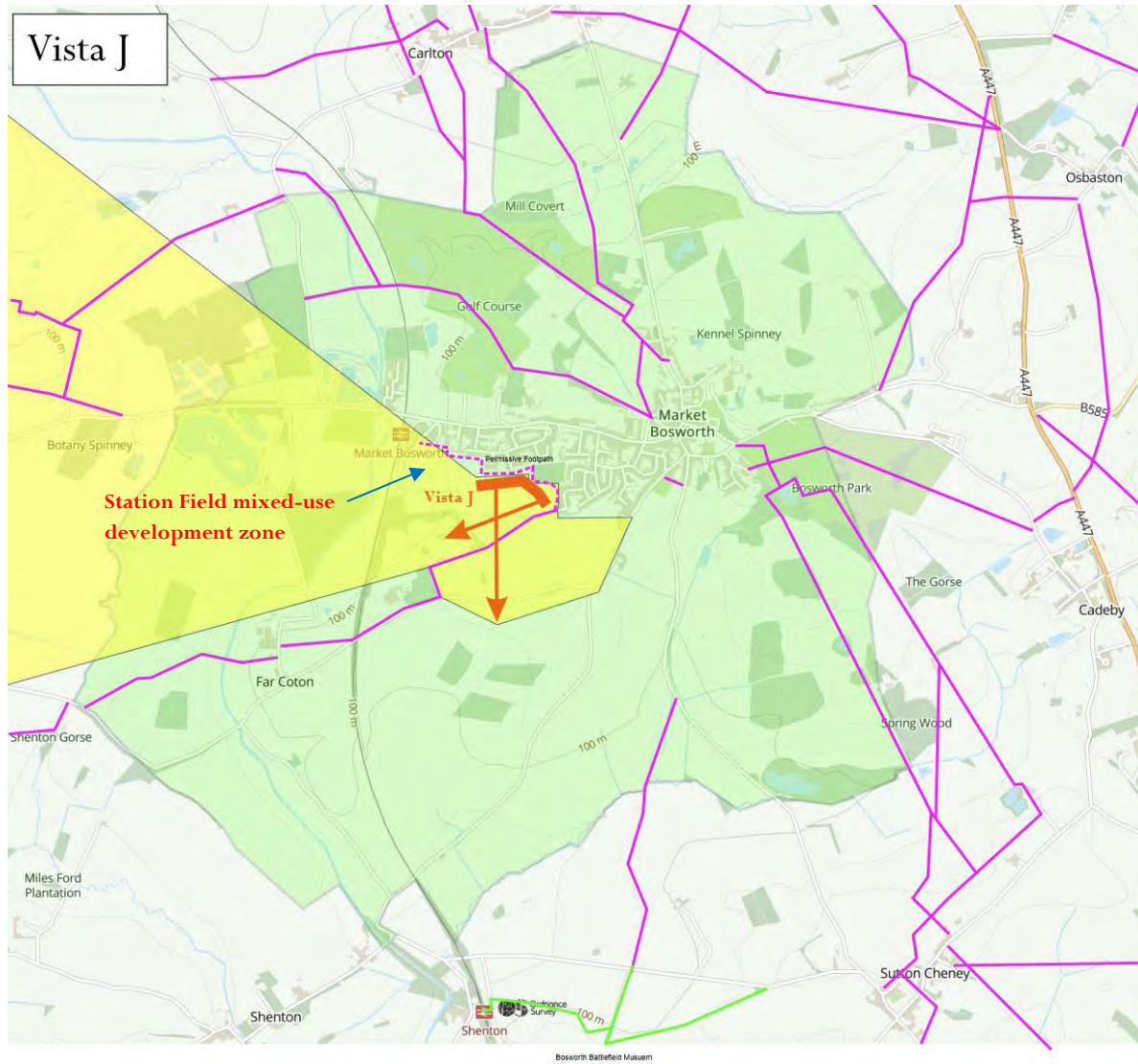
4.14 View from Permissive Footpath near Ambion Rise

Figure 34: Part of Vista J



Station Field mixed-use  
development zone

Figure 35: Map Showing Vista J Corridor





<b>Vista J:</b>
Location: View from Permissive Footpath near Ambion Rise. Field of view 180 degrees along changing orientation of footpath.
<b>Positive Features:</b> Foreground and middle distance views of grass field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement. The Neighbourhood Plan has designated Station Field for mixed-use development, however, due to its lower location in the topography in relation to this vista, only the very tip of the rooflines would be visible from this vista, and important long views over Station Field can be preserved.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Power lines
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development both within settlement and in open countryside. Development outside the Neighbourhood Plan designated mixed-use development zone in Station Field should be prevented to allow for the protection of the long views from this vista.

## *Vista K*

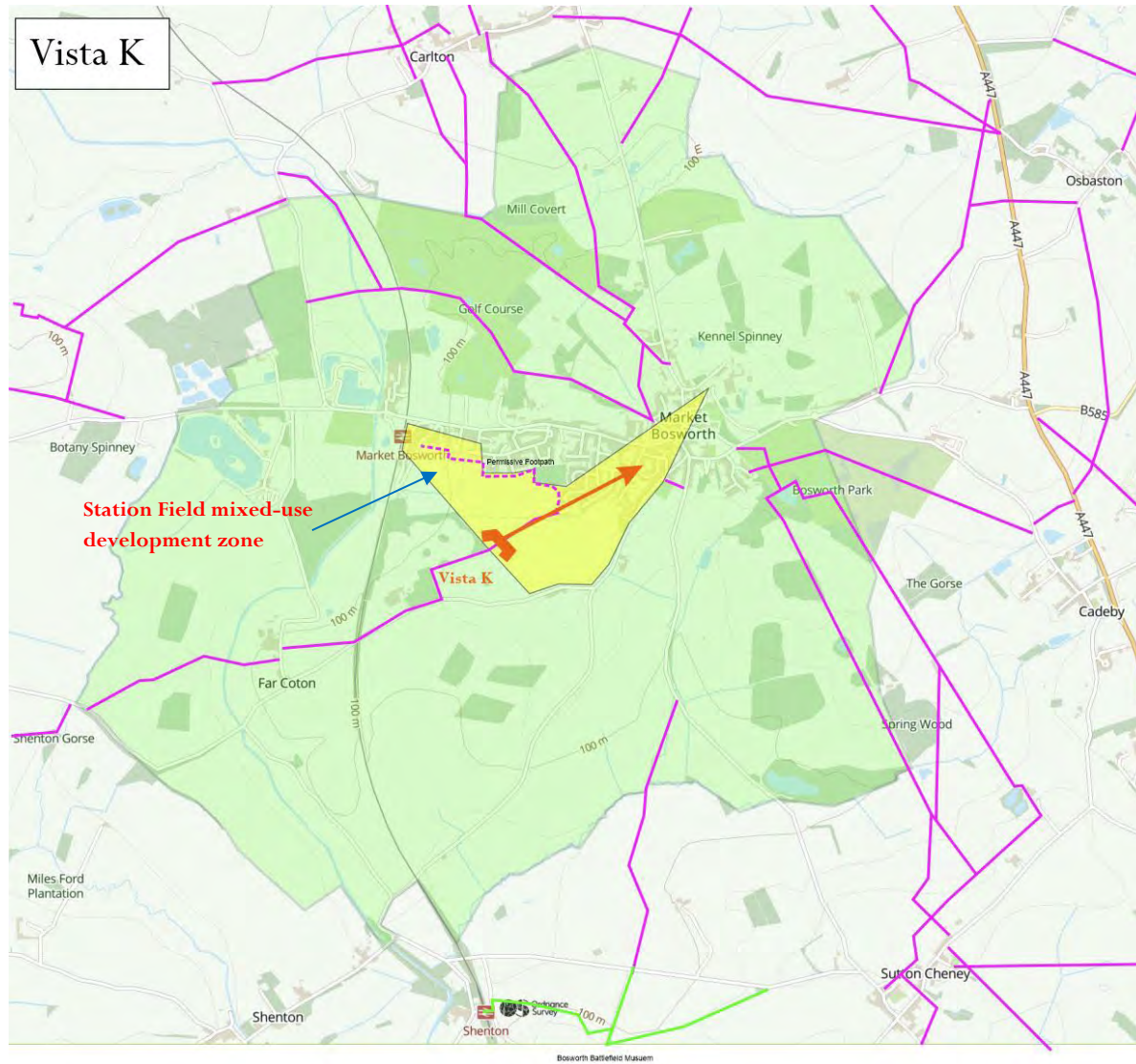
4.15 View from footpath from Priory Lane towards York Close

Figure 36: Vista K – looking towards Market Bosworth – Church Spire visible on skyline



**Station Field mixed-use  
development zone**

Figure 37: Map Showing Vista K Corridor





<b>Vista K:</b>
Location: View from footpath from Priory Lane towards York Close . Field of view 180 degrees along length of footpath.
<b>Positive Features:</b> Foreground and middle-distance views of large open fields with hedgerows in rolling topography. Distant views of fields, hedgerows and woodlands to the skyline. To the east –built settlement and spire of St Peter’s Church. The Neighbourhood Plan designates Station Field for mixed-use development, however, due to its lower location in the topography in relation to this vista, only the very tip of the rooflines would be visible from this vista, and important long views over Station Field can be preserved.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> Power lines
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development. Future development in Station Field to be carefully screened and roof heights minimised where possible) to retain long views over Station Field. Development outside Station Field should be prevented to allow for the protection of the long views from this vista.

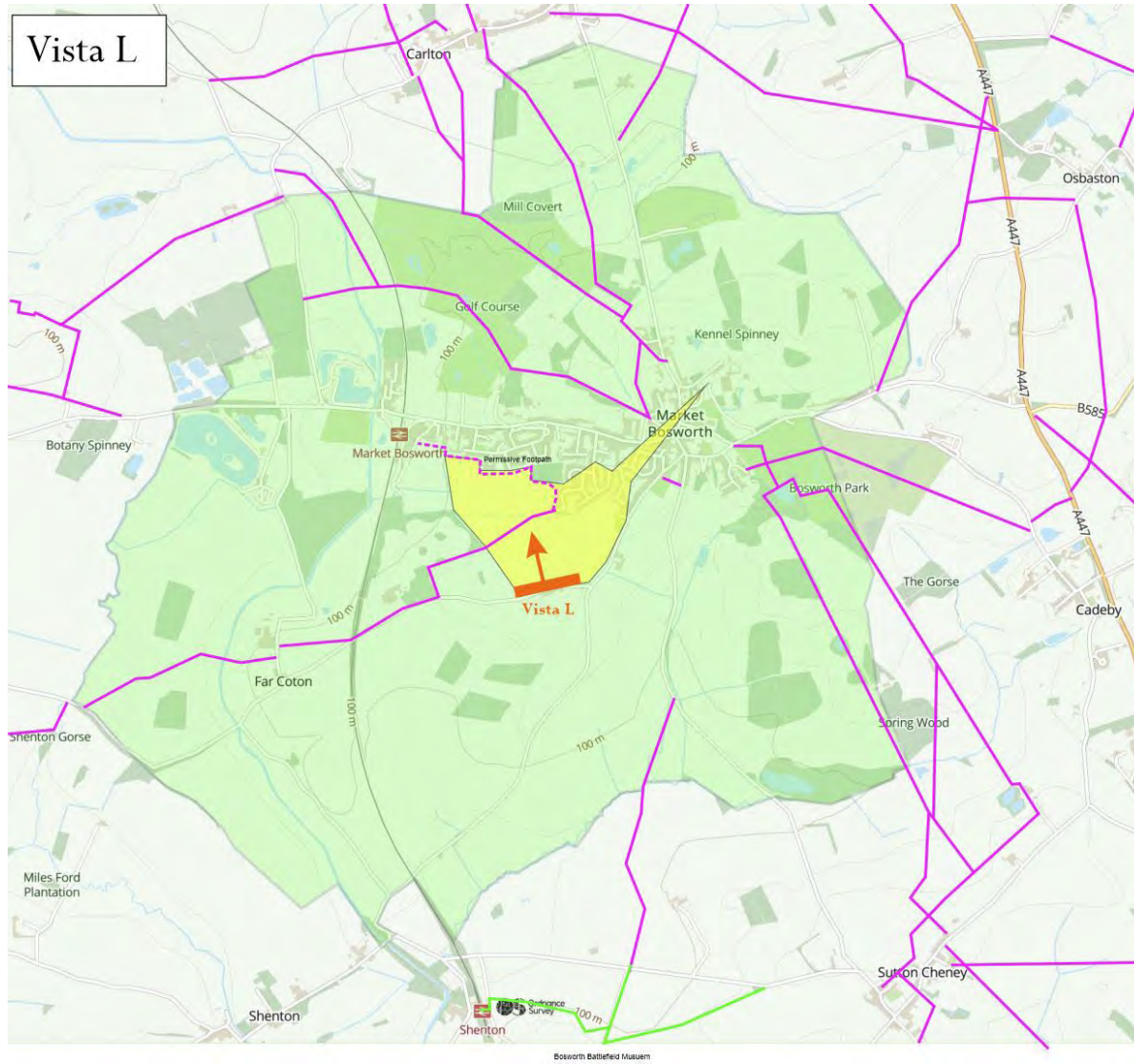
## *Vista L*

4.16 View from Priory Lane Gateway looking northwards

Figure 38: Vista L - view from Priory Lane Gateway



Figure 39: Map Showing location of Vista L Corridor





<b>Vista L:</b>
Location: View from footpath from Priory Lane towards York Close . Field of view 120 degrees at gateway.
<b>Positive Features:</b> Foreground and middle distance views of large open fields with hedgerows in rolling topography. Woodlands on hill tops and upper slopes. Distant views of hedgerows and woodland on the skyline. To the east –built settlement with church spire visible.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> None in particular
<b>Key View Receptors:</b> Cyclists and Pedestrians, and car users.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development.

## *Vista M*

### 4.17 View from Shenton Lane

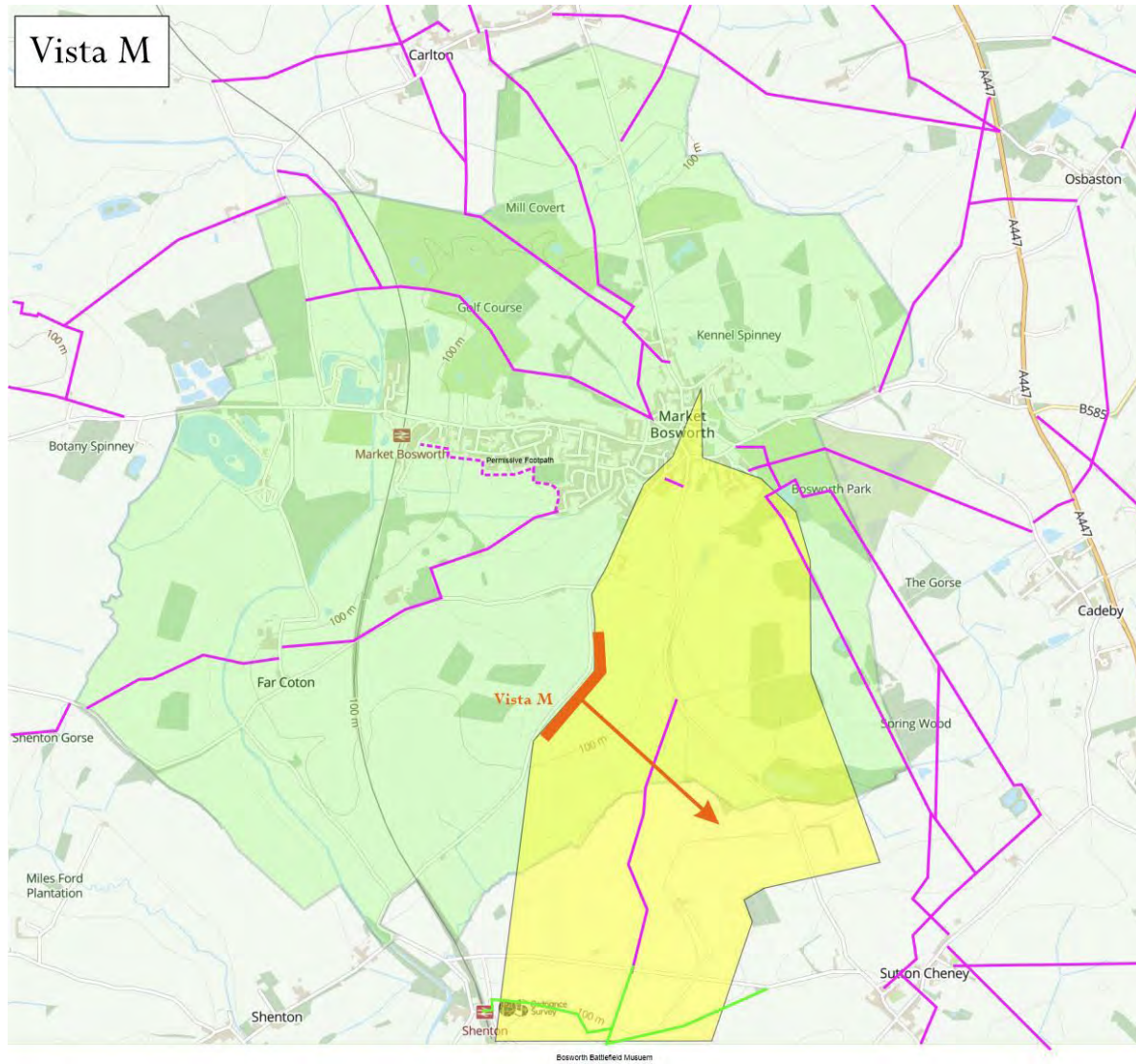
Figure 40: Vista M - view from East to South to wider countryside



Figure 41: Vista M – enlarged view of Eastern section of above Panorama



Figure 42: Map Showing location of Vista M Corridor





<b>Vista M:</b>
<b>Location:</b> View from Shenton Lane. Field of view 180 degrees along length of road.
<b>Positive Features:</b> Foreground and middle distance views of large open fields with hedgerows in rolling topography. Distant views of hedgerows with occasional trees, and woodland, on the skyline. To the north – glimpses of built settlement. Individual mature trees in fields. View of church spire.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> None in particular
<b>Key View Receptors:</b> Car users, Cyclists and Pedestrians.
<b>Management Recommendations:</b> Protect vista from future further encroachment of development.

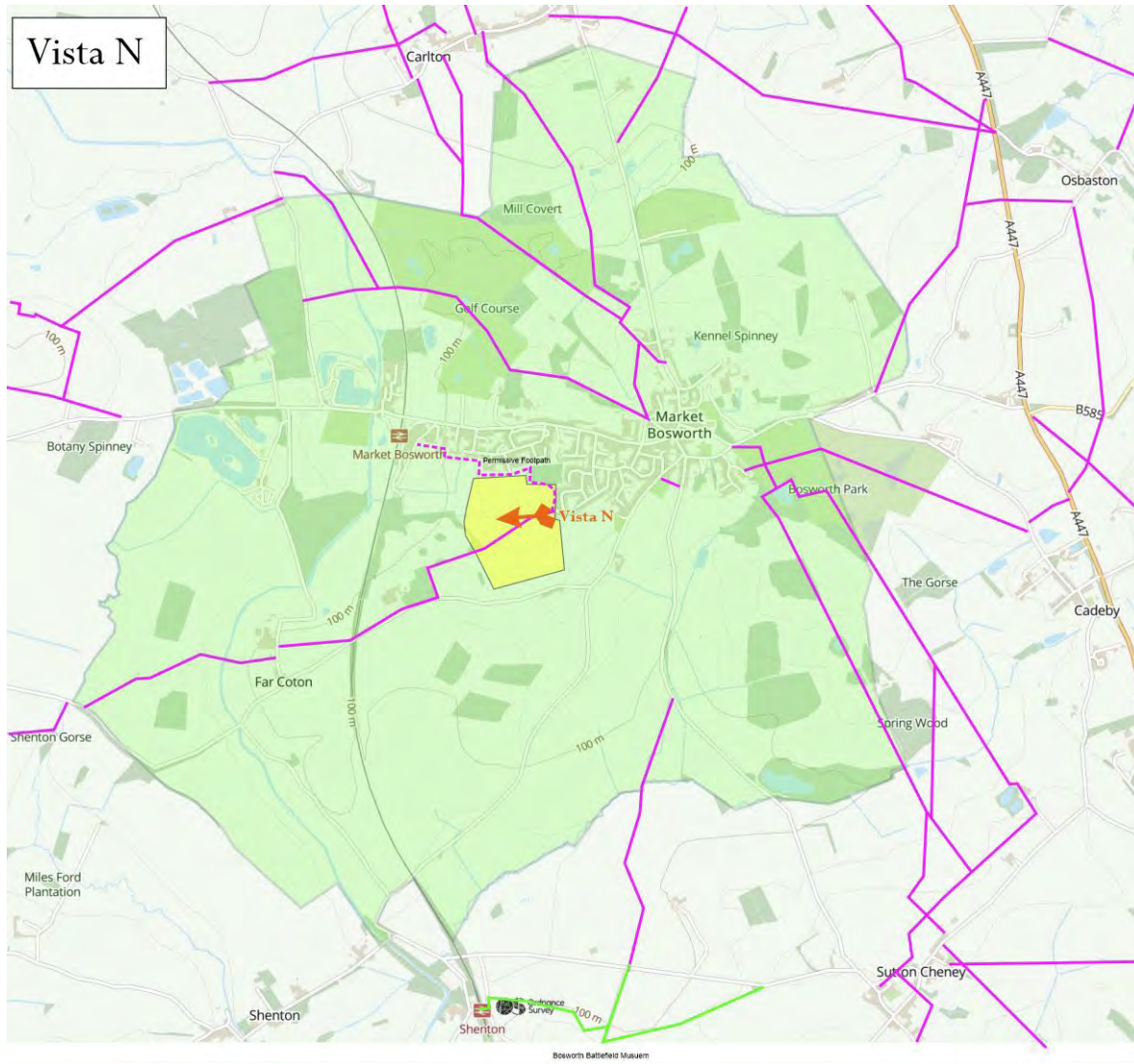
## *Vista N*

4.18 View from Public Footpath emerging into open countryside from York Close

Figure 43: Vista M - view footpath into York Close



Figure 44: Map Showing Vista N Corridor





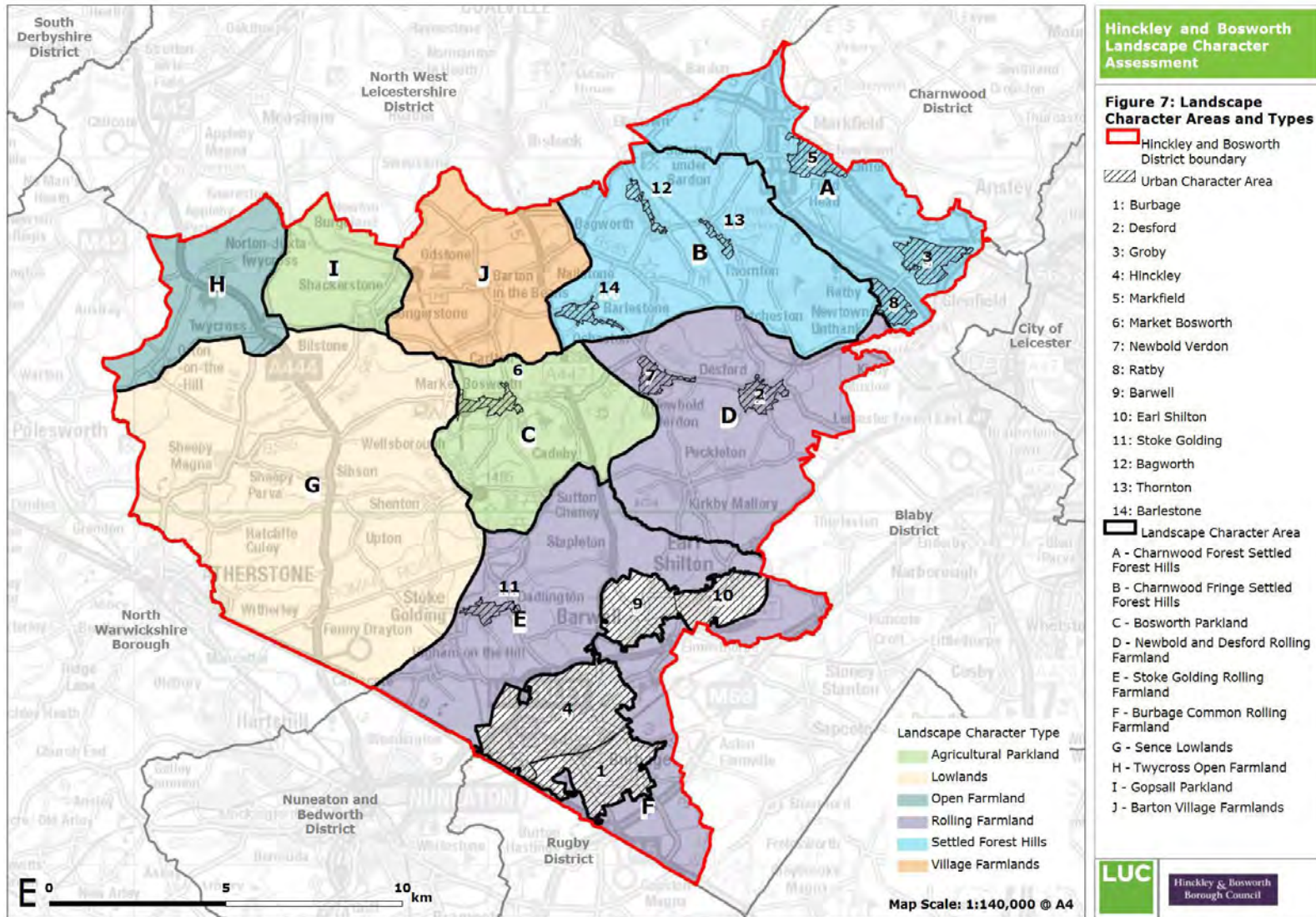
<b>Vista N:</b>
<b>Location:</b> View from Public Footpath emerging into open countryside from York Close. Field of view 180 degrees.
<b>Positive Features:</b> Foreground and middle distance views of large open fields with hedgerows and occasional trees in rolling topography. Distant views of hedgerows and woodland on the skyline. To the north –built settlement.
<b>Neutral Features:</b> View of settlement edge dwellings
<b>Negative Features:</b> None in particular
<b>Key View Receptors:</b> Pedestrians.
<b>Management Recommendations:</b> Protect vista from future encroachment of development.

# APPENDIX

## Hinckley and Bosworth Landscape Character Assessment (2017)

Extracts of relevant sections of report

Figure 45: Extract from Hinckley and Bosworth Landscape Character Assessment (2017)



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CB:VG EB:Goosen\_V LUC 6956-01\_Fig7\_LCA\_LCT\_A4L 02/10/2017

Source: Hinckley & Bosworth Borough Council, Natural England, LUC



## LCA C: BOSWORTH PARKLAND



### Location and Boundaries

5.39 This area is located in the heart of the borough. It encompasses the estate parkland surrounding the hill on which Market Bosworth is situated, and extends south to include the historic agricultural villages of Cadeby and Sutton Cheney and their surrounding farmland. Part of the site of the Battle of Bosworth including the visitor centre, lies in the south of the character area. The Ashby Canal defines the western boundary of the area.

5.40 Towns and villages within the character area:

- *Market Bosworth (the character of this town is also described separately in UCA 6)*
- *Cadeby*
- *Sutton Cheney*
- *Osbaston*

### Key Characteristics

- 1) **Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.**
- 2) **Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges.**
- 3) **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.**
- 4) **Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.**
- 5) **Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.**
- 6) **Bosworth Battlefield has strong heritage associations.**
- 7) **Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.**
- 8) **Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.**



### Landscape Character

5.4 The area is underlain by Triassic Mercia Mudstone covered by a complex mixture of glacial deposits creating areas of higher ground at Market Bosworth, Ambion Hill and the ridge under the villages of Cadeby and Sutton Cheney. Streams create areas of lower, flatter ground in between, giving an appearance of gentle slopes and an overall undulating landscape. Soils are reddish fine loamy and clayey, with slowly permeable subsoils resulting in seasonal waterlogging on the lower slopes. The Ashby de la Zouch Canal runs along the western edge of the character area.

5.4 Land use is a mixture of farmland, parkland and recreation. Farmland is predominantly arable planned enclosure fields of medium-size and regular pattern divided by low hedgerows (predominantly hawthorn), with smaller fields of pasture surrounding settlements. It is a regular landscape pattern punctuated with hedgerows, hedgerow trees and occasional woodland clumps on higher ground which create an impression of a wooded landscape. Vegetation creates human scale, interest, structure and rhythm to the landscape. Ambion Wood provides a significant area of woodland in the south.

5.4 Bosworth Park (part of which is now Market Bosworth Country Park) creates a strong sense of place with the grand red brick Bosworth Hall and nearby folly and church creating a strong gateway to Market Bosworth. The surrounding parkland landscape characterised by scattered mature parkland trees, irregular blocks of plantation woodland and tree-lined avenues along roads and a series of ponds.

5.44 The area has a rural and tranquil character, with relatively little light pollution across the area away from the main settlement of Market Bosworth. Settlement is focussed on the market town of Market Bosworth and the small historic agricultural villages of Cadeby, Sutton Cheney and Osbaston, with the remainder of the area characterised by individual farm buildings. Rural roads are lined by

grass verges, low hedgerows with hedgerow trees, and ditches. Buildings create features of interest punctuating the farmland, although particularly large brightly coloured units can appear incongruous in the otherwise rural, harmonious pattern.

5.45 The area is very accessible with a number of public footpaths focussing on Bosworth Country Park and the Bosworth Battlefield Site, including the Leicestershire Round long distance footpath and Ambion Way recreation route. It is a destination for leisure and recreation, with a concentration of attractions including the Bosworth Battlefield Heritage Centre and Country Park, the market town of Market Bosworth, Market Bosworth Country Park and nearby Bosworth Water Park.

5.46 Long views are possible from occasional high points such as Ambion Hill. The church spire of St Peter's Church, Market Bosworth is a key landmark feature.

5.47 **Market Bosworth** is the major settlement in the area and a popular destination. The core of the town is well-integrated in the landscape amongst mature vegetation on high ground. Market Bosworth is described separately as Urban Character Area 6.

5.48 **Cadeby** is a small, clustered, red brick village characterised by former and existing farm buildings (many of which are listed) with open views to the countryside between them. It is designated a Conservation Area.

5.49 **Sutton Cheney** is also a Conservation Area, and is characterised by red brick cottages. Centred on a large open area of raised ground at the middle of the village, small clusters of farm buildings are located along winding country lanes creating strong local distinctiveness.

5.50 **Osbaston** is located in the north of the area and developed to serve Osbaston Hall. It is characterised by widely spread agricultural

LCA C: BOSWORTH PARKLAND



buildings along narrow lanes with overgrown verges, all in a harmonious scale, height and style. It has a rich history dating back to 1086 where it is mentioned in the Domesday Book and this is reflected in its Conservation Area designation.

LCA C: BOSWORTH PARKLAND



- Historical and Cultural Influences**
- 5.51 Part of the nationally important Bosworth Battlefield lies within the character area. It is of historic importance as the site of the iconic Battle of Bosworth in 1485 which brought the Tudor dynasty to the throne and saw the last death of an English king in battle. The battlefield remains largely undeveloped and allows understanding of the battle to be appreciated. Sutton Cheney was where King Richard III camped and attended his last service in the church of St James before the battle.
  - 5.52 Remains of the deserted medieval village of Ambion, which is believed to be depopulated by the plague in the mid-14th century is designated a Scheduled Monument.
  - 5.53 Bosworth Hall (now a hotel), a fine Grade II\* listed mansion dates from the 17th century remains surrounded by parkland (some of which is now Market Bosworth Country Park) is a visible reminder of a prosperous past.
  - 5.54 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. It opened in 1798, operating between Ashby Wolds and Market Bosworth, and was linked to the Coventry Canal a few years later.
  - 5.55 A long history of agricultural land use is evidenced by remaining examples of ridge and furrow overlaid by later phases of enclosure.
  - 5.56 A Scheduled Monument to the east of Barton Road north of Market Bosworth marks the location of an Iron Age/ Roman site (possible villa).
- Natural Influences**
- 5.57 Deciduous woodland is prevalent throughout the character area and is commonly found in small rectilinear plantations. Ancient woodland is present at Ambion Wood and replanted ancient woodland in Bosworth Park.
  - 5.58 Manor Farm Meadow Local Wildlife Site near Brascote is noted for its rich neutral and wet grassland.
  - 5.59 There are two small areas south of Cadeby likely to be important as traditional orchard habitats, a priority habitat defined in the Biodiversity Action Plan for Leicestershire.
  - 5.60 The water and riparian vegetation of the Ashby Canal provides a valuable semi-natural habitat.

LCA C: BOSWORTH PARKLAND

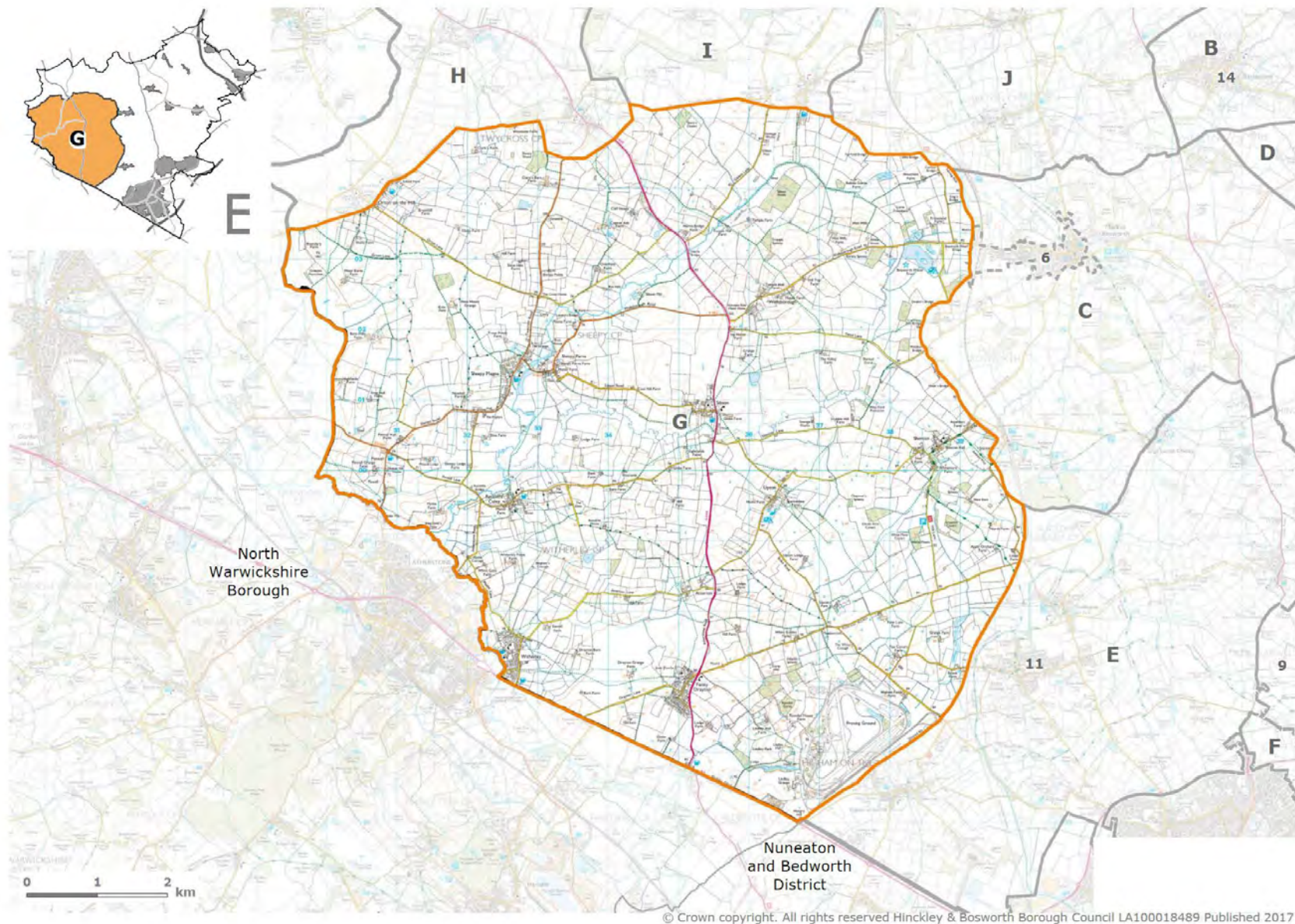
**Key Sensitivities and Values**

- 1) Historic value and associations with the nearby Bosworth Battlefield.
- 2) Bosworth Hall and Park which has a strong sense of place as a result of the intact parkland and features of historic interest. Bosworth Country Park is a valuable recreational resource.
- 3) Earthworks at the old village of Amblon are a reminder of a much older history.
- 4) 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.
- 5) 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.
- 6) 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
- 7) The quintessential East Midlands landscape of mixed farming with pasture, arable and ridge and furrow providing a strong sense of place as well as field patterns, country houses, canals and rivers. The attractive villages and small towns feature many notable older buildings including Market Bosworth and its landscape setting of fields and trees.
- 8) The rural setting and views to the church spire in Market Bosworth.

**Landscape Strategies**

- |  |   |
|--|---|
| <ol style="list-style-type: none"><li>1) Promote the strong historic character and heritage including connections with the Battle of Bosworth and important medieval settlement remains.</li><li>2) Encourage the use of traditional 'Midlands-style' hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.</li><li>3) Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.</li><li>4) Enhance and manage the diversity of parkland meadows, and retain features such as estate fencing and open roadsides with grass verges.</li></ol> | <ol style="list-style-type: none"><li>5) Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth.</li><li>6) 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.</li><li>7) Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.</li></ol> |
|--|---|





**LCA G: Sence Lowlands**



LCA G: SENCE LOWLANDS



Location and Boundaries

- 5.115 This large character area comprises the flat, low lying land in the west of the borough. The character area is distinct from adjacent areas which rise to the north and east. The area forms the floodplain of the River Sence which runs roughly north south and joins the Anker Valley which lies beyond the borough boundary to the south of the character area.
  - Fenny Drayton
  - Ratcliffe Culey
  - Sheepy Magna
  - Sheepy Parva
  - Shenton
  - Sibson
- 5.116 Villages within the character area:
  - Witherley.

Key Characteristics

- 1) Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.
- 2) Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.
- 3) Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.
- 4) A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.
- 5) A rural and tranquil character.
- 6) Spired and towered churches form prominent landmarks in the open landscape.
- 7) A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.
- 8) Small villages with strong sense of place and local vernacular of red brick.
- 9) Bosworth Battlefield has strong heritage associations.

LCA G: SENCE LOWLANDS



Landscape Character

- 5.117 Triassic Mercia Mudstone underlies this area and gives rise to productive clay soils. This is overlaid by patches of fluvioglacial outwash deposits, particularly in the east of the area, evidence of the ice sheets, glacial rivers and lakes that deposited till, sediments (clays), sands and gravels. These areas have poorer drainage and prone to seasonal waterlogging. The topography is gently rolling, although the clay ridges and shallow valleys become virtually flat around the River Sence.
- 5.118 Water is an important feature of the landscape, with the River Sence and its tributary creating wide, flat valleys. Surface water is a common feature in the form of frequent streams and ditches and numerous small ponds which are a distinctive feature. The area around Fen Lane in the south-east of the area is known for locally flooding. The Ashby Canal follows the eastern boundary, providing a valuable recreational resource.
- 5.119 Land use is mostly agriculture. Medium to large sized rectilinear arable and pasture fields with low hedgerows and scattered hedgerow trees testify to the late 18th and 19th century planned enclosure typical of the Midlands. Areas of more irregular field boundaries with more substantial hedgerow trees (piecemeal enclosure) relate to earlier agricultural enclosure of medieval fields, such as between Ratcliffe Culey, Sibson and Atterton. These add variety to the landscape pattern. Features such as trees, hedgerows and buildings add a sense of human scale.
- 5.120 Woodland is sparse and tree cover is generally confined to copses and spinneys on the clay ridges and occasional groups of trees on stream sides. Where woodlands are present they are mainly deciduous; hedgerow trees are often ash and oak.
- 5.121 7KH DLHD LV VVURQJ LUXLDQ DQG VSDUWHQJ SRSXODWHG ZLWK D VHQVH RI UHPRWHQHV DZD\ IURP WKH POLQ URDGV DQG WRZQV. \$ ODFN RI ERWK GHYHORSHPHQW DQG
  - 5.122 street lighting results in dark night skies except for the area around the A5, Mira, Atherstone and Sheepy Magna. Areas of darkest night skies are in the north-east and east of the area. Roads are rural and characteristically straight with wide verges and ditches.
  - 5.122 The Ashby canal is popular with walkers and anglers. Views are generally wide open, across agricultural fields, and buildings such as farms and farm houses are usually extensively visible. The area forms part of views from surrounding higher ground, and from outside the character area e.g. in views south from Twycross Zoo. Church spires and towers form local landmarks, and in the south-west of the area the backdrop of the hills to the west at Oldbury and Hartshill create an important sense of place.
  - 5.123 A rural settlement pattern of scattered farmsteads, hamlets and linear villages dispersed across the landscape. Villages are located on the crests of low ridges and remain small. Typically developed from agricultural origins, traditional villages are dominated by a church and large manor house, terraced farm workers cottages further away and farms at the edges, with post-war development beyond. Red brick buildings are prominent landscape features, and occasional timber-framed buildings create local interest. Mira Technology Park in the south east of the area is well-screened by surrounding vegetation.
  - 5.124 Shenton is a Conservation Area, and has a distinctive agricultural estate character. The river and canal are important features of the landscape setting. Shenton Hall is Grade II\* listed.
  - 5.125 Sibson is a historic agricultural settlement. Vernacular materials include red brickwork, clay roof tiles and 'eyebrow' dormer windows with gable roofs. It is designated a Conservation Area.
  - 5.126 Witherley has undergone expansion although the historic core remains and is a Conservation Area.

LCA G: SENCE LOWLANDS



- The spire of St Peter's Church is a local landmark in the countryside around.
- 5.127 **Fenny Drayton** has grown from an historic village. The built character remains small scale with properties fronting directly onto the roadside.
- 5.128 **Ratcliffe Culey** is a small village situated on slightly higher ground. It is an historic village with modern development on the outskirts.
- 5.129 **Sheepy Magna and Sheepy Parva** have grown from historic villages straddling the River Sence. 'Sheepy' derives from the old English meaning 'island or dry ground in the marsh where the sheep graze'.

LCA G: SENCE LOWLANDS



- Historical and Cultural Influences**
- 5.130 Part of the nationally important Bosworth Battlefield lies within the character area. It is of historic importance as the site of the iconic Battle of Bosworth in 1485 which brought the Tudor dynasty to the throne and saw the last death of an English king in battle. The battlefield remains largely undeveloped and allows understanding of the battle to be appreciated.
- 5.131 Listed buildings including timber framed medieval cottages and late 18<sup>th</sup> century brick farmhouses are distinctive features. Remnants of former parklands at Shenton and Lindley are present in estate character buildings. Evidence of ridge and furrow – a surviving feature of early medieval farming is sometimes visible in pasture fields that have been undisturbed by modern machinery.
- 5.132 A number of Scheduled Monuments indicate nationally important historic features including earthworks near Fenny Drayton, medieval moat and fishponds at Ratcliffe Culey and moated grange near Pinwall, with historic connections to the nearby Merevale Abbey in Warwickshire. A large number of Roman features survive in the landscape around the buried remains of a Roman villa and settlement complex (Manduessedum) adjacent to Witherley and Watling Street Roman Road, extending outside of the borough at Mancetter.
- 5.133 The Ordnance Survey has defined Lindley Hall Farm on the outskirts of Fenny Drayton as the geographical centre of England.
- 5.134 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. It opened in 1798, operating between Ashby Wolds and Market Bosworth, and was linked to the Coventry Canal a few years later.
- Natural Influences**
- 5.135 The numerous small field ponds, rivers, streams, and riparian trees and vegetation alongside them, provide valuable semi-natural habitats, including the Ashby Canal Site of Special Scientific Interest (SSSI). The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands. Nationally important species include water vole and otter.
- 5.136 Part of the River Sence is a Local Wildlife Site, supporting internationally rare species, including white-clawed crayfish, spined loach and bullhead fish.
- 5.137 There are some excellent examples of neutral grassland e.g. the hay meadows at Sheepy Fields (at The Cross Hands) and Kendall's Meadow (near Dadlington House Farm), both SSSIs. Grass verges are important habitats and some of these are designated Local Wildlife Sites.



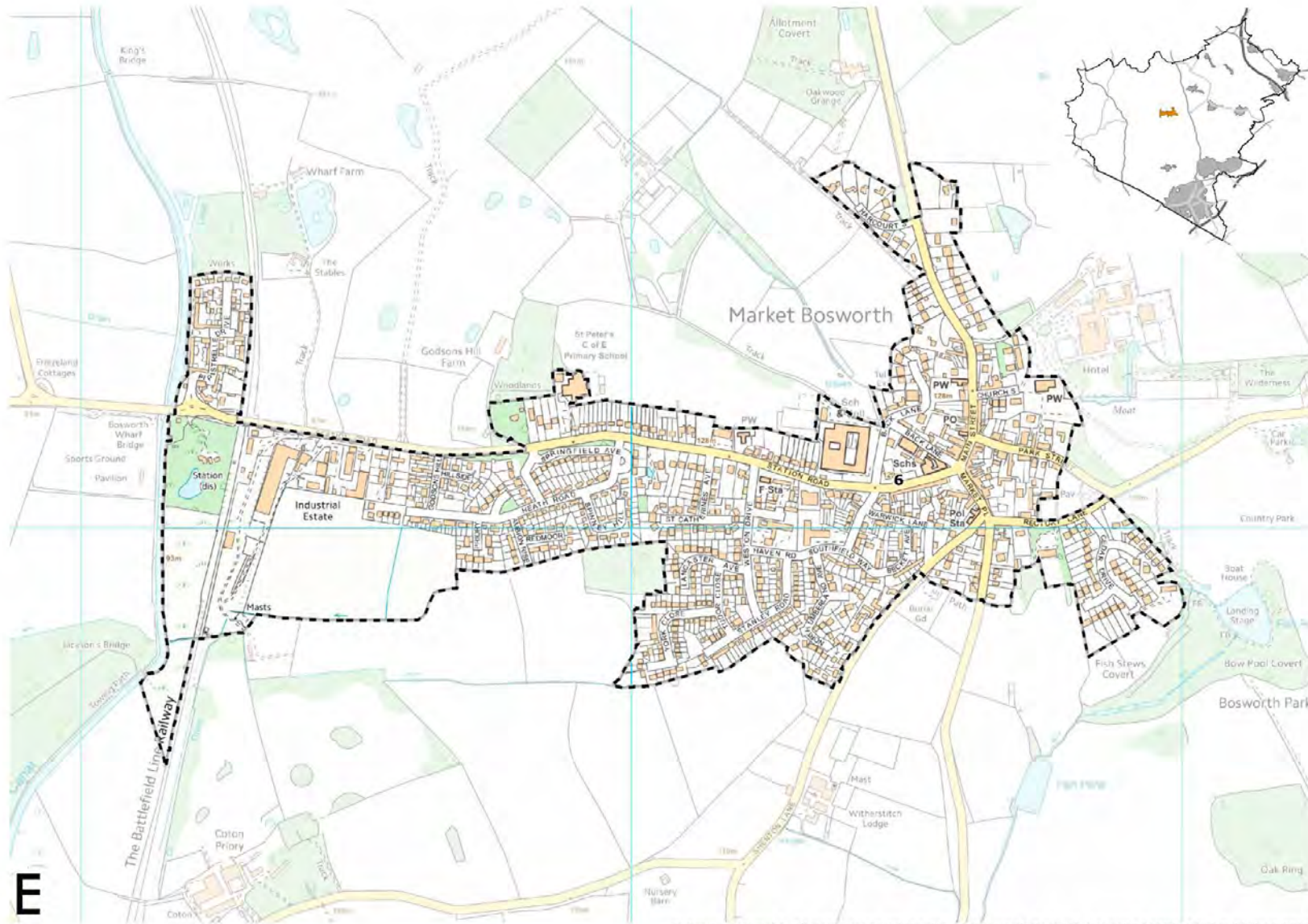
LCA 6: SENCE LOWLANDS

**Key Sensitivities and Values**

- 1) Rural character with a lack of significant intrusions or light pollution resulting in a sense of 'remoteness' and tranquility.
- 2) Dispersed settlement pattern of small historic villages with a strong sense of local distinctiveness and attractive local vernacular of red brick and historic buildings.
- 3) Recreational value of the area for walking and cycling, as well as local visitor attractions of Bosworth Water Park and Ashby Canal.
- 4) The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the area's industrial heritage.
- 5) Biodiversity value of the grass verges and species-rich grassland which is important in this area which is increasingly dominated by agricultural intensification.
- 6) The relatively intact field boundary pattern, areas of remnant ridge and furrow and medieval field pattern and the hedgerows with hedgerow trees which add texture and interest to the landscape.
- 7) Church spires and towers which form distinctive landmarks in a rural setting, and are prominent in extensive views across the landscape.
- 8) Historic value associated with the combination of significant historic features, most notably the nationally important Bosworth Battlefield and Roman settlement of Manduessedum, as well as industrial heritage associated with the Canal, and numerous historic buildings.

**Landscape Strategies**

- |   |   |
|---|---|
| 1) Retain hedgerows and replace hedgerow trees to ensure continuation when they reach the end of their life. Encourage the use of traditional 'Midlands-style' hedgelaying. | 5) Conserve the areas of semi natural neutral grassland and seek opportunities to extend and link this habitat. Retain the wide grass verges for biodiversity and enhance species diversity within them where possible. |
| 2) Conserve the open rural views including views to church spires and towers in their rural setting.  | 6) Respect and enhance the strong character of the villages, ensuring new development complements existing context with regards to scale, form, materials and boundary features.  |
| 3) Retain areas of tranquillity and rural character, ensuring that development in such areas respects the rural context.  | 7) 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.       |
| 4) Promote recreational and cultural opportunities associated with the battlefield.   |   |



**UCA 6: Market Bosworth**



## UCA 6: MARKET BOSWORTH



### Location and Setting

6.95 Market Bosworth is an historic market town located in the centre of the Borough. It is located on a hill which rises gradually from the surrounding landscape; the combination of mature woodlands, farmland and extensive parkland provides a strong rural setting and approach, with green fingers of land permeating in to the centre of the town. Market Bosworth is mostly hidden in

views from the wider landscape by mature trees, except for an occasional glimpse of the spire of St Peter's Church, forming a landmark feature on the wooded skyline.

6.96 Market Bosworth lies within LCA C: Bosworth Parkland. The western end of the town is adjacent to LCA G: Fen Lanes.

### Key Characteristics

- 1) Hilltop settlement that is well-integrated with the surrounding rural landscape with woodland, mature trees and extensive parkland.
- 2) Setting provided by the open countryside and farmland of the surrounding landscape which lends a rural and peaceful character and permeates into the town.
- 3) The historic core of the town, focussed around Market Place, has a unique character with a diverse mix of architecture but a strong sense of unity.
- 4) A compact streetscape comprising narrow pavements, winding roads and jitties or alleyways.
- 5) Generally small scale, with buildings fronting directly onto the street or bounded by low walls or railings.
- 6) A more loose-knit urban grain towards the edges of the town where trees and open spaces create a gradual transition between town and countryside.
- 7) Well-vegetated character provided by mature trees and hedges and green spaces.
- 8) Red brick, tiled roofs, tall chimneys, arched and white Georgian style windows, often terraced properties. Landmark buildings are often stone.
- 9) Strong historic character which is reinforced by Bosworth Hall and its parkland setting.

## UCA 6: MARKET BOSWORTH



### Townscape Character

6.97 Market Bosworth is a small, rural market town which is a vibrant and popular visitor destination. The Market Place is the historic, nucleated core of the town with 20<sup>th</sup> century linear development spread westwards along Station Street towards the railway line and Ashby Canal. Development is characteristically restricted to one side of roads on the edges of town (e.g. at Station Road, The Park and Shenton Lane) with open countryside or parkland on the other.

6.98 The market place is enclosed on all sides by buildings fronting straight onto the street, with many of the buildings retaining their original features and setting. The historic core is characterised by a tight urban grain which follows historic street patterns with predominantly terraced properties broken up by a number of narrow paved jitties and alleyways. A mixture of styles and periods of building with varying proportions are typically two storeys which step up to three storeys at the Market Place. Here the buildings are higher status with delicate detailing which devolves down to vernacular buildings with simpler details further away. Unity has been achieved through the scale of development and the maintenance of traditional building lines.

6.99 Further from the historic core the built style relates more to the countryside including thatched cottages and large Edwardian houses with large gardens set behind mature hedges or small front gardens bounded by railings or stone walls. At the northern, eastern and southern edges the town is more open, punctuated by trees and green spaces including the parkland of Bosworth Hall and glimpses of the countryside providing a strong gateway and transition to the countryside along the approach roads and enforcing the rural character of its setting. However, the south-west fringe and particularly the west fringes of the town are more exposed and lack cohesion with the rest of the settlement.

6.100 A number of key views into and from the town are identified in the Market Bosworth Neighbourhood Plan. Views to and from the surrounding

countryside are important to the character of the town, including wide vistas from the wooded knoll towards open farmland, copses and countryside to the north and from Back Lane and Barton Road. From Shenton Lane there are views south-east towards Bosworth Battlefield and from Sutton Lane there is a vista to the countryside beyond.

### Materials and Local vernacular

6.101 There is a distinctive local vernacular of red brick, stone and yellow brick with a variety of finishes including painted brick, stucco and render. Roofs are most often clay tiled with some of them slate and prominent chimney stacks and steep roof pitches are also characteristic. The majority of windows and doors are traditional in style and material including white painted windows, wooded casement windows, and latticed metal windows. Details include arched brick work and stone lintels above windows and doorways and corbelled eaves with a brick dog toothed pattern on older buildings. Modern development consists of small housing estates in a variety of styles but mostly suburban in character and an uncoordinated variety of materials and architectural styles which are sometimes generic and lack a sense of local distinctiveness.

### Green Spaces

6.10 Green spaces, wide grass verges, mature trees and hedges, and front and rear gardens combine with small woodlands in proximity to the historic core to create a well-vegetated character and a strong link with the surrounding landscape. On the edges of the town, views of parkland and The Wilderness at Bosworth Hall and vistas along tree-lined avenues provide a transition to the open countryside. Market Bosworth Country Park on the eastern edge of the town provides significant publicly accessible open space. It includes mature specimen trees, wild flower meadows, grassland, woodlands, a lake and a series of ponds which provide valuable wildlife habitats.



UCA 6: MARKET BOSWORTH



- 6.103 A number of other recreational resources on the western edge of Market Bosworth are significant visitor attractions including the Bosworth Water Trust, Market Bosworth Sports Club, Bosworth Marina and Ashby Canal and the Battlefield Line which form a recreational corridor linking to the National Forest. The Leicestershire Round recreational route crosses through the centre, providing access into the wider landscape.
- 6.104 The Neighbourhood Plan notes other green spaces of particular value including the area known locally as Silk Hill which has possible pre-medieval land use and is of great community value, and the wide green verges either side of Sutton Lane.

**Historical and Cultural Influences**

- 6.105 The development of Market Bosworth has been influenced by its ridge top location, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. There remains a clear historic link between the church, Bosworth Hall and parkland and the surrounding agricultural landscape, providing the town with a unique sense of place. The town developed around the central market place which largely dates from the 17th to 19th centuries. Market Bosworth received its market charter in 1285 and a weekly cattle market was held in the town centre. A cottage-based framework knitting

industry developed from 1751 until the mid-19<sup>th</sup> century when there was a period of rapid growth relating to the hosiery industry.

- 6.106 Market Bosworth Conservation Area contains a large number of listed buildings including St. Peter's Church, Bosworth Hall and many historic buildings which face into the market place. One of the most prominent buildings is the Dixie Grammar School founded by Sir Wolston Dixie II in 1756 as a free school. St Peter's Church is an important landmark, with the spire the only visible feature above the trees in many views towards the town.
- 6.107 Bosworth Hall is Grade II\* listed and is a key landmark, its grounds are enhanced by a walled garden and water tower, iron railings, stone balustrades, terraces and open space with mature trees, ornamental pond and moat and has unimpeded views across Market Bosworth Country Park. It dates from the medieval period, but has been greatly altered with major Georgian and Victorian additions and is now run as a hotel. The parkland at Market Bosworth Country Park was originally established shortly after the Norman Conquest. It was enclosed as a park for 'stags and other wild beasts' in 1665 by the Dixie family, and was landscaped with small woods and mature trees during the 18<sup>th</sup> century.

UCA 6: MARKET BOSWORTH

**Key Sensitivities and Values**

- 1) The distinctive character and historic value of the market place including the historic buildings and the historic link between the town, Bosworth Hall and parkland and the surrounding agricultural landscape and Bosworth Battlefield.
- 2) Small scale and compact form of the buildings and alleyways in the historic core.
- 3) Distinctive and interesting architecture including the range of vernacular materials used for buildings, boundaries and public realm which creates a sense of unity.
- 4) Green spaces and features which penetrate into the historic core including Bosworth Country Park, the parkland around Bosworth Hall and scattered small woodlands and mature trees which create a transition to the surrounding landscape as well as multifunctional environmental benefits, leisure and visual amenity.
- 5) The rural setting which lends a distinctive character as well as recreational and visual amenity value.
- 6) Views to and from the surrounding landscape are important to the character of the town with a number of vistas to the Battlefield.
- 7) The wooded skyline and church spire is a landmark feature in views from the surrounding farmland.

**Townscape Strategies**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1) Prioritise local distinctiveness in every element of change and future development.</li> <li>2) Ensure that new development is carefully designed to respect its surroundings and setting.</li> <li>3) Maintain the well-integrated appearance of the town in the wider landscape through maintaining the pattern of building heights which mean that trees are the dominant features and the rooftops are only visible in filtered views, with the church spire remaining as a landmark feature above the wooded skyline.</li> <li>4) Encourage opportunities to enhance biodiversity</li> </ol> | <ol style="list-style-type: none"> <li>5) Promote recreation and tourism focussed on the natural assets such as the canal corridor and historic assets.</li> <li>6) Encourage opportunities to enhance safe pedestrian/ cycling connections including between Market Bosworth and Bosworth Water Trust and the Ashby Canal. There may be potential to improve access on existing routes close to Market Bosworth such as the gated roads at Sutton Lane between Market Bosworth and Sutton Cheney.</li> </ol> |
|---|---|