

Land south of Campden Road (B4035), Shipston-on-Stour, Warks. Landscape Position Note L_EDP4014_01a_190417

1.0 Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been requested by Mr Caton (the 'Landowner') to provide initial advice on landscape and visual matters for land south of Campden Road (B4035), Shipston-on-Stour, Warwickshire (the 'site').
- 1.2 The site is centred at OS GR: SP 25036 40041; see **Appendix EDP L1**. The site area is identified with a red line, all of which is within the ownership of the Landowner.
- 1.3 EDP is an independent environmental planning consultancy with offices in Shrewsbury, Cardiff and Cirencester. The practice provides advice in the fields of landscape, ecology, archaeology, arboriculture, rights of way and agricultural land matters.

2.0 The Purpose of this Position Note

- 2.1 The Landowner is seeking guidance from EDP on whether there is potential for developing part, or all, of the land parcels identified on **Appendix EDP L1**. The site land is identified within this appendix as #82, #83, #84, #85, #102 and #117,
- 2.2 EDP has been requested to undertake a preliminary appraisal of the site to inform ongoing feasibility studies for a possible future development. This position note identifies pertinent landscape and visual matters to accommodating residential development at the site, and in doing so, identifies the opportunities and constraints which influence its deliverability and/or the site's capacity in that respect.

3.0 Methodology

- 3.1 EDP's Chartered Landscape Architect visited each part of the site on the 11 April 2017 to appraise the site relative to the following three objectives:
 - i. To determine any landscape planning designations within or adjoining the site;
 - ii. To identify landscape and visual constraints to the development of the site if sustainable development is to be brought forward; and

- iii. To recommend to the Landowner a developable area and the likely constraints to development and mitigation measures for enabling a sustainable development solution. This objective essentially develops a '*development response*' for the site.

3.2 To inform the above, EDP has compiled base line data relative to the following:

- To identify any landscape designations relative to the site and its context; and
- Pertinent Policies within the Stratford-on-Avon District Council Core Strategy (ADOPTED 11 July 2016).

3.3. An interim summary is provided at the completion of the following sections of pertinent points which influence EDP's guidance for the feasible development of the site contained with **Section 8** and **Section 9** of this Position Note.

4.0 Site Location and Planning History

4.1 The site is found within the administrative boundary of Stratford-on-Avon District Council, within the County of Warwickshire. The site is formed by four interconnecting regular shaped fields, which are currently managed for agriculture pasture and arable. The site adjoins the western settlement edge of Shipston-on-Stour, adjoining residential development.

Planning History

4.2 To the better of EDP's knowledge, the site has no planning background, and no previous development scenarios have been promoted by the Landowner, or brought forward for formal application.

4.3 Land adjoining to the north of the site (adjoining Camden Road B4035) has been subject to planning consent for new residential development by the Landowner previously. These land parcels are to be developed in the near future. Land to the north of Campden Road has also been subject to planning consent for new residential development (2, 3, 4 and 5 bedroomed homes).

4.4 Recently, works have commenced on the redevelopment of a brownfield site (the former Norgen factory) situated circa 0.25km north of the off the Campden Road (B4035). This site is currently being development for new residential development (2, 3, 4 and 5 bedroomed homes).

Interim Summary

4.5 The implementation of these permitted residential schemes will expand the town of Shipston-on-Stour westerly along the Campden Road (B4035), with new residential areas moving the settlement edge further along this route into the countryside surrounding the town. The site is

situated to the south of this 'zone of growth', and will neighbour these future residences, as well as, adjoining the existing settlement edge.

- 4.6 EDP concludes, that currently only a small proportion of the site currently adjoins the settlement edge of the town; only field #117 neighbours' residential dwellings. Currently, the site is perceived predominantly as countryside. However, the realisation of permitted schemes immediately north of the site along the Campden Road (B4035), will strengthen the perception of the site being as settlement edge, rather than countryside.

5.0 Site Context

- 5.1 Topography within the site slopes north-easterly from Hanson Hill. Hanson Hill is situated within field #83, #84 and #85 towards the western settlement edge of Shipston-on-Stour. The highest point of the site is circa 116m aOD at Hanson Hill and circa 80m aOD at the settlement edge; see **Plan EDP L1**.
- 5.2 To the north of the site is a further hill landform called Waddon Hill (circa 120m aOD) which forms the north-western edge of Shipston-on-Stour. Similar to Hanson Hill, this hill is managed predominantly from arable crop production, with pockets of pasture within a well hedged and tree'd.
- 5.3 The combination of these two hill landforms form the backdrop to the western edge of Shipston-on-Stour and limits wider views of the open countryside to the west. Within this immediate setting, isolated dwellings and nucleated farmsteads are seen beyond the settlement edge of the town. The Campden Road (B4035) travels westerly between these two hills rising out of the town.
- 5.4 There is a Public Right of Way (PRoW) which runs through the site on a south-westerly direction through field #102, before exiting the site, and re-entering the site at field #82 and crossing towards the south-western site boundary. This PRoW links with the PRoW which runs along the western site boundary (adjoining fields #82 and #83; see **Plan EDP L1**).
- 5.5 A Public Bridleway runs along the eastern edge of the site; see **Plan EDP L1**. This Bridleway is densely vegetated and limits views to the site area. Field #85 is located southeast of the Public Bridleway.
- 5.6 The site neighbours the existing settlement edge of Shipston-on-Stour (around Oldbury Road and Oldbutt Road) on the western edge of the town. The adjoining residential dwellings are two storey residential built form (circa 80s and 90s), which are predominantly arranged oblique to the site.
- 5.7 The wider context of the site is open countryside, predominantly managed for arable crop production, with pockets of permanent pasture and some smaller areas of woodland blocks and shelterbelts, which are arranged within a rolling landform punctuated with prominent hills.

Woodland blocks and shelterbelts are often associated with rising ground, and beyond the settlement of Shipston-on-Stour, the settlement pattern is nucleated with isolated farmsteads and hamlets commonly seen.

- 5.8 There are a number of narrow 'lane' vehicle routes situated within the countryside surrounding the site; many of which are well vegetated with robust field boundaries along their route giving users a 'semi-sunken' feeling as one passes along their route limiting views of the wider landscape.

Interim Summary

- 5.9 In summary, the site occupies a semi-elevated landform to the western settlement edge of Shipston-on-Stour. For the most part, the site is experienced against this settlement edge and the valley sides surrounding the western edge of the town, but due to the landform locally, the site is not seen against the wider open countryside beyond Hanson Hill (except at the most south western edge of the site on elevated landform).
- 5.10 It is EDP's opinion, that the landform of Hanson Hill and Waddon Hill contain views of the wider open countryside, which, realises a settlement edge location to the lower hillside within the site area. For instance; field #102 and #117, whilst the more elevated fields are experienced more detached from the settlement, and thus are seen as countryside; for instance, fields #82, #83, #84 and #85.
- 5.11 Furthermore, when one considers the future development of the permitted of land to the north of the site (each side of the Campden Road (B4035)), the lower site areas would be experienced in combination with this new built form. This would re-inforce the settlement edge of the site within field # 102 and #117.

6.0 National and Local Landscape Designation

National Designations

- 6.1 The site is not found to be located within or adjoining any National level designation, such as National Parks or Areas of Outstanding Natural Beauty. The Cotswolds Area of Outstanding Nature Beauty (AONB) is circa 3.1km and 3.7km south east and west of the site (at its closest point).

Local Designations

- 6.2 The Honington Hall (Grade II*) Registered Park and Garden is located circa 1.9km north-northeast of the site (at its closest point).
- 6.3 Apart from the aforementioned PRow, there are the following local designations:

- The Shakespeare's Way Long Distance Walking Route is located circa 0.85km east of the site (at its closest point); and
- The Centenary Way Long Distance Walking Route is located circa 1.25km north east of the site (at its closest point).

6.4 Furthermore, there are two National Cycle Routes situated which pass through the settlement of Shipston-on-Stour; both Route 5 and Route 48 pass through the residential and town centre area and do not pass the site.

Interim Summary

6.5 EDP finds there are no 'in principle' constraints to development (in terms of National or Local Landscape Designations), but we would recommend that the bringing forward of development at the site would need to be carefully considered for the following sensitivities:

- The Cotswold AONB is located within 4km east and west of the site. The Cotswolds AONB is predominantly located on elevated landform which affords broad sweeping views, and inappropriate development at the site has the potential to be adversely experienced from these sensitive locations; and
- There is a PRoW running through the site and along its eastern and south-western boundaries, which links with wider PRoW network, and users of these routes would be sensitive to development at the site.

7.0 Landscape Character

National Landscape Character: Natural England

7.1 At a regional level, the site falls within National Character Area (NCA) 96 Dunsmore and Feldon. The NCA 96 profile was updated and published in August 2013 and contains an up-to-date more comprehensive, fact-based analysis of the landscape character of the area than the previous Natural England profile.

7.2 Broadly speaking, the NCA description paints a picture of the varied nature of the Dunsmore and Feldon landscape. A number of key characteristics attributed to the NCA are listed at Profile page 8, and those of relevance to the application site, are included below:

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment;

- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands... these woodlands are linked with landscaped parklands and hedgerow trees;
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature; and
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area.

7.3 The new NCA profiles also contain an analysis of 'landscape change' describing recent changes and trends in relation to the key characteristics. For NCA 96 Dunsmore and Feldon, two of which are pertinent to the site and our guidance for development feasibility:

- More recently, woodland has been used across the area to screen new development; and
- New residential development, particularly around the historic villages, has not always been in keeping with the character of the settlements.

7.4 Drivers of change are also identified, and with respect to the proposed development, the following are of relevance:

- Population change and increased affluence is leading to an increase in the number of developments and property improvements which have an urbanising impact on some of the rural settlements and dwellings. They could present opportunities for enhancing the character of settlements through the use of improved design standards; and
- Human population in Warwickshire is set to rise by more than 22% by 2035 (2010 Based Sub-national Population Projections, Warwickshire Observatory) this will impact significantly on the area with increased.

Local Landscape Character

7.5 There are district-level landscape character assessment relevant to the site; these include the Warwickshire Landscape Guidelines: Avon-Feldon-Cotswolds (Warwickshire County Council/Countryside Commission), whilst, Stratford-on-Avon District Council has also published a landscape sensitivity assessment for potential residential development land around settlements, which is pertinent in the context of site within Shipston-on-Stour. Pertinent points are considered below from each publication.

Warwickshire Landscape Guidelines – Avon-Feldon-Cotswolds (Warwickshire County Council/Countryside Commission)

7.6 The site is found within the Feldon Parklands Local Landscape Type (LLT), a sub-division of the Feldon Regional Character Area (RCA). The site area is on the edge of this LLT which adjoins the Cotswold Fringe LLT. In that sense, the site occupies a transitional zone between the two LLT's with landscape features typical of each LLT. For instance:

- A large scale rolling topography (Feldon Parklands LLT);
- Many small coverts and belts of trees (Feldon Parklands LLT);
- A nucleated settlement pattern and isolated farmsteads (Feldon Parklands LLT);
- Pockets of permanent pasture, with a medium to large scale field pattern (Cotswold Fringe); and
- Many tightly nucleated settlements (Cotswold Fringe).

7.7 The management strategy for both of the LLT's is to: *“Conserve and enhance the overall structure and well wooded character of the landscape.”* The overall guidelines section for these LLT's do not discuss settlement or housing, and focuses on the conservation, enhancement and strengthening of hedgerows, tree cover and field patterns. However, the summary table for the Feldon RCA (on page 72) lists the conservation of rural character, settlement pattern and vernacular character as management options.

Landscape Sensitivity Study 2011 (Produced by White Consultants for Stratford-on-Avon District Council)

7.8 This study is to *‘assist the District Council to determine the most appropriate locations for development to be identified in the Local Development Framework, whether in the form of strategic sites allocated within the Core Strategy, or as other sites to be allocated in the Site Allocations Development Plan Document.’*

7.9 Sensitivity is defined in relation to *“the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape itself, the way it is perceived and the nature of the development.”*

7.10 Land included in the study has been organised into discrete Land Cover Parcels (LCP); the site is identified with LCP Sh09, which the Council describes as:

“The area forms a prominent rural backcloth to the settlement which is apparent from the Shakespeare Way along the Stour valley and forms a generally positive approach along the B4035.”

7.11 This recognition by the Council is a key point, as it recognises how the countryside surrounding Shipston-on-Stour, particularly, its rising landform, is one of the key characteristics of the town's setting, and one which is in many places readily seen from within the settlement.

7.12 The Council consider the LCP to have a medium landscape sensitivity to residential development. Medium landscape sensitivity is defined by the Council as follows:

“Landscape and/or visual characteristics of the zone are susceptible to change and/or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.”

7.13 This study considers that the LCP Sh09, within which the site is located. The Council conclude that site area does have the potential for accommodating new residential development, and the Council affords the following recommendations for new resident development:

- *“Housing development no higher than two storeys could be accommodated discreetly below the break of slope [around 85m aOD] in only a few lower fields either side of the main PROW rising up the hill;*
- *New field boundaries with trees and public access would be needed as advance planting where fields are subdivided to provide adequate screening; and*
- *Increase tree cover in hedgerows overall to screen and filter views; create new field boundaries with trees and access to form a strong vegetated settlement edge.”*

7.14 This study also recognises, that the existing settlement edge is not very well integrated, and is incongruously experienced as one approaches from the western edge of Shipston-on-Stour along the B4035 and also the PROW, stating: *“the housing estate edge is not very well mitigated by vegetation although it is set into the hillside to an extent.”*

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7.15 The Council have recognised that the land parcel west of the settlement has the potential for new residential development, which could be accommodated at the site: *“without significant character change or adverse effects.”* To this end, the Council have stated a position on where development on the slopes could be developed to, and has provided a general prescription to effectively mitigate the new residential development. This prescription is quite general and is applied across the broad western edge of the town, rather than an individual field by field assessment.

7.16 The site occupies a sensitive location on the western edge of the settlement, with its sloped fields forming an attractive backcloth to Shipston-on-Stour. The site's importance locally is one which any emerging development scenario should be minded of.

8.0 Review of National Planning Policy

- 8.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development; this being the golden thread running throughout the document. In landscape terms, this means recognising the intrinsic beauty of the countryside, and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects.
- 8.2 In EDP's experience, a recent trend within planning applications, and planning appeals, is the sometime contentious issue of 'valued landscapes'. With regard to NPPF Paragraph 17 and 109, EDP finds that there are few detracting elements within and surrounding the site which we could argue that the site is not of notable 'value'.
- 8.3 With consideration of 'valued' landscapes; no part of the site is, or has been, designated for its landscape value or scenic qualities at any level. In planning terms therefore, it has no more status than any other 'open countryside' beyond the defined settlement boundary.
- 8.4 Moreover, EDP has not identified any physical features which set this site apart from an ordinary, typical edge of settlement site and, on this basis, it is not considered that this is a 'Valued Landscape' in the terms of the NPPF. The NPPF demands the 'protecting and enhancing' (para 109) of such landscapes which is a higher requirement than is afforded even for nationally designated landscapes such as AONB and National Parks (for which only require 'conserving' (para 115). On this basis, it is clear that 'valued landscapes' in NPPF terms, should be clearly and distinctively 'special' in some physical or otherwise identifiable way.

Interim Summary

- 8.5 EDP concludes, that the site is not considered to be a 'valued landscape' in terms of its physical attributes. However, EDP is minded to stress the importance of the hill landform within the site as part of the setting to Shipston-on-Stour (see **Section 7**) which identifies such landform as part of the setting of settlements within the host landscape character area. Hence, bringing forward inappropriate development at the site would be detrimental to the setting of Shipston-on-Stour.

9.0 Review of Local Planning Policy

Stratford-on-Avon District Council Adopted the Core Strategy and Main Modifications Schedule on 11 July 2016

- 9.1 Stratford-on-Avon District Council adopted the Core Strategy and Main Modifications Schedule on 11 July 2016. Policies included within this section relate only to landscape and visual issues and are limited to those that are present or active within the wider search area (up to 5km from the application site's boundaries).

- 9.2 In their document Stratford-on-Avon District Core Strategy Final Schedule of Main Modification (July 2016), the following policies are relevant to the assessment of the proposal:

Policy CS.5 – Landscape and Settlement Character

- 9.3 This policy states: *“The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account. Development will be permitted where:*

A. Landscape Character and Enhancement

- 1. Proposals have regard to the local distinctiveness and historic character of the District's diverse landscapes; and*
- 2. Proposals protect landscape character and avoids detrimental effects on features which make a significant contribution to the character, history and setting of a settlement or area.*
- 3. Measures are incorporated into development schemes to enhance and restore the landscape character of the locality.*

B. Visual Impacts

- 1. Proposals include, dependent on their scale, use and location, an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Applications for major developments may require a full Landscape and Visual Impact Assessment.*

New landscaping proposals are incorporated to reduce predicted harmful visual impacts and enhance the existing landscape. Provision must be made for its long term management and maintenance.”

- 9.4 Currently, the Avon Landscape Guidelines and accompanying map represents the local landscape character assessment while the Landscape Sensitivity Study (2011) provides information on the sensitivity of local landscapes with the aim of protecting the most sensitive and identifying areas that are able to accommodate development (see **Section 7 – Landscape Character** for further information).

Policy CS.7 Green Infrastructure

- 9.5 This policy covers a broad range of inter-related topics that combine to create the possibility of protecting, enhancing, restoring and creating the Green Infrastructure (GI) network, which has wide environmental and social benefits. Landscape features and landscape character are important components of the GI network, and one of the aims of this policy includes the protection of the distinctive landscape and character of the District. The policy states that:

“Development proposals must demonstrate, dependent on their scale, use and location, how they contribute to the provision of a comprehensive Green Infrastructure network...” which could include a wide range of features, such as woodland planting, the provision of footpaths, open space and biodiversity offsetting.

- 9.6 With regard to Green Infrastructure; an appropriate planned development scenario has the potential to accord with this policy. The site has great scope to enhance the existing landscape features and green infrastructure assets within the site to develop ecological diversity with opportunities for play, recreation and leisure which is well connected to the neighbouring settlements.

Policy CS.9 Design and Distinctiveness

- 9.7 This policy seeks to protect and ensure local distinctiveness and ensure high quality in the design of development proposals. The policy states that: *“All forms of development will improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality.”* It further states that: *“Proposals should be compatible with national design guidance in ‘Building for Life 12’ and ‘Secured by Design’.”* Development should be attractive, sensitive distinctive, connected, environmentally sustainable, accessible, safe and healthy.

Policy AS.10 Countryside and Villages

- 9.8 This policy covers a range of issues and development types in the countryside. With respect to this assessment, it further reinforces the objective of protecting of the rural character of the District: *“In order to help maintain balanced the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District. All proposals will be subject to a thorough assessment thoroughly assessed against the principles of sustainable development.”*

Interim Summary

- 9.9 The determination of whether the proposed development is acceptable in landscape and visual terms relies, in large part, on the extent to which it is successfully incorporated into the existing landscape and visual baseline. The policies listed above emphasise that the character of the development should be consistent with the local landscape and/or urban character, that existing landscape and other features of value should be retained and incorporated into the design, and that visual effects should be minimised by appropriate mitigation strategies that may include planting.
- 9.10 In conclusion, EDP considers that the site affords the opportunity for a development scenario which could be in accordance with both National and Local Policies through appropriate planning and action to limit and reduce landscape and visual impacts.

10.0 Conclusions

- 10.1 In landscape and visual terms, the site is a semi-elevated land parcel which is experienced on the settlement edge of Shipston-on-Stour. EDP considers, that there are no 'in principle' constraints to bringing forward the site for development as the site is situated in any National or Local Landscape Designation and is well beyond the limits of the Cotswold AONB.
- 10.2 The site stretches up the rising slope of Hanson Hill. The combination of Hanson Hill and Waddon Hill to the north of the site create the backdrop of Shipston-on-Stour to the west. New residential development along this western edge, if inappropriately designed, will have the potential to incongruously impact the setting of Shipston-on-Stour and visual receptors in the wider landscape (including users of the Cotswold AONB and Long Distance Walking Routes). For these reason any emerging development scenario must be sensitively designed.
- 10.3 Due to the elevated landform of the site, there are direct open views towards the higher site area which are seen openly as the countryside; field 82, 83, 84 and 85.
- 10.4 However, EDP conclude that any future development of the site has the potential to be appropriately planned so as to not be experienced incongruously or appear unexpected and out of context. Consequently, key to any future emerging masterplan for the site will be the appropriate level of development within the site to ensure that landscape and visual impacts are not unacceptable and any new scheme can be absorbed into its setting, and not detract from the setting of Shipston-on-Stour.
- 10.5 Alongside this, is the effect which permitted development to the north of the site will have on changing the current sensory and perceptual experience of the settlement edge to the town and along the Campden Road (B4035), as a gateway into the town. The permitted development of CALA Homes would implement new housing within lower slopes of the wider LCP Sh09, and it is considered that this proposal will conform to the prescription of the *Landscape Sensitivity Study 2011 (produced by White Consultants for Stratford-on-Avon District Council)*, effectively extending the settlement edge westerly; see **Appendix EDP L1**.
- 10.6 The adjoining Taylor Wimpey site, if permitted, would extend residential development westerly and up the existing slopes to circa 114m aOD. The proposal relies on extensive planting along the western edge of the scheme (and the retention and enhancement of the existing hedgerow) to ensure the new built form does not break the skyline. However, the proposal would remove a great deal of the characterful sloped fields/valley side from view. EDP considers this to have a potentially detrimental effect.
- 10.7 With consideration of the foregoing, EDP has identified the following development response to inform decision making for a site area for new residential development which is feasible and could be delivered; see **Plan EDP L1**. EDP makes reference to each of the field areas for continuity.

Field #82

- 10.8 EDP considers development of this land parcel to be too prominent. The landform relief within this field has a concave form with land sloping around Mount Pleasant circa 114m aOD to Hanson Hill circa 116m aOD, through the site circa 105m aOD. Consequently, development within this field has a significant chance of being seen against the skyline.
- 10.9 Furthermore, landscape mitigation planting could overcome some of the development visibility from the town, the proposal would remove the typical open valley sides of the host landscape character area and the setting of Shipston-on-Stour. Additionally, EDP anticipates, that the development would be seen from the Cotswolds AONB, and given that contiguous development is not typical on elevated landform locally, new development would be incongruous to visual receptors further to the west.
- 10.10 EDP concludes, development is not recommended at field #82.

Field #83

- 10.11 This field is situated on the western side of Hanson Hill with landform relief undulating through the field from circa 115m aOD to circa 102m aOD on the western boundary with the PRoW. Views of the field are very broad and open across the wider Cotswold Fringe LLT, with the potential for the field to be seen by visual receptors in the Cotswold AONB (circa 4km west) where there are long interrupted views.
- 10.12 Furthermore, the development of the field, albeit in combination with the wider land parcel (and other future schemes) would be divorced and isolated from the main settlement and experienced incongruously.
- 10.13 EDP concludes, development is not recommended at field #83.

Field #84

- 10.14 This field is situated on rising ground towards Hanson Hill circa 105m aOD to 116m aOD, and the development of the field would be too prominent in the wider views of the town redefining the setting of Shipston-on-Stour along its western edge.
- 10.15 EDP concludes, development is not recommended at field #84.

Field #85

- 10.16 This field is situated at circa 110m aOD to 116m aOD, and is found at the south-east of the 'summit' of Hanson Hill. EDP considers that development within this field would be too divorced and isolated from the current, or future settlement edge. As such, any scheme within this field area would be experienced incongruously from the nearest dwellings, the settlement, and would

be discernible in the round from the wider landscape surrounding Shipston-on-Stour. As such the development of this field would adversely affect the setting of Shipston-on-Stour.

10.17 EDP concludes, development is not recommended at field #85.

10.18 Furthermore, the retention of field #85 as open countryside would make the development of lower site areas as feasible as it would retain the open valley / open sloped fields of the host landscape area.

Field #102

10.19 The landform relief in this field ranges from circa 80m aOD to 105m aOD, and so is beyond the Council's prescription of 85m aOD as the threshold for 2 storey dwellings. EDP considers, the Council's height threshold prescription to be quite broad and general, and when this field is considered individually, it is clear that field is situated below the highest landform of the western slope i.e. Hanson Hill circa 116m aOD. Consequently, the development of the field would be seen against this wider backdrop of open countryside and the higher valley slopes.

10.20 EDP would suggest setting development back from the western boundary, and limiting built form to two storeys also to the western edge, so that new built form would ensure the backdrop of Hanson Hill will be easily seen.

10.21 EDP concludes, development could be accommodated at field #102, and that there are no 'in principle' reasons why this field could not be considered for development.

Field #117

10.22 This field neighbours the settlement edge, is well bounded by mature, robust landscape features and occupies the lowest of the landform relief within the site. The site is located below circa 80Maod, so accords to the prescriptions of the *Landscape Sensitivity Study 2011 (produced by White Consultants for Stratford-on-Avon District Council)*,

10.23 EDP concludes, that there are no 'in principle' reasons why this field could not be considered for development.

10.24 In the light of the above, EDP concludes that the site has a moderate potential to accommodate new residential development within the lower slope areas of the site, but would recommend careful consideration of development the upper slopes. In particular, land west of Field #102. An appropriate sustainable design would enable mitigation landscape planting; however, this buffering should not be wholly relied upon for absorbing adverse effects.

11.0 Constraints and Opportunities

11.1 Through consideration of the desk top study and field based assessment of the site and its surrounding environment, EDP highlights the following constraints and opportunities for developing the site:

- i. The middle to higher landform (western site areas) are more discernible than the middle to lower slopes, and development at these points would be discernible, and has the potential to adversely affect the setting of Shipston-on-Stour, as well as incongruously impact the local landscape character;
- ii. The creation of a broad green corridors and public open space, as stand-offs from the highest areas of the site which are visually the most sensitive;
- iii. The sensitive design of new built form at a lower density on the eastern site area, where the new built form is more readily seen within the wider landscape from neighbouring settlement areas;
- iv. The retention and enhancement of existing hedgerows, to intensify landscape buffering, to break up the mass of the development experienced on the slope, as well as promoting green infrastructure opportunities for habitat creation and diversification;
- v. Existing PRoW run through the site and, so rather than substantially re-routing through these through and around the outer edge of the site, it is recommended, that these routes be situated along green corridors. The creation of these green arteries within the proposal, retaining and enhancing typical landscape characteristics, affording ecological and green infrastructure enhancement and connectivity for leisure and recreation;
- vi. The location (s) of new access points should be carefully considered to:
 - To ensure that the proposal is not experienced as too far outside of the built limits of Shipston-on-Stour, as well as the likely cumulative effect from other permitted developments in the future; and
 - To minimise tree and hedgerow removal to boundaries and within the site (where practicable) and the undertaking of new landscape buffer and mitigation tree planting along site boundaries.
- vii. Any emerging masterplan for the site should ensure appropriate stand-off from hedgerows and tree groups and reduce the potential for visual impact to users of local PRoW, as well as Long Distance Walking Route and National Cycle Route which link with the town.

11.2 In the light of the above, EDP concludes that the site has potential to accommodate new residential development; but naturally at this initial stage, further consideration and assessment

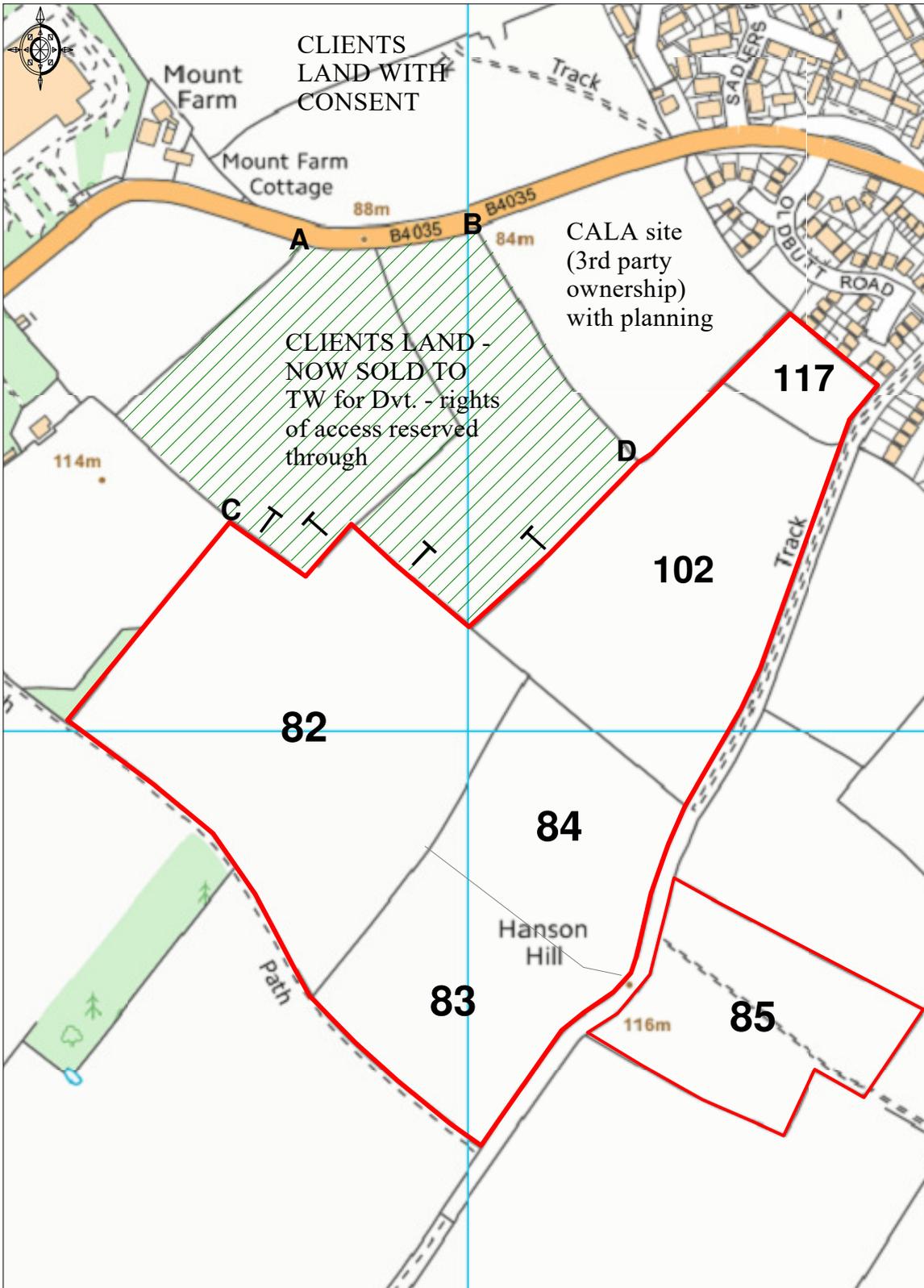
are recommended. An appropriate sustainable design would enable mitigation landscape planting as well as afford opportunities for green infrastructure interventions for ecological benefit.



Appendix

Appendix EDP L1: Land Ownership Plan
(supplied by Sheldon Boseley Knight, April 2017)

FARM BUSINESS TENANCY PLAN
Pt. Hanson Farm,
Shipston on Stour
Warwickshire

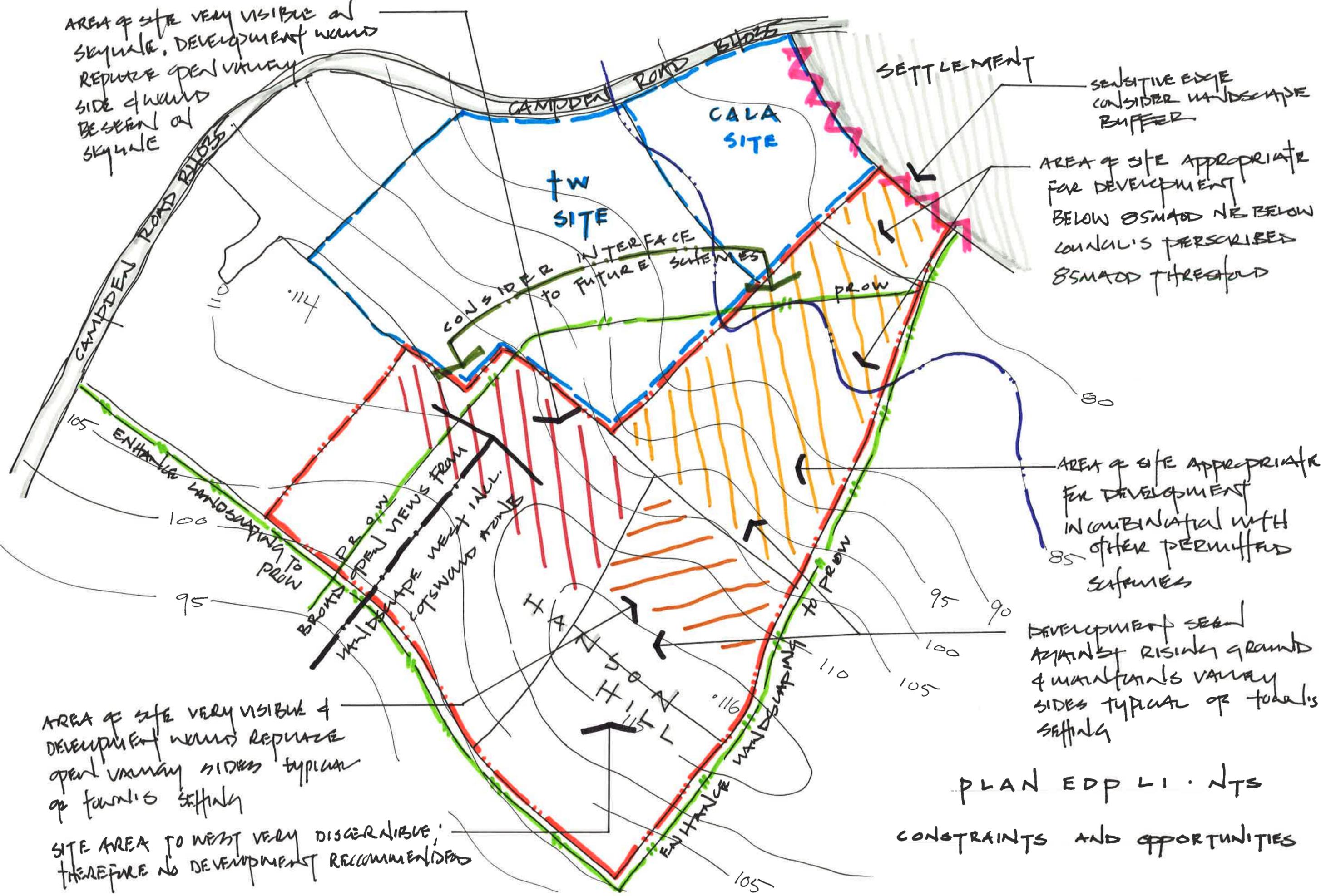




Plans

Plan EDP L1: Landscape Planning Context and Considerations
(Draft sketch supplied at this stage only)

AREA OF SITE VERY VISIBLE ON SKYLINE. DEVELOPMENT WOULD REPLACE OPEN VALLEY SIDE OF WOOD BE SEEN ON SKYLINE



AREA OF SITE VERY VISIBLE & DEVELOPMENT WOULD REPLACE OPEN VALLEY SIDES TYPICAL OF TOWN'S SETTING

SITE AREA TO WEST VERY DISCERNIBLE; THEREFORE NO DEVELOPMENT RECOMMENDED

AREA OF SITE APPROPRIATE FOR DEVELOPMENT BELOW OSMAOD NE BELOW COUNCIL'S PRESCRIBED OSMAOD THRESHOLD

AREA OF SITE APPROPRIATE FOR DEVELOPMENT IN COMBINATION WITH OTHER PERMITTED SITES

DEVELOPMENT SEEN AGAINST RISING GROUND & MAINTAINS VALLEY SIDES TYPICAL OF TOWN'S SETTING

PLAN EDPLINTS
CONSTRAINTS AND OPPORTUNITIES