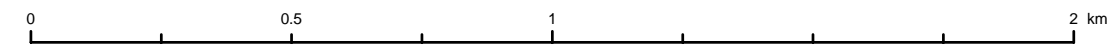


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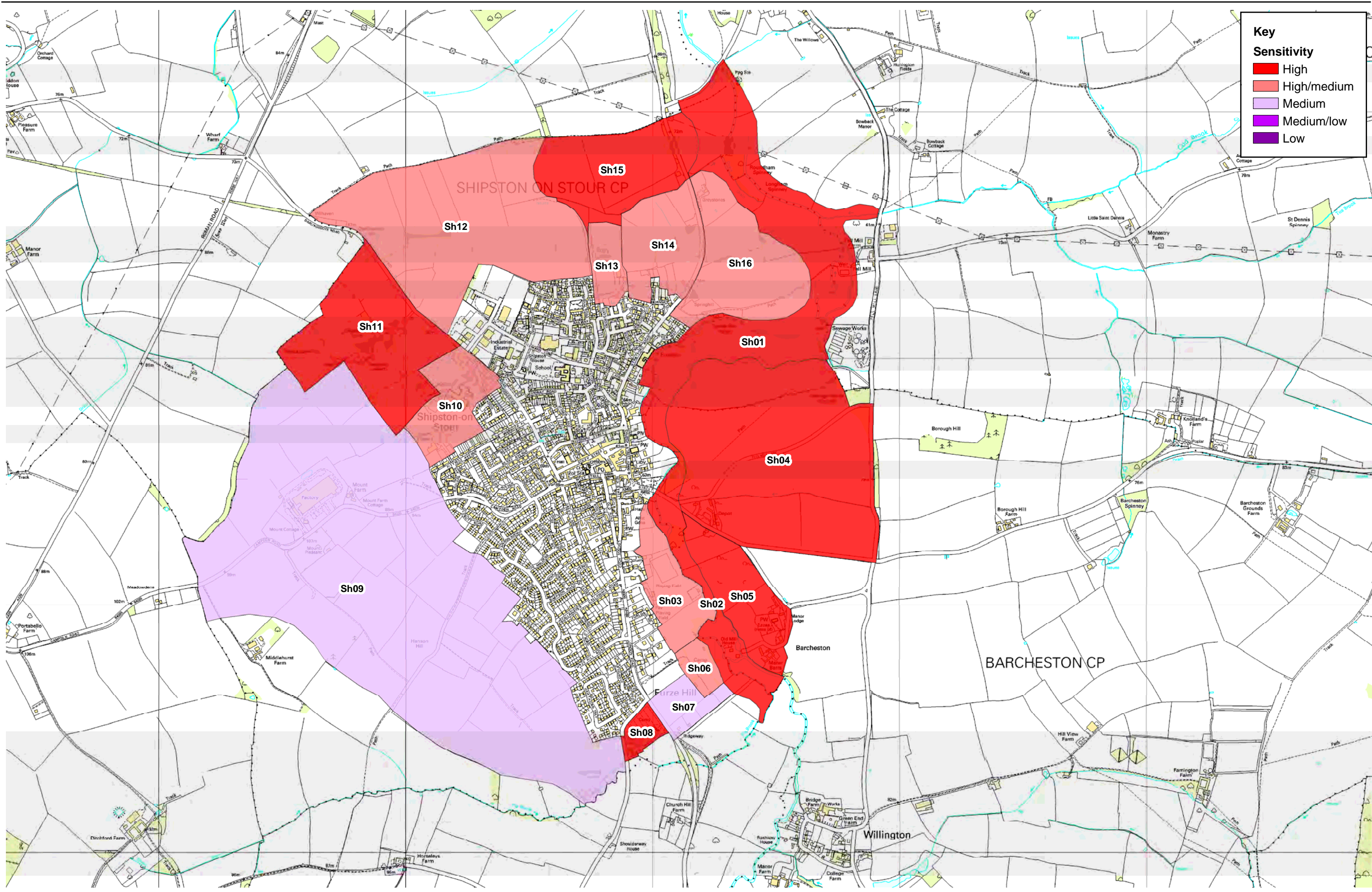
- Land Description Units
- Land Cover Parcels/Zones
- Green Belt
- Parks, Gardens and Amenity Greenspaces
- Ancient Woodland
- TPOs
- Registered Parks and Gardens
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Registered Battlefield
- SSSIs
- Local Wildlife Sites
- Local Nature Reserves
- Warwickshire Wildlife Trust Reserves
- Flood Zone 3



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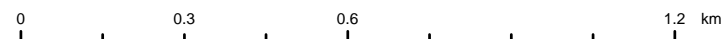
**Shipston on Stour
Designations and Constraints**



Key

Sensitivity

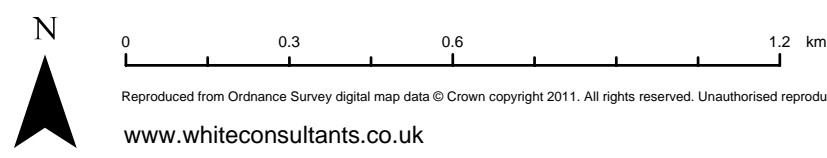
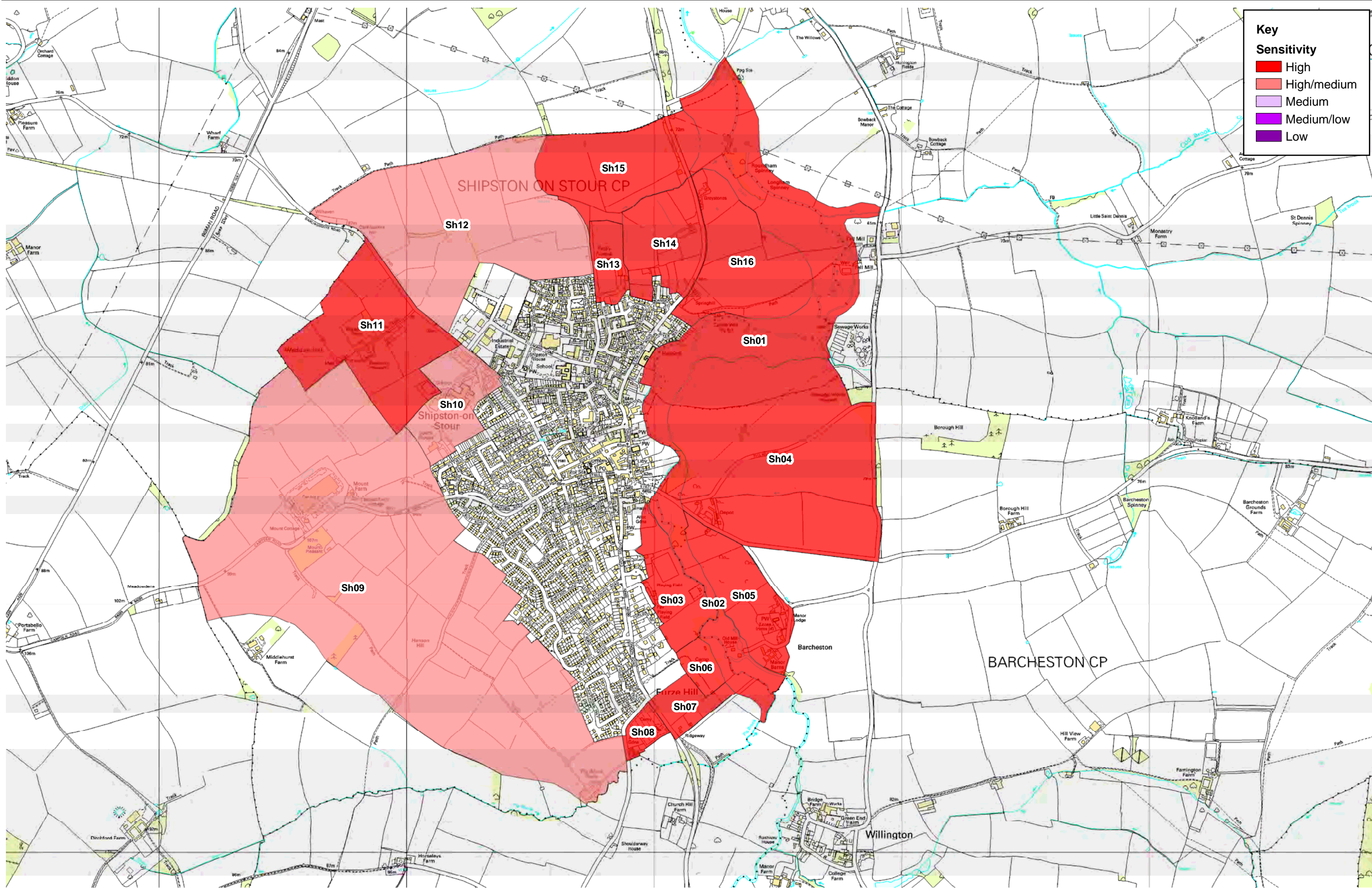
- High
- High/medium
- Medium
- Medium/low
- Low



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**Shipston on Stour
Landscape Sensitivity to Housing Development**



LCP/Zone Sh01

Settlement: Shipston on Stour

Landscape sensitivity to housing development high

The zone forms part of a relatively tranquil rural river corridor landscape, associated with the narrow, alluvial floodplain of the River Stour. Although much of the former wet grassland vegetation has now been improved, the river channel itself still retains a biologically rich wetland habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the alluvial corridor can be inundated by water. The area is predominantly open and defines the edge of the settlement including the Conservation Area to the south west. Housing development would be highly inappropriate due to its effect on the floodplain, openness, rural character and crossing a strong natural boundary.

Landscape sensitivity to commercial development high

The zone forms part of a relatively tranquil rural river corridor landscape, associated with the narrow, alluvial floodplain of the River Stour. Although much of the former wet grassland vegetation has now been improved, the river channel itself still retains a biologically rich wetland habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the alluvial corridor can be inundated by water. The area is predominantly open and defines the edge of the settlement including the Conservation Area to the south west. Commercial development would be highly inappropriate due to its effect on the floodplain, openness, rural and settlement character and crossing a strong natural boundary.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity Low

Ecological sensitivity High

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Mixed farming

Pattern Large_semi-regular

Origin Meadowland

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform valley floor including floodplain

Landcover arable land with some pasture

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern unsettled river meadowland with settlement along south western edge

Other built features

Presence of water River Stour

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To settlement	False	From settlement	False
Landmarks	Shipston church tower to the west	Detractors	-

Intervisibility

Site observation medium ...to key features ...from key place

Comments the river valley is open to views from the east

Tranquillity

Noise sources roads

Views of development some **Presence of people** occasional

Summary high/medium

Comments the river valley has a strong rural character with limited access. It is intervisible with the settlement edge along the southern part of the unit, but not to the north

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments the river floodplain is managed as part of a wider farmed unit, with PROWs linking into the settlement in places

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments this unit provides part of the setting to the eastern side of the settlement Conservation Area and allows views to this area and the church from the adjoining open farmland

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain; the river corridor, which continues to the south, forms both a nature conservation and visual corridor/buffer

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement core is well integrated into this river valley unit, but more recent housing to the north forms a strong visual edge which is largely unmitigated

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high
roads/rail/cycleways	medium

Comments main receptors are users of the PROWs, including Shakespeare's Way, adjacent urban residents and road users at a distance

Other

Other factors -

Potential for landscape enhancement

restoration of river meadowland along the floodplain

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh02

Settlement: Shipston on Stour

Landscape sensitivity to housing development high

This zone forms part of a relatively tranquil, pastoral, river corridor landscape, associated with the narrow, alluvial floodplain of the River Stour. Patches of wet grassland vegetation are features in places and the river channel itself still retains a biologically rich wetland habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the alluvial corridor can be inundated by water. The area is more enclosed than to the north but forms part of the eastern approaches to the settlement and defines the built edge including the Conservation Area. The area also contributes to the setting of Barcheston to the south and helps separate it from Shipston. Housing development would be highly inappropriate due to its effect on the floodplain, openness, rural character and crossing a strong natural boundary.

Landscape sensitivity to commercial development high

This zone forms part of a relatively tranquil, pastoral, river corridor landscape, associated with the narrow, alluvial floodplain of the River Stour. Patches of wet grassland vegetation are features in places and the river channel itself still retains a biologically rich wetland habitat. The river is prone to flooding after prolonged periods of heavy rainfall, when much of the alluvial corridor can be inundated by water. The area is more enclosed than to the north but forms part of the eastern approaches to the settlement and defines the built edge including the Conservation Area. The area also contributes to the setting of Barcheston to the south and helps separate it from Shipston. Commercial development would be highly inappropriate due to its scale, effect on the floodplain, openness, rural character and crossing a strong natural boundary.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity Low

Ecological sensitivity High

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Meadowland

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform valley floor including floodplain

Landcover pastoral with woodland

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input checked="" type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input checked="" type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern unsettled river meadowland close to urban fringe

Other built features stone road bridge over river for B4035 to Banbury

Presence of water River Stour

Scale small **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement	False	From settlement	False
Landmarks	Shipston church tower to north west and Barcheston church tower to south east	Detractors	-

Intervisibility

Site observation low ...to key features ...from key place

Comments the valley is open to views from the road approach to the north, but is generally more screened to the south by landform and vegetation

Tranquillity

Noise sources roads

Views of development some **Presence of people** infrequent

Summary high/medium

Comments the valley floor is rural in character and enclosed adjacent to the river,

abutting one road only at the northern end of the unit

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments the river floodplain is managed as part of a wider farmed unit, with PROWs linking into the settlement in places

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments this unit provides part of the setting to the eastern side of the settlement Conservation Area and allows occasional views to this area and the church from the adjoining open farmland

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain; the river corridor, which continues to the north, forms both a nature conservation and visual corridor/buffer

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

rural residents

high

roads/rail/cycleways

medium

Comments main receptors are users of the PROW, residents at Barcheston, road users approaching the settlement from the east and urban residents to the west

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh03

Settlement: Shipston-on-Stour

Landscape sensitivity to housing development high/medium

The zone consists of well used allotments, sports fields and facilities and a meadow associated with a dwelling on the lower valley slopes and floor of the River Stour, east of the settlement. There is a strong riparian corridor with trees and glimpse views are possible to the opposite valley side although the area feels enclosed. The area feels quiet as there are no roads although houses overlook this green corridor. The sensitivity lies in the river corridor of the River Stour, the positive use of the area by the community and the area's function in separating the settlement from Barcheston. Housing development would affect the floodplain, erode the green corridor, remove sport uses and reduce openness and is considered inappropriate.

Landscape sensitivity to commercial development high

The zone consists of well used allotments, sports fields and facilities and a meadow associated with a dwelling on the lower valley slopes and floor of the River Stour, east of the settlement. There is a strong riparian corridor with trees and glimpse views are possible to the opposite valley side although the area feels enclosed. The area feels quiet as there are no roads although houses overlook this green corridor. The sensitivity lies in the river corridor of the River Stour, the positive use of the area by the community and the area's function in separating the settlement from Barcheston. Commercial development would affect the floodplain, erode the green corridor, remove sport uses and reduce openness as well as being out of scale and character with the area and is considered highly inappropriate.

Landscape characteristics

LDU level

Physiographic River valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on large estates

LDU level

Cultural sensitivity Low

Ecological sensitivity High

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Amenity land

Pattern n/a

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform lower valley sides and valley floor

Landcover allotments, meadow, playing fields

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features sports buildings and play equipment

Presence of water River Stour

Scale small/medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

Site observation medium ...to key features ...from key place

Comments though enclosed the area is overlooked by housing and there are filtered views from the valley side to the east

Tranquillity

Noise sources people

Views of development one side 180 **Presence of people** frequent

Summary medium

Comments the area is well used by people and has views of housing/buildings adjacent but abuts the river corridor and there are no roads adjacent

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments floodplain; river corridor with nature conservation potential

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments part of green valley corridor defining settlement to the east and separating it from Barcheston

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain and nature conservation corridor

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments edge mitigated by vegetation in gardens and elsewhere

Receptors

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments receptors are walkers on PROW to the east and adjacent residents as well as users of allotments and playing fields

Other

Other factors -

Potential for landscape enhancement

integration of play and exercise equipment and sports buildings- tree planting

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh04

Settlement: Shipston on Stour

Landscape sensitivity to housing development high

This zone is an area of rolling landform comprising the eastern sides of the River Stour valley and open arable farmland that has lost most of its historic field pattern. It is therefore generally a very open landscape where any new development would be very visible. The zone also has a strong rural character which is reinforced by the fact that Shipston is situated entirely to the west of the River Stour. Shakespeare's Way runs through the area with views to the church tower. Any expansion of the town with housing development to the east of the river would thus strongly detract from this rural character and would be inappropriate.

Landscape sensitivity to commercial development high

This zone is an area of rolling landform comprising the eastern sides of the River Stour valley and open arable farmland that has lost most of its historic field pattern. It is therefore generally a very open landscape where any new development would be very visible. The zone also has a strong rural character which is reinforced by the fact that Shipston is situated entirely to the west of the River Stour. Shakespeare's Way runs through the area with views to the church tower. Any expansion of the town with commercial development to the east of the river would thus strongly detract from this rural character and would be inappropriate. The current depot should not act as a precedent for other development.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Cropping

Pattern Large_semi-regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform rolling lowland and eastern valley sides

Landcover arable plus small council waste disposal depot

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water River Stour to the west and minor watercourse within area

Scale large **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments forms local skyline from some points in lower valley

Key views

To settlement False **From settlement** False

Landmarks Shipston church tower to the west **Detractors** -

Intervisibility

Site observation medium ...to key features ...from key place

Comments the valley sides are open to view from both the east and the west

Tranquillity

Noise sources roads

Views of development one side 180 **Presence of people** frequent

Summary medium

Comments the settlement is very apparent to the west and the roads are relatively well used, all of which reduce the tranquillity of this rural area

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of a wider farmed unit; PROW linking into the settlement

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments this unit provides part of the setting to the eastern side of the settlement Conservation Area and allows views to this area and the church from the adjoining open farmland

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of valley landscape/corridor with SH01

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

urban residents

high

roads/rail/cycleways

medium

Comments main receptors are users of the PROWs, including Shakespeare's Way, adjacent urban residents and road users at a distance

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh05

Settlement: Shipston on Stour

Landscape sensitivity to housing development high

The zone comprises the eastern sides of the River Stour valley and is a pastoral landscape with a strong hedgerow network and a reasonable cover of scattered hedgerow and mature garden trees, the latter mainly around the village of Barcheston with its listed buildings. The area has a strong rural character acting as part of the setting for Barcheston and helping to separate it from Shipston. Any expansion of the town with housing development to the east of the river would strongly detract from the rural character and would be inappropriate.

Landscape sensitivity to commercial development high

The zone comprises the eastern sides of the River Stour valley and is a pastoral landscape with a strong hedgerow network and a reasonable cover of scattered hedgerow and mature garden trees, the latter mainly around the village of Barcheston with its listed buildings. The area has a strong rural character acting as part of the setting for Barcheston and helping to separate it from Shipston. Any expansion of the town with commercial development to the east of the river would strongly detract from the rural character and would be inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Pastoral farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Pastoral

Pattern Small/medium_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform rolling lowland

Landcover pastoral farmland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern small rural village

Other built features -

Presence of water n/a

Scale small **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments forms local skyline from PROW to the west

Key views

To settlement False **From settlement** False

Landmarks Barcheston church tower and associated buildings **Detractors** -

Intervisibility

Site observation low ...to key features ...from key place

Comments intervisible with valley side/settlement edge to west, though views are filtered

Tranquillity

Noise sources roads

Views of development some **Presence of people** infrequent

Summary high/medium

Comments valley sides are rural and relatively enclosed near the river with the B4035 abutting to the north and another minor road from a rural settlement to the south

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments PROW linking into settlement; managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments setting to Barcheston church and manor house and forms part of rural approach to the settlement from the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of valley landscape/corridor with SH02 and SH04

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

rural residents

high

urban residents

high/medium

roads/rail/cycleways

medium

Comments main receptors are users of the PROW, residents at Barcheston, road users approaching the settlement from the east and urban residents to the west

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh06

Settlement: Shipston-on-Stour

Landscape sensitivity to housing development high/medium

The zone consists of a campsite on the lower valley slopes of the River Stour, east of the settlement. There is a strong riparian corridor with trees to the east and glimpse views are possible to the opposite valley side although the area feels enclosed. The area feels quiet as there are no roads although houses overlook this green corridor. The sensitivity lies in the role of the area as part of the green valley corridor of the River Stour and the area's function in separating the settlement from Barcheston with its listed manor. Housing development would erode the green corridor and reduce openness.

Landscape sensitivity to commercial development high

The zone consists of a campsite on the lower valley slopes of the River Stour, east of the settlement. There is a strong riparian corridor with trees to the east and glimpse views are possible to the opposite valley side although the area feels enclosed. The area feels quiet as there are no roads although houses overlook this green corridor. The sensitivity lies in the role of the area as part of the green valley corridor of the River Stour and the area's function in separating the settlement from Barcheston with its listed manor. Commercial development would erode the green corridor and reduce openness as well as being out of scale and character with the valley floor and surrounding uses.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Low

Visual sensitivity High

Land Cover Parcel data

Land Use Amenity land

Pattern n/a

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform lower sloping valley sides

Landcover grass fields

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features campsite facilities

Presence of water River Stour adjacent

Scale small **Sense of enclosure** small

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

Site observation low ...to key features ...from key place

Comments site well enclosed by vegetation and landform

Tranquillity

Noise sources

Views of development some **Presence of people** frequent

Summary medium

Comments very quiet site in valley floor but impinged on by new housing

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments floodplain; river corridor with nature conservation potential

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments part of green valley corridor defining settlement to the east and separating it from Barcheston with listed manor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments floodplain and nature conservation corridor

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments partly screened by adjacent hedges

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high

Comments receptors are adjacent residents and users of PROW to the east

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone is a sloping grass field on the lower valley side of the River Stour at the southern edge of the settlement. New housing has recently been constructed to the north creating a raw edge and the cemetery with its listed chapels/spire and mature conifer trees lies to the south west, across the A3400 approach road to the settlement. A single dwelling lies to the south east. The site is visible from the east across the valley although is partly screened from Barcheston by intervening trees. Views from the A3400 are limited until close to the zone. The zone's sensitivity lie in its contribution to the setting of the cemetery and its proximity to Barcheston and its listed buildings. The cemetery and grounds are a positive feature and gateway to the settlement but lie on the opposite slopes of a minor ridge to the zone. Therefore, housing development in this zone may be acceptable if designed to minimise effects on the cemetery and its users and in views across the valley from Barcheston and its environs.

Landscape sensitivity to commercial development high

The zone is a sloping grass field on the lower valley side of the River Stour at the southern edge of the settlement. New housing has recently been constructed to the north creating a raw edge and the cemetery with its listed chapels/spire and mature conifer trees lies to the south west, across the A3400 approach road to the settlement. A single dwelling lies to the south east. The site is visible from the east across the valley although is partly screened from Barcheston by intervening trees. Views from the A3400 are limited until close to the zone. The zone's sensitivity lie in its contribution to the setting of the cemetery and its proximity to Barcheston and its listed buildings. The cemetery and grounds are a positive feature and gateway to the settlement. Commercial development would be likely to affect this setting and due to its scale may adversely affect the setting of Barcheston and environs.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Pastoral
Pattern	Small/med_geometric
Origin	Farmland_piecemeal

Designations**Landscape/planning**

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform lower valley slopes

Landcover grassland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features power line with timber poles

Presence of water n/a

Scale small/medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks **Detractors** power line with timber poles

Intervisibility

Site observation medium ...to key features ...from key place

Comments overlooked by valley side to the east and abutting A3400 access into settlement

Tranquillity

Noise sources roads

Views of development many 270 **Presence of people** infrequent

Summary medium

Comments the presence of the recent housing to one side and the adjacent road reduce tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area
Corridor?

Comments apparently self contained use- not apparently used for agriculture at present

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments contributes to setting of cemetery, especially in views across the valley from the east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge highly indented

Comments the recent housing adjacent has a raw edge currently although has potentially positive open space

Receptors

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

long distance/public footpaths

high

Comments the main receptors are those using the cemetery, looking across the valley from the east and road users

Other

Other factors -

Potential for landscape enhancement

use of fields as pasture; encourage trees and manage hedges

Potential mitigation if area potentially suitable for development

housing should address road A3400 positively being set back at a lower level while retaining hedge and adding trees; structure planting minimum 10m wide to southern boundary to screen housing from south; structure planting to north east and within development to mitigate effects on Barcheston and environs; avoid development of projection of the site towards valley floor to keep corridor of green space along valley bottom including campsite; access from existing development

Landscape sensitivity to housing development high

The zone consists of cemetery and allotments on the slopes of a minor river tributary of the Stour. The cemetery chapels are listed and set within mature grounds with distinctive conifers. These combined form an important and distinctive local skyline and a positive entrance gateway to the settlement for travellers from the south. The allotments are well used and complement the cemetery as an intrinsically open, green space use. Housing development would be inappropriate due to the sensitive and community uses as well as the visual prominence of the cemetery.

Landscape sensitivity to commercial development high

The zone consists of cemetery and allotments on the slopes of a minor river tributary of the Stour. The cemetery chapels are listed and set within mature grounds with distinctive conifers. These combined form an important and distinctive local skyline and a positive entrance gateway to the settlement for travellers from the south. The allotments are well used and complement the cemetery as an intrinsically open, green space use. Commercial development would be inappropriate due to the sensitive and community uses as well as the visual prominence of the cemetery.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Amenity
Pattern	n/a
Origin	Farmland_piecemeal

Designations**Landscape/planning**

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform valley slopes

Landcover cemetery and allotments

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features cemetery, allotment and agricultural buildings

Presence of water n/a

Scale intimate **Sense of enclosure** enclosed

Diversity diverse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments cemetery trees and buildings form distinctive local skyline

Key views

To settlement False **From settlement** False

Landmarks cemetery buildings **Detractors** -

Intervisibility

Site observation medium ...to key features ...from key place

Comments intervisible to south and east

Tranquillity

Noise sources roads

Views of development one side 180 **Presence of people** frequent

Summary medium/low

Comments the use of the area reduces tranquillity even though it is in a relatively tranquil setting

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments self contained uses of significant community value

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments important gateway to settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments adjacent housing partly mitigated by hedges and the vegetation in this zone

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

long distance/public footpaths

medium

urban residents

high/medium

rural residents

high

Comments receptors are users of facilities on the site, walkers and road users from the south

Other

Other factors -

Potential for landscape enhancement

replace lombardy poplars with native species trees eg ash

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

The zone is the farmed hill slopes of Hanson Hill and Waddon Hill rising to the west of the settlement. The area is mainly arable with some pastoral land and a disused factory near Mount Pleasant. Field boundaries are hedged with few trees except along a PROW linking the settlement to the hill and around the disused factory site. 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. The factory is well screened although glimpses of buildings are possible from the west. The sensitivity of the area lies primarily in its visual prominence as well as hedges and trees. Housing development no higher than two storeys could be accommodated discreetly below the break of slope [around 85mAOD] 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. Housing in the fields adjacent to the B4025 and to the south would be too prominent and would adversely affect the setting of, and approaches to, the settlement as a whole. Separation between Mount Farm and the settlement should also remain. Housing development could be accommodated in landscape screening terms within the disused factory site providing tree cover was retained and increased to the west and the heights of new housing did not exceed the current building heights. This may be unsatisfactory from the point of view of creating a positive relationship with the A4035 in terms of frontage and its location on a hilltop separate from the main settlement.

Landscape sensitivity to commercial development high/medium

The zone is the farmed hill slopes of Hanson Hill and Waddon Hill rising to the west of the settlement. The area is mainly arable with some pastoral land and a disused factory near Mount Pleasant. Field boundaries are hedged with few trees except along a PROW linking the settlement to the hill and around the disused factory site. 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. The factory is well screened although glimpses of buildings are possible from the west. The sensitivity of the area lies primarily in its visual prominence as well as hedges and trees. Separation between Mount Farm and the settlement should also remain. Commercial development would be inappropriate due to this prominence, relationship with housing and the steep slopes. The only potential site is the existing factory and any development should not exceed the current height of buildings.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform sloping hillsides

Landcover mostly arable with some pastoral farmland and a disused factory

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern limited development on B4035

Other built features disused factory

Presence of water n/a

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance prominent Complexity simple

Comments the zone forms the western backcloth and skyline to the settlement- Hanson Hill

Key views

To settlement False From settlement False
Landmarks - Detractors factory but well screened by tree screening to south and east

Intervisibility

Site observation high ...to key features ...from key place

Comments prominent slopes visible from Shakespeare's Way and wider landscape to the east as well as main road approaches to settlement

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments visibility of housing to one side plus presence of road reduce tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments PROW links settlement with wider landscape; managed as part of wider farmed unit/s

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides western backcloth to settlement and is on main western approach to town

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments links as part of backcloth to town with Sh11

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the housing estate edge is not very well mitigated by vegetation although it is set into the hillside to an extent

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high
urban residents	high/medium

Comments the main receptors are road users approaching from the west, users of PROW to west and to the east such as Shakespeare Way and adjacent residents

Other

Other factors -

Potential for landscape enhancement

increase tree cover in hedgerows

Potential mitigation if area potentially suitable for development

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

LCP/Zone Sh10

Settlement: Shipston-on-Stour

Landscape sensitivity to housing development high/medium

These playing fields associated with school, sports club and leisure centre are located on the lower slopes Waddon Hill. They are bounded by housing to the south east, commercial development to the north east and countryside to the other sides along with strong hedgerows and trees. The school and sports club buildings are prominent features rising above the settlement, defining its upper limits. The sensitivity of the zone is in its location on the hillside and the prominence of any potential built form on it. Housing development is therefore considered to be inappropriate due to this and its current green uses which have community benefit.

Landscape sensitivity to commercial development high/medium

These playing fields associated with school, sports club and leisure centre are located on the lower slopes Waddon Hill. They are bounded by housing to the south east, commercial development to the north east and countryside to the other sides along with strong hedgerows and trees. The school and sports club buildings are prominent features rising above the settlement, defining its upper limits. The sensitivity of the zone is in its location on the hillside and the prominence of any potential built form on it. Commercial development is therefore considered to be inappropriate due to this and its current green uses which have community benefit.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Urban

Ecological sensitivity Low

Visual sensitivity Urban

Land Cover Parcel data

Land Use Urban-amenity

Pattern n/a

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform sloping hillsides

Landcover school, sports club and associated playing fields

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input checked="" type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
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Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern none

Other built features school and sports club with associated structures

Presence of water n/a

Scale small/medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments forms local skyline when viewed from lower level close by

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	school and sports club are prominent on hillside and of limited architectural merit

Intervisibility

Site observation high ...to key features ...from key place

Comments lower parts of prominent slopes visible from Shakespeare's Way and wider landscape to the east

Tranquillity

Noise sources people

Views of development one side 180 **Presence of people** frequent

Summary medium/low

Comments the use of the area and presence of buildings reduces tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments sporting and educational uses related to settlement

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments forms lower part of green hill backcloth to the north west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge moderately indented

Comments the housing estate edge is poor quality although it is set into the hillside and partly screened

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium/low

long distance/public footpaths

medium/low

urban residents

high/medium

Comments receptors include adjacent residents and road users and PROW users to the east across the valley

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high

This zone consists of the top and sides of Waddon Hill which defines and acts as the backcloth to the north western edge of the settlement. It is a small scale pastoral landscape with a well defined, regular pattern of fields. A wireless mast is a local detractor. The slopes fall away quite steeply on all sides and any new development would be very prominent, especially when viewed from the adjoining hills to the south and from the east. Housing development would be inappropriate in this area.

Landscape sensitivity to commercial development high

This zone consists of the top and sides of Waddon Hill which defines and acts as the backcloth to the north western edge of the settlement. It is a small scale pastoral landscape with a well defined, regular pattern of fields. A wireless mast is a local detractor. The slopes fall away quite steeply on all sides and any new development would be very prominent, especially when viewed from the adjoining hills to the south and from the east as well as impractical on the hill slopes. Commercial development would be highly inappropriate in this area.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Pastoral
Pattern	Medium/large_regular
Origin	Farmland_planned

Designations**Landscape/planning**

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform low steep sided hill

Landcover pastoral

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern Farmstead

Other built features -

Presence of water n/a

Scale small **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments Waddon Hill forms a prominent north western backcloth to the settlement

Key views

To settlement False **From settlement** False
Landmarks - **Detractors** wireless mast

Intervisibility

Site observation high ...to key features ...from key place

Comments widely visible hill

Tranquillity

Noise sources roads

Views of development one side 180 **Presence of people** infrequent

Summary medium

Comments the hill is intervisible with the school and commercial estate and has a wireless mast which reduces its tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides part of rural hill backcloth to the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments Sh09 continues rural hill backcloth

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge moderately indented

Comments school/sports club and commercial estate are unattractive buildings. The former also register as the highest buildings on this edge of town, but they are at least set within a green context

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

Comments main receptors are PROW views looking across/beyond the settlement to hill and adjacent road views

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

This zone is an area of intensively managed arable farmland with an historic pattern of medium-large sized regular fields, lying in an area of higher level rolling topography associated with Waddon Hill. It is an open landscape with a strong rural character with wide intervisibility to the east. The adjacent commercial estate has recognised this prominence with dark green units on its edge, but with a detractive larger recent builders merchant unit visible from the north and on the skyline in views from the east and south east. Adjacent housing is also prominent. Reinforcement of further built form on this edge is highly undesirable. Housing development is therefore considered inappropriate.

Landscape sensitivity to commercial development high/medium

This zone is an area of intensively managed arable farmland with an historic pattern of medium-large sized regular fields, lying in an area of higher level rolling topography associated with Waddon Hill. It is an open landscape with a strong rural character with wide intervisibility to the east. The adjacent commercial estate has recognised this prominence with dark green units on its edge, but with a detractive larger recent builders merchant unit visible from the north and on the skyline in views from the east and south east. Adjacent housing is also prominent. Reinforcement of further built form on this edge is highly undesirable. Commercial development is therefore considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Low

Visual sensitivity High

Land Cover Parcel data

Land Use Cropping

Pattern Medium/large_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform rolling upper valley sides

Landcover arable

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments forms local skyline in views from east and south

Key views

To settlement False	From settlement False
Landmarks -	Detractors adjacent commercial estate - especially large cream/blue Builders Merchants building, which is highly intrusive

Intervisibility

Site observation high ...to key features ...from key place

Comments intervisible with hills to the east

Tranquillity

Noise sources roads

Views of development one side 180 **Presence of people** infrequent

Summary medium

Comments this area is intervisible with the adjoining commercial/housing estates and it lies adjacent to a road, which reduces its tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area
Corridor?

Comments managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides part of rural hill backcloth to the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments commercial estate and housing provide an abrupt, unmitigated edge,
although the olive green buildings are more recessive

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

Comments main receptors are PROW and road users

Other

Other factors -

Potential for landscape enhancement

tree screening/mitigation of existing development edge

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development medium

This zone lies in an area of low lying ground between two hills on the northern edge of Shipston, where it is currently used by the local community for sporting and other recreational activities. It appears well used as an amenity resource although now has limited ecological and cultural intrinsic sensitivity as a result. It would be desirable to retain the recreational purpose if possible. Housing development would remove this use and would significantly extend the settlement form north, albeit at a low level. The area to the south, as far north as the existing housing edge to the west is less sensitive than the area to the north.

Landscape sensitivity to commercial development high

This zone lies in an area of low lying ground between two hills on the northern edge of Shipston, where it is currently used by the local community for sporting and other recreational activities. It appears well used as an amenity resource although now has limited ecological and cultural intrinsic sensitivity as a result. It would be desirable to retain the recreational purpose if possible. Commercial development would remove this use and would significantly extend the development form north, abutting and accessed through housing. It is therefore considered to be inappropriate in this location.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High

Land Cover Parcel data

Land Use	Amenity land
Pattern	n/a
Origin	Farmland_piecemeal

Designations**Landscape/planning**

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform gently rolling

Landcover sports field

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features sports club buildings

Presence of water n/a

Scale small **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** floodlights

Intervisibility

Site observation low ...to key features ...from key place

Comments lies in a dip in landform with housing to south and southwest

Tranquillity

Noise sources people

Views of development one side 180 **Presence of people** frequent

Summary medium/low

Comments used for sport

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments self contained sports use

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments low lying pitches, although floodlights apparent in views from the east across the valley

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments settlement edge not widely visible and mitigated by hedgerows

Receptors

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments receptors are adjacent residents and users of the facility

Other

Other factors -

Potential for landscape enhancement

plant trees to integrate buildings and car park

Potential mitigation if area potentially suitable for development

-

Landscape sensitivity to housing development high/medium

The zone consists of a small rounded hill on the edge of the valley floor with pasture including ridge and furrow and horse pasture. Hedges are gappy and generally outgrown with trees. The hill defines the northern edge of the settlement, screening it from wider view from the north. Adjacent recent housing rises up the hill slopes and creates an awkward termination to the settlement especially when viewed from sensitive views such as from Shakespeare Way to the east. This precedent is unfortunate and undesirable. It is likely to lead to pressure to extend housing either side to this level. It is considered that development to the north and east of the new current development is unacceptable due to its exposure to views from the east making development even more prominent. Development within the field to the west is visible to less sensitive receptors and so, while undesirable, may be justifiable. This is with the strong proviso that no development should be higher than the existing housing [ideally lower] and should not be located higher up the slope than 75mAOD, whichever is lower. The top of the field [to the north and north eastern corner] should be planted with native trees with access to provide a permanent soft termination to the settlement edge and reinforce the screening of the landform.

Landscape sensitivity to commercial development high

The zone consists of a small rounded hill on the edge of the valley floor with pasture including ridge and furrow and horse pasture. Hedges are gappy and generally outgrown with trees. The hill defines the northern edge of the settlement, screening it from wider view from the north. Adjacent recent housing rises up the hill slopes and creates an awkward termination to the settlement especially when viewed from sensitive views such as from Shakespeare Way to the east. This precedent is unfortunate and undesirable. Commercial development is considered inappropriate in this area as the hill provides an important visual stop to the northern edge of the settlement and it would be out of scale with the grain of the field pattern and the slope.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High
Land Cover Parcel data	
Land Use	Pastoral
Pattern	Small/medium_regular

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform low rolling hill

Landcover pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features sheds related to agriculture and horse pasture

Presence of water n/a

Scale small Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments a small hill skyline on the edge of the valley, locally important in containing the northern edge of the settlement

Key views

To settlement False From settlement False
Landmarks - Detractors new housing on slopes to the south

Intervisibility

Site observation high ...to key features ...from key place

Comments visible from valley to the east including Shakespeare's Way

Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the adjacent road and settlement reduces the tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of wider farmed unit and as horse pasture

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides important visual stop to the northern edge of the settlement screening it from the north and visible from the east and south west

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge highly indented

Comments new housing rises up hill creating awkward termination to the settlement especially when viewed from the east

Receptors

Receptors	Sensitivity
-----------	-------------

long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	high
----------------------	------

urban residents	high/medium
-----------------	-------------

rural residents	high
-----------------	------

Comments receptors include rural road approach users [A3400], Shakespeare's Way and other PROW users, and rural dwellings to the north

Other

Other factors ridge and furrow in several fields

Potential for landscape enhancement

manage hedges and increase tree cover in hedgerows and especially to screen new housing

Potential mitigation if area potentially suitable for development

-

LCP/Zone Sh15

Settlement: Shipston on Stour

Landscape sensitivity to housing development high

This zone comprises of gently rolling topography with open arable farmland that forms part of the rural countryside to the north of the settlement. At no point does it abut the settlement edge. The area has a strong rural character which is reinforced by the fact that Shipston lies mostly beyond a low hill to the south. Housing development would therefore be inappropriate in this area.

Landscape sensitivity to commercial development high

This zone comprises of gently rolling topography with open arable farmland that forms part of the rural countryside to the north of the settlement. At no point does it abut the settlement edge. The area has a strong rural character which is reinforced by the fact that Shipston lies mostly beyond a low hill to the south. Commercial development would therefore be highly inappropriate in this area.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Moderate

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Cropping

Pattern Large_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform gently rolling

Landcover arable farmland

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern none

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** enclosed

Diversity simple

Skyline

Prominence/ importance n/a

Complexity

Comments

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

Site observation medium ...to key features ...from key place

Comments lower lying land, but visible from A3400

Tranquillity

Noise sources roads

Views of development some **Presence of people** infrequent

Summary medium

Comments adjacent road reduces tranquillity

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments forms part of rural countryside to the north of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments n/a

Receptors

Receptors

Sensitivity

roads/rail/cycleways

medium

long distance/public footpaths

medium

Comments main receptors are PROW users to the north and road users

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

Landscape sensitivity to housing development high/medium

The zone consists of the lower sloping valley sides of the River Stour forming a gentle spur which closes off views of the settlement to the north. The area is mainly pastoral with some arable in small-medium sized fields with outgrown hedges and fenced boundaries. There is evidence of some ridge and furrow. The A3400 forms the western boundary of the area, screened by a thick hedge and a PROW- Centenary Way, links the settlement to the wider countryside and to listed mills to the north east. The housing to the south is relatively recent and forms a strong, abrupt edge to the settlement. A locally prominent single 20c house lies just along the road separated from the settlement. The sensitivity of the area lies in its highly rural open character which contributes to the open green valley corridor, screening the settlement from the north. Ridge and furrow is also relatively rare and of intrinsic value. Housing development is considered inappropriate as the area forms part of a wider open rural valley landscape and any development would clearly extend the settlement when viewed from the east [including the Shakespeare Way]. The least sensitive part of the zone is the field adjacent to the settlement edge due to its relative enclosure although it does have ridge and furrow.

Landscape sensitivity to commercial development high

The zone consists of the lower sloping valley sides of the River Stour forming a gentle spur which closes off views of the settlement to the north. The area is mainly pastoral with some arable in small-medium sized fields with outgrown hedges and fenced boundaries. There is evidence of some ridge and furrow. The A3400 forms the western boundary of the area, screened by a thick hedge and a PROW- Centenary Way, links the settlement to the wider countryside and to listed mills to the north east. The housing to the south is relatively recent and forms a strong, abrupt edge to the settlement. A locally prominent single 20c house lies just along the road separated from the settlement. The sensitivity of the area lies in its highly rural open character which contributes to the open green valley corridor, screening the settlement from the north. Ridge and furrow is also relatively rare and of intrinsic value. Commercial development is considered inappropriate as the area forms part of a wider open rural valley landscape and any development would be clearly apparent when viewed from the east [including the Shakespeare Way], as well as removing ridge and furrow, albeit the latter is in a more enclosed area.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	High
Land Cover Parcel data	
Land Use	Pastoral
Pattern	Large_semi-regular

Origin Farmland_piecemeal

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform lower sloping valley sides/gentle spur

Landcover pasture with some arable

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern isolated dwellings associated with road

Other built features pumping station

Presence of water River Stour adjacent

Scale small/medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments area forms local horizon to walkers on valley PROW

Key views

To settlement	False	From settlement	False
Landmarks	converted mill to the south in settlement	Detractors	pumping station and timber pole power lines

Intervisibility

Site observation medium ...to key features ...from key place

Comments open valley sides visible from the east across valley

Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the adjacent road and views of settlement to the south reduce tranquillity of otherwise open rural countryside- tranquillity increases to the north east

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments PROW links settlement to wider countryside; managed as part of wider farmed unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments forms part of valley rural green corridor which is important to the setting of the settlement as a whole

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments forms part of valley landscape running north and south

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments recent development to the south west makes a strong statement which does not reflect the settlement form, does not complement the distinctive landmark of the converted mill and is too dense, making softening of the edge to the north with planting difficult

Receptors

Receptors	Sensitivity
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long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	high
----------------------	------

rural residents	high
-----------------	------

urban residents	high/medium
-----------------	-------------

Comments receptors include users of Centenary Way which crosses the area, Shakespeare's Way who look across to the zone, users of PROW through the area, adjacent road users and adjacent residents

Other

Other factors some fields have ridge and furrow

Potential for landscape enhancement

manage/gap up hedges and encourage hedge tree growth

Potential mitigation if area potentially suitable for development

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