

Site No 4

BASELINE INFORMATION

| | | | |
|---|--|-----------------|------|
| Settlement Name | Stow on the Wold | Site Ref | No 4 |
| Site Name/ Address | Remainder of site at Tall Trees, Oddington Road, Stow on the Wold | | |
| Site Assessors | Mr P Dixon & Mr S Neves on 1 st November 2019 | | |
| Gross area (Hectares) | Circa 0.7 ha. | | |
| Current/recent uses | Part agricultural, part domestic garden, part wasteland currently used by builders of new Doctors Surgery. L shaped site comprises three quarters of the area of which a quarter houses the new Doctors Surgery. | | |
| Availability | Possibly available for Rural Exception planning. | | |
| Site Planning History | Remaining 75% of site partly developed for new Doctors Surgery. | | |
| DESIGNATIONS & KNOWN CONSTRAINTS | | | |
| Area of Outstanding Natural Beauty (AONB) / Special Landscape Area (SLA) | AONB. | | |
| Site of Special Scientific Interest (SSSI) / Key Wildlife Site (KWS) / Local Nature Reserve (LNR) / Special Area of Conservation (SAC) | No | | |
| Conservation Area | Just outside Conservation Area. | | |
| Listed Buildings | No | | |
| Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site | No | | |
| Public Rights of Way | Footpath along eastern boundary. | | |
| Flood Risk | None assessed. | | |
| Tree Preservation Orders (TPOs) / Ancient Woodland | None known, but several mature trees on or close to boundaries. Row of Leylandii on edge of domestic garden near northwest corner. | | |
| Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known) | None known. | | |
| Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination | None known. | | |
| Registered Parks & Gardens / National Trust Asset | N/A | | |
| Agricultural Best & Most Versatile Land Quality | N/A | | |
| Other Known / Recorded Constraints Comments | As northern boundary is on A436, vehicle access to site would probably have to be from Maugersbury Road, possibly shared with Doctors Surgery. | | |

Site No 4

ASSESSING SITE CONNECTIONS AND ACCESS

1. WALKING TO LOCAL FACILITIES

| Facility | Route Quality | Observations and comments on safety and quality of route Site Visit Notes/Record of Photos |
|---------------------------|----------------------|--|
| Shop | Good | 300 m to wide variety of shops in town centre. 600 m to filling station with small Marks & Spencer. 700 m to Tesco supermarket. (Subject to safe pedestrian access from northwest corner of site to Oddington Road (A436)). |
| School | Good | 250 m to primary school (subject to safe pedestrian crossing of Oddington Road (A436)). |
| Open Space | Good | <i>(This is about publicly accessible spaces)</i> 200 m to King George's playing field (subject to safe pedestrian crossing of Oddington Road (A436)). 200 m to footpaths into open countryside. |
| Bus Stop | Fair | 400 m (town square). |
| Any other facility | Good | Many shops, pubs, restaurants, C of E, Baptist and Roman Catholic churches within 400 m. 100 m to Doctors Surgery and 200 m to veterinary practice. |

2. SITE ACCESS(ES)

| General quality of access | Tick one |
|---|-----------------|
| Good: Easy access into the site and good roads approaching it. | |
| Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads. | ✓ |
| Poor: Poor access onto the site and poor roads approaching it. | |
| Number of Accesses. Type: comment on vehicle/pedestrian/cyclist access Observations / Comments / Site Visit Notes / Record of Photos Key Issues and Possible Mitigation (if Fair or Poor) Vehicle access to be established from Maugersbury Road, possibly shared with Doctors Surgery. Pedestrian access to Maugersbury Road could be shared with Doctors Surgery. Good pedestrian access to Oddington Road and (subject to safe pedestrian crossing) eastern part of town. Public footpath along eastern boundary usable but could be upgraded to hard surface. | |

3. CONNECTIONS SUMMARY: Overall, how well connected is the site?

| |
|--|
| <p>Note key points in the site's favour in terms of connections.</p> <p>Site well located for pedestrian access to town centre's commercial facilities and to Medical Centre, making use of vehicles for local journeys unnecessary for many potential residents. Safe vehicular access could be established via Maugersbury Road.</p> |
| <p>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</p> <p>Establish vehicular access to Maugersbury Road. Upgrade public footpath on eastern boundary to hard surface. Open up pedestrian access to Maugersbury Road (shared with Doctors Surgery) and Oddington Road pavement. Create pedestrian crossing off Oddington Road.</p> |

ASSESSING THE SITE ENVIRONMENT

1. SITE CHARACTERISTICS

| |
|---|
| Landform: Steep slope |
| Observations/Notes/Record of Photos Site slopes steeply to east and south east. |
| Views In: Long |
| Quality and Value of View/Record of Photos Site visible from AONB countryside to south east, partly screened by mature trees on eastern boundary. |
| Views Out: Wide & Long |
| Quality and Value of View/Record of Photos View from town of distant valley to south east could be affected by a development, but partly screened by mature trees on eastern boundary. Southeast boundary with car park of new Doctors Surgery. |
| Natural Features on and Around the Site (Age/Condition/Value): Boundary Hedgerow & Trees |
| Numbers, Quality and Value Observations/Notes/Record of Photos Mature trees along full length of eastern boundary. Hedgerow on northern boundary with Oddington Road screens site. Row of leylandii screens domestic garden at north west corner of site. |
| Ecology: (Known/Observed): Birds |
| Comments/Notes, Quality and Value Observations/Notes/Record of Photos Some bird life. |
| Built Form On and Around the Site: Neighbouring buildings/structures in view. Neighbouring use. |
| Comments/Notes, Observations/Notes/Record of Photos Doctors Surgery and associated car park at south eastern corner of site. Tall Trees house to west of site. |

2. ENVIRONMENT SUMMARY

| | |
|--|-----------------|
| Environment Quality and Value: Does the recorded information above suggest that the site is of high quality and value, or is it medium or low? | Tick one |
| High | |
| Medium | ✓ |
| Low | |
| Note key points in the site's favour in terms of environment. Trees on eastern boundary, hedgerow on northern boundary. Views of and from AONB valley to south east. | |
| Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. Maintain or increase screening on northern and eastern boundaries. Improve pedestrian/cyclist access to minimise increase of vehicular traffic. | |

Site No 4

OVERALL ASSESSMENT SUMMARY

| | |
|---|------------------------|
| <p>Site name/number: Remainder of site at Tall Trees, Oddington Road – Site No 4</p> | <p>Tick one</p> |
| <p>The site is suitable for allocation The site is well located and has lower environmental sensitivity to change.</p> | |
| <p>This is a potential allocation subject to on- or off-site mitigation The site is either well located but with higher environmental sensitivity to change or poorly located but with lower environmental sensitivity to change.</p> | <p>✓</p> |
| <p>The site is unsuitable for allocation The site is poorly connected and has higher environmental sensitivity to change.</p> | |
| <p>What are the key reasons behind your final judgement? Site is well located, close to social facilities of Stow, with potential for appropriate pedestrian and vehicular access. However, the site has moderate environmental sensitivity through potential impact on the AONB and the nearby Conservation Area. The site is therefore unsuitable for a high density, high impact housing development.</p> | |
| <p>If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc? Suitable for Rural Exception well screened low density development preferably comprising permanently affordable housing for local people.</p> | |
| <p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? Vehicular access from Maugersbury Road. Pedestrian access from Oddington Road and Maugersbury Road. Safe pedestrian crossing across Oddington Road. Paving of public footpath on eastern boundary.</p> | |
| <p>If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g heights, screening, materials etc)? Housing style commensurate with local/Conservation Area standards. Maximum two storey dwellings. Screening from Doctors Surgery car park.</p> | |

Site No 4



Site from Tall Trees house on western boundary



Site from north east corner with Doctors Surgery

Site No 4



