

**Site No 7**

**BASELINE INFORMATION**

<b>Settlement Name</b>	Stow on the Wold	<b>Site Ref</b>	No 7
<b>Site Name / Address</b>	Land north of Tesco and east of Edwardstow Court dementia/care home		
<b>Site Assessors</b>	Mrs C Peaston, Mr D Wiblin & Mr G Parke on 8 <sup>th</sup> August 2018		
<b>Gross area (Hectares)</b>	2.76 ha but only approx 2 ha available for housing development due to topography.		
<b>Current/recent uses</b>	Agriculture - cereal crop.		
<b>Availability</b>	Not known.		
<b>Site Planning History</b>	None known.		

<b>DESIGNATIONS &amp; KNOWN CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty (AONB) / Special Landscape Area (SLA)</b>	AONB.
<b>Site of Special Scientific Interest (SSSI) / Key Wildlife Site (KWS) / Local Nature Reserve (LNR) / Special Area of Conservation (SAC)</b>	No
<b>Conservation Area</b>	Part of one side of the site borders the Conservation Area.
<b>Listed Buildings</b>	None.
<b>Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site</b>	No

<b>Public Rights of Way</b>	None
<b>Flood Risk</b>	None
<b>Tree Preservation Orders (TPOs) / Ancient Woodland</b>	TPOs on north west corner of site and also in close proximity to site on western boundary.
<b>Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)</b>	None known.
<b>Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination</b>	None known
<b>Registered Parks &amp; Gardens / National Trust Asset</b>	No
<b>Agricultural Best &amp; Most Versatile Land Quality</b>	Not known - assumed Grade 2 agricultural land quality
<b>Other Known / Recorded Constraints Comments</b>	None known

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### ASSESSING SITE CONNECTIONS AND ACCESS

#### 1. WALKING TO LOCAL FACILITIES

<b>Facility</b>	<b>Route Quality</b>	<b>Observations and comments on safety and quality of route Site Visit Notes/Record of Photos</b>
<b>Shop</b>	Good	Superstore is adjacent to site on western boundary.
<b>School</b>	Fair	Primary School 900 m. Secondary School 7 miles but with a coach service from town square 450 m distance.
<b>Open Space</b>	Fair	<i>(This is about publicly accessible spaces)</i> QEII field 800 m.
<b>Bus Stop</b>	Good	450 m to bus stop in town square.

#### 2. SITE ACCESS(ES)

<b>General quality of access</b>	<b>Tick one</b>
<b>Good:</b> Easy access into the site and good roads approaching it.	✓
<b>Fair:</b> Poor access into the site but good approach roads, or poor access into the site and good approach roads.	
<b>Poor:</b> Poor access onto the site and poor roads approaching it.	
<b>Number of Accesses. Type: comment on vehicle/pedestrian/cyclist access</b> <b>Observations / Comments / Site Visit Notes / Record of Photos</b> <b>Key Issues and Possible Mitigation (if Fair or Poor)</b> Current access is across site Site No 7 and the entrance is a farm gate off the Broadwell Road close to its junction with the A429 Fosseyway. If Site no 7 were to be developed, provision should be made for vehicular access from Site No 7 to Site No 8. There is also a farm gate access direct onto the site from Well Lane. Access from Well Lane is via a steep track only suitable for agricultural vehicles but use could be made of this entrance for pedestrians to take a more direct route from the site to the town square, primary school, doctor's surgery, etc. Of more interest is the potential vehicle access across the sites western boundary to the north and south of the superstore. Gaining access from the road to the north of the superstore would involve extending the current access road that leads to the rear of Tesco. Access to the south of the superstore would involve extending the road which circulates around the existing town car park.	

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

<b>Note key points in the site's favour in terms of connections.</b> Adjacent to superstore and within easy reach of town centre/market square.
<b>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</b> The new doctor's surgery is further from the site than is desirable but nothing can be done in mitigation.

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# ASSESSING THE SITE ENVIRONMENT

## 1. SITE CHARACTERISTICS

<b>Landform:</b> See below.
<b>Observations/Notes/Record of Photos</b> The site has a slight downhill slope from west to east. It also slopes gently downhill from north to south before steeply falling away over the final 15 to 20% of its length to the south as it reaches Well Lane.
<b>Views In:</b> Wide
<b>Quality and Value of View/Record of Photos</b> Wide views in from the east.
<b>Views Out:</b> See below.
<b>Quality and Value of View/Record of Photos</b> Wide views out to the east. Views out to the south and west are restricted by dense tree shelter belts. Views to the north are over a hedge and are of the neighbouring agricultural Site No 7.
<b>Natural Features on and Around the Site</b> (Age/Condition/Value): See below.
<b>Numbers, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> The northern and eastern boundaries are 4 m high hedgerows with occasional trees on northern boundary. Most of the western boundary is a very wide dense shelter belt consisting of trees and shrubs. A short section of this shelter belt in the north west corner of the site is protected by TPOs.
<b>Ecology:</b> (Known/Observed): None.
<b>Comments/Notes, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> No ecological observations were made during the site visit. There are no water habitats on the site.
<b>Built Form On and Around the Site:</b> See below.
<b>Comments/Notes, Observations/Notes/Record of Photos</b> The only structures in view both neighbouring and on site are the buildings within the Fosseyway House complex which is on the far side of the neighbouring site S52. There are no walls or structures in view on or bordering the site.

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### 2. ENVIRONMENT SUMMARY

<b>Environment Quality and Value:</b> Does the recorded information above suggest that the site is of high quality and value, or is it medium or low?	<b>Tick one</b>
<b>High</b>	<input checked="" type="checkbox"/>
<b>Medium</b>	<input type="checkbox"/>
<b>Low</b>	<input type="checkbox"/>
<b>Note key points in the site's favour in terms of environment.</b> Good quality agricultural land with far reaching views and surrounded by good belts of trees and hedgerows.	
<b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</b> Hedge to the east would have to be augmented with tree planting to increase the height and density of this boundary to act as screening for any development.	

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**OVERALL ASSESSMENT SUMMARY**

<p><b>Site name/number:</b> Land north of Tesco and east of Edwardstow Court dementia/care home</p>	<p><b>Tick one</b></p>
<p><b>The site is suitable for allocation</b> The site is well located and has lower environmental sensitivity to change.</p>	<p>✓</p>
<p><b>This is a potential allocation subject to on- or off-site mitigation</b> 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><b>The site is unsuitable for allocation</b> The site is poorly connected and has higher environmental sensitivity to change.</p>	
<p><b>What are the key reasons behind your final judgement?</b> The only downside to the site is its visibility from great distances, over a wide arc from the east. However this shortcoming can be addressed by introducing a screening belt of trees to augment the existing 4 m high eastern boundary hedge. The site also benefits from being so close to the neighbouring superstore and has good pedestrian access to the town square and primary school via Well Lane. As well as housing, the site could also provide much needed additional car parking by accommodating an extension to the Tesco Town Car Park. All sites in and around Stow are of a very sensitive nature for one or more reasons. Disruption to neighbours and impairment to the outlook of neighbouring properties would be minimal if this site were to be developed. The incoming views of Stow from the east have already been desecrated by the new development adjacent to the west of the site because the new buildings are higher than the screening trees. Any additional development on Site No 6 could be hidden and avoid further degradation of the view from the east if buildings were limited to a maximum of 2 storeys and the eastern boundary hedge was augmented by tree plantings Costs for linking the site to the highway will be minimal with no requirement for expensive alterations to the existing road structure or speed limits. Whilst the southernmost section of the site is steeply sloped and may be unsuitable for housing, it may be possible to landscape the area in order to create car parking on one or two different tiered levels.</p>	
<p><b>If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?</b> Housing and car parking.</p>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b> Screening of site from the east.</p>	
<p><b>If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g heights, screening, materials etc)?</b> Building heights should be restricted. (The three storey buildings on the neighbouring development rise above the screening belt of trees. Buildings of a similar height would not be acceptable on any development of site.</p>	

## Site No 7



Current entrance from Site No 7 on to Site No 6. The entrance is located on the northern boundary and in the north western corner of the site.



This view is taken from just inside the entrance to the site and is looking along the western boundary. In the distance the site falls away steeply down to Well Lane. Note the dense screening which extends along much of the western boundary hiding the superstore Tesco from view.

## Site No 7



This photograph shows the southern end of the site where the ground starts to slope steeply down to Well Lane. Across the valley the properties in and adjacent to Camp Gardens can be seen.



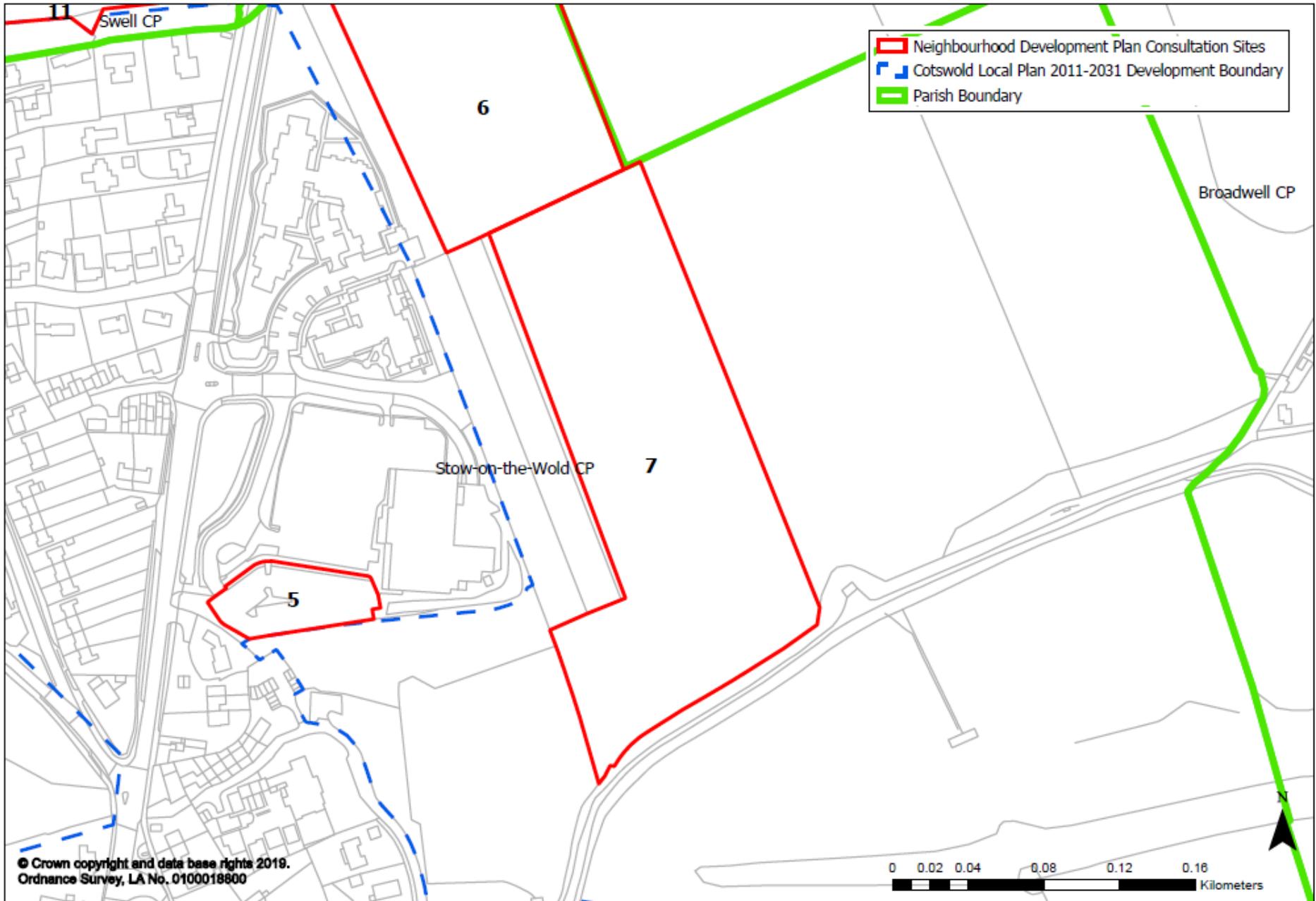
This photograph is looking back along the western boundary towards the entrance to the site and shows the hedgerow and occasional trees on the northern site boundary.

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Taken from just inside the field gate exit to Well Lane, this view is looking along the southern boundary. Note the screening belt along this boundary and the distant eastern hedge which has a gap affording access to the neighbouring field.

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