

## Site No 9

### BASELINE INFORMATION

<b>Settlement Name</b>	Stow on the Wold	<b>Site Ref</b>	No 9
<b>Site Name / Address</b>	Land to the south of Griffin Close and adjacent to King George's playing field		
<b>Site Assessors</b>	Mr P Dixon & Mr S Neves 9 <sup>th</sup> – 11 <sup>th</sup> August 2018		
Gross area (Hectares)	1.89 ha.		
SHLAA Capacity Assessment	146 dwellings (with Site No 10).		
Current/recent uses	Pasture/arable agriculture.		
Availability	Not known. Outside Development Boundary.		
Site Planning History	(With Site No 10) planning application no 13/01856/OUT refused and appeal dismissed.		

<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>	Conservation Area 400 m to the west.
<b>Listed Buildings</b>	None.
<b>Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site</b>	None.

<b>Public Rights of Way</b>	None known.
<b>Flood Risk</b>	None known.
<b>Tree Preservation Orders (TPOs) / Ancient Woodland</b>	None in force, but mature trees on boundaries.
<b>Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)</b>	N/A
<b>Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination</b>	N/A
<b>Registered Parks &amp; Gardens / National Trust Asset</b>	N/A
<b>Agricultural Best &amp; Most Versatile Land Quality</b>	High quality arable and pasture.
<b>Other Known / Recorded Constraints Comments</b>	Potential archaeology not yet surveyed.

## 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	Fair	Variety of shops in Stow market square, at a distance of 1 Km (10-15 min on foot). Route possible via quiet streets. Supermarket 1.2 Km.
School	Good	200 m to Primary School.
Open Space	Good	<i>(This is about publicly accessible spaces)</i> Site adjacent to King George's playing field, but access to public footpaths poor and potentially dangerous.
Bus Stop	Poor	200 m but infrequent service.
Any other facility	Fair	Restaurants, pubs, post office at 800 m to 1.1 Km distance.

### 2. SITE ACCESS(ES)

General quality of access	Tick one
<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> Necessary access is to busy A436, requiring construction of new junction and imposition of speed limit. Access is at bend on A436. Unsafe for pedestrians and cyclists, in view of poor visibility on bend.	

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

<p><b>Note key points in the site's favour in terms of connections.</b></p> <p>Provided resources were committed to a new junction and traffic calming, it would be possible to gain access to the A436, at cost to the rural environment.                      POOR walking distance to shops. A small development at the North end could in theory be connected to Griffin Close, but it is difficult to determine how access could be affected.</p>
<p><b>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</b></p> <p>Requires construction of roundabout on A436. Would add to traffic on A436/Oddington Road/Sheep Street, which suffer frequent long delays approaching Fosseyway traffic lights and encouraging unsafe use of Union Street as a 'rat run'. This probably precludes a large development. For a small development at the north end of the site, access to Griffin Close would need to be arranged. This seems difficult or impossible.</p>

## ASSESSING THE SITE ENVIRONMENT

### 1. SITE CHARACTERISTICS

<b>Landform:</b> Gently undulating.
<b>Observations/Notes/Record of Photos</b> Site slopes gently towards distant valley.
<b>Views In:</b> Wide & Long.
<b>Quality and Value of View/Record of Photos</b> The view of Stow from the surrounding countryside has significant environmental significance for local people and visitors.
<b>Views Out:</b> Wide & Long.
<b>Quality and Value of View/Record of Photos</b> The view of relatively unspoilt countryside visible from the site and the areas of the town adjoining it would be spoilt by any major development on this site.
<b>Natural Features on and Around the Site (Age/Condition/Value):</b> <i>Grass.</i>
<b>Numbers, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> Dense boundary hedgerow adjoining A436 and row of trees dividing Site No 9 from playing field.
<b>Ecology: (Known/Observed):</b> Wildlife Corridors & Water Habitat.
<b>Comments/Notes, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> See above. Hedgerow and trees are valuable habitat for a variety of birds, insects and small mammals.
<b>Built Form On and Around the Site:</b> Neighbouring buildings/structures in view.
<b>Comments/Notes, Observations/Notes/Record of Photos</b> Modern houses in adjoining site to the north.

### 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>	✓
<b>Medium</b>	
<b>Low</b>	
<b>Note key points in the site's favour in terms of environment.</b> The site enjoys wide and distant views of the valley to the E and is itself visible from a wide area. A development of any significant size would detract from the environmental importance of this part of the AONB.	
<b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</b> It is difficult to imagine any mitigation that would adequately counteract the negative aspects of a development.	

## OVERALL ASSESSMENT SUMMARY

<p><b>Site name/number</b> Land to the south of Griffin Close and adjacent to King George's playing field</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. (* See the guidance overleaf for an explanation of 'sensitivity to change'.)</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>✓</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> A highly sensitive site whose development could significantly detract from the environmental significance of the AONB. Problematic distance from shops and other facilities. Difficult and potentially dangerous access to major road at bend. Marginal possibility for a small scale development at northern end of site, subject to solving problem of access from Griffin Close.</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> A small development of 10-12 houses might be possible without unacceptable environmental degradation, if positioned in the northern one third of site and suitably screened, with access from Griffin Close. However, this access is problematic.</p>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b> Confirmation that access from Griffin Close would be feasible.</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)? (Add comments on the site plan if this helps, e.g.to show a key view.)</b> Low profile housing only. Screening and landscaping.</p>	

Site No 9



View east from south west corner



View north east from south west corner

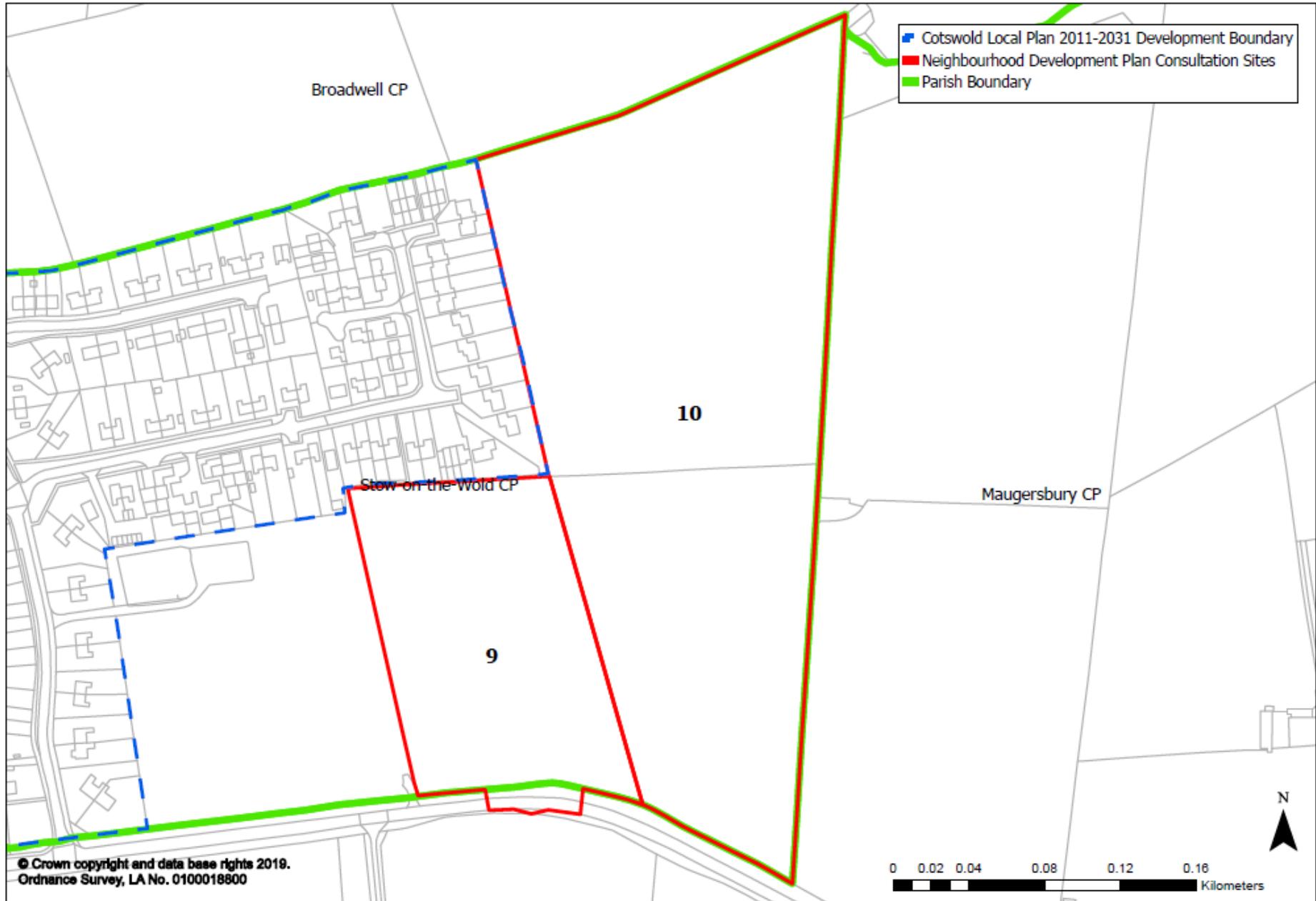


Adjacent to King George's playing field west of site



View south east at A436 access point

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