

Site No 10

BASELINE INFORMATION

Settlement Name	Stow on the Wold	Site Ref	No 10
Site Name / Address	Land east of Griffin Close & north of Oddington Road		
Site Assessors	Mr P Dixon & Mr S Neves 9 th – 11 th August 2018		
Gross area (Hectares)	5.52 ha.		
SHLAA Capacity Assessment	146 dwellings (with Site No 9.		
Current/recent uses	Pasture/arable agriculture.		
Availability	Not known. Outside Development Boundary.		
Site Planning History	(With Site No 9) planning application no 13/01856/OUT refused and appeal dismissed.		

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	Conservation Area 500 m to the west.
Listed Buildings	None.
Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site	None.

Public Rights of Way	None known.
Flood Risk	None known.
Tree Preservation Orders (TPOs) / Ancient Woodland	None known, but mature trees on boundaries
Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)	N/A
Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination	N/A
Registered Parks & Gardens / National Trust Asset	N/A
Agricultural Best & Most Versatile Land Quality	Good quality arable and pasture
Other Known / Recorded Constraints Comments	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	Poor	Variety of shops in Stow market square, at a distance of 1.1 Km (15 mins on foot) and supermarket at 1.3 Km. Walking via quiet streets.
School	Good	300 m to primary school.
Open Space	Good	<i>(This is about publicly accessible spaces)</i> 200 m to King George's playing field, but access to public footpaths poor and potentially dangerous.
Bus Stop	Poor	300 m. Infrequent service.
Any other facility	Fair	Restaurants, pubs, post office at 900 - 1.2 Km distance.

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 via Griffin Close (quiet, residential) is unlikely to be feasible, otherwise access is to busy A436, requiring construction of new junction and imposition of speed limit. Access is at bend on A436 and is unsafe for pedestrians and cyclists, in view of poor visibility on bend.	

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

<p>Note key points in the site's favour in terms of connections. Poor walking distance to shops. Access unsafe for pedestrians and cyclists at bend on A436. Vehicle access to A436 would be possible, but at significant financial cost, traffic disruption and cost to rural environment.</p>
<p>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site: Requires construction of roundabout junction on A436. Would increase traffic on A436 and connecting road in Stow, worsen existing congestion tailing back from Fosseyway traffic lights and increase unsafe use of Union Street as 'rat run'.</p>

ASSESSING THE SITE ENVIRONMENT

1. SITE CHARACTERISTICS

Landform: Strongly Undulating.
Observations/Notes/Record of Photos Site slopes, in places sharply, towards valley to east.
Views In: Wide & Long
Quality and Value of View/Record of Photos Development of this highly visible site would have major impact on the AONB environment. The site forms part of the attractive semi rural view of Stow from a range of directions.
Views Out: Wide & Long.
Quality and Value of View/Record of Photos The site enjoys attractive views of the unspoilt surrounding countryside.
Natural Features on and Around the Site (Age/Condition/Value): Boundary Hedgerow, Trees, Freestanding Shrubs & Grass
Numbers, Quality and Value Observations/Notes/Record of Photos Row of trees on north, east and western boundaries of site and dense boundary hedgerow alongside A436.
Ecology: (Known/Observed): Birds & signs of mammals. Birds & Signs of Mammals. Comments/Notes, Quality and Value Observations/Notes/Record of Photos See above. Hedgerow and trees are a valuable wildlife habitat.
Built Form On and Around the Site: Neighbouring buildings/structures in view.
Comments/Notes, Observations/Notes/Record of Photos Site forms a valuable element of the semi rural environment for the adjacent Griffin Close area, comprising modern houses to west.

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. The site enjoys wide and distant views of the valley to the E and is itself visible from a wide area. Any development on this site would detract from the rural environment of the AONB.	
Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. Mitigation would be inadequate.	

OVERALL ASSESSMENT SUMMARY

Site name/number: Land east of Griffin Close & north of Oddington Road	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity.	
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.	<input checked="" type="checkbox"/>
The site is unsuitable for allocation The site is poorly connected and has higher environmental sensitivity to change.	
What are the key reasons behind your final judgement? As determined by the decision on planning appeal, development on this site would have a major negative impact on the environment of the AONB, Stow town and its surroundings. Moreover, the problematic access and distance from shops and other facilities are additional arguments against development.	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? N/A.	
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? N/A.	
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) N/A.	

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View north west from south east corner



View north from south east corner

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