

**Site No 11**

**BASELINE INFORMATION**

<b>Settlement Name</b>	Lower Swell	<b>Site Ref</b>	No 11
<b>Site Name / Address</b>	Land north of Stow on the Wold and west of Fosseway (Lower Swell)		
<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>	1.49 ha.		
<b>Current/recent uses</b>	Agriculture – grazing of horses.		
<b>Availability</b>	Unknown.		
<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>	No
<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>	None.
<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>	Assessed as Grade 2 agricultural land quality.
<b>Other Known / Recorded Constraints Comments</b>	Site is very visible when viewed from the west. This could be overcome by a screening belt on western boundary. If developed the site would contribute further to ribbon development along the Fosseway. The site lies outside but adjacent to Stow Development Boundary. It also lies within the Parish of Lower Swell.

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### 1. WALKING TO LOCAL FACILITIES

<b>Facility</b>	<b>Distance (metres)</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	Good quality and safe route. Superstore is 300 m from the site, on the opposite side of the Fosseway and is reached by a controlled crossing. The existing pavement on the west side of the Fosseway would have to be extended for a short distance (approx. 25m) to join up with a new exit from the site.
<b>School</b>		Poor	Primary school 1500 m Secondary school 7 miles but with a coach service from town square 750 m.
<b>Open Space</b>		Fair	<i>(This is about publicly accessible spaces)</i> QEII playing field 1000 m. There are also public footpaths nearby to the site.
<b>Bus Stop</b>		Fair	750 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.	
<p><b>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)</b></p> <p>Current access is from the Fosseway via a farm gate at the north east corner of the site. This would be inadequate for any development on the site.</p> <p>The current access would need to be replaced by a new and larger purpose built access probably closer to the centre of the eastern boundary which would take the entrance further away from the crest of a hill to the north on the Fosseway.</p> <p>Consideration should also be given to widening the carriageway of the Fosseway adjacent to the site, in order to accommodate a dedicated right turn lane when approaching from the north.</p> <p>The 30 mph limit would also need to be extended further north from its current position near the southern boundary of the site, to a new position north of the northern boundary. The pavement from the south would require extending to link up with the new entrance.</p>	

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

**Note key points in the site's favour in terms of connections.**

The site is very close to a superstore and within easy reach of town centre/market square.

**Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:**

The new doctor's surgery and Primary School are further from the site than is desirable (about 1500 m) but transport to Secondary School from the market square is reasonably convenient.

Potential high cost in extending 30 mph limit, extending street lighting, widening of Fosseyway to enable a dedicated right turn lane on to site, extending the existing footpath to link up with the site and provision of services to the site.

## ASSESSING THE SITE ENVIRONMENT

### 1. SITE CHARACTERISTICS

**Landform:** See below.

**Observations/Notes/Record of Photos**

North south is more or less level across the site. But there is a gentle downhill slope from east to west.

**Views In:** See below.

**Quality and Value of View/Record of Photos**

Wide, long distance views into the site from the west.

**Views Out:** See below.

**Quality and Value of View/Record of Photos**

Wide, long distance views to the west. Short views to south and east. Glimpsed views to the north across adjoining field.

**Natural Features on and Around the Site (Age/Condition/Value):**

See below.

**Numbers, Quality and Value**

**Observations/Notes/Record of Photos**

Boundary hedgerow and dry stone wall in good repair along the eastern boundary. Some trees at eastern end of southern boundary which is otherwise post and rail fencing with some hedgerow.

Post and rail and stock proof fence to western boundary

Intermittent hedgerow and individual trees plus a dry stone wall in need of some repair to northern boundary.

**Ecology: (Known/Observed):**

See below.

**Comments/Notes, Quality and Value**

**Observations/Notes/Record of Photos**

Nothing of note was observed during our visit and there is no water habitat on site.

**Built Form On and Around the Site:**

See below.

**Comments/Notes, Observations/Notes/Record of Photos**

Dry stone walls along northern and eastern boundaries. In addition to the access on to the Fosseyway via a farm gate at the northern corner of the eastern boundary, there is an additional farm gate, which is partially overgrown and appears to be not in use, at the western end of the northern boundary. This last gate leads to farm buildings on the neighbouring field.

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Timber stabling for horses, which is in a very good state of repair and currently in use, is situated in the south east corner of the site.

The site is bounded to the east by the Fosse Way, to the south by 3 or 4 significant detached properties, to the west by two paddocks and to the north by agricultural land and farm buildings.

If the site were to be developed at least 3 neighbouring properties to the south would have their outlook severely curtailed.

The current owners of the site may also be resident in one of the neighbouring properties to the south. Given that the site's current use is as an equestrian facility rather than a source of hay once or twice a year, the availability of the site may be difficult to achieve.

## 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> The far reaching views in and out of the site to and from the west. Any development on the site would erode the green belt approach to Stow from the north. (There is not a similar, balancing development on the opposite side of the Fosse Way to the site.) Note: any development could in part be mitigated by strategic screening belt tree and hedgerow planting. Any development would exacerbate the desire to reduce ribbon development in the Northern Cotswolds. It would also erode the green space between Stow on the Wold and Moreton in Marsh albeit only marginally.	
<b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</b> Screening belt planting to the west and north east of the site.	

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**OVERALL ASSESSMENT SUMMARY**

<p><b>Site name/number:</b> Land north of Stow on the Wold and west of Fosseway (Lower Swell)</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><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> The site is reasonably located for shops and town square but is further than desirable from schools, doctor's surgery and public accessible spaces. The sites environmental sensitivity can be partly mitigated. The additional costs re highway improvements etc. and the effects of yet another development having an uncontrolled access on to the Fosse Way also count against this site. On balance, the environmental sensitivity of the site and the detrimental effect of any development on neighbouring properties outweigh any benefit to be gained by a development on this site.</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.</p>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b> Highway improvements. Site access improvements and screening of the site.</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> Building heights should be restricted to a maximum of 2 storeys.</p>	

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This view taken from just inside the entrance gate in the north east corner of the site is looking along the eastern boundary with the stables in the far corner and the southern boundary post and rail fence beyond



A second view also taken from the north east corner of the site but this time looking down the northern boundary showing the far reaching views to the west.

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This photograph is taken from the centre of the field looking south. It shows the post and rail fence with hedgerow along the southern boundary with two of the neighbouring properties beyond.



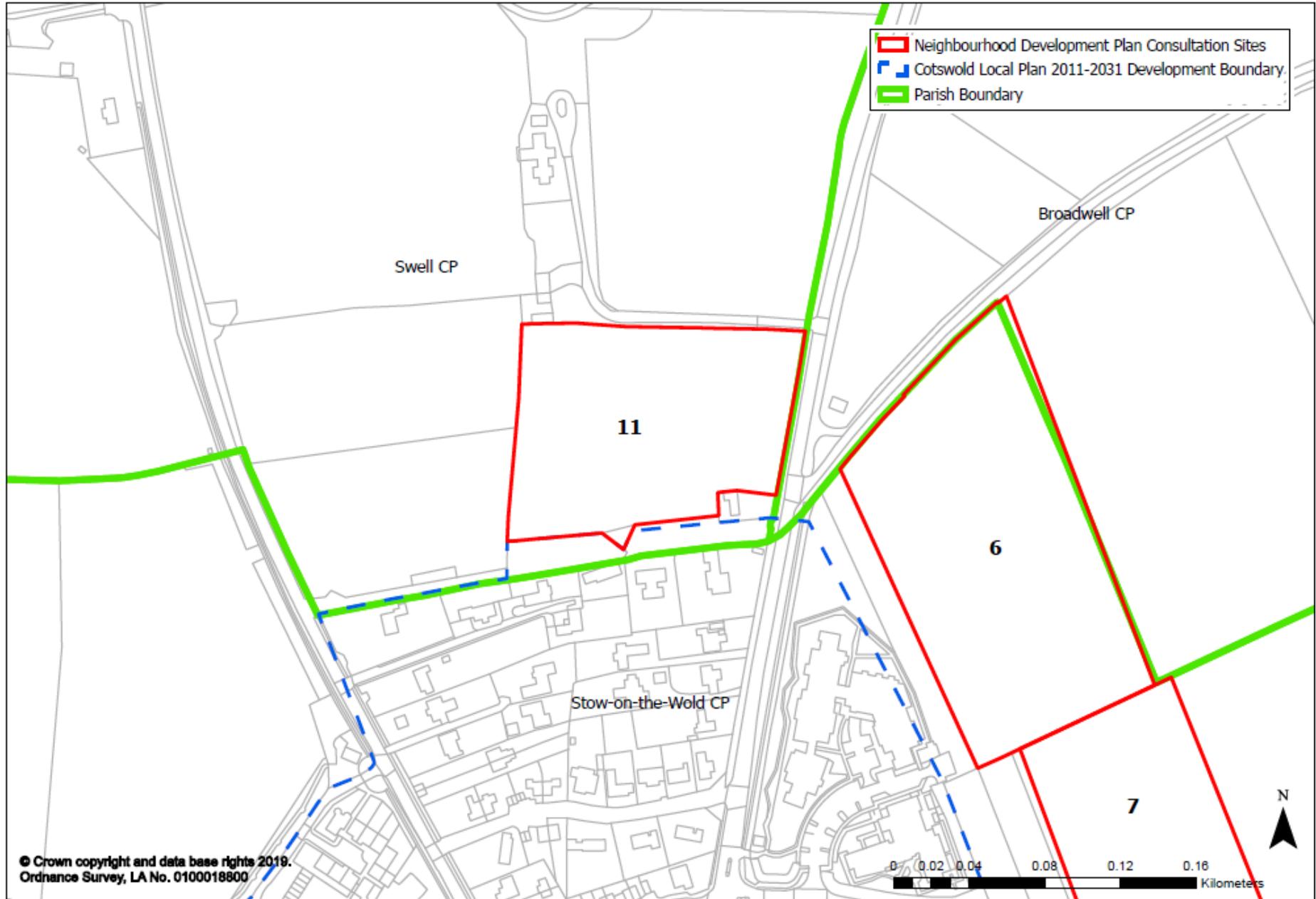
This is a view of north west corner of the field which is the lowest point of the site. It looks along the western boundary of stock proof and post and rail fencing, with agricultural crops beyond. The southern boundary can be seen together with the neighbouring properties.

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This photograph shows the disused field gate on the northern boundary in the northwest corner of the site.

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