

Site No 2

BASELINE INFORMATION

Settlement Name	Stow on the Wold	Site Ref	No 2
Site Name / Address	Uncultivated land Spring Gardens Allotments, Spring Gardens, Stow on the Wold		
Site Assessors	Mr S Gurmin & Mr H Cheston in November 2019		
Gross area (Hectares)	Circa 0.5 ha		
Current/recent uses	Allotment land		
Availability	Yes, owned by Stow on the Wold Town Council. Potential legal issues re change of use.		
Site Planning History	Believed to have been surveyed but no planning application submitted.		

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	No
Listed Buildings	No
Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site	No

Public Rights of Way	Yes
Flood Risk	No
Tree Preservation Orders (TPOs) / Ancient Woodland	No
Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)	Not known but nothing visible.
Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination	No
Registered Parks & Gardens / National Trust Asset	No
Agricultural Best & Most Versatile Land Quality	Good
Other Known / Recorded Constraints Comments	Allocated as allotment land it may require a legally enforced change of use to allow a housing development.

Site No 2

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	10 minute walk to Stow Square. Pavement throughout. Only potential problem is crossing Sheep Street (A436). Petrol Station with M & S shop on Fosseyway.
School	Good	15 minute walk. Pavement throughout. Only potential problem is crossing The Park Street/Oddington Road (A436) although there is a pelican crossing at the A436 junction with St Edward's Road.
Open Space	Fair	<i>(This is about publicly accessible spaces)</i> Walkable distances to QEII and King George's Fields. Children's playground available within the allotment site.
Bus Stop	Good	Bus stops in Stow Square and on Sheep Street.
Any other facility	Good	Numerous pubs and restaurants in vicinity. Petrol station on Fosseyway. Doctors Surgery.

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) Potential pedestrian access through allotment. Single direct access through farm gate from established road. See photograph.	

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

Note key points in the site's favour in terms of connections. Good access from established road.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site: Widen the existing entrance.

ASSESSING THE SITE ENVIRONMENT

1. SITE CHARACTERISTICS

Landform: Gently Undulating
Observations/Notes/Record of Photos Rough ground not currently cultivated.
Views In: Short
Views Out: Short
Quality and Value of View/Record of Photos No real view to speak of. Allotments to the north, south and west. The Park estate housing to the east.
Natural Features on and Around the Site (Age/Condition/Value): <i>Boundary Hedgerow, Trees, Freestanding Shrubs & Grass</i>
Numbers, Quality and Value Observations/Notes/Record of Photos Low level Cotswold stone wall provides boundary between allotment site and The Park Estate. Park Estate housing gable end profile.
Ecology: (Known/Observed): Birds & Wildlife Corridors
Built Form On and Around the Site: Walls, On site freestanding buildings/structures, Neighbouring buildings/structures in view, Neighbouring use & Potential Conflicts

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. Good access.	
Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. Local sensitivities.	

Site No 2

OVERALL ASSESSMENT SUMMARY

<p>Site name/number: Uncultivated area within allotments - Site No 2</p>	<p>Tick one</p>
<p>The site is suitable for allocation 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>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? Good access. Relatively flat site with amenities reasonably close by.</p>	
<p>If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc? Given the small size of the site a mixture of 1 or 2 bed starter units are considered the best fit.</p>	
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? Widen the current entrance. Believe that given its current use, legal action may be needed to reassign this area of the allotment site for housing development. Local sensitivities: Anticipate both the allotment holders and The Park estate residents in the immediate vicinity may oppose.</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.)? (Add comments on the site plan if this helps e.g to show a key view.) Adhere to CDC building regulations. Draw on eco/green building techniques.</p>	

Site No 2

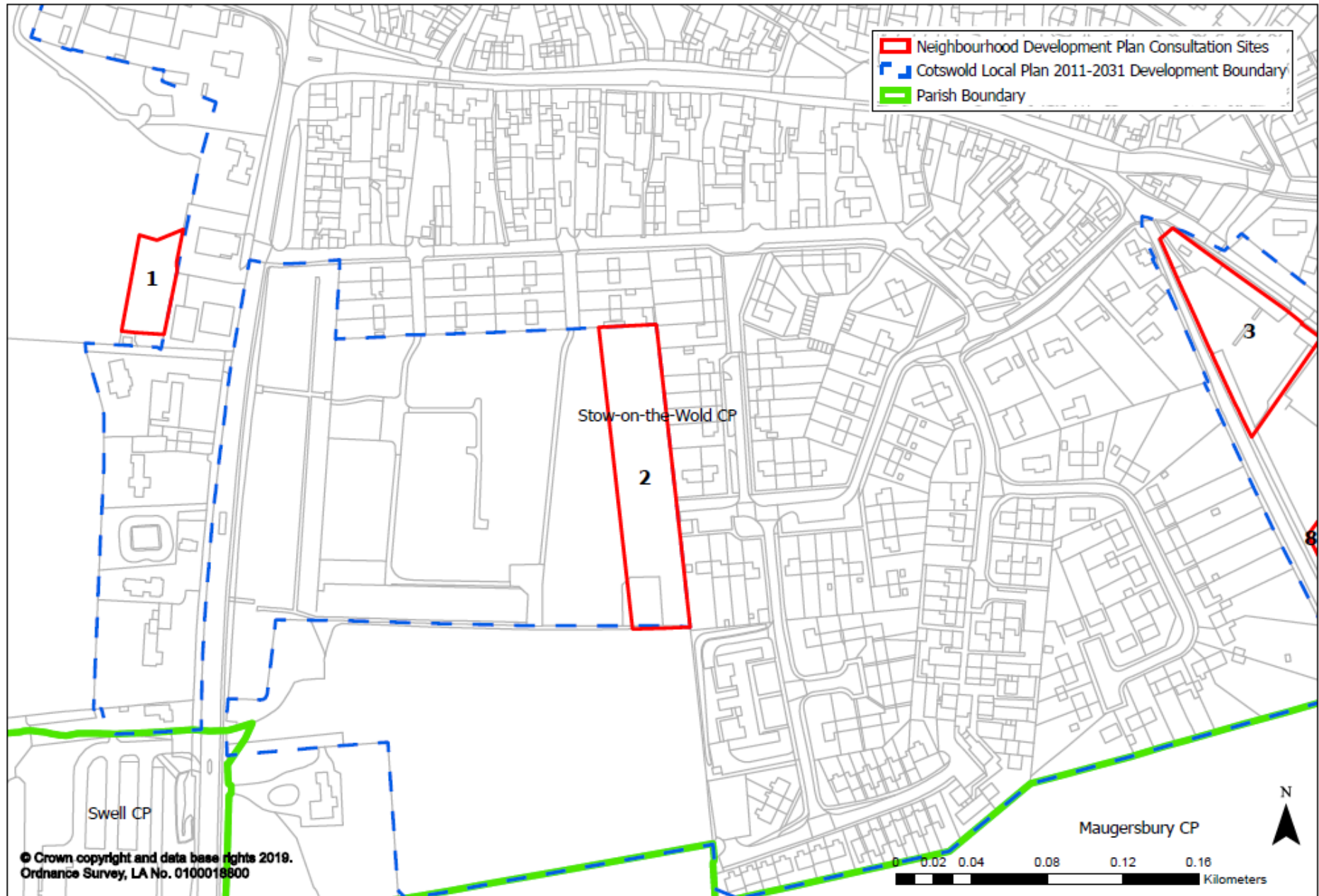


Single direct access through farm gate from established road.

Site No 2



Site No 2



Site No 2

