

Site No 3

BASELINE INFORMATION

Settlement Name	Stow on the Wold	Site Ref	No 3
Site Name / Address	Car Park, Maugersbury Road, Stow on the Wold		
Site Assessors	Mr P Dixon & Mr S Neves on 1 st November 2019		
Gross area (Hectares)	Circa 0.25 ha.		
Current/recent uses	Car and coach park, public toilets and recycling point.		
Availability	Not known, but would depend on providing coach and car parking elsewhere close to town centre.		
Site Planning History	Car park only.		

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

Public Rights of Way	Assumed right of way across site.
Flood Risk	Apparently none.
Tree Preservation Orders (TPOs) / Ancient Woodland	None known but row of trees and hedge across centre of site.
Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)	None known.
Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination	None known.
Registered Parks & Gardens / National Trust Asset	No
Agricultural Best & Most Versatile Land Quality	N/A
Other Known / Recorded Constraints Comments	Conversion from use for parking would require coach and car park facility elsewhere.

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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	300 m to wide variety of shops in town centre. 500m to filling station with small Marks & Spencer. 700 m to Tesco supermarket.
School	Fair	500 m to primary school.
Open Space	Good	<i>(This is about publicly accessible spaces)</i> Adjoining footpath to Maugersbury and beyond.
Bus Stop	Fair	400 m in town square.
Any other facility	Good	Many shops, pubs, restaurants, C of E, Baptist and Roman Catholic churches within 400 m. 100 m to Doctors Surgery and veterinary practice.

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) Good vehicular access to A436. Good pedestrian access to town, as currently used by visitors.	

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

Note key points in the site's favour in terms of connections. Good vehicular and pedestrian access. Very close to new Doctors Surgery.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site: None.

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ASSESSING THE SITE ENVIRONMENT

1. SITE CHARACTERISTICS

Landform: See below.
Observations/Notes/Record of Photos Site has moderate slope to south east.
Views In: Glimpsed.
Quality and Value of View/Record of Photos Site faces out into AONB to south east but is well screened. Any development should be planned so as to be effectively invisible from south and east. Development would have impact on views from nearby housing, especially 'The Lodge', but this might be considered a positive change relative to car/coach park.
Views Out: Glimpsed.
Quality and Value of View/Record of Photos Some limited views of AONB countryside.
Natural Features on and Around the Site (Age/Condition/Value): Boundary Hedgerow, Trees & Freestanding Shrubs.
Numbers, Quality and Value Observations/Notes/Record of Photos Substantial number of mature trees on boundary and some trees in centre of site.
Ecology: (Known/Observed) Birds.
Comments/Notes, Quality and Value Observations/Notes/Record of Photos Some bird life.
Built Form On and Around the Site: Neighbouring buildings/structures in view.
Comments/Notes, Observations/Notes/Record of Photos Scattered housing in view, not overlooked. 100 m to new Doctors Surgery.

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. Site is paved but has mature trees on boundary and in centre. Well designed development, preserving trees, might be more attractive than cars and coaches.	

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OVERALL ASSESSMENT SUMMARY

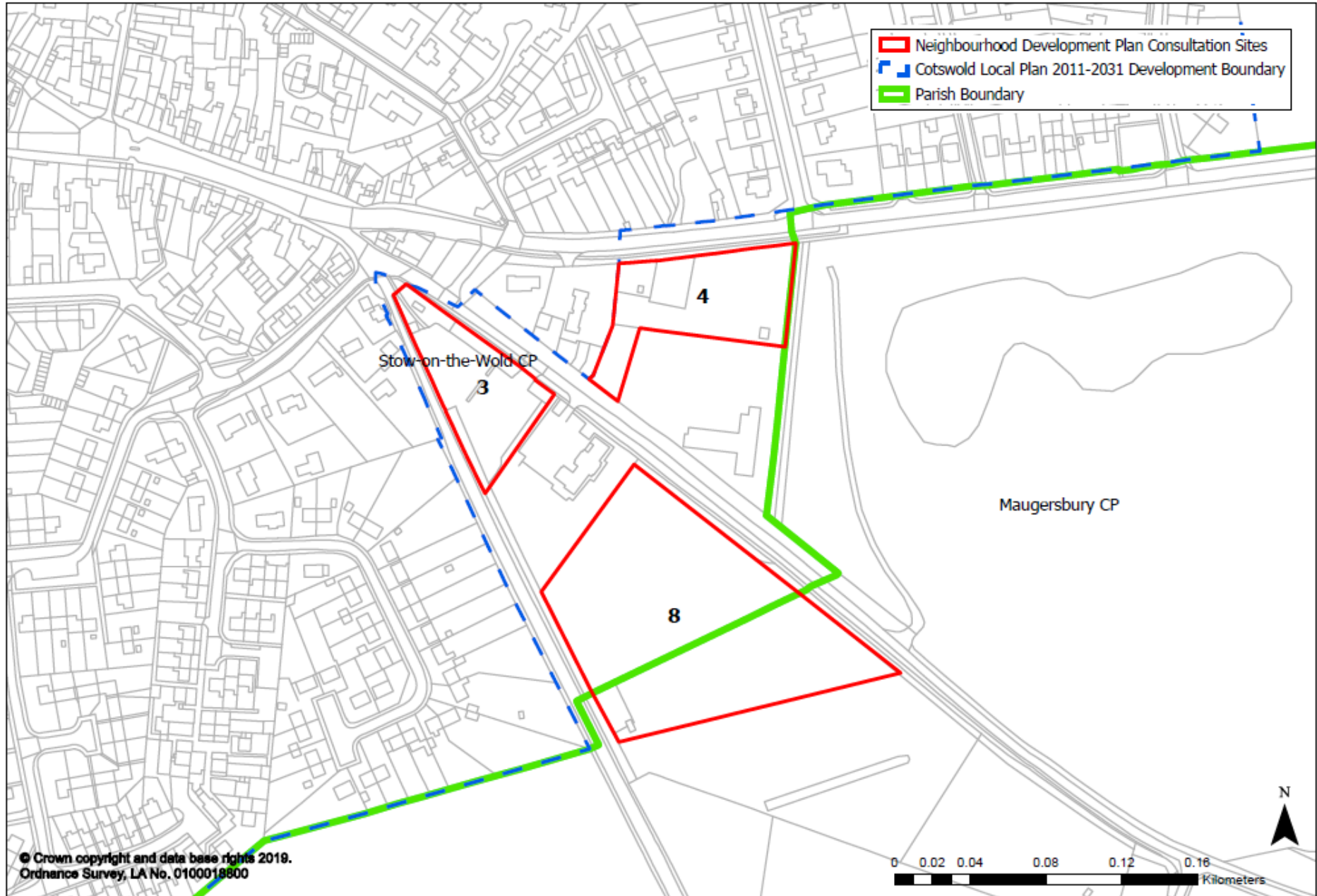
Site name/number: Car Park, Maugersbury Road – Site No 3	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity* to change. (* See the guidance overleaf for an explanation of 'sensitivity to change'.)	
This is a potential allocation subject to on- 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.	✓
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? Site has good access and is well screened.	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc? A low density development of up to 15 dwellings.	
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? Alternative coach and car parking provided elsewhere, close to town centre.	
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g heights, screening, materials etc)? Housing style sympathetic to local standards. Maximum two-story dwellings.	

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Site from south boundary facing north west

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