

**Site No 5**

**BASELINE INFORMATION**

<b>Settlement Name</b>	Stow on the Wold	<b>Site Ref</b>	No 5
<b>Site Name / Address</b>	Shoppers Car Park, Fosseway, Stow on the Wold		
<b>Site Assessors</b>	Mr S Gurmin & Mr H Cheston on 4 <sup>th</sup> & 8 <sup>th</sup> November 2020		
<b>Gross area (Hectares)</b>	Circa 1.2 ha.		
<b>Current/recent uses</b>	Car park.		
<b>Availability</b>	Not known.		
<b>Site Planning History</b>	Not 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>	No
<b>Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site</b>	No

<b>Public Rights of Way</b>	Yes
<b>Flood Risk</b>	No
<b>Tree Preservation Orders (TPOs) / Ancient Woodland</b>	No
<b>Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)</b>	Not known. Nothing visible.
<b>Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination</b>	No
<b>Registered Parks &amp; Gardens / National Trust Asset</b>	No
<b>Agricultural Best &amp; Most Versatile Land Quality</b>	NA
<b>Other Known / Recorded Constraints Comments</b>	None known.

## ASSESSING SITE CONNECTIONS AND ACCESS

### 1. WALKING TO LOCAL FACILITIES

<b>Facility</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	Tesco supermarket adjacent. Town centre shops a 5 minute walk.
<b>School</b>	Fair	Relatively flat paved route with no major roads to cross.
<b>Open Space</b>	Good	<i>(This is about publicly accessible spaces)</i> QEII playing field is about a 10 minute walk.
<b>Bus Stop</b>	Good	On site.
<b>Any other facility</b>	Good	Short walk to all Stow shops and amenities.

### 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.	
<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> On A429. Close to A436, A424, B4077 and B4068. No change of use.	

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

<b>Note key points in the site's favour in terms of connections.</b> On A429. Close to A436, A424, B4077 and B4068.
<b>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</b> None.

# ASSESSING THE SITE ENVIRONMENT

## 1. SITE CHARACTERISTICS

<b>Landform:</b> Flat.
<b>Views In:</b> None.
<b>Views Out:</b> None.
<b>Natural Features on and Around the Site (Age/Condition/Value):</b> Boundary Hedgerow, Trees & Freestanding Shrubs.
<b>Ecology: (Known/Observed):</b> Birds.
<b>Comments/Notes, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> No signs significant wildlife.
<b>Built Form On and Around the Site:</b> Walls & Neighbouring buildings/structures in view.
<b>Comments/Notes, Observations/Notes/Record of Photos</b> Viewed as triangle(ish) shape, the area is bordered on the Tesco's (hypotenuse) side by a stone wall with trees and shrubs and a wooden fence bordering the two shorter sides.

## 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> No change in use. Minimal change to existing environment.	
<b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</b> None.	

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**OVERALL ASSESSMENT SUMMARY**

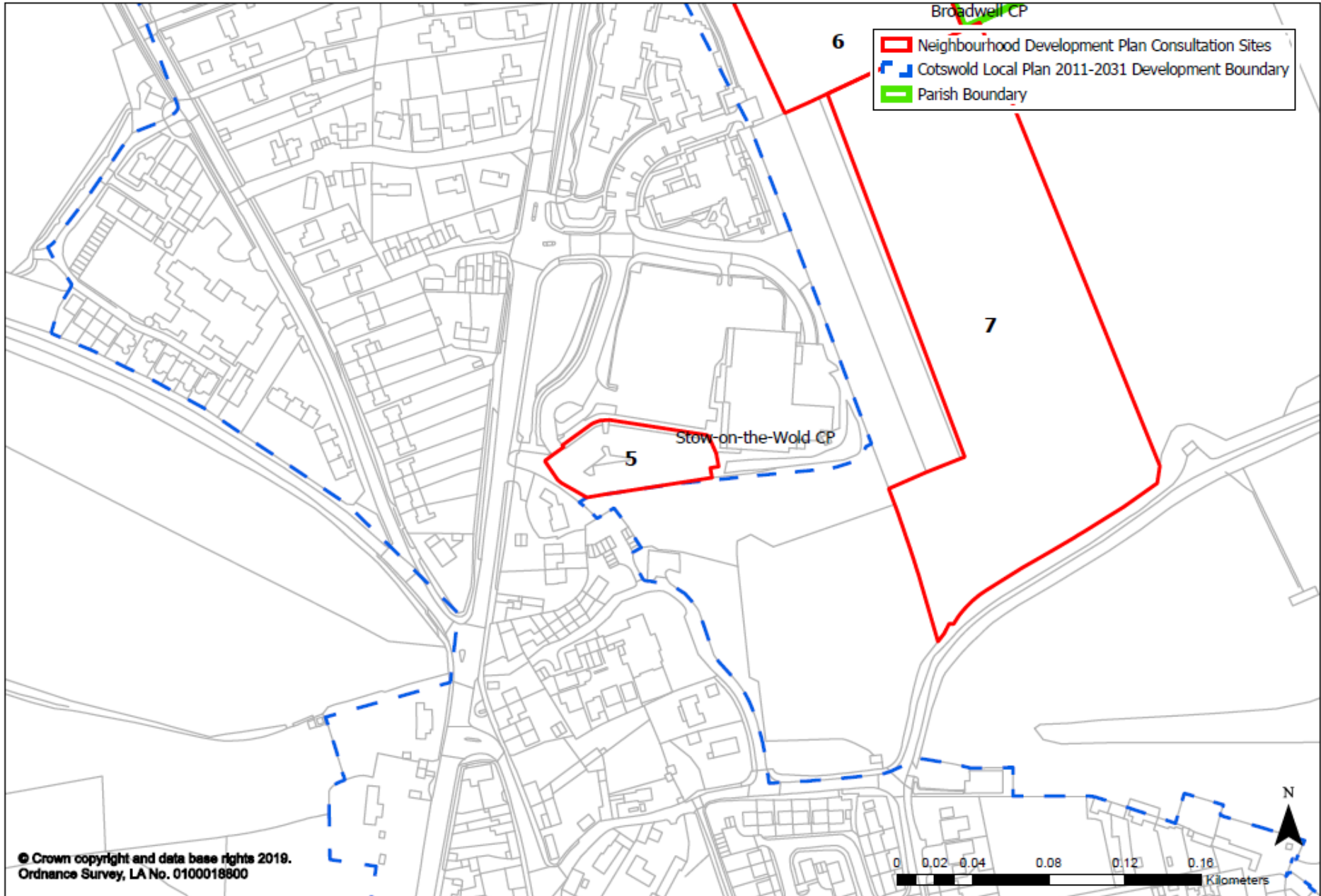
<p><b>Site name/number:</b> Shoppers Car Park, Fosseyway – Site No 5</p>	<p><b>Tick one</b></p>
<p><b>The site is suitable for allocation</b>          The site is well located and has lower environmental sensitivity* to change.          (* See the guidance overleaf for an explanation of 'sensitivity to change'.)</p>	<p style="text-align: center;">✓</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><b>The site is unsuitable for allocation</b>          The site is poorly connected and has higher environmental sensitivity to change.</p>	
<p>What are the key reasons behind your final judgement?  <b>It's already a car park! Good location.</b></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>          Multi storey car park. Potential to develop another facility within the structure (meeting room/gym/coffee/crèche etc).</p>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b>          None.</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>          Needs careful design/screening/eco cladding to avoid being an eye sore.</p>	

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Entrance to car park

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