

Site No 8

BASELINE INFORMATION

Settlement Name	Stow on the Wold	Site Ref	No 8
Site Name / Address	Adjacent to Stow Vets, Maugersbury Road		
Site Assessors	Mrs C Peaston, Mr D Wiblin & Mr G Parke on 8 th August 2018		
Gross area (Hectares)	1.41 ha.		
Current/recent uses	Agricultural – grazing horses.		
Availability	Not known.		
Site Planning History	None known.		

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	Yes - Maugersbury Manor (Grade 11) to the south of the site.
Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site	No

Public Rights of Way	None.
Flood Risk	None.
Tree Preservation Orders (TPOs) / Ancient Woodland	There are TPOs on all trees on the west and eastern boundaries plus individual trees to north and south boundaries.
Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)	Overhead electricity supply via telegraph poles runs parallel to and about 15 m in from the eastern boundary and runs the full length of the site from north to south.
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	Not known but assessed as Grade 2 or 3 agricultural land quality.
Other Known / Recorded Constraints Comments	The site forms part of the parkland associated with Maugersbury Manor and development would have a negative impact on the Manor. Development of the site would seriously erode the gap between Stow and Maugersbury

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	The site is 600 m from town square with post office and some food outlets. The Tesco superstore is about 1200 m from the site.
School	Fair	Primary school is 400 m from site. Secondary School 7 miles but with a coach service from town square (600 m).
Open Space	Good	<i>(This is about publicly accessible spaces)</i> King George's playing field is about 400 m from site.
Bus Stop	Fair	250 m to bus stop for Oddington and Chipping Norton only. 600 m to main bus stop in town centre but again with only limited services.

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) Current access is poor with just two field gates from the site which lead on to an unmade track to the west of the site. The eastern boundary has a continuous, high dry stone wall running throughout its length alongside the Mangersbury Road.	

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

<p>Note key points in the site's favour in terms of connections.</p> <p>Doctor's surgery and Primary School are within easy reach. It may be possible to form a new entrance on to the site from the neighbouring Mangersbury Road (runs along the site's eastern boundary) without having to compromise any of the trees on that boundary that are protected by TPOs.</p>
<p>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</p> <p>The site is not viable unless a new entrance can be created.</p>

ASSESSING THE SITE ENVIRONMENT

1. SITE CHARACTERISTICS

<p>Landform: See below.</p>
<p>Observations/Notes/Record of Photos The land slopes downhill gently from north to south and from west to east. With a slightly steeper slope in the north east corner.</p>
<p>Views In: See below.</p>
<p>Quality and Value of View/Record of Photos It should be noted that at the time of the site assessment the trees and shrubs associated with the site were all in full leaf, thus providing maximum screening. The site's eastern and western boundaries are screened by very established trees all of which have TPOs. These trees preclude the site having any views to or from the east or west. The neighbouring property to the north (a veterinary surgery) is set well down in the landscape and would only have limited views into the site. The surgery building obscures much of the view out towards the north. The views into the site from the south are limited. The view out of the site to the south is of trees and shrubs forming the boundaries of further paddocks between the site and Mangersbury Manor.</p>
<p>Views Out: See above.</p>
<p>Quality and Value of View/Record of Photos See above.</p>
<p>Natural Features on and Around the Site (Age/Condition/Value): <i>Boundary Hedgerow, Trees, Freestanding Shrubs & Grass</i></p>
<p>Numbers, Quality and Value Observations/Notes/Record of Photos Belts of very established native trees on the eastern and western boundaries all with TPOs. Individual trees on northern and southern boundaries again with TPOs.</p>
<p>Ecology: (Known/Observed): <i>None observed during site assessment.</i></p>
<p>Built Form On and Around the Site: See below.</p>
<p>Comments/Notes, Observations/Notes/Record of Photos There is a wooden stable in the south western corner of the site. The eastern boundary has a dry stone wall outside the tree belt. The southern boundary has no demarcation as the site is only part of a larger field. The northern boundary is a hedgerow with isolated trees also with TPOs. The western boundary is post and rail fencing with a screening belt of shrubs and trees beyond the fence.</p>

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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	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

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

The fact that it provides a green barrier between Stow and Maugersbury.

That the site forms part of the historical parkland of Maugersbury Manor and that any development of the site would impact negatively on the setting of the Manor
Any development on the site would require to be well clear of the root systems of the very established tree belts lining the site, both to protect the trees and to ensure the long term stability of buildings within the development.

The site is raised above the neighbouring terrain to the east and when the trees are not in leaf the site may well be highly visible from the Oddington Road and when approaching Stow from the west.

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OVERALL ASSESSMENT SUMMARY

Site name/number: Adjacent to Stow Vets, Maugersbury Road – Site No 8	Tick one
<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>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? The environmental sensitivity of the site and the importance of the screening trees protected by TPOs.</p>	
<p>If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? Housing.</p>	
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? Improved screening of the site when viewed from the east and south A replacement entrance to the site from the Maugersbury Road.</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.) Building heights should be restricted to a maximum of 2 storeys. The development must conform to Stow and The Swells Neighbourhood Development Plan Design Code and minimum parking standards.</p>	

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A view along the northern site boundary taken from the track to the west of the site showing in the foreground the post and rail fence along the western boundary. Stow Vets can be seen in the distance and notice the electricity supply poles running parallel with the eastern boundary which contains large well established native trees all protected by TPOs.



Photograph is looking towards the south east of the site taken from the track to the west. It shows the fence line across the site from east to west which divides the site into two unequal paddocks. The further paddock to the south of the fence being much larger. The sites southern boundary crosses this larger paddock but is not marked in any way.

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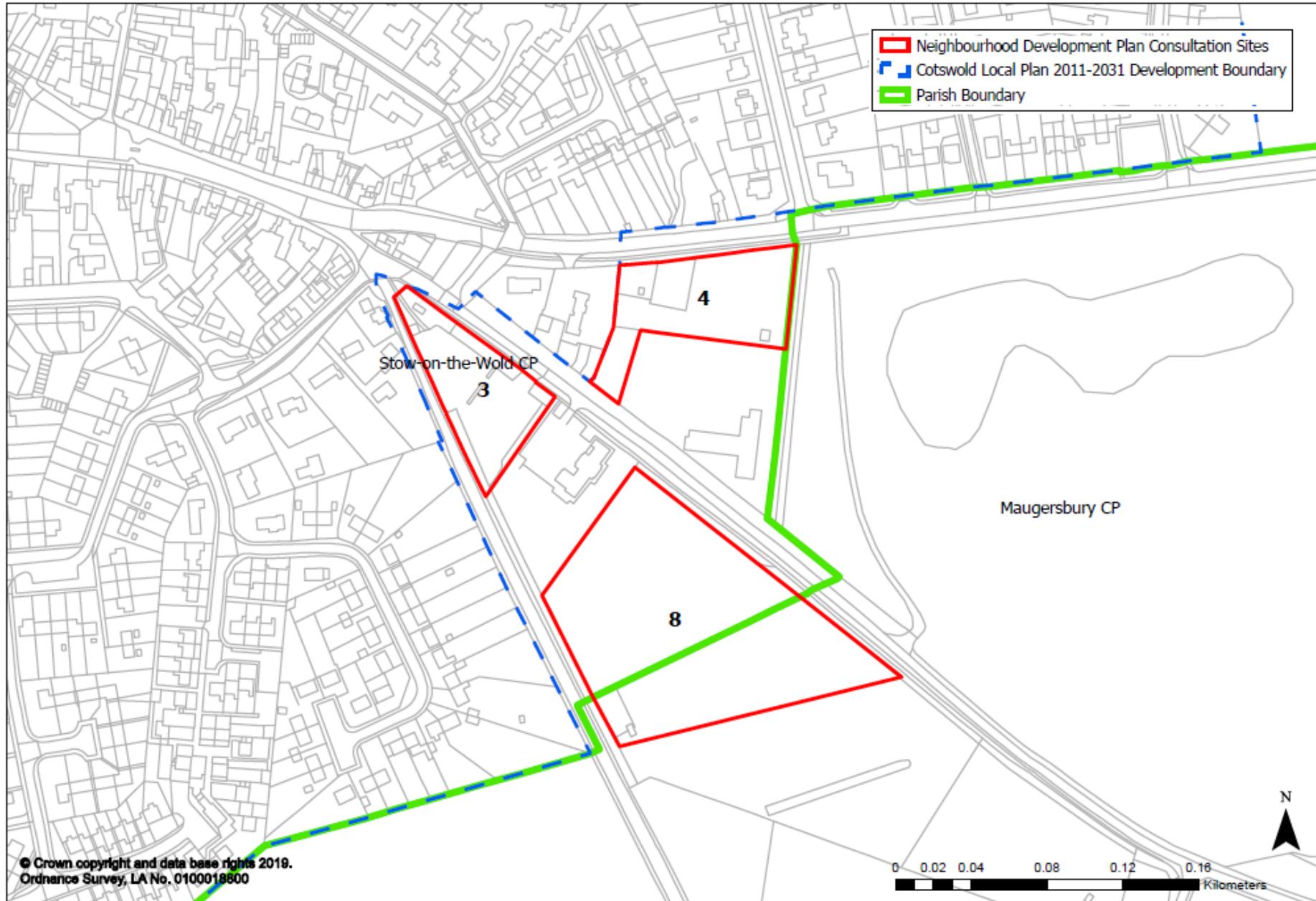


This photograph is taken from the track to the west of the site. It shows the field gate leading onto the field which forms the southern part of the site, the stable/shelter in the south west corner of the site and the east/west fence which divides the site. Note that the stable is just within the site but the field gate is just to the south of the site boundary which is not delineated by a fence or hedge.



Another view of the shelter showing a second field gate on to the site plus the shelter belt of native trees with TPOs and shrubs that runs outside the western boundary.

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