

**Site No 1**

**BASELINE INFORMATION**

<b>Settlement Name</b>	Land behind Majestic Wine	<b>Site Ref</b>	No 1
<b>Site Name / Address</b>	Land at rear of Majestic Wine, Station Road, Stow on the Wold		
<b>Site Assessors</b>	Mrs C Peaston, Mr D Wiblin & Mr Parke on 14 <sup>th</sup> August 2019		
<b>Gross area (Hectares)</b>	Estimated as 0.11 ha.		
<b>Current/recent uses</b>	Waste ground that previously (more than 10 years ago) was part of the larger neighbouring paddock.		
<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>	Site borders Stow Conservation Area.
<b>Listed Buildings</b>	Wraggs Row has a number of listed properties and is on the opposite side of the Fosseyway to the site.
<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>	A gas installation abuts the site's southern boundary (believed to be a mains pressure reduction facility).
<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>	Originally part of a larger Grade 3 paddock but now waste land.
<b>Other Known / Recorded Constraints Comments</b>	None known

## 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
<b>Shop</b>	Good	M & S garage shop adjacent to site. Town square 250m. Superstore 650m.
<b>School</b>	Good	Primary School 750 m. Secondary School 7 miles but with a coach service from town square (250 m).
<b>Open Space</b>	Good	<i>(This is about publicly accessible spaces)</i> QE11 field 250 m.
<b>Bus Stop</b>	Good	Town square 250 m.

### 2. SITE ACCESS(ES)

General quality of access	Tick one
<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</b> <b>Observations / Comments / Site Visit Notes / Record of Photos</b> <b>Key Issues and Possible Mitigation (if Fair or Poor)</b> Current access is only available on foot. The land is accessed off the Fosse way via the Majestic Wine merchant's car park. Vehicle access could easily be created from either the parking area that surrounds Majestic or the parking area of the neighbouring petrol station.	

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

<b>Note key points in the site's favour in terms of connections.</b> The site is accessed directly off the Fosse Way and is adjacent to M&S garage food store and within easy reach of town centre/market square, superstore, primary school, doctor's surgery etc.
<b>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</b> A vehicular access would have to be created.

## ASSESSING THE SITE ENVIRONMENT

### 1. SITE CHARACTERISTICS

<b>Landform:</b> Flat
<b>Observations/Notes/Record of Photos</b> Flat but slightly elevated above the Majestic car park.
<b>Quality and Value of View/Record of Photos</b> Views in are very limited due 3 m high hedgerow to north and west. Only a neighbouring property under construction has views in from the south. To the east a high fence blocks the view from the petrol station. However part of the site can be seen from the Majestic Wine car park and from the Fosseyway when looking across the narrow entrance to the car park.
<b>Quality and Value of View/Record of Photos</b> The only views out are of the neighbouring property to the south and the back of Majestic warehouse from the northern part of the site.
<b>Natural Features on and Around the Site (Age/Condition/Value):</b> See below.
<b>Numbers, Quality and Value</b> <b>Observations/Notes/Record of Photos</b> Chain link fence to north, south and west. 70% of eastern boundary has 2 m high wooden fence blocking off the petrol station. The remaining 30% is chain link between the site and Majestic's car park. North and west boundaries have hedgerow/shrub screening on far side of chain link fence.
<b>Ecology: (Known/Observed):</b> None observed during assessment.
<b>Built Form On and Around the Site:</b> See below.
<b>Comments/Notes, Observations/Notes/Record of Photos</b> No buildings or walls on the site. Adjoining the southern boundary is a shed containing a gas installation. Beyond the gas installation is a narrow track and beyond that a domestic property under construction. Adjacent to the south east boundary is a petrol filling station and to the north east boundary is Majestic's warehouse.

Site No 1

**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> None.	
<b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</b> None.	

Site No 1

**OVERALL ASSESSMENT SUMMARY**

<p><b>Site name/number:</b> Land behind Majestic Wine – Site No 1</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. <i>(* See the guidance overleaf for an explanation of 'sensitivity to change'.)</i></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 well located regarding local facilities and enjoys low environmental sensitivity.</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> A rural exception site for low cost social/affordable housing.</p>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b> Creating a vehicular entrance to the site.</p>	

## Site No 1



This shows part of the site which lies behind and to the west of Majestic's car park. It is possible to access the paddock on foot at this point



A view taken from just inside the pedestrian access to the site showing the north-west corner with chain link fencing and hedgerow/shrubs beyond



## Site No 1

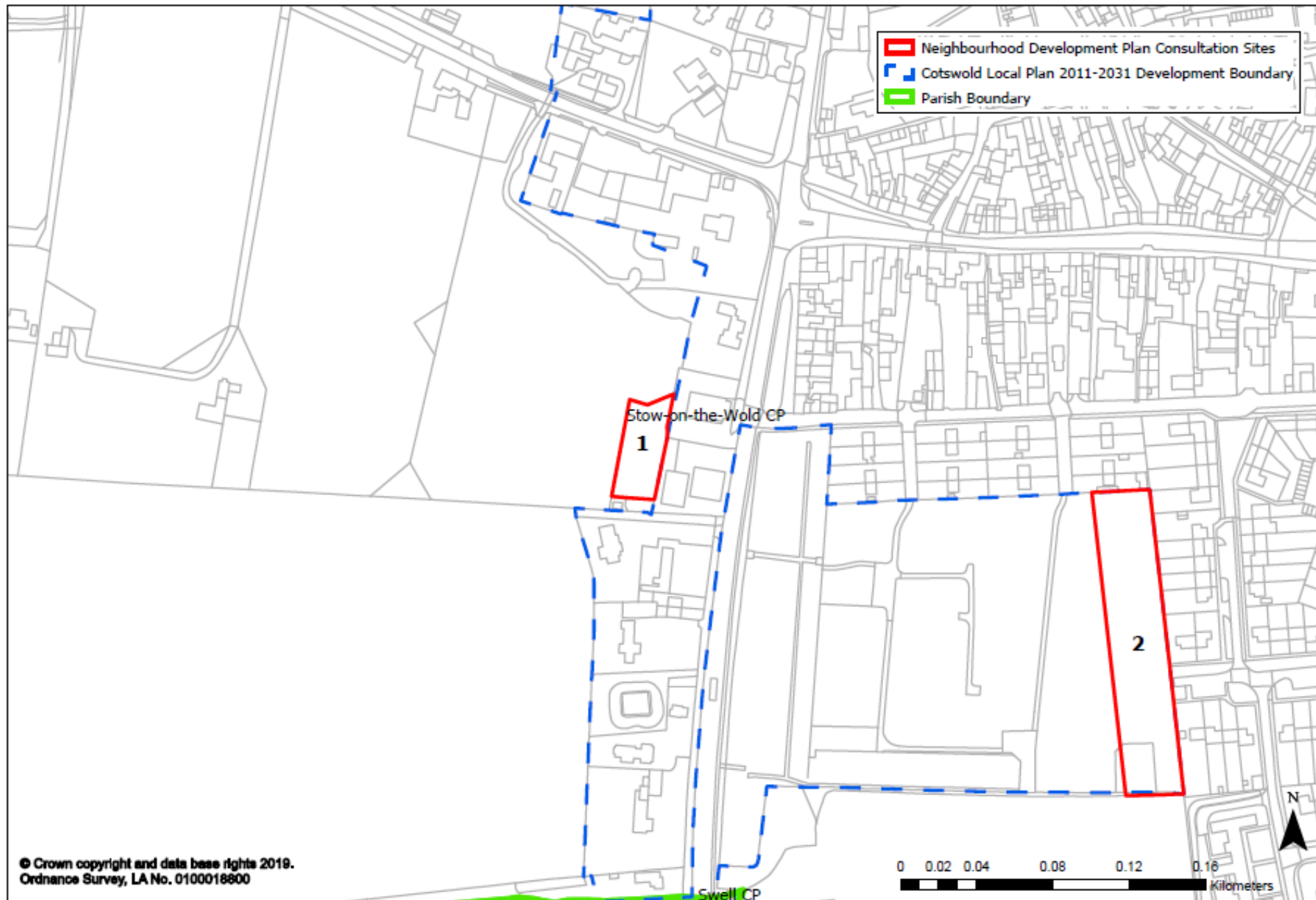


Another view taken from just inside the pedestrian access looking towards the south west corner. The Gas installation housing can be seen just beyond the southern boundary with the property under construction beyond that.



A closer view of the gas installation with a narrow track beyond and then the house under construction

# Site No 1





# Site No 1

