

Stow-on-the-Wold Site Assessments

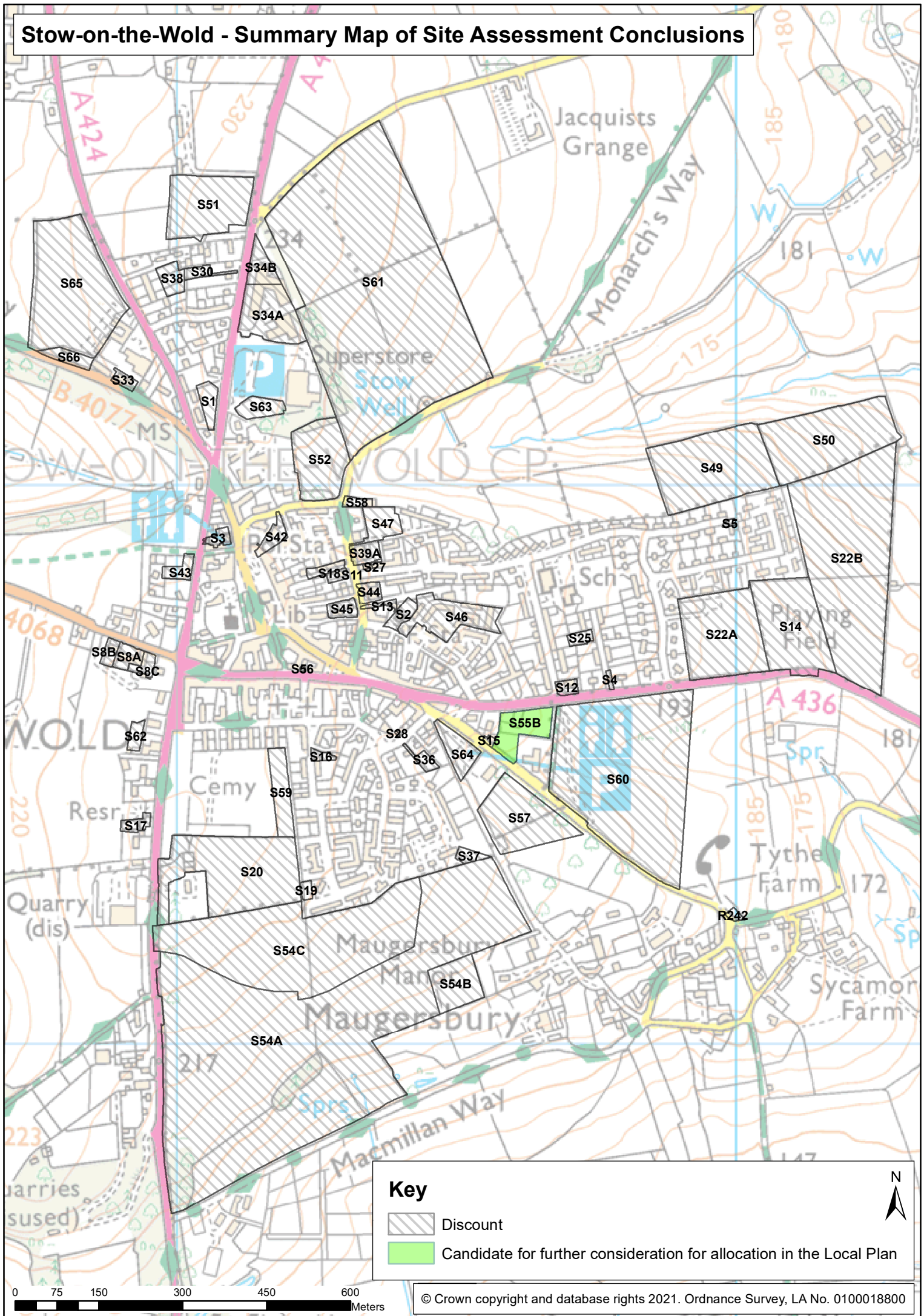
Strategic Housing and Economic Land Availability Assessment (2021)



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Stow-on-the-Wold - Summary Map of Site Assessment Conclusions



Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
S1	Former council houses opposite Tesco A429	Housing	Unavailable and unsuitable and - site comprises eight back gardens in multiple ownership and is adjacent to the Conservation Area. Their development for residential use would be detrimental to the Conservation Area's setting. Former Urban Capacity Study site with no expression of developer interest.	Discount
S2	Fire Station, Union St – corner plot and rear land	Housing	Below 5 dwelling threshold	Discount
S3	Police Station, Fosse Way	Housing	Below 5 dwelling threshold	Discount
S4	3 Oddington Road	Housing	Development complete	Discount
S5	50 King Georges Field	Housing	Below 5 dwelling threshold	Discount
S6	Barn at Mangersbury Court, Mangersbury	Housing	Included in error	Discount
S7	Builders Yard and Telephone Exchange, Lower Swell Road	Housing	Duplicate of S8	Discount
S8A	Stow Agricultural Services, Lower Swell Road	Housing	Development complete	Discount
S8B	Site west of Builders Yard, Lower Swell Road	Housing	Below 5 dwelling threshold	Discount
S8C	BT Exchange	Housing	Development complete	Discount
S9	Building at Contractors Yard, Sheep Street	Housing	Removed at Part I of SHLAA Assessment	Discount
S10	Cramond Well Lane	Housing	Superseded by S18	Discount
S11	Cramond, Well Lane	Housing	Below 5 dwelling threshold	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S12	St Edwards Infant School, St. Edwards Drive	Housing	Below 5 dwelling threshold	Discount
S13	Hope Cottage, Chapel Street (demo garage)	Housing	Development complete	Discount
S14, S22B	Land adjacent Griffin Court / Playing Field	Up to 150 homes	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for allocation in the Local Plan	Discount
S15	Land adjacent Tall Trees, Mangersbury Road / Oddington Road	Housing	Development complete	Discount
S16	Land adjoining 36 The Park	Housing	Development complete	Discount
S17	Land adjoining South Hill House Fosseway	Housing	Development complete	Discount
S18	Land at adjoining Well Lane & White Hart Lane	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
S19	Land at Bartletts Park	Housing or Employment	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
S20	Land at Fosse Way and Chamerlayne Close	Housing or Employment	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
S21	Land at Landgate Mews, Well Lane (near Rose Cottage)	Housing	Development complete	Discount
S22A	King George's Recreational Field	Housing	Unavailable and unsuitable – the site is in active use as a playing field with a possible covenant on the land. This is an important amenity / recreational space and is well used by the community. There are no alternative suitable locations for the play facilities that could easily be accessed by the local population. The site also experiences the same landscape issues that led to the appeal for the planning application on S14 and S22B being refused (ref: 13/01856/OUT and appeal ref: APP/F1610/A/13/2203411).	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S22B	Land east of King George's Field	See S14	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for allocation in the Local Plan	Discount
S23	Land east of Stow	Housing	Duplicate of S22	Discount
S24	Land Gate Mews, Well Lane	Housing	Superseded by S21	Discount
S25	Land in Sterling Close, to rear of Clypeus, St Edward's Drive	Housing	Development complete	Discount
S26	Land to the Rear Dikler Cottage, Evesham Road	Housing	Site is also superseded by S38.	Discount
S27	Landgate Mews, Well Lane (an adjacent site)	Housing	Development complete	Discount
S28	Lower Park Street	Housing	Development complete	Discount
S29	Millway, Oddington Road	Housing	Below 5 dwelling threshold	Discount
S30	Mountsfield	Housing	Development complete	Discount
S31	Mr R Lloyd's unspecified sites	Housing	Unable to locate site	Discount
S32	Newlands	Housing	Superseded by S33	Discount
S33	Newlands, Evesham Road	Development complete	Development complete	Discount
S34A/B	Triangle site north of Tesco Store	Housing or Employment	Development complete	Discount
S35	Land north of Tesco Store	Housing	Superseded by S34	Discount
S36	Rear garden of Little Dormers, Lower Park Street (out)	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S37	Rear of 12/13 Maugersbury Park	Housing	Below 5 dwelling threshold	Discount
S38	Land rear of 'Beechview', Evesham Road	Housing	Below 5 dwelling threshold - site comprises several back gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest. Furthermore, 5 or more dwellings cannot be achieved given the character of the surrounding land uses.	Discount
S39A	Royal British Legion Club	Housing	Unavailable - the site is in active use as the British Legion social club and its car park, which occupy a 50:50% split. Any redevelopment would need to accord with the Local Plan policy on Social and Community Infrastructure. If the site were to be developed, the design would likely need to consider the site's location within the AONB, the setting of the Conservation Area and the setting of a Scheduled Ancient Monument 60m to the north.	Discount
S39B	1 Landgate Mews, Well Lane	Housing	Development complete (ref: 12/03026/FUL)	Discount
S40	South Hill Farm	Housing	Superseded by S17	Discount
S41	The Beeches	Housing	Superseded by S42	Discount
S42	The Beeches T/A Stow Antiques, Fosse Lane	Housing	Development complete	Discount
S43	The Green, A429	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
S44	The Meeting Room, Well Lane	Housing	Development complete	Discount
S45	Wells House	Housing	Development complete	Discount
S46	Ashton House, Union Street	Housing	Development complete	Discount
S47	Camp Gardens Allotments	Housing	Extant planning permission for 4 dwellings (ref: 20/01722/FUL). Deliverability assessed in Housing Land Supply Report	Discount
S48	Land east of Tesco	Housing or Employment	Superseded by S61	Discount
S49, S50	Land north of Griffin Close	Housing or Employment	Unsuitable - The site is within a highly sensitive and visible part of the AONB and development would have a negative impact on the surrounding landscape. The site experiences the same landscape issues that led to the appeal for the planning application on S14 and S22B being refused (Ref: 13/01856/OUT and Appeal Ref: APP/F1610/A/13/2203411).	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S50	Land north-east of Griffin Close	Housing or Employment	Unsuitable - See S49	Discount
S51	Land north of Stow and west of Fosse Way	Housing	Unavailable and unsuitable - The owner has indicated to Stow Town Council through their Neighbourhood Plan process that the site is not available. The site is also within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. The site experiences the same landscape issues that led to the appeal for the planning application on S14 and S22B being dismissed (ref: 13/01856/OUT and appeal ref: APP/F1610/A/13/2203411). The post 1998 survey shows the site is also Grade 2 agricultural land. The development of this site would also require another uncontrolled access onto the Fosse Way in a location where there are already likely to be too many similar access roads.	Discount
S52	Land north of Well Lane	Housing or Employment	Unsuitable - The site is within a highly sensitive part of the AONB and development would have a negative impact on the landscape as the site can be viewed from a great distance. The site experiences the same landscape issues that led to the appeal for the planning application on S14 and S22B being refused (ref: 13/01856/OUT and appeal ref: APP/F1610/A/13/2203411). There are also concerns regarding access and the site's steep topography.	Discount
S53	Land south of junction of A429 & Broadwell Road	Housing or Employment	Superseded by S61	Discount
S54A	Land south of Stow and west of Fosse Way	Housing	Unsuitable - Any development of this site would erode gap between Stow-on-the-Wold and Mangersbury. The site is within a highly sensitive part of the AONB and is exposed to views from the south from a Public Right of Way and from the surrounding countryside. It is also within the setting of the Mangersbury Conservation Area to the east. The site has steep topography and experiences the same landscape issues that led to the appeal for the planning application on S14 and S22B being refused (ref: 13/01856/OUT and appeal ref: APP/F1610/A/13/2203411). Any development proposal would be further constrained by Tree Preservation Orders (TPO) along the northern and western boundaries and further TPOs through the centre of the site.	Discount
S54B	Land further south of Stow and west of Fosse Way	Housing	Unsuitable for same reasons as F54A	Discount
S54C	Land south of Bretton House	75 dwellings	Unsuitable for same reasons as F54A	Discount

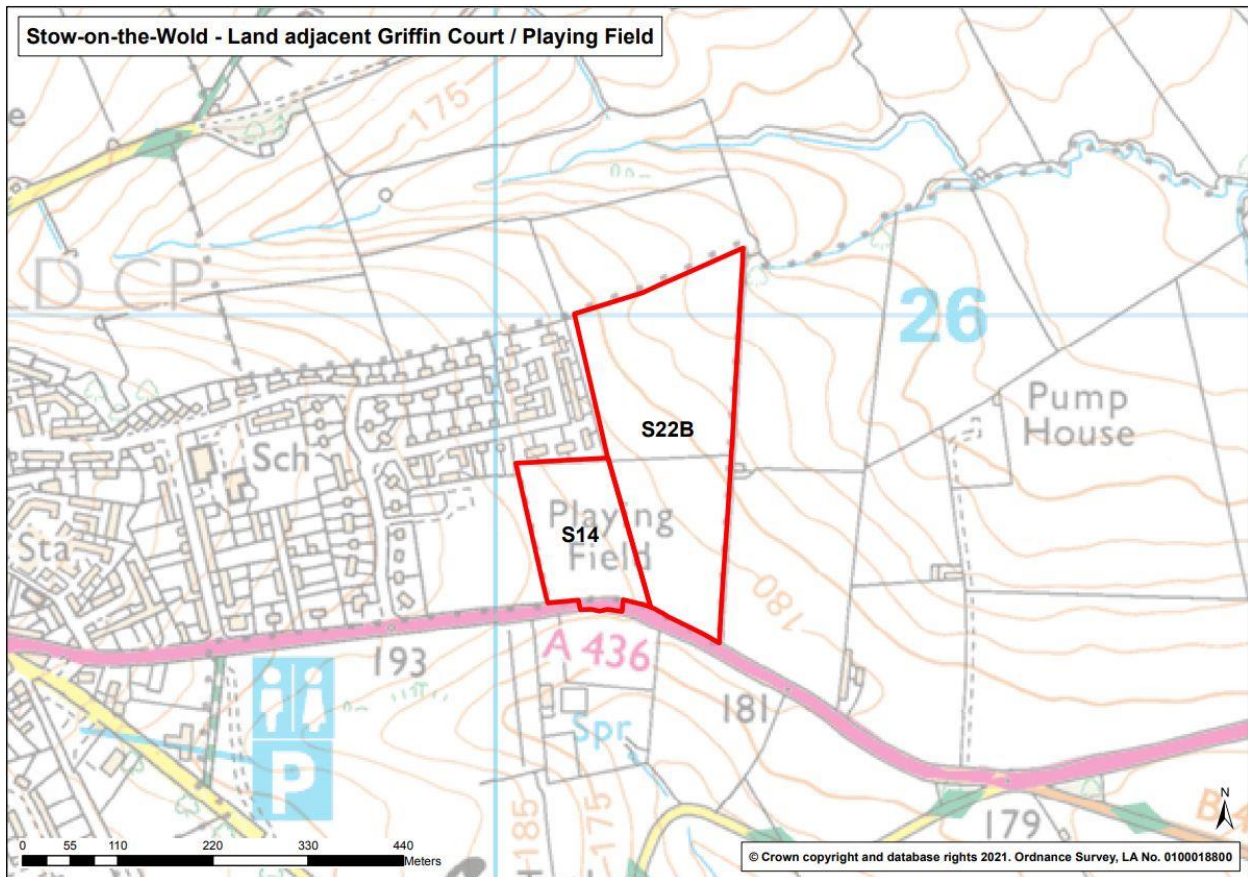
Ref.	Address	Proposal	Assessment	Conclusion
S55A	Land adjoining Tall Trees, Oddington Road	Community use	Development complete	Discount
S55B	Land adjoining Tall Trees, Oddington Road	15 homes	Detailed site assessment provided in Part 2	See Part 2
S56	Victoria House	Housing or Employment	Below 5 dwelling threshold	Discount
S57	Land south of Mangersbury Road	Housing	Unsuitable - Development would erode the gap between Stow-on-the-Wold and Mangersbury. Very high landscape impact as the site is in a raised location and within a highly sensitive part of the AONB. Introducing development, with associated parking, access and lighting in this location would detract from Stow's attractive rural setting and the character and appearance of the AONB. There are also concerns about the impact of development on trees with Tree Preservation Orders. The site also forms part of the parkland associated with Mangersbury Manor, which has historic significance, and its development would have a negative impact on the setting of the Manor.	Discount
S58	Stow Surgery, Well Lane	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
S59	Land at Spring Gardens Allotments		The Stow-on-the-Wold and Swell Neighbourhood Plan Group's site assessment found part of this land to be potentially suitable for a mixture of 1 or 2 bed starter units. However, it is doubtful whether this land is available for housing. The site has recently been cultivated as allotments. These are statutory allotments and agreement would need to be sought from the Secretary of State to relocate or remove them. There are no known suitable alternative sites so it is doubtful that such a housing development would be achievable.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S60	Stow Fair Site	Housing or small-scale mixed employment	Unsuitable - Development would verge on bringing the coalescence of Stow and Mangersbury. Several applications have been refused for a primary health care centre and dwellings (refs: 14/02576/FUL, 15/01809/FUL 16/01418/OUT, and 17/02108/FUL). Refusal reasons included the site being a prominent and distinctive area of open agricultural land that has been preserved as a green wedge into the town that maintains the historic relationship between the town and the adjacent countryside. There are several adjacent Listed Buildings and the northern, western and southern boundaries also meet both Stow and Mangersbury's Conservation Areas. Development would be visually harmful to the Conservation Areas' setting and the approach to Stow. The decision also found that the development would harm the character and appearance of the AONB and the rural setting of the town. The appeal decision at a nearby site at 'Land to the east of Griffin Close' is also relevant, as it emphasised the importance of the AONB surrounding Stow (appeal ref: APP/F1610/A/13/2203411). The site would still be unsuitable even if a smaller scheme were to come forward.	Discount
S61	Land east of Roman Road	350 homes	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for development.	Discount
S62	Land behind Majestic Wine		The Stow-on-the-Wold and Swell Neighbourhood Plan Group's site assessment found this land to be well located regarding local facilities and it was found to have low environmental sensitivity. It may be suitable for allocation in the Neighbourhood Plan, although it is below 0.25ha and 5 dwelling threshold for consideration in the SHELAA.	Discount
S63	Shoppers Car Park, Fosseway		The Stow-on-the-Wold and Swell Neighbourhood Plan Group's site assessment found this land to be suitable for car park use (multi-storey car park with potential to develop another facility within the structure, such as a meeting room / gym / coffee room / crèche, etc.). The site would be unsuitable for single use housing development.	Discount
S64	Car Park, Mangersbury Road	15 dwellings	Currently unachievable - The Stow-on-the-Wold and Swell Neighbourhood Plan Group's site assessment found this land to be potentially suitable for a housing development of up to 15 dwellings, providing that the car park and coach park could be relocated. However, it is unclear where an alternative car park and coach park would be provided. Until an alternative location is found, the development of this site is unachievable. If an alternative can be found, the site may have potential for a housing development.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
S65	Land at the rear of Rose Cottage, Evesham Road, GL54 1EN	Extension to adjacent Care Village, Care Home, Residential C2 and C3 or a conventional housing development	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for allocation in the Local Plan	Discount
S66	Land at the rear of Rose Cottage, Evesham Road, GL54 1EN	See S65	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for allocation in the Local Plan	Discount

Site Assessments: Part 2

Land adjacent Griffin Court and King George's Field recreational area (refs: S14, S22B)



Proposal: Up to 150 homes

Assessment date: January 2021

Size: Combined: 7.41ha (S14 = 1.89ha; S22B = 5.52ha)

Land ownership: Single ownership

Site description

The sites comprise two arable fields on the eastern edge of the Stow-on-the-Wold, which are on sloping ground which falls to the south-west and north-east. The dividing boundary between the fields is different to the site boundaries – the field boundary runs across the centre of S22B. S14 and the southern half of S22B are therefore part of the same field.

The main eastern approach to the settlement, the A436 Oddington Road, forms the southern boundary. The southern part of the western boundary abuts King George's Playing Field; to the north-west is mid-20th Century housing on Griffin Close. The site has an outgrown hedge with trees along its northern boundary and a wooded stream valley adjacent to the north-eastern boundary. A mixed tree and hedge boundary to the east partly screens lower farmland. Beyond to the north, east and south is open countryside.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located outside the Stow-on-the-Wold development boundary, as defined by the adopted Local Plan.

13/01856/OUT – “Outline application for the erection of up to 146 dwellings with all matters reserved except access (access to be from Oddington Road)”. Refused and appeal dismissed (appeal ref: APP/F1610/A/13/2203411).

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Parcel Specific Description:

S14: The parcel was assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report. The description provided for this parcel is reproduced below and is still considered to be an appropriate description:

'The site consists of part of a sloping arable field on the eastern edge of the settlement in the transition between the High Wold ridge top and the farmed slopes of the Vale of Moreton landscape character areas. The main eastern approach to the settlement, the busy A436 Oddington Road, forms its southern boundary. There is no boundary between it and site S22B, which extends eastwards and also northwards. The northern boundary of this site abuts recent housing on Griffin Close, from which location there are views out from the rear elevations of houses, partly screened by garden vegetation. The site's western boundary is contiguous with the eastern boundary of a large playing field, and consists of a few sparse trees only. The southern boundary is marked by a low stone wall and a line of trees which filters views into the site. The road and adjacent housing reduce the tranquillity of the site. There are wide long distance views over the vale to the east and north east. It lies within the Cotswolds AONB'

S22B: The parcel was assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report. The description provided for this parcel is reproduced below and is still considered to be an appropriate description:

'The site consists of two large regular arable fields falling from the Wold ridge top to the south down to the north east, on the Vale of Moreton Farmed Slopes. It lies on the eastern edge of the settlement adjacent to 20c estate housing on Griffin Close which overlooks the site. It has an outgrown hedge with trees along its northern boundary and a copse to the north east bordering the adjacent field. A mixed tree and hedge boundary to the east partly screens lower farmland. The southern boundary is to the A436 which is the main eastern approach to the settlement. This has mature trees along part of it which filter views into the site. There is no boundary to S14 to the west. Wide, long distance views are possible to the east and north east especially from the upper parts of the site. Noise from traffic using the A436 significantly reduces tranquillity to the south. It lies within the Cotswolds AONB'

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 15: Farmed Slopes

Landscape Character Area 15B: Vale of Moreton Farmed Slopes

Constraints/Designations

Landscape: The parcel is located within the Cotswolds AONB.

Historic: Not within a Conservation Area or within the setting of a listed building.

Other (floodplain, PROW): None

Landscape Sensitivity:

Notable landscape features include the parcel's location within the nationally valued AONB landscape. Additional features include mature boundary vegetation, arable field pattern, neighbouring residential built form, settlement edge and recreation ground, the A436 and sloping topography. Historic mapping highlights that development has encroached upon the historic field pattern of the area as development from Stow to the west moves east. The addition to Griffin Close in the second half of the 20th Century removed a section of the field within parcel S22B.

S14 evaluation: **High/Medium**

The landscape sensitivity given to the parcel as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was **High/Medium**. The justification provided for this rating is reproduced below and is still considered to be an appropriate justification for the parcel's landscape sensitivity:

'The susceptibility of this site lies in its location on the edge of the gently sloping wold ridge top, its high visibility in the wider landscape to the east, its lack of vegetated eastern boundary and visibility to the A436 approaches. It is overlooked by housing on Griffin Close. Its value lies in its AONB designation. Housing development here would

envelop the playing field and provide a harder introduction to the settlement than at present. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the east'

S22B evaluation: **High/Medium**

The landscape sensitivity given to the parcel as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was **High/Medium**. The justification provided for this rating is reproduced below and is still considered to be an appropriate justification for the parcel's landscape sensitivity:

'The susceptibility of this site lies in its location on the exposed slopes running down from the wold ridge top, its high visibility in the wider landscape to the east and north east and visibility to the A436 approaches. Development here would depart from the pattern of development in the settlement which keeps substantially to the wold plateau/ridgetop. It is overlooked by housing on Griffin Close. Its value lies in its AONB designation. Housing development here screens Griffin Close which could be of benefit. However, it would envelop the playing field and provide a harder introduction to the settlement than at present. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the southern part of the eastern boundary in particular'

Since the parcel's inclusion in the 'Study of land surrounding Key Settlements in the Cotswold District Update' report, an appeal for residential development within the fields has been dismissed (March 2015). The refusal reasons included a landscape reason that highlighted the "significant adverse impact on the character and appearance of the AONB and the setting of Stow-on-the-Wold".

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not covered by a formal nature conservation area designation. However, the adjacent wooded valley to the north-east is Priority Habitat (deciduous woodland). The edge of the Cotswold Valleys Nature Improvement Area (NIA) is also located 65 meters to the north-east of the site. The NIA covers an extensive area to the east of the site.

A Baseline Ecological Report has been undertaken on the site (Betts, May 2012). The findings would need to be refreshed but they are indicative of the types of biodiversity that may be present. This report found the site to have fairly low ecological value but identified the dry stone walls as needing a pre-commencement survey to avoid harm to reptiles. The hedgerows were also recommended to be retained.

A site visit undertaken in January 2021 found the site was still used as arable fields, which are expected to have lower levels of biodiversity. However, two sections of hedgerow along the southern boundary and the northern half of the western boundary appear to have more ecological significance and a greater variety of species. There are further hedgerows within the site, although not of as good quality and some are fragmented.

A wooded valley with a stream is located next to the north-eastern boundary and is of ecological interest. This links the site to the NIA further to the east. Any development proposals would need to provide biodiversity net gain. This might be achieved by improving the green infrastructure network within the site to better link with this ecological corridor. In particular, the hedgerow network could be restored and diversified with a greater variety of native species planting. The dry stone walls surrounding the site could also be restored.

Trees

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



The site does not contain any trees protected by a Tree Preservation Order and there are no trees within the site, but several grow around the boundaries.

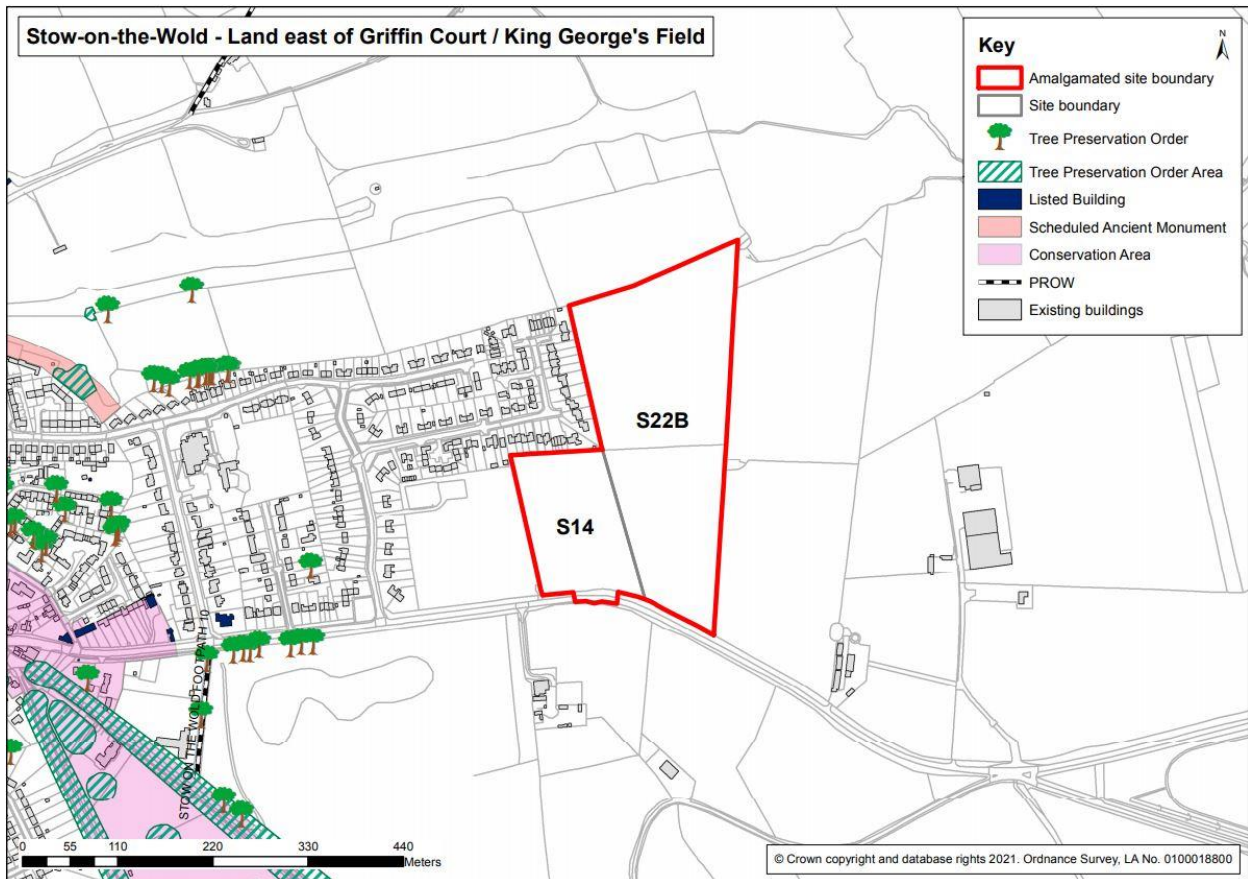
The trees growing along the A436 frontage are average quality self-seeded Ash trees that grow at the back of the wide verge. None are particularly good specimens but as a group they provide a good visual screen.

There are several trees, mainly Ash, growing along the eastern boundary and some grow on land to the east of this boundary. None of these trees are of particular individual merit but they provide some valuable softening of the settlement boundary in longer distance views from the east (even though they are not on the settlement boundary).

The trees and hedgerows could all be retained within the development of this site. Where hedgerows are removed, they should be compensated with replacement hedgerows. There is also an opportunity to enhance the hedgerows along the western, northern and eastern boundaries.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner. A full historic environment or heritage assessment would be required of any development proposal.



Historic Environment Context/Constraints and Opportunities

Context: The site is neighbored by mid-20th Century housing to the west. The rear gardens of these houses back onto the site and there is a reasonably abrupt transition between the built up area and the countryside beyond. There is open countryside in all other directions.

Designated heritage assets: The site does not contain any designated heritage assets. However, Stow-on-the-Wold has a Conservation Area, which is located 420 metres to the west of the site. This is screened by existing housing development. The development of the site would therefore not impact upon the setting of the Conservation Area.

The Mangersbury Conservation Area is located 410 meters to the south-west. Trees along Oddington Road help to screen views of the site from this Conservation Area. This, in combination with the distance and the fields in-between the site and the Conservation Area, means that Mangersbury Conservation Area would be minimally impacted upon by the development of this site.

The closest listed building (the Grade II listed Old School Meeting Room) is located 355 meters to the west of the site on Oddington Road. This is also screened by existing housing development and would not be affected by the development of this site.

Non-Designated heritage assets: There are several low stone walls along parts of the southern, western and northern boundaries, possibly along their whole length.

Heritage at risk issues: None

Opportunities: To improve the transition from built up area to the countryside by providing a development which provides a softer edge to the settlement. However, a softer edge could also be achieved by not developing this site and providing a hedgerow along the western boundary of the site.

Other issues / constraints

- English Heritage (now Historic England) confirmed through the determination of the refused 146 dwelling planning application that the site does not merit designation as a Scheduled Monument and that, having examined

the available information, the site's archaeological potential is assumed to be limited. GCC noted that some archaeological remains would be lost as a result of the development of this site.

- The scale of development would be classified as major development within the AONB, where an exceptional circumstance would be required for the development to be acceptable. This is primarily due to the proposal being 150 dwellings and the landscape impact.
- There is an existing vehicular access point to the site off Oddington Road, via a field gate. Vehicular access to the development would be from a section of Oddington Road with a current speed limit of 60mph. From highways perspective, the most suitable form of access would be a single lane roundabout and additionally the speed limit being reduced on the approaches to 40mph. The Highway Authority did not object to the access arrangements for the refused 146 dwelling planning application. However, this access arrangement is likely to have a higher landscape impact, for which the 146 dwelling proposal was refused.
- Noise from A436.
- The town centre is accessed on foot by an uphill walk.
- Oxford / Kidlington air safeguarding area.
- Grade 3a best and most versatile agricultural land (from detailed soil survey).

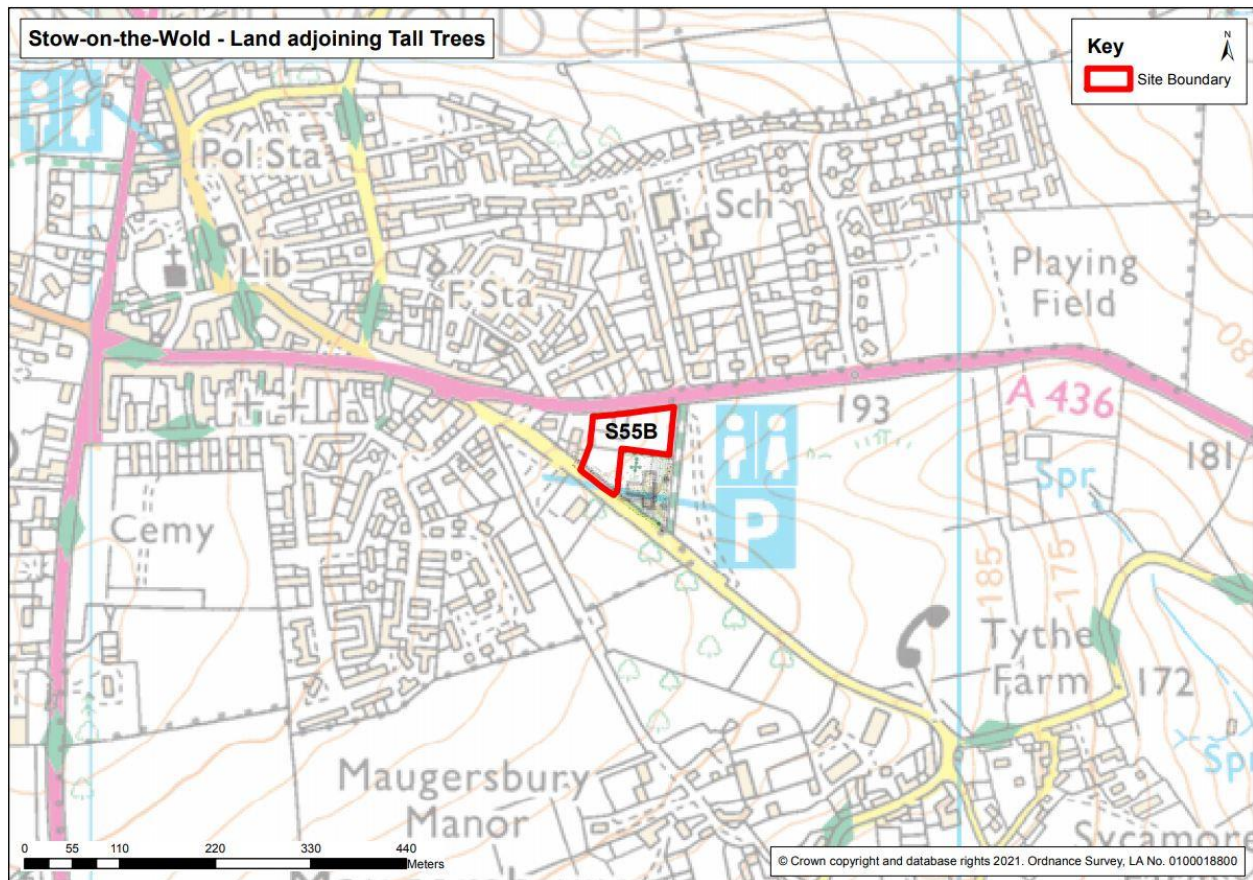
Summary

The development of this site would be major development in the AONB, where exceptional circumstances are needed to warrant a planning permission or allocation in the development plan. This site has already had a planning application refused and an appeal dismissed at a time when the Council did not have a five year housing land supply. The findings of the planning appeal, which were that the development of this site would have a significant adverse impact on the character and appearance of the AONB and the setting of Stow-on-the-Wold, are still relevant and justified. Even a smaller or lower density development would have a significant landscape impact, although the development of S14 would be less harmful than the development of S22B.

Recommendation

Neither site is suitable for allocation within the Local Plan.

Land adjoining Tall Trees (ref: S55B)



Proposal: 15 homes

Assessment date: January 2021

Size: 0.58ha

Land ownership: Single ownership

Site description

The site comprises an area of sloping land on the south-eastern edge of Stow-on-the-Wold. The northern part of the site is mostly grassed with some of this area used to store plant and equipment. The northern-western part of the site has an area enclosed by a conifer hedge, which is associated with the adjacent Tall Trees bed and breakfast. The southern part of the site is a grassed paddock.

The land is located between Maugersbury Road to the south and Oddington Road (A436) to the north. It is neighboured by Stow Veterinary Surgery and the recently completed Stow (Doctor's) Surgery to the south; Tall Trees Bed & Breakfast and three dwellings to the west (Belle View, Paddock View and Bell Garden) with the town centre further to the west; Gypsy Field (the site of Stow Fayre) to the east with open countryside beyond; and houses on the opposite side of Oddington Road to the north.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located outside Stow-on-the-Wold's development boundary, as defined by the adopted Local Plan.

14/05434/CLEUD – "Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 for the use of land for storage of plant and equipment (Use Class B8)". Permitted

14/04138/OUT – "Erection of a Doctor's Surgery and associated car parking (outline application with all matters reserved for future consideration)". Refused

Land to the south (Stow Doctor's Surgery)

15/01718/OUT – “Erection of a Doctor's Surgery with associated parking (including additional parking for the town)”. Permitted

16/01254/REM – “Erection of a Doctor's Surgery with associated parking (Reserved Matters details relating to the appearance of the building pursuant to outline planning permission reference 15/01718/OUT)”. Permitted

18/00350/FUL – “Variation of Condition 1 of Reserved Matters permission reference 16/01254/REM to provide for a cycle store, ground mounted PV panels, 3 no. air source heat pumps and a re-design of the access path and steps to the plant room”. Permitted

Note: The southern part of the S22B has extant planning permission for overflow car parking in connection with the newly constructed Doctor's Surgery (ref: 16/01254/REM). However, it is understood that this car parking area is not required. Should car parking be required the remainder of the site is still available.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 7: High Wold

Landscape Character Area 7C: Cotswolds High Wold plateau

Constraints/Designations

Landscape: The parcel is located within the Cotswolds AONB.

Historic: Not within a Conservation Area but does neighbour it on the northern, southern and western boundaries. Enoch's Tower and the Old School Meeting Hall are located to the north of the parcel and are Grade 2 listed. Further listed buildings are present within the local area.

Other (floodplain, PROWs): No PROW within the parcel but Stow-on-the-Wold Footpath 10 is present alongside the entirety of the eastern boundary.

Landscape sensitivity

Evaluation: **Low**

Justification: The parcel has a limited susceptibility to change through housing development given its location has almost been enclosed by development related to the Stow-on-the-Wold settlement. The character of the parcel has been eroded through earth movement and sub-division caused by neighbouring development. The settlement edge encloses the parcel on three sides and has an urbanising effect. The storage of vehicles and materials is considered to be a temporary state that could be removed from the parcel easily to improve its appearance and character. Its redevelopment for residential use would not be seen as a protrusion into the nationally valued Cotswolds AONB landscape.

The eastern boundary of the parcel abuts the undeveloped and more rural land that surrounds the settlement. A mature buffer of hedgerow and trees filters views and a PROW along the boundary reinforces this edge as an important Green Infrastructure corridor. Any development could enhance this boundary and ensure a soft transition is provided from the parcel to the wider landscape.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not within or adjacent to an area covered by a formal nature conservation designation.

A Preliminary Ecological Appraisal (PEA) was undertaken for the adjacent Stow Surgery planning permission (Worcestershire Wildlife Consultancy, May 2015 for 15/01718/OUT). Whilst this relates to the adjacent land, it is indicative of the types of ecology that may be present, particularly as the Doctor's Surgery site was once part of the same field as S55B. The PEA found the adjacent land to be unsuitable for reptiles, amphibians or other protected

species other than bats and birds. A subsequent survey (Worcestershire Wildlife Consultancy, July 2015) found the trees along the boundary were used by foraging bats although there was no evidence of bat roosting.

A site visit conducted by Cotswold District Council's Biodiversity Officer for an earlier refused planning application (ref: 14/04138/OUT), which included the land within S55B, found that a Sycamore tree had potential to support bat roosts. The dry stone wall alongside the roadside boundaries was also noted to provide a habitat.

Today, the grassed areas within S55B are unlikely to have a significant biodiversity value. The eastern boundary has a strip of mature trees and hedgerow plants, which is likely to continue to be a bat foraging area and have potential for bat roosts. The site boundaries contain various trees and hedges, which are likely to provide habitat for nesting birds. The dry stone walls along the boundaries are also likely to provide a habitat.

It is likely that the features of ecological interest could all be retained within a well-designed development. The adjacent Doctor's Surgery included various ecological enhancements. The development of S55B presents an opportunity to expand upon and complement these features with similar ecological enhancements and would need to deliver biodiversity net gain.

Trees

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



The adjacent trees along the boundary with Mangersbury Road are protected by an area wide Tree Preservation Order (TPO). These include three mature Sycamore trees on the southern boundary of S55B. A further Sycamore tree located at along the north-eastern boundary of S55B is protected by a TPO and an Ash tree, which is also protected by a TPO, is located close the eastern boundary.

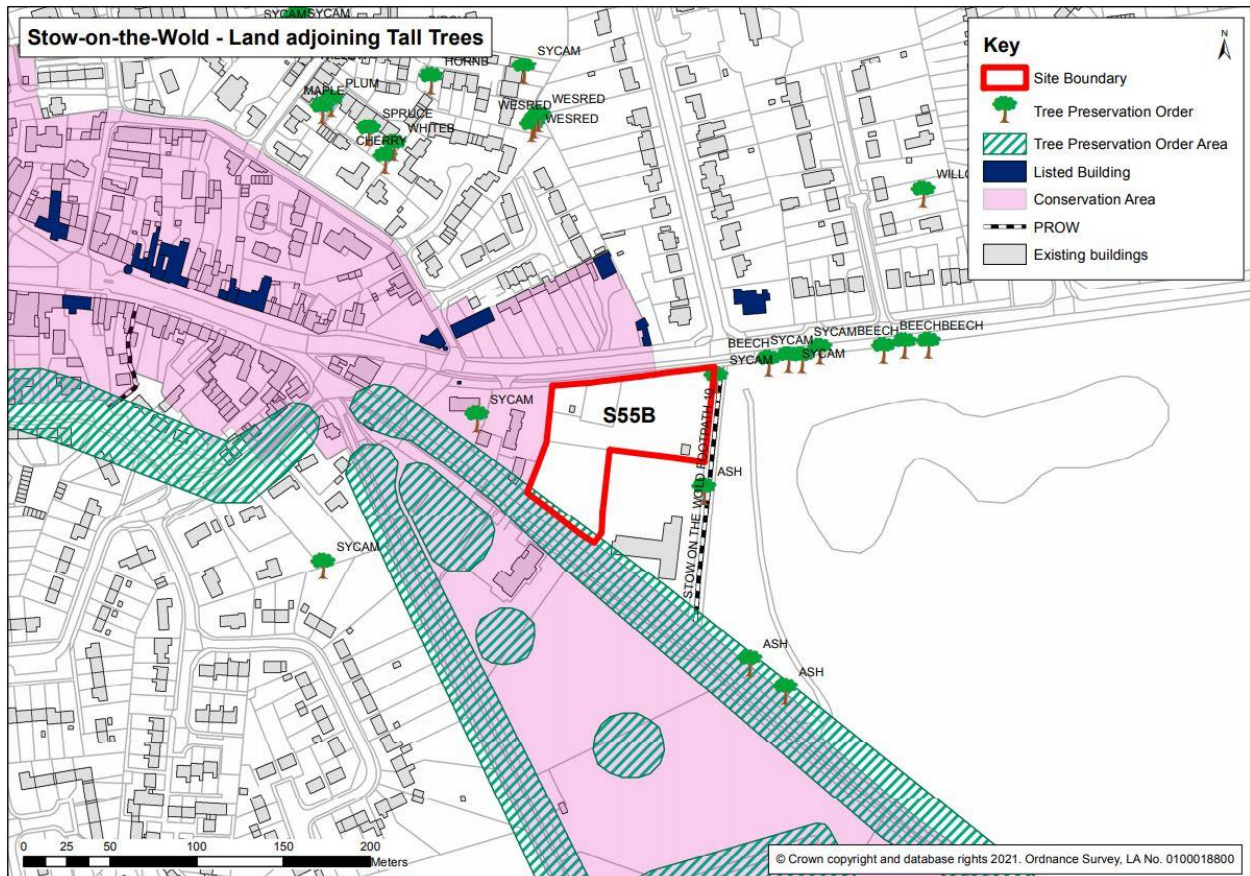
There is a strip of trees running along the entire eastern boundary, most of which are not protected by a TPO. These mostly comprise of a mixture of Ash and Sycamore. A further Sycamore tree is located on the northern boundary with Oddington Road. The value of these trees is that they collectively screen the site from views within the wider landscape and they are likely to have a collective ecological significance. However, there are no specific trees that have individual significance and are worthy of an additional TPO.

The trees within the site could be retained within a well-designed scheme. The removal of any of the trees or hedgerows would expose views into the site and may make the site less developable, so careful consideration would be needed.

There is an opportunity to provide some additional tree planting, particularly along the boundary with Oddington Road which could create a continuous row of trees. There may also be benefit in replacing the conifer hedges with native hedgerow species.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner. A full historic environment or heritage assessment would be required of any development proposal.



Historic Environment Context/Constraints and Opportunities

Context: Historic mapping shows that the site was once part of a larger agricultural field, which incorporated the modern-day doctor’s surgery to the south-east and Tall Trees bed and breakfast and the dwellings to the west. S55B is the remnant part of this field. Whilst the site remains open in character, it now bears little resemblance to its former agricultural use. The site is overlooked by housing to the north and west and a doctor’s surgery to the south-west.

Designated heritage assets: The site does not contain any designated heritage assets. The site is located next to the Stow-on-the-Wold Conservation Area, which wraps around the southern and western boundaries and two-thirds of the northern boundary. The site is also adjacent to several listed buildings to the north, which are located on the opposite side of Oddington Road. These are 1 and 2 Mount Pleasant, The Counting House and the Old School Meeting Hall, which are all Grade II listed dwellings. Some of the listed buildings are set back from the road by extensive front gardens, which are elevated above the road and are screened by a mixture of dry stone walls, shrubs and trees. However, 1 and 2 Mount Pleasant and The Old School Meeting Hall front directly onto Oddington Road and have clear views into S55B. The setting of these buildings would therefore be more sensitive to the development of S55B.

Non-Designated heritage assets: The site is bound by dry stone walls, some of which have fallen into disrepair.

Heritage at risk issues: None

Opportunities: The doctor's surgery has introduced modern development between the built up area of Stow and the open countryside beyond to the east, albeit the surgery has a traditional design which is sympathetic to its location. The site is well-contained by the strip of trees running along the eastern boundary and the roads to the north and south. The development of S55B would respect the historic field pattern. A traditionally designed scheme could have a positive benefit on the setting of the Conservation Area, the adjacent listed buildings and the eastern gateway into Stow. The development could also restore the dry stone walls along the boundaries which have fallen into disrepair.

Other issues / constraints

- Access – the access into the Doctor's Surgery from Mangersbury Road has been retained in the same ownership as S55B. An access route has already been installed into S55B from the Doctor's Surgery access. The access may need to be upgraded to accommodate a residential development – further confirmation on this issue is required from County Highways.
- A Public Right of Way runs along the eastern boundary;
- The topography falls to the east;
- The town centre is accessed on foot by a uphill walk; and
- Oxford / Kidlington air safeguarding area.

Summary

Recommendation

The site is a candidate for further consideration for allocation within the Local Plan.

Indicative capacity

17 homes (as per the density multiplier assumption – a higher or lower density may be suitable subject to a more detailed proposal). The need to protect the space around TPO trees and other important trees may require a lower density development, so the 15 dwellings proposed is a reasonable estimate.

Proposed site design brief if the site was allocated in the Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

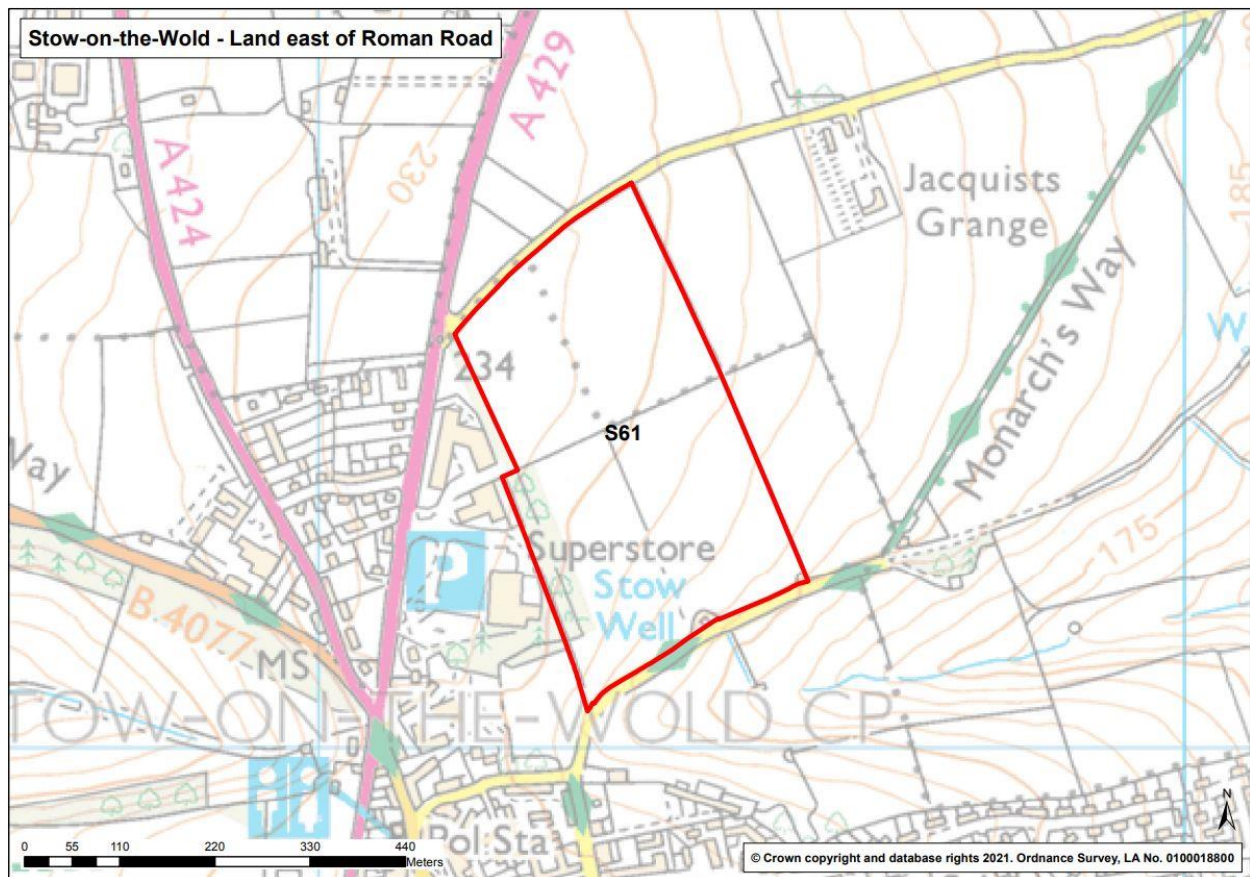
If S55B were to be developed:

- The development should be traditionally designed and respect the local historic environment;
- A strip of land should be maintained along the eastern boundary to preserve the bat foraging corridor. This should be public open space;
- The dry stone walls that surround the site should be retained and restored; and
- The space around the Tree Protection Order trees and other important trees within the site must be protected.

Key actions required

- Confirmation from County Highways that the access is suitable for the development proposal.

Land east of Roman Road (ref: S61)



Proposal: 350 homes with access provided from Broadwell Road to the north

Assessment date: January 2021

Size: 13.08ha

Land ownership: Single ownership

Site description

The site is located on the north-eastern edge of Stow-on-the-Wold on sloping ground, which falls in a south-easterly direction into a valley. It comprises three arable fields, which are all in productive use.

The site is bound to the north by Broadwell Road – a national speed limit rural lane – with arable fields beyond. There are further arable fields and an isolated dwelling to the east. To the south is Well Lane, which is part of the Monarchs Way, and there is a further arable field beyond. Stow's main built environment is located further to the south.

Hawkesbury Place Retirement Living and a Tesco supermarket adjoin the western boundary, which both front onto the A429 Fosse Way further to the west. A broad strip of trees separates the site from these developments.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

Historic mapping identifies that the site has remained in agricultural use and has never been developed. The site was once divided into four fields – today's northern field was two fields until the 1960s.

The site is located outside Stow's development boundary, as defined by the adopted Local Plan, and has no recent relevant planning history.

A care village comprising 44 extra care apartments and a 48 bed dementia care home has recently been completed on the land to the west (refs: 13/05360/OUT and 16/00139/REM).

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

DESCRIPTION:

The parcel is formed by three arable fields that are located to the north east of the settlement. Hedgerow and trees are present to the northern, southern and western boundaries. The vegetation on the eastern boundary is not as complete and is generally confined to the northern half of this boundary. The fields within the parcel are also divided by hedgerow.

Beyond the boundaries to the north, south and east is a continuation of the rural agricultural context present within the parcel. Beyond the western boundary is a supermarket and retirement development that are located within the Stow on the Wold development boundary.

The topography of the parcel is sloping from the high ground in the north west to the low lying south east. The level change across the parcel is circa 25m.

There is no public access to the parcel. Beyond the eastern boundary is BROADWELL RESTRICTED BYWAY 2. This connects to a publicly accessible lane to the south. Both the byway and the lane form part of the promoted walking route known as The Monarch's Way. St Edwards Well is a listed structure present to the south of the parcel along the rural lane. The parcel is not within a Conservation Area but it is present to the south western boundary.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Majority of parcel is within LCT 15: Farmed Slopes. The north west of the parcel is within LCT 7: High Wold

Landscape Character Area: Majority of the parcel is within LCA 15B: Vale of Moreton Farmed Slopes. The north west of the parcel is within LCA 7C: Cotswolds High Wold plateau

Constraints/Designations

Landscape: The parcel is located within the Cotswolds AONB.

Historic: Not within a Conservation Area but does neighbour one on the western boundary. St Edward's (Stow) Well is located along the southern parcel boundary and is Grade 2 listed.

Other (floodplain, PROW): Group TPOs are present along the western boundary of the parcel. No TPO present within the main body of the parcel. No PROW are present within the parcel but the Monarch's Way is located alongside the southern parcel boundary. Other PROW are present within the local landscape.

Landscape sensitivity

Evaluation: **High**

Justification: This parcel is susceptible to development due to its rural character and location within the Cotswolds AONB. It has openness to views from the east and would also impact upon views from the north and south. Development of this sensitive parcel would erode the prevailing character and cause the encroachment of the built settlement into this valued rural landscape. The parcel's value is demonstrated by its location within the AONB and its contribution to the setting of the Conservation Area that is present to the south-west and the approach to the settlement. This approach to the settlement from the east is recognised along a publicly accessible rural lane that also forms part of the promoted walking route known as The Monarch's Way. St Edward's Well is a listed structure present along this walking route to the south of the parcel and contributes to the tranquil experience enjoyed along this lane.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

S61 is not within an area with a formal nature conservation designation. However, part of the site is modelled to be within a Great Crested Newt Amber Zone. The strip of trees in the west of the site and at the south-east corner are also both Priority Habitat (deciduous woodland).

The cultivated arable fields are not expected to have significant biodiversity value, although further investigation would be needed to establish whether protected species are present.

There are higher quality trees, hedgerows and grass / scrub areas around the periphery of the fields, which have more potential to be habitat for protected species. In particular, the northern boundary adjacent to Broadwell Road and the southern boundary with Well Lane contain some mature trees and more diverse hedgerow species. The southern boundary also contains an uncultivated field margin, which is of ecologic interest.

The area of semi-mature tree planting to the west of the site forms a dense thicket, which is likely to provide habitat for nesting birds and small mammals. There is also an area of uncultivated grassland adjacent to the south-west of the site, which again looks to be of ecological interest.

If this site were to be developed, there is an opportunity within the site to better link the woodland belt that runs along the southern boundary (Well Lane) with the woodland along the western boundary. This would create a continuous corridor which connects with the woodland running along Broadwell Road to the north.

There is also potential to enhance the less well-established hedgerows with a greater diversity of species, as well as restoring the historic field pattern with new species rich hedgerows.

Looking beyond the site boundaries, an enhanced wildlife corridor could also be provided with the watercourse close to the southern boundary, although this would be subject to third party agreement.

Trees

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



The western part of the site contains an area of semi-mature tree planting which is protected by an area-wide Tree Preservation Order (TPO). This screens the adjacent supermarket and care home development from the wider landscape.

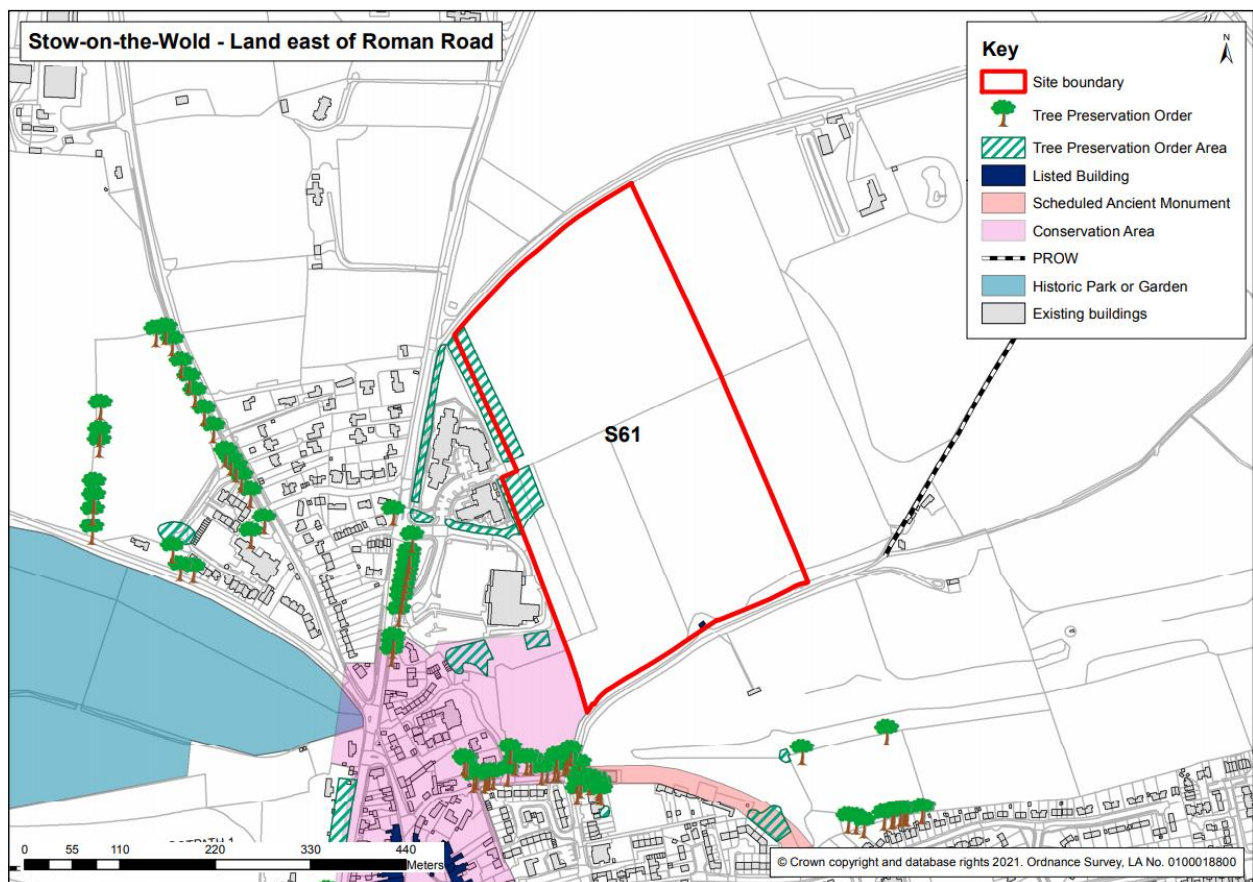
None of the other trees present are protected by a TPO. However, there are mature deciduous trees along the southern and northern boundaries, as well as several smaller trees within the hedgerow that divides the north and south of the site. None of these trees are especially fine specimens which are worthy of protection in their own right. Their value centres on their collective contribution, which provides a wildlife corridor within a landscape that is otherwise devoid of trees and their useful function in providing screening within the wider landscape. Their removal would make the site less developable as the site would be more exposed to views.

Several hedgerows within the site appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. In particular, the hedgerows along the northern and southern boundaries and the hedgerow that divides the northern and southern fields appear to be well established and contain a higher diversity of species. The hedgerow dividing the two southern fields is less-well established and has less diverse species.

Overall, the existing trees and hedgerows should be retained if a development proposal were to come forward. There are also opportunities for tree planting, particularly along the eastern, southern and northern boundaries where it would be beneficial to provide additional screening and a net gain in biodiversity.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner. A full historic environment or heritage assessment would be required of any development proposal.



The site does not contain any designated heritage assets. However, there are some low stone walls around the boundaries, which are non-designated heritage assets.

The site is located 60m to the north of a Scheduled Monument (prehistoric enclosure known as Stow Camp). This is located on the opposite side of a valley but on the same contour as the southern boundary of the site. The topography on S61 rises to the north, which would make development this site prominent when viewed from the Scheduled Monument.

Stow Camp currently delineates the built up part of Stow from the countryside beyond. Development has traditionally been located inside the boundary of Stow Camp. The open views of the surrounding countryside from the Stow Camp are part of the Scheduled Monument's intrinsic character and would have been a primary reason why this location was chosen for a prehistory enclosure. Today, S61 forms part of the rural setting of the Camp. The development of S61 would therefore likely have detrimental impact on the setting of the Scheduled Monument and its intrinsic value.

Part of Stow-on-the-Wold is designated as a Conservation Area. This is located adjacent to the south-western boundary of the site. The site forms part of the rural setting of the Conservation Area and the outlook of the

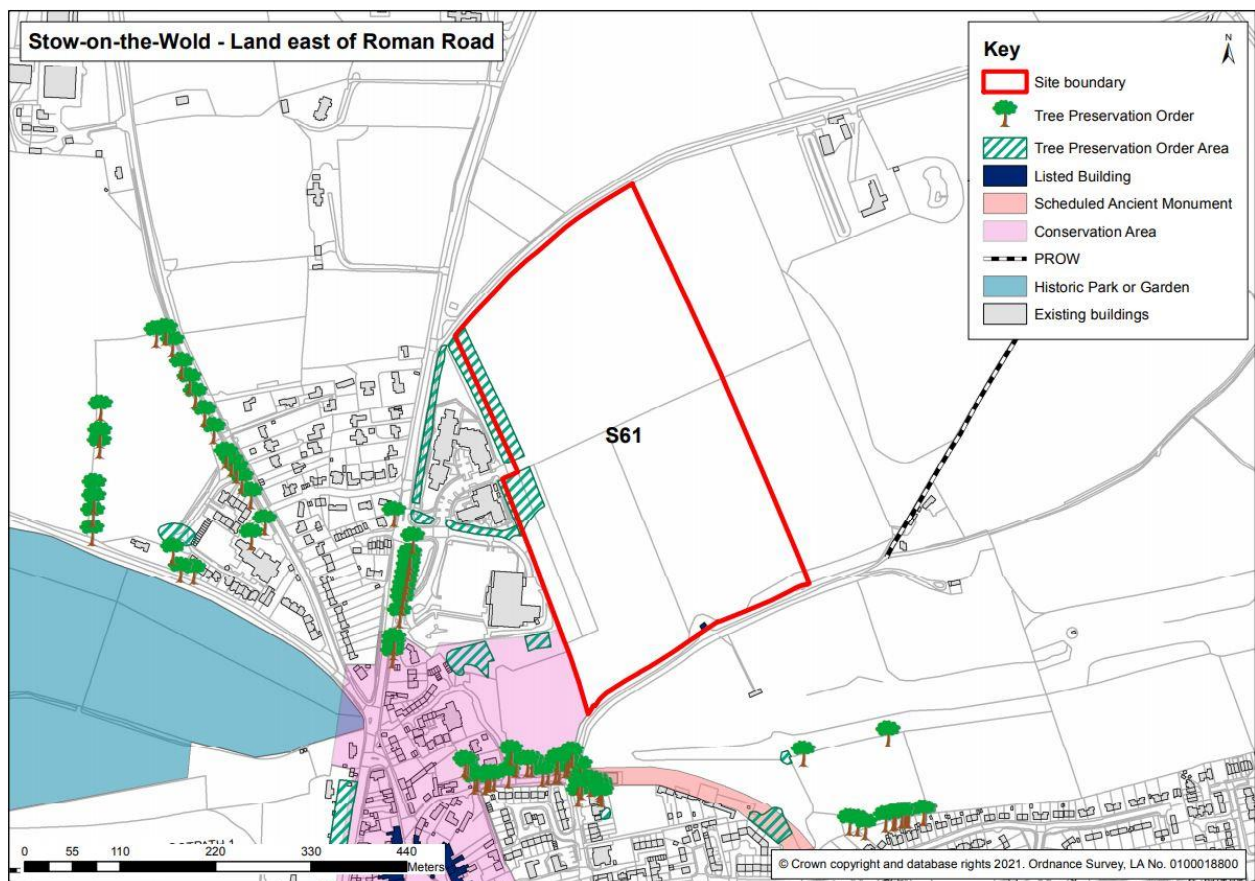
Conservation Area into the surrounding countryside. The development of the southern part of the site in particular would likely have a detrimental impact on the Conservation Area.

The southern part of the site also incorporates St Edwards (Stow) Well, which is a Grade II listed structure. A significant part of S61 is also visible from the Grade I listed St Edward's Church to the south. The development of this site is likely to harm rural views from the church tower. It would also harm the setting of the St Edwards Well. The development of the site would therefore be expected to harm the setting of listed buildings.

Being close to the Fosse Way Roman road and Stow Camp Scheduled Monument, the site may have archaeological significance. Further investigation would be needed.

Historic environment opportunities

The field boundary which separates the southern two fields historically used to continue on northwards to subdivide the northern field. There is an opportunity to reinstate this hedgerow and restore the historic field pattern.



Other issues / constraints

- The site is on the same side of Stow as the refused planning permission for up to 146 dwellings on the Land east of Griffin Close (ref: 13/01856/OUT), which subsequently had an appeal dismissed (ref: APP/F1610/A/13/220341 I). All parties at the appeal agreed that the Land east of Griffin Close scheme was major development in the AONB. With S61, the development would also be considered to be 'major development within the AONB'. The scale of development would be considerably larger than the land east of Griffin Close site (i.e. S61 proposes 350 dwellings on a 13.1ha site as opposed to 146 dwellings on a 7.5ha site at Land east of Griffin Close). Additionally, the development of S61 would be more harmful to the AONB for various reasons, including that S61 is also on higher ground than the Griffin Close site and is more visible within the surrounding landscape; the development would harm the rural setting of a Scheduled Monument; it would harm the setting of the Conservation Area; and it would harm the settings of a Grade I listed building and a Grade II listed building. It is noteworthy that the Land east of Griffin Close site was also refused at a time when the Council was unable to demonstrate a five year housing land supply.
- Any new tree planting which is used to screen the development would take a long time to establish. There will be significant harm to long-distance views in the interim period.

- Stow is a hill top town. The adjacent care home and superstore developments are on the hill top. The development of S61 would introduce development on the valley side, which would break away from this development pattern. Confining development to the hill top also means that the profile of the development that is seen on the skyline within the wider landscape is more limited than it would be if development were to extend down the hillside.
- Broadwell Lane is a rural road with a 60mph speed limit. This road would likely need to be upgraded if S61 were developed. The junction of Broadwell Road with the A429 Fosse Way is also narrow and has an acute angle for turning right onto the Fosse Way. This junction may also need to be upgraded, potentially as a traffic light controlled junction. The suitability and achievability of such an upgrade would need to be explored further with the Highways authority, but the delay of traffic on the A429 and the introduction of another traffic light controlled junction in the AONB may be constraints to the development viability and would increase the landscape impact.
- Productive agricultural land (soil survey would be required to establish if this is best and most versatile agricultural land);
- A national trail (the Monarch's Way) runs along the southern boundary;
- Local area electricity network pylons cross through the site from north to south;
- Source Protection Zone; and
- Oxford / Kidlington air safeguarding area.

Summary

The site is on the same side of Stow as the refused planning permission for up to 146 dwellings on the Land east of Griffin Close site, which subsequently had an appeal dismissed. With S61, however, not only would the development also be considered to be 'major development within the AONB' but the scale of development would be considerably larger and more harmful to the AONB than the Land east of Griffin Close site. The site is on higher ground than the Griffin Close site and is more visible within the surrounding landscape.

Stow is a hilltop town and development in this location would not be in keeping with the settlement pattern. The scale of development on a slope would erode the character of the town, as well the rural setting in which the town sits. It would adversely affect the intrinsic value of the AONB and the proposal is assessed to have "High" landscape impact.

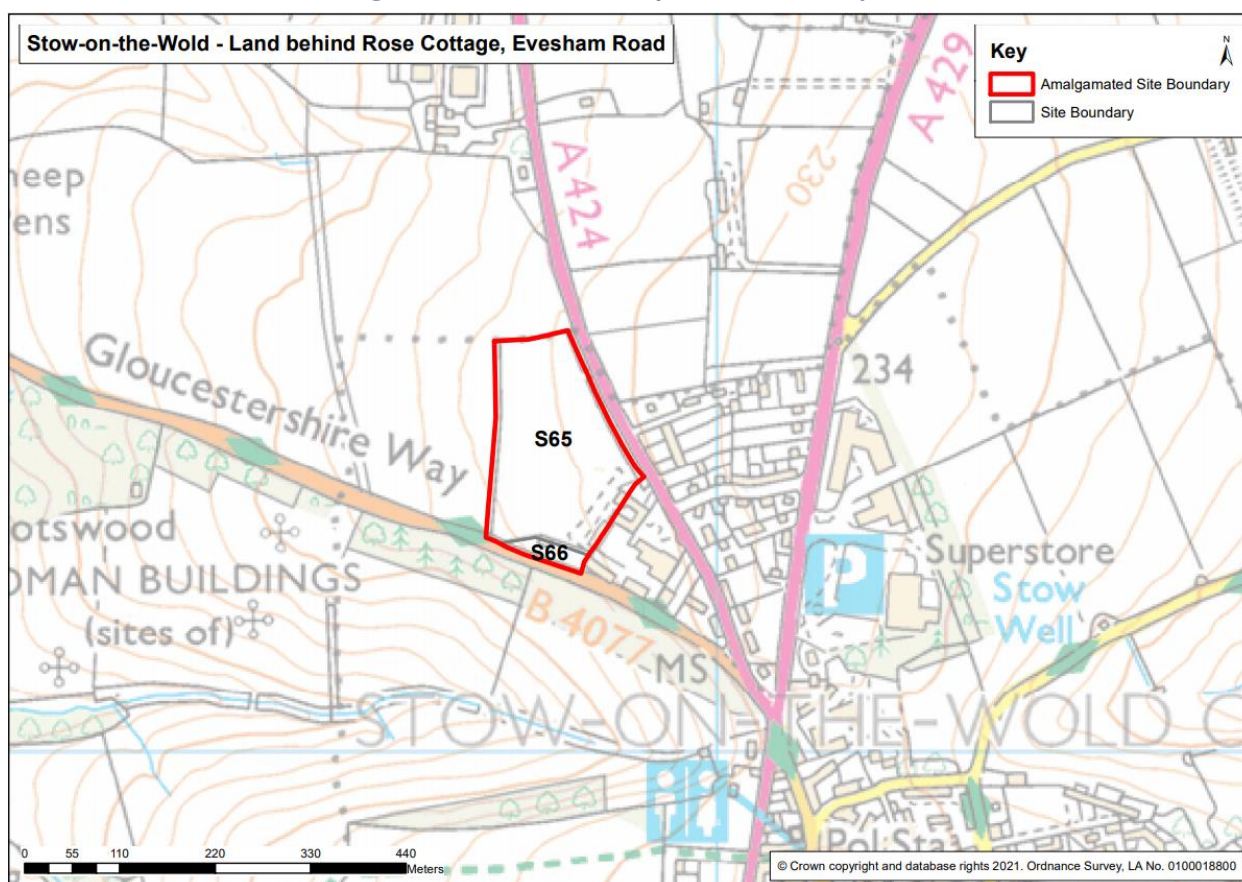
The development of S61 would also harm the rural setting of a Scheduled Monument, it would harm the setting of the Conservation Area, and it would harm the settings of a Grade I listed building and a Grade II listed building.

Other considerations, such as the loss of productive agricultural land, whether the access via Broadwell Road is suitable for the scale of development and potential archaeological issues would also need to be explored further but may also be further constraints to the development of this site.

Recommendation

S61 is unsuitable for allocation in the Local Plan.

Land behind Rose Cottage, Evesham Road (refs: S65, S66)



Proposal: Extension to the adjacent Care Village, Care Home, Residential C2 and C3

Assessment date: January 2021

Size: 3.38ha combined (S65 = 3.19ha; S66 = 0.19ha)

Land ownership: Single ownership

Site description

The site is located on the north-western edge of Stow-on-the-Wold on land that falls in a westerly direction. S65 is mostly a field that is maintained as cut grass. The south-western part of the site includes two buildings that are part of Newlands Care Village and the access road into the care village. S66 is a detached dwelling known as Rose Cottage and its curtilage.

The site is bound to the east by a tree lined hedgerow and Evesham Road (A424) with houses and agricultural land opposite; to the south by a tree-lined hedgerow and Tewkesbury Road (B4077) with a woodland verge and agricultural land beyond; to the west by a tree-lined verge and agricultural land beyond; and to the north by a stone wall with open countryside beyond. Newlands Care Village is opposite the south-western boundary.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

Both sites are located outside the Stow-on-the-Wold development boundary and neither are allocated in the adopted Local Plan. Historic mapping shows that both sites were once part of the same field, which also previously incorporated land now occupied by the neighbouring Newland Care Village development.

S65

11/05440/TPO - TPO 315 Various works as per application. Permitted (for a Tree Preservation Order on the eastern boundary)

18/03196/TPO - G.1 - Limes (treat as one crown) - Crown raise by 3-4M to open up view under crown from windows, (this growth is mainly aged epicormic growth). Reduce crown away from building / roof by 2-3M by pruning

of secondary growth, 100mm cuts max, drop-crotched to retain shape. Thin crown by 15-20% by the removal of unnecessary internal growth and aged epicormic growth, 100mm cuts max; T.24 - Beech - Crown raise by 2-3M. Re-balance crown by the reduction of extremities back into balance 2-3M varying; T.25 - Copper Beech - Crown raise by 2M. Re-balance crown by the reduction of extremities back into balance 1-3M varying. Permitted

S66

91.00778 - New single storey extension to rear of existing cottage. Permitted

02/00572/FUL - Two storey extension to form enlarged kitchen and bedroom; single storey extension to lounge. Refused

02/01327/FUL - Single storey extension to lounge and two storey extension. Permitted

03/01727/FUL - Garden room and toilet/shower. Permitted

Land to the south-west - Newlands Care Village

90.00872 - Nursing Home for the elderly (new build) conversion and extension for 19 closecare apartments and 15 sheltered cottages. Permitted

98.01302 - Revision to permission reference CD.1536/J (replacement of eight cottages and nineteen flats with fifteen cottages). Permitted

99.01481 - Erection of 8 garden rooms and minor amendments to plans and elevations previously approved under CD.1536/K. Permitted

05/02096/FUL - Erection of extension to existing nursing home to provide 20 sheltered apartments; erection of four detached houses to provide additional sheltered accommodation; and change of use and extension of 'Westcombe' from residential to form consulting rooms, gym area, hydrotherapy pool and lounge area for use in association with the nursing home and sheltered accommodation. Withdrawn

06/02759/FUL - Fifteen extra care apartments (Category C2) attached to Newlands Nursing Home with extension to restaurant area and associated parking provision. Permitted

07/01816/FUL - Erection of five sheltered retirement cottages. Permitted

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Parcel Specific Description

S65: The parcel is identified as a pastoral field on the edge of the Stow-on-the-Wold settlement and has an undeveloped rural character. The boundaries are defined by hedgerow and fencing of varying coverage and quality. Beyond the northern and western boundaries are further fields. This character continues to the south beyond Rose Cottage (S66) and Tewkesbury Road which is present along the southern boundary and is flanked by mature trees. Beyond the eastern boundary is the settlement. Long views across the parcel to distant hillsides are achieved due to the elevated open character.

S66: This parcel is occupied by Rose Cottage and its domestic curtilage. There is mature vegetation present within the garden which filters views. This vegetation and neighbouring trees along Tewkesbury Road limit the visual envelope to the local environment.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: The majority of the land within the parcels is within LCT 7: High Wold. Most of S66 and the south of S65 are within LCT 15: Farmed Slopes

Landscape Character Area: The majority of the land within the parcels is within LCA 7C: Cotswolds High Wold plateau. Most of S66 and the south of S65 are within LCA 15B: Vale of Moreton Farmed Slopes.

Constraints/Designations

Landscape: The parcel is located within the Cotswolds AONB.

Historic: Not within a Conservation Area. No listed buildings within or near the parcels.

Other (floodplain, PROW): TPOs present within the parcels. No PROW are present within or on the boundary of the parcels.

Landscape sensitivity

S65

Evaluation: **High**

Justification: This parcel is susceptible to development by reason of its location as an important open rural space and pasture upon elevated landform adjacent to the Stow-on-the-Wold settlement edge. It has significant openness to views from the north and west. Development of this sensitive parcel would erode the prevailing character and cause the encroachment of the built settlement into this valued rural landscape. The parcel's value is demonstrated by its location within the AONB and its contribution to the setting of the settlement and the rural approach to it from the north and west. Due to the above factors the parcel is considered to have **High** landscape sensitivity. Significant mitigation tree planting in this location would provide Green Infrastructure benefit but is likely to harm the open High Wold character and restrict views across this valued landscape.

S66

Evaluation: **Medium**

Justification: This parcel has been previously developed with residential development which has altered the baseline context. It is not located within the development boundary of Stow but does share the residential context of the neighbouring development. The parcel is within the AONB and occupies a sensitive settlement edge location. Any redevelopment of the parcel should be within the scale of the existing development to ensure the low density transition between the rural landscape and the settlement is maintained. Due to the above factors the parcel is considered to have **Medium** landscape sensitivity.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

Neither site is within an area with a formal nature conservation designation. However, there is an area of Priority Habitat (deciduous woodland) adjacent to the southern boundary of S66 – this connects to Abbots Wood further to the south-west. Part of the site is also modelled to be within a Great Crested Newt amber zone.

The majority of S65 comprises a field of regularly mown grass. This is unlikely to have high biodiversity value, although further assessment is required to confirm this.

Both S65 and S66 contain buildings. These may accommodate bats and further assessment would also be required to confirm this if these buildings were to be demolished or impacted on by the proposed development.

The main features of ecological interest within both sites are the trees that surround them. These may provide habitat for protected species. Although these could be retained within a well-designed scheme, further specialist assessment would be required to understand whether protected species are present and the level of impact on those species.

The site also contains a dry stone wall, which is also a feature of ecological interest.

If this site were to be developed, there is an opportunity to provide additional trees around the boundary of the site to increase green infrastructure connectivity in the area.

Trees

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



The eastern boundary of S65 contains seven trees with Tree Preservation Orders (TPO), which are all lime trees. There are 11 further TPO trees spread evenly along the eastern boundary, which are all beech trees with one birch tree in the north-east corner. There is also an area-wide TPO in the south-east corner of S65.

S66 contains two TPOs in the eastern part of the site – these are silver birch and beech trees.

The hedgerows running alongside the sites appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. The trees and hedgerows would need to be retained and a scheme for their management and protection during development works would be required within any development proposal.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a qualified Town Planner. A full historic environment or heritage assessment would be required of any development proposal.

Context: The site has a very rural and agricultural context. Historic mapping shows that the field boundaries around S65 have remained largely intact over the years, although the field once extended to incorporate S66 and the adjacent Newlands Care Village. The only directions where the site is not surrounded by open countryside are from part of the eastern boundary and the south-west. The development of the site would therefore be an extension of the settlement into open countryside.

The adjacent Newlands Care Village is a complex 1990s-built 2-3 storey of Cotswold stone buildings, located around a larger care home building. There are detached 1.5 storey buildings to the east on the opposite side of Evesham Road, which are set back from the road in large gardens. Rose Cottage is a mid-20th century built Cotswold Stone building also set within a large garden.

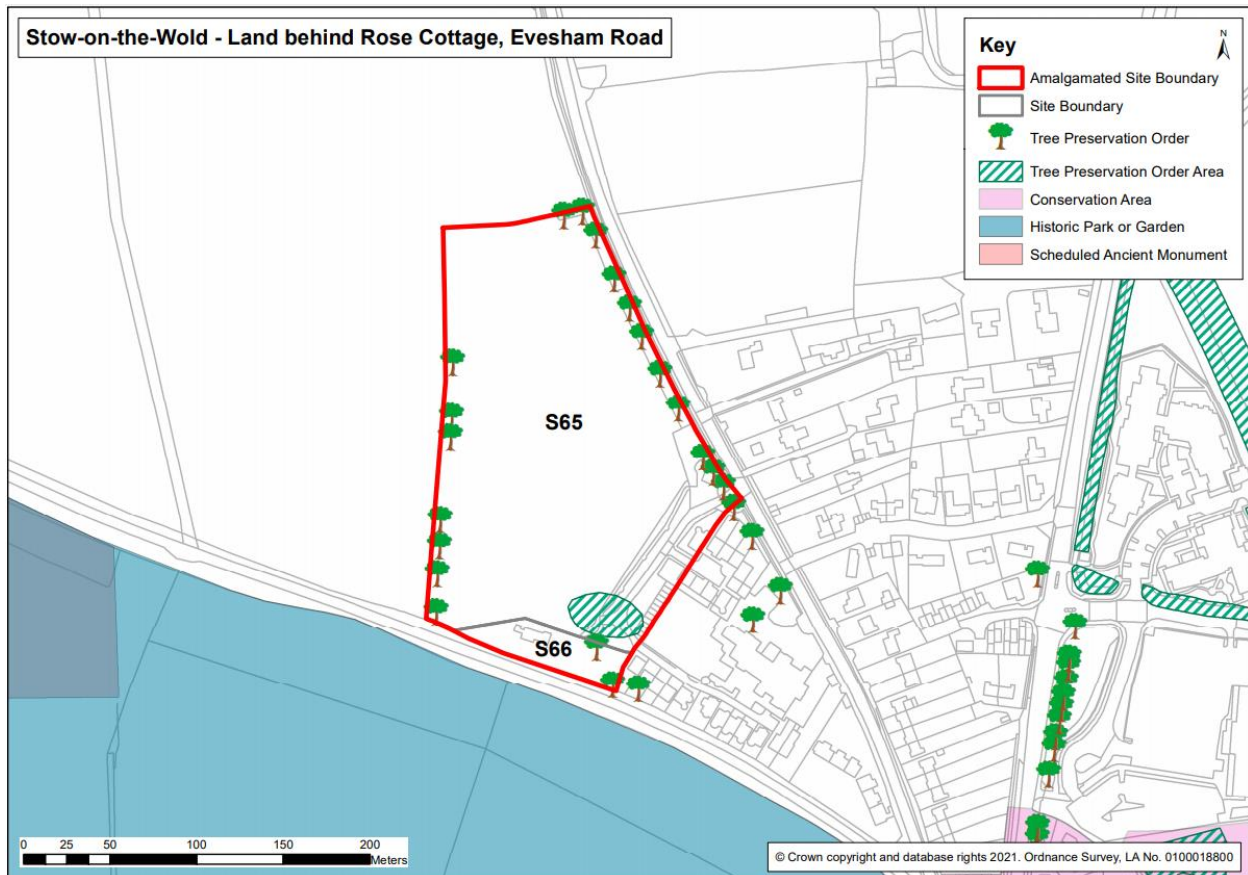
Designated heritage assets: The site does not contain any designated heritage assets. It is not located within the setting of any listed buildings. The Stow-on-the-Wold Conservation Area is located approximately 250m to the south-east of the sites but is screened by existing development and there would be no impact on the Conservation Area if the site were developed.

A Scheduled Monument is located 180m to the east of the site (Romano-British villa 350m south-east of Abbots wood). The proximity of the site to the Scheduled Monument may present some issues (e.g. increased potential for archaeology). There is also a Historic Park / Garden opposite the southern boundary.

Non-Designated heritage assets: Dry stone wall around the boundary. Evesham Road and Tewkesbury Road are both rural roads, which would become urbanised if S65 and S66 were developed, which would have a harmful impact on their character.

Heritage at risk issues: None known.

Historic Environment Constraints and Opportunities: None known



Other issues / constraints

- The Local Plan does not allocate sites for care home developments. The policies are instead permissive of new care homes outside development boundaries, subject to the other Local Plan policies and material considerations.
- The development would be considered to be ‘major development within the AONB’;
- Stow-on-the-Wold has had two large care developments completed in recent years. The emerging neighbourhood plan identifies an acute demographic issue in Stow – there is an aging population and the town is unable to attract or retain young people. There is a growing mass of evidence of the social and economic impacts this issue is having on the town. This development would exacerbate this issue.
- The Gloucestershire Housing with Care Strategy seeks to deliver more care in the home as opposed to building more specialist facilities and this proposal would be affected by this strategy;
- The development of either site would render the surrounding land susceptible to further development;
- A county trail (the Gloucestershire Way) runs along the southern boundary;
- Source Protection Zone; and
- Oxford / Kidlington air safeguarding area.

Summary

It may be possible to convert Rose Cottage into part of the wider Newlands Care Village complex. However, the development of S65 would almost certainly be classified as major development in the AONB. It would also have a significant adverse impact on the AONB. Furthermore, the development of this site would erode the character of the town and the rural setting the town sits within and would be an unacceptable extension of the settlement into open countryside.

Recommendation

S65 could potentially come forward as an extension to the care home if a planning application was made – the site does not need to be allocated in the Local Plan for this to occur.

Neither S65 and S66 are suitable for allocation in the Local Plan.