

# Appendix 5

## Site Assessment Form

<b>Completed by:</b>	BB	<b>Date:</b> 22/6/20
<b>Site Name / Ref</b>	Land to the rear of school NP ref 20	
<b>Site Address</b>	Land off Cheltenham Road behind school Sedgeberrow	
<b>Site Area (hectares)</b>	3.14ha	
<b>Description/ Overview</b>		
		
<p>The land is in agricultural use, arable. There is no obvious boundary to the east it is open countryside.</p>		

## Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	No
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	No low risk
<b>Surface Water Flooding</b>	No
<b>Public Rights of Way</b>	Public right of way along southern boundary 521B and eastern boundary 518B
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Grade 3 Good to moderate
<b>2019 SWDPPO summary</b>	
Site not assessed	
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
Ruled out site 76-16 for scale and setting	

## Site Appraisal

<b>Access to Site</b>	<p>Gateway access off Cheltenham Road at the north east corner beyond boundary of site but within land ownership. Agent has proposed access off Churchill Road and/or Cheltenham Road, although access onto Churchill Road crosses third party land outside the ownership of this site.</p> <p>Any known restrictive covenant? None known</p> <p>Distance to bus stop? 200m on Main Street</p>
<b>Topography</b>	<p>Sloping. Land slopes down from high point in north west corner. Slopes down from west to east by approx. 18 metres and also slopes down from the northern to southern 15 metres to boundary behind the properties on Main Street.</p>
<b>Views into the site</b>	<p>Site can be seen from properties on Main Street and from Cheltenham Road it is on a high point at the edge of the settlement and will be highly visible from further afield. There will be views in from PRoW 521B on the southern boundary and 518B beyond the eastern boundary.</p>
<b>Views out of the site</b>	<p>There are views out to all the surrounding hills, Bredon, Dumbleton and Broadway – Cotswold escarpment. Church Spire is visible</p>
<b>Vegetation</b>	<p>The site is bound by intermittent hedgerow interspersed with trees on Cheltenham Road and by more established trees and hedgerow on the east and southern borders.</p>
<b>Hydrological features</b>	<p>Drainage ditches along the footpath route at bottom edge of field</p>
<b>Other on-site features</b>	<p>(particular features/ buildings etc.) None</p>
<b>Signs of contamination?</b>	<p>None</p>
<b>Current use of site</b>	<p>a) Agricultural b) Occupied c) Greenfield</p>
<b>Any known previous use?</b>	<p>Agricultural</p>
<b>Utilities on site?</b>	<p>Adjacent to site and overhead powerline passes through adjacent site.</p>
<b>Character of Area</b>	<p>Open countryside on the edge of settlement. Rural, part of the rural setting of the village.</p>
<b>Neighbouring Land Uses</b>	<p>(Include if any issues e.g. odour/ noise etc.) Residential, agricultural, school which includes village hall facility.</p>
<b>Design Layout Issues</b>	<p>(Could the site be well integrated with the surrounding area?)</p>

	<p>The site is vast in scale and development of the whole site would be inappropriate and at odds with the form of the settlement. The land is very visible within the wider landscape and important to the overall setting of the settlement. The land slopes down into the back of the settlement form and small scale development could be appropriate in the southern corner behind the school but gaining a suitable access is an issue as it is likely to require access over third party land via Churchill Road; it is questionable whether a wide enough access can be achieved if this is secured due to the proximity of the existing dwellings on Churchill Road and the impact a road would have on their amenity. An access from Cheltenham Road would have a detrimental impact on the landscape character of the area; the topography of the site and its location on the brow of the hill causes issues with being able to achieve a safe access point from Cheltenham Road. The ditch to the south suggests water flow would also run down into the southernmost part of the field and any development could exacerbate this; it is likely that sustainable drainage techniques potentially an attenuation pond would be required limiting the usable land further.</p>
<b>Height and character of surrounding buildings</b>	Single and two storeys.

### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Yes landowner confirmed support September 2020
<b>Time frame in which site could be developed</b>	Immediately

### Development Potential

<b>Is the site considered appropriate for development?</b>	The site is not appropriate for built development although lower lying land to south could be if access constraints and landscape impact could be overcome.
<b>Can the entire site be developed?</b>	No
<p><b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.)  The site is vast and very visible within the wider landscape as it is on raised land. It is important to the rural setting of the development and at a gateway into the settlement. Any development would need to be small scale, at a low density and very close to the</p>	

existing built form of the settlement behind the existing dwellings/school. Achieving a suitable and viable access onto the site is a significant constraint it would require site ref 12 and land from the landowners on Churchill Road to be able to achieve a wide enough access point; possibly demolition.

This site may be more appropriate for improved open space facilities rather than housing as it could be more easily accessed by footpaths and public rights of way.

<b>Any known developer interest?</b>	None known
<b>Local Opinion (questionnaire responses)</b>	Land behind school and this general area suggested by 8 households. Public meeting in Jan 2019 overall opinion against green field sites.

## Suitability

**Which category does this site fall into? Please give reasons for your choice (what are the problems if any)**

1. Totally inappropriate Landscape and setting impacts, access.
2. ~~Significant constraints~~
3. ~~Minor constraints~~
4. ~~Unconstrained~~

## Additional Information requested September 2020

### Landowners attitude toward different types of development.

<b>Development Type</b>	<b>Supportive?</b>
Housing development	Yes
Housing development with additional car parking for village	Yes
Housing development and recreation area (public open space)	Yes
Housing development and a community building	Yes
Housing development with additional car parking for village and recreation area (public open space)	Yes
Housing development with additional car parking for village and a community building	Yes
Housing development, recreation area (public open space) and community building	Yes
Housing development with additional car parking, recreation area (public open space) and a community building	Yes
Additional car parking for village	Yes
Additional car parking for village and recreation area (public open space)	Yes
Additional car parking for village and a community building	Yes
Additional car parking for village, a recreation area (public open space) and a community building	Yes
A recreation area (public open space)	Yes

A recreation area (public open space) and community building.	Yes
A community building	Yes

### **Assessment conclusions**

<b>Site Available</b>	Yes landowner confirmed September 2020
<b>Site Suitable</b>	No
<b>Site Achievable</b>	No

## Conclusion

The site has significant landscape constraints which reduce the developable area to the lower lying land immediately behind the school and dwellings on Main Street – any development would have to be very low density and single storey. The site is important to the landscape setting of the village and is extremely visible in the wider landscape. If access is to be achieved off Churchill Road then site 12 would also need to come forward which is in separate ownership along with land from two properties on Churchill Road; this is a major constraint. The access proposed off Cheltenham Road is not considered to be viable, it would have a detrimental impact on the landscape setting of the village and the character of the area; and due to the location of the brow of the hill highway safety is a concern.

Additional drainage features are likely to be required due to the ditch/watercourse to south of site and this further constrains the developable area.

The landowner has confirmed that they would support a full range of uses on the site including stand-alone facilities. The southernmost part of the site could be appropriate for public open space with pedestrian access along the public right of way and an extension to the school grounds could also be achieved without access constraints.

The agent promoting the site has provided an indicative masterplan for the area including other parcels of land in their ownership, but given the constraints identified above the site is not considered appropriate to shortlist for potential development.

Agent's proposal submitted for consideration

