

Site Assessment Checklist

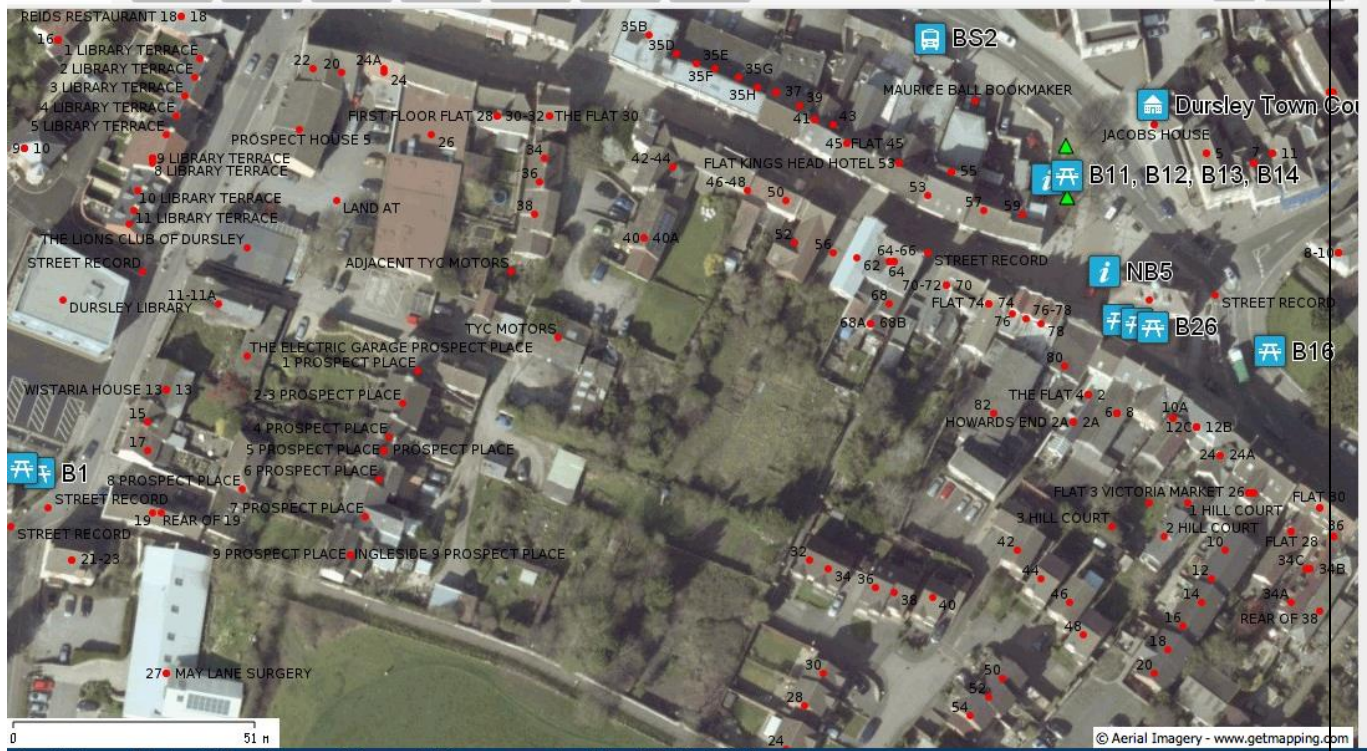
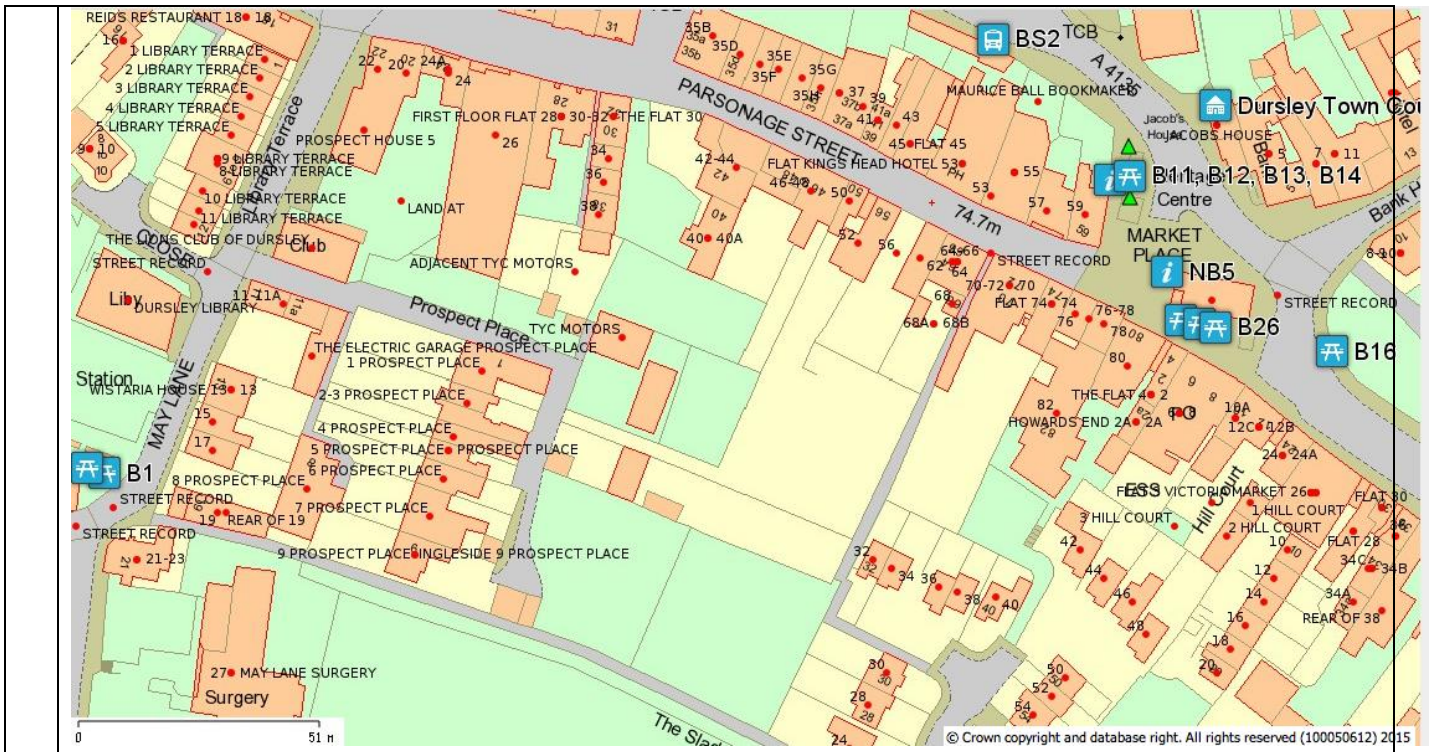
Tips to help you carry out an assessment:

- Use your local knowledge to consider answers to the following questions and also visit the site. Take photos / use maps to clearly show locations where possible.
- Go online and visit the Stroud District Council planning pages for current/historical planning applications – www.stroud.gov.uk/PLO
- Go online and visit Gloucestershire County Council's public rights of way map – www.gloucestershire.gov.uk/prow
- The Strategic Housing Land Availability Assessment for Stroud can be e-mailed to you or found online at www.stroud.gov.uk/info/plan_strat/SHLAA_2011

1. Location and general information

- a Site address:
The Old Dairy and Associated land. Rear Of Parsonage Street. Prospect Place.

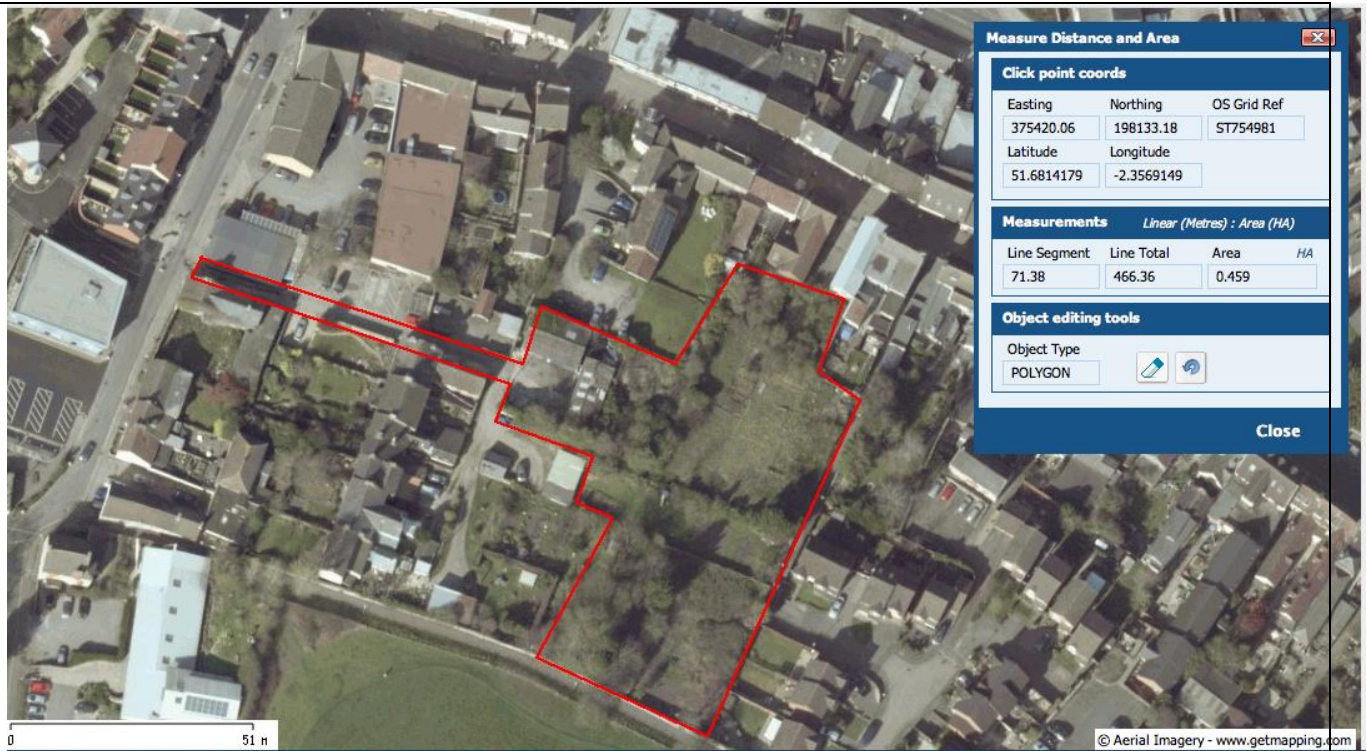




b

Area:

0.3Ha or 0.46Ha if included the land beyond (scrub land- see later photographs)



Note the land adjoining the site, which would increase the development area and would allow access to the Slad and the Green area beyond. This may also allow an alternative egress/exit on the south-east side of the site through the small estate. (See photos below of this potential site).







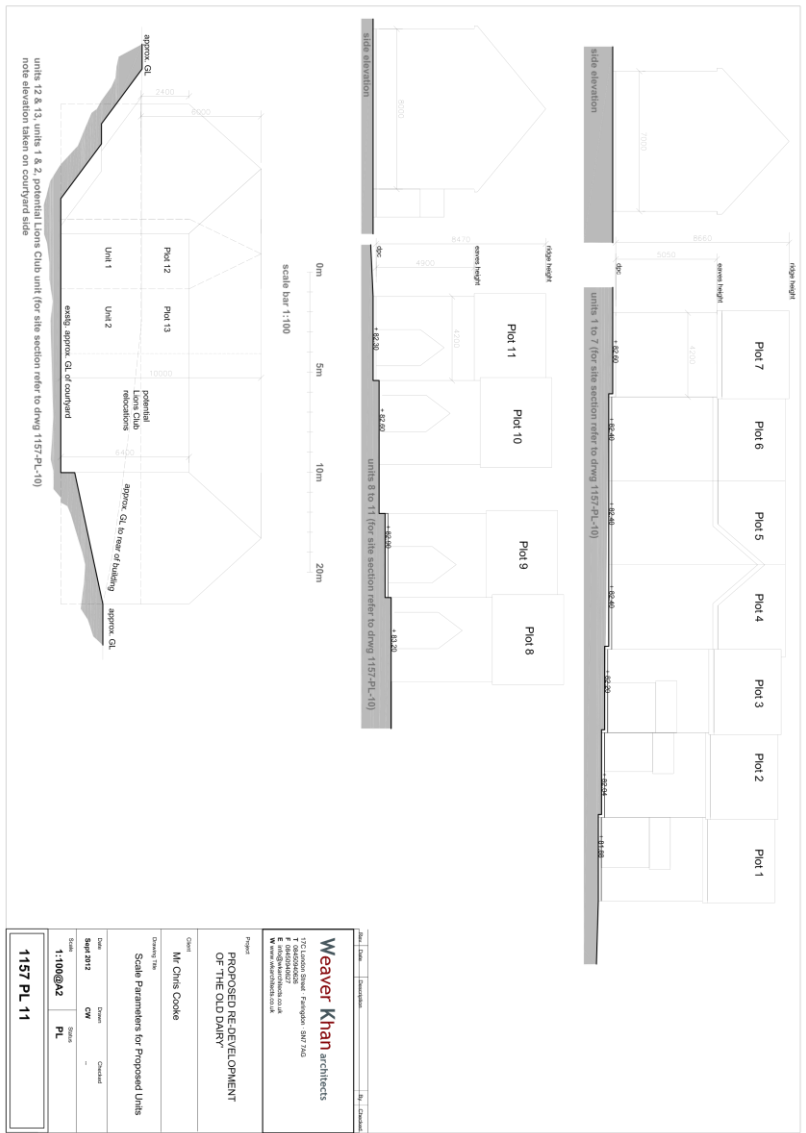




c. SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?:

Yes (part of the site): No. 202. No number of houses was suggested on the SHLAA document although, a previous application had been submitted in September 2012, by Weaver Khan (arch.) representative for the group of owners (Hall of Cedar Lodge, Durcan of Parsonage Street, C. Cooke of the Old Cider House and A&T Llewelyn + J. Marden of 11, Poole Ground. At that time the proposal was for 13 residential dwellings and 3 Business Units (Class A1 and B1) for the central part of the site (images enclosed below).





d	<p>Current use (What the land is currently used for and by whom)</p> <p>On the 2012 application statement that the land comprised; “the Old Dairy and scrub land now vacant”</p>
e	<p>Site planning history (eg alternative uses for the site in the past eg rubbish disposal/cemetery: (check Stroud District Council’s planning website see above)</p> <p>September 2012 Outline PP. S.12/1740/OUT. Application was withdrawn on Oct 2012</p>
f.	<p>Location of buildings/ foundations if buildings removed:</p> <p>Foundations of the Old Dairy. There is the TVC Motors workshop on the north-west side of the site</p>
g	<p>Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?):</p> <p>No communication due to numerous owners, but if there had been a move to develop the land before there maybe a fresh application now that the recession is abating and house prices have</p>

	began to rise. There appears from an e-mail sent in March from Nick Stewart to the NDP about communication with one of the owners Mr. Hall's rep, that there maybe movement on this site.
h	Current or expired planning permissions: (check Stroud District Council's planning website see above) Outline PP of Sept 2012 withdrawn by applicants.

2. Designations and known constraints

a.	Are there any planning constraints eg is the land in a Conservation Area/AONB/SSSI? (use the maps provided by the Project Administrator/available in the office to establish any or check Stroud District Council's planning website, see above) No designation for listed building.
b.	Does the site flood? No and any water would follow normal drainage facilities, similarly; connection of foul waste to the main sewage systems.
c.	Are there any easements or covenants on the land? There appear to be rights of way as the previous application noted that these would have to be diverted/relinquished or new ones created.
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers The previous application had a note that protected and priority species were present on the land without specifying which. However, if this is a warm and enclosed zone, then there maybe slowworm present. This area is within the Town conservation area and therefore the trees on the site would have to be considered in any application. There was also a note in the original application that protected priority species exist on this site (? Slowworm). Rich in Buddleia trees and hence butterflies.
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: No.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Site bounded by on all 4 sides by dwellings which no doubt have connection to all utilities.
g.	Any rights of way/footpaths, official or otherwise: (check public rights of way map online, see above) Yes according to the 2012 application probably due to multiple owners, but no official public footpath except along the access route used without challenge by the public.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: The site is in the centre of the town and therefore the shops are literally on the doorstep.
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b.	<p>What kind of access ie minor path or direct onto a major route? Any speed restrictions? Is the access pedestrian &/or vehicular? Might there be better or more direct access via a ransom strip (owned by whom?) Good access = easy access and good roads approaching it; fair = poor access into the site but good approach roads (or good access into the site but poor approach roads); poor= poor access into the site and poor approach roads):</p> <p>Access is problematic, as a new/altered vehicle access would have to be constructed as well as new pedestrian access. This piece of land is almost 'locked in'. There is pedestrian access via Prospect place, which would now allow cars and small commercial vehicles (probably not a large fire engine). The point of exit onto May Lane by vehicle would not be possible without clearance of some existing buildings.</p> <p>Access: Poor: except for pedestrians.</p>

4. Landscape, views and form

a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc: Yes, in those parts where fencing exists, but there are areas where the boundaries have become unclear with usage by neighbouring properties over a number of years.</p>
b.	<p>The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield: Flat Brownfield and scrubland with a slight slope.</p>
c.	<p>Who/what adjoins the site – is it overlooked by any housing or perhaps businesses? How might they be impacted by development on the land OR how might they impact on the development eg noise or traffic from businesses:</p> <p>The site is surrounded on all 4 sides by dwellings both domestic and commercial. However there are views of the surrounding woods from some sides.</p>
d.	<p>Is the site visible from buildings of open spaces further away?: No.</p>
e.	<p>Views out and in- quality and value</p> <p>The views out would be the backs of buildings therefore of poor quality.</p>

5. Your findings based on information

a.	<p>Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question:</p> <p>Its location in the centre of the town is ideal for easy access to the shops, surgery, dentist etc. However vehicle access would be problematic without agreement between a number of parties to</p>
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	<p>modify the egress and exit onto May Lane including that of SDC.</p> <p>It is a vital Town Centre site currently markedly underutilised.</p>
b.	<p>For what uses would you consider it worth developing?:</p> <p>Dwellings, Businesses, Older People homes, Market Place, Car Parking (with approval of highways once access has been resolved).</p>
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Access would have to be created.</p> <p>Accommodation and alternative site would be found for the protected species.</p> <p>Any trees removed even if buddleia would have to be replaced.</p>

If you have any questions about completing this form please contact Dursley Town Council on 01453 547758 or email: ndp@dursleytowncouncil.gov.uk



Prospect Place looking towards May Lane. Narrow access due to single storey 'The British Lions' building.



Prospect Place looking further into the site.



Access from May Lane



View of the site from the north-east



Access from Parsonage Street



Boundary of site behind Parsonage Street Dental Practice.