

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: Land at Mill Farm, Uley Road, Dursley, Gloucestershire, GL11 5AD
b.	Area: Tbc
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?: This is not a SHLAA site
d.	Current use (What the land is currently used for and by whom) Agricultural (undeveloped) commercial
e.	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) See below
f.	Location of buildings/ foundations if buildings removed: See attached photographs for out buildings
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): Mr IC Poultney and Mr MR Poultney. Letter sent on 23 rd September 2015.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) S14/0395/FUL Extension to workshop S05/1903/COU 2 agricultural buildings S05/1902/LBC 4.10.95 New agricultural building 11.10.83 Lean to extension 12.4.83 New silage building 8.5.80 Reroofing utility building and extension 11.9.74 Storage building 4.5.70 Full- from outline 6.3.70 6.3.70 Outline for farm building, milking parlour and dairy. New vehicular access 3.7.68 Covered yard and conversion to dairy 1.8.62 Erection of stock pen. Asbestos to accelerate weathering 6.11.57 Extension to cow shed.

2. Designations and known constraints

a.	Are there any planning constraints eg is the land in a Conservation Area/AONB/SSSI? <i>(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)</i> AONB
b.	Does the site flood? It is unlikely that the site floods as the land is flat and some development already exists on site.
c.	Are there any easements or covenants on the land? No known
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers It is likely that there is wildlife associated with agricultural surroundings. There may be badgers.
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: Pasture or grassland. It is not ancient woodland and there are no TPOs.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: The river Ewelme is in the bottom of the valley and sits below site level.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> No

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: The site is outside the settlement boundary. There is good direct road access onto the B4066. It is a 15 minute walk to local facilities.
b.	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): There is a business which makes kitchens on site. This land looks as though it is HGV accessible and could take a 7.5 tonne articulated lorry and would have sufficient room to turn.

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): The site is currently used commercially. The boundary is formed with a hedge and fence.
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): The site is relatively flat.
c.	Who/what adjoins the site – is it overlooked by any housing or perhaps businesses? How might

	<p>they be impacted by development on the land OR how might they impact on the development eg noise or traffic from businesses:</p> <p>Adjoining this site is a farm house, farm buildings and pasture land. If the site is further developed consideration needs to be given to the potential impact on B4066 of any additional traffic.</p>
d.	<p>Is the site visible from buildings or open spaces further away?:</p> <p>Yes</p>
e.	<p>Views out and in- quality and value</p> <p>Good views as you would expect with land in an AONB</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>There is space for another business unit. Any future development would also need to take account of the AONB landscape designation.</p>
b.	<p>For what uses would you consider it worth developing?:</p> <p>As above a small workshop <u>SA Review SG Mtg 18/11/15</u></p> <ul style="list-style-type: none"> • Small scale business use if done sensitively • If the Greenway runs through the site, protect this part of the route from development • Are there any further fields suitable for development
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Consideration would need to be given to traffic flows, visual amenity and 'fit' of any new development with the existing landscape.</p>

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

