

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: Sheephouse Farm, Uley Road, Dursley, Gloucestershire, GL11 5AD
b.	Area:
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) Altrans Liquids Ltd - tanker haulage for liquids Vet Physio and offices.
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: As per attached map
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): Jonathan and Diana Dembrey. Letter sent on 23 rd September 2015
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) See attached S12/2069/COU B1 to Vet physio S08/2531/FUL Retro 2 stables and further stable S08/1997/AGR Farm building erection S05/2232/FUL Stone gable to principal doors following S04/0971/COU S04/0971/COU Traditional farm buildings to office accommodation

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
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	<i>website, see above</i>) The land is within the Cotswold AONB AONB
b.	Does the site flood? No as site is on high ground
c.	Are there any easements or covenants on the land? No Known
d.	Wildlife settlements on the land e.g wild orchids, crested newts, badgers Wildlife associated with agricultural land.
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: Pasture land (possibly grade 2 classification). No TPOs
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Likely to be springs as there are ponds on site.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> There is a footpath diagonally across the paddock.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: Site not suitable for Housing. Single track access road.
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): Access from single track access road onto B4066. Proposed development may need to take account of existing levels of traffic on B4066 and volumes of traffic generated from the existing site. Further development could be seen as a continuation of the existing development.

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc: Fence and hedging
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield: There is a slight and gentle incline.

c.	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: There is a farmhouse and other commercial and agricultural stables and units.
d.	Is the site visible from buildings of open spaces further away?: Existing buildings on site are not visible from the road or the woods
e.	Views out and in- quality and value There are lovely views out to the woods as you may expect from a site located within an AONB.

5. Your findings based on information

a.	Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question: Potentially a good site for small workshop units as these would be close to existing commercial units.
b.	For what uses would you consider it worth developing?: As above – small workshop units. <u>SA Review SG Mtg 18/11/15</u> <ul style="list-style-type: none"> • Small scale workshop units
c.	What conditions/mitigation would you expect before any development could go ahead? Development would need to take AONB designation of land into consideration and potential additional traffic upon existing traffic volumes.

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





