

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 off Acacia Drive
b.	Area: 0.414 Ha
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) i.e. how many houses could the site hold?: Land off Acacia Drive was assessed as part of the SHLAA 2011. Site was considered viable for 27 houses.
d.	Current use (What the land is currently used for and by whom) Green space adjacent to flats and some houses.
e.	Site planning history (egg alternative uses for the site in the past egg rubbish disposal/cemetery: (check Stroud District Council's planning website see above) No previous planning applications found.
f.	Location of buildings/ foundations if buildings removed: There are no buildings on this land
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): Comments from SDC 10/9/15 The land is owned by Stroud District Council. There is a sound case for reviewing the opportunities for using this land for new housing. One mitigating issue to consider is whether local equipped play areas could be improved as part of any change of use.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) None

2. Designations and known constraints

a.	Are there any planning constraints e.g. 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
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	<p><i>planning website, see above)</i></p> <p>There are no planning constraints.</p>
b.	<p>Does the site flood? The site is on a slope which could potentially flood.</p>
c.	<p>Are there any easements or covenants on the land? It is not known whether there are any easements or covenants on the land but there is a footpath with a small footbridge which provides pedestrian access to Kingsdown and Everlands.</p>
d.	<p>Wildlife settlements on the land e.g. wild orchids, crested newts, badgers</p> <p>There do not appear to be any wildlife settlements on the land.</p>
e.	<p>Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland:</p> <p>There are no TPOs or ancient woodland on site.</p>
f.	<p>Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Water runs under the small footbridge at one end of the site.</p>
g.	<p>Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i></p> <p>There is a footpath at the end of the site. Looking at the Glos CC Public Rights of Way map this footpath would appear to be Cam Footpath 72</p>

3. Site connections and access

a.	<p>Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility:</p> <p>The site is well connected to by foot and cycling to a full range of local amenities.</p>
b.	<p>What kind of access i.e. 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>There is good access to the site from the existing road of Acacia Drive.</p>

4. Landscape, views and form

a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc.:</p>
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	The boundary is clearly defined at one end of the site by the wall which is the boundary of the existing house and flats and on the other side by the road.
b.	The nature of the site (e.g. flat v sloping (how steep?) grass/woods/farmed land/brownfield: The site has a fairly steep slope.
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 e.g. noise or traffic from businesses: The site has housing all along one side. The site consists of a large grassed area which provides a gap between the end of the houses and flats to the road.
d.	Is the site visible from buildings of open spaces further away? Yes
e.	Views out and in- quality and value Views out from this site look over towards Cam Peak and surrounding countryside. Views in capture a built environment.

5. Your findings based on information

a.	Use all this information to make a judgement on the development potential of the site e.g. excellent/good/poor/out of the question: This is potentially a good development site. It is easily accessible by all modes of transport to a wide range of local services and facilities.
b.	For what uses would you consider it worth developing?: Housing as this is a SHLAA site or a community space was suggested at Dursley Town Festival consultation event 2015. <u>SA Review SG Mtg 18/11/15</u> <ul style="list-style-type: none"> • Housing • Community space
c.	What conditions/mitigation would you expect before any development could go ahead? To ensure that any new development does not encroach on the existing built environment.

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



