

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 Kingsway/Kingshill Park, Dursley
b.	Area: The area of the land shown in Appendix 1 appears to be approximately 0.27ha (0.67 acre).
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above) i.e. how many houses could the site hold?: The site is > 0.2ha but has not been assessed. No SALA 2016 form has been submitted. This site was added to the list of proposed development sites following a meeting Jonathan Bird (NDP SG member) had with Nick Stewart, asset manager at SDC in February 2015. However, if the site is considered a Cat 4 site (Table 9.1 Density Matrix Stroud SHLAA Final report) then it might support 10 dwellings (40 dwellings per hectare).
d.	Current use (What the land is currently used for and by whom) The land is presently in use (a) as garden/amenity space by the residents of 58, 59 & 60 Kingshill Park and 33 & 35 Kingsway, and (b) for the garaging of vehicles.
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) Planning application S.03/1530 August 2003 for the demolition of 58 & 60 Kingshill Park and the erection of 12 houses and 4 flats. Application refused (see Appendix 3).
f.	Location of buildings/ foundations if buildings removed: Existing dwellings to remain – locations per attached plans (see Appendix 2).

g.	<p>Is the land available? (Do you know the landowner & has anyone communicated with them?)</p> <p>There is one agent representing three landowners for the land at the bottom of the gardens of 58, 59 & 60 Kingshill Park. SDC suggests that contact should be made with the agent (an NDP requirement) as an initial way of making contact with landowners.</p> <p>Professional advisers are discussing with landowners the potential for using land in this location for some form of construction. It is considered that by bringing their sites together the land would be suitable for residential development.</p> <p>Preliminary options for the most effective layout show that the red and all or some of the blue land together, or the red land alone is likely to be feasible. The assembly of a usable site from these two areas (<i>clarity required on these coloured areas</i>) is being studied and it is anticipated that a coherent series of schemes will be brought forward for further consideration by 2018. Issues under review include topography, accessibility, sustainability, visual impact, connection and relationship with existing dwellings and services.</p> <p>There are three further 'landowners'</p> <ul style="list-style-type: none"> · SDC as the owner of the garages at the bottom of Kingsway · 33 Kingsway (privately owned) and · 35 Kingsway (SDC owned property) <p>SDC has not yet been in contact with the owner at 33 or tenant at 35 who would also need to agree any proposed development scheme. Neither has SDC had any detailed discussions with Highways regarding access requirements and what alterations may be required here.</p>
h.	<p>Current or expired planning permissions: <i>(check Stroud District Council's planning website see above)</i></p> <p>None found.</p>

2. Designations and known constraints

a.	<p>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></p> <p>The site is close to Kingshill House and associated outbuildings. Kingshill Play Park, a protected play area (not accessible from the site) is adjacent to the South of the site.</p>
b.	<p>Does the site flood?</p> <p>No.</p>
c.	<p>Are there any easements or covenants on the land?</p> <p>Not known. Check with GCC/SDC.</p>
d.	<p>Wildlife settlements on the land e.g. wild orchids, crested newts, badgers</p> <p>No access to the site (private land), which appears to be mainly used as garden/amenity space with evidence of the presence of small numbers of poultry/livestock. The presence of wildlife (e.g. badgers, bats) cannot be ruled out without specialist survey/assessment.</p>

e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: n/a
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: All services are provided to the existing buildings on the site. Location of services to be checked with the relevant utility company.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> The site is gated/fenced private land. No public access.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: The site is within walking distance of the town centre and thus close to shops, doctor, hospital/health centre, dentist, restaurants and bus stops; primary and secondary schools are within short walking distance; access to open countryside by road and public footpath.
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): The proposed access to the site is presently unknown. However, a comprehensive assessment of access restrictions in the vicinity of the site is provided in the document reproduced at Appendix 3. The concerns relating to access via Kingshill Park might also apply to access via Kingsway and will require assessment. If the site is to be developed then the only realistic access is likely to be via Kingsway.

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc: The site boundary is partially defined by existing walls, hedges and fences. The boundary passing through the back gardens of the adjoining properties is less well defined.
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield: The site appears to slope and is cultivated. Lack of access prevented any assessment of the topography.
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:

	A comprehensive list of the potential impacts of a previously-proposed development on the site is provided in the document reproduced at Appendix 3. Many of these impacts may be of relevance to future development of the site.
d.	Is the site visible from buildings or open spaces further away?: The site is in a built-up area and as such is not especially distinguishable among the surrounding buildings.
e.	Views out and in- quality and value Not possible to assess due to lack of access to the site.

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: A comprehensive list of the potential impacts of a previously-proposed development on the site is provided in the document reproduced at Appendix 3. Many of these impacts may be of relevance to future development of the site and may have a significant bearing on the development potential of the site. Further information on any proposed development is required.
b.	For what uses would you consider it worth developing?: Residential use only.
c.	What conditions/mitigation would you expect before any development could go ahead? Incorporation of sufficient parking spaces to suit the proposed development; Adequate pedestrian footpaths; Road width sufficient to avoid vehicles parking on pavements; Housing design to avoid issues of overlooking; Consideration of noise etc. on existing properties; Footpaths to link to others in the vicinity to give ready access to green open spaces.

Appendix 1. Location Plan and aerial view of proposed site.

ParishOnline

Land at bottom of Kingsway
SDC garages & private gardens

Dursley CP



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ParishOnline

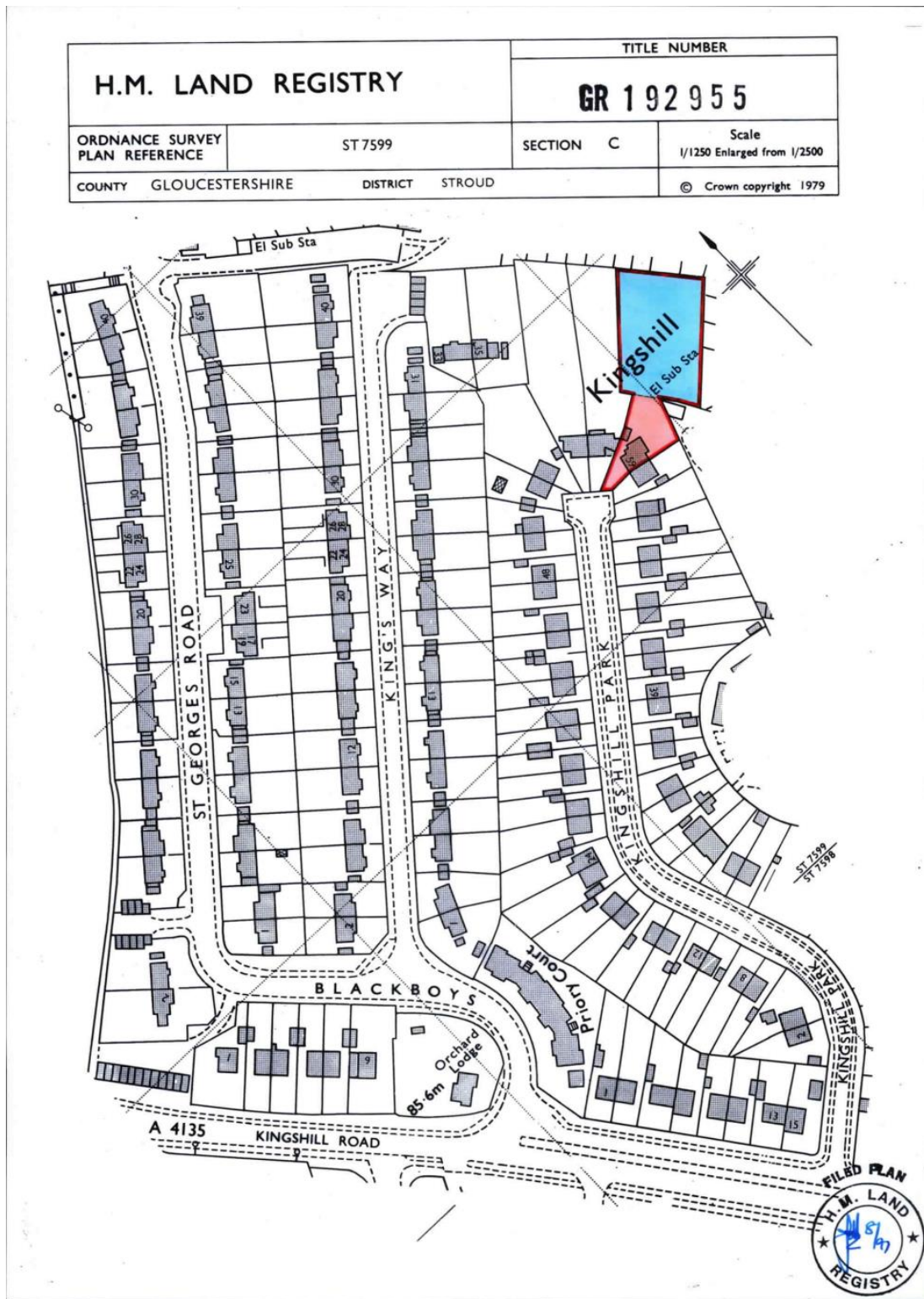
Land at bottom of Kingsway
SDC garages & private gardens

Dursley CP



Date Created: 8-2-2016 | Map Centre (Easting/Northing): 375299 / 199192 | Scale: 1:744 | © Aerial Imagery - www.getmapping.com

Appendix 2. Land Registry Plans: 58, 59 & 60 Kingshill Park.



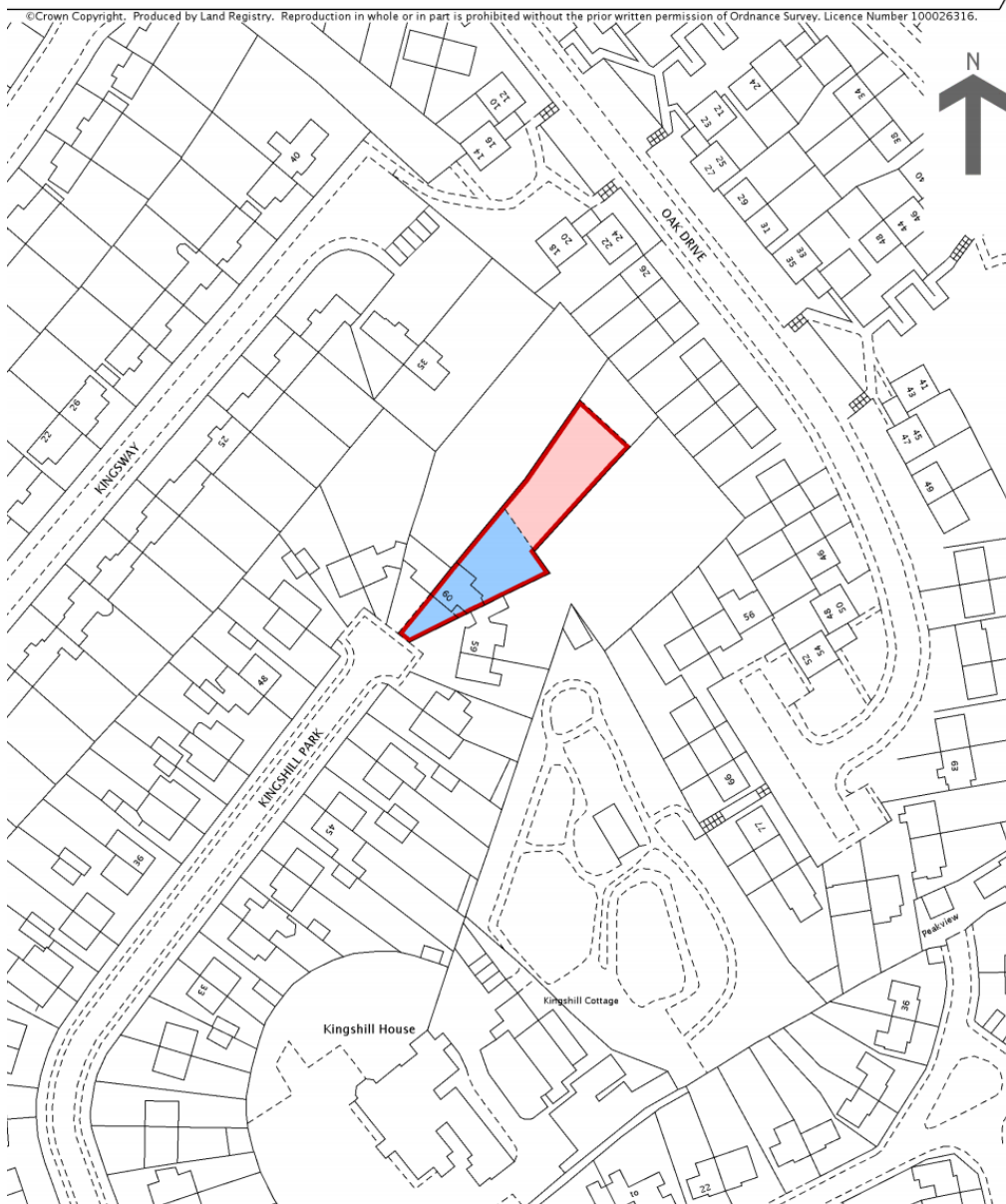
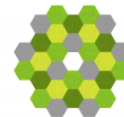
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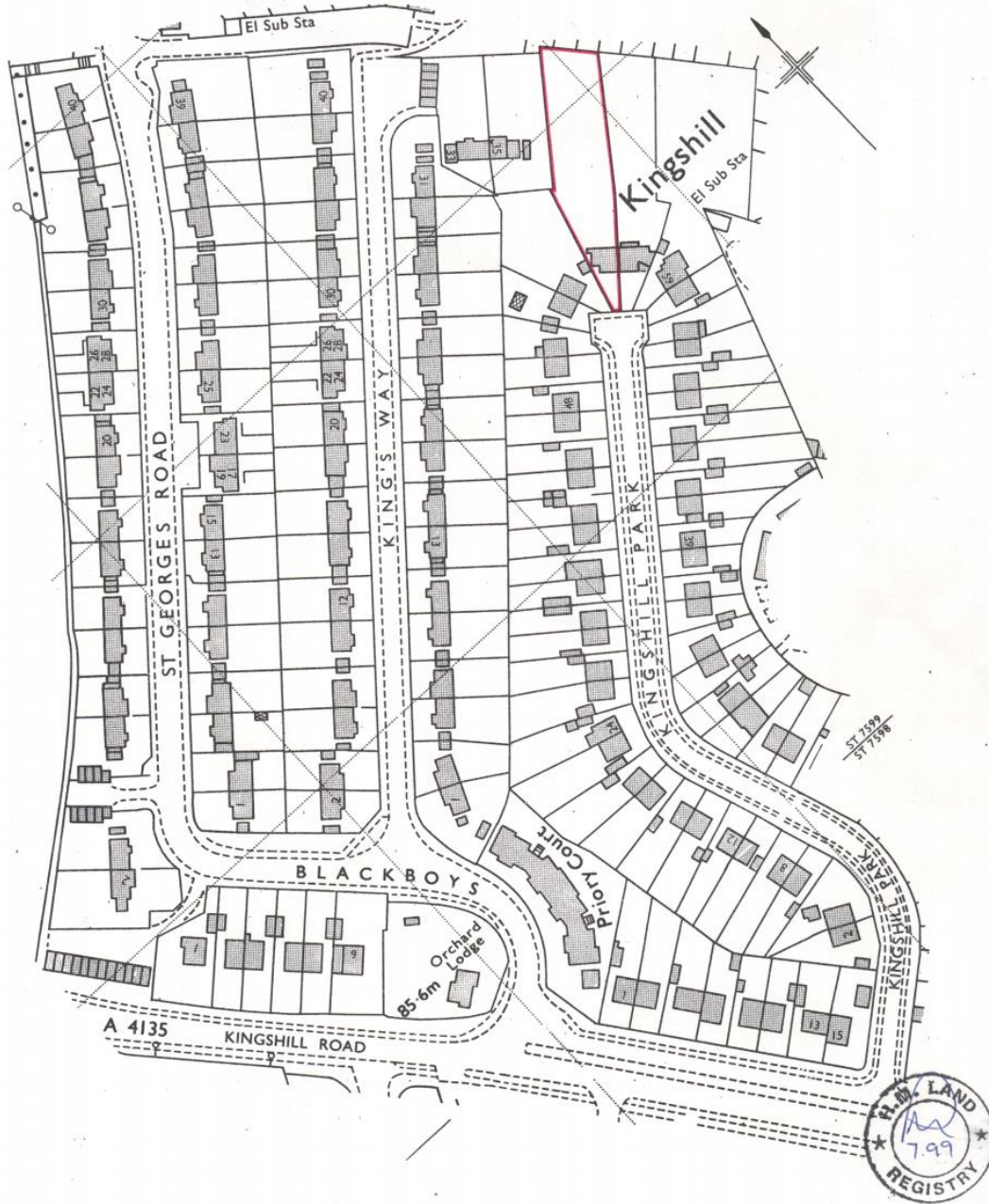
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H.M. LAND REGISTRY		TITLE NUMBER	
		GR 217871	
ORDNANCE SURVEY PLAN REFERENCE	ST 7599	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY GLOUCESTERSHIRE	DISTRICT STROUD	© Crown copyright 1979	



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Stroud District Council

SCHEDULE OF APPLICATIONS

13/01/2004

The Sites Inspection Panel met on 16th December and was attended by Councillors M. Beard; N. Cooper; T. Frankau; D. LeFleming; J. Marjoram; P. Smith and D. Stephens.

The next meeting is scheduled for Tuesday 20th January 2003 when members due to attend are Councillors M. Beard; G. Littleton; D. Tomlins; M. Williams; B. Marsh; A. Read and Mrs. J. Wood.

5	Application:	S.03/1580	5
	Site Address:	Land at Kingshill Park Dursley	
	Site Number:	22375	
	Parish:	Dursley	
	Grid Reference:	ST 75280 99160	
	Application Type:	Full Planning Permission	
	Development:	Proposed demolition of Nos.58 & 60 Kingshill Park and erection of 12 houses and 4 flats.	
	Applicant Details:	Crofton Place Developments 133 High Street Farnborough Kent BR6 7AZ	
	Agent Details:	Mr P Jones Peter Jones & Associates 17 Glebe Road Long Ashton Bristol	
	Case Officer:	Mark Newcombe	
	Date Received:	22/08/2003	

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Recommendation:	Refusal
	For the following reasons :
1)	The development proposed would result in an increase in use of the junctions of Kingshill Road service road with Blackboys and Kingshill Lane which, due to their position relative to the County Principle Route A4135 (Kingshill Road), would be likely to give rise to increased highway dangers and hazards contrary to the interests of highway safety.

Materials:

Roof concrete tiles

Walls brick

Constraints: Environment Agency consulted
 Severn Trent Water consulted
 Arboricultural Officer consulted
 Gloucestershire Wildlife Trust
 Major Development
 County Archaeology section

Consultations/Representations:

Parish Response:

Dursley Town Council object to the application for the following reasons :-

- Proposed building will be totally out of character with existing houses
- Cul-de Sac not designed for the level of current vehicular use, the development would inevitably increase the use, congestion and increase safety risks.
- Vehicles used during demolition and construction phases would impose a huge pressure on the road and considerably exacerbate the above problems. Large vehicles can only leave Kingshill Park at times by reversing the length of road.
- The area around the Kingshill Park junction and service road that runs parallel with Kingshill Road is always congested at peak school times, on street parking and increased traffic will increase the road safety hazards particularly during construction / demolition.
- The Kingshill Park junction is part of a complex series of junctions, the impact of all development in this area e.g. Lister-Petter site and fire station should be considered together and no undue extra burden ie., this development should be considered.
- If approved there should be an agreement that the developer must pay for inevitable damage during construction to the road surfaces , verges, kerbs etc., Particular attention should be given to reconstruction of safety lines for vehicles leaving existing houses and pavements made.
- The occupants of Oak Drive would suffer loss of light and privacy if three storey houses are constructed and security probes would arise.
- If access road were allowed through Oak Drive it would create a rat run increasing noise and pollution.
- Oak Drive residents would suffer from light pollution from vehicles due to the slope of the access road , plus possible flooding.
- Result in loss of trees and adverse effect on wildlife

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- Refuse lorry has to reverse back out of Kingshill Park and access for emergency vehicle is already difficult.

At its meeting held on the 2nd December 2003, Council s Planning and Town Improvements Committee RESOLVED to object to revised planning application 03/1580 on the following grounds - as resolved at its meeting on 16th September 2003:

- All previous objection reiterated
- In addition - the Council requests that, in order to more accurately assess the effect of the development on the wildlife of the area, an additional survey be conducted when species are not in hibernation.

Highways Authority:

The Highway Authority recommend that the application be refused on the grounds of, the unsuitability and increase in use of, the junctions of Kingshill Road service road with Blackboys and Kingshill Lane.

Other Consultations:

Severn Trent Water have no objections to the proposal subject to further details of surface water and foul drainage.

The Environment Agency has no objections to the proposed development but make the point that the site is within 250 metres of a landfill site.

Letter of objection

J.Robertson. 3, Kingshill Road, Dursley, Glos. GL11 4DQ.
 S. & L..Brown. 56 Oak Drive, Kingshill, Dursley, Glos. GL11 4DX. (2)
 Mr.& Mrs.R.Thompson, 51, Kingshill Park, Dursley, Glos. GL11 4DG.
 P.& M. Harper. 45, Kingshill Park, Dursley, Glos. GL11 4DG (3)
 E C Harper. 45, Kingshill Park, Dursley, Glos. GL11 4DG
 S. & O.3. 55, Kingshill Park, Dursley, Glos. GL11 4DG (2)
 D.& C. & P Watts. 46, Kingshill Park, Dursley, Glos. GL11 4DF.(4)
 J.Garthwaite. 57, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mrs.A.Gillingham. 21, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mr.& Mrs. S.Whiteley. 19, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mrs.M.Watts. 33, Kingshill Park, Dursley, Glos. GL11 4DG. (4)
 Mrs.M.Bennett. 49, Kingshill Park, Dursley, Glos. GL11 4DG.
 G. & L..Lai. 53, Kingshill Park, Dursley, Glos. GL11 4DG. (4)
 Mr.T.Davies. 35, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mr.& Mrs.Troy. 62, Oak Drive, Dursley, Glos. GL11 4DX.
 Mr.& Mrs.P.Jupe. 34 Oak Drive, Dursley, Glos. GL11 4DX.
 D.& K..Lai. 47, Kingshill Park, Dursley, Glos. GL11 4DG. (3)
 M., N, N & L .Mellerup. 48, Kingshill Park, Dursley, Glos. GL11 4DF.(2)
 L.Owen. 37, Kingshill Park, Dursley, Glos. GL11 4DG.
 J.Sikoro. 30, Kingshill Park, Dursley, Glos. GL11 4DG.
 M.& M.Hoskins. 2, Kingshill Park, Dursley, Glos. GL11 4DG.

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G.Kilminster. 4, Kingshill Park, Dursley, Glos. GL11 4DG.
 A.& A.Abatangelo. 3, Kingshill Park, Dursley, Glos. GL11 4DG.
 B.& N.McGough. 5, Kingshill Park, Dursley, Glos. GL11 4DG.(2)
 E.& M.Booth. 6, Kingshill Park, Dursley, Glos. GL11 4DG.
 S.& T.Spencer.7, Kingshill Park, Dursley, Glos. GL11 4DG.
 J.& D.Perrett. 8, Kingshill Park, Dursley, Glos. GL11 4DG.
 M.& D.Phillips. 9, Kingshill Park, Dursley, Glos. GL11 4DG.
 G. & C.J.Tandy. 15, Kingshill Park, Dursley, Glos. GL11 4DG. (3)
 D.Blandford. 18, Kingshill Park, Dursley, Glos. GL11 4DG. (2)
 G.& V.Festa. 20, Kingshill Park, Dursley, Glos. GL11 4DG. (6)
 D.& M.Childs. 22, Kingshill Park, Dursley, Glos. GL11 4DG.
 E.& J.Buckingham. 24, Kingshill Park, Dursley, Glos. GL11 4DG.
 E.Svarte. 43, Kingshill Park, Dursley, Glos. GL11 4DG.
 A.Grigg. 41, Kingshill Park, Dursley, Glos. GL11 4DG.
 C. Hughes. 10, Kingshill Park, Dursley, Glos. GL11 4DG.
 P, K & J.Ellis. 12, Kingshill Park, Dursley, Glos. GL11 4DG. (7)
 N.Atkinson. 14, Kingshill Park, Dursley, Glos. GL11 4DG.
 T.De.Young. 16, Kingshill Park, Dursley, Glos. GL11 4DG.
 D.Evans. 17, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mr.H.Griffin. 28, Kingshill Park, Dursley, Glos. GL11 4DG.
 M & G.Green. 32, Kingshill Park, Dursley, Glos. GL11 4DG.(2)
 Mr.& Mrs.Dewick. 34, Kingshill Park, Dursley, Glos. GL11 4DG.
 L.F.Cann. 36, Kingshill Park, Dursley, Glos. GL11 4DG.
 The Occupier. 38, Kingshill Park, Dursley, Glos. GL11 4DG.
 H.Dewsall. 40, Kingshill Park, Dursley, Glos. GL11 4DG. (2)
 M.& A.Gambi. 50, Kingshill Park, Dursley, Glos. GL11 4DG.
 V.Denness. 52, Kingshill Park, Dursley, Glos. GL11 4DG.
 K.Sparrow.Also on behalf of A Sparrow, P Timbrell & M Bucci, 54, Kingshill Park, Dursley,
 Glos. GL11 4DG.
 Mr N. Dance, 39, Kingshill Park, Dursley, Glos. GL11 4DG. (2)
 The Occupier 31, Kingshill Park, Dursley, Glos. GL11 4DG.
 J.Brown. 29, Kingshill Park, Dursley, Glos. GL11 4DG.
 B.Bowden. 27, Kingshill Park, Dursley, Glos. GL11 4DG.
 The Occupier 25, Kingshill Park, Dursley, Glos. GL11 4DG.
 B.Palmer. 23, Kingshill Park, Dursley, Glos. GL11 4DG.
 Mrs S. Batten, 39 Withybrook Road, Bulkington, Bedford, Warwickshire, CV12 9JN
 Mrs L.V. Patrick, 30 Oak Drive, Dursley, Glos, GL11 4DX (2)
 Mr.& Mrs.C.Viney. 26, Oak Drive, Dursley, Glos, GL11 4DX
 Mr. & Mrs.Woodward & E.Woodward. 38, Oak Drive, Dursley, Glos, GL11 4DX (2)
 Mr.J.Brown. 36, Oak Drive, Dursley, Glos, GL11 4DX
 Mr.& Mrs. A.Bodenham. 40, Oak Drive, Dursley, Glos, GL11 4DX
 Mrs.S.Lavis. 4, Caswell Court, Uley Road, Dursley, Glos. GL11 5GF.
 Mrs.S.Copley. 41, Belvedere Mews, Chalford, Stroud, Glos. GL6 8PF (2)
 Mrs.M.Bennett. 49, Kingshill Park, Dursley, Glos. GL11 4DG.
 P.& S.Athey. 42, Kingshill Park, Dursley, Glos. GL11 4DG.(2)
 J. & C Hughes & family. 10, Kingshill Park, Dursley, Glos. GL11 4DG.
 C.Appleby & M.Wood. 51, Kingsdown, Dursley, Glos. GL11 4DE.
 G.Hughes. 27, Kingsdown, Dursley, Glos. GL11 4DE.
 Mrs.C.Vinton. 44, Kingshill Park, Dursley, Glos. (4)
 D.C. & C.H. & P.J.Sawyer. 26, Kingshill Road, Dursley, Glos. GL11 4EH. (3)
 S.Torring & V.May. 9 Glyndthorpe Grove, Up Hatherley, Cheltenham, GL51 3YD (3)
 Miss D Sawyer. 26 Kingshill Park, Kingshill, Dursley
 Mr E Murray. Neveh Shalom, 6 Byron Road, Dursley (2)
 Mr G Festa, 14 Cam Pitch, Cam, Dursley (2)
 Mr Festa. 65 Gorof Road, Lower Cwmtwrch, Ystradgynlais, Swansea, SA9 1DX (2)

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Mr G Kilminster & Mr J Gardiner. 4 Kingshill Park, Dursley, Glos (2)
 Leon May (leonmay100@hotmail.com)
 M & D. McCann (mike-mccann@castlecamp.freeserve.co.uk)
 Mrs J.P. Russell, 90 Orchard Road, Ebley, Stroud, GL5 4UA
 Mrs S. Harriman, 19 Fowley Crescent, Callington, Cornwall, PL17 7PJ
 Miss J. Roberts, Flat 45, Greenwood House, Sherren Avenue, Charlton Down, Dorchester,
 Dorset, DT2 9UG
 Mrs S. Batten, 39 Withybrook Road, Bulkington, Bedworth, Warwickshire, CV12 9JN
 Mrs P. Pryce, 13 Kingshill Road, Dursley, GL11 4DQ
 D. Halliday, 66 Hamfield, Wantage, Oxon, OX12 9EQ
 R. & J. May. 26 Kingshill Park, Dursley, Glos, GL11 4DF (2)
 Mr.F.Newton. 24, Poplars Park, Cambridge, Glos. GL2 7BZ.
 Mr. & Mrs.D.4. 9, Kingshill Road, Dursley, Glos. GL11 4DQ.
 Mr. & Mrs.A.Ginn. & Miss A.Ginn. 27, Ryder Close, Norman Hill, Cam. GL11 5SG. (3)
 Miss.P.Hughes. Hillcot, Parkend, Paganhill, Stroud, Glos. GL5 4AZ.
 J.Wilde. 10, Willowbrook Drive, Cheltenham, Glos. GL51 0PU.
 C.Curry & L.Armitage. 29, Rosebery Park, Dursley, Glos. GL11 4NS.
 R. Garthwaite. 7, Noverton Lane, Prestbury, Cheltenham, Glos. GL52 5BA.
 PETITION SIGNED BY 811 SIGNATURES
 M.Bucci. 34, Rosebery Park, Dursley, Glos. GL11 4NS.

Reasons

- Existing infrastructure is inadequate to cope with inevitable increase in traffic and congestion.
- Destruction of a neighbourhood with a strong sense of community.
- Spoil look.
- Chemical pollution
- Road not good enough for more traffic.
- Danger to children.
- Lack of privacy.
- Access not sufficient.
- The park and the slip road is extremely busy during school peak times, as parents drop off and pick up children at nearby Rednock School
- Development is not feasible.
- Sacrilege to demolish perfectly good quality housing specifically to accommodate this development, will destroy houses which form a focal point of The Park which are part of the architectural heritage of this area.
- Utterly inappropriate to ruin one of the few remaining peaceful cul-de-sacs remaining in Dursley.
- Dursley already has many housing projects in the pipeline to meet current requirements.
- Development at the end of the cul-de-sac will seriously increase risk of accidents/ personal injury to children and elderly to unacceptable levels.
- Visual impact on area will be devastating
- Size of development is too large for site
- Access via a right angled junction already causes difficulties for safe egress/ access.
- Detrimental to conservation of wildlife and mature trees.
- Site acts as a soakaway, development will increase risk of flooding.
- Subsidence would be an issue
- Loss of privacy, light and security to existing properties.
- Increased noise, street lighting, car headlights, fumes and engine noise
- Design out of character with surrounding 1930 s properties.
- Totally spoil uniformity of cul-de-sac.
- Water system flow is poor, development would increase problems.

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- Access will cause difficulties and hazards for driveways to existing properties.
- Parking provision is inadequate for an area which is not well served by public transport.
- Loss of trees
- Existing natural screening is to be removed leaving only a few conifers
- Emergency vehicles would have difficulty gaining access.
- Built on higher ground the new houses will dominate the existing houses.
- Devaluation of remaining properties in cul-de-sac.
- Destruction of a neighbourhood with strong sense of community
- Possible increase in crime if the park is opened up
- Dangerous junctions at both ends of the feeder road onto main Kingshill Road.
- Necessity for further housing in addition to Listers site is questioned.
- Local services / amenities are already at full capacity
- Detrimental effect on vast population of wildlife, development will destroy habitat.
- Road is unsuitable for heavy machinery/transport for building work
- Large vehicles are unable to pass in the road without mounting the kerb and turning is difficult.
- Request site visit to view full and potentially disastrous impact of development.
- Fulfilling housing quotas seems to be more important than other planning considerations
- Concerns that the development will cause stress and health problems to many elderly residents
- More logical to make an access from the rear, thereby preserving the character and visual aspect
- The revised plans do not alter the situation objections are reiterated.
- Ecological survey is considered totally inadequate, carried out in the wrong season to include species which are now in hibernation. Also fails to assess close proximity of badger setts properly. It is vague and inconclusive.
- Still no plans for a flood risk assessment or a highway survey.
- Minor landscaping and elevational changes are totally inadequate and fail to address the problems of this unnecessary development.
- Wildlife survey submitted. If planners do not care for the quality of life for the inhabitants of Kingshill Park they are unlikely to be moved by the fate of a few badgers.
- The Planners sanction the provision of new badger runs to meet statutory obligations while ignoring biodiversity and the part played by private gardens.
- Planners should look at English Natures web site farsighted planners should adopt for guidance.
- Reference to the location of the children s play area and that it is not adjoining Kingshill Park but is accessed by walking around block.
- Would not wish to allow children to play in the Park which is at the bottom of one objectors property due to the stream of foul language, loud music, smashing glass and intermittent vandalism. Intruders have climbed wall and thrown objects and verbal abuse. Police called but have had to deal with problems themselves.

Letter of Support

D.Mathison. 56, Kingshill Park, Dursley, Glos. GL11 4DG.

Reasons

- Considers that the proposal would enhance the area and existing property value
- The area is short of new housing particularly affordable housing, infilling is the correct way to help sort the problem.
- The developing company have two large projects in Dursley and Wotton and are considered award winning for their quality and design

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Site Report:

The Proposal and its Location

This is an application for the erection of 12 houses and four flats. The development takes the form of blocks of three bedroom dwellings. The dwellings have accommodation split over three floors and are designed to include a third bedroom within the roof space. Outwardly the dwellings have the appearance of a two storey building with a dormer window and rooflights in the roof. The four flats take the form of 2 two storey buildings linked by a stairwell and consist of 2 two bed and 2 one bed flats. Two double garages are also included as part of the development.

The site of the proposed development is the gardens of 58, 59 and 60 Kingshill Park Dursley. To necessitate the development the proposal involves the demolition of 58 and 60 Kingshill Park. Some minor demolition work of a side extension and garage at 59 Kingshill Park is also proposed. Access to the site would be from Kingshill Park, at the point where the two dwellings are to be demolished. No other access is proposed.

Kingshill Park is a cul-de-sac of 30 pairs of bay fronted semi-detached houses built in the 1930 s. To the rear and to the south east, houses in Oak Drive back onto the site. Adjoining the site to the south east is a small area of a park located to the rear of Kings Hill House. A house in Kingsway adjoins the site to north west. The whole area surrounding the site is residential in character.

The site falls within the Cam/Dursley urban area as shown on the Stroud District Local Plan Revised Deposit Version (as amended June 2001). The site does not fall within any other planning related designation.

Relevant Planning History

There are no relevant previous planning applications.

Local Plan Policies

The proposed development is considered under Policies H14, B1, G1 and G5 of the Stroud District Local Plan Revised Deposit Version (as amended June 2001) which states:

POLICY H14

Within the defined settlement boundaries of Berkeley, Cam, Dursley, Hardwicke, Nailsworth, Stonehouse, Stroud and Wotton-under-Edge, permission will be granted for residential development or redevelopment, provided all the following criteria are met:

1. the proposed development is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;
2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;
3. any large scale development includes dwellings of various sizes, both in respect of physical size and affordability;
4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;
5. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and
6. where dwelling houses are proposed, an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential

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accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.

POLICY B1

New development will be permitted where the proposal represents a high quality urban design, and is compatible with its surroundings. Where this is not appropriate, the development should create a strong and distinctive urban design itself. In all proposals, the following criteria should be addressed:

1. the layout and form of existing and the proposed development, and where appropriate the historic pattern of the area;
2. the relationship of the proposed development with its wider landscape setting;
3. the scale and character of the existing and proposed townscape in terms of building heights, building line, plot size, density, elevational design and materials;
4. any features or open spaces, buildings and/or structures of character on or adjoining the site;
5. the scale, use and landscaping of the spaces between and around buildings;
6. views/vistas afforded from within, over and out of the site; and
7. the roofscape/skyline, development form and boundaries of the existing and proposed development seen in long or medium distance views.

POLICY G1

Permission will not be granted to any development which would be likely to lead to an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect.

POLICY G5

Permission will not be granted for development that would be likely to be detrimental to the highway safety of any user of any public highway.

Other Government Guidance is also considered in particular Planning Policy Guidance 3 Housing where the Government identifies the main objectives to Local Authorities as being:

Local planning authorities should:

- *plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;*
- *provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;*
- *provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;*
- *create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;*
- *make more efficient use of land by reviewing planning policies and standards;*
- *place the needs of people before ease of traffic movement in designing the layout of residential developments;*
- *seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and*

· *promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.*

Planning Considerations

Policy H14

The proposal is in accordance with the requirements of policy H14. The issue has been raised in many of the letters of objection that the proposals are out of character as they are so different to the 1930s development of Kingshill Park. For a proposal to be in character with its surroundings it is not simply a case of designing dwellings that recreate the style of the adjoining properties, but to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture. The patterns of development in this area is of a growth or evolution of residential development. Kingshill Park, Kingsway and Oak Drive were all built at different times and reflect the style and type of development of the period in which they were built.

The design of the proposed buildings has been considered by the Council's Panel of Architects, who have approved the design of the dwellings subject to some minor amendments which have now been incorporated into the designs.

The proposed development would appear a further extension of the built form of a style and character of the present day. Also having its own identity but sharing the characteristics of the area as a whole.

The proposed density is acceptable by present standards ensuring an efficient use of land. One, two and three bedroom dwelling units are proposed offering a mix of size and affordability. The site is presently used as gardens of dwellings and the planting that has taken place reflects that use. The Council's Arboriculturist has viewed the site and considers the landscaping scheme submitted to be satisfactory subject to certain minor changes to plant species, these have also been incorporated in the submitted scheme. He also considers that where trees are to be removed these would not warrant any preservation status.

Adequate amenity space is provided for all of the dwellings with a communal area provided for the flats.

Policy G1

The Council's Design Guide recommends houses to be sited a distance of 10 metres from fenestrated facing walls to blank walls and 25 metres from houses where windows face one another. This has been generally achieved with the proposed layout. There may be instances where if measured at an angle the distances may be fractionally short however, as these shortages are relatively minor and the recommended distances are only guidance, it is not considered that the application could be recommended for refusal on these grounds.

Policy G5

The Highway Authority have recommended that this application be refused due to the unsuitability of, and the increased use of, the junctions of the Kingshill Road service road with Blackboys and Kingshill Lane, which would give rise to highway dangers and hazards. It is interesting to note that the Highway Authority do not consider Kingshill Park an unsuitable road to serve the proposed development.

PPG3

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It is considered that this development also meets the aims and objectives which the Government has laid down for Local Authorities in PPG3. The proposal provides a development which will benefit some of the community through its mix of house sizes. It makes use of previously developed land rather than a greenfield site. It seeks to provide development in a sustainable location close to schools, shops bus services and other community facilities, decreasing the reliance on the private car and will result in an environment where people will choose to live.

Severn Trent Water have recommended conditions regarding the submission of sewerage and surface water drainage details, these issues have been raised in letters of objection and can be dealt with by the submission of further details.

Wildlife Report

It has been suggested that the site may be populated by wildlife species protected under the Wildlife and Countryside Act 1981. The applicants were requested to prepare a survey of the site in this respect. A survey has been submitted which suggests that, at the time of the survey, the only evidence of protected species was of a badger path across the garden of 60 Kingshill Park. This path is retained within the proposed development. Gloucestershire Wildlife has been consulted on the Wildlife Survey and their response will be made known at the meeting.

Neighbour concerns.

This application has brought about a considerable level of public opposition to the development and the objectors and their reasons for objecting are listed elsewhere in this report. However, it is considered necessary to address some of the additional points of objection that have not been covered elsewhere in this report.

Demolition

In planning law (excluding Listed Buildings and buildings in Conservation Areas, which is not the case in this instance) the demolition of buildings or part of a building is not development, which means that not only is planning permission not required but the demolition is not covered by planning legislation at all. There is one exception to this rule and that is that the demolition of a house in its entirety is development, but it has been made "permitted development". Planning permission is therefore not required, and the principle is already permitted. The only condition is that formal notice of demolition be given to the council (this is only required so that site clearing conditions can be imposed if necessary) or that planning permission has been granted for a scheme which shows their demolition. In view of this situation, it is considered that it would be unreasonable to refuse an application on the grounds of the loss of these houses as the principle of their demolition is already permitted. Obviously if permission is refused there would be no purpose in the owners of the properties demolishing them, however, this is ultimately a matter for the owners.

Access and Effect of Traffic Generation.

This is discussed elsewhere in this report. However it should be noted that many letters comment on the quietness of the cul-de-sac and how children can play freely in the road. Nevertheless the main purpose of the road is to provide access both pedestrian and vehicular to the 60 houses in Kingshill Park and if this development is permitted an additional 14 dwellings (allowing for the two to be demolished). Whilst it is accepted that the traffic using Kingshill Park would increase, and may deter parents from letting their children play in the street, there is no shortage of smaller children's play space in the immediate area, with a playground adjoining Kingshill Park to the rear of Kingshill House. Furthermore average

garden sizes for this 1930 s development are larger than present day standards thereby providing adequate play areas around the home for children.

Residents may care to consider promoting Kingshill Park as a Home Zone where pedestrians have priority and cars travel at little more than walking pace. Within such zones a range of features that force drivers to travel slowly can be provided. This is a matter which could be taken up with the County Council as Highway Authority if the community wished to further this type of environment.

Effect on Community

Many of the letters of objection refer to the damage that this proposal will have on the community spirit that presently exists in Kingshill Park. In fact letters have included pictures of, and made reference to, street parties and other activities where the whole street has entered into the spirit of the event. However, it is difficult to see why this development should only have a negative impact upon this community spirit and why any new residents, in the extended cul-de-sac, should not be embraced into this community, thereby enhancing the community spirit.

In PPG3 the Government itself states

The Government believes that it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle. It does not accept that different types of housing and tenures make bad neighbours. Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.

Construction vehicles.

It is appreciated that if permission were to be granted there would be some disruption caused during the construction period however this is the case with any development and there are safeguards that can be exercised by the Councils Environmental Health Officer to control certain nuisances.

Alternative access.

Some representations have been received suggesting that this site should be accessed from elsewhere. Other possible access points may exist, however they do not form part of this application and the proposal must be considered as submitted.

Recommendation

The Application fails in respect of Policy G5 of the Stroud District Local Plan Revised Deposit Version (as amended June 2001) in that it would be detrimental to highway safety. It is therefore recommended that the application be refused, in accordance with the Highway Authority s recommendation on the grounds of the unsuitability of the road junctions serving the site.

SITES INSPECTION PANEL

The Panel inspected the site by viewing both principal properties the subject of the application. They noted the character of Kingshill Park, the rear of Oak Drive and Kingsway

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and that the land fell from Kingshill Park in the direction of Oak Drive. The layout plans and elevations were shown to Members so that the design of the new properties could be considered. The nature of Kingshill Park as an access road was considered as well as the junctions with the main roads in the vicinity where they in turn link onto the A4135.

The Panel considered the points raised by objectors and the supporter of the proposal and looked for signs of protected species such as Badger Setts but none were evident. It was pointed out that the time of year would have some bearing on whether species would be present. It was confirmed the site was not a designated SSSI or Key Wildlife site. The position of the trees both to be retained and removed was made known.

The Highway Authority representative confirmed they raised objections to the proposals on the grounds of the material increase in the use of the junctions of the service road which runs parallel with the main road and each property could generate 8 - 10 movements per day. This would result in increased highway dangers out onto the main road.

The Town Council representative, stated the Town Council was not in favour of the proposals and the road access was not very wide and would cause snarl ups and would destroy an attractive urban landscape. They are also distressed about wildlife in the areas of these gardens and also worried about the view the people in Oak Drive would have on this development and lack of open views.

The Ward Member in attendance, Councillor Marsh, opposed the development because two houses would be taken down plus the garage of the adjoining house to get enough space into here. The road junction at the Kingshill has now been surveyed for the Lister Petter site which is going to be a major ringroad through Dursley. He thought it is justified in what the County say and we would jeopardise that scheme as well. Possibly if this came up later, it could be reconsidered but he would like to see what that junction would be like first of all.

After consideration the Panel were of the view the application was unacceptable in highway terms and as outlined by the County Highway Department.

Human Rights

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

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