

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 – <http://www.stroud.gov.uk/apps/planning>
- 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 https://www.stroud.gov.uk/media/1747/shlaa_2011.pdf

1. Location and general information

a.	<p>Site address: Blackboys Farm, Kingshill Road, Dursley, GL11 5QA</p>
b.	<p>Area: The area is divided into several fields; the N part of the site has 4.173ha and the “valley” adjacent to the cemetery and allotments has 6.267ha. The total area of undeveloped land is thus 10.44ha. The land as described is outside the present settlement boundary and is within the Cotswold AONB.</p> <p>Refer to Appendix 1 – Site Plan</p>
c.	<p>SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?: The site is not included in the current SHLAA. It has been suggested that the land may be suitable for allotment and cemetery purposes.</p>
d.	<p>Current use (What the land is currently used for and by whom) The land is presently in agricultural use by the owners, primarily for arable and grazing (sheep and horses).</p>
e.	<p>Site planning history (e.g. alternative uses for the site in the past e.g. rubbish disposal/cemetery: (check Stroud District Council's planning website see above)</p> <p>The area has been in use as agricultural land for many years and as such has not had any other uses. A number of planning applications have been made (see below) but those relating to non-agricultural uses have been refused.</p> <p>S/817/A – 1951 – Erection of a residential dwelling</p> <p>S/817/B – 1955 – Erection of a residential dwelling (refused)</p> <p>S/817/C – 1960 - Residential Development (refused)</p>

	<p>The reasons for the Council's decision to refuse permission are :—</p> <p>(a) This site is not included in the Development Plan for residential development and is within an area where no major change is envisaged. The cemetery, which adjoins the south eastern boundary of the site, terminates the existing development along the south-west side of King's Hill Road, and the development of this site would extend development in the Cam direction and would be prejudicial to the amenities of the area.</p> <p>(b) The Minister of Agriculture advises that there is objection to the proposed development on agricultural grounds.</p> <p>S/817/D – 1982 – Erection of an agricultural building</p> <p>S/817/E – 1990 – Retail supermarket, service yard and car park (refused)</p>
f.	<p>Location of buildings/ foundations if buildings removed: There is no evidence (reference historic maps) of any buildings other than those which presently exist on the land.</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?): The NDP Project Officer wrote to the owners of the land in September 2015 asking if the land might be available. No response has been received to date (June 2016).</p>
h.	<p>Current or expired planning permissions: <i>(check Stroud District Council's planning website see above)</i> There appear to be no extant planning permissions. Historic applications are set out at 1(e) above.</p>

2. Designations and known constraints

a.	<p>Are there any planning constraints e.g. 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> The land is wholly within the Cotswold AONB and as such any development is likely to be constrained to that of an agricultural nature.</p>
b.	<p>Does the site flood? Minor surface water flooding occurs occasionally during periods of heavy rainfall at the lower levels adjacent to Kingshill Road (see Appendix 2 – Extract from the Environment Agency Surface Water Flood Risk Plan).</p>
c.	<p>Are there any easements or covenants on the land? Unknown.</p>
d.	<p>Wildlife settlements on the land eg wild orchids, crested newts, badgers The land is rural in nature, grazed and adjacent to woodland. There is thus a significant likelihood of wildlife activity – most probably badger and deer. It is unknown whether any wildlife surveys have been carried out.</p>

e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: Unknown.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Services exist to the buildings on the site. However, it is unknown whether underground services cross the agricultural land.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> The site is bounded to the E by the A4135 Kingshill Road; Dursley Footpath No. 1 traverses the site from the B4066 Dursley Road to the A4135 Kingshill Road; Cam Bridleway No. 91 adjoins the N part of the site and Cam Footpath No. 92 skirts the W boundary of the site (see Appendix 3 – Public Rights of Way).

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: Local shops, including supermarkets, are within easy walking distance (<0.5M). Several primary schools and a secondary school are within easy walking distance (<0.5M). Bus stops are present on the A4135 Kingshill Road and B4066 Dursley Road. Open spaces (school playing field, recreation ground, other public green spaces) are within 0.5M of the site. Doctor, dentist and hospital services are available within 1M of the site.
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 to the site is easy via the A4135 Kingshill Road. A speed restriction of 40mph presently exists on the road adjacent to the site.

4. Landscape, views and form

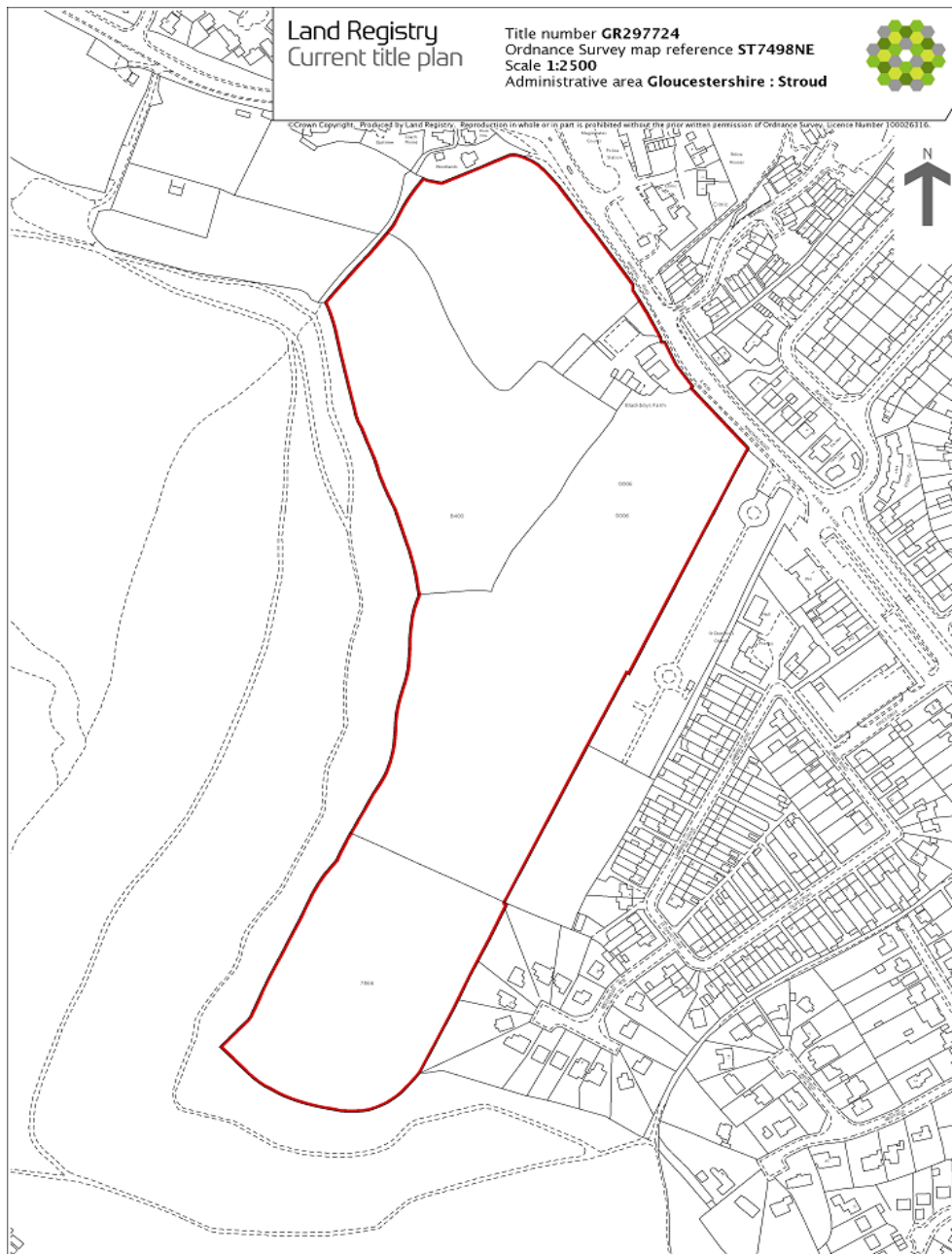
a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): The boundary is clearly defined by woodland to the W and N, the A4135 Kingshill Road to the E and the Dursley Cemetery and allotments to the S.
b.	The nature of the site (e.g. flat v sloping (how steep?) grass/woods/farmed land/brownfield): The site features a gently-sloping grassy valley running in a NE-SW direction from the main road to the woods. A further area of moderately sloping land/pasture exists at the N of the site. With the exception of the farmhouse and associated agricultural buildings the land is all greenfield.

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 e.g. noise or traffic from businesses: The land is adjoined by woodland and Stinchcombe Hill to the W, by the Dursley Cemetery and allotments to the S and by a main road to the E. Development of the land for housing would cause a significant adverse effect on traffic and on the visual aspect and nature of the area.</p>
d.	<p>Is the site visible from buildings or open spaces further away?: The land is elevated and thus visible from a variety of points throughout the adjacent settlement as well as from the popular viewpoints of Cam Peak and Long Down.</p>
e.	<p>Views out and in- quality and value Refer to the Dursley Landscape Character Assessment 2015 http://www.dursleytowncouncil.gov.uk/uploads/dursley-lca-final-report-191115r.pdf</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>3.49. The fields around Blackboys Farm appear to partially separate Dursley from Cam to the north, along with the Norman Hill playing fields, although there is some intervening development on the north east side of Kingshill Road. The settlement edge is soft here with the cemetery and allotment gardens west of Kingshill Road.</p> </div> <p>See also Appendix 4 – Views into and out of the site.</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: The site provides a green “boundary” between the settlements of Dursley and Cam and is included in the AONB; it’s a welcome oasis in the otherwise heavily built environment that form the approaches to Dursley. Development potential, although good, should be considered as “out of the question” in the context of overall landscape and character of the area.</p>
b.	<p>For what uses would you consider it worth developing?:</p>
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p>

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



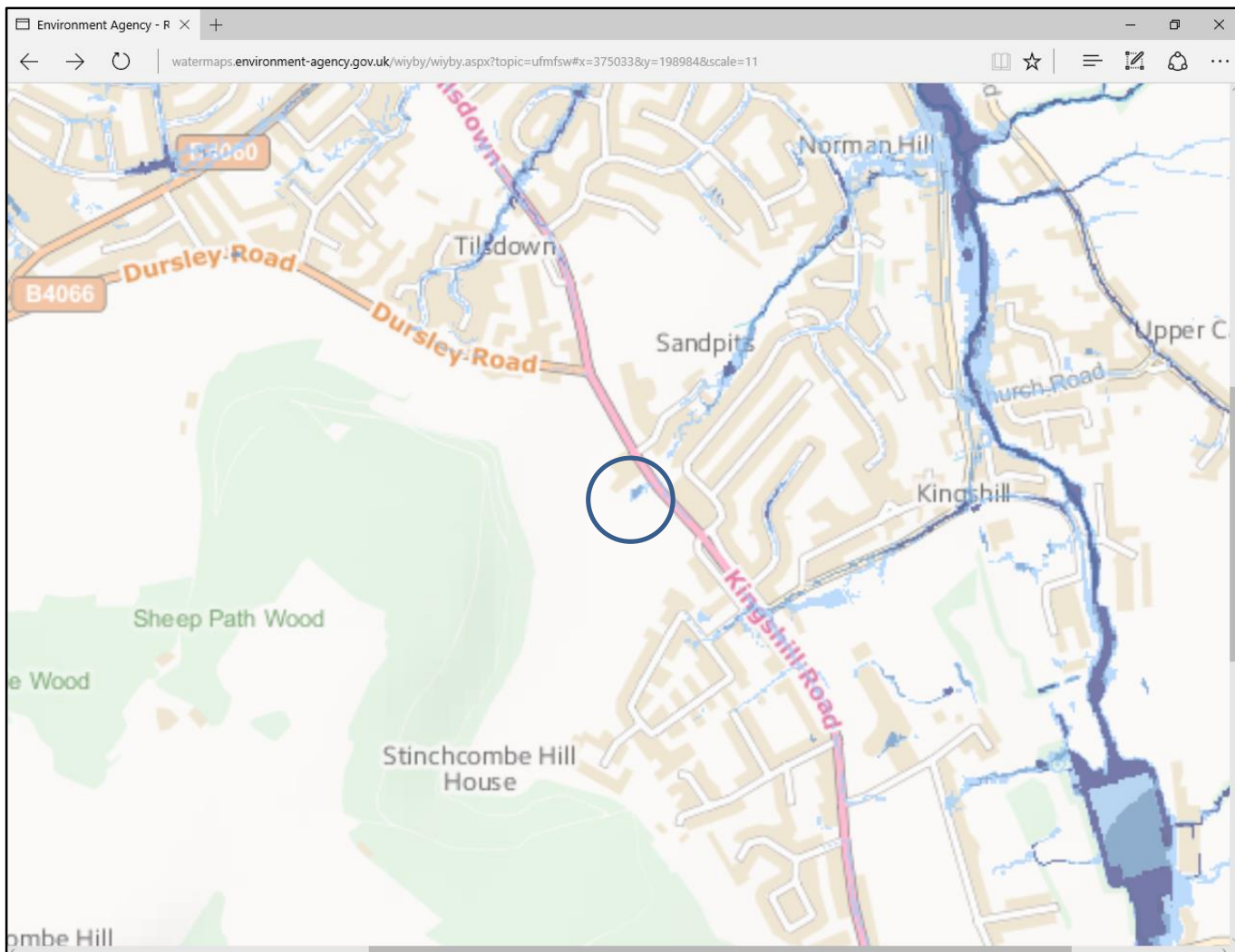
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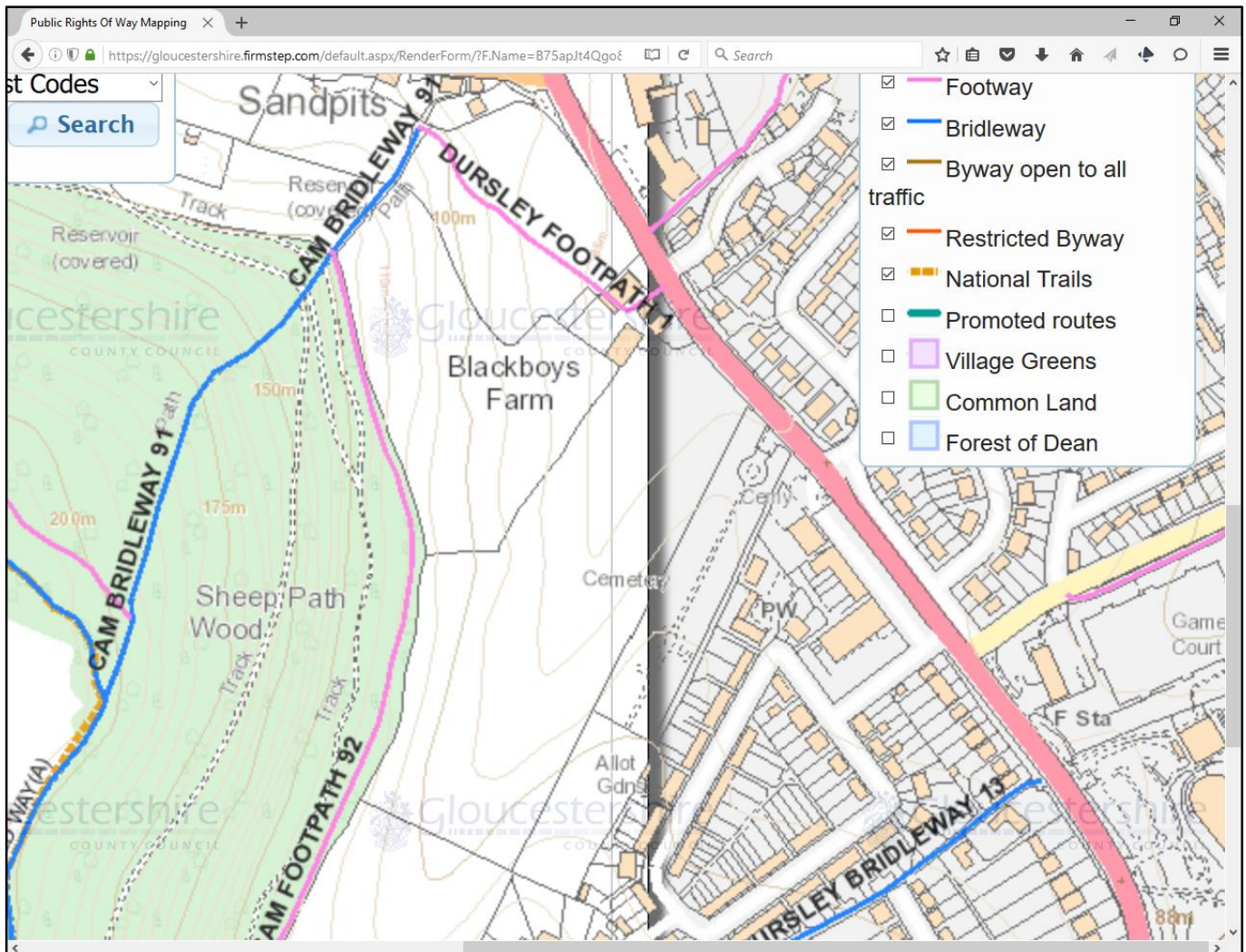
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Extract from Environment Agency Surface Water Flood Risk Plan



Public Rights of Way



Views into and out of the site



View to the SE from Dursley FP 1 (Sandpits)



View to the NE from Dursley Cemetery (Stinchcombe Hill at the left of the picture)



View to the SW of the valley area, from Kingshill Road



View to the SW, from the A4135/B4066 junction (Police Station)