

# 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](http://www.stroud.gov.uk/PLO)
- Go online and visit Gloucestershire County Council's public rights of way map – [www.gloucestershire.gov.uk/prow](http://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](http://www.stroud.gov.uk/info/plan_strat/SHLAA_2011)

## 1. Location and general information

a.	Site address: Land behind the Old bell and the Dil raj
b.	Area: 0.423 HA
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?:
d.	Current use (What the land is currently used for and by whom) Nothing, overgrown weeds and grass.
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) Nothing listed on the website.
f.	Location of buildings/ foundations if buildings removed: Previously a car park, but no 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?): No land owner known
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) None currently

## 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 website, see above) The bell is a listed building which may restrict development, also within conservation area.
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b.	Does the site flood? No
c.	Are there any easements or covenants on the land? No current developments on the land
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers Yes lots of birds and insects in the trees
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: No
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Nothing visible, could cause a problem with developing the land
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: Walking distance to local shops and also nearby restaurants, bus stop a stone throw away, but also within a 10 minutes' walk of Rednock School, has good access to nearly all 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): Access is good but area overgrown and derelict

### 4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): Fencing and walls outline the boundaries
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): Flat

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: Sainsbury's has a clear view of the site and development would affect local businesses such as the Old Bell, Capones and Dil raj but also local residents.
d.	Is the site visible from buildings of open spaces further away?: No
e.	Views out and in- quality and value View in: Overgrown, unkempt. View out: Back of buildings such as Old Bell Hotel.

## 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: Good, with the land currently unutilised
b.	For what uses would you consider it worth developing?: Retail and recreation rather than housing.
c.	What conditions/mitigation would you expect before any development could go ahead? Objection from local businesses however extra retail services could attract more people to the area, local residents will also object, council also own car park next to it





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