

# 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](http://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](https://www.stroud.gov.uk/media/1747/shlaa_2011.pdf)

## 1. Location and general information

a.	Site address: <b>Henlow House, 54-60 Silver Street, Dursley, GL11 4NQ</b>
b.	Area: <b>0.14ha (0.35 acres) approx. (using an on-line measurement tool).</b>  <b>Refer to Appendix 1 – Site Plan and Aerial View</b>
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) i.e. how many houses could the site hold?: <b>No SHLAA assessment. However, the site owner has indicated that development of the site could achieve 20 self-contained flats (sheltered housing). The relevant SALA submission (Ref. 95) may be viewed here <a href="http://www.stroud.gov.uk/media/2807/sala-site-submissions-76-100.pdf">http://www.stroud.gov.uk/media/2807/sala-site-submissions-76-100.pdf</a></b>
d.	Current use (What the land is currently used for and by whom) <b>Mixed residential and commercial. Henlow House contains several self-contained flats whilst the remaining buildings are mixed use – commercial on ground floors, living accommodation above.</b>
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) <b>Mixed residential and commercial. Henlow House contains several self-contained flats whilst the remaining buildings are mixed use – commercial on ground floors, living accommodation above. Commercial uses include/have included builder’s office, funeral directors, hairdressers, picture-framing, cake/confectionery shop. Planning applications (approved) have been submitted for change of use of part of the former funeral director’s premises (54 Silver St.) to residential, and change of use of 56 Silver St. to Thai Restaurant.</b>
f.	Location of buildings/ foundations if buildings removed: <b>Buildings have not been removed.</b>
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): <b>The site is owned by B Walker (Dursley). Site is available (subject to cessation of current tenancies) and could, subject to planning, be developed by the owners for a variety of</b>

	<b>purposes although housing (possibly sheltered accommodation) is thought to be the preferred option (See 1.c above).</b>
h.	Current or expired planning permissions: <i>(check Stroud District Council's planning website see above)</i> <b>S.07/0833/COU (56 Silver St.)</b> <b>S.12/2385/FUL (54 Silver St.)</b>

## 2. Designations and known constraints

a.	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> <b>Dursley Town Centre is a Conservation Area (no. 32); a number of listed buildings are in the immediate vicinity of the site. The site is within the Conservation Area.</b>
b.	Does the site flood? <b>No, although the main road is poorly-drained and is known to suffer from retained surface water during periods of heavy rain. This is in keeping with the Environment Agency Surface Water flood risk assessment of 'low' (see Appendix 2).</b>
c.	Are there any easements or covenants on the land? <b>Not known. Check with GCC.</b>
d.	Wildlife settlements on the land e.g. wild orchids, crested newts, badgers <b>The site is almost entirely built-on and it is thus unlikely that any wildlife settlements would exist or be viable.</b>
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: <b>n/a</b>
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: <b>All services are provided to the existing buildings on the site. Location of services to be checked with the relevant utility company.</b>
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> <b>None</b>

## 3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility:  <b>The site is in the town centre and thus adjacent to shops, doctor, dentist, restaurants and bus stops; primary and secondary schools are within short walking distance; access to open countryside by road and public footpath.</b>
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b.	<p>What kind of access ie minor path or direct onto a major route? Any speed restrictions? Is the access pedestrian &amp;/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><b>Henlow House is situated at the junction of Silver Street/Bull Pitch and Henlow Drive. Vehicular and pedestrian access to Henlow House is via Henlow Drive. Adjoining properties may only be accessed by pedestrians from the narrow footpath of Silver Street and via Boulton Lane.</b></p> <p><b>In general the Silver St. footpaths are insufficiently wide to permit two persons to pass without one stepping into the road.</b></p> <p><b>Silver Street is narrow; large/wide vehicles can adversely and significantly affect the free-flow of traffic in the vicinity of the site entrance. A 30mph speed restriction applies and no stopping or parking is permitted on the main road (A4135 Silver Street/Bull Pitch).</b></p> <p><b>Large vehicles travelling through the area have become more commonplace following the growth of supermarket development in Dursley and Cam. Large farm vehicles and trailers are becoming a common feature;</b></p> <p><b>Vehicular access to the site via Boulton Lane is problematic as the road is very narrow with restricted sightlines to the main road.</b></p> <p><b>The footpaths on both sides of the main road (Silver Street) are uneven, narrow and hazardous for pedestrians. There are no pedestrian crossing points in the immediate vicinity of the site.</b></p> <p><b>Henlow Drive is wide but is becoming increasingly busy with residential traffic (Boulton Lane development, general increase in vehicle ownership). Vehicular access to a minor road opposite (Water Lane) is difficult at times.</b></p>
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#### 4. Landscape, views and form

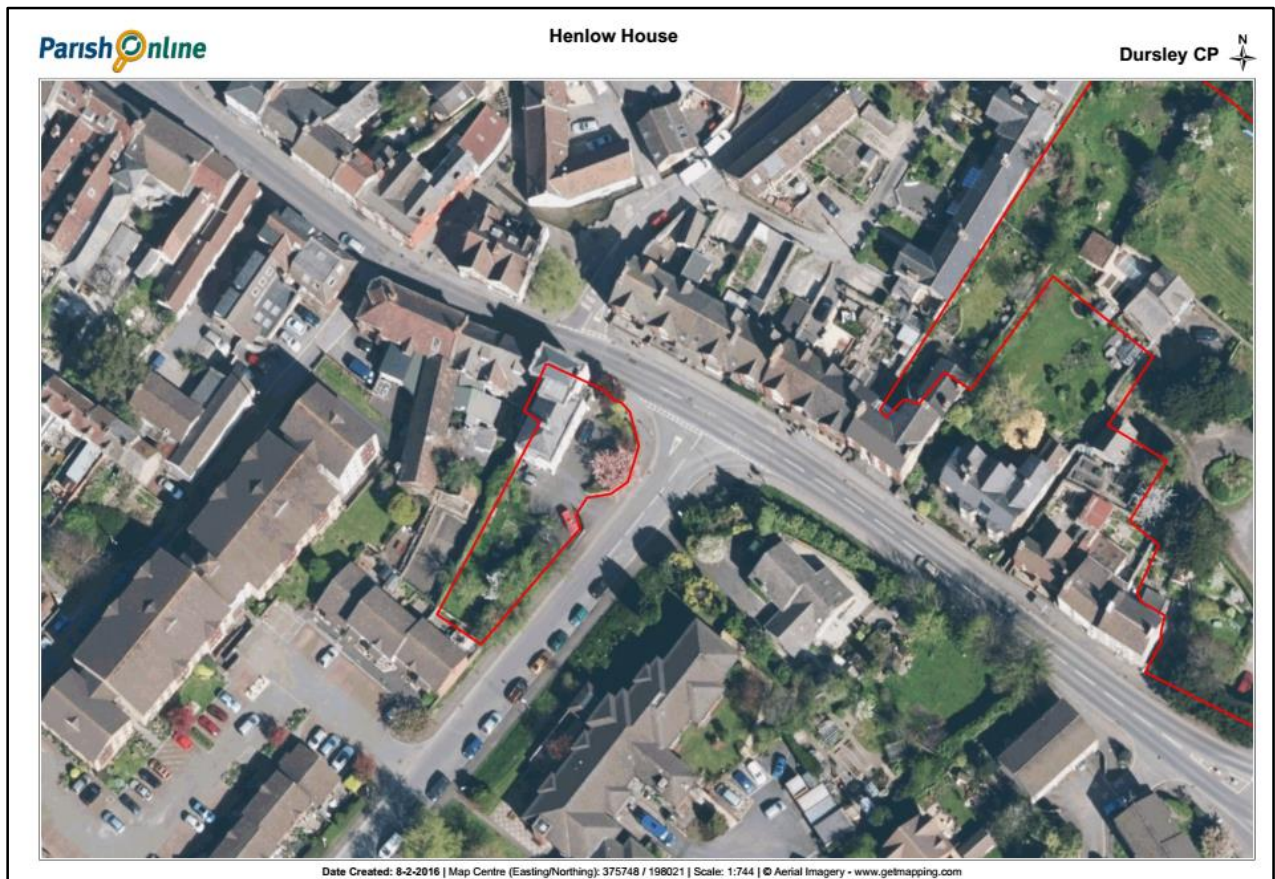
a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): <b>The site boundary is clearly defined by walls, neighbouring buildings, roads and footpaths.</b></p> <p><b>Refer to Appendix 3 – Images of the site and surroundings.</b></p>
b.	<p>The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): <b>The site is generally flat, developed brownfield.</b></p>
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: <b>Existing housing and commercial premises adjoin the site. Residential development is unlikely to cause any additional or adverse impact.</b></p>
d.	<p>Is the site visible from buildings or open spaces further away? <b>Not significantly. The site is in a built-up area and as such is not especially distinguishable among the surrounding buildings.</b></p>

e.	Views out and in- quality and value <b>Outward views are of adjacent buildings, some of which have the appearance of being poorly-maintained; inward views are limited by the proximity of adjacent buildings. The views are of poor quality.</b>
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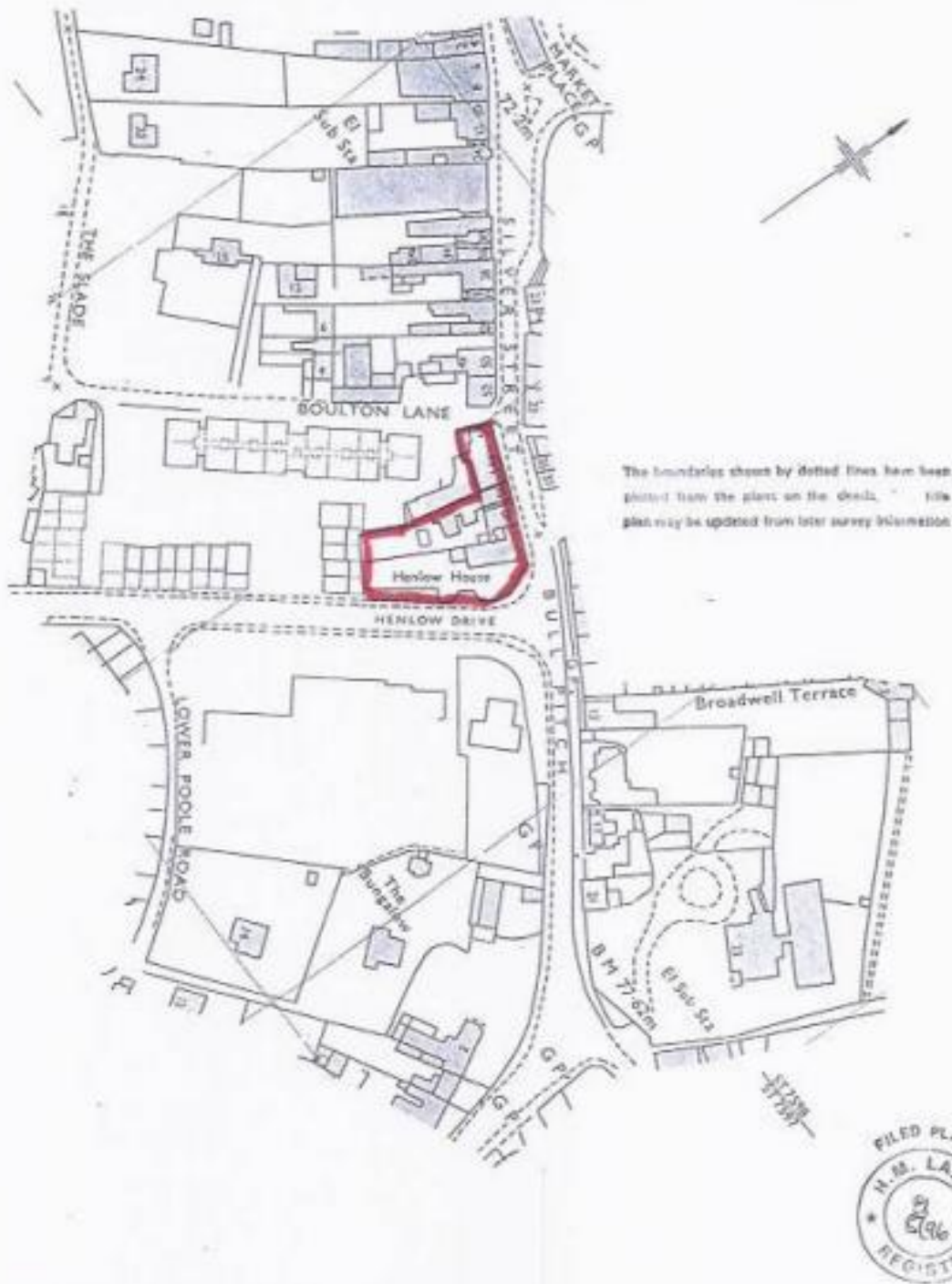
**5. Your findings based on information**

a.	Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question: <b>The site is located in an area of the town which features a high number of older buildings (some listed) which have been put to a mix of commercial (offices and food outlets) and residential use. The development potential of this existing commercial is thus very good.</b>
b.	For what uses would you consider it worth developing?: <b>Commercial use is unlikely to be of interest due to the restrictions of road width, limited access and lack of space for vehicle parking. The owner of the site is suggesting that sheltered housing would be an appropriate use of the site, if redeveloped.</b>
c.	What conditions/mitigation would you expect before any development could go ahead? <b>Provision of sufficient parking spaces to suit the proposed development; Frontage of buildings to be set back by several metres from the current building line in order to achieve safe access; Frontage of buildings to be set back by several metres from the current building line in order to improve pavement and road width and reduce the impact on the building frontage from road dirt/dust/splashes; Improvement to pavement surface; Improvement to road surface and drainage; Impose robust parking restrictions on Silver Street to ensure that vehicles may move safely into and out of the development;</b>

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)

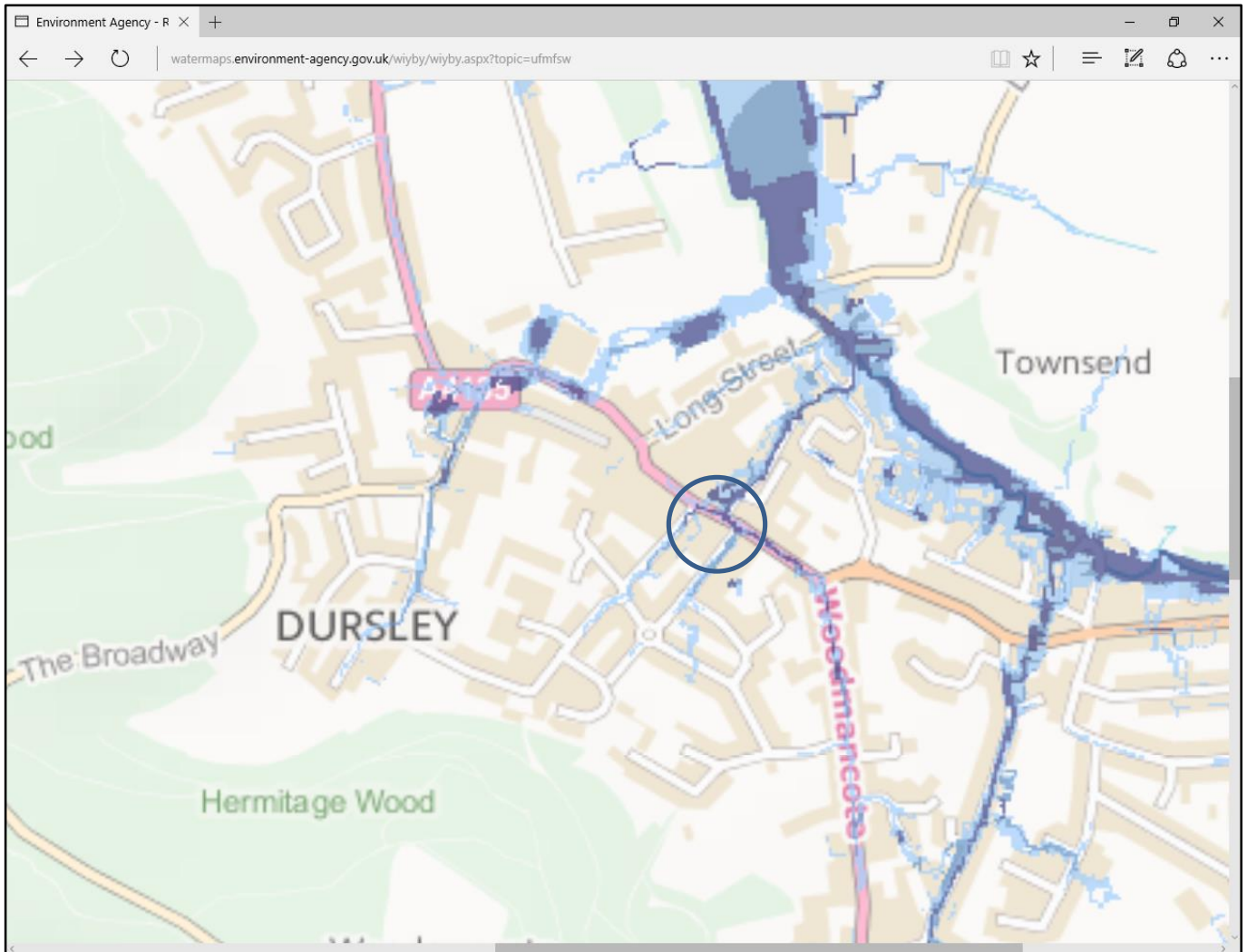


H.M. LAND REGISTRY		TITLE NUMBER	
		GR 181025	
ORDNANCE SURVEY PLAN REFERENCE	ST 7598	SECTION	B
		Scale 1:1250 Enlarged from 1:2500	
COUNTY	GLOUCESTERSHIRE	DISTRICT	STROUD
		© Crown copyright 1989	



The official copy is available without fee providing same page

Environment Agency Surface Water Flood Risk Map



Images of the site and surroundings



Silver Street, the frontage of numbers 60-54 indicated by red line (view to NE).



Narrow footpaths, Silver St.





Silver Street, the frontage of numbers 60-54 (view to SW)



Henlow House (60 Silver St) from Henlow Drive

