

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.pdf

1. Location and general information

a.	Site address: Reliance House, 43-45 Long Street, Dursley, GL11 4LS
b.	Area: 0.18ha (0.45 acres) approx.
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 and has not been assessed (site not put forward for assessment). However, this might be considered a Cat 4 site (Table 9.1 Density Matrix Stroud SHLAA Final report) that might support 7-8 dwellings (40 dwellings per hectare).
d.	Current use (What the land is currently used for and by whom) Former commercial premises (newsprint production and offices) with parking area.
e.	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) Printing/publishing on this site since 1966.
f.	Location of buildings/ foundations if buildings removed: The existing buildings are located in the West section of the site (see Site Plan).
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): The site is owned by Newsquest Media Group which is presently marketing the site through Perry Bishop & Chambers (Cirencester). Site is vacant and could, subject to planning, be developed for a variety of purposes.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) None found.

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>Dursley Town Centre is a Conservation Area; a number of listed buildings are in the immediate vicinity 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. Possibility of an easement in relation to the provision of access an adjacent electrical sub-station.</p>
d.	<p>Wildlife settlements on the land e.g. wild orchids, crested newts, badgers</p> <p>The site is generally built on or covered in tarmac and is industrial in nature. A grassed bank exists at the South and West of the building but this, coupled with the proximity to human activity, is probably unlikely to provide habitat for wildlife</p>
e.	<p>Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland:</p> <p>n/a</p>
f.	<p>Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses:</p> <p>All services are provided to the existing buildings on the site. Location of services to be checked with the relevant utility company. An electricity sub-station is situated immediately adjacent to 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>The site is gated, private land. No public rights of way appear to exist over the site. A permissive footpath (closed on 18th September 2015 – see photograph) provides temporary access from Long Street to a public parking area to the North of the site.</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 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.</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>Vehicular and pedestrian access is good via a wide frontage onto Long Street. Long Street is often narrowed by parked vehicles which can affect the free-flow of traffic in the vicinity of the site entrance (see photographs). A 30mph speed restriction applies on Long Street.</p>

4. Landscape, views and form

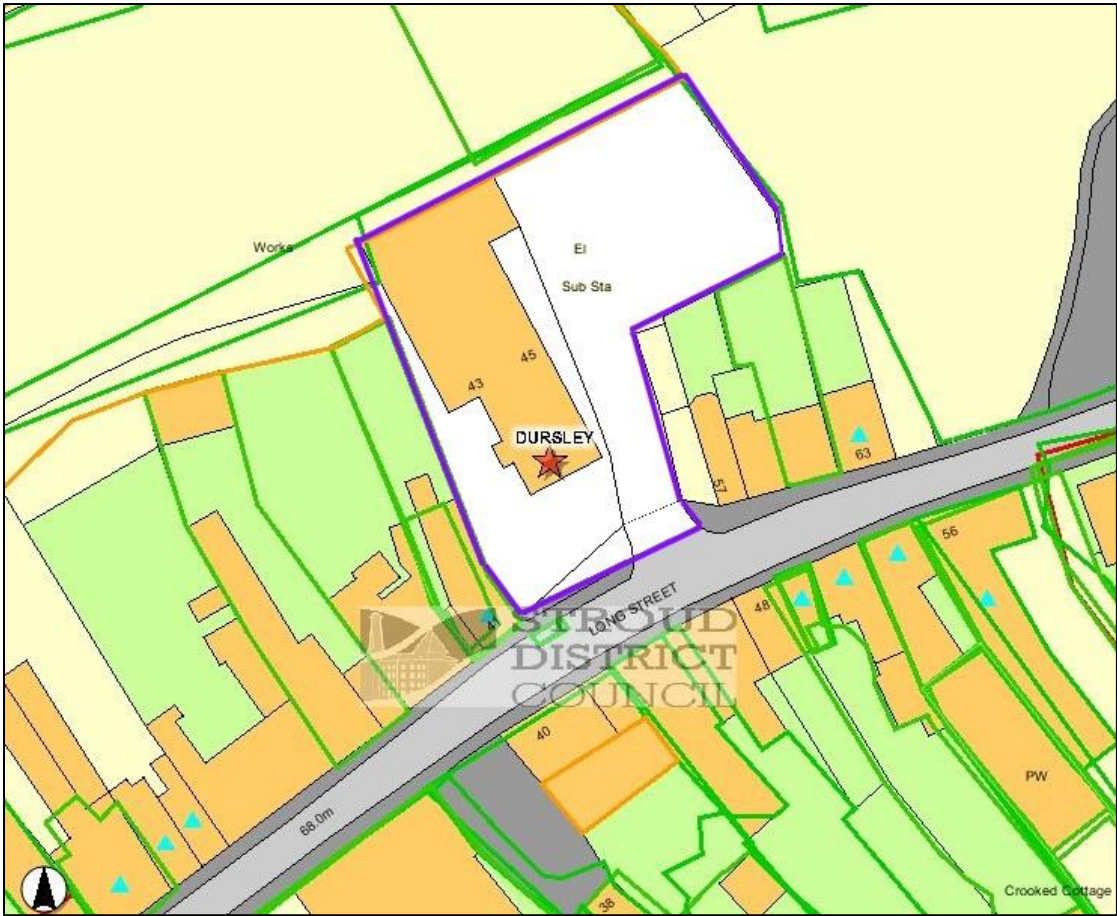
a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc:</p> <p>The site boundary is clearly defined by walls, a fence, an “Armco” barrier, neighbouring buildings and gated access.</p>
b.	<p>The nature of the site (e.g. flat v sloping (how steep?) grass/woods/farmed land/brownfield:</p> <p>The site slopes gently downward from the South to the North. The West boundary of the site has been excavated (see photographs 4(e)) and graded to facilitate the erection of the office/production building. The tarmac hardstanding is reasonably level.</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 eg noise or traffic from businesses:</p> <p>The site is overlooked on two sides from the rear of mixed residential and commercial properties at 41 and 57 Long Street, and from the front of properties 38-46 Long Street. Long Street accommodates a variety of traffic, private and commercial, and it is thus unlikely that any development at the site would adversely impact adjoining properties.</p>
d.	<p>Is the site visible from buildings or open spaces further away?:</p> <p>The site is in a built-up area and as such is not especially distinguishable among the surrounding buildings.</p>
e.	<p>Views out and in- quality and value</p> <p>Outward views are a mix of the rear of adjacent buildings to the West and South East; rising open land to the immediate North is scheduled for re-development. There are good views of the Priory and open countryside to the East, and a number of buildings on Long Street may also be seen from parts of the site. See photographs.</p>

5. Your findings based on information

a.	<p>Use all this information to make a judgement on the development potential of the site e.g. excellent/good/poor/out of the question:</p> <p>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.</p> <p>The development potential of this existing commercial is thus good. (excellent????)</p>
b.	<p>For what uses would you consider it worth developing?:</p> <p>Continued commercial use (office space) or residential.</p>
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Clear access to electrical sub-station; Retention of sufficient on-site parking spaces to suit the proposed development; Improvement to pavement surface; Provision of adequate on-site turning space for vehicles associated with goods deliveries and refuse collection; Review of parking restrictions on Long Street to ensure that vehicles may move safely into and out of the development.</p>

Plans and photographs

(1f) Site Plan



(2g) Temporary pedestrian access



3(b) Access to site from Long Street



4(e) Views from the site



View to the East



View to the South



View to the North



Excavated ground at West of site

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