

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: Cambridge House, Cambridge Avenue, Dursley, GL11 4AZ
b.	Area: Main site: 0.26ha (0.64 acres) approx. (plus satellite sites: 0.14ha (0.35 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 0.26ha and may not yet have been assessed. However, since the site is supporting sheltered accommodation comprising smaller, one-bed flats, the formula for housing (Table 9.1 Density Matrix Stroud SHLAA Final report) is inappropriate. The site presently accommodates 18 dwellings.
d.	Current use (What the land is currently used for and by whom) Sheltered accommodation operated by Stroud District Council; 18 1-bedroom flats, single storey. SDC has set aside funding to undertake improvement works to a number of schemes and a detailed review is being undertaken on those sites identified for redevelopment (the status of this site is presently unknown).
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) Flats built in 1962 for present purpose.
f.	Location of buildings/ foundations if buildings removed: Plan attached – site outlined in red (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 Stroud District Council. The dwellings are occupied. Cambridge House is one of three sites in Dursley which are under consideration by Stroud District Council for redevelopment or disposal. See Sheltered Housing Support Service Review

	May 2014 and ARK Consulting Assets Review 2015 (link on SDC website presently not functioning). Redevelopment prospects not before 2020. SDC should consider presenting its plans for the site to the NDP Group. Contact at SDC is Dave Milner 754175
h.	Current or expired planning permissions: <i>(check Stroud District Council's planning website see above)</i> None found.

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> Part of Woodmancote is a Conservation Area; a number of listed buildings are in the immediate vicinity of the site.
b.	Does the site flood? No.
c.	Are there any easements or covenants on the land? Not known. Check with SDC.
d.	Wildlife settlements on the land e.g. wild orchids, crested newts, badgers The site is built over with only small grassed areas. No obvious signs of wildlife settlement – perhaps unlikely due to the proximity to human activity.
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. No overhead cables in the vicinity. Surface water and foul drains present. An electricity sub-station is situated close to the site.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> The site is bounded by footpaths on all sides (footpath and road west and south; footpath (fenced and sunk) east; footpath north).

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 a short distance (0.6 mile) from the town centre and thus close to shops, doctor, dentist, restaurants and bus stops (a bus stop is adjacent to the site); primary and secondary schools are within short walking distance; access to nearby 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>Pedestrian access is good via a wide frontage onto Cambridge Avenue. A limited number of off-street parking places are presently provided for residents, otherwise parking is on the road. Approach roads are good. A 30mph speed restriction applies to all roads in the vicinity of the site.</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 and footpaths.</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 present building is 'stepped' to accommodate this gentle incline. The adjacent road and footways are 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 by houses and flats situated to the north, east and south of the site. Houses on the opposite side of an adjacent green space to the west also overlook the site. Redevelopment of the site should not alter the impact on the adjacent properties; an increase in height (perhaps to a two-storey building) might be possible without making the site too prominent. However visual impact, the potential for increased traffic and parking requirements and increased overlooking between the site and the flats behind will require consideration.</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. It is also at a slightly lower level than much of the adjoining housing and is thus not excessively conspicuous within the general setting.</p>
e.	<p>Views out and in- quality and value</p>

Outward views to the east are of adjacent housing (flats). To the west are views across a green (recreational) area and beyond other housing on Woodmancote towards wooded hillsides. Views to the west are generally open in character. See photographs.

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 a residential area (Woodmancote) of the town which features a mix of residential buildings (e.g. flats, semi-detached, single-storey, terraced). The potential for development/improvement of the site is thus good.</p>
b.	<p>For what uses would you consider it worth developing?:</p> <p>Continued residential use – maintaining or increasing the number of sheltered accommodation units to help meet anticipated demand in the NDP area.</p>
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Retention of sufficient on-site parking spaces to suit any proposed development; Assessment of the suitability, security and safety of the footpaths to the north and east of the site; Maintenance of the green recreational space.</p>

Plans and photographs

(1f) Site Plan



4(e) Photographs of site



West side of site viewed from North (left) and South (right)



View of site showing flats and houses at the rear of the site



'Rangers' recreational area and views to Hermitage Woods

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