

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

1. Location and general information

a.	Site address: 11/11a May Lane
b.	Area: 0.031 including derelict building next to it
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?: 2/3 houses depending on if derelict land next to it is also developed
d.	Current use (What the land is currently used for and by whom) Not being used by anyone
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, however housing may have previously been there
f.	Location of buildings/ foundations if buildings removed: 2 unused buildings which are boarded up and derelict and one small piece of overgrown land which is unused
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): Comments from Stroud District Council 10/9/15. The site is owned by Stroud District Council. Preliminary sketches suggest a capacity of 4 or 5 smaller units, depending on whether the adjoining land could be used as well. The owner has resolved to redevelop the site and discussed whether it could be done in conjunction with the former dairy off Prospect Place to provide a wider ranging local environment. The land is available for development and the owner intends to redevelop the site with small new dwellings appropriate to the location and that complement the site. It is an opportunity to enhance the location.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) Planning permission for a youth centre was put in place however it was rejected as: To refurbish the property, which could be made into three units, to rent to council tenants would cost the council

	<p>in the region of £250,000 and therefore would not be a viable development Currently the property at 11/11a May Lane is dilapidated and in a dangerous condition Planning Application S.16/1598/FUL (joint with Land off Prospect Place) submitted Aug 2016 for Full Planning and Conservation Area Consent with demolition of 11 May Land and proposed erection of 4 dwellings. The Planning Application has been withdrawn.</p>
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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> No</p>
b.	<p>Does the site flood? No</p>
c.	<p>Are there any easements or covenants on the land?</p>
d.	<p>Wildlife settlements on the land eg wild orchids, crested newts, badgers Unknown as area is boarded off however lots of plants and insect settlements could be there</p>
e.	<p>Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: No</p>
f.	<p>Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Telephone cables close, water courses into the housing next to it</p>
g.	<p>Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> No public footpaths but access from pavement</p>

3. Site connections and access

a.	<p>Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: Good accessibility Opposite library and bus stop, near pub, minutes' walk from Parsonage street and 15 minute walk from Rednock School</p>
b.	<p>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): Vehicle access parallel to May lane Can be accessed from two ways</p>

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4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc: Hedge and boarded fence are the boundary
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: Overlooked by the library and houses across the road May also effect the business The Old Spot with the increased congestion
d.	Is the site visible from buildings of open spaces further away?: Yes, from houses on Stinchombe hill
e.	Views out and in- quality and value Views in- looks like overgrown scrub land with old rundown buildings next to it Views out- library and houses across the road

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- development is crucial for the area as the site gives the whole area a bad image with the boarded up housing providing a negative imagine However development maybe expensive and access could be difficult
b.	For what uses would you consider it worth developing?: 2/3 houses <u>SA Review SG Mtg 18/11/15</u> <ul style="list-style-type: none"> • Site has excellent development potential as a high density town centre location • Affordable housing site (4/5 smaller units – source SDC) • Opportunity for site to be self-build
c.	What conditions/mitigation would you expect before any development could go ahead? Support of locals, and the removal or redevelopment of the derelict buildings







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