

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
- 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

1. Location and general information

a.	<p>Site address:</p> <p>Land adjacent to Shakespeare Road, Woodmancote, Dursley.</p>
b.	<p>Area:</p> <p>The land covers an area of around 4.5ha and is comprised of fields separated by hedging. The land as described is outside the present settlement boundary and although not within the Cotswold AONB the S edge of the land (Ganzells Lane) is immediately adjacent to the AONB, whilst the AONB boundaries are in close proximity to the E and W.</p> <p>Refer to Appendix 1 – Site Plan</p>
c.	<p>SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) i.e. how many houses could the site hold?:</p> <p>The site forms part of area 37 identified in the 2011 SHLAA. The whole area was assessed as capable of holding in excess of 320 houses. The site in question though is smaller and has not been assessed as such.</p>
d.	<p>Current use (What the land is currently used for and by whom)</p> <p>The land is presently in agricultural use by the owners, and is mown for hay. The SW corner of the site has several caravans (which appear to be occupied) situated on it, and appears to serve as storage for a number of vehicles.</p>
e.	<p>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)</p> <p>The area has been in use as agricultural land for many years and as such has not had any other uses. An outline planning application S.14/0966/OUT was submitted in 2014 but refused in December 2014. The Councils decision was upheld at appeal (September 2015). Appeals Ref. S.15/016/REF.</p>
f.	<p>Location of buildings/ foundations if buildings removed:</p> <p>No buildings currently exist on the site.</p>

	There is no evidence (reference historic maps) of any buildings on the land.
g.	<p>Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?):</p> <p>The landowners have advised the Council that the land is available – refer to SALA Ref. 117 and 131 – and suggest that it may be suitable for up to 85 houses, including market housing, adaptable housing for older people, and self-build opportunities.</p>
h.	<p>Current or expired planning permissions: (check Stroud District Council's planning website see above)</p> <p>There appear to be no extant planning permissions. Historic applications are set out at 1(e) above.</p>

2. Designations and known constraints

a.	<p>Are there any planning constraints e.g. 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>The land does not contain any protected trees.</p> <p>The land is close to the boundary of the Cotswold AONB.</p> <p>Refer to Appendix 2 – AONB Boundary</p>
b.	<p>Does the site flood?</p> <p>The Environment Agency Surface Water Flood Risk Plan does not show any clear risk of flooding. There are no reports of localised flooding.</p> <p>Refer to Appendix 3 – Extract from EA Flood Map</p>
c.	<p>Are there any easements or covenants on the land?</p> <p>It is believed that a water main crosses the land so there may be an easement associated with this.</p>
d.	<p>Wildlife settlements on the land e.g. wild orchids, crested newts, badgers?</p> <p>The land is rural in nature, grazed/mown and adjacent to woodland. The surveys carried out in respect of protected species by the developer as part of the planning application made in 2014 reported on the presence of protected and other species. Hedgerows and adjacent woods support a variety of species.</p>
e.	<p>Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland:</p> <p>There are no TPOs in place.</p>

f.	<p>Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses:</p> <p>Minor watercourses are present at the E side of the site; a buried water main is believed to cross 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 bounded to the S by Ganzells Lane/Dursley Bridleway No. 60. Dursley Footpath No. 61 crosses the site. (see Appendix 4 – Public Rights of Way).</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>Local shops, including supermarkets, are within easy walking/cycling distance (<0.75M). A primary school is situated <0.25M from the site and a secondary school are within easy walking distance (<1.0M). Bus stops are present on the A4135 Woodmancote and nearby Somerset Avenue. Open spaces (school playing field, other public green spaces) are within 0.5M of the site. Doctor, dentist and hospital services are available within 1.5M of the site. There is presently no adequate vehicular access to the site.</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 to the site only via bridleway and footpath.</p> <p>There is no adequate vehicular access to the site save for the single-track and poorly-surfaced Ganzells Lane.</p> <p>It has, however, been proposed that a house (47A Shakespeare Road) adjacent to the site may be demolished in order to provide access to the site via the roads of the adjacent residential estate (see Appendix 5 – nearby estate roads)</p>

4. Landscape, views and form

a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc:</p> <p>The boundary is clearly defined by hedging and fencing.</p>
----	--

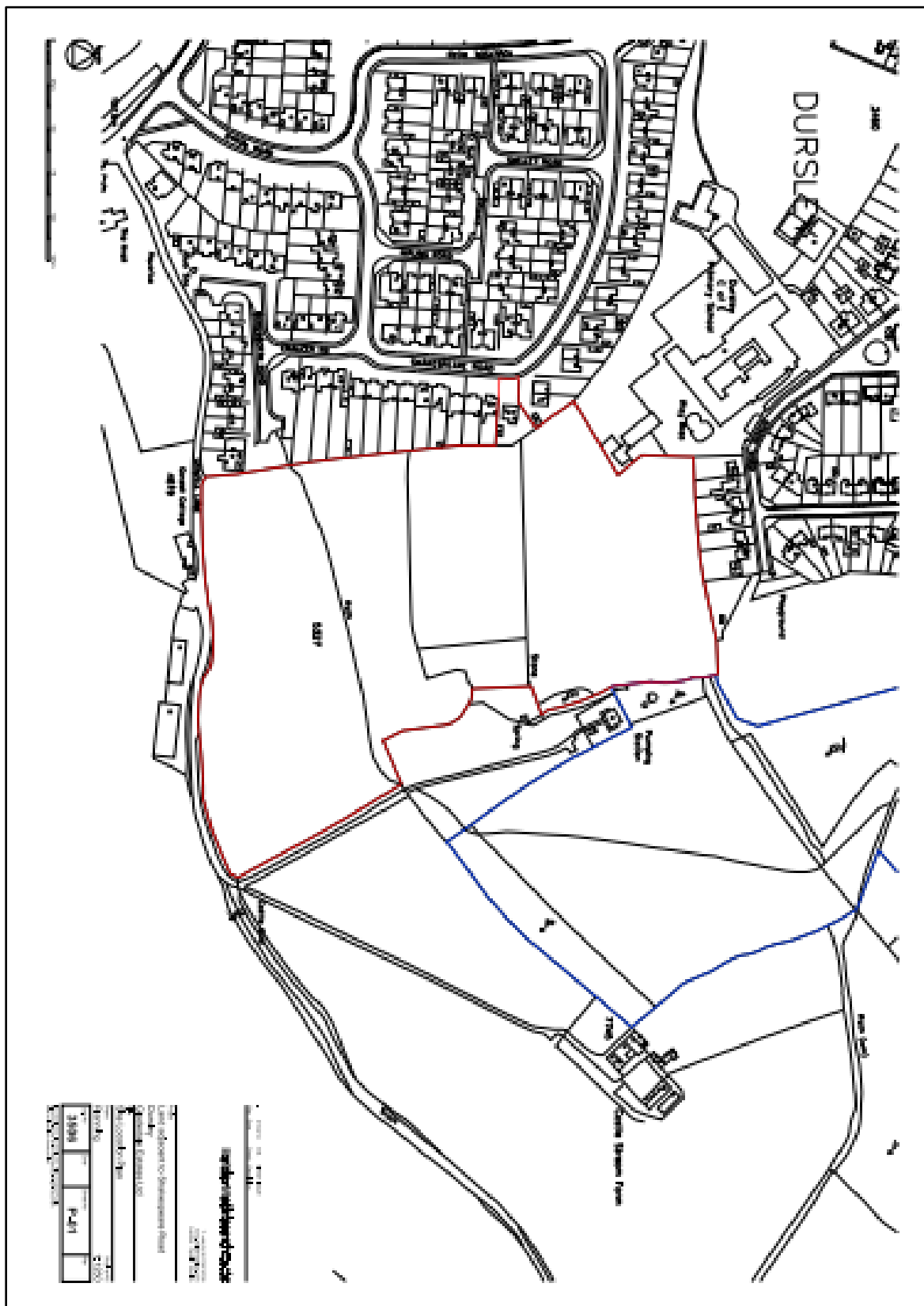
b.	<p>The nature of the site (e.g. flat v sloping (how steep?) grass/woods/farmed land/brownfield):</p> <p>The land is all greenfield/mown grassland and is generally flat with a slight gradient.</p>
c.	<p>Who/what adjoins the site – is it overlooked by any housing or perhaps businesses? How might they be impacted by development on the land OR how might they impact on the development e.g. noise or traffic from businesses:</p> <p>The land is adjoined to the W and N by residential housing, a primary school and recreational area. To the E and S is farmland and woodland. The site is overlooked from the rear of housing and their gardens along Shakespeare Road. Development of the land for housing is likely to cause a significant adverse effect on traffic (increase) using the existing residential estate roads and on the visual aspect and amenity of the area. (Appendix 6 – what adjoins the site)</p>
d.	<p>Is the site visible from buildings or open spaces further away?</p> <p>Although enclosed to some extent by tree and hedges, the land is clearly visible from the adjacent valley sides and nearby popular open spaces of Downham Hill and Uley Bury. The land is also visible from the various public paths through Dursley Wood and Folly Wood to the S, as well as forming part of the vista enjoyed when entering Dursley down Whiteway.</p>
e.	<p>Views out and in- quality and value</p> <p>The views out are of secluded valleys and surrounding sloping (ancient) woodland, whilst views in are of open and flatter agricultural/greenfield land, providing a valuable contrast to the built environment of the town.</p> <p>Refer to p24 of the Dursley Landscape Character Assessment 2015 http://www.dursleytowncouncil.gov.uk/uploads/dursley-lca-final-report-191115r.pdf</p> <p>(See also Appendix 7 – Views into and out of the site).</p>

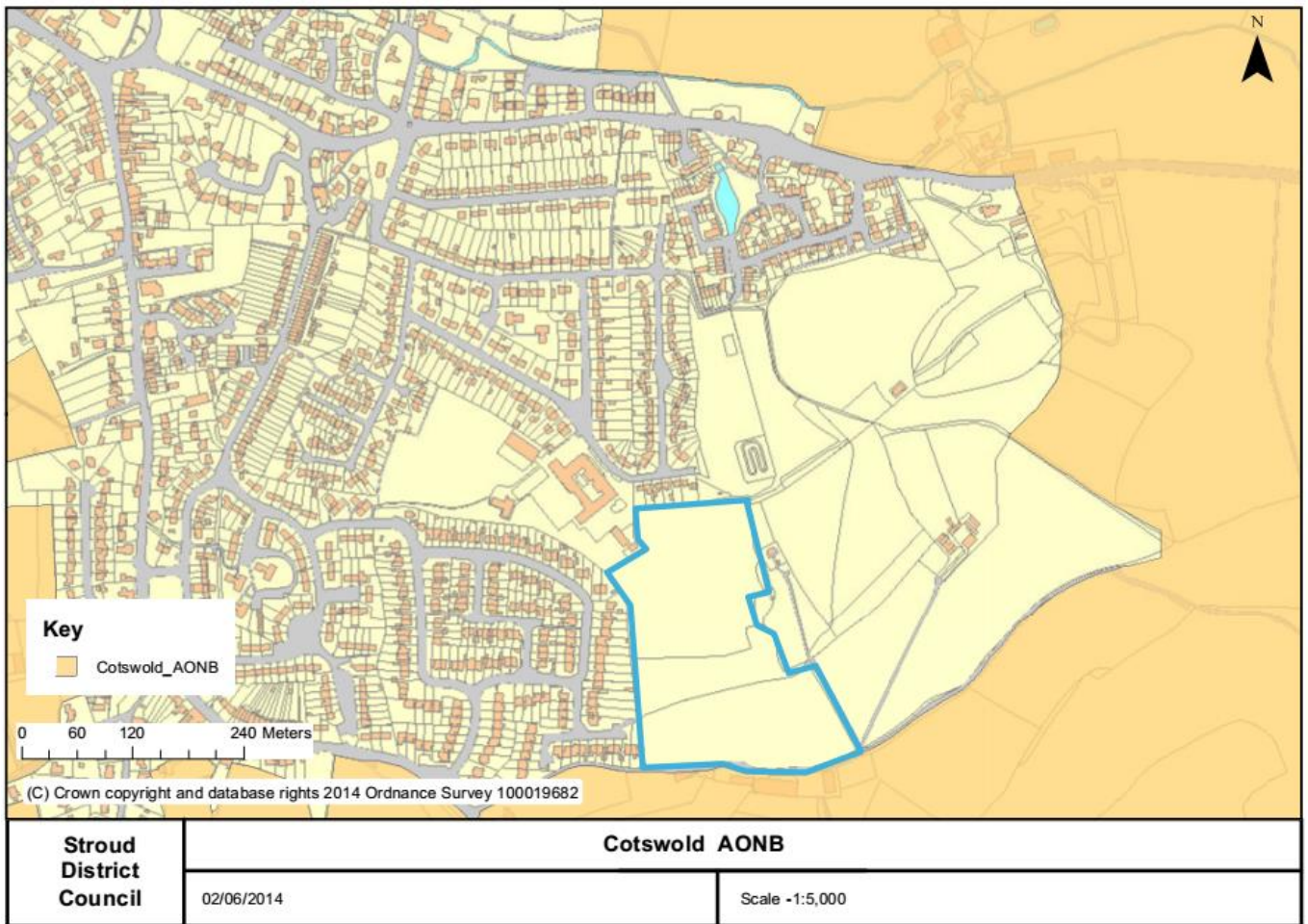
5. Your findings based on information

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>Presently poor due to the lack of adequate access to the site. Development would further encroach upon the level, green area that acts as a buffer between the existing and long-standing residential development and the surrounding wooded hillsides. It is not known whether the land is suitable for alternative agricultural use, but it has been mown for hay for several years.</p>
b.	<p>For what uses would you consider it worth developing?:</p> <p>The landowner has indicated that, with suitable landscaping and planting, the land could be developed for housing. However, the Council have rejected this, supported by the decision of the Planning Inspector largely on the grounds of the location of the site relative to the AONB and the related impacts of development.</p>

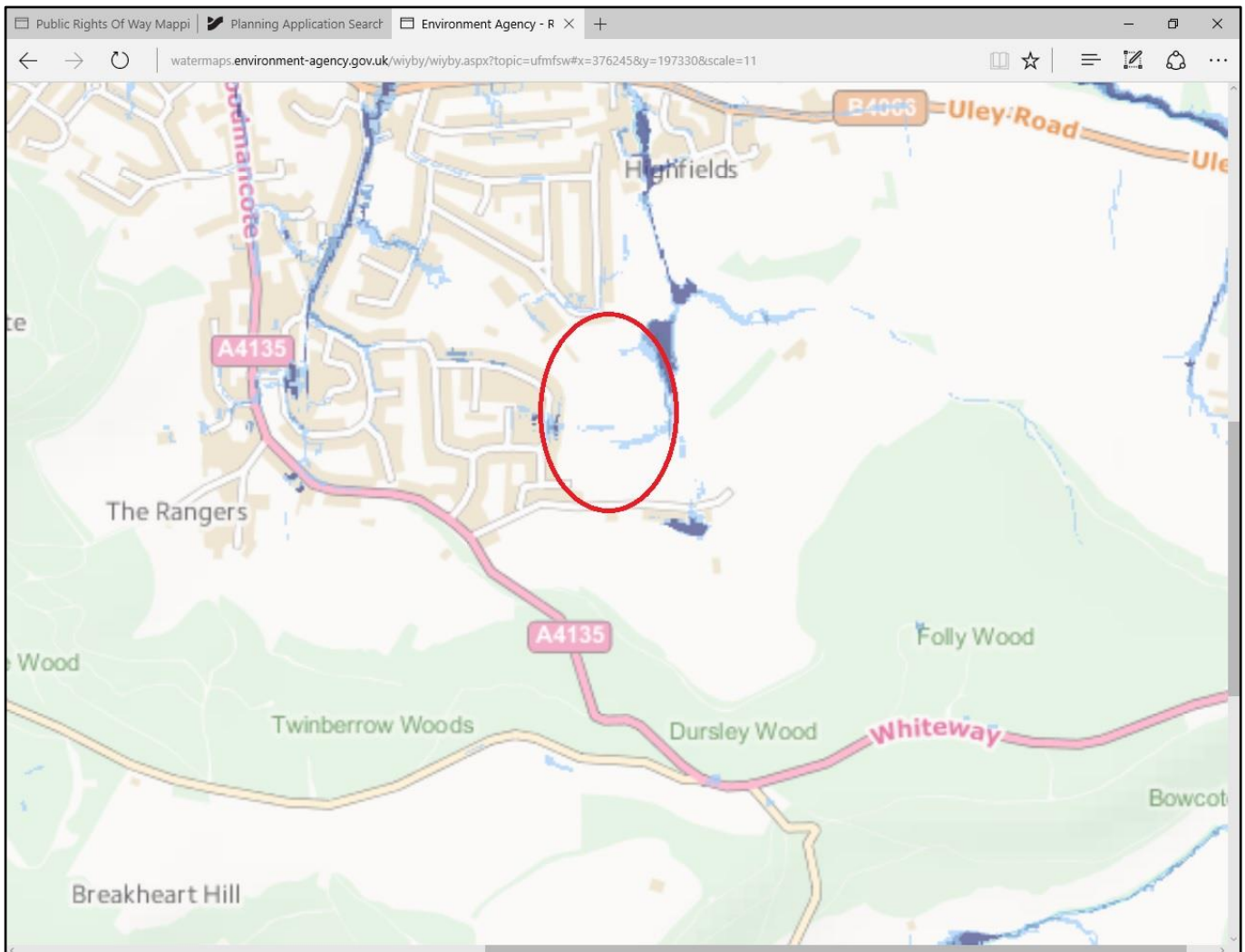
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Improved pedestrian and vehicular access roads would need to be constructed, together with measures to mitigate the further-reaching effects of increased traffic in both the immediate vicinity of the development as well as on road safety and congestion around the local primary school and at access points from the main A4135 route. Housing should not include high-level three-storey “town houses” if the adverse effect upon the setting is to be minimised.</p>
----	---

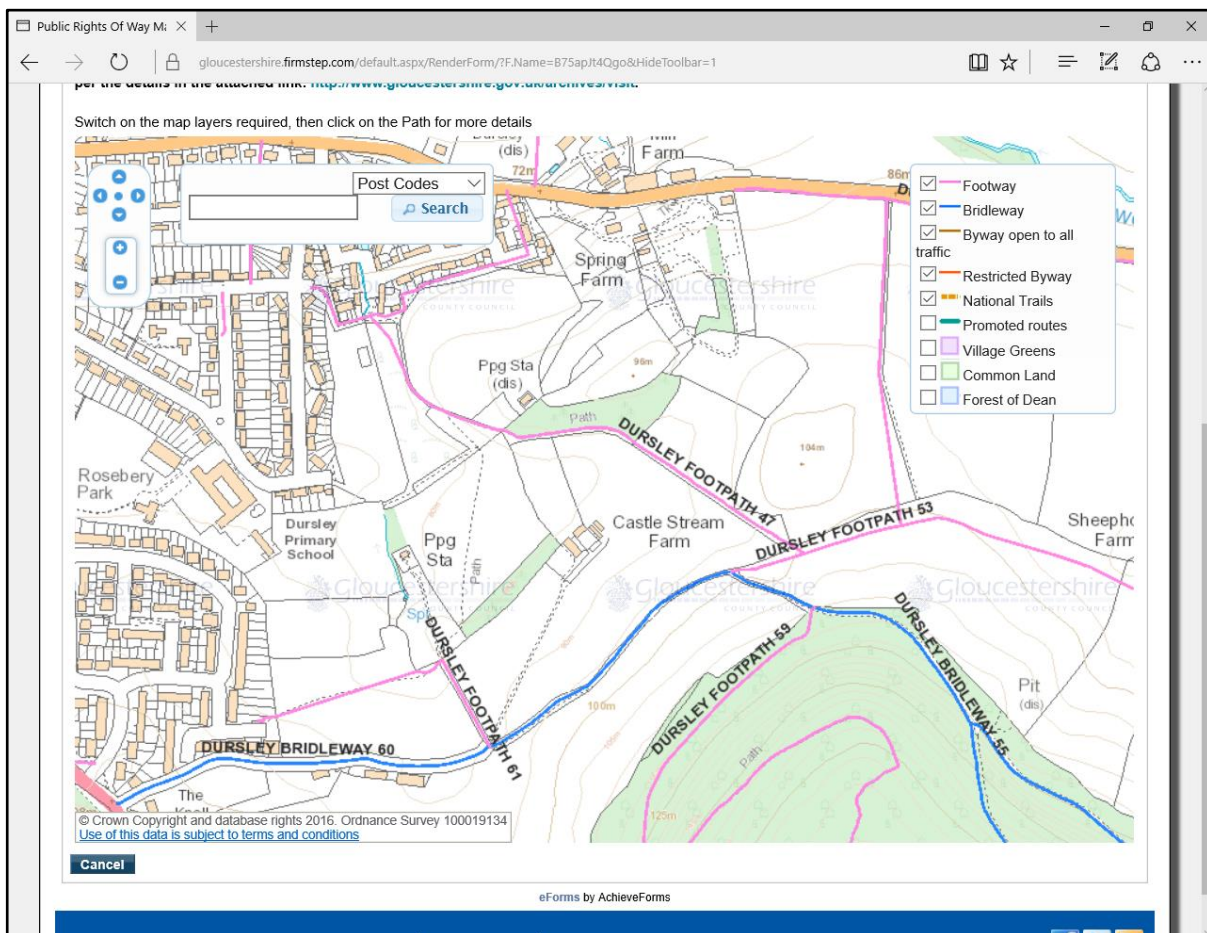
If you have any questions about completing this form please contact Dursley Town Council on 01453 547758 or email: ndp@dursleytowncouncil.gov.uk





Extract from Environment Agency Surface Water Flood Risk Plan





Roads of the nearby residential estate



What adjoins the site?



Views into and out of the site



View of the S part of the site looking E from Dursley FP 61



View of the N part of the site looking E from proposed access point



View looking N into the site from Dursley Footpath 59.