

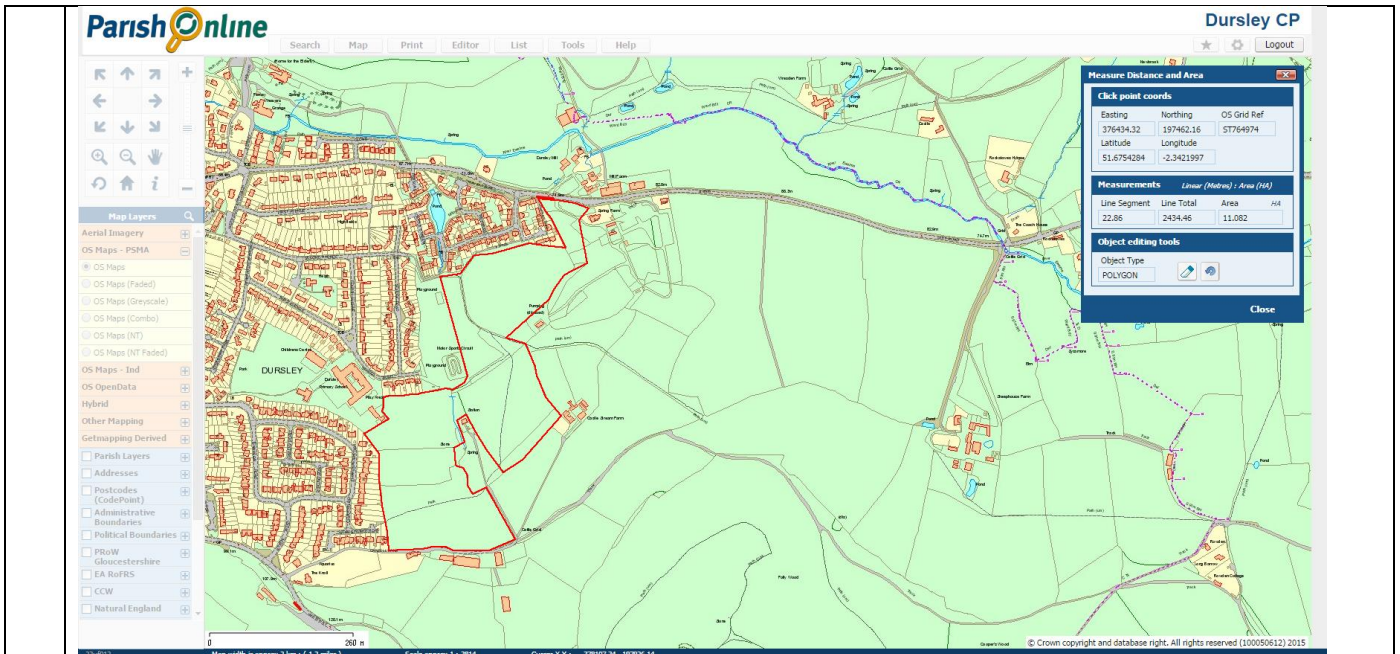
Site Assessment Checklist

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

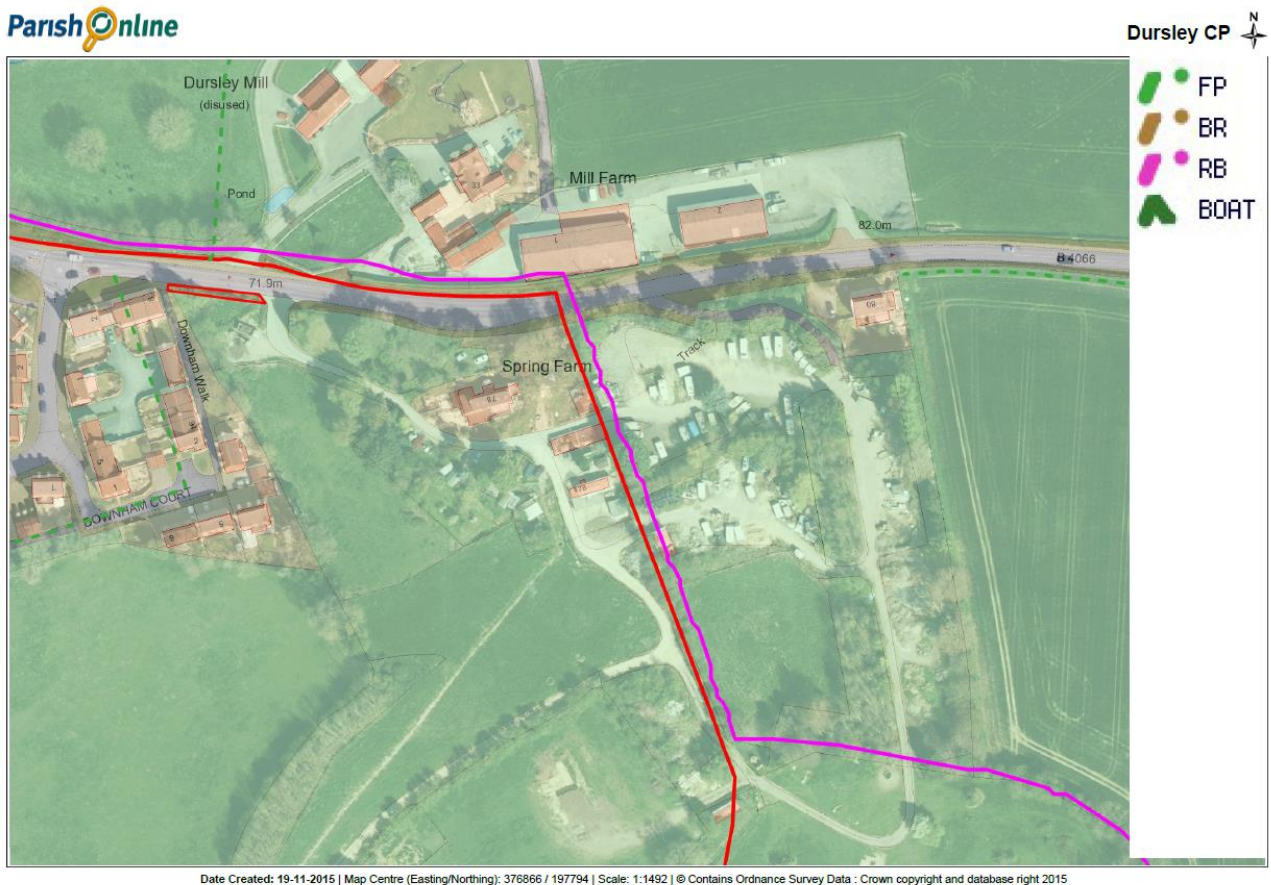
1. Location and general information

a.	<p>Site address: Spring Farm, Uley Road, Dursley</p> 
b.	<p>Area: Gross site area – 11.14ha Net developable area – 8.35ha</p>



c. SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?:
334 dwellings deliverable in 2 phases.

d. Current use (What the land is currently used for and by whom)
Listed as Agriculture in the SHLAA report. The farmyard and outbuildings are used for caravan storage (this bit is outside of the SHLAA report).



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)
In 1990 planning permission was refused for outline residential development with public open space, new access and associated infrastructure.
Residential development was also refused in 1966 and 1967 on land off Shakespeare Road.
There were several applications for the temporary siting of caravans at 78 Uley Road (the

	farmhouse), some were rejected and others granted between 1952 and 1995.
f.	Location of buildings/ foundations if buildings removed: There are no buildings within the land marked in the SHLAA. Buildings are on the borders of the land.
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 landowner Mr M Ball is potentially interested in selling his land for housing (land off Shakespeare Road. It is unclear if he would be willing to sell/let part of the land for allotments.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) 2011 permission was granted to convert a disused pump house to a residential dwelling (COU).

2. Designations and known constraints


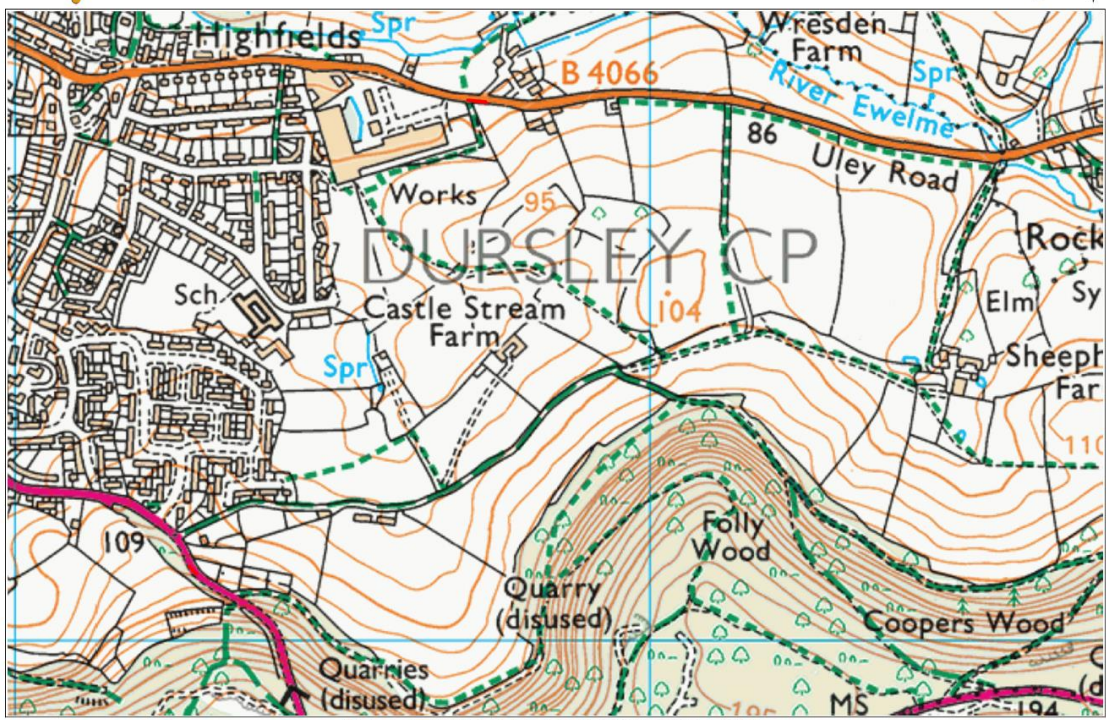
a.	Are there any planning constraints eg is the land in a Conservation Area/AONB/SSSI? (use the maps provided by the Project Administrator/available in the office to establish any or check Stroud District Council's planning website, see above) The land adjoins the Cotswold AONB and an environmentally sensitive area.
b.	Does the site flood? The Environment Agency flood data on Parish Online does not show any flood risk of the land. However, local knowledge says otherwise. In recent years there has been some pooling of water along the line of the spring on the land which has caused downstream problems at the culvert outlet which runs through the Highfields Playing Field. During heavy rain the ground becomes saturated and turns boggy.
c.	Are there any easements or covenants on the land? No
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers A few species of bat use the land for foraging, slow worms have been sighted, badgers, squirrels and possible evidence of woodmice. (Ecology survey performed in 2014 for Land off Shakespeare Road planning application).
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: Agricultural land of unknown quality. The fields are used for hay. No TPOs on the site or ancient woodland.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Unknown
g.	Any rights of way/footpaths, official or otherwise: (check public rights of way map online, see above) There are 2 official footpaths and some unofficial.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: Dursley Academy located in Highfields Estate is a neighbour of the site, however footpaths would need to be created to encourage walking or cycling to school. The A4135 is close by. Access to the site is currently restricted to Ganzell Lane which is too narrow to support traffic, a gate off Shakespeare Road and Uley Road at Spring Farm.
b.	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): Poor

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): The fields are bordered by hedgerows and trees with fences on the side of the housing estates.
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b.	<p>The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): The site is a greenfield site. The fields are all grassed farmland. The ground slopes down from the woodland to Uley Road (south to north). The gradient is gradual with some rising ground in parts.</p> <p>Parish Online Dursley CP </p>  <p><small>Date Created: 19-11-2015 Map Centre (Easting/Northing): 376851 / 197436 Scale: 1:6297 </small></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: The site is bordered by 3 housing estates: Poets Corner, Highfields and Mawdsley's. The Highfields boundary mainly consists of the school and playing field (see above images).</p>
d.	<p>Is the site visible from buildings of open spaces further away?: Yes. The land is overlooked by several vantage points such as Uley Bury and the Longdown.</p>
e.	<p>Views out and in- quality and value The land has many high-quality views both out and in when viewing the land in context with the countryside. It is a favoured place for local residents to take a walk. In – green fields and character landscape Out – Housing to the west and open countryside to the north and east. Woodland on the hill to the south.</p>

5. Your findings based on information

a.	<p>Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question: The development potential is good if the right infrastructure and road entry to the site is established. However due to the nature of the land being greenfield and its proximity to the AONB it would be detrimental to the character of the area to build. Also, the proximity of the spring and the saturation of the ground during rainfall would make it unsuitable. For these reasons I would say it is poor. <u>SG Mtg 18/11/2015</u> The LCA Assessments notes that any potential development has a less sensitive impact on the landscape closest to the Uley Road. Land that goes from the Old Mawdsley site 'Downham View' with access out on to Spring Farm. Retain as open space due to land being greenfield and proximity to AONB. Housing.</p>
b.	<p>For what uses would you consider it worth developing?: The land should be retained as open space. It may be possible to use some ground for allotments</p>

	if the landowner agrees.
c.	What conditions/mitigation would you expect before any development could go ahead? Any building begins at Uley Road and all connections to sewers and other infrastructure join the network at that end of the site.

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