

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.	Site address: Castle Stream Farm, Ganzells Lane, Woodmancote, Dursley, GL11 6AB
b.	Area: Approx. 0.6ha
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) i.e. how many houses could the site hold?: No SHLAA assessment but site owner has indicated that the land could support 10 dwellings. See Appendix 2 – SALA Site Submission.
d.	Current use (What the land is currently used for and by whom) C3 – Residential with smallholding; occupied by the owner of the land.
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) Land has always been in agricultural use (refer Appendix 1 - ALCS 1997) 1983 – application for change of use of some agricultural buildings to holiday lets 2004 – application for a new dwelling Both applications refused due to poor access and remoteness from local services.
f.	Location of buildings/ foundations if buildings removed: No evidence of previous buildings on the proposed site.
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 owner has indicated that the land is available (meeting with Dursley Town Council, December 2015) for housing and allotments, and SALA Site Submission (see Appendix 2).
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) S.10/0440/FUL – Refurbishment of existing agricultural buildings. Work completed.

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> Land is close to the Cotswold AONB and within a National Character Area.
b.	Does the site flood? No record of any flooding, confirmed by meeting with owner, December 2015.
c.	Are there any easements or covenants on the land? The owner advises that nor covenants or easements exist on the land.
d.	Wildlife settlements on the land e.g. wild orchids, crested newts, badgers Unknown but thought to be unlikely.
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: Refer to Appendix 1 for information relating to land quality. No TPOs or ancient woodland at the site.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Nothing of note beyond those services normally provided to residential/agricultural property
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> See Appendix 3. Dursley Footpath no. 47 passes along the North side of the site. A track leads from Ganzells Lane to the site.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: There is presently no adequate vehicular access to the site and only poor public footpath connections. However, local shops, including supermarkets, are within walking/cycling distance (<1.5M). A primary school is situated <0.50M from the site and a secondary school is within walking distance (<1.5M). Bus stops are present on Woodmancote and the Uley Road. 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.
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): Pedestrian access to the site only by footpath from the N. There is no adequate vehicular access to the site save for the single-track and poorly-surfaced Ganzells Lane.

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): The boundary is clearly defined by hedging and fencing.
b.	The nature of the site (e.g. flat v sloping (how steep?) grass/woods/farmed land/brownfield): The land is all greenfield/grassland and is generally flat with a slight gradient.
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 e.g .noise or traffic from businesses: The site is surrounded by agricultural and farm land. Some woodland adjoins the site. Residential housing is located further away to the N and W of the site.
d.	Is the site visible from buildings or open spaces further away?: Although enclosed to a great extent by tree and hedges, the land area is visible from the nearby valley sides and the 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. Refer to Appendix 4 – Views into the site.
e.	Views out and in- quality and value 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. Refer to the Dursley Landscape Character Assessment 2015 http://www.dursleytowncouncil.gov.uk/uploads/dursley-lca-final-report-191115r.pdf

5. Your findings based on information

a.	Use all this information to make a judgement on the development potential of the site e.g..excellent/good/poor/out of the question: At present there is no adequate access to the site were it to be developed. Significant improvement to Ganzells Lane would be required and footpath connections would require proper fencing, surfacing and lighting. The site is, however, screened by mature trees which might lessen the visual impact on the general area. There is pressure from developers to build a significant number of houses on land immediately to the W of the site. If such development were to go ahead then the relatively minor scale of development at Castle Stream Farm might not be such an issue. However, without adjacent development access to this site remains poor and the potential for a “stand alone” development of, say, 10 houses remains poor.
b.	For what uses would you consider it worth developing?: The owner has suggested that residential housing units and allotment space could be accommodated on the site.
c.	What conditions/mitigation would you expect before any development could go ahead? Significant improvements to access; retention of screening so that views into the area from the nearby AONB and distant viewpoints are not spoilt; roof lines to be low in order not to spoil the far reaching views from the woods towards the Severn valley/estuary that may presently be enjoyed from the footpaths within the AONB.


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

APPENDIX 1 - AGRICULTURAL LAND CLASSIFICATION SURVEY 1997

Castle Stream Farm, Dursley
Agricultural Land Classification
October 1997

Resource Planning Team
 Bristol
 FRCA Western Region

Job Number 64/97
 MAFF Reference EL 14/0362



CASTLE STREAM FARM DURSLEY
AGRICULTURAL LAND CLASSIFICATION SURVEY

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CASTLE STREAM FARM DURSLEY
AGRICULTURAL LAND CLASSIFICATION SURVEY

INTRODUCTION

1 This report presents the findings of a detailed Agricultural Land Classification (ALC) survey of 20.8 ha of land at Castle Stream Farm, Dursley. Field survey was based on 12 auger borings and one soil profile pit and was completed in September 1997.

2 The survey was conducted by the Resource Planning Team of FRCA Western Region on behalf of MAFF in its statutory role in the preparation of Stroud District Local Plan.

3 Information on climate, geology and soils and from previous ALC surveys was considered and is presented in the relevant section. Apart from the published regional ALC map (MAFF 1977) which shows the site at a reconnaissance scale as mainly Grade 3 with a small area of Grade 4 on the northern edge of the site, the site had not previously been surveyed. However, the current survey uses the Revised Guidelines and Criteria for grading the quality of agricultural land (MAFF 1988) and supersedes any previous ALC survey Grade descriptions as summarised in Appendix I.

4 At the time of survey land cover was mostly permanent pasture, with one field under cereal and another under forage maize. Other land that was not surveyed included the residential buildings at Castle Stream Farm and Spring Farm, land that has been platted up with trees and the areas around the disused and the current pumping stations.

SUMMARY

5 The distribution of ALC grades is shown on the accompanying 1:10,000 scale ALC map. The detail of information shown at this scale is appropriate to the intensity of field survey but could be misleading if enlarged or applied to small areas. Areas are summarised in the Table 1.

Grade	Area (ha)	% Surveyed Area (20.8 ha)
3a	9.7	58
3b	6.9	42
Other land	4.2	
Total site area	20.8	100

6 Over half of the site was graded as best and most versatile. The Subgrade 3a (good quality) land is variable, with some isolated areas having only minor limitations, but most of the land has a moderate wetness limitation. The Subgrade 3b land (moderate quality) has two

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distinct areas, one with a moderate wetness limitation and the other with moderate droughtiness and soil depth limitations.

CLIMATE

8 Estimates of climatic variables for this site were derived from the published agricultural climate dataset: Climatological Data for Agricultural Land Classification (Meteorological Office 1989) using standard interpolation procedures. Data for key points around the site are given in Table 2 below.

9 Since the ALC grade of land is determined by the most limiting factor present, overall climate is considered first because it can have an overriding influence by restricting land to a lower grade despite more favourable site and soil conditions. Parameters used for assessing overall climate are accumulated temperature, a measure of relative warmth, and average annual rainfall, a measure of overall wetness. The results shown in Table 2 indicate that there is no overall climatic limitation.

10 Climatic variables also affect ALC grade through interactions with soil conditions. The most important interactive variables are Field Capacity (FC) Days that are used in assessing soil wetness and potential Moisture Deficits calculated for wheat and potatoes, which are compared with the moisture available in each profile in assessing soil droughtiness limitations. These are described in later sections. A critical boundary of 200 FC Days was found running through the site.

Grid Reference	ST 765 074	ST 767 075	ST 768 077
Altitude (m)	80	85	96
Accumulated Temperature (day °C)	1483	1477	1465
Average Annual Rainfall (mm)	985	986	989
Overall Climatic Grade	1	1	1
Field Capacity Days	200	201	201
Moisture deficit (mm)	Wheat 94	93	92
	Potatoes 83	83	81

RELIEF

11 Altitude ranges from 71 metres near Spring Farm to 96 metres in the middle of the site. The site is gently and moderately sloping with no limitation to its agricultural usage.

GEOLOGY AND SOILS

12 The underlying geology of the site is shown on the published geology map (IGS 1970) as being mainly Lower Lias Cotteswold Sands from the Lower Jurassic Era. There are also bands of Lower Lias clay and Marlstone Rock running across the northern part of the site.

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from East to West. The soils found during the recent survey would indicate that the parent material is variable across the site. The hard Marlstone Rock is found on the higher ground with soils developed on the Cotteswold Sands on the lower ground.

13 Soil across the whole site was mapped by the Soil Survey of England and Wales at a reconnaissance scale of 1:250,000 (SSEW 1983) as belonging to the Curtisden Association.

14 These are described as being silty soils over siltstone with slowly permeable subsoils and slight seasonal waterlogging. Some similar soils may be well drained. Others may be well drained coarse loamy soils where they have developed over sandstone.

15 The soils found during the recent survey were clay loams over sandy clay loams and sandy clayey soils. They have imperfect drainage and slowly permeable subsoils. There are also shallow well drained soils over fractured bedrock on the higher ground.

AGRICULTURAL LAND CLASSIFICATION

16 The distribution of ALC grades found by the current survey is shown on the accompanying 1:10,000 scale map and areas are summarised in Table 1. The detail of information shown at this scale is appropriate to the intensity of field survey but could be misleading if enlarged or applied to small areas.

Subgrade 3a

17 The Subgrade 3a mapping units are variable. They tended to be medium clay loam topsoils over sandy clay loam and sandy clay subsoils. Most of the profiles have gleying in the upper subsoils and a slowly permeable layer in the lower subsoil. These were assessed as Wetness Class III (see Appendix II) with a moderate wetness limitation. The land on the southern edge of the site is changeable and there are isolated Grade 2 profiles that could not be mapped at this level of survey.

Subgrade 3b

18 The land that was graded as Subgrade 3b has moderate droughtiness, depth and wetness limitations. The profiles on the higher ground near the disused pumping station and to the West of the current pumping station consist of well drained clay loams that are shallow over fractured bedrock. These were assessed as Wetness Class I. Due to the shallow and stony nature of the soils, 65% hard rock by volume in the upper subsoil, the amount of available moisture in the profile is reduced and the soils are not able to meet the potential crop moisture requirements throughout the year. The depth of soil will also limit the type of cultivation that can be undertaken as well as affecting the rooting of crops.

19 The profiles to the East of the current pumping station were assessed as Wetness Classes III and IV. They are gleyed from below the topsoil and have a slowly permeable layer in the subsoils. With a medium clay loam topsoil this is a moderate wetness limitation. The poor drainage that means that the soil water regime will adversely affect plant growth and impose restrictions on cultivations and grazing by livestock.

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Other Land

20 Other land that was not surveyed includes the residential buildings at Castle Stream Farm and Spring Farm. Land that has been planted up with trees and the areas around the disused and the current pumping stations was also unsurveyed.

H C Lloyd Jones
Resource Planning Team
FRCA Bristol
October 1997

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REFERENCES

INSTITUTE OF GEOLOGICAL SCIENCES (1970) Sheet 251 Malmesbury 1:63,360 series Solid and Drift edition. IGS London.

HODGSON J M (Ed) (1997) Soil Survey Field Handbook. Soil Survey Technical Monograph No 5. SSLRC Cranfield University.

MAFF (1977) 1:250,000 series Agricultural Land Classification. South West Region. MAFF Publications Alnwick.

MAFF (1988) Agricultural Land Classification of England and Wales. Revised Guidelines and Criteria for grading the quality of agricultural land. MAFF Publications Alnwick.

METEOROLOGICAL OFFICE (1989) Climatological Data for Agricultural Land Classification. Meteorological Office Bracknell.

SOIL SURVEY OF ENGLAND AND WALES (1983) Sheet 5 Soils of South West England 1:250,000 scale. SSEW Harpenden.

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APPENDIX I

DESCRIPTION OF GRADES AND SUBGRADES

Grade 1 excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly include top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 very good quality agricultural land

Land with minor limitations that affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 good to moderate quality agricultural land

Land with moderate limitations that affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown, yields are generally lower or more variable than on land in Grades 1 and 2.

Subgrade 3a good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b moderate quality agricultural land

Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass, or lower yields of a wider range of crops or high yields of grass that can be grazed or harvested over most of the year.

Grade 4 poor quality agricultural land

Land with severe limitations that significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In most climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

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Grade 5 very poor quality agricultural land

Land with very severe limitations that restrict use to permanent pasture or rough grazing except for occasional pioneer forage crops

Source MAFF (1988) Agricultural Land Classification of England and Wales Revised Guidelines and Criteria for Grading the Quality of Agricultural Land MAFF Publications Alnwick

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APPENDIX II

DEFINITION OF SOIL WETNESS CLASSES

Soil wetness is classified according to the depth and duration of waterlogging in the soil profile

Wetness Class I

The soil profile is not wet within 70 cm depth for more than 30 days in most years

Wetness Class II

The soil profile is wet within 70 cm depth for 31-90 days in most years or if there is no slowly permeable layer within 80 cm depth it is wet within 70 cm for more than 90 days but not wet within 40 cm depth for more than 30 days in most years

Wetness Class III

The soil profile is wet within 70 cm depth for 91-180 days in most years or if there is no slowly permeable layer within 80 cm depth it is wet within 70 cm for more than 180 days but only wet within 40 cm depth for between 31 and 90 days in most years

Wetness Class IV

The soil profile is wet within 70 cm depth for more than 180 days but not within 40 cm depth for more than 210 days in most years or if there is no slowly permeable layer within 80 cm depth it is wet within 40 cm depth for 91-210 days in most years

Wetness Class V

The soil profile is wet within 40 cm depth for 211-335 days in most years

Wetness Class VI

The soil profile is wet within 40 cm depth for more than 335 days in most years

Notes The number of days specified is not necessarily a continuous period

In most years is defined as more than 10 out of 20 years

Source Hodgson J M (Ed) (1997) Soil Survey Field Handbook Soil Survey Technical Monograph No 5 SSLRC Cranfield University

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APPENDIX III

ABBREVIATIONS AND TERMS USED IN SURVEY DATA

Soil pit and auger boring information collected during ALC survey is held on a computer database and is reproduced in this report Terms used and abbreviations are set out below These conform to definitions contained in the Soil Survey Field Handbook (Hodgson 1997)

1 Terms used on computer database in order of occurrence

GRID REF National 100 km grid square and 8 figure grid reference

LAND USE At the time of survey

WHT Wheat	SBT Sugar Beet	HTB Heathland
BAR Barley	BRA Brassicas	BOG Bog or Marsh
OAT Oats	FCD Fodder Crops	DCW Deciduous Wood
CER Cereals	FRT Soft and Top Fruit	CFW Coniferous Woodland
MZE Maize	HRT Horticultural Crops	PLO Ploughed
OSR Oilseed Rape	LEY Ley Grass	FLW Fallow (inc Set aside)
POT Potatoes	PGR Permanent Pasture	SAS Set Aside (where known)
LIN Linseed	RGR Rough Grazing	OTH Other
BEN Field Beans	SCR Scrub	

GRDNT Gradient as estimated or measured by hand held optical clinometer

GLEYSPL Depth in centimetres to gleying or slowly permeable layer

AP (WHEAT/POTS) Crop adjusted available water capacity

MB (WHEAT/POTS) Moisture Balance (Crop adjusted AP crop potential MD)

DRT Best grade according to soil droughtiness

If any of the following factors are considered significant Y will be entered in the relevant column

MREL Microrelief limitation	FLOOD Flood risk	EROSN Soil erosion risk
EXP Exposure limitation	FROST Frost prone	DIST Disturbed land
CHEM Chemical limitation		

LIMIT The main limitation to land quality The following abbreviations are used

OC Overall Climate	AE Aspect	EX Exposure
FR Frost Risk	GR Gradient	MR Microrelief
FL Flood Risk	TX Topsoil Texture	DP Soil Depth

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CH Chemical	WE Wetness	WK Workability
DR Drought	ER Erosion Risk	WD Soil Wetness/Droughtiness
ST Topsoil Stomness		

TEXTURE Soil texture classes are denoted by the following abbreviations

S Sand	LS Loamy Sand	SL Sandy Loam
SZL Sandy Silt Loam	CL Clay Loam	ZCL Silty Clay Loam
ZL Silt Loam	SCL Sandy Clay Loam	C Clay
SC Sandy clay	ZC Silty clay	OL Organic Loam
P Peat	SP Sandy Peat	LP Loamy Peat
PL Peaty Loam	PS Peaty Sand	MZ Marine Light Silts

For the sand loamy sand sandy loam and sandy silt loam classes the predominant size of sand fraction will be indicated by the use of the following prefixes

F Fine (more than 66% of the sand less than 0.2mm)
M Medium (less than 66% fine sand and less than 33% coarse sand)
C Coarse (more than 33% of the sand larger than 0.6mm)

The clay loam and silty clay loam classes will be sub divided according to the clay content **M** Medium (< 27% clay) **H** heavy (27-35% clay)

MOTTLE COL Mottle colour using Munsell notation

MOTTLE ABUN Mottle abundance expressed as a percentage of the matrix or surface described

F few <2% **C** common 2-20% **M** many 20-40% **VM** very many 40%+

MOTTLE CONT Mottle contrast

F faint indistinct mottles evident only on close inspection

D distinct mottles are readily seen

P Prominent mottling is conspicuous and one of the outstanding features of the horizon

PED COL Ped face colour using Munsell notation

GLEYS If the soil horizon is gleyed a Y will appear in this column If slightly gleyed an S will appear

STONE LITH Stone Lithology One of the following is used

HR All hard rocks and stones	SLST Soft oolitic or dolomitic limestone
CH Chalk	FSST Soft fine grained sandstone
ZR Soft argillaceous or silty rocks	GH Gravel with non porous (hard) stones
MSST Soft medium grained sandstone	GS Gravel with porous (soft) stones

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SI Soft weathered igneous or metamorphic rock

Stone contents are given in % by volume for sizes >2cm >6cm and total stone >2mm

STRUCT The degree of development size and shape of soil peds are described using the following notation

Degree of development	WA Weakly Adherent	WK Weakly developed
	MD Moderately developed	ST Strongly developed
Ped size	F Fine	M Medium
	C Coarse	VC Very coarse
Ped Shape	S Single grain	M Massive
	GR Granular	AB Angular blocky
	SAB Sub angular blocky	PR Prismatic
	PL Platy	

CONSIST Soil consistence is described using the following notation

L Loose **VF** Very Frable **FR** Frable **FM** Firm
VM Very firm **EM** Extremely firm **EH** Extremely Hard

SUBS STR Subsoil structural condition recorded for the purpose of calculating profile droughtiness **G** Good **M** Moderate **P** Poor

POR Soil porosity If a soil horizon has poor porosity with less than 0.5% biopores >0.5mm a **Y** will appear in this column

IMP If the profile is impenetrable to rooting a **Y** will appear in this column at the appropriate horizon

SPL Slowly permeable layer If the soil horizon is slowly permeable a **Y** will appear in this column

CALC If the soil horizon is calcareous with naturally occurring calcium carbonate exceeding 1% a **Y** will appear in this column

2 Additional terms and abbreviations used mainly in soil pit descriptions

STONE ASSESSMENT

VIS Visual **S** Sieve **D** Displacement

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MOTTLE SIZE

EF Extremely fine <1mm **M** Medium 5-15mm
VF Very fine 1-2mm **C** Coarse >15mm
F Fine 2-5mm

MOTTLE COLOUR May be described by Munsell notation or as ochreous (OM) or grey (GM)

ROOT CHANNELS In topsoil the presence of rusty root channels should also be noted

MANGANESE CONCRETIONS Assessed by volume

N None **M** Many 20-40%
F Few <2% **VM** Very Many >40%
C Common 2-20%

POROSITY

P Poor less than 0.5% biopores at least 0.5mm in diameter
G Good more than 0.5% biopores at least 0.5mm in diameter

ROOT ABUNDANCE

The number of roots per 100cm ²	Very Fine and Fine	Medium and Coarse
F Few	1-10	1 or 2
C Common	10-25	2-5
M Many	25-200	>5
A Abundant	>200	

ROOT SIZE

VF Very fine <1mm **M** Medium 2-5mm
F Fine 1-2mm **C** Coarse >5mm

HORIZON BOUNDARY DISTINCTNESS

Sharp <0.5cm **Gradual** 6-13cm
Abrupt 0.5-2.5cm **Diffuse** >13cm
Clear 2.5-6cm

HORIZON BOUNDARY FORM Smooth wavy irregular or broken *

* See Soil Survey Field Handbook (Hodgson 1997) for details

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SITE NAME		PROFILE NO	SLOPE AND ASPECT		LAND USE			An Rainfall		PARENT MATERIAL					
Casta Suman Farm Dairily		Pr 1 (ASP 7)	2 North West		Permanent Grass			986 mm	Marlsone Rock Deb						
JOB NO		DATE	GRID REFERENCE		DESCRIBED BY			PC Days		PSD SAMPLES TAKEN					
6497		26/06/17	ST 765 074		HLJ			280	None						
							Climate Grade	1							
							Exposure Grade	1							
Horizon No	Lowest An Depth (cm)	Texture	Matrix (Foil Face) Colours	Structure Size Type and Field Method	Moisture Abundance Contrast Size and Colour	Mangan Concns	Structure Ped Development Size and Shape	Consistence	Structural Condition	Roots (Presence)	Roots Abundance and Size	Calcium Carbonate Content	Horizon Boundary Description and form		
1	22	MCL	10YR8/4	WMS 2 = 0 MPS 88 2 = 0-00 MPS 88 T = 1	None	None				Good	MF + VF		Clear smooth		
2	42	SCL	10YR5/6	WPS 88 2 = 0 MPS 88 2 = 0-00 MPS 88 T = 1	None	None	MHSAB	Frable	Good	Good	CF + MVF		Clear smooth		
3	76	HCL	10YR6/4	MPS 88 T = 1 (V)	None	None	WMSAB	Frable	Good	Good	FF + MVF				
Profile Glycol From				No glycol		Available Water				Final ALC Grade				3a	
Depth to Steady Permeable Horizon				No SPL		Wheat				Potatoes				48 mm	
Wilness Class				1		Moisture Deficit				Wheat				93 mm	
Wilness Grade				2		Potatoes				83 mm					
						Moisture Balance				Wheat				-41 mm	
						Potatoes				35mm					
						Droughtness Grade				3b				(Calculated to 120 cm)	
										Remarks				Possibly 3b on soil depth	
rpt153d															

SITE NAME		PROFILE NO	SLOPE AND ASPECT		LAND USE			An Rainfall		PARENT MATERIAL					
Casta Suman Farm Dairily		Pr 2 (ASP 13)	2 North East		Permanent Grass			986 mm	Lower Loam Coloursville Sands						
JOB NO		DATE	GRID REFERENCE		DESCRIBED BY			PC Days		PSD SAMPLES TAKEN					
6497		26/06/17	ST 766 077		HLJ			280	None						
							Climate Grade	1							
							Exposure Grade	1							
Horizon No	Lowest An Depth (cm)	Texture	Matrix (Foil Face) Colours	Structure Size Type and Field Method	Moisture Abundance Contrast Size and Colour	Mangan Concns	Structure Ped Development Size and Shape	Consistence	Structural Condition	Roots (Presence)	Roots Abundance and Size	Calcium Carbonate Content	Horizon Boundary Description and form		
1	21	MCL	10YR4/2	<1/8 HR (V)	None	None				Good	MF + VF		Clear smooth		
2	98	SCL	10YR6/3	2/8 HR (V)	CDPO (10YR5/8)	None	MCSAB	Frable	Moderate	Good	CF + VF		Clear smooth		
3	83	SC	10YR6/2	0/8 (V)	CDPO + G (10YR5/8)	None	WCSAB	Firm	Moderate	Poor #	FF + VF				
Profile Glycol From				21 cm		Available Water				Final ALC Grade				3a	
Depth to Steady Permeable Horizon				58 cm		Wheat				Potatoes				100 mm	
Wilness Class				III		Moisture Deficit				Wheat				93 mm	
Wilness Grade				3a		Potatoes				83 mm					
						Moisture Balance				Wheat				57 mm	
						Potatoes				27 mm					
						Droughtness Grade				1				(Calculated to 120 cm)	
										Remarks				# few large pores	
rpt153d															



3a: Is the site proposed for RESIDENTIAL development?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:	Number of houses	10	
	Number of flats	0	
	TOTAL number of units	10	
<i>Where possible, please click to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Shared ownership	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(e.g. care home, hospital or residential college)			
<i>Please click to indicate</i>			
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces	
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:	TOTAL floorspace	m²	
<i>Where possible, please click to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	m ²



4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please click to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



4b: Do you believe constraints on the site can be overcome? Click box Yes No

If Yes, please provide details below of how they will be overcome and the likely time frame

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19	10	2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

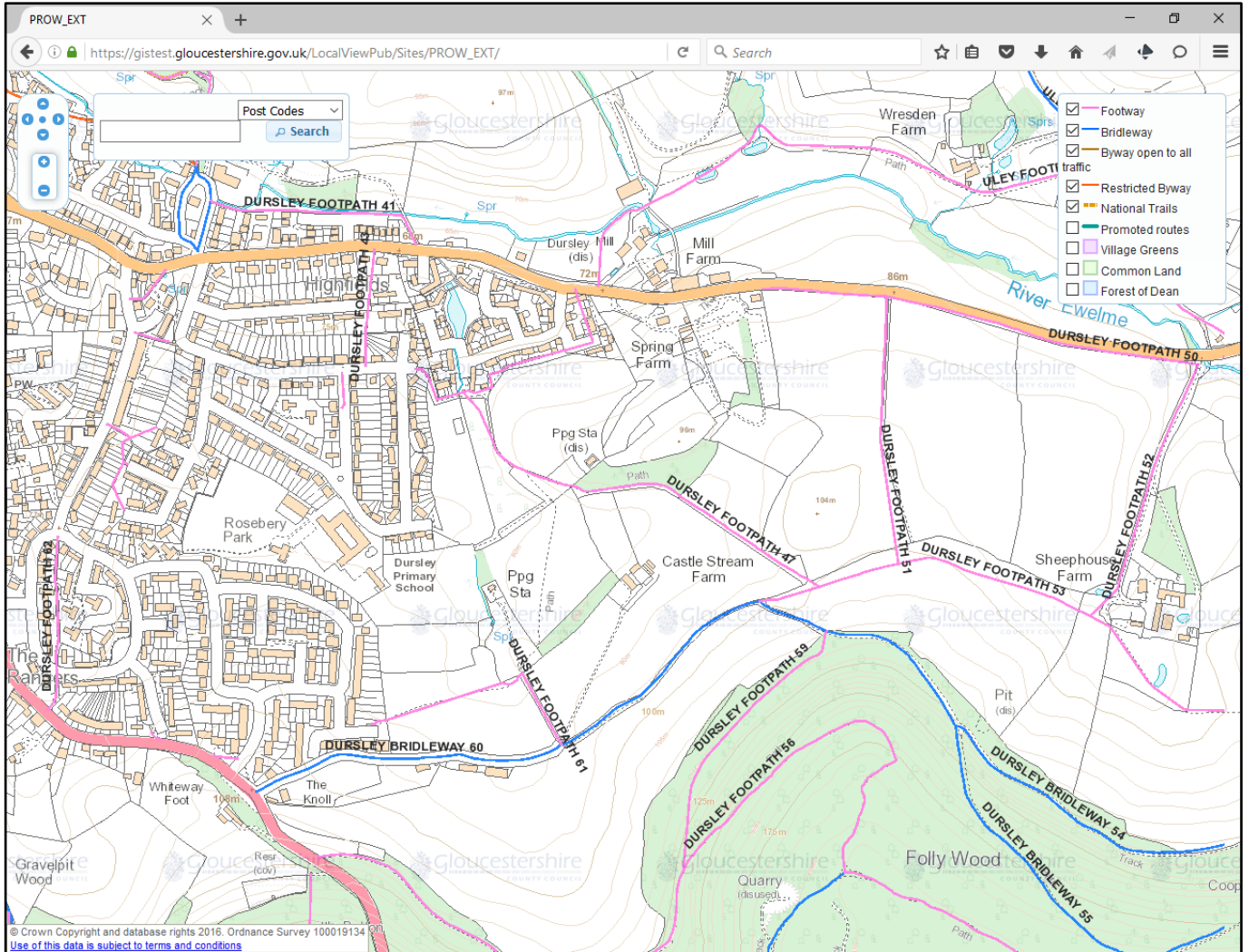
7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please click on box to confirm you have included the required site location plan Yes



APPENDIX 3 - FOOTPATHS AND RIGHTS OF WAY



APPENDIX 4 – VIEWS INTO THE SITE



View towards the site in the direction of Dursley and Stinchcombe Hill
as seen from footpaths in Dursley Wood



View towards the site in the direction of Uley Bury
as seen from footpaths in Dursley Wood



Garden area of the farm buildings to the E of the site



Looking W towards the site from FP no. 47