

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:</p> <p>Green open space behind former Sandpits Clinic, Dursley. Triangle of land accessed from Holywell Orchard/Bramble Drive Estate.</p>
b.	<p>Area:</p> <p>Area is 0.240 HA. See map and pictures attached.</p>
c.	<p>SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?:</p> <p>Land at former Sandpits Clinic, including the green triangle area behind the houses, was assessed as part of the SHLAA 2011. At the time the whole site was considered viable for 16 houses.</p>
d.	<p>Current use (What the land is currently used for and by whom)</p> <p>The land is considered to be part of the Holywell Orchard site by the Stroud Valleys Project.</p>
e.	<p>Site planning history (eg alternative uses for the site in the past eg rubbish disposal/cemetery: <i>(check Stroud District Council's planning website see above)</i>)</p> <p>Dursley Town Council Grant awarded towards meadow area (Application 2012). Planning applications relate to the Sandpits Clinic but not this area of land (S.12/2467/CPL & S.08/2490/FUL).</p>
f.	<p>Location of buildings/ foundations if buildings removed:</p> <p>No buildings on this area of land.</p>

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 land is owned by Stroud District Council and was part of the SHLAA 2011.</p> <p>The Asset Manager at Stroud District Council believes that use of the land is restricted to amenity space and there are various services in it, although they don't have detailed information.</p> <p>The Asset Manager at Stroud District Council confirmed on 4/3/15 that he had received confirmation from their Public Spaces group that they expect this land to continue to be held for amenity purposes into the future. However this may be reviewed in 5 years.</p> <p>The area is considered by the Stroud Valleys Project (SVP), to be part of the Holywell Orchard project which is leased/ managed by them until 2029.</p> <p>Stroud District Council have not included the triangle of land as part of the lease for Holywell Orchard Project. It was excluded.</p> <p>Local volunteers regularly work on the land to develop and conserve it as an orchard.</p> <p>The orchard project has been supported by funding from Stroud District Council, Cam Parish Council and Dursley Town Council.</p>
h.	<p>Current or expired planning permissions: (check Stroud District Council's planning website see above)</p> <p>None.</p>

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></p> <p>The land is considered by some to be part of a recognised community orchard.</p>
b.	<p>Does the site flood?</p> <p>No but land connected to the site in a lower part of the orchard off Bramble Drive is known locally to flood, as is the area located at the other end of the site at Willow Close, Cam. The project installed a balancing pond here which has improved flooding issues.</p>
c.	<p>Are there any easements or covenants on the land?</p> <p>There is a covenant, the land should only be used as an open green amenity space. (See 1 g. above)</p>
d.	<p>Wildlife settlements on the land eg wild orchids, crested newts, badgers</p> <p>The land has been surveyed by the SVP for grasses and wild flowers, Common Spotted Orchids have been found in this part of the Orchard during 2013 and in 2011.</p> <p>The area is being developed as a wildflower/grass meadow by SVP.</p>

e.	<p>Agricultural best and most versatile land quality /Tree preservation orders (TPOs) in place/ ancient woodland:</p> <p>No TPO's but the land is considered by some to be part of a community orchard.</p> <p>The area is a wildflower/grass meadow according to SVP.</p> <p>Low tree (fruit?) in the middle of the meadow, just one of many in the orchard.</p>
f.	<p>Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses:</p> <p>There is a balancing pond, natural spring, stream and culvert in the lower part of the orchard, the land in question is higher with no immediate evidence of natural springs.</p>
g.	<p>Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i></p> <p>There are 2 designated public footpaths on the PROW map running along the boundaries of this piece of land (including Cam footpath 58). Also open access from Bramble Drive, a footpath from St Georges Road and Holywell Road.</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>The site is well within walking distance to local facilities - Police Station, places of worship, the school, bus stops and shops.</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>Two designated public footpaths running on the site. One is signposted from a major footpath route on the A4135.</p> <p>Good footpath access points from surrounding residential areas. Overgrown access path from the Bramble Drive estate. No direct vehicular access.</p>

4. Landscape, views and form

a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc:</p> <p>The boundaries are marked by fences from neighbouring residential properties and hedge/wire fence from Norman Hill Playing field. The land opens into wider orchard area on Cam side of the site.</p>
b.	<p>The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield:</p> <p>The area in question is flat grassland with a tree (fruit?) in its centre, see photos.</p> <p>The area is being further developed as a wildflower/grass meadow by SVP.</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>Wider orchard site, overlooked by residential properties from behind the Police Station and Bramble Drive.</p> <p>Impacts would be on views/overlooking.</p>
d.	<p>Is the site visible from buildings of open spaces further away?</p> <p>No. The views are restricted by trees and vegetation.</p>
e.	<p>Views out and in- quality and value</p> <p>The views are mainly contained from within the orchard and are restricted by trees and vegetation.</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:</p> <p>Development on this site would be difficult and potentially likely to be considered unacceptable by the community, due to it being (informally) part of the Holywell Orchard project and a valuable community/wildlife space.</p>
b.	<p>For what uses would you consider it worth developing? :</p> <p>Community allotments, but this could risk loss of valuable wild flowers and a place for walkers and the community to enjoy as open/wildlife space.</p> <p>Community consultation would be needed, as unsure how much use/enjoyment the community are currently getting from this area of land. It could currently be underused.</p> <p><u>SA Review by SG 18/11/15</u> Allotments</p>
c.	<p>What conditions/mitigation would you expect before any development could go ahead?</p> <p>Any development should be limited to that which promotes further development of the space as an orchard and community use as a conservation/wildlife area, given the covenant. We could consult with the community on use for this land.</p>

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

Site Photos attached

