

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: Starkey Hire LTD, 18, Woodmancote, Dursley, Glos. GL11 4AF
b.	Area: 0,21Ha
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?: No SHLAA identified as site in use as industrial area at the time the survey was carried out in 2011
d.	Current use (What the land is currently used for and by whom) Industrial area: Vehicle Hire Firm and Garage.
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) S.07/1834/FUL and S.13/1437/FUL
f.	Location of buildings/ foundations if buildings removed: There are three buildings on the site, which were to be demolished if the application for the erection of domestic dwellings had been approved.
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 Mr. Starkey, appears ready to sell the site as evidenced from the application to erect residential buildings.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) The owner appealed against the SDC refusal to allow the development to take place and the appeal upheld the SDC decision on 15 th January 2015. See the conclusion of the appeal at end of document.

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 proposed development lies outside the Conservation area but is surrounded on 3 sides by the Conservation area with a number of listed buildings.
b.	Does the site flood? No

c.	Are there any easements or covenants on the land? There appears to be a lane leading through the site to houses behind, which would be an Easement. It is likely that other Easements and Covenants would exist but this would require a search of the Land Registry.
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers No. Industrial zone
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: No.
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: As there are business units on site all relevant utilities would be provided for apart from possibly gas pipes.
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> There appears to be access (pedestrian and vehicular) to the cottages behind the Garage site.

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: This site allows for walking/cycling distance to the Town centre about 200-300ms
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): The site is on the A4135, the main route in and out of Town from the South East (30mph speed limit). There is fairly good access onto the main road, but visibility would be impeded if buildings were sited at the road end. Much would depend on the placement of buildings. The access is generally good.

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): Appears to be
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): Flat, concrete
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: Housing surrounds the site on 3 sides and housing overlooks the

	site from across the A4135.
d.	Is the site visible from buildings of open spaces further away?: No
e.	Views out and in- quality and value The view from adjoining houses might be improved given that the present buildings are industrial (Garage and many cars). The views out are to building, many of which are listed. The proposed housing application showed the development to be inward looking. Much would depend on the architectural style of any possible change of usage of the site from business to residential.

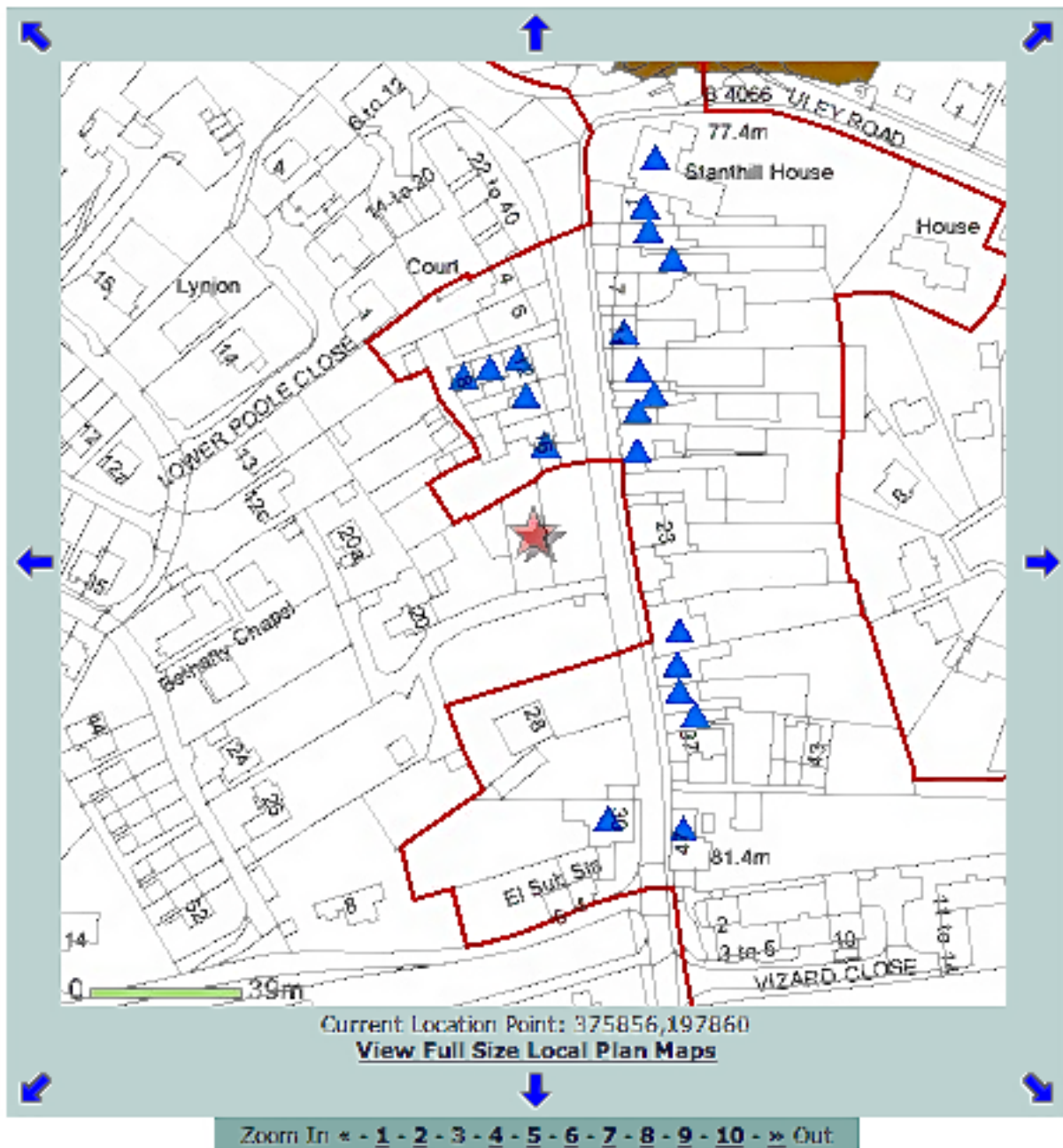
5. Your findings based on information

a.	Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question: There is good development potential but this largely depends on what development is proposed: Continuation of present site of employment: Site changing hands to provide other employment units suitable to the area: Residential dwellings. The last option would have to reflect the nature of the surrounding conservation area. (For reason of loss of appeal read the conclusion attached)
b.	For what uses would you consider it worth developing?: For business premises and for housing that reflects the surroundings. <u>SA Review by SG 18/11/15</u> <ul style="list-style-type: none"> • Current planning application S.15/1310/FUL – 10 dwellings • Good for development but subject to safe highway access • Business • Housing
c.	What conditions/mitigation would you expect before any development could go ahead? To consider the location and the fact of the surrounding conservation area.

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

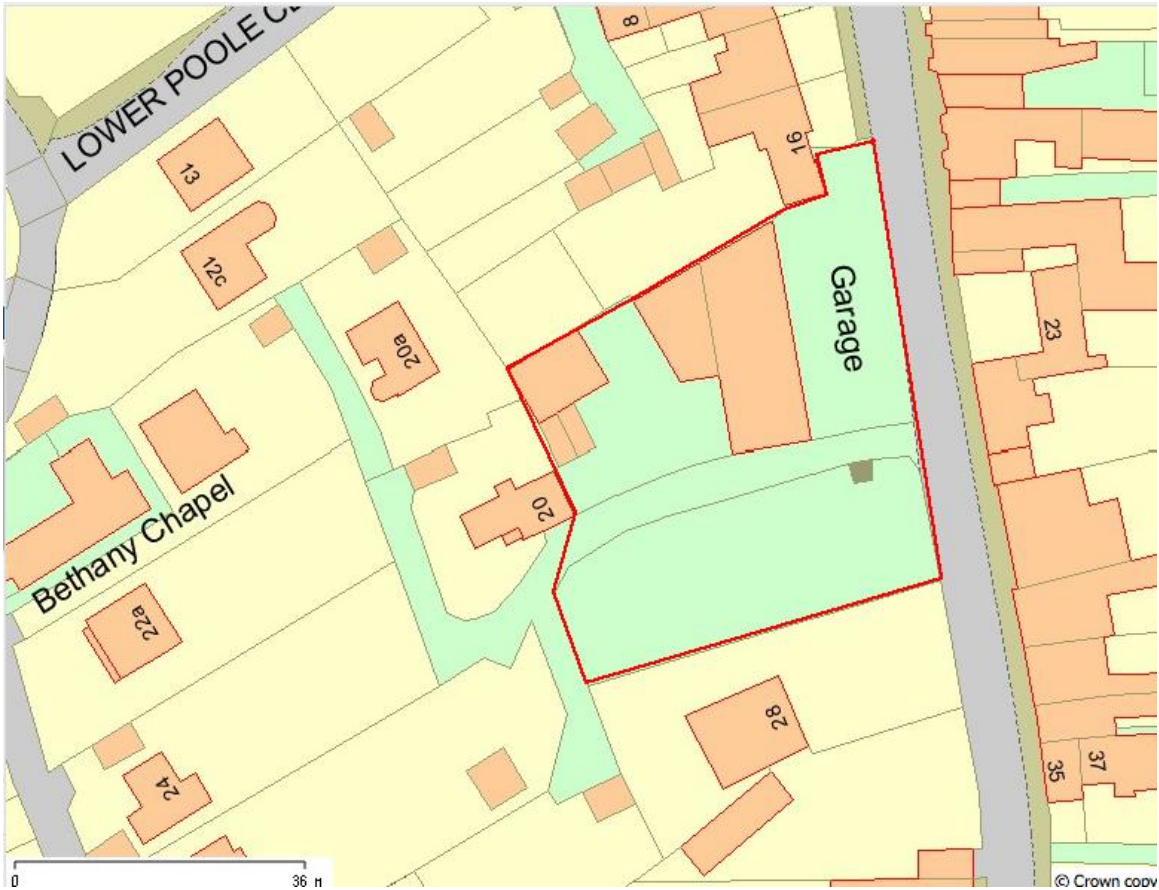


SDC map, showing site of refused planning permission



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Map of Conservation area, showing the Site surrounded on 3 sides by building within the Conservation area.



Aerial shot of site showing buildings and parking area for the Hire Car business.

Conclusions

33. In the context of paragraph 134 of the Framework I consider that the development would lead to less than substantial harm to designated heritage assets. There would be public benefits from the provision of 12 additional dwellings which would make a contribution to the supply of housing in the District. I accept that there may be benefits to local residents from relocation of the existing business. However, the Framework requires great weight to be given to the conservation of heritage assets. Any harm to the significance of a heritage asset, including from development within its setting, requires clear and convincing justification. In this case, the public benefits would not be sufficient to outweigh the harm which the proposal would cause to designated heritage assets. I therefore find that the adverse impacts of allowing the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
34. For the reasons given above and having taken all matters raised into account, I conclude that the appeal should be dismissed.

Jennifer Tempest

INSPECTOR

Conclusion of Inspector's report.

