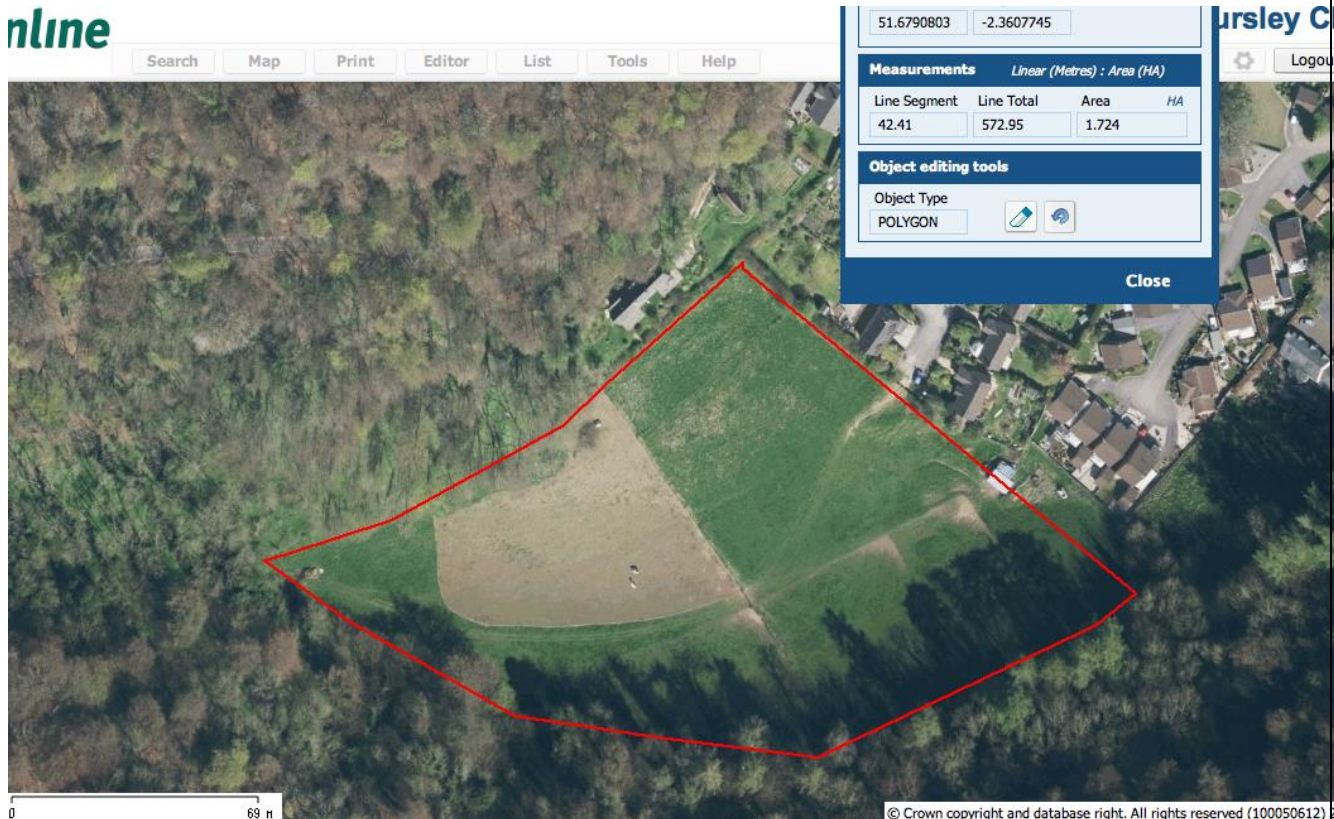


# Site Assessment Checklist

## 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](http://www.stroud.gov.uk/PLO)
- Go online and visit Gloucestershire County Council's public rights of way map – [www.gloucestershire.gov.uk/prow](http://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](http://www.stroud.gov.uk/info/plan_strat/SHLAA_2011)

## 1. Location and general information

a	<p>Site address: Land at Rear of Walden, The Broadway. GL11 4JP and GL11 6AF</p>												
b	<p>Area: Just under 2 Ha</p>  <table border="1" data-bbox="1023 882 1390 1182"> <thead> <tr> <th colspan="2">Measurements</th> <th colspan="2">Linear (Metres) : Area (HA)</th> </tr> <tr> <th>Line Segment</th> <th>Line Total</th> <th>Area</th> <th>HA</th> </tr> </thead> <tbody> <tr> <td>42.41</td> <td>572.95</td> <td>1.724</td> <td></td> </tr> </tbody> </table> <p>Object editing tools Object Type: POLYGON</p>	Measurements		Linear (Metres) : Area (HA)		Line Segment	Line Total	Area	HA	42.41	572.95	1.724	
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Line Segment	Line Total	Area	HA										
42.41	572.95	1.724											
c.	<p>SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?:</p> <p>No. 312. ? Suitable ? Available (although now it could be 'YES'), Yes to Achievable</p>												
d	<p>Current use (What the land is currently used for and by whom)</p> <p>Animal grazing</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> Area under ancient woodland therefore never developed.</p>
f.	<p>Location of buildings/ foundations if buildings removed:  Nil</p>
g	<p>Is the land available? (Do you know the landowner &amp; has anyone communicated with them? - For what uses might they consider selling the land?):  Owners ? Mr and Mrs Caroline, Mark, MUSTY. Informally have stated that they would want the land developed but this depends on what the decision will be regarding the land of Harding Avenue, which like this land is part of the AONB and forms the view line for the town. Letter sent to landowners Mr and Mrs Musty on 24/09/2015</p>
h	<p>Current or expired planning permissions: <i>(check Stroud District Council's planning website see above)</i> nil</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>  AONB. Land beneath ancient woodland. Forms part of the view from the town enhancing its environmental appeal. The west and Southwest sides are heavily shaded especially in the winter</p>
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months. Also this area is the lowest lying. The North to North east end is on a rise.




b	Does the site flood? · Unknown
c.	Are there any easements or covenants on the land?  unknown
d	Wildlife settlements on the land eg wild orchids, crested newts, badgers · Grass cropped due to grazing but proximity to the woods suggests an encroachment of animals such as deer, fox badger and others.
e	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: · Area surrounded by ancient woodland
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses:  None on the land but a large development to the north-east has all utilities and could be extended.
g	Any rights of way/footpaths, official or otherwise: (check public rights of way map online, see above) · None on the Parish Online map, although official right of way runs along the periphery of the wooded area.

### 3. Site connections and access

a.	<p>Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility:</p> <p>Within half a mile of town centre but uphill on the way back.</p>
b.	<p>What kind of access ie minor path or direct onto a major route? Any speed restrictions? Is the access pedestrian &amp;/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>Estate road that peters out with the last dwelling built. There is access to the site, which could be extended into it.</p> <p>The pedestrian access from town would be uphill and therefore not suitable for the elderly-infirm or disabled.</p> <p>There would however be an increase in traffic through Five Acres and possibly Broadway leading to May lane. Complex narrow junction May Lane/Broadway. This would require Highways assessment prior to any application.</p>

### 4. Landscape, views and form

a.	<p>Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc:</p> <p>Boundary clearly defined. Bordered by ancient woodland and fencing.</p>
b.	<p>The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield:</p> <p>The site is uneven with the north and north-east on an upward slope and the south and south-west dipping into a basin.</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>There is a development edging the site. (see aerial map below). The impact maybe loss of view,</p>



although the land slopes downwards. Loss of an area designated as AONB.



d	Is the site visible from buildings of open spaces further away?: One can see the tree line but not the down-sloping land from elsewhere in Dursley.
e	Views out and in- quality and value Good views if living on the North side, in a valley otherwise with views of the trees of the ancient woodland.

**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:  This area has little sun in the wintertime due to the surrounding woodlands on rising slopes on the south and south-west sides, coupled with low sun trajectory in winter months. Better housing potential on the North to North-east side.
b.	For what uses would you consider it worth developing?: If not for local recreation facilities or farmland/grazing fields, then a small development taking into account the position of the houses on the site. Flooding and traffic would need further assessment. <u>SA Review by SG 18/11/2015</u> <ul style="list-style-type: none"> <li>• Poor development potential as land very dark and located in a frost hollow</li> <li>• No sun</li> <li>• Land highly sensitive to any development as stated in LCA</li> <li>• Local recreation</li> <li>• Any small development would need to take account of the position of buildings on the site</li> </ul>

c.	What conditions/mitigation would you expect before any development could go ahead? Flood assessment. Traffic assessment. Local use assessment and range of views assessment.

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