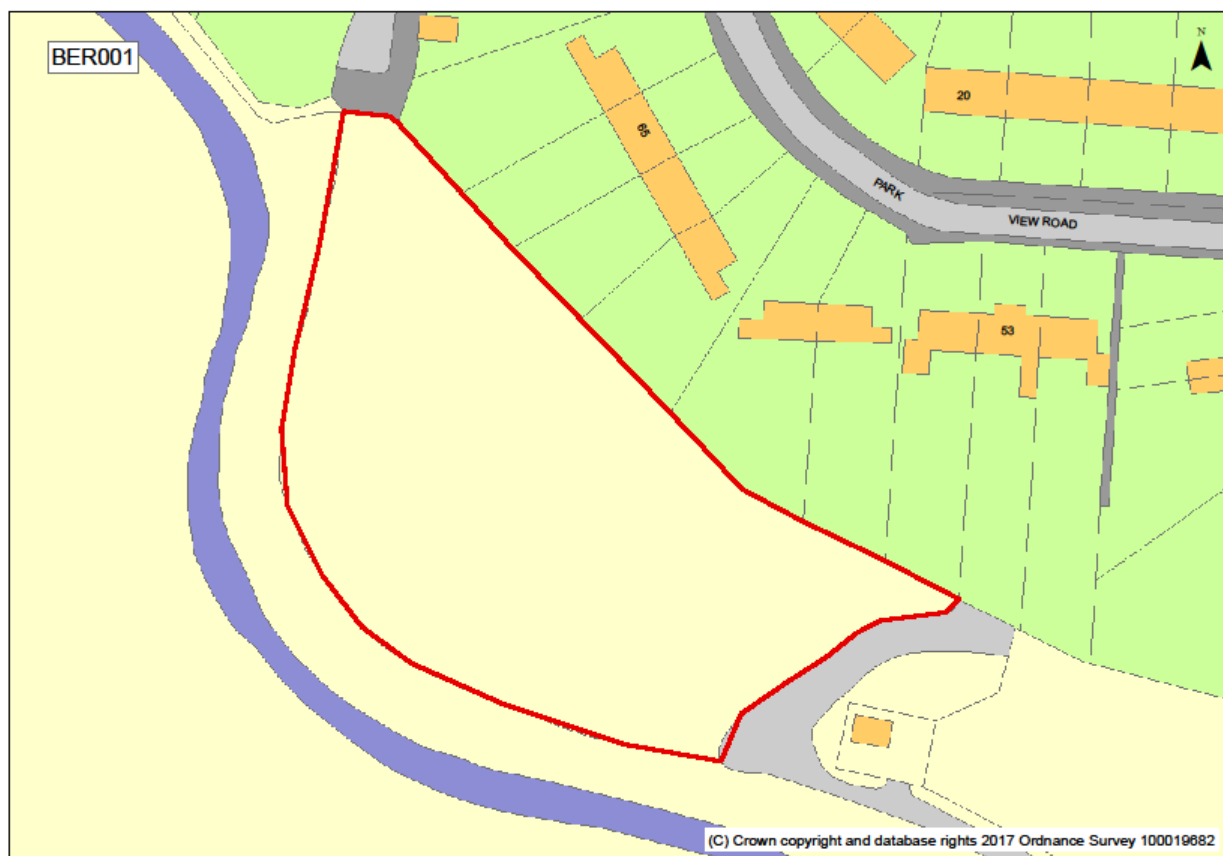


Strategic Assessment of Land Availability 2017

Site ref:	BER001	Address: Lynch Road, Berkeley GL13
Site name:	Land west of Parkview play area	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (121)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.42	Scheduled Ancient Monument	No
Current/past land use	Informal grassed amenity area	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	96.5% Zone 2, 89.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat grassed area with a few trees and bushes on the southwestern edge of Berkeley immediately to the rear of properties on Park View Road. Immediately to the east lies a pumping station and an equipped play area. To the south lies a small watercourse – Berkeley Pill with flat farmland beyond. A public footpath skirts the southern boundary of the site. Vehicular access is via a gravel residential lane off Lynch Road.

2017 Site Assessment for site BER001

Suitability

Physical constraints:

Accessibility score: 56

The site is located within flood zone 3. The site is accessed via a narrow gravel residential lane. Local pavements and bus stops on Lynch Road provide good access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
Initial desktop biodiversity/geodiversity assessments of the site have indicated there is potential to develop this site without harm to a designated site. Note that the assessment does not consider whether there are protected species on this site.
The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.
The site has amenity value for local residents. Vehicular access and car parking are issues in terms of existing residential amenity.

Suitability summary:

From the information available, the site is considered suitable for enhancement as an amenity space with some potential for the introduction of play equipment. Housing or employment development is not considered appropriate given the local amenity, access and flooding constraints.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Amenity space

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.42	Net developable area (ha):	No. of houses: 0	Proposed use: Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be enhanced as a local amenity area with planting and with some potential for additional play equipment.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BER002	Address: Marybrook Street, Berkeley
Site name:	Garage court r/o Marybrook Street car park	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (123)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.08	Scheduled Ancient Monument	No
Current/past land use	Garage court	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Two garage blocks and hard standing located behind Marybrook Street public car park and rear of properties on Lower Berrycroft. Shared access with car park off Lower Berrycroft. Brick wall to rear bounds the former Berkeley Hospital site.

2017 Site Assessment for site BER002

Suitability

Physical constraints:

Accessibility score: 54

There are no known physical constraints that would prevent development of this site. The site is level; there are no known ground contamination or land stability issues; there is reasonable access to the site from Marybrook Street and good access via local pavements to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
Initial desktop biodiversity/geodiversity assessments of the site have indicated there is potential to develop this site without harm to a designated site. Note that the assessment does not consider whether there are protected species on this site.
The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.
The development of this site is unlikely to impact on the amenity of neighbours as a residential use is compatible with the immediate area. However, any redevelopment for housing would need to ensure adequate car parking for existing residents and future occupants.

Suitability summary:

From the information available, the site is considered suitable for housing or community development. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area. However, any redevelopment for housing would need to ensure adequate car parking for existing residents and future occupants. Potential for linking to adjacent site BES003.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.08	Net developable area (ha): 0.08	No. of houses: 5	Proposed use: Residential, Community,
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Development potential summary:

This site could be developed for high density housing comprising flats at an average density of about 60 dph, and the suggested yield is up to 5 units, subject to adequate parking for existing residents and future occupants.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BER003	Address: Marybrook Street
Site name:	Former Berkeley hospital site	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (122)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.36	Scheduled Ancient Monument	No
Current/past land use	Hospital buildings	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Former NHS hospital buildings and amenity space located to the rear of historic properties fronting Marybrook Street to the west. Car parking immediately north of the site. To the south lie storage areas and car parking to the rear of properties on Canonbury Street.

2017 Site Assessment for site BER003

Suitability

Physical constraints:

Accessibility score: 54

There are no known physical constraints that would prevent development of this site. The site is level; there is no known ground contamination or land stability issues; there is good access to Maybrook Street and good access via local pavements to services and facilities in the local area.

Potential impact summary:

The site contains a listed building and detailed proposals will require a Heritage Assessment.
Initial desktop biodiversity/geodiversity assessments of the site have indicated there is potential to develop this site without harm to a designated site.
The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.
The development of this site is unlikely to impact on the amenity of neighbours due to a likely reduction in movements to the site compared with the previous uses. Residential uses are compatible with the immediate area.

Suitability summary:

The site has received planning permission recently for the conversion of the former hospital building to provide 8 apartments and for demolition of buildings and redevelopment of site to provide 12 new dwellings.

Is the site suitable? Yes

Availability

Availability summary:

The site has recently received planning permission for redevelopment and is therefore considered deliverable.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.18	Net developable area (ha): 0.17	No. of houses: 12	Proposed use: Residential,
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Development potential summary:

The site has received planning permission recently for the conversion of the former hospital building to provide 8no. Apartments and for demolition of buildings and redevelopment of this site to provide 12 new dwellings.

Housing yield

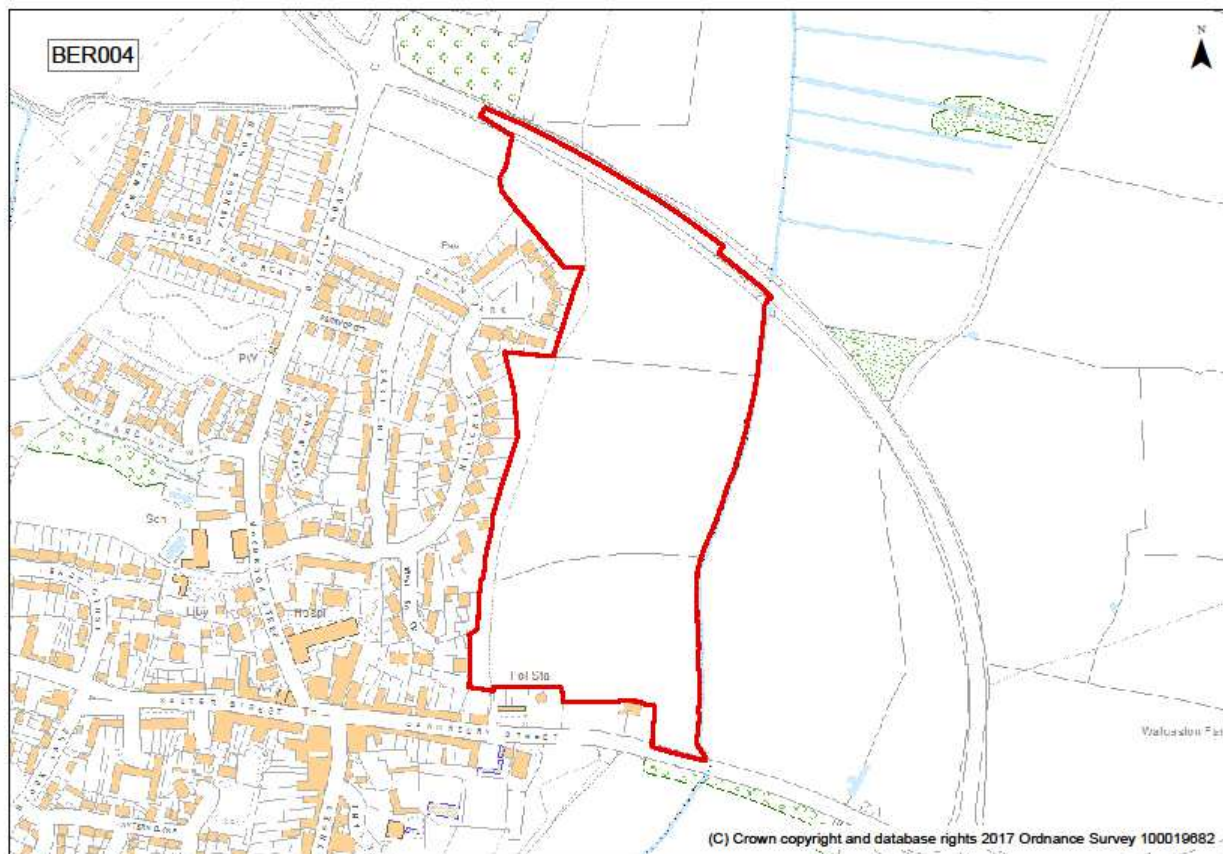
2017/18	4	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	8	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	BER004	Address: Canonbury Street, Berkeley
Site name:	Land to the rear of Canonbury Street	
Parish:	Berkeley	



Site details		Key employment land	No
Source of site	Call for Sites (112)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	11.77	Scheduled Ancient Monument	No
Current/past land use	Agricultural fields	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	12.8% Zone 2, 10.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Pasture land partly divided by hedgerow and tree belts located immediately to the east of Berkeley and to the north of properties on Canonbury Street and south of the bypass. The land slopes up fairly steeply from a stream on the eastern boundary to the western boundary with properties along Hillcrest. Beyond the stream to the east lies another field before the bypass. Trees on boundary with Canonbury Street. To the south lies the entrance to and the grounds of Berkeley Castle.

2017 Site Assessment for site BER004

Suitability

Physical constraints:

Accessibility score: 55

The eastern part of the site is within flood zone 3. Part of the land on the western edge of the site has been subject to historic landfill. The land slopes upwards to the west. There is no obvious access to the site, although there is potential both from Canonbury Street and the Berkeley bypass. There is a pavement on the opposite side of Canonbury Street providing good access to services and facilities in the local area.

Potential impact summary:

Heritage assessments have identified the potential for harm to listed buildings, conservation area and registered park and garden. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.

The Landscape Sensitivity Assessment has identified this site as High/medium sensitivity to housing uses and High sensitivity to employment uses. Housing development could adversely affect the setting and rural context of the historic park and garden and castle approaches and any significant new development would be highly visible from the east and extend a suburban character into a pastoral landscape. Employment development would very adversely affect the setting and rural context of the castle approaches and historic park and garden and would be inconsistent with the housing and historic land uses adjacent.

Suitability summary:

The site has received planning permission recently for the erection of 188 dwellings with new access, landscaping and associated infrastructure.

Is the site suitable? Yes

Availability

Availability summary:

The site has recently received planning permission for redevelopment and is therefore considered deliverable.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 11.77	Net developable area (ha): 8.2	No. of houses: 188	Proposed use: Residential,
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Development potential summary:

The site has received planning permission recently for the erection of 188 dwellings with new access, landscaping and associated infrastructure.

Housing yield

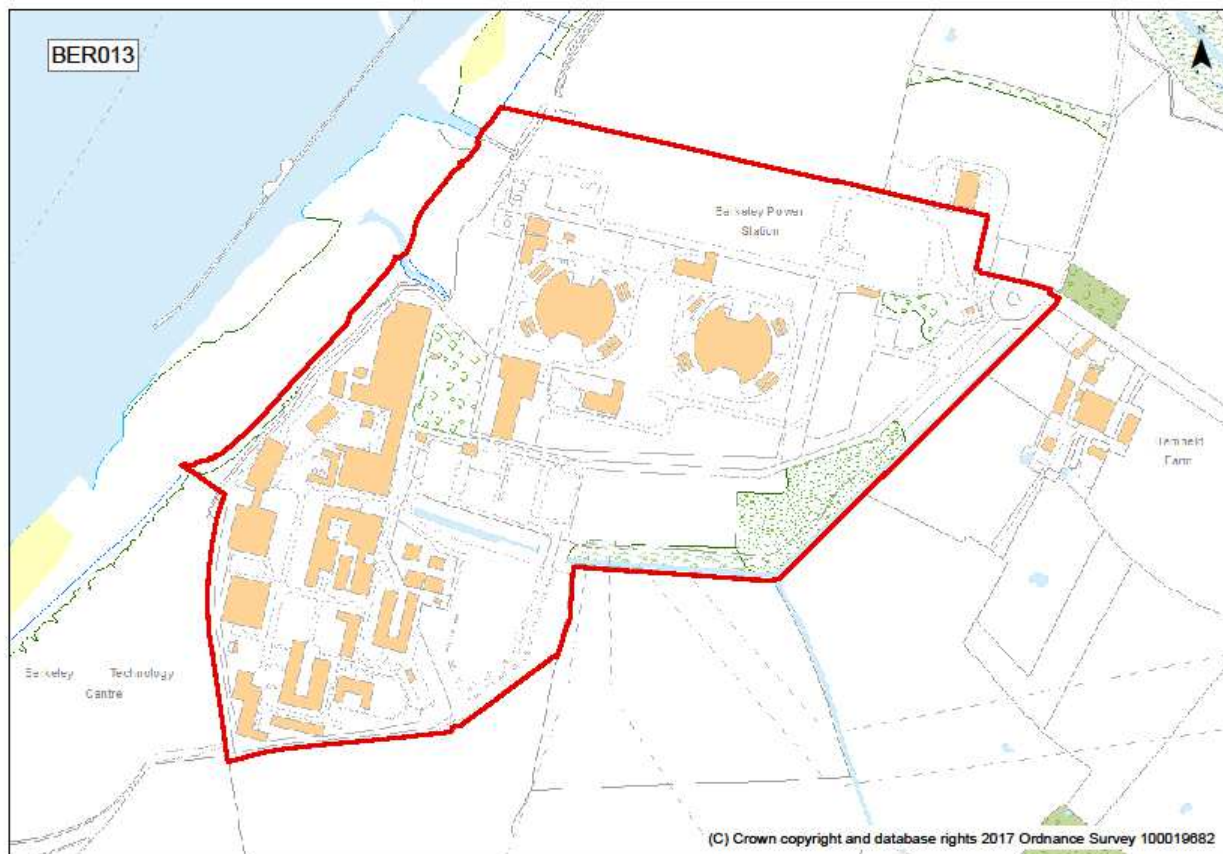
2017/18	0	2020/21	42	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	20	2021/22	42	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	42	2022/23	42	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	BER013	Address: Hamfield Lane, Berkeley
Site name:	Former Berkeley Power Station	
Parish:	Berkeley	



Site details		Key employment land	Within key employment land
Source of site	Call for Sites (109)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	33.36	Scheduled Ancient Monument	No
Current/past land use	Former nuclear power station and current industrial estate.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	5% Special Area of Conservation
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	5% Special Protection Area
Settlement hierarchy	other location	RAMSAR	5% RAMSAR
Conservation Area	Outside conservation area	SSSI	Adjoining SSSI
% within Cotswolds AONB	0	Flood risk zone	11.2% Zone 2, 6.7% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Extensive industrial site located about a mile to the west of Berkeley adjacent to the Severn estuary and otherwise surrounded by farmland. Site consists of a decommissioned nuclear power station to the north and to the south west an industrial estate containing a variety of office, industrial and storage uses and car parking areas. Site accessed from Hamfield Lane and a distributor road runs through the site to the south of the old reactors connecting with the industrial estate. The site contains areas of open land. The Severn Way right of way borders the site to the south.

2017 Site Assessment for site BER013

Suitability

Physical constraints:

Accessibility score: 91

The northern part of this site is subject to a major scheme for the decommissioning of a nuclear power station. Regeneration of the remaining part of the site would require demolition of existing buildings. The site is level; there are no known ground contamination or land stability issues; there is reasonable vehicular access to Berkeley and basic (partly overgrown) pavement access from Berkeley although the site is at some distance from local services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan.
 The site is a predominantly brownfield site located beyond the land parcels around Berkeley assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for employment and employment training and education purposes and for decommissioning of the nuclear power station. There are potential ecological impacts that would require further assessment and the remote location adjacent to the Severn Estuary would also require further landscape assessment.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8, Community,
		0	

Development potential summary:

Land parcels within the site are considered suitable for development or redevelopment for employment and employment training and education purposes and for decommissioning of the nuclear power station.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	MAN001	Address: Vatch Lane, Bussage GL6 7DY
Site name:	Manor Farm	
Parish:	Bisley With Lypiatt	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.85	Scheduled Ancient Monument	No
Current/past land use	Residential: former farmhouse and domestic curtilage (garden); small area of woodland.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	5

Site Description:

A small, level, partly wooded site, at the northern edge of "Manor Village". The site has three distinct areas: the wooded northeastern corner of the site, covered by a Tree Preservation Order (TPO); the southeast is occupied by Manor Farmhouse and its garden; the northwest, now also colonised as garden, is a remnant of the agricultural land which once surrounded the farmhouse. This grassed area contains several mature trees (TPO) and slopes gently towards Vatch Lane, which is bounded by a dry stone wall. Farmhouse accessed off narrow residential lane, historically providing access to the (derelict) traditional stone farm buildings which adjoin the site to the south. 20th century residential development to the west, where access to the site could be achieved (Sezincote Close).

2017 Site Assessment for site MAN001

Suitability

Physical constraints:

Accessibility score: 58

There are no known physical constraints that would prevent development of this site. The site is relatively level; there is no known ground contamination or land stability issues; there is good/reasonable access to the road network via Seizincote Close, although creating access would require loss of mature trees on the boundary; there is good access to services and facilities in the local area via a network of public footpaths.

Potential impact summary:

Some impact on heritage interest. The site contains no designated heritage assets, but the farmhouse is of some local heritage interest and the site borders the Eastcombe conservation area and contributes to its setting. Vatch Lane effectively marks the distinction between the modern settlement and old Eastcombe; the site's tree-lined northern boundary contributes to this distinction. The impact on the setting of Eastcombe conservation area and on the significance and historically distinct character of Manor Farm would be likely to preclude development on this site, or at best constrain it significantly to exclude the wooded TPO area, the farmhouse and its garden, and to retain a meaningful area of open space along the Vatch Lane boundary.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is within Settlement Development Limits and has not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, part of the site is considered suitable for housing or community development in principle and there are no known physical constraints preventing development, although detailed layout and design would need to address the individual TPO trees on the site. The site's suitability is subject to excluding the wooded TPO area in the north eastern corner from the developable area, excluding the existing house and its domestic curtilage and retaining a meaningful area of open space along the Vatch Lane boundary (and/or additional planted screening), to protect the setting of the Eastcombe conservation area. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that the site is available now, but there is a reasonable prospect that the developable part of the site will be available at a point in the future. At time of survey (August 2016), the woodland (TPO) part of the site was being marketed separately for sale.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.28	Net developable area (ha): 0.26	No. of houses: 5	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site, the TPO constraints and its settlement-edge surroundings, part of this site could be developed for low density housing, typically comprising a mix of detached and semi-detached dwellings at an average density of about 20 dph. The suggested yield across the net developable area is 5 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI001	Address: London Road, Thrupp
Site name:	Griffin Mills and Eagle Works Industrial Estates	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	Within key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	3.58	Scheduled Ancient Monument	No
Current/past land use	Industrial estate	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 4	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	48.9% Zone 2, 31.4% Zone 3
Listed building	No	Number of TPOs	17

Site Description:

To the north, a former historic mill red brick complex and more modern industrial units with central space and rear car parking located to the west of and set down below London Road (A4419) at Thrupp. A number of businesses include art and antiques, home improvements, fitness gym, MOT centre. The River Frome runs part culverted through the site. To the south, a number of modern industrial buildings and car parking forming a single industrial complex (Nu-Pro) with the River Frome running through the centre of the site. Separate southern access onto London Road. Ham Mill Lane to the south. The Thames & Severn Canal forms the western boundary of the whole site.

2017 Site Assessment for site BRI001

Suitability

Physical constraints:

Accessibility score: 56

The site is fully developed and future proposals would therefore require demolition of existing buildings and redevelopment. The central part of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses. Southern access to the A419 is good, the northern access is reasonable although the site is set below the road and pavements and bus stops on the London Road provide reasonable access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site within the Industrial Heritage Conservation Area (IHCA). Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus some additional infill on the southern half of the site. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for partial reuse, redevelopment and improvement for employment purposes but is unsuitable for redevelopment for other uses. The central part of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is currently being promoted for redevelopment, but there is a reasonable prospect that any suitable land will be available at a point in the future for redevelopment and improvement.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
		0	

Development potential summary:

This site could be partially redeveloped and improved for employment purposes, consisting of light industrial or warehousing uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI002	Address:
Site name:	Ham Mill	London Road, Brimscombe GL5 2BD
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	2.01	Scheduled Ancient Monument	No
Current/past land use	Former carpet factory.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 4	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	43% Zone 2, 16.7% Zone 3
Listed building	2 Grade II	Number of TPOs	0

Site Description:

Former historic stone mill and large derelict industrial units located to the west of and set down below London Road (A4419) at Thrupp. Large gates at the northern access point. The River Frome forms the western boundary of the site. Buildings form the northern boundary with Ham Mill Lane. Southern part of the site consists of scrub land and Phoenix Industrial Estate is beyond.

2017 Site Assessment for site BRI002

Suitability

Physical constraints:

Accessibility score: 59

Development would require the demolition of existing derelict industrial buildings and sensitive conversion of the listed mill building. The northern part of the site is within flood zone 2 and the southern and western part of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses. Two accesses to the A419 are good, although the site is set below the road and a pavement on the opposite side of London Road and bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site within the Industrial Heritage Conservation Area (IHCA). Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus some additional infill. The impact on the character and significance of the conservation area and on the setting of the listed buildings is likely to constrain built development principally to the northern 2/3 of the site, in order to avoid the loss of open and vegetated space at the south, which could result in visual and physical coalescence with adjacent Phoenix Works.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed land and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

A planning permission has recently been granted for housing and other uses. The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for reuse, redevelopment for housing / community development and employment uses. Development would require the demolition of existing derelict industrial buildings and sensitive conversion of the listed mill building. The northern part of the site is within flood zone 2 and the southern and western part of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

A planning application has recently been approved demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.5	Net developable area (ha): 1.3	No. of houses: 100	Proposed use: Residential, B1, Community,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices and community uses at an average density of about 75 dph, and the suggested yield is up to 100 units, subject to achieving a satisfactory mix with other uses.

Housing yield

2017/18	0	2020/21	30	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	30	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	40	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	BRI003	Address: Thrupp
Site name:	Land at Hope Mill Lane	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	Yes
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	1.19	Scheduled Ancient Monument	No
Current/past land use	Flat, scrub land	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 4	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	10.5% Zone 2, 9.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat, scrub land and wooded site located to the east of Hope Mill Park and to the west of London Road (A419). Phoenix Industrial Estate lies beyond the site to the north. Fields and playing fields lie to the south. Part of the site is used as a car park for adjacent Stroud Brewery to the north.

2017 Site Assessment for site BRI003

Suitability

Physical constraints:

Accessibility score: 61

The western boundary of the site is within flood zone 3. There is likely to be ground contamination from historic industrial processes and previous use as a rubbish tip; there is good access to Hope Mill Lane and the A419 and a pavement and bus stop on the London Road provides reasonable access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. Although there are no historic buildings or structures on the site, it contributes to the IHCA's distinctive "green corridor" and to the rhythmic historic settlement pattern of industrial clusters interspersed along the Frome, separated by areas of green or tree-covered space. No obvious scope for development that would have any positive heritage benefits. But, in heritage terms, there might be scope for some development on the lower part of the site (closer to the river), allowing key views to be retained (from the main road, looking south and west particularly). The impact on the character of the conservation area and key views into and across it is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed land and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for employment / community development subject to avoiding the western area within flood zone 3 and subject to further investigations of likely ground contamination from historic industrial processes and previous use as a rubbish tip. Housing uses may be suitable subject to suitable mitigation of ground contamination.

Is the site suitable? Yes

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 9 - Town Edge

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.9	Net developable area (ha): 0.8	No. of houses: 40	Proposed use: Residential, B1, B2, B8, Community, Sports and Leisure,
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Development potential summary:

This site could be developed for medium density housing, offices, light industrial or warehousing uses and/or community, sports and leisure uses. Depending upon whether there is a mix of uses, an average residential density of about 30-50 dph would result in a suggested yield assuming housing only of 30-40 units.

Housing yield

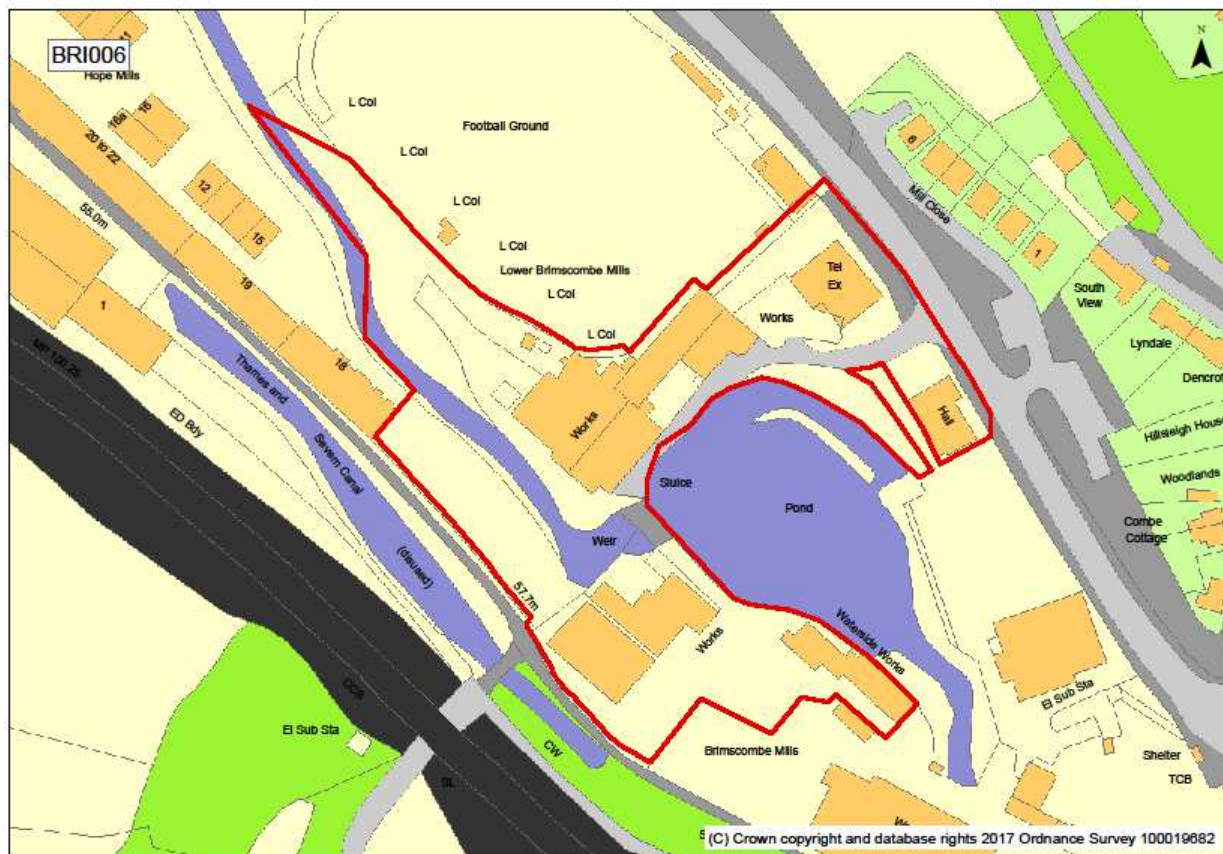
2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	15	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI006	Address: London Road, Brimscombe
Site name:	Lower Brimscombe Mills	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.32	Scheduled Ancient Monument	No
Current/past land use	Industrial uses	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	61.8% Zone 2, 58.9% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A loose collection of industrial buildings and storage land situated around the River Frome mill pond at Brimscombe. Access from London Road (A419) to the east. The Thames & Severn Canal forms the western boundary of the site. Brimscombe football ground to the north.

2017 Site Assessment for site BRI006

Suitability

Physical constraints:

Accessibility score: 61

Development would require the demolition of existing industrial buildings and redevelopment. Most of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses. Access to the A419 is good and there is a reasonable access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and contains several remnant buildings relating to Brimscombe Mill, although the majority of buildings on the site are not of particular architectural or historic interest. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for partial redevelopment and improvement for employment purposes but is unsuitable for redevelopment for other uses. Most of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is currently being promoted for redevelopment, but there is a reasonable prospect that any suitable land will be available at a point in the future for redevelopment and improvement.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):

Net developable area (ha):

No. of houses:
0

Proposed use: B1, B2, B8,

Development potential summary:

This site could be partially redeveloped and improved for employment purposes, consisting of light industrial or warehousing uses but major intensification is not appropriate given flooding constraints.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI008	Address:
Site name:	Brimscombe Mills & Mill Pond	London Road, Stroud GL5 2SA
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Call for Sites (68)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.47	Scheduled Ancient Monument	No
Current/past land use	Former industrial site.	Key wildlife site	Less than 40%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	85.2% Zone 2, 79.2% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Derelict and part wooded site containing former industrial buildings and hard standing, together with large River Frome mill pond. Accessed via lane from Brimscombe Hill on southern boundary. Thames & Severn Canal towpath forms the southern boundary of site. Hope Mills Industrial Estate is to the west and site BRI022 is north.

2017 Site Assessment for site BRI008

Suitability

Physical constraints:

Accessibility score: 62

Most of the site is within flood zone 3 and the site should not be developed until the adjoining Cotswold Canal has been reinstated or until a specific Flood Risk Assessment demonstrates that the site can be safely developed, with more vulnerable development being located within Flood Zone 1 and without increasing flood risk either on or off site.. There is likely to be ground contamination due to former industrial uses. The route of the former canal cuts across the access road to the site, but there is a good access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive site, within the Industrial Heritage Conservation Area. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and secure the future of vacant and underused historic buildings. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within a designated biodiversity interest site of local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment. Access will require a solution that does not impact upon the planned route of the reopened canal.

Suitability summary:

The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for redevelopment for housing / community development and employment uses. Redevelopment should involve adapting and re-using surviving historic buildings. Most of the site is within Flood Zone 3 and the site should not be developed until the adjoining Cotswold Canal has been reinstated or until a site specific Flood Risk Assessment demonstrates that the site can be safely developed, with more vulnerable development being located within Flood Zone 1 and without increasing flood risk either on or off site. There is likely to be ground contamination due to former industrial uses. Access will require a solution that does not impact upon the planned route of the reopened canal.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.8	Net developable area (ha): 0.76	No. of houses: 25	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices, light industrial and community uses at an average density of 50-75 dph, and the suggested yield is up to 25 units, subject to achieving a satisfactory mix with other uses.

Housing yield

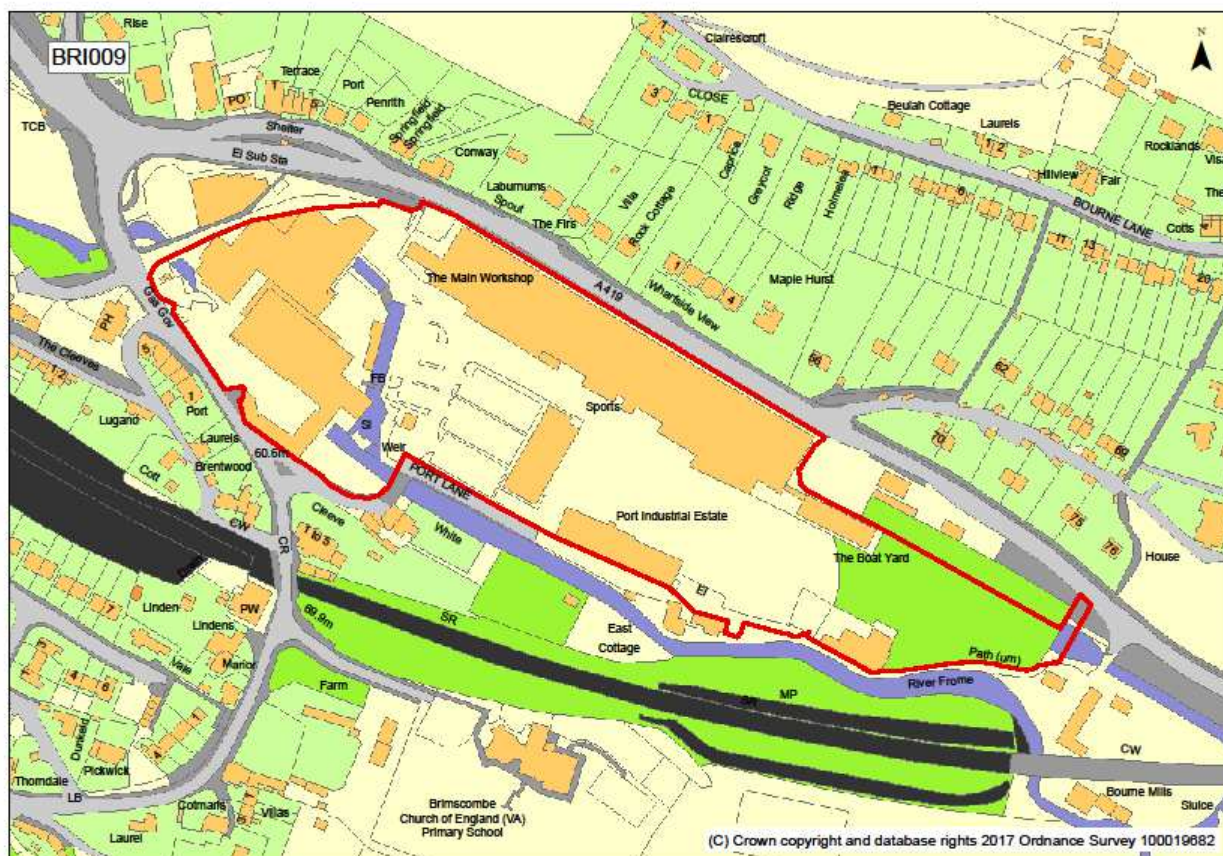
2017/18	0	2020/21	0	2023/24	20	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI009	Address: Port Lane, Brimscombe GL5 2QD
Site name:	Brimscombe Port Industrial Estate	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	3.86	Scheduled Ancient Monument	No
Current/past land use	Industrial estate	Key wildlife site	Less than 20%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	96.9% Zone 2, 95.4% Zone 3
Listed building	23 Grade II	Number of TPOs	0

Site Description:

A long linear industrial site with access from Brimscombe Hill to the west, set down below London Road (A419) to the north and with Port Lane, the River Frome and Thames & Severn Canal towpath to the south and Bourne Mill to the east. The site contains an historic brick mill complex containing offices with adjacent car parking within the western part of the site; a series of fairly modern industrial units also to the west; older industrial units along the northern boundary of the site, containing indoor football and skate park uses and large areas of hard standing together with a more modern industrial unit within the central part of the site. There is a wooded area to the east of the site. Public footpaths cross western part of site.

2017 Site Assessment for site BRI009

Suitability

Physical constraints:

Accessibility score: 62

Development would require the demolition of some of the existing industrial buildings and redevelopment. The site is within flood zone 3. There is likely to be ground contamination due to former industrial uses. The route of the former canal and basin crosses the site. There is reasonable access to the site from Brimscombe Hill and a good access to services and facilities in the local area. A new access from the A419 to the east of the site would improve site accessibility.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site, within the Industrial Heritage Conservation Area. Potentially very positive heritage benefits from redevelopment. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with an appropriately 'industrial' scale, massing and variety of design. Heritage impacts would preclude intensive development at the far eastern end of the site, in order to prevent the loss of a significant open space which is part of the IHCA's 'green corridor' and to contribute to the legibility of the industrial valley bottom's historic settlement pattern.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of local importance and contains particular species that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for redevelopment for housing / community and tourism development and employment uses. Development would require the demolition of some of the existing industrial buildings and sensitive reuse of historic buildings, together with redevelopment including the reinstatement of the canal and port basin. Most of the site is within Flood Zone 3 and the site should not be developed until the Cotswold Canal has been reinstated or until a site specific Flood Risk Assessment demonstrates that the site can be safely developed, with more vulnerable development being located within Flood Zone 1 and without increasing flood risk either on or off site. There is likely to be ground contamination due to former industrial uses. A new access from the A419 to the east of the site would improve site accessibility.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is not available currently for redevelopment but work on a masterplan and canal related works is ongoing and the site is planned to come forward within the next 5 years.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 2.0	Net developable area (ha): 1.7	No. of houses: 150	Proposed use: Residential, B1, B2, Retail, Community, Sports and Leisure,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices, light industrial, canal and community uses at an average density of 50-90 dph, and the suggested yield is up to 150 units, subject to achieving a satisfactory mix with other uses.

Housing yield

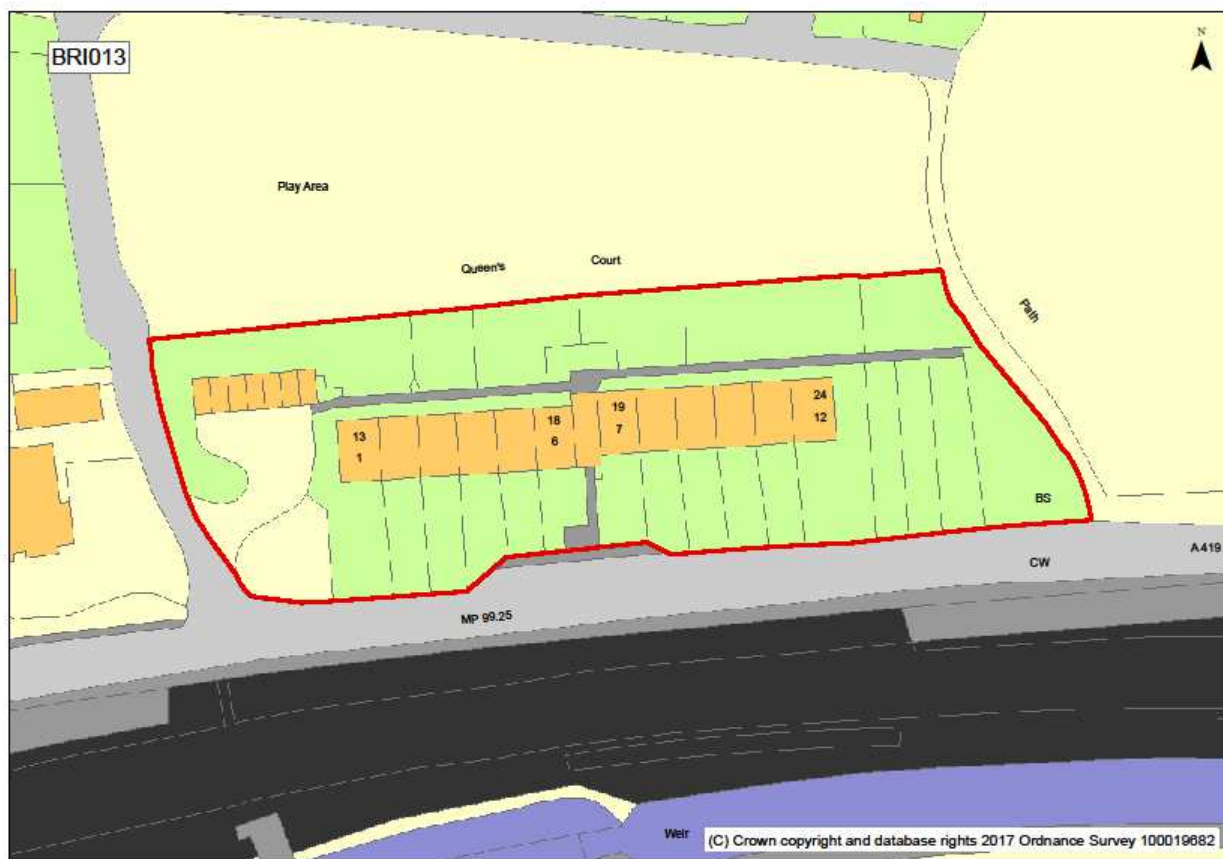
2017/18	0	2020/21	0	2023/24	50	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	50	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	50	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI013	Address: The Bourne, Brimscombe GL5 2TN
Site name:	Queens Court	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Call for Sites (145)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.44	Scheduled Ancient Monument	No
Current/past land use	Residential uses	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Long three storey mid 20 century housing block with gardens to the front and car parking to the rear. Located immediately to the north of the London Road (A419) and east of The Bourne. Site BRI014 lies to the north. Public footpath beyond eastern boundary.

2017 Site Assessment for site BRI013

Suitability

Physical constraints:

Accessibility score: 63

Redevelopment would require the demolition of the existing building. The site is set on a terrace above London Road; there is a pavement on the A419 opposite the site and a bus stop to facilitate reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for housing / community development subject to relocation of existing occupants and normal design and layout considerations.

Is the site suitable? Yes

Availability

Availability summary:

The owner has decided to sell the site for redevelopment once the current occupants have been rehoused. There is therefore a reasonable prospect of the site becoming available in the medium term.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

Site Typology:

Is the site achievable?:

Development potential

Net site area (ha): 0.44	Net developable area (ha): 0.42	No. of houses: 30	Proposed use: Residential, Community,
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Development potential summary:

This site could be redeveloped for medium-high density housing comprising flats and townhouses at an average density of 50-75 dph, and the suggested yield is up to 30 units.

Housing yield

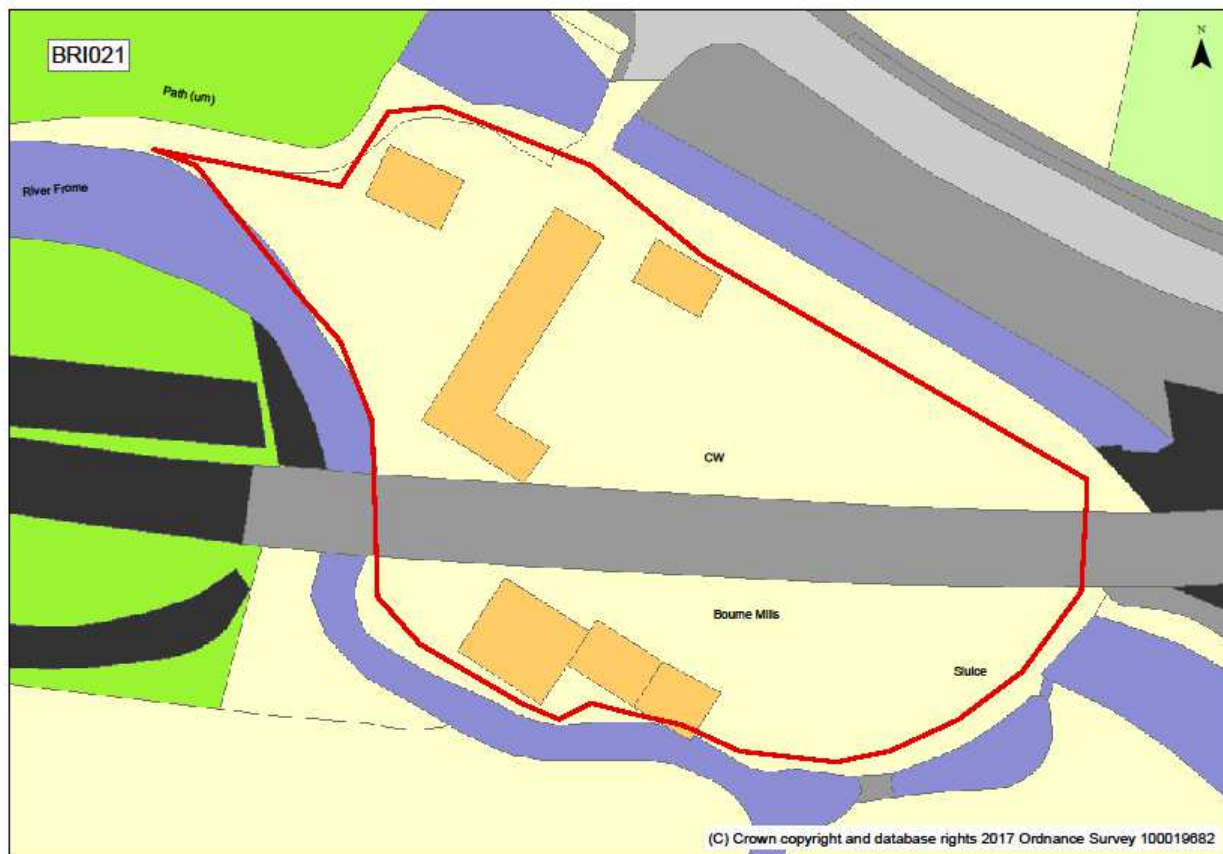
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	30	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI021	Address: London Road, Brimscombe
Site name:	Bourne Mills	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.47	Scheduled Ancient Monument	No
Current/past land use	Retail business and storage unit	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	45.2% Zone 2, 33.2% Zone 3
Listed building	1 GrdII Star 3 GrdII	Number of TPOs	0

Site Description:

Former historic stone mill complex now housing a retail business with customer car parking area (Noah's Ark). Set down below London Road (A419) to the north. Railway viaduct crosses site. Below railway arches to south of site lies another commercial unit and storage area. The River Frome lies on the southern boundary of the site and the Thames & Severn Canal and towpath on the northern boundary.

2017 Site Assessment for site BRI021

Suitability

Physical constraints:

Accessibility score: 65

Any redevelopment would require the conversion of existing historic buildings. Part of the site is within flood zones 2 and 3. The railway viaduct limits the use of the land. There may be ground contamination due to former industrial uses. Access to the A419 is good and a pavement on the opposite side of London Road and bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with multiple listed buildings visible in long range views. All the surviving buildings have historic or architectural interest. Some scope for positive heritage gains through the adaptation and re-use of any underused or disused buildings. However, very limited scope for additional development/infill. The impact on the listed buildings, the integrity of the industrial complex and the visual dominance of the rail viaduct which bisects the site would be likely to preclude any re-development here, other than adaptive-re-use of the existing historic buildings. An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for partial reuse, redevelopment and improvement for retail, employment, housing or community purposes, subject to conserving the character of the listed buildings and conservation area. Part of the site is within a Key Wildlife Site and within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

The site is in active use but there is a reasonable prospect that parts of the site will be available for reuse/redevelopment at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.21	Net developable area (ha): 0.2	No. of houses: 10	Proposed use: Residential, B1, B2, B8, Retail, Community,
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Development potential summary:

This site could be partially reused and redeveloped and improved for retail, employment, housing or community purposes, subject to conserving the character of the listed buildings and conservation area. Conversion of upper floors of mill building and new build on land outside the floodplain could deliver about 10 dwellings at 50 dph.

Housing yield

2017/18	0	2020/21	0	2023/24	5	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI022	Address: London Road, Brimscombe GL5 2SA
Site name:	Lakeside Depot	
Parish:	Brimscombe And Thrupp	



Site details		Key employment land	No
Source of site	Call for Sites (69)	Protected outdoor play space	No
Greenfield/brownfield	brownfield	Historic parks & gardens	No
Gross site area (ha)	0.24	Scheduled Ancient Monument	No
Current/past land use	Former depot	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	17.6% Zone 2, 1.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A flat, vacant site containing former industrial building and hard standing. Access is via a lane adjoining Brimscombe and Thrupp Social Centre to the north. London Road is beyond and above the site to the east; Brimscombe Mills site (BRI008) to the south, mill pond to the west. Trees on all boundaries.

2017 Site Assessment for site BRI022

Suitability

Physical constraints:

Accessibility score: 61

Part of the site is within flood zone 2. There is likely to be ground contamination due to former industrial uses. Access to the A419 is reasonable via Lower Brimscombe Mills access road and there is good access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using the surviving historic buildings on the southern half of the site and infilling to the north.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated with adjacent land in the Local Plan for mixed use redevelopment and is considered suitable for redevelopment for housing / community development and employment uses. Scope for adapting and re-using the surviving historic buildings on the southern half of the site. There is likely to be ground contamination due to former industrial uses. Access will require a solution that does not impact upon the planned route of the reopened canal.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.24	Net developable area (ha): 0.2	No. of houses: 15	Proposed use: Residential, B1, B2, Community,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices, light industrial and community uses at an average density of around 75 dph, and the suggested yield is up to 15 units, subject to achieving a satisfactory mix with other uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	15	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR002	Address: Westward Road, Stroud
Site name:	Tricorn House	
Parish:	Cainscross	



Site details		Key employment land	
Source of site	Call for Sites (84)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.37	Scheduled Ancient Monument	No
Current/past land use	Office building.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	1 Grade II	Number of TPOs	0

Site Description:

A large 4 storey concrete former office building consisting of 3 wings, located at the junction of Westward Road and Dudbridge Road adjacent to Cainscross Roundabout. The office building which sits centrally within a landscaped site is vacant and secured with security fencing. Site access to surface and underground parking is via Bridge Street. Adjacent to the site to the south is terraced housing on Bridge Street and to the west are local shops.

2017 Site Assessment for site STR002

Suitability

Physical constraints:

Reuse would require conversion of existing building. Redevelopment would require extensive demolition. There is good access to services and facilities in the local area. Site levels drop away to the east and south.

Accessibility score:

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for conversion for residential uses or refurbished for office use. The development of this site is likely to improve the local environment and the amenity of neighbours provided it is sensitively handled as a residential or employment use is generally compatible with the immediate area. However, any reuse for housing would need to ensure adequate access, car parking and amenity space for future occupants.

Is the site suitable? Yes

Availability

Availability summary:

The site has recently received deemed consent for a change of use from B1 Office to C3 Residential demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 7 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.37	Net developable area (ha): 0.37	No. of houses: 44	Proposed use: Residential, B1,
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Development potential summary:

Taking account of the character of the site and its surroundings, this office building could be reused and refurbished either for up to 44 residential flats or as a care home. Alternatively, the building could be refurbished for office uses.

Housing yield

2017/18	22	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	22	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STR003	Address: Dudbridge, Stroud
Site name:	Avocet & Goldcrest Business Parks/ Stroud Metals	
Parish:	Cainscross	



Site details		Key employment land	
Source of site	Call for Sites (93)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	Yes
Gross site area (ha)	4.00	Scheduled Ancient Monument	No
Current/past land use	Currently used for Warehousing	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	83.3% Zone 2, 80.3% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Existing industrial estate, comprising large scale commercial units, hard standing and car parking, located on the west side of Dudbridge Road north of its roundabout junction with Dudbridge Hill. Access is from Dudbridge Road. The site is bounded to the north by the Stroudwater Canal and towpath and to the south by the River Frome. An area of protected open space lies immediately east of the site.

2017 Site Assessment for site STR003

Suitability

Physical constraints:

Accessibility score: 50

A large part of the site is within flood zones 2 and 3. There is likely to be ground contamination due to industrial uses. Redevelopment would require the demolition or conversion of existing buildings within the site. A new access to Dudbridge Road would be required and there is good access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus additional infill on the eastern half of the site. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated for mixed use redevelopment consisting of canal related tourism development, retail and employment uses and is an opportunity to significantly enhance this gateway location into the town and the setting of the canal. A large part of the site is within flood zones 2 and 3 where housing uses are not appropriate. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus additional infill on the eastern half of the site.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield large supermarkets

Is the site achievable?: Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8, Retail, Other
0	0	0	

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be redeveloped for mixed uses consisting of canal related tourism development, retail and employment uses. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus additional infill on the eastern half of the site.

Housing yield

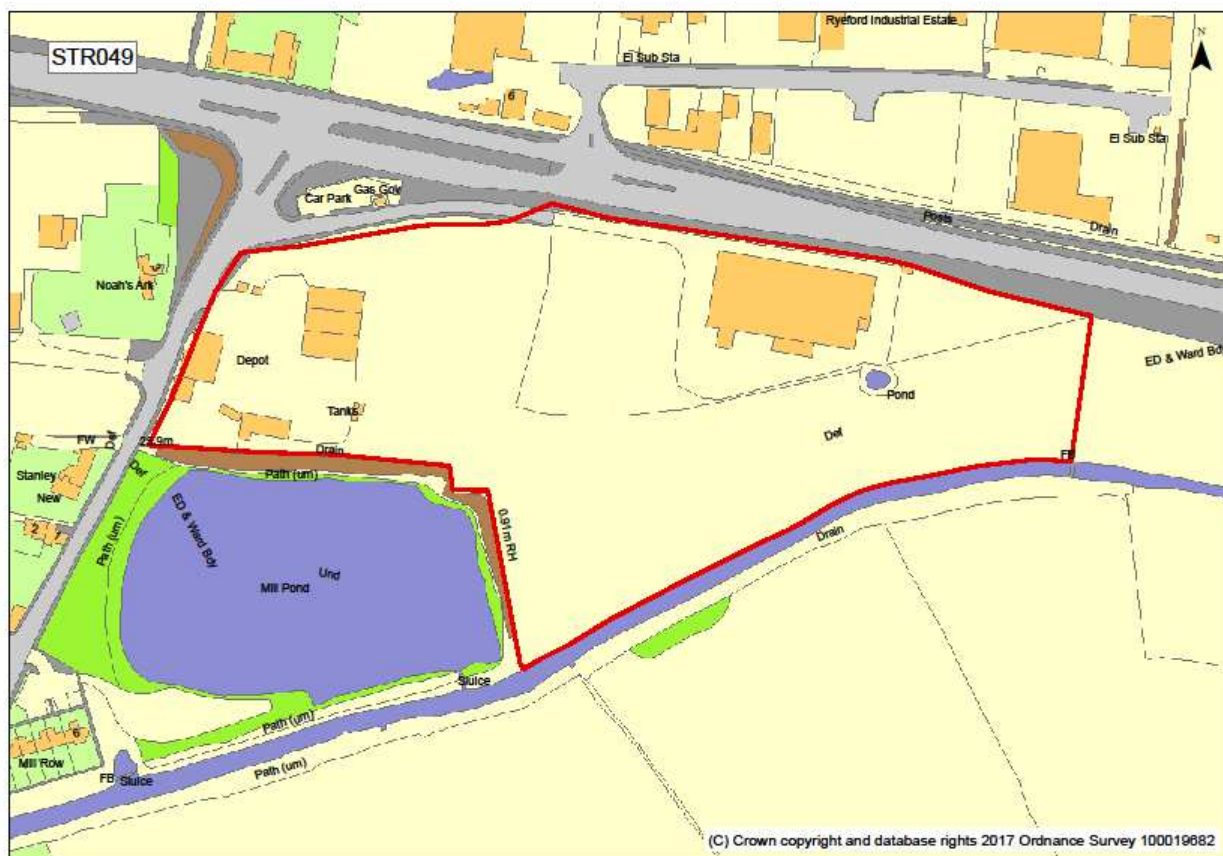
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STR049	Address: Ryeford, Stonehouse
Site name:	Brunsdons Yard	
Parish:	Cainscross	



Site details		Key employment land	Partly within key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	4.06	Scheduled Ancient Monument	No
Current/past land use	Former depot	Key wildlife site	Less than 50%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	100% Zone 2, 57.8% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Large flat derelict and overgrown site located immediately south of the A419 and east of Ryeford Road at Ryeford. Hardstanding and former depot buildings accessed from Ryeford Road. Larger industrial building located within central portion of site. Mature trees and tall hedgerows on boundaries. River Frome and mill pond on southern boundary.

2017 Site Assessment for site STR049

Suitability

Physical constraints:

Accessibility score: 58

The site is located within flood zones 2 and 3. The site is relatively level; there is potential for ground contamination; there is good access to the A419; there is a reasonable access to services and facilities in the local area. The site is completely within flood zone 2 and more than half of it is within flood zone 3.

Potential impact summary:

Some impact on heritage interest. The western 1/3 of the site lies within the IHCA and the remainder of the site abuts either the IHCA or the Stanley Mills CA. Some scope for redevelopment and infill but the impact on the character and significance of the IHCA and Stanley Mills CA, and on the setting of Grade I listed Stanley Mills and its historic mill pond would be likely to preclude development adjacent to the river (southern edge of the site) and to constrain it to the previously developed land on the northern part of the site.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within and adjoining a designated biodiversity interest site of local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as High/medium sensitivity to housing uses and Medium sensitivity to employment uses. The area's sensitivity lies in the remaining mill pond presumably once associated with the listed Mills which lies adjacent, the corridor of the River Frome and the tree cover within the area. The edge of the area is highly visible from the busy A419. Housing development would appear inappropriate within the area as it is separate from the settlement and lies in the valley floor where this use is not usually located in volume. Employment use would appear to be appropriate within the area but taking care to address the road frontages and retain hedging and trees as far as possible to soften its local impact. The mill pond and the river corridor and associated vegetation should be conserved and enhanced in any development.

Suitability summary:

The site is part of a key employment site and is suitable for redevelopment for B1-B8 and ancillary uses. Heritage, ecological and landscape sensitivities on the southern portion of the site require that the mill pond and the river corridor and associated vegetation should be conserved and enhanced in any redevelopment.

Is the site suitable? Yes

Availability

Availability summary:

A planning application has been submitted demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 3.0	Net developable area (ha):	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

This site could be redeveloped for employment purposes, consisting of light industrial or warehousing uses. The mill pond and the river corridor and associated vegetation should be conserved and enhanced in any development.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	CAM008	Address: Tiltdown, Cam
Site name:	Land adjacent to Tiltdown House	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Call for Sites (97)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.80	Scheduled Ancient Monument	No
Current/past land use	Paddocks	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Gently sloping grazing land located on the west side of A4135 Tiltdown, within the established built up area of Cam. The site is surrounded by housing, except to the south east which adjoins open grassland north of Tiltdown House, a historic building. The site includes mature hedging along the boundary with Tiltdown and on its western boundary.

2017 Site Assessment for site CAM008

Suitability

Physical constraints:

Accessibility score: 54

The site is gently sloping with no known ground contamination or land stability issues. A new vehicle access would be required onto the A4135, Tilsdown. Local pavements and bus stops provide good access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. The site falls within the historic curtilage of Grade II Tilsdown House and contributes to its setting and approach. The impact on the setting of Tilsdown House and on our ability to interpret its historic significance as a large, architectural, high status house, surrounded by its own land and ancillary buildings, could preclude development on this site, or at best constrain it to the far northern corner (below the 85 contour line), where there is perhaps some scope for new development.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the northern part of the site (below the 85 contour line) is considered suitable for housing or community development and is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area. However, any redevelopment would need to ensure adequate access. Potential for linking to adjacent site CAM009.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 10 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.4	Net developable area (ha): 0.38	No. of houses: 15	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium/ high density development typically comprising a mix of semi-detached and terraced dwellings at an average density of about 40 dph, and the suggested yield is 15 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	15	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	CAM014	Address:
Site name:	Coaley Junction	Draycott, Cam
Parish:	Cam	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	1.75	Scheduled Ancient Monument	No
Current/past land use	Existing commercial use for vehicle sales and storage, railway embankment and vacant/ overgrown land.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A narrow irregular shaped site located on the east side of A4135, north of Cam, bordered to the north by the Bristol-Birmingham railway line and to the south-east by open fields and Box Road Avenue. The site is relatively flat with the majority hard surfaced and used for vehicle sales, parking and storage containers. The remainder of the site includes the overgrown embankment south of the railway line and a hedged area of rough grassland at the southern tip of the site.

2017 Site Assessment for site CAM014

Suitability

Physical constraints:

Accessibility score: 64

The northern part of the site includes the railway embankment to the main Bristol - Birmingham railway line. There may be contamination from past railway and industrial uses. Bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest with potential scope for re-development to enhance the listed building's setting and better reveal its historic significance and context. The impact on the setting of the neighbouring listed building is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium sensitivity to housing uses and High/Medium sensitivity to employment uses. Housing development could be accommodated on the west side of Box Road, preferably retaining and enhancing the adjoining hedgerows and trees. Employment development would possibly conflict with mainly housing uses adjacent, but if carefully designed with appropriate buffers it may be acceptable west of Box Road, adjoining the station.

Suitability summary:

The site is designated in the Local Plan as an existing employment site suitable for regeneration for mixed use development, including employment generating uses. The site is considered to be suitable for a mix of uses including housing and employment, subject to satisfying planning policy requirements and addressing physical constraints due to the adjacent listed engine shed, proximity to the railway line and possible contamination from former railway and industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

There is recent planning history demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 12 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 1.26	Net developable area (ha): 1.07	No. of houses: 39	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

The site is designated in the Local Plan as an existing employment site suitable for mixed use development which could include low/medium density employment development, typically comprising a mix of single storey/two storey offices, light industrial and medium format warehousing units, with appropriate landscaped buffer areas to adjacent residential development. This site could be developed for medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of around 35 dph, and the suggested yield for a residential scheme across the net developable area is 39 units.

Housing yield

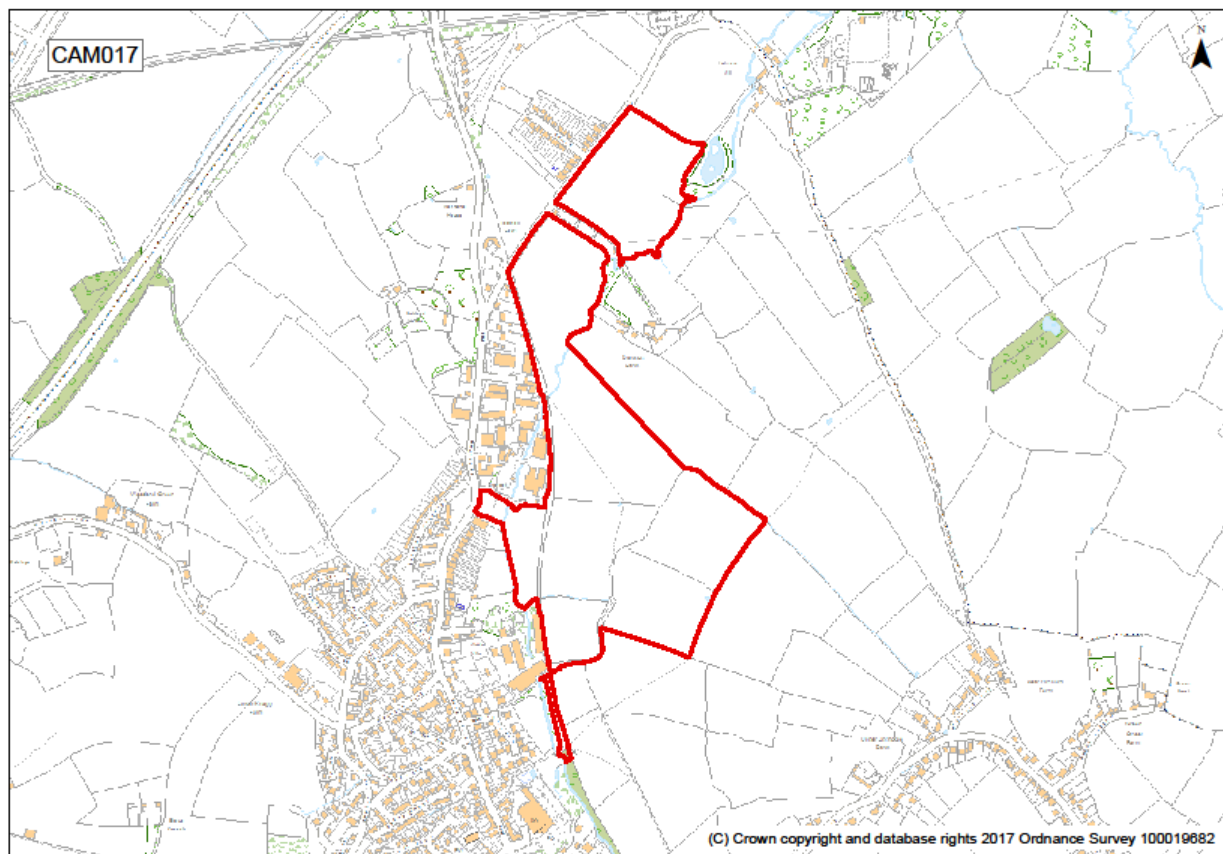
2017/18	0	2020/21	15	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	24	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	CAM017	Address:
Site name:	SA3 North east of Cam	Draycott, Cam
Parish:	Cam	



Site details		Key employment land	Partly within key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	31.81	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	9.7% Zone 2, 7.3% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

An extensive area of farmland on the north eastern edge of Cam, located to the east of A4135 and Draycott Industrial Estate and to the south of Box Road and the Cam and Dursley railway station. The River Cam passes through and runs close to the western boundary of the site and a number of public footpaths cross the site. The site includes hedged field boundaries and mature trees.

2017 Site Assessment for site CAM017

Suitability

Physical constraints:

Accessibility score: 65

The site is located adjacent to the River Cam and the disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Two fields at the south western end of the site lie within a larger land parcel identified in the Landscape Sensitivity Assessment as High/ Medium sensitivity to housing uses and High sensitivity to employment uses where development of the rising slopes within the larger land parcel would significantly extend the settlement form, reducing the separation of Upton from Cam, and would adversely affect the rural setting of the settlement.

Suitability summary:

The site has recently been granted planning permission, subject to the signing of a s106 agreement, for mixed use development of up to 450 dwellings and 10.7ha of employment land for Class B1,B2 and B8 uses. The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for housing and employment uses within an extensive landscape framework, subject to careful consideration of floodrisk and to structural landscaping to provide a green buffer along the line of the 50 contour, beyond which no development will occur, in order to protect the setting of Cam and open countryside around Upton.

Is the site suitable? Yes

Availability

Availability summary:

The site has recently received planning permission for development, subject to the signing of a S106 agreement, and is therefore considered deliverable.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 3 - NE of Cam

Is the site achievable?: Yes

Development potential

Net site area (ha): 31.81	Net developable area (ha): 23	No. of houses: 450	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could accommodate around 450 dwellings and 11.4ha of B1, B2 and B8 employment land, including high quality office space.

Housing yield

2017/18	0	2020/21	55	2023/24	55	2026/27	55	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	55	2024/25	55	2027/28	40	2030/31	0	2033/34	0		
2019/20	25	2022/23	55	2025/26	55	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	CAM020	Address: Cam
Site name:	Rear of 4-60 Draycott	
Parish:	Cam	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.41	Scheduled Ancient Monument	No
Current/past land use	Agriculture and woodland. Business premises at northern end.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	51.4% Zone 2, 41.7% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Located on the east side of the A4135 Draycott, the main part of the site comprises a flat area of rough pasture with a wooded area to the south and an existing business premises at its northern end. The site is accessed off The Vennings cul-de-sac to the south. The tree lined River Cam forms the eastern boundary of the site, with rear gardens of houses on Draycott to the west and Cam Mills to the south.

2017 Site Assessment for site CAM020

Suitability

Physical constraints:

Accessibility score: 60

The eastern half of the site is within flood zones 2 and 3. The site is relatively level; there are no known ground contamination or land stability issues; there is reasonable access to The Vennings and the A4135 High Street; there is good access via local footpaths and bus stops to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for development for employment or community purposes but is unsuitable for residential development. The eastern half of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses. Development would need to provide satisfactory access and safeguard the amenities of adjoining residential properties.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 1.41	Net developable area (ha): 1.2	No. of houses: 0	Proposed use: B1, B2, B8, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could developed for or medium density employment development typically comprising a mix of single storey/two storey offices, light industrial units and medium format warehousing units or for community uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	DUR002	Address:
Site name:	Land off Acacia Drive/ Oak Drive	Kingshill, Dursley
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (143)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.46	Scheduled Ancient Monument	No
Current/past land use	Open space	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Small, sloping area of mown grass located at the southern end of Acacia drive, a residential cul-de-sac, within the established built up area of Dursley. The site is surrounded by residential properties, including the rear of properties on Oak Drive to the west, set above the site. A lit tarmac footpath runs N – S along the eastern part of the site, linking Acacia Drive with Kingshill, and west along the northern boundary up to Oak Drive. The site contains two specimen trees and a mature tree screen, within the gardens of properties on Kingshill Lane, follows the eastern site boundary.

2017 Site Assessment for site DUR002

Suitability

Physical constraints:

Accessibility score: 49

There are no known physical constraints that would prevent development of this site. The site is gently sloping; there are no known ground contamination or land stability issues; a public footpath runs through the site; there is reasonable access from Acacia Drive; there is good access via local pavements to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for development for housing/ community uses. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area, subject to construction impacts being managed and minimised. The site is not suitable for employment uses.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.46	Net developable area (ha): 0.43	No. of houses: 15	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density housing typically comprising semi detached, terraced housing or flats at a density of around 30 dph and the suggested yield is 10 - 15 units.

Housing yield

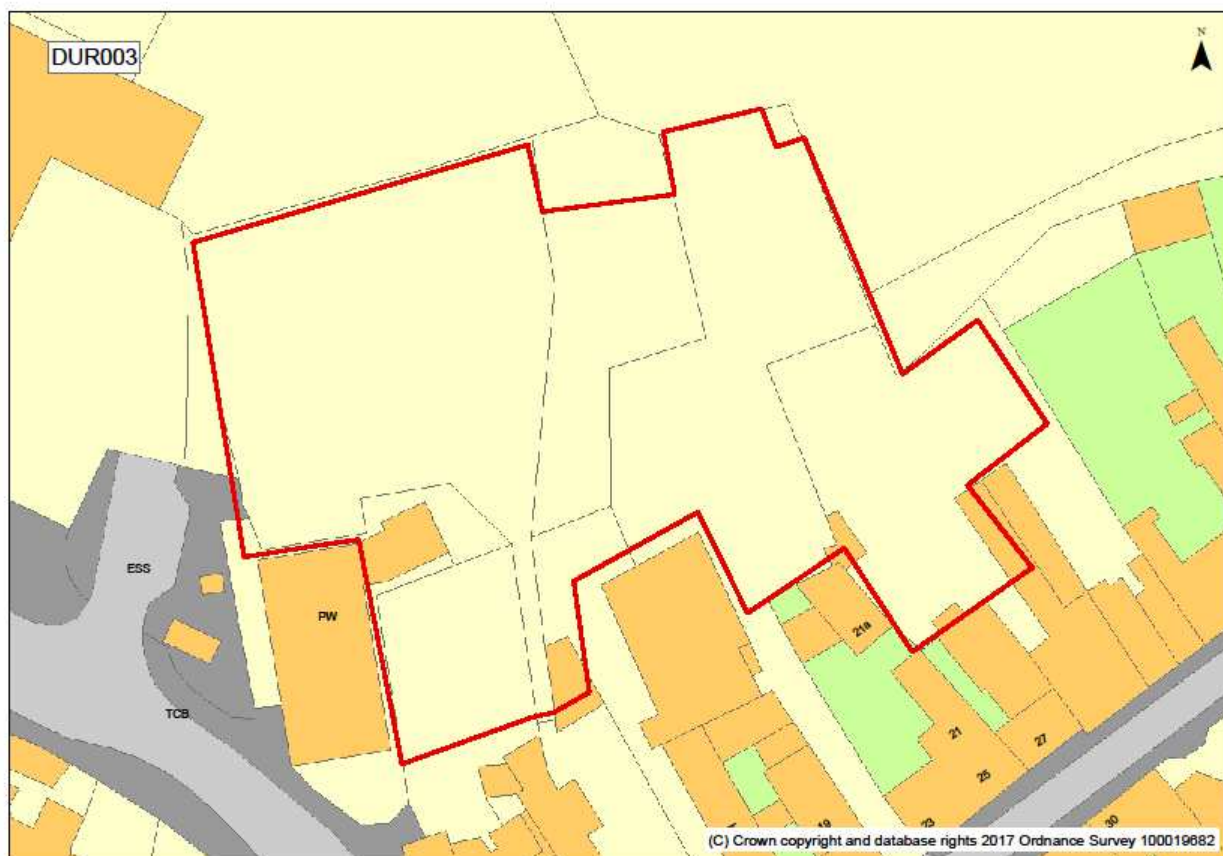
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	15	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	DUR003	Address: Dursley
Site name:	1-25 Long Street	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.48	Scheduled Ancient Monument	No
Current/past land use	Residential, car park and scrubland	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	2 Grade II	Number of TPOs	0

Site Description:

The site is located to the east of Dursley Town Centre, immediately to the west of Sainsbury's supermarket and the rear of the properties fronting Long Street (5 to 33 Long Street). The western section of the site hosts a newly built detached dwelling, surrounded by mature trees, to the north, and a walled car park serving a bank to the south. These two sections are self contained and have their own vehicular access from Long Street. The remainder of the site is largely surfaced with tarmac and used as formal and informal car parking. The northern and eastern sections of the site are covered by mature trees. The north eastern corner of the site slopes down in a north easterly direction. The eastern half of the site can be accessed from an unadopted highway immediately before 23 Long Street.

2017 Site Assessment for site DUR003

Suitability

Physical constraints:

Accessibility score: 49

The site is relatively level and largely surfaced in tarmac; there are no known ground contamination or land stability issues; there is good/reasonable access to the A4135 from Long Street; there is good access via local footpaths to services and facilities in the local area. Any redevelopment would involve multiple land ownerships and would need to ensure adequate car parking for existing uses and future occupants.

Potential impact summary:

Some impact on heritage interest due to the location of the site within the Dursley Conservation Area and adjoining the curtilages of several listed buildings. If designed to reflect the town's historic urban grain, new infill development could enhance the character and appearance of the conservation area.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for housing/town centre uses subject to the scale, massing and detailed design of any development reflecting the historic urban grain of Dursley Conservation Area. However, any redevelopment would involve multiple land ownerships and would need to ensure adequate car parking for existing uses and future occupants.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.2	Net developable area (ha): 0.19	No. of houses: 11	Proposed use: Residential, B1, Retail, Community, Sports and Leisure, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for high density development, comprising apartments at an average density of about 60 dph, subject to providing for parking for existing uses, and the suggested yield for a residential scheme across the net developable area is 11 units. The site could also be developed for other town centre uses including retail, leisure, entertainment, cultural and tourist uses as part of a mixed use scheme.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	11	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	DUR004	Address: Long Street, Dursley GL11 4LS
Site name:	Reliance House	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (133)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.18	Scheduled Ancient Monument	No
Current/past land use	Offices	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site comprises a two storey office block (former Dursley Gazette Offices), a gated driveway off Long Street and parking area. The site is generally flat; there are residential properties and takeaway restaurants to the front and sides, mature trees and car parking to the rear.

2017 Site Assessment for site DUR004

Suitability

Physical constraints:

Accessibility score: 49

Any redevelopment would require the demolition or conversion of the existing office building. The site is relatively level and largely surfaced in tarmac; there are no known ground contamination or land stability issues; there is good/reasonable access to the A4135 from Long Street; there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest due to the location of the site within the Dursley Conservation Area and adjoining the curtilages of several listed buildings. If designed to reflect the town's historic urban grain, new infill development could enhance the character and appearance of the conservation area.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for housing, community or employment uses subject to the scale, massing and detailed design of any redevelopment scheme reflecting the historic urban grain of Dursley Conservation Area. Any redevelopment would require the demolition or conversion of the existing office building and may need to provide access to the adjacent electricity sub station.

Is the site suitable? Yes

Availability

Availability summary:

The site is currently vacant and being marketed and is therefore available for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.18	Net developable area (ha): 0.17	No. of houses: 10	Proposed use: Residential, B1, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium to high density development, typically comprising town houses and apartments, with parking, at an average density of about 60 dph, and the suggested yield for a residential scheme across the net developable area is 10 units. Having regard to the character of the area, the site could also be developed for employment uses including as part of a mixed use scheme.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	10	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	DUR007	Address:
Site name:	Henlow House/ 54 - 60 Silver Street	Dursley GL11 4NQ
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (95)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.13	Scheduled Ancient Monument	No
Current/past land use	Existing commercial premises, residential flats and communal amenity/ parking areas.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	2 Grade II	Number of TPOs	0

Site Description:

The site comprises a terrace of properties, of varied character, fronting the south side of Silver Street, between Boulton Lane and Henlow Drive, close to Dursley town centre. The properties include a hair salon, picture framers and gallery at ground floor level, together with residential flats. Henlow House is a 3 storey property, converted into flats, with shared parking and garden areas accessed off Henlow Drive. Champions Court, to the south, is an over 60s, independent living, housing development located on the west side of Henlow Drive opposite Henlow Court Care Home.

2017 Site Assessment for site DUR007

Suitability

Physical constraints:

Accessibility score: 48

Any redevelopment would require the conversion of existing historic buildings. 54, 56 and 60 Silver Street fronting the A4135. Limited pedestrian access only to 58 Silver Street at the rear. There is reasonable vehicle access to Henlow House off Henlow Drive. There is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. The site includes two Grade II listed buildings (56 and 60A Silver Street) and lies at the edge of the Dursley Conservation area. Henlow House acts as a partial 'gateway' to the conservation area and plays a conspicuous role in views on this key approach to the town's historic core. There is some scope for development consisting principally of the adaptive re-use of the existing historic buildings, thereby securing their long term future, with potential for some new infill, to the south of the site, if designed to reflect the town's historic urban grain.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for the conversion of existing buildings to housing or commercial uses, with limited new residential infill development to the rear subject to the scale, massing and detailed design of any development reflecting the historic urban grain of Dursley Conservation Area. However, any redevelopment would require the conversion of historic buildings and would need to ensure adequate car parking and amenity provision for existing uses and future occupants.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development and that, subject to the provisions of existing short term leases or agreements, there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.13	Net developable area (ha): 0.12	No. of houses: 10	Proposed use: Residential, B1, Retail, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, the existing buildings could be converted for housing and commercial uses and the southern part of the site developed for housing as part of a mixed use scheme, and the suggested yield over the net developable area is around 10 units.

Housing yield

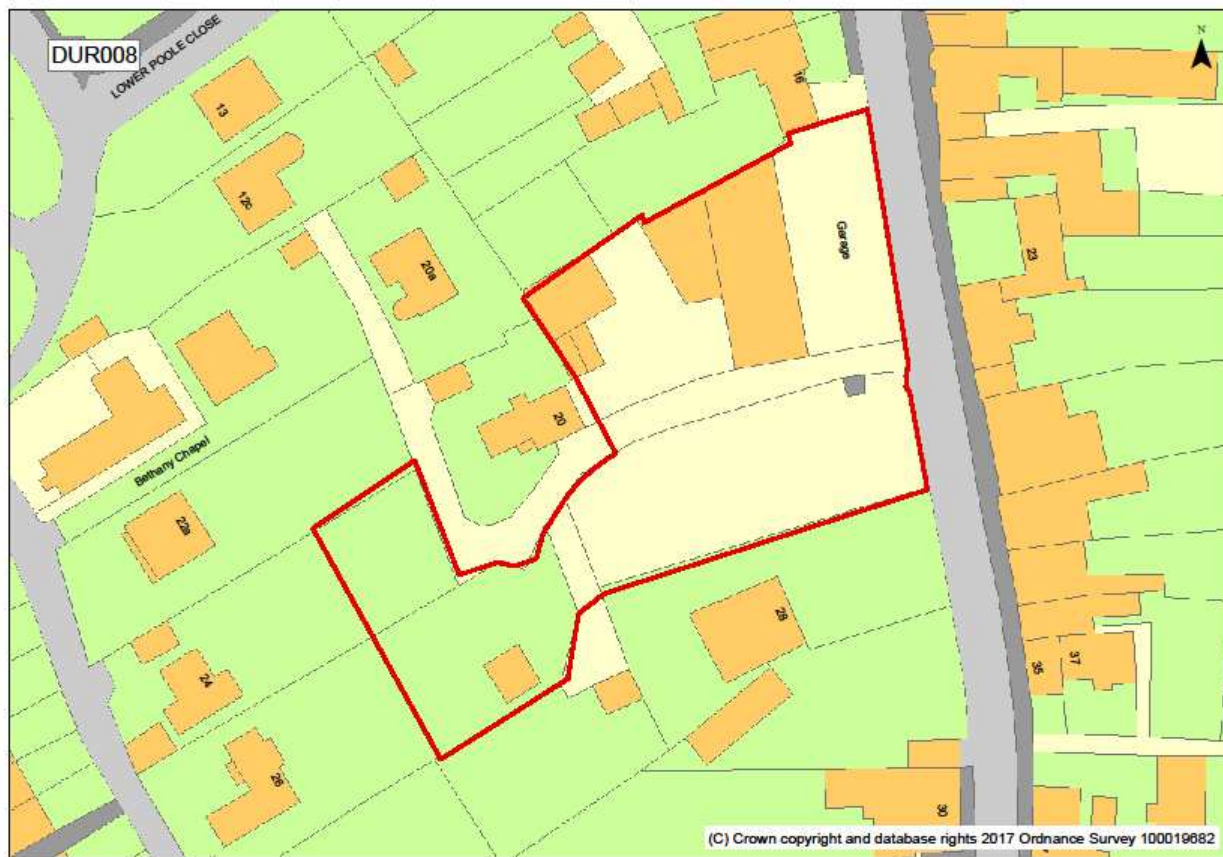
2017/18	0	2020/21	10	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	DUR008	Address: Dursley, GL11 4AF
Site name:	18 Woodmancote	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.29	Scheduled Ancient Monument	No
Current/past land use	Commercial vehicle sales and hire, rear gardens	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Adjoining conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Commercial vehicle sales and hire premises located on the west side of A4135 Woodmancote, surrounded by housing, within the main built up area of Dursley. The northern part of the site is occupied by single storey showroom, workshop and office buildings with the remainder of the site hardsurfaced and used for vehicle parking. A private access road runs through the centre of the site.

2017 Site Assessment for site DUR008

Suitability

Physical constraints:

Accessibility score: 51

The site is relatively level; there are no known ground contamination or land stability issues; there is good access to the A4135 Woodmancote; there is good access via local footpaths and bus stops to services and facilities in the local area. A shared access lane runs through the centre of the site serving adjoining residential properties.

Potential impact summary:

Some impact on heritage interest. If designed to reflect the town's historic urban grain and vernacular character, new infill could enhance the character and appearance of the conservation area.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The commercial site has received planning permission recently for the demolition of existing buildings and redevelopment of the site to provide 10 new dwellings.

Is the site suitable? Yes

Availability

Availability summary:

The site has recently received planning permission for redevelopment and is therefore considered deliverable.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: Residential,
		10	

Development potential summary:

The commercial site has received planning permission recently for the demolition of existing buildings and redevelopment of the site to provide 10 new dwellings.

Housing yield

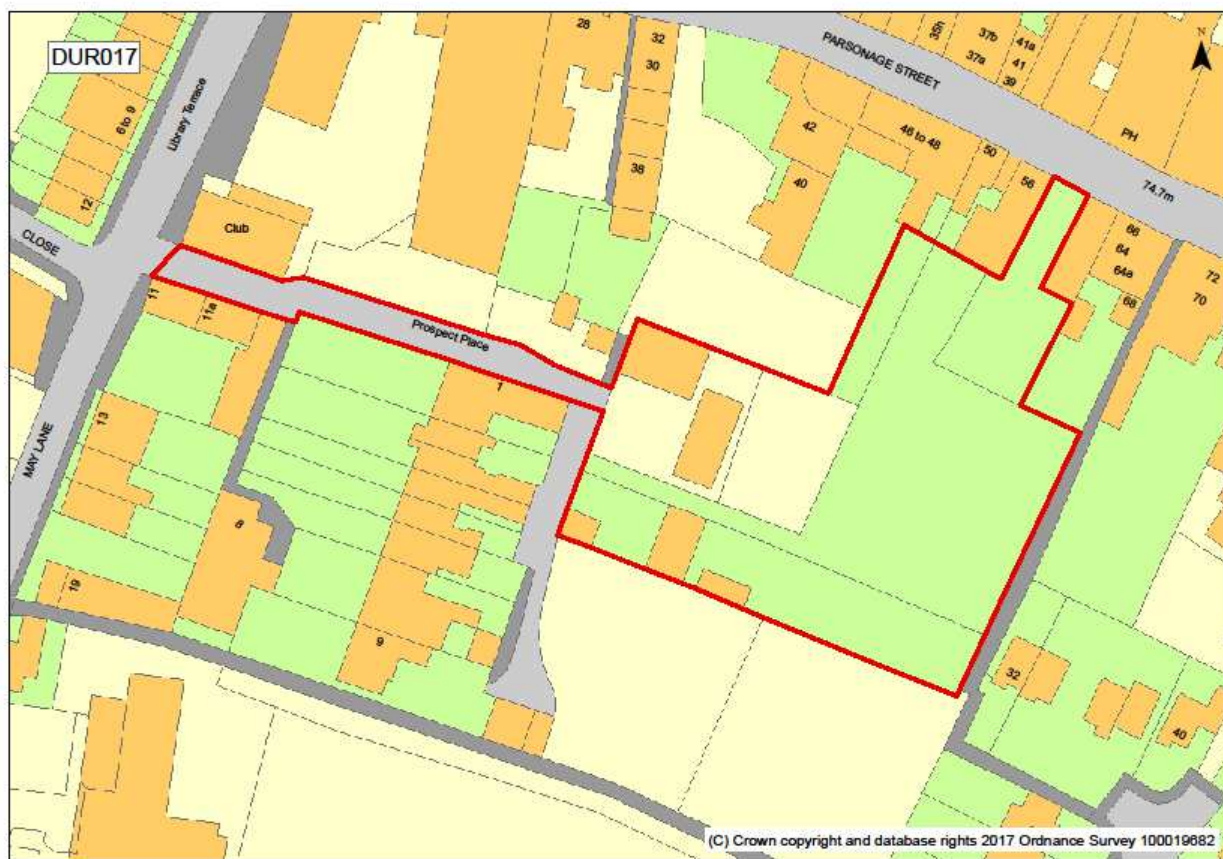
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	10	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	DUR017	Address: Dursley GL11 4JL
Site name:	The Old Dairy/ Land off Prospect Place	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (134)	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.37	Scheduled Ancient Monument	No
Current/past land use	Vacant/overgrown site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located to the east of May Lane and is accessed from Prospect Place. Vehicular access is shared with a row of existing terraced properties, close to the western boundary of the site, and a retail shop (Iceland), which faces Parsonage Street. There is a pedestrian access to the North Eastern end of the site from the pedestrianised area of Parsonage, between the existing shops. Immediately adjoining the eastern boundary is an existing pedestrian footpath. Within the site there is a collection of three buildings with a concrete hardstanding forecourt. Further into the site there are the remnants of a building (only foundation remains) together with a partial concrete path. The rest of the site rises from north to south and is mostly overgrown with grass and brambles.

2017 Site Assessment for site DUR017

Suitability

Physical constraints:

Accessibility score: 48

Any redevelopment would require the demolition of existing buildings. The site slopes gently; there are no known ground contamination or land stability issues; there is reasonable access to the A4135 from May Lane; however, access to May Lane is through Prospect Place, which is narrow and lacks pavement and passing bays. There is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. The larger part of the site falls within the Dursley Conservation Area and adjoins listed buildings on Parsonage Street and at Prospect Place. There is scope for some new infill development, linked through to Dursley's main street, subject to the scale, massing and design respecting the historic, linear, urban grain and vernacular character of the Conservation Area.

There are protected species on this site. Development will not be supported unless appropriate safeguarding measures can be provided that can be of value to protected species.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for housing /town centre uses subject to the scale, massing and detailed design of any development reflecting the historic urban grain of Dursley Conservation Area. However, any redevelopment would need to take into account the presence of a protected species on the site and ensure adequate access, car parking and amenity provision for existing uses and future occupants.

Is the site suitable? Yes

Availability

Availability summary:

There is recent planning history demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.26	Net developable area (ha): 0.25	No. of houses: 10	Proposed use: Residential, B1, Retail, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium/ high density development, comprising terraced housing and apartments at an average density of about 40 dph, and the suggested yield for a residential scheme across the net developable area is 10 units. The site could also be developed for other town centre uses including retail, leisure, entertainment, cultural and tourist uses as part of a mixed use scheme.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	DUR021	Address: Kingshill Road, Dursley
Site name:	Land to the rear of the police station	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.29	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Small, flat, enclosed, triangular field located to the rear of the former police houses on the east side of Kingshill Road. The site is set below Norman Hill playing fields to the north and above houses on Bramble drive to the south. The site is hedged along some of its boundaries, with a mature tree towards the centre of the site. Public footpaths follow the northern and eastern site boundaries. Vehicle access is from Dursley Police Station, immediately west of the site.

2017 Site Assessment for site DUR021

Suitability

Physical constraints:

Accessibility score: 51

The site is relatively level with public footpaths along two boundaries. There are no known ground contamination or land stability issues; there is good access via local pavements to services and facilities in the local area. Restricted vehicle access to the rear of the police station, with potential access from Bramble Drive to the south, set below the site.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for housing or community development. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area. However, any development would need to address how to provide suitable access to the site.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 10 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.29	Net developable area (ha): 0.28	No. of houses: 10	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium/ high density development typically comprising a mix of semi -detached and terraced dwellings at an average density of about 40 dph, and the suggested yield is 10 units.

Housing yield

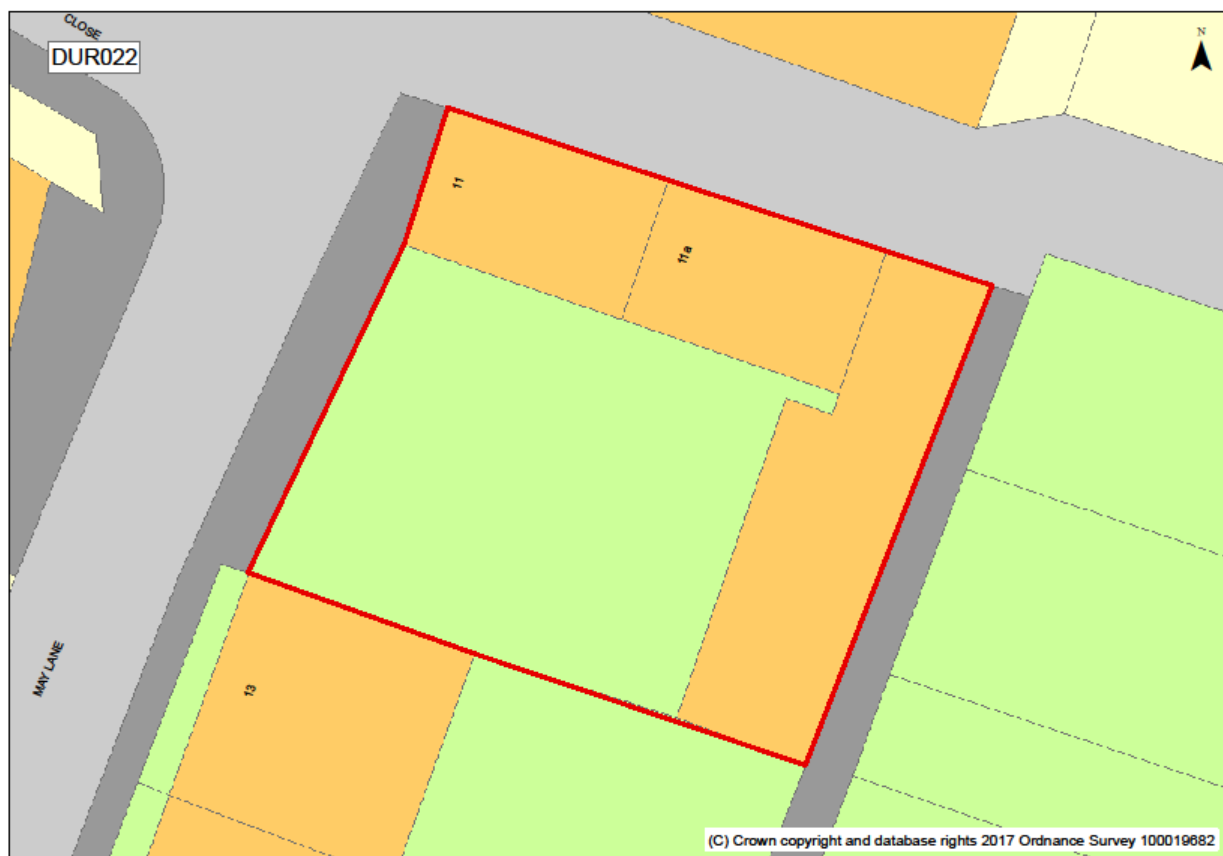
2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	DUR022	Address: 11/11a May Lane, Dursley GL11 4JW
Site name:	11/11a May Lane	
Parish:	Dursley	



Site details		Key employment land	No
Source of site	Call for Sites (132)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.04	Scheduled Ancient Monument	No
Current/past land use	Vacant building	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located to the west of Dursley town centre, opposite the library, on the corner of May Lane and Prospect Place. The site is square shaped and has an L shaped derelict two storey building along the north and eastern boundaries. It includes a garage to the rear (east) and the land between 11 and 13 May Lane which is currently overgrown and boarded up on the side facing May Lane. The site is also opposite the main bus station in Dursley. Vehicular access to the site is gained from Prospect Place, off May Lane, which runs parallel to the site's northern boundary.

2017 Site Assessment for site DUR022

Suitability

Physical constraints:

Accessibility score: 48

Any redevelopment would require the demolition or conversion of existing buildings. The site is generally level; there are no known ground contamination or land stability issues; there is reasonable access to the A4135 from May Lane; however, access to May Lane is through Prospect Place, which is narrow and lacks pavement and passing bays. There is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. The site lies within the Dursley Conservation Area and backs onto the frontages of 1-9 Prospect Place, a terrace of listed buildings. There is considerable scope for redevelopment, consisting principally of adaptive re-use of the existing historic buildings and providing an opportunity to secure their long term future, with some infill on the site. The impact on the character and special architectural and historic interest of the conservation area, and on the setting of neighbouring listed buildings, is likely to influence the scale, massing and design of any new development. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for housing /community/ town centre uses. Any development should consider the re-use of existing historic buildings. The scale, massing and detailed design of any new infill development will need to reflect the character of Dursley Conservation Area and the setting of neighbouring listed buildings.

Is the site suitable? Yes

Availability

Availability summary:

There is recent planning history demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.04	Net developable area (ha): 0.04	No. of houses: 5	Proposed use: Residential, B1, Retail, Community, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, the existing buildings could be converted and the site developed for apartments at an average density of about 100 dph, and the suggested yield for a residential scheme across the net developable area is 4 - 5 units. Having regard to the character of the area, the site could also be developed for other town centre uses including retail, leisure, entertainment, cultural and tourist uses as part of a mixed use scheme.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	5	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	EAS006	Address: Eastington GL10 3RZ
Site name:	Land at Meadow Mill	
Parish:	Eastington	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	2.25	Scheduled Ancient Monument	No
Current/past land use	Grassland.	Key wildlife site	100%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Adjoining conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	100% Zone 2, 95.6% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat grassland to the south of Meadow Mill industrial estate. Power lines cross site. Access road on western boundary, Mature trees on eastern boundary.

2017 Site Assessment for site EAS006

Suitability

Physical constraints:

Accessibility score: 69

Site is located within flood zone 3; power lines cross the site; land is flat; there is no known ground contamination or land stability issues; there is potential access from the Industrial Estate access road; there is a pavement on Spring Hill and bus stops that provide access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The impact on the character and significance of the conservation area and on the setting and significance of Meadow Mill could prohibit development on this site.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is within a designated biodiversity or natural interest site of local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. It is unlikely that development of this site will be acceptable without harm or loss to that interest. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this area as High/Medium sensitivity to housing uses and High sensitivity to employment uses. Housing would definitely extend the current settlement form and development corridor towards the vale and M5. To the west, this would be highly visible from the M5, the Thames and Severn Way and from across the valley from around Eastington. It would also demonstrably close the gap between the settlements, Therefore housing is not considered appropriate anywhere in the area. Extending the Eastington Trading Estate to the South East would potentially impinge on the traditional settlement at Churchend with associated listed buildings and would only increase the effect of an incongruous use.

Suitability summary:

The site received outline planning permission (S.15/2089/OUT) for the erection of three industrial employment buildings with associated access, car parking and service yards on 10.06.2016.

Is the site suitable? Yes

Availability

Availability summary:

A planning application has recently been permitted demonstrating that the site is being actively promoted for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
0	0	0	

Development potential summary:

The site received outline planning permission (S.15/2089/OUT) for the erection of three industrial employment buildings with associated access, car parking and service yards on 10.06.2016.

Housing yield

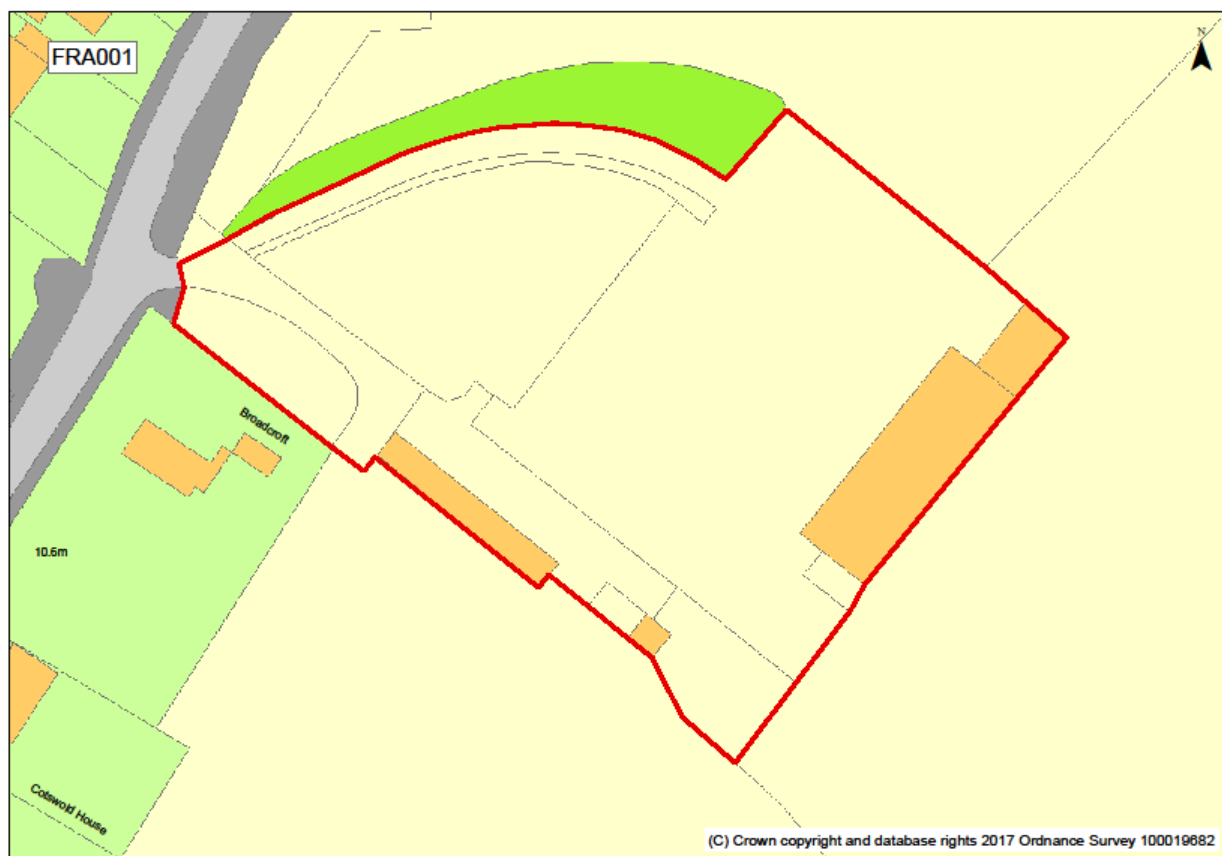
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	FRA001	Address: Whitminster Lane, Frampton
Site name:	Old Dairy site	
Parish:	Frampton On Severn	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	Yes
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.73	Scheduled Ancient Monument	No
Current/past land use	Agricultural	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A small, flat, open site located off Whitminster Lane on the north eastern edge of Frampton comprising an agricultural building and hardstanding across eastern part of the site, being used for agricultural storage (bales, wood etc) with the remainder of the site grassed. Shared access off Whitminster Lane with Frampton Cricket Club. Agricultural land borders the site to the east with housing, along the opposite side Whitminster Lane, to the West. Existing bus stop on Whitminster Lane close to site access.

2017 Site Assessment for site FRA001

Suitability

Physical constraints:

Accessibility score: 77

There are no known physical constraints that would prevent development of this site. The site is relatively level; there are no known ground contamination or land stability issues; there is good access to Whitminster Lane; there is reasonable access to services and facilities in the local area.

Potential impact summary:

Initial desktop heritage and biodiversity/geodiversity assessments of the site have indicated there is potential to develop this site without harm to a designated site.
The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.
The development of this site for housing or community uses is unlikely to impact on the amenity of neighbours and is compatible with the immediate area.

Suitability summary:

From the information available, the site is considered suitable for housing or community development in principle because of the characteristics of the site and its surrounding area. There are no known physical constraints or potential impacts preventing development.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.73	Net developable area (ha): 0.69	No. of houses: 21	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low to medium density housing typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield is 17 - 21 units.

Housing yield

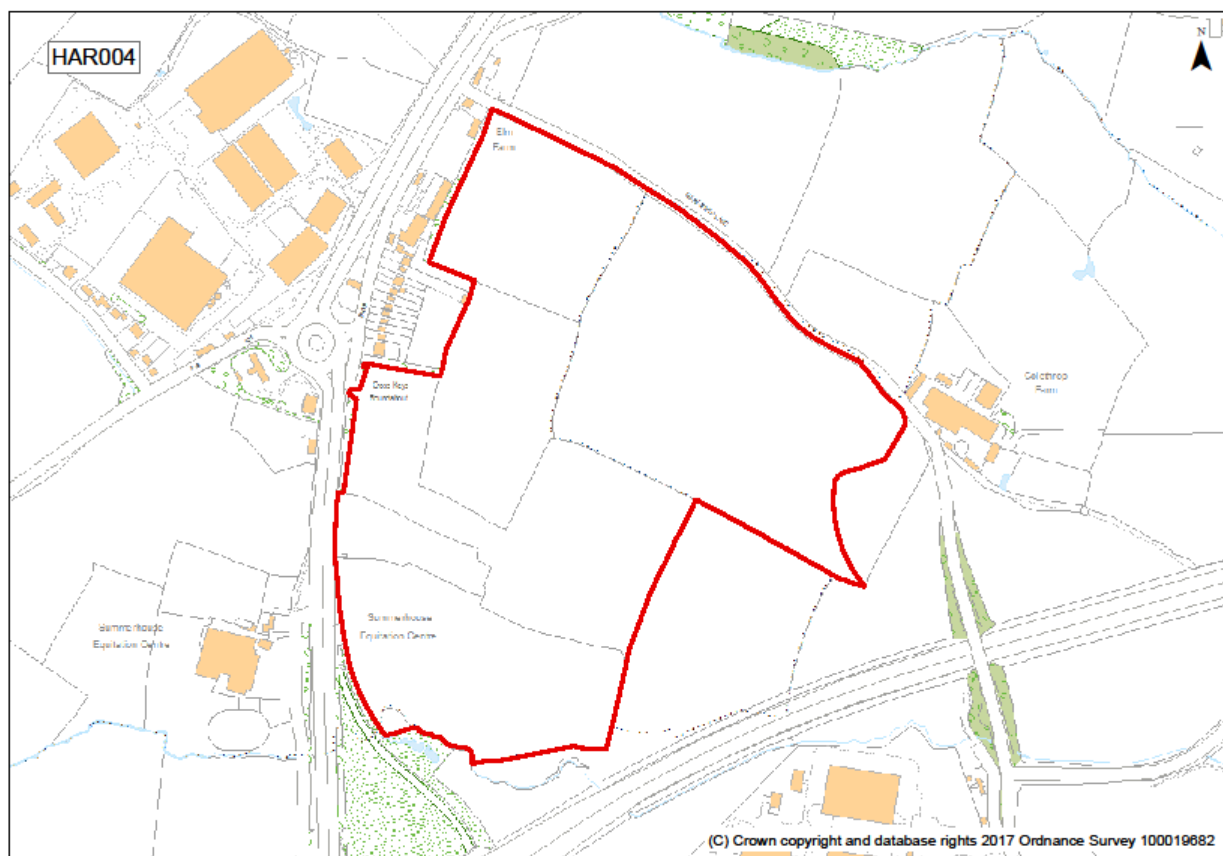
2017/18	0	2020/21	0	2023/24	11	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	HAR004	Address:
Site name:	SA4 Hunts Grove Extension	SA4 Hunts Grove Extension
Parish:	Hardwicke	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	34.87	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	8.5% Zone 2, 3.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat arable farmland accessed from Haresfield Lane. Low hedgerows enclose fields to give open expansive feel to landscape. Mature tree copse with scrub under storey beyond site in southern corner. Farm track runs parallel with elevated M5 on east side. West side bordered by mix of residential and industrial property. Watercourse known as Beaurepair Brook flows round southern and western sides partly set within wooded screen to dual carriageway.

2017 Site Assessment for site HAR004

Suitability

Physical constraints:

Accessibility score: 72

The site is relatively level; there are no known ground contamination or land stability issues. There is good/reasonable access to the A/B roads. There is reasonable access via local footpaths to services and facilities in the local area. Part of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

Landscape assessments and Local Plan examination considered this area as appropriate in landscape terms for a mix of uses and care will be needed to minimise the effects on landscape character and local communities.

Suitability summary:

The site is allocated for development in the Local Plan - Site Allocation SA4. The site is considered suitable for redevelopment for housing / community / employment development.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, established through the Local Plan examination, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 1 - Hunts Grove

Is the site achievable?: Yes

Development potential

Net site area (ha): 34	Net developable area (ha): 21.80	No. of houses: 750	Proposed use: Residential, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 750 units.

Housing yield

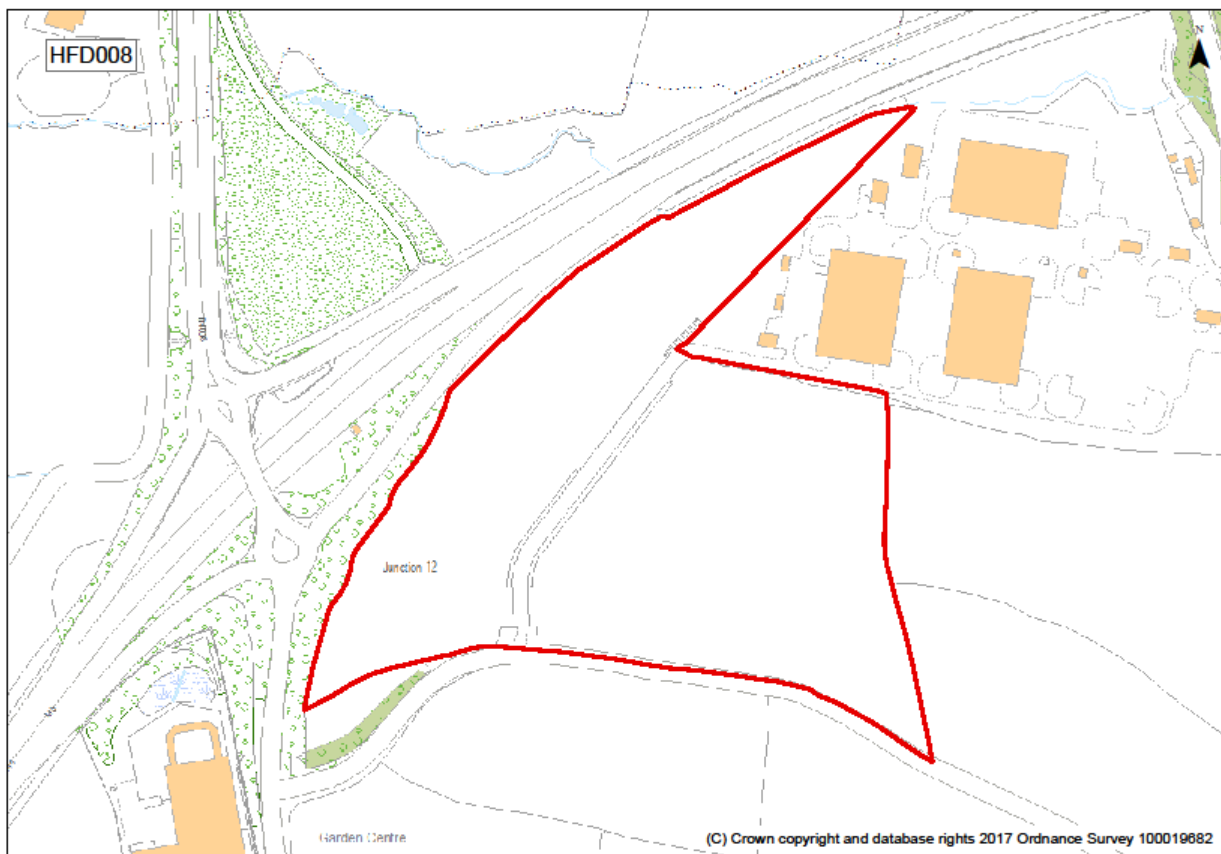
2017/18	0	2020/21	0	2023/24	65	2026/27	80	2029/30	100	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	85	2027/28	80	2030/31	100	2033/34	0		
2019/20	0	2022/23	10	2025/26	80	2028/29	90	2031/32	60	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	HFD008	Address: SA4a Quedgeley East
Site name:	SA4a Quedgeley East	
Parish:	Haresfield	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	13.87	Scheduled Ancient Monument	No
Current/past land use	Agriculture & Employment Access Road	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy		RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	4.2% Zone 2, 3.6% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A large flat greenfield site next to employment site that has a tarmaced access way bisecting the two arable fields. Low sparse hedges exist along access route occasionally interrupted by trees adjacent to employment area and east boundary. Ditch in water adjoins elevated motorway in SW corner and along shrub lined west boundary alongside motorway. Set in wider rural setting adjacent to the city edge.

2017 Site Assessment for site HFD008

Suitability

Physical constraints:

Accessibility score: 79

There are no known physical constraints that would prevent development of this site. The site is relatively level. There are no known ground contamination or land stability issues. There is good access to the B4008 and M5 junction roads. Bus stops in SE corner provide reasonable access to services and facilities in the local area. Part of the site is within flood zones 2 and 3.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

This area was outside the Landscape Sensitivity Analysis of our settlements. It does adjoin key employment site and was considered appropriate in landscape terms through Local Plan Examination for employment.

Suitability summary:

The site is allocated for employment in the Local Plan. There are no overriding physical constraints established through Local Plan Examination (subject to resolving detail on flood risk and highway aspects - including SRN link). There are no overriding impacts.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for employment development, and that there are no legal or ownership problems which could limit development. The site is subject to a current planning application.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 12.45	Net developable area (ha): 9.96	No. of houses: 0	Proposed use: B1, B2, B8,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density development typically comprising a mix of single storey/two storey offices, light industrial and small/medium warehousing units.

Housing yield

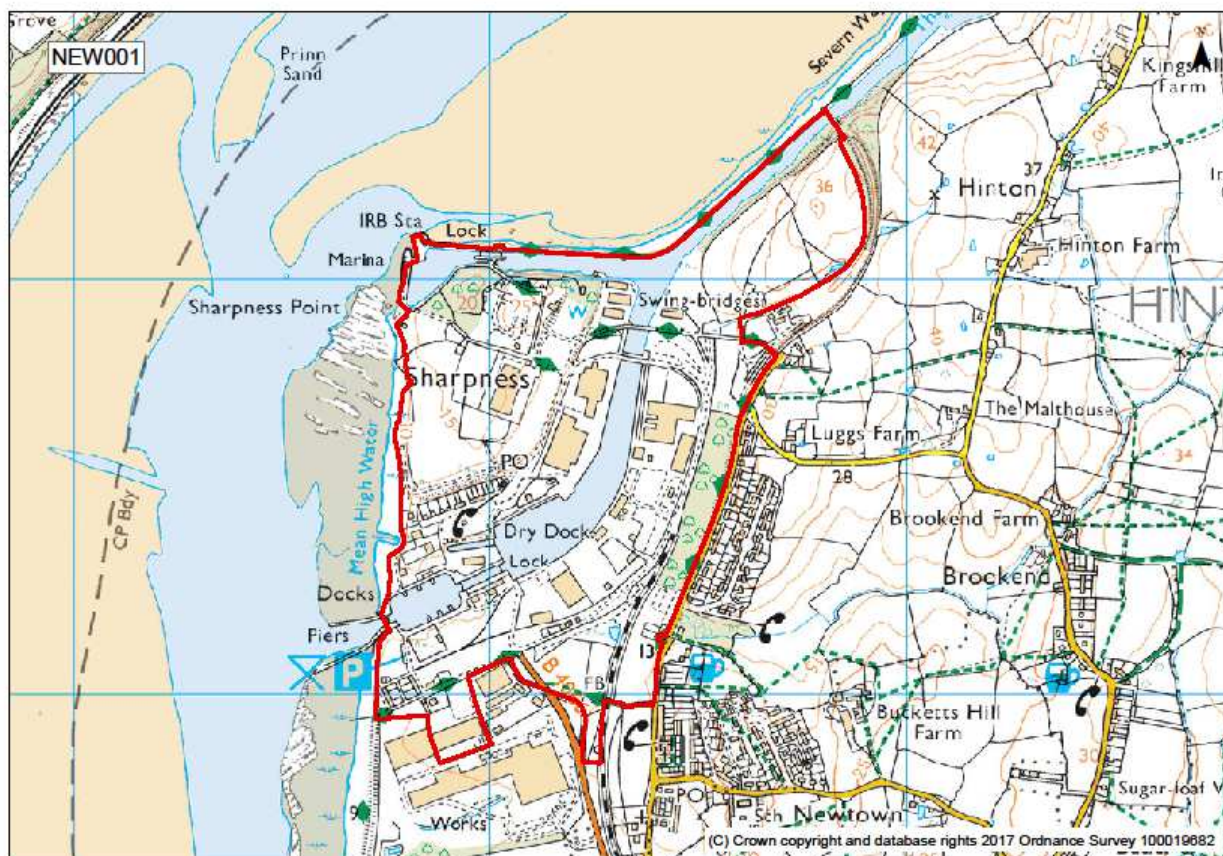
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	NEW001	Address: Sharpness
Site name:	Sharpness Docks	
Parish:	Hinton	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	Yes
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	96.24	Scheduled Ancient Monument	No
Current/past land use	Commercial port, canal marina, residential and agricultural land.	Key wildlife site	Less than 50%
Policy Constraints		Special Areas of Conservation (SAC)	Adjoining a Special Area of Conservation
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	Adjoining Special Protection Area
Settlement hierarchy		RAMSAR	Adjoining RAMSAR
Conservation Area	Partly within conservation area	SSSI	Adjoining SSSI
% within Cotswolds AONB	0	Flood risk zone	31.4% Zone 2, 6.8% Zone 3
Listed building	2 Grade II	Number of TPOs	0

Site Description:

A large commercial port and leisure canal marina located adjacent to the Severn Estuary to the west of Newtown. The southern part of the site contains a commercial harbour and docks, warehouses and areas of open storage, together with two areas containing terraced cottages. The northern part of the site contains the Sharpness canal and marina, Dockers Club and former Vindicatrix pleasure grounds and an area of rising farmland including Sunnybrook Farm to the north east.

2017 Site Assessment for site NEW001

Suitability

Physical constraints:

Accessibility score: 96

The north western part of the site is located within flood zone 2; there are site level changes across the site; there is potential ground contamination requiring mitigation; there is good access to the B4066 and intermittent pavement access via Oldminster Road to local services at Newtown although detailed site access and circulation requires further investigation.

Potential impact summary:

Overall, this site has very significant heritage constraints, although the degree of sensitivity varies across this large and diverse site. There is, though, considerable scope for development that would have positive heritage benefits, including an opportunity to enhance the character and appearance of the conservation area and to better reveal its historic significance, and the significance of the surrounding Sharpness Dock area. Overall, the impact on the character of the conservation area, listed buildings, and the setting and significance of the many non-designated heritage assets is likely to influence the scale, massing and design of any development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is adjoining a designated biodiversity interest site of international and national importance which contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site. The site is a commercial docks and/or is previously developed and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated in the Local Plan for commercial development and mixed use regeneration and redevelopment. Sharpness Docks South is identified for dock uses and dock related industrial and distribution uses. Sharpness Docks North is identified for a mix of tourism, leisure and recreational uses supported by housing development. There are a number of physical constraints and potential impacts but overall development should enhance the character and appearance of the area.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. Pre-application discussions have been undertaken and a planning application has recently been submitted.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 4 - Sharpness Dock

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):

Net developable area (ha):

No. of houses:
300

Proposed use: Residential, B1, B2, B8, Sports and Leisure,

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density port related employment uses to the south and a mix of tourism, leisure and recreational uses to the north supported by medium density housing development to the north and north east, typically comprising a mix of detached, semi-detached, terraced dwellings, townhouses and apartments and the suggested yield is 300 units.

Housing yield

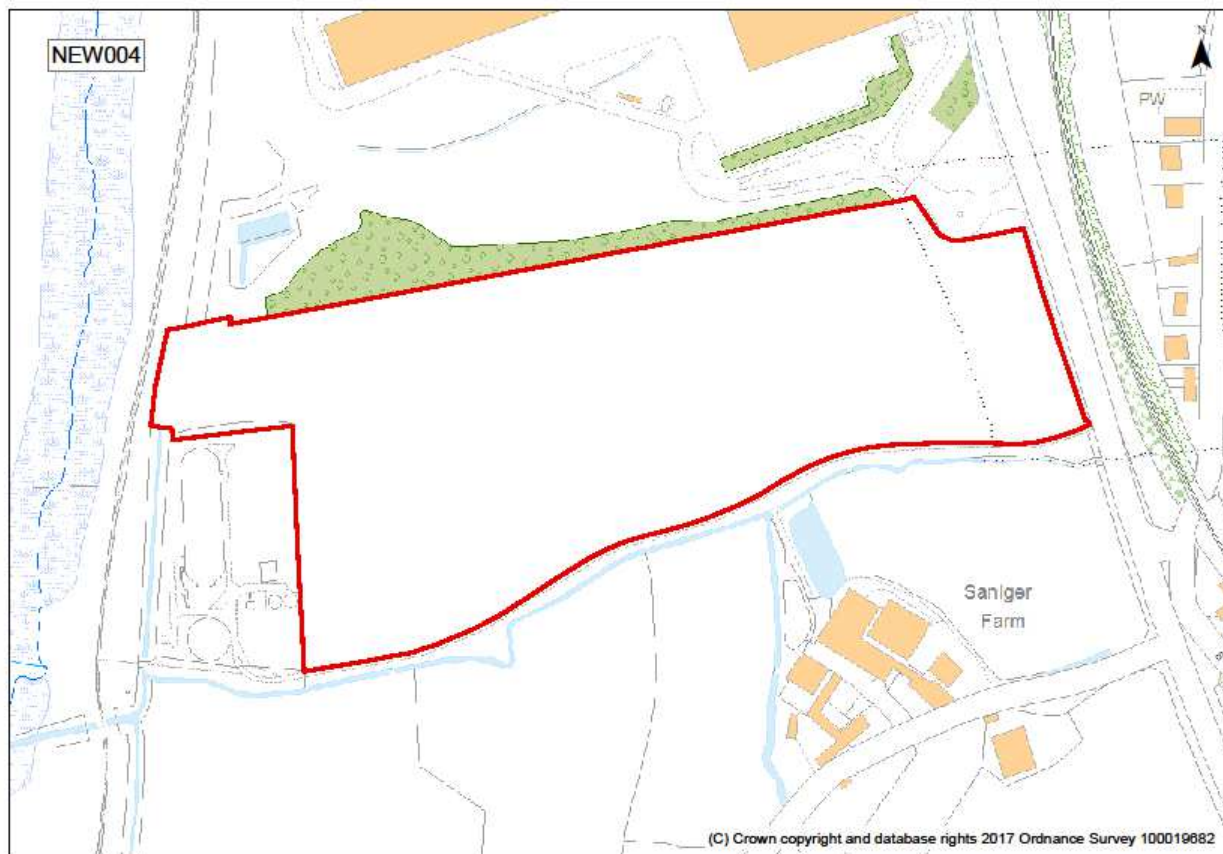
2017/18	0	2020/21	40	2023/24	25	2026/27	26	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	35	2024/25	26	2027/28	26	2030/31	0	2033/34	0		
2019/20	45	2022/23	25	2025/26	26	2028/29	26	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	NEW004	Address: Newtown, Sharpness
Site name:	SA5a South of Severn Distribution park	
Parish:	Hinton	



Site details		Key employment land	Adjoining key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	9.77	Scheduled Ancient Monument	No
Current/past land use		Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy		RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	37.6% Zone 2, 23.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A long rectangular flat agricultural field with hedgerow boundaries, located immediately south of Severn Distribution Park and east of the Severn Way and Estuary. The site is located adjacent to the B4066 to the east and an access road to the south to the adjacent sewage treatment plant.

2017 Site Assessment for site NEW004

Suitability

Physical constraints:

Accessibility score: 68

The land is relatively flat; the site is partly within flood zones 2 and 3; there is no known ground contamination or land stability issues; there is good potential vehicular access to the B4066 although there is no pavement and the site is currently some distance from services and facilities.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is beyond the immediate vicinity of Newtown/Sharpness and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site has received outline planning permission for 2 no. buildings for light industrial/storage and distribution purposes (Use Classes B1 and B8) and associated works, as an extension to Severn Distribution Park.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B2, B8,
		0	

Development potential summary:

The site has received outline planning permission for 2 no. Buildings for light industrial/storage and distribution purposes (Use Classes B1 and B8) and associated works, as an extension to Severn Distribution Park.

Housing yield

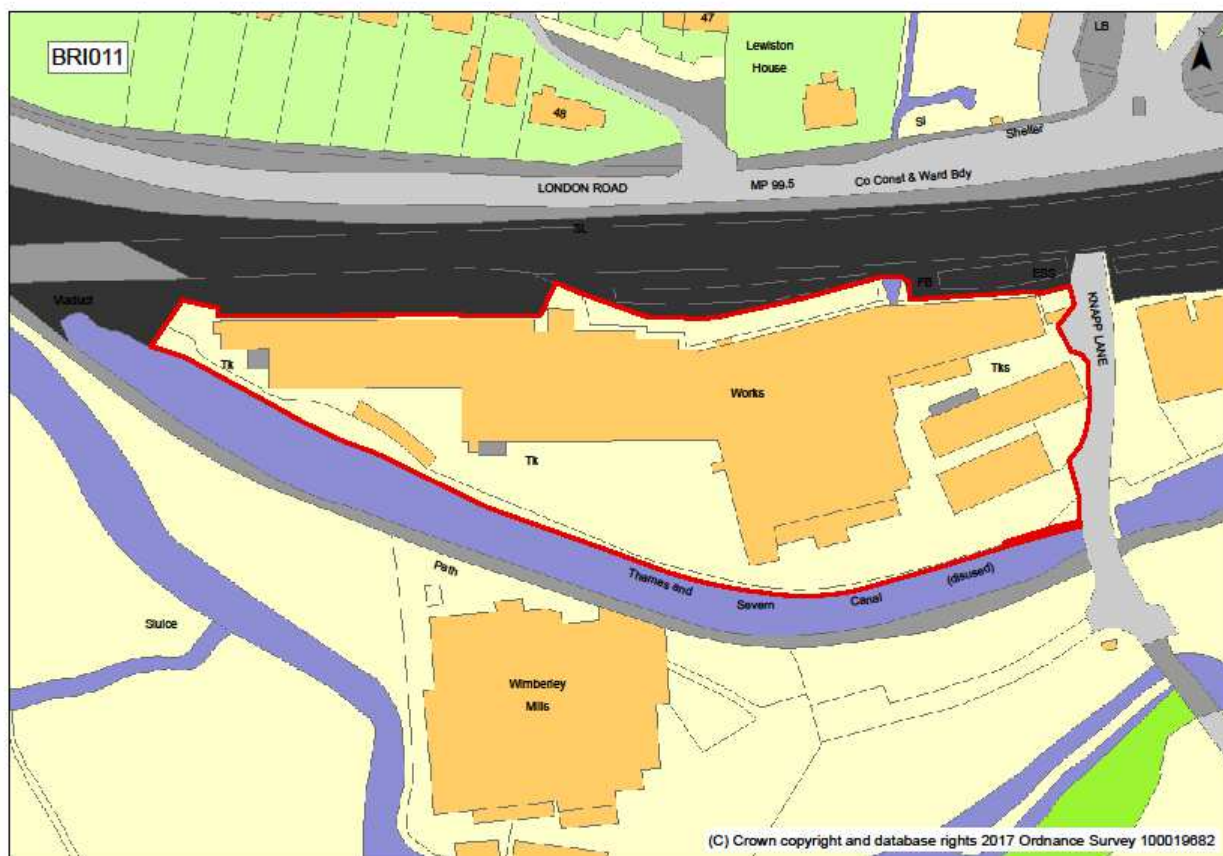
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	BRI011	Address: Knapp Lane, Brimscombe GL5 2TQ
Site name:	Dockyard Works	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Call for Sites (70)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.04	Scheduled Ancient Monument	No
Current/past land use	Industrial uses	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	31.7% Zone 2, 27.3% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat, industrial site containing a series of interconnected industrial units with storage and car parking to the south. Access from Knapp Lane to the east. Railway embankment to the north; Thames & Severn Canal towpath to the south.

2017 Site Assessment for site BRI011

Suitability

Physical constraints:

Accessibility score: 66

Development would require the demolition of some existing industrial buildings and redevelopment. The eastern part of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses. There is relatively poor vehicular and pedestrian access to the site from Toadsmoor Lane, via Knapp Lane but improvements could provide a reasonable access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, whose roofscape, complex industrial spaces, landmark Art Deco building and collection of ancillary buildings contributes to the conservation area's character and significance. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation, particularly through canal 'frontage' or 'wharf-style' development. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is adjoining a designated biodiversity interest site of local importance that contains particular species that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for redevelopment for housing / community development and employment uses. Development would require the demolition of some existing industrial buildings and redevelopment. Part of the site is within flood zone 3 and will require de-culverting of the Toadsmoor Stream on-site and the reinstatement and maintenance of the adjacent Canal channel off-site to reduce flood risk and improve river corridor functionality. There is likely to be ground contamination due to current and former industrial uses. Access will require improvements to the Knapp Lane/Toadsmoor Road/A419 junctions.

Is the site suitable? Yes

Availability

Availability summary:

The site is currently being marketed for disposal. Subject to the relocation of existing businesses, it is envisaged that the site will be available for redevelopment in the short to medium term.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 1.04	Net developable area (ha): 0.88	No. of houses: 20	Proposed use: Residential, B1, Community,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices and community uses at an average density of 30-50 dph, and the suggested yield is up to 20 units, subject to achieving a satisfactory mix with other uses.

Housing yield

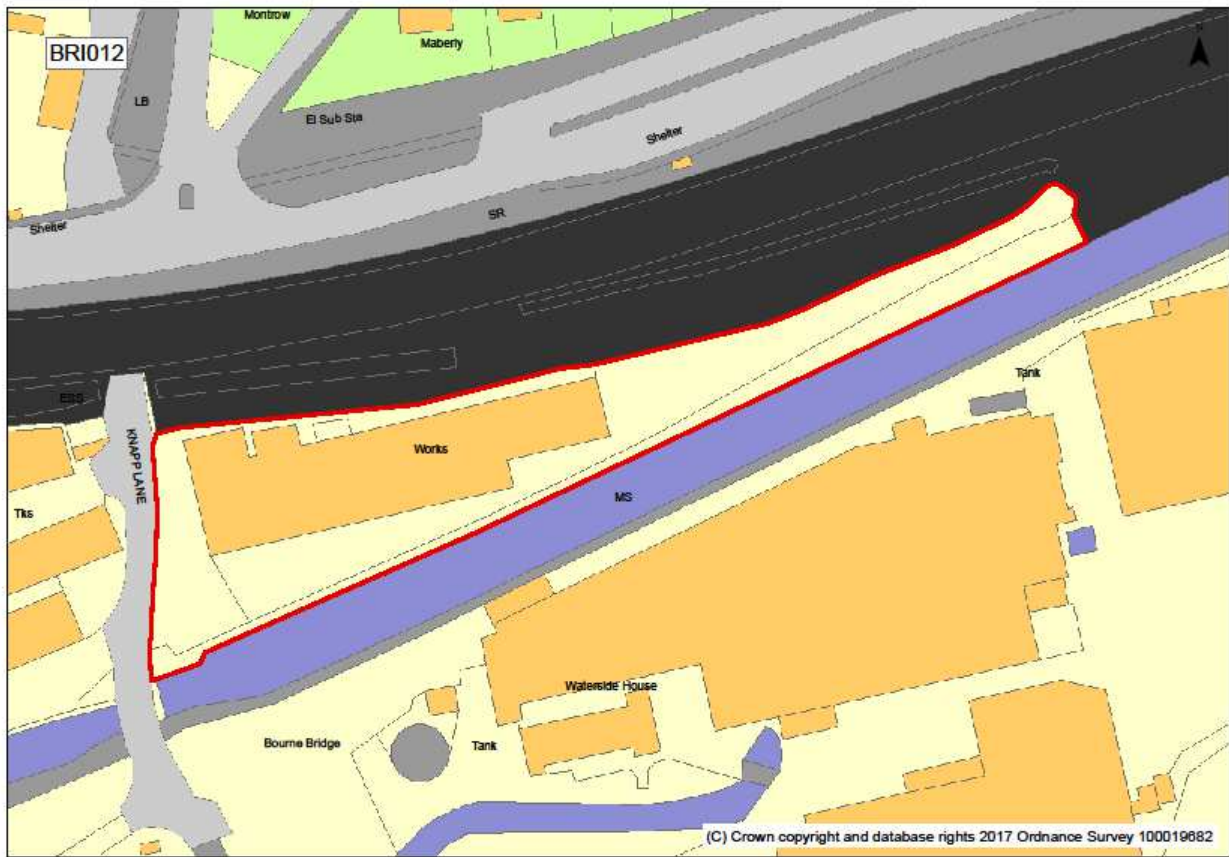
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	10	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	10	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI012	Address: Knapp Lane, Brimscombe GL5 2TQ
Site name:	Val D'Or Works	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Call for Sites (71)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.42	Scheduled Ancient Monument	No
Current/past land use	Industrial uses	Key wildlife site	Adjoining
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	9.1% Zone 2, 7.3% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Flat, industrial site containing a single industrial unit with storage and car parking to the south and east. Access from Knapp Lane to the west. Railway embankment to the north; Thames & Severn Canal towpath to the south.

2017 Site Assessment for site BRI012

Suitability

Physical constraints:

Accessibility score: 63

Development would require the demolition of existing industrial buildings and redevelopment. There is likely to be ground contamination due to former industrial uses. There is relatively poor vehicular and pedestrian access to the site from Toadsmoor Lane, via Knapp Lane but improvements could provide a reasonable access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. This site lies within the Industrial Heritage Conservation Area (IHCA), but it is not especially conspicuous at present and does not contain any features of obvious heritage interest. Scope for redevelopment consisting of adapting and re-using existing buildings or redeveloping with an appropriately 'industrial' scale, massing and design. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation, particularly through canal 'frontage' or 'wharf-style' development: each pocket has its own character and identity.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is adjoining a designated biodiversity interest site of local importance that contains particular species that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated in the Local Plan for mixed use redevelopment and is considered suitable for redevelopment for housing / community development and employment uses. Development would require the demolition of existing industrial buildings and redevelopment. Part of the site is within flood zone 3 and will require the reinstatement and maintenance of the adjacent Canal channel off-site to reduce flood risk and improve river corridor functionality. There is likely to be ground contamination due to current and former industrial uses. Access will require improvements to the Knapp Lane/Toadsmoor Road/A419 junctions.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is not available currently and is in active employment uses. However, in the medium term, subject to the relocation of existing businesses, it is envisaged that the site will be available for redevelopment.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 20 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.42	Net developable area (ha): 0.4	No. of houses: 10	Proposed use: Residential, B1, Community,
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Development potential summary:

This site could be developed for medium to high density housing comprising flats and townhouses, offices and community uses at an average density of 30-50 dph, and the suggested yield is up to 10 units, subject to achieving a satisfactory mix with other uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	10	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	MIN001	Address: Minchinhampton, Stroud, Gloucestershire, GL6 9JS
Site name:	Land off 17 Butt Street	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.45	Scheduled Ancient Monument	No
Current/past land use	Western half used as church/graveyard. Eastern half is paddock in agricultural use.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located at the centre of the settlement of Minchinhampton and within walking distance from key services and facilities. It actually comprises two plots of land bisected by a dry stone wall. The western plot forms part of Holy Trinity's churchyard, it adjoins and hosts a small extension to the church's graveyard. The eastern plot consists of a small, flat and overgrown paddock with various mature trees on site giving it an enclosed aspect. This plot is surrounded on three sides by residential properties and accessed via a narrow, shared private drive off Butt Street, which serves 5 dwellings.

2017 Site Assessment for site MIN001

Suitability

Physical constraints:

Accessibility score: 65

The site is relatively level; there are no known ground contamination or land stability issues. There is reasonable access to the B roads; there is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. The western part of the site lies within the Minchinhampton conservation area and forms part of the setting of landmark Grade I listed Holy Trinity church in views south from Cirencester Road, across the Common. The majority of the Common in this area is designated as a Scheduled Ancient Monument. The impact on the setting of multiple heritage assets would be likely to preclude development on the western half of the site and to constrain it to the eastern half, where there is some scope for new development (infill), subject to appropriate scale and design which ensures any new structures are not visually prominent in key views.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The self contained eastern part of the site may be suitable for residential, infill development subject to appropriate scale and design to ensure any new structures are not visually prominent in key views of the Minchinhampton Conservation Area and wider settlement and to safeguard the amenities of existing residential properties. Employment development is not suitable. The western part of the site is not suitable for development.

Is the site suitable? Yes

Availability

Availability summary:

Pre-application advice was issued in September 2016. There is a reasonable prospect that the site will be available at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 21 - Small Rural 1

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.23	Net developable area (ha): 0.2	No. of houses: 3	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development comprising detached dwellings at an average density of about 15 dph, and the suggested yield is 3 units.

Housing yield

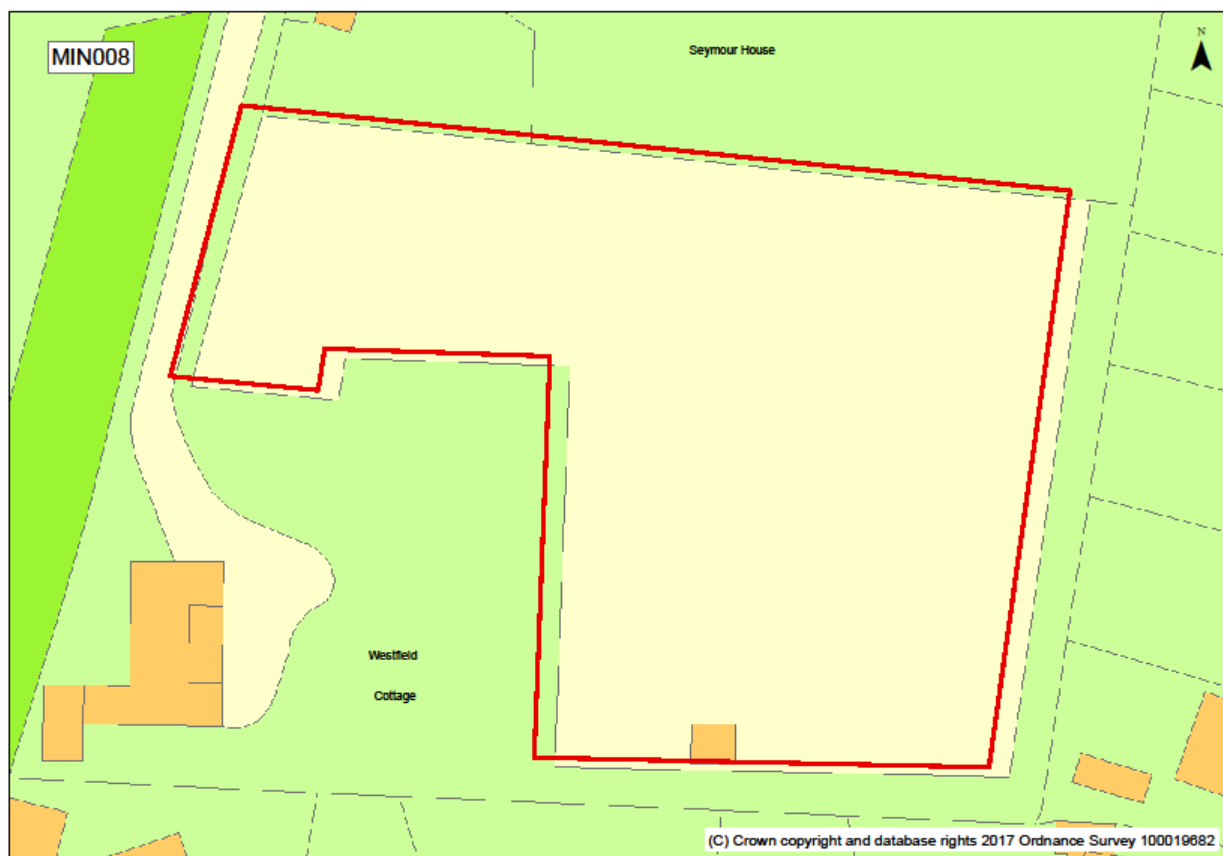
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	3	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	MIN008	Address: Everest Close, Minchinhampton
Site name:	Seymour House/ Westfield Cottage	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.33	Scheduled Ancient Monument	No
Current/past land use	The presence of a horse box on site indicates the site may be used as a paddock.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Small, flat, P shaped plot, bounded by ranch style fencing and enclosed by mature trees and hedging. A large tree is located close to the western boundary and the site is currently overgrown. The site is within the Settlement boundary of Minchinhampton and is accessed by a narrow, unsurfaced, shared private drive off Cirencester Road, which serves 2 dwellings. The site is surrounded by residential properties, with a mixture of bungalows and two storey dwellings.

2017 Site Assessment for site MIN008

Suitability

Physical constraints:

Accessibility score: 77

The site is relatively level; there are no known ground contamination or land stability issues. There is poor access to the B roads from a narrow, unsurfaced and unpaved shared driveway. There is reasonable access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for housing development. The development of this site is unlikely to impact on the amenity of neighbours as a residential use is compatible with the immediate area. However, any redevelopment for housing would need to ensure adequate access from Cirencester Road.

Is the site suitable? Yes

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 17 - Rural East

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.33	Net developable area (ha): 0.3	No. of houses: 5	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising detached dwellings at an average density of about 15 dph, and the suggested yield is around 5 units.

Housing yield

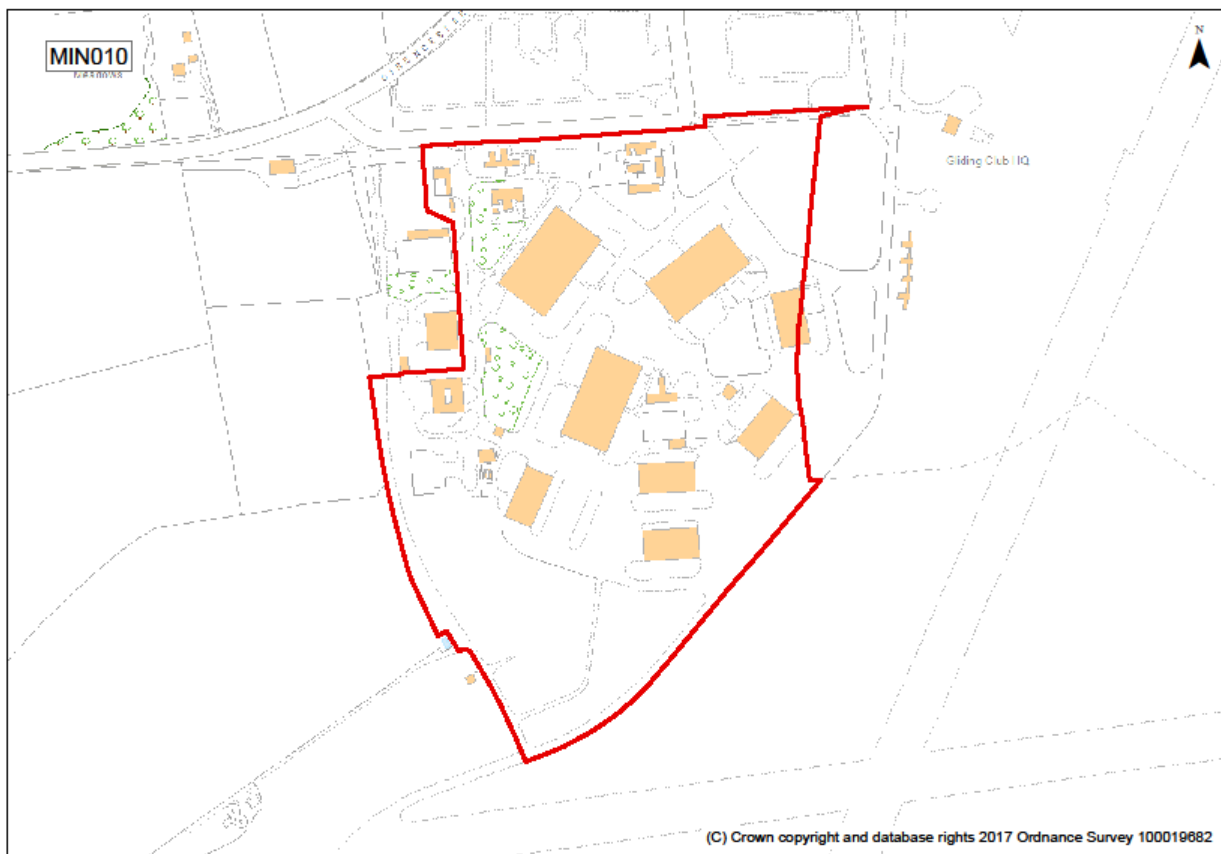
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	MIN010	Address: Aston Down, Chalford GL6 8GA
Site name:	Aston Down Business Park	
Parish:	Minchinhampton	



Site details		Key employment land	Within key employment land
Source of site	Call for Sites (57)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	19.20	Scheduled Ancient Monument	No
Current/past land use	Former Airfield now used for B1, B2, B8 and Sui Generis uses.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	87.9	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Existing key employment site located on the outskirts of Minchinhampton and at the extreme eastern side of the District boundary. The site comprises three large buildings at the centre and various smaller buildings scattered around. The site is accessed via a service road from Cirencester Road.

2017 Site Assessment for site MIN010

Suitability

Physical constraints:

Accessibility score: 93

The site is relatively level; there are no known land stability issues. There is likely to be ground contamination due to former industrial uses. Access to the A419 (Cirencester Road) is good. Bus stops nearby provide reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the 2km airfield buffer zone at Aston Down airfield agreed safeguarding area where development proposals may have an impact on potential air safety and/ aerodrome operation issues.

The site is located within the Cotswold Area of Outstanding Natural Beauty but beyond the land parcels around Minchinhampton assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Local Plan as a Key Employment Site and is considered suitable for employment development. Further employment development within this area would need to have regard to the Secretary of State's decision controlling the use of land and buildings within the site in accordance with an adopted site masterplan and would be subject to the amenities of existing employment uses being protected and no adverse impact on air safety and/ aerodrome operation issues on the adjoining Aston Down Airfield. There is likely to be ground contamination due to former industrial uses. The site is not suitable for housing development because of the relatively remote location of Aston Down relative to existing established settlements with services and facilities.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
		0	

Development potential summary:

Taking account of the character of the site and its surroundings, land and buildings could be used for a mix of B1,B2 and B8 uses having regard to the Masterplan dated 19th March 2009.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	NAI005	Address: Nailsworth
Site name:	Land at Gigg Mill, between Old Bristol Rd & Old Horsley Rd	
Parish:	Nailsworth	



Site details		Key employment land	No
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.64	Scheduled Ancient Monument	No
Current/past land use	Industrial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Adjoining conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	38.5% Zone 2, 36.5% Zone 3
Listed building	No	Number of TPOs	4

Site Description:

Flat brownfield site located on the valley bottom. Access from Old Bristol Road. Small slope running along eastern edge down from the main road. Site consists of former cloth mill buildings now incorporating museum and small businesses. Horsley Brook runs through the site. Mature woodland at entrance to site.

2017 Site Assessment for site NAI005

Suitability

Physical constraints:

Accessibility score: 57

Development would require the demolition of existing industrial buildings and redevelopment. A large section of the site is within flood zone 2 and 3. There could be ground contamination due to industrial uses. Access to the Old Bristol Road is good and there is a good access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. The potential impact on the character of the adjacent conservation area or the setting and context of nearby listed buildings is likely to be minimal, subject to the scale and design of any new development. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for partial redevelopment and improvement for employment purposes subject to retaining the industrial character but is unsuitable for redevelopment for other uses. Much of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

The site is not currently available but there is a reasonable prospect that parts of the site will be available for reuse/redevelopment at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
		0	

Development potential summary:

The site could be developed and improved for employment purposes, consisting of light industrial or office uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	NAI008	Address:
Site name:	The New Lawn, Nailsworth	Another Way, Nailsworth GL6 0FG
Parish:	Nailsworth	



Site details		Key employment land	No
Source of site	Call for Sites (34)	Protected outdoor play space	Yes
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	2.75	Scheduled Ancient Monument	No
Current/past land use	Football ground	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A large flat site located on the upper western edge of Nailsworth. The site is currently occupied by Forest Green Football Club and accessed from the roundabout on Nympsfield Road. The site comprises of the football stadium and car parking area. The site is bounded to the east by local Church of England primary school playing field and to the west by pastured field.

2017 Site Assessment for site NAI008

Suitability

Physical constraints:

Accessibility score: 61

There are no known physical constraints that would prevent development of this site. Redevelopment would require the demolition of existing football ground. The site is level; there are no known ground contamination or land stability issues. The site is adjacent to Nympsfield Road; with good access via local footpaths and bus services to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment for housing / community development subject to the relocation of the football stadium and community uses providing a net benefit to the community in terms of the quality, availability and accessibility of recreational or open space opportunities.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. However, the site can only come forward for development once suitable replacement facilities are provided.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 10 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.8	Net developable area (ha): 2.6	No. of houses: 78	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for community, sports and leisure or low-medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 20-30 dph, and the suggested yield is around between 52-78 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	25	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	15	2030/31	13	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	25	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR005	Address: Bath Road, Rodborough
Site name:	Land adjacent to Fromehall	
Parish:	Rodborough	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.47	Scheduled Ancient Monument	No
Current/past land use	Embankment and electrical substation	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Site comprises of a steep wooded embankment along former railway line, which is now a cycleway. There is an electricity substation occupying the south eastern corner of the site, adjacent to the A46 road bridge over the cycleway. Access to the site can be obtained from Frome Hall Lane.

2017 Site Assessment for site STR005

Suitability

Physical constraints:

Accessibility score: 48

The site is very steep and wooded adjoining the A46; there may be evidence of land stability issues. There is some potential for ground contamination due to former railway use. The site is accessed from a narrow tarmac lane from the A46.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that the impact on the character of the conservation area and particularly the setting of Lodegmore Mill and Fromehall Mill is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. Although there are no historic buildings or structures on the site, it contributes to the setting of historic buildings as well as the character of the wider conservation area.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site did not form part of the Stroud Landscape Sensitivity Assessment as the site is within the urban area.

Suitability summary:

From the information available, the site is considered suitable for housing or community development. However care will be needed as it contributes to the setting of historic buildings as well as the character of the conservation area. There will be a need to retain mature trees and secure safe access improvements to the local road and cycle network.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 19 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.36	Net developable area (ha): 0.30	No. of houses: 5	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising detached, semi -detached dwellings at an average low density of about 20 dph, and the suggested yield is 5 units taking account of levels and the need to retain tree cover.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	5	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR032	Address: Bath Road, Stroud
Site name:	Daniels Industrial Estate	
Parish:	Rodborough	



Site details		Key employment land	Within key employment land
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	3.34	Scheduled Ancient Monument	No
Current/past land use	Industrial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Partly within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Existing industrial estate, comprising large scale commercial units, former public house, hard standing and car parking, located on the west side of A46 Bath Road, north of its junction with Dudbridge Road. The site is bounded by B&Q to the north, with residential properties to the west and east.

2017 Site Assessment for site STR032

Suitability

Physical constraints:

Accessibility score: 56

The site slopes from north to south and west. Any redevelopment would require the demolition of existing industrial buildings and/or conversion of existing historic buildings. There is likely to be ground contamination due to former industrial uses. There are existing businesses on the site. Access to the A46 is good and local footpaths and bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

Some impact on heritage interest. The site's industrial urban grain and roofscape contributes to the character and setting of the adjacent conservation area and is visible in long range views. Some potentially positive heritage and enhancement benefits from redevelopment. Considerable scope for re-development which incorporates the adaptive re-use of the locally-distinctive and more 'domestic' scaled buildings along the A46, which have some local heritage interest, plus adaptation and infill elsewhere. The impact on the character and setting of the conservation area and the character of local heritage assets on the site is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is allocated in the Local Plan for mixed use redevelopment, including employment development, provided there are demonstrable environmental and/or conservation benefits. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

Planning applications have been submitted for various parts of this site demonstrating that the site is being actively promoted for redevelopment.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses: 70	Proposed use: Residential, B1, B2, B8, Retail, Community, Sports and Leisure,
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Development potential summary:

This site could be partially redeveloped and improved for employment purposes, consisting of light industrial or warehousing uses. Alternatively, large scale retail warehouses or medium to high density housing including apartments could be delivered, and the suggested yield on part of the site is around 70 units.

Housing yield

2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	20	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	25	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STR042	Address: Bath Road, Stroud
Site name:	Bath Road Trading Estate	
Parish:	Rodborough	



Site details		Key employment land	Yes
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.05	Scheduled Ancient Monument	No
Current/past land use	Industrial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	7.8% Zone 2, 5.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Existing industrial estate, comprising modern large scale commercial units, hard standing and car parking, including Stroud Auction Rooms, located on the west side of A46 Bath Road, south of its junction with Dudbridge Road. Access is off A46 Bath Road at the southern end of the site. The site is surrounded to the north, south and west by commercial premises with residential properties to the east of Bath Road.

2017 Site Assessment for site STR042

Suitability

Physical constraints:

Accessibility score: 55

Development would require the demolition of existing industrial buildings and redevelopment. The western boundary of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses. Access to the A46 is good and there is a reasonable access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. The site lies within the IHCA and is visible in long range views. Although the buildings themselves have relatively little historic or architectural interest, the site's industrial urban grain, roofscape and roadside boundary contributes to the character of the conservation area and the setting of the nearby listed building, Lightpill Mill. Lightpill House has some architectural presence. Some potentially positive heritage and enhancement benefits from redevelopment which reflects the site's historic industrial character.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is part of a key employment site and is suitable for partial reuse and partial redevelopment for B1-B8 and ancillary uses.

Is the site suitable? Yes

Availability

Availability summary:

Part of the site is currently available and there is a reasonable prospect that other parts of the site will be available at a point in the future for redevelopment.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use:
		0	

Development potential summary:

This site could be partially redeveloped and improved for employment purposes, consisting of light industrial or warehousing uses.

Housing yield

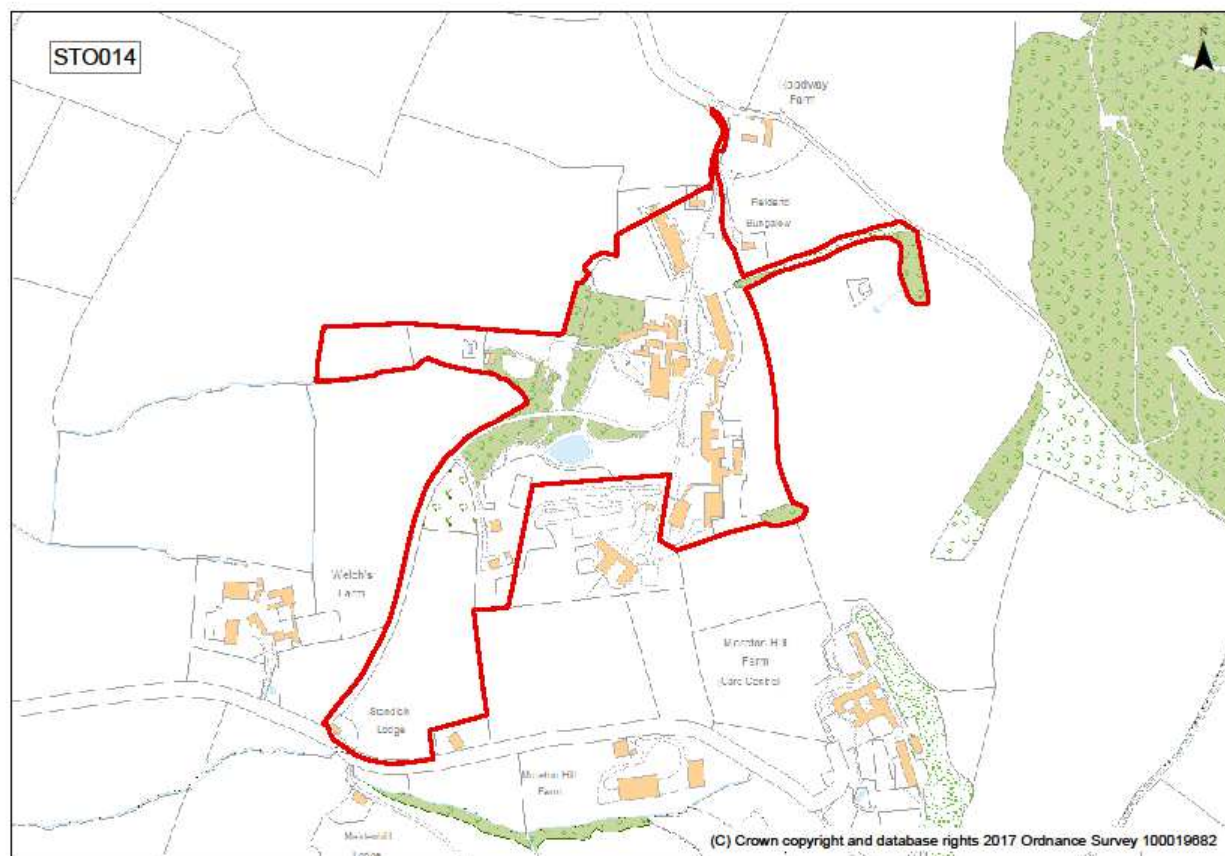
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STO014	Address: Horsemarling Lane, Standish, Stonehouse GL10 3HA
Site name:	Former Standish Hospital Site	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Call for Sites (26)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	13.07	Scheduled Ancient Monument	No
Current/past land use	Redundant hospital site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	5 Grade II	Number of TPOs	35

Site Description:

Large former hospital site located on rising ground to the north of Horsemarling Lane within countryside, to the north east of Stonehouse. The complex includes historic buildings and more modern hospital ward buildings within a landscaped and partly wooded setting including mature specimen trees, a pond and lawned areas. The site also includes overgrown areas and a former car park. A bridleway follows the driveway from the south through the site before joining Oxlynch Lane to the north. The driveway also accesses Westridge, an NHS care facility, located to the south of the site.

2017 Site Assessment for site STO014

Suitability

Physical constraints:

Accessibility score: 82

Any redevelopment would require the demolition of existing utilitarian former hospital buildings and retention and conversion of existing buildings of heritage value. There are TPOs on site. A bridleway bisects the site. A neighbouring property has access via the driveway. Site access is good, although off a minor lane with no pavements. There are level differences across the site. The site is relatively remote from services and facilities in the local area.

Potential impact summary:

There is considerable scope for development that would have positive heritage benefits, particularly the opportunity to secure the long term future of the two principal listed buildings and to repair and enhance other buildings, structures and grounds features of architectural or historic interest. Scope for development consisting principally of the re-use of the historic buildings and / or redevelopment on a similar footprint. Limited scope for additional infill, for the purposes of enabling the conservation and adaptation of the historic buildings (as highlighted in the Planning Concept Statement, which was adopted by the District Council as Supplementary Planning Advice on 18 June 2015). The impact on the character, significance, estate setting and main approach to the principal listed buildings on the site (as well as the landscape setting and key views of neighbouring listed buildings) would be likely to preclude development on the southernmost part of the site (the meadow / driveway off Horsemarling Lane) and the parkland landscaped gardens and pond at the centre of the site, and to constrain any new development to the areas identified pink on the Planning Concept Statement site map (Fig.14).

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located beyond the immediate setting of Stonehouse and has therefore not been included in the Landscape Sensitivity Assessment. The site lies within the AONB, on the edge of the escarpment. Any redevelopment would require further landscape assessment to ensure no adverse impact upon the landscape.

Suitability summary:

This site is generally not suitable for housing development because of the remoteness of the site from Stonehouse and the likely high landscape impact. However, sensitive reuse of the historic buildings with the minimum necessary enabling development is likely to be acceptable to secure the long term future of this important heritage asset. A comprehensive masterplan and supporting viability justification would be required.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development. The site has been marketed and pre-application discussions are underway with the successful bidder. A planning application is expected shortly.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?: Yes

Development potential

Net site area (ha): 3.3	Net developable area (ha): 2.8	No. of houses: 125	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be partly redeveloped for housing and community uses provided that the minimum necessary enabling development is used to secure the reuse and restoration of the heritage buildings. Development is likely to result in a mix of apartments, townhouses, terraced, semi and detached houses. The suggested likely yield is 125 units, but should be the minimum necessary.

Housing yield

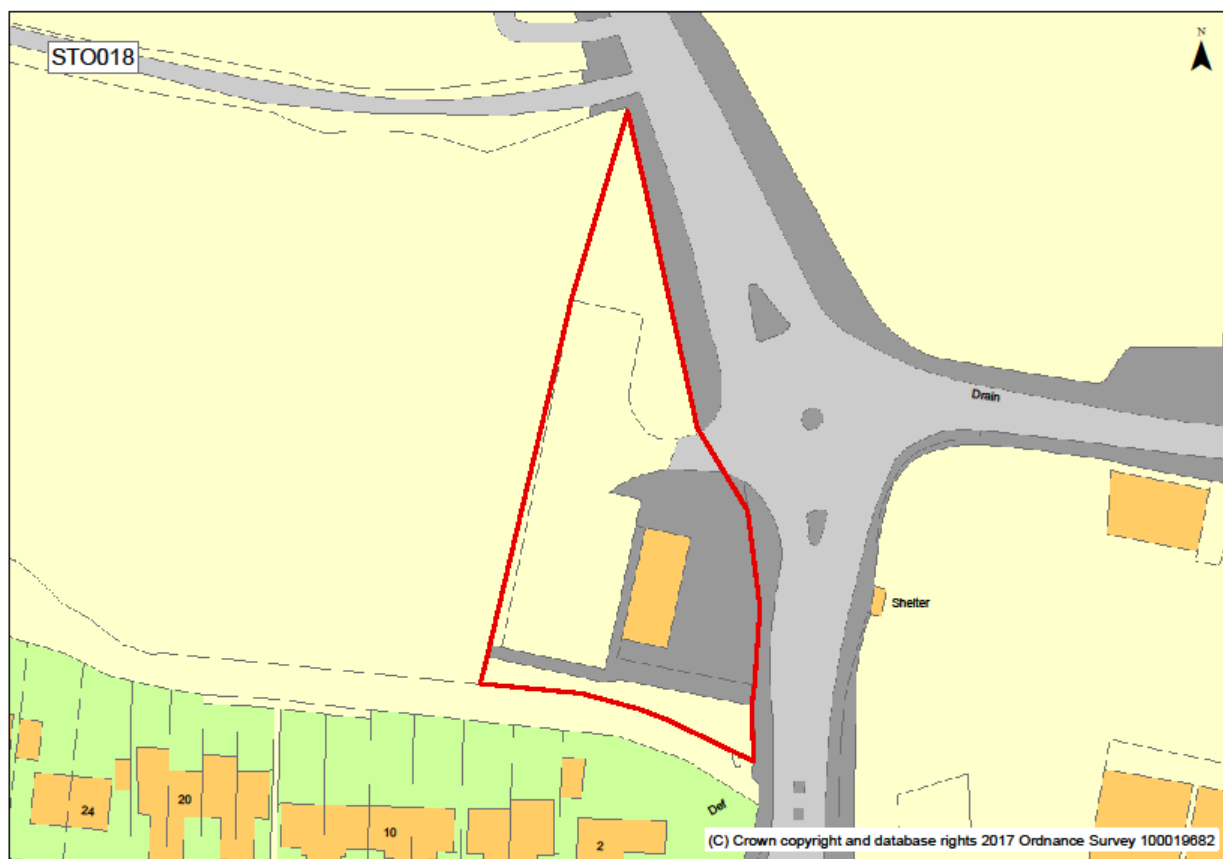
2017/18	0	2020/21	0	2023/24	25	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	25	2024/25	25	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	25	2025/26	25	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STO018	Address: GL10 3BS
Site name:	Stagholt Playing Field Car park	
Parish:	Standish	



Site details		Key employment land	No
Source of site	Call for Sites (50)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.22	Scheduled Ancient Monument	No
Current/past land use	Recreation and car park	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site comprises a tarmac parking area and a single storey building hosting the changing rooms for the play pitch to the west. The site is bounded by mature hedging. Vehicular access is obtained from the B4008 Gloucester Road. There is an unsurfaced track, off the parking area, running westwards and giving access to community allotments. There are two footpaths adjoining the site, one to the north and the other to the south, running along a stream.

2017 Site Assessment for site STO018

Suitability

Physical constraints:

Accessibility score: 55

The changing facilities and car park are in use associated with the adjacent playing field and as an access to adjoining allotments. Any redevelopment would require the satisfactory replacement of facilities. The site is level; there are no known ground contamination or land stability issues; there is good access to the B4008 (Gloucester Road), accessed directly from the site. There is good access via local footpaths to services and facilities in the local area. There are bus stops adjacent to the site.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as within a land parcel having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The northern part of the site is currently a surface car park and landscaping and should be kept open to avoid extending any built development beyond the line of Horsemarling Lane.

Suitability summary:

The site may have potential for a small exceptional affordable housing scheme on the southern portion of the site, subject to satisfactory replacement of existing changing facilities, car parking and securing appropriate access to adjacent allotments.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 7 - Infill

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.2	Net developable area (ha): 0.2	No. of houses: 5	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, subject to the replacement of existing facilities, this site could partly be developed for low/medium density housing development typically comprising terraced dwellings at an average density of about 20-25 dph, and the suggested yield is 5 units.

Housing yield

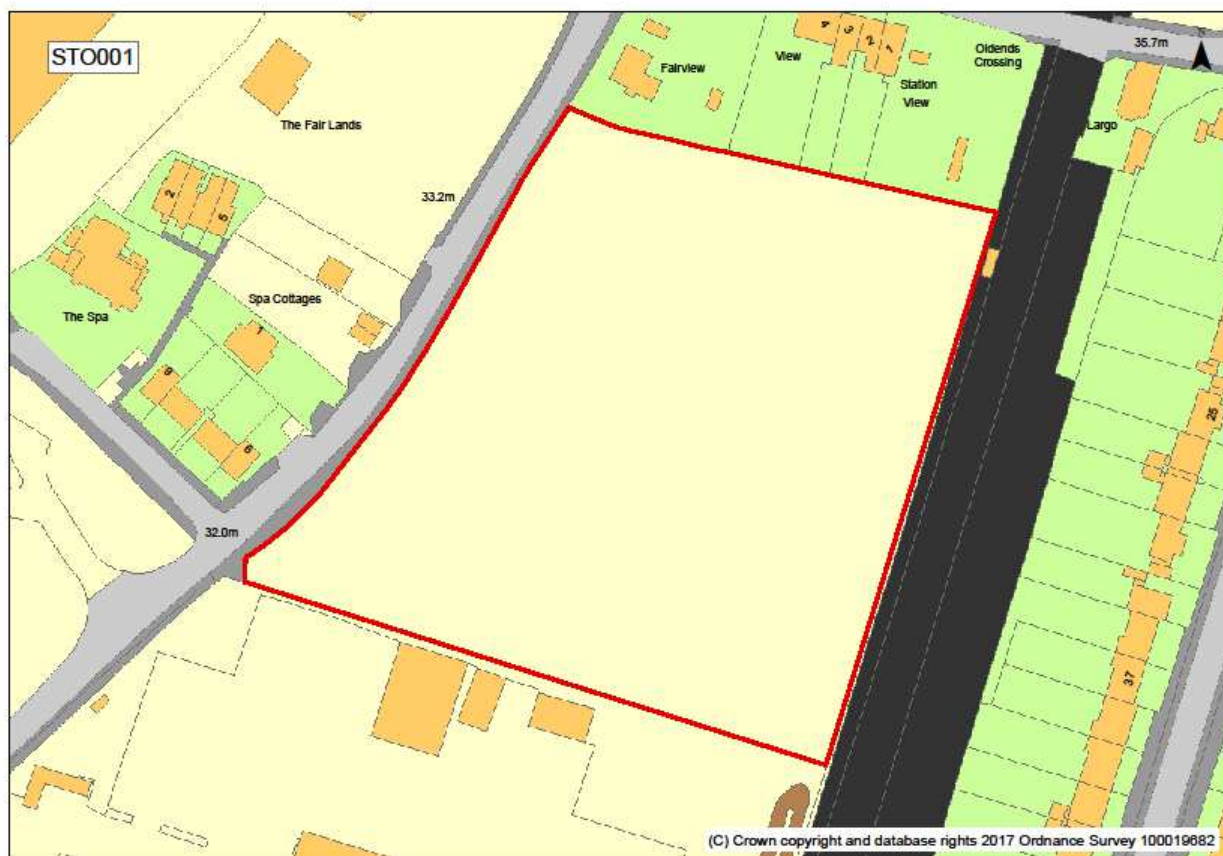
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	5	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STO001	Address: Stonehouse, Gloucestershire, GL10 3TA
Site name:	Land adj ABB/Kent, Oldends Lane	
Parish:	Stonehouse	



Site details		Key employment land	Within key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.29	Scheduled Ancient Monument	No
Current/past land use	Scrubland	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A flat, overgrown and roughly square shaped parcel of land, with hedges and some mature trees along boundaries. The site is bordered by Oldends Lane to the west, railway to the east, dwellings to the north, and a large industrial building to the south.

2017 Site Assessment for site STO001

Suitability

Physical constraints:

Accessibility score: 58

There are no known physical constraints that would prevent development of this site. The site is level; there are no known ground contamination or land stability issues; there is good access to Oldends Lane and the A419 (Bristol Road) nearby; there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

The site is within a designated key employment area and the site is considered suitable for B1-B8 or sui generis employment development. There would need to be suitable landscaping and boundary treatment to protect the amenity of residential properties to the north.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8, Other
		0	

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and large format warehousing units, or sui generis employment, with a well landscaped buffer to the north.

Housing yield

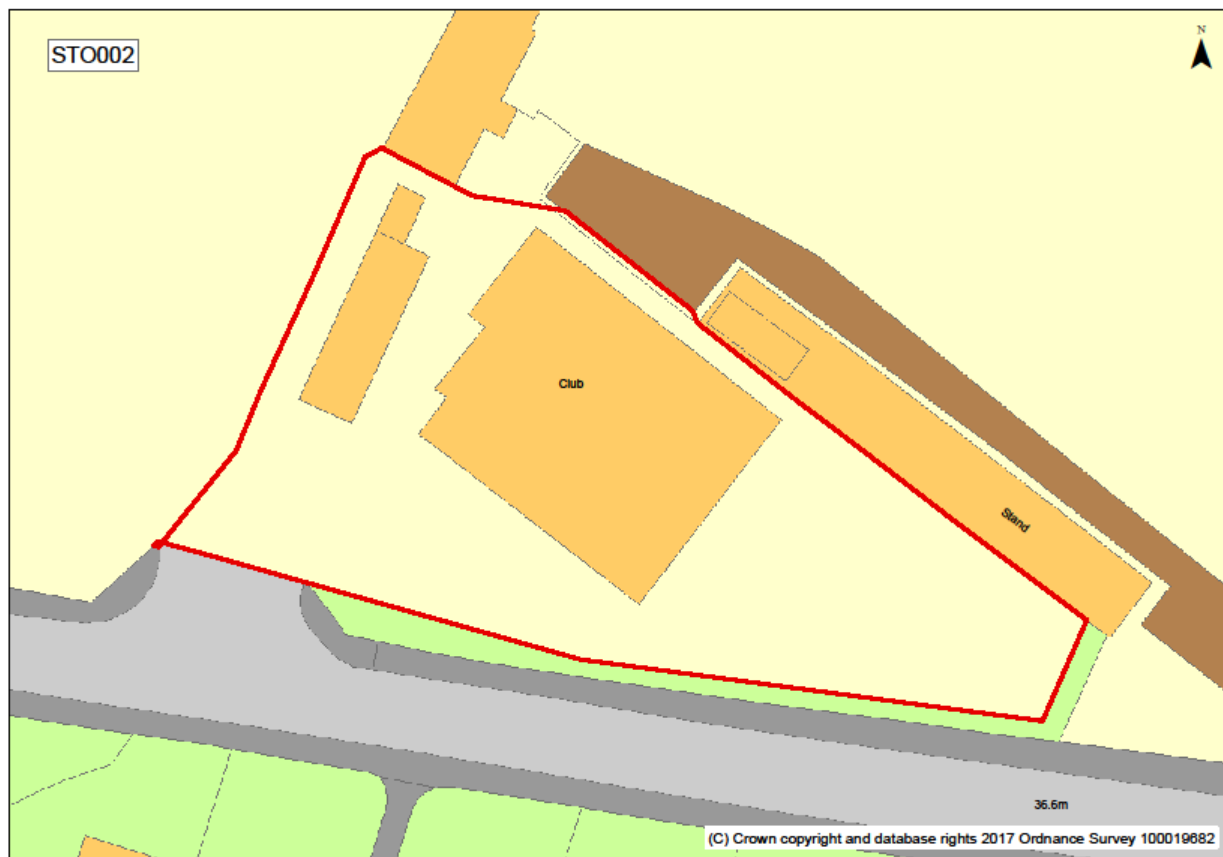
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STO002	Address: Stonehouse, GL10 2DG
Site name:	Magpies site, Oldends Lane,	
Parish:	Stonehouse	



Site details		Key employment land	No
Source of site	Call for Sites (49)	Protected outdoor play space	Yes
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.13	Scheduled Ancient Monument	No
Current/past land use	Sports and social club	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A collection of single storey buildings comprising a sports and social club and hardstanding adjacent to Stonehouse Town football ground and recreation ground at Oldends Lane. Shared access with adjacent car park from Oldends Lane. Football ground immediately to north and residential properties opposite site on Oldends Lane.

2017 Site Assessment for site STO002

Suitability

Physical constraints:

Accessibility score: 61

There are no known physical constraints that would prevent development of this site. The site is level; there are no known ground contamination or land stability issues; there is good access to Oldends Lane and the A419 (Bristol Road) nearby; there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed land separated from the countryside and has therefore not been included in the Landscape Sensitivity Assessment.

There may be amenity issues relating to noise and disturbance if residential development were to be located immediately adjacent to the football ground.

Suitability summary:

The site is designated for recreation uses in the Local Plan and refurbishment or redevelopment of the existing site for recreation or community uses would be acceptable. Redevelopment for housing could be acceptable subject to the relocation of existing uses or enhancement of the adjacent recreation area, providing a net benefit to the community. Amenity issues relating to potential noise and disturbance for new residents would have to be addressed through a suitable design and layout.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 7 - Infill

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.3	Net developable area (ha): 0.28	No. of houses: 9	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

This site could be developed for recreation or community uses. Alternatively, housing comprising medium density flats would be appropriate, with communal gardens and car parking, at an average density of about 30 dph, and the suggested yield is up to 9 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	9	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	STO003	Address:
Site name:	Land at Park Road/ Severn Road	Stonehouse
Parish:	Stonehouse	



Site details		Key employment land	No
Source of site	Call for Sites (142)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	1.09	Scheduled Ancient Monument	No
Current/past land use	Amenity open space and car park	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

A network of flat grassed amenity areas facing a number of properties along Severn Road, with a small strip being used as car parking. A large mature specimen tree occupies the centre of the southernmost land parcel. The area is surrounded and in places cut across by tarmac footpaths.

2017 Site Assessment for site STO003

Suitability

Physical constraints:

Accessibility score: 53

There are no known physical constraints that would prevent development of this site. The site is level; there are no known ground contamination or land stability issues; there is good access to Park Road and Severn Road as well as the A419 (Bristol Road) nearby; there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the area is considered suitable for enhancement as an amenity space with some potential for the introduction of play equipment. Some limited housing on part of the larger parcel between Severn Road and Park Road would be possible, subject to amenity considerations.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 8 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.1	Net developable area (ha): 0.1	No. of houses: 5	Proposed use: Residential, Community, Sports and Leisure,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be enhanced as a local amenity area with planting and with some potential for additional play equipment. A limited part of the area could be developed for semi-detached and terraced housing, at an average density of 30-50 dph, and the suggested yield is 3-5 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	5	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STO004	Address: Stonehouse
Site name:	Land to rear of Regent Street	
Parish:	Stonehouse	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.76	Scheduled Ancient Monument	No
Current/past land use	Access to playing fields, scrubland and informal parking	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	6

Site Description:

Largely flat and generally rectangular shaped site currently accessed from a narrow single lane road off Regent Street. Adjacent to Regency Close, at the southern end is a grassed area, bounded by thick hedging on both sides, which serves as an access to the playing fields to the west. The remainder of the site consists of pockets of flat grassed areas, some used for parking, surrounded by scrubland and mature specimen trees.

2017 Site Assessment for site STO004

Suitability

Physical constraints:

Accessibility score: 52

The site is level; there are no known ground contamination or land stability issues; there is poor access directly to Regent Street but potential access to Regency Close; there is good access via local footpaths to services and facilities in the local area; there are a number of protected trees on the northern boundary of the site.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for housing or community/sport development subject to achieving a satisfactory vehicular access and maintaining trees and hedges on site. The development of this site is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 8 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha):
0.77

Net developable area
(ha): 0.64

No. of houses:
20

Proposed use: Residential, Community, Sports and Leisure,

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 15-20 units.

Housing yield

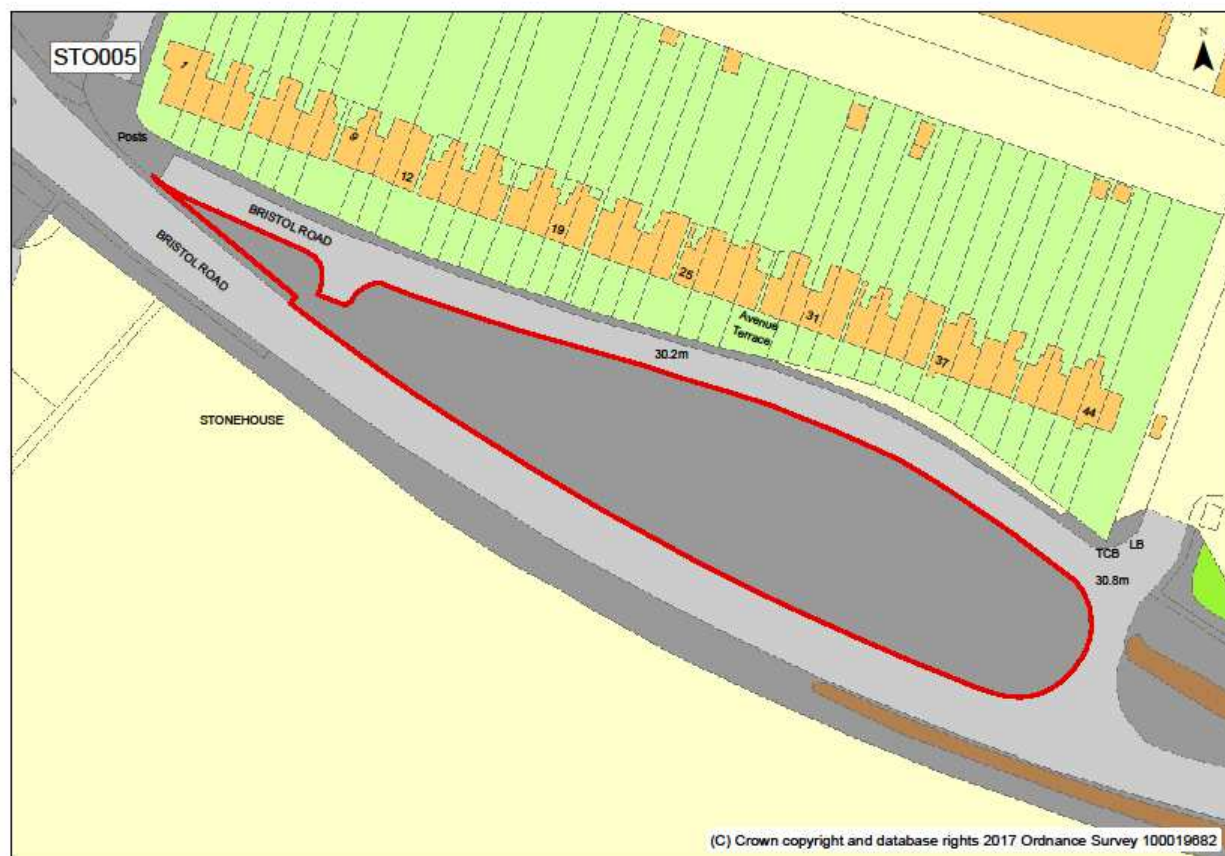
2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	10	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STO005	Address: Stonehouse
Site name:	Land north of Bristol Road	
Parish:	Stonehouse	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.47	Scheduled Ancient Monument	No
Current/past land use	Amenity land	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Adjoining Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site is located on the northern side of the A419, Bristol Road. It is situated immediately opposite the residential area of Avenue Terrace. The site comprises highway verge adjoining the A419, to the south, and a slightly elevated flat area, bounded by ranch stile timber fencing, to the north. The fenced off area is currently overgrown and has a number of specimen trees, mostly along the edges.

2017 Site Assessment for site STO005

Suitability

Physical constraints:

Accessibility score: 63

There are no known physical constraints that would prevent development of this site. The site slopes gently in places; there are no known ground contamination or land stability issues; there is good access to the A419 (Bristol Road); there is good access via local footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The Landscape Sensitivity Assessment has identified this site as Medium sensitivity to housing uses and Medium sensitivity to employment uses. The area to the north of the Bristol Road acts as a helpful green buffer and separation between the busy road and the dwellings in Avenue Terrace. Housing in the area should be considered as part of an overall vision/strategy for the A419 and canal corridor. North of the road it would be highly constrained and unlikely to be able to provide a positive face to both the Bristol Road and to the terrace to the North. Employment use would not be possible to treat small scale.

Suitability summary:

From the information available, the site is considered suitable for enhancement as an amenity space. Housing or employment development are not considered appropriate given the size of the site and the need to provide a positive face to both the Bristol Road and to Avenue Terrace.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that the land could be available at a point in the future for enhancement as an amenity space.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Amenity space

Is the site achievable?: Yes

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: Community,
		0	

Development potential summary:

The area is suitable for enhancement as an amenity space.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	BRI018	Address: Thrupp
Site name:	Stafford Mills Industrial Estate	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.71	Scheduled Ancient Monument	No
Current/past land use	Industrial estate	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 3	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	56.9% Zone 2, 42% Zone 3
Listed building	2 Grade II	Number of TPOs	0

Site Description:

Former historic stone mill complex and more modern industrial units in active industrial use located to the west of and set down below London Road (A4419) at Thrupp. Car parking area to the south. The River Frome runs immediately to the west of the site. Residential properties (Ferrabee Court) lie beyond the southern boundary.

2017 Site Assessment for site BRI018

Suitability

Physical constraints:

Accessibility score: 56

Any redevelopment would require the demolition of some of the existing industrial buildings and conversion of existing historic buildings. Part of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses. Access to the A419 is good and a pavement on the opposite side of London Road and bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with listed and unlisted buildings that contribute to the character and significance of the conservation area. Scope for redevelopment consisting principally of re-use of existing historic buildings and/or redevelopment on a similar footprint. Best scope for comprehensive redevelopment at the northern end of the site, where the large portal frame shed is not of special architectural or historic interest.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is previously developed and within Settlement Development Limits and has therefore not been included in the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for partial reuse and redevelopment and improvement for employment purposes subject to conserving the character of the listed building and conservation area, but is unsuitable for redevelopment for other uses. Much of the site is within flood zones 2 and 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

The site is not currently available but there is a reasonable prospect that parts of the site will be available for reuse/redevelopment at a point in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield industrial

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
		0	

Development potential summary:

This site could be partially reused and redeveloped and improved for employment purposes, consisting of light industrial or warehousing uses but major intensification is not appropriate given flooding constraints.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR001	Address: Stroud
Site name:	Land between Hillfield and Downfield	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.47	Scheduled Ancient Monument	No
Current/past land use	Residential	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	3

Site Description:

Rectangular shaped domestic curtilage accessed off a narrow private drive from Downfield Road. The site gently slopes down south, where it bounds the railway line. The site has a number of mature trees and is surrounded by other residential properties.

2017 Site Assessment for site STR001

Suitability

Physical constraints:

Accessibility score: 52

The site is gently sloping; there are no known land stability issues. There is no known ground contamination or pollution. The site is accessed off a narrow private drive. Beyond the private drive, there is good access to the A/B roads and footpaths to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site did not form part of the Stroud Landscape Sensitivity Assessment as the site is within the urban area. The site would be inappropriate for employment use to be located within a residential area. It could be suitable for residential if sensitively handled owing to the mature trees on site, that contribute to local character and screen the railway.

Suitability summary:

From the information available, the site is considered suitable for housing or community development. The development of this site is unlikely to impact on the amenity of neighbours provided it is sensitively handled (taking account of trees) as a residential or community use is generally compatible with the immediate area. However, any redevelopment for housing would need to ensure adequate access and car parking for future occupants. The site is inappropriate for employment uses as located within a residential area.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.25	Net developable area (ha): 0.23	No. of houses: 6	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for low/medium density housing development typically comprising detached, semi-detached dwellings and might be expected to deliver 4-7 houses (including loss of existing house).

Housing yield

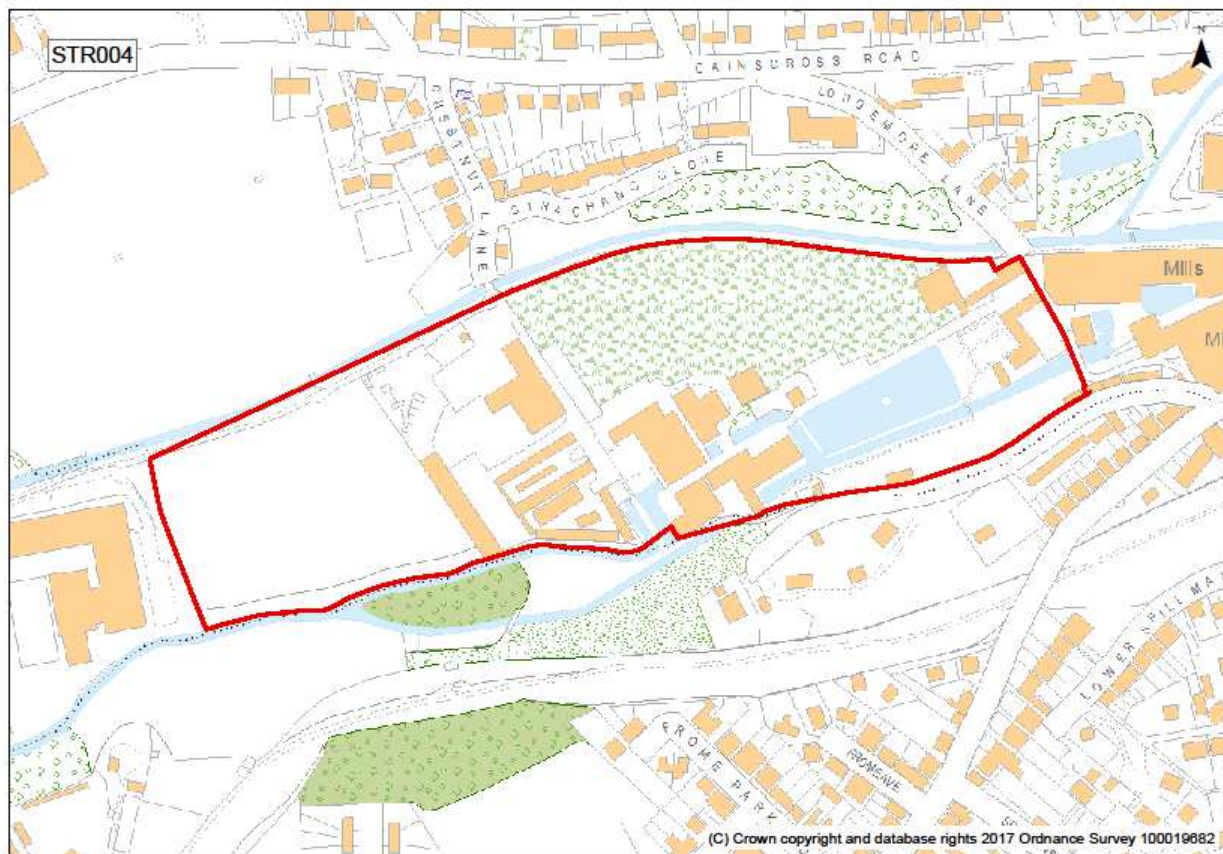
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	6	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR004	Address: Dudbridge Road, Stroud
Site name:	Land to the rear of Avocet Business Park	
Parish:	Stroud	



Site details		Key employment land	Partly within key employment land
Source of site	Desktop study	Protected outdoor play space	Yes
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	8.81	Scheduled Ancient Monument	No
Current/past land use	Industrial, retail, residential and former open space.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	51.2% Zone 2, 45.8% Zone 3
Listed building	8 GrdII 1 GrdII Star	Number of TPOs	0

Site Description:

Large active employment site, occupied by a combination of modern and historic industrial buildings in the valley bottom. The site is largely flat, with the exception of a very steep valley side along its southern edge. The site is bisected by a disused and overgrown school playing field. There is also a large ecology area, with mature trees, to the north of New Mill, which adjoins the canal and towpath. Lodgemore Mills located at Eastern end of the site, accessed from Lodge Lane. The boundary to the site is delineated by public footpaths to the North and East. The site is between the river Frome and the Canal and has a large former mill pond within the site.

2017 Site Assessment for site STR004

Suitability

Physical constraints:

Accessibility score: 52

The site is relatively level; there are no known land stability issues. There is potential for ground contamination due to former industrial uses. There is reasonable access to the A419 road; there is also reasonable access via local footpaths to services and facilities in the local area. Part of the site is within flood zones 2 and 3.

Potential impact summary:

Very significant heritage constraints. Scope for redevelopment focussed on re-use of existing historic buildings and/or redevelopment on a similar footprint. The impact on the setting of the listed buildings and the character of the canal corridor is likely to preclude development on the former playing field at the east end, plus the open space between the canal and millpond. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site did not form part of the Stroud Landscape Sensitivity Assessment as the site is within the urban area. Nevertheless the site is a conspicuous site within the IHCA corridor, with listed and unlisted buildings which contribute to the character and significance of the conservation area and spaces which form part of the IHCA's distinctive "green corridor". The effect is to constrain development to the previously developed land, to avoid loss of two important open spaces in the conservation area.

Suitability summary:

Parts of this site are allocated in the Local Plan for mixed use, regeneration and considered suitable for housing and employment uses. Scope for redevelopment consisting principally of re-use of existing historic buildings and additional infill to the west of Chestnut Lane. The impact on the setting of the listed buildings and the character of the canal corridor would be likely to preclude development on substantial parts of the site and to constrain it to the previously developed land. Further flood risk assessment would be required to accompany any proposal.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 19 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 4.00	Net developable area (ha): 3.00	No. of houses: 60	Proposed use: Residential, B1, B2, B8, Community,
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Development potential summary:

Part of this site could be redeveloped for a mix of housing and employment uses including conversion of mill buildings. This could include medium to high density housing comprising town houses and apartments and the suggested yield is 50 -60 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	20	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	20	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	20	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR006	Address: Lodgemore Lane, Stroud
Site name:	Lodgemore/Fromehall Mills	
Parish:	Stroud	



Site details		Key employment land	
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.40	Scheduled Ancient Monument	No
Current/past land use	Industrial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	50.1% Zone 2, 17.5% Zone 3
Listed building	2 Grade II	Number of TPOs	0

Site Description:

Lodgemore Mills is an active employment site, occupied by two large historic industrial buildings with some modern additions, located in the valley base and side. The building to the north forms the boundary to the canal towpath. The building to the south and a brick wall forms the boundary to the A46. The site is bisected by the river Frome, which is culverted under the mill buildings. Footpath delineates western boundary, vehicular access is gained from the A46, Lower Wharf Industrial Estate, and from Lodgemore Lane.

2017 Site Assessment for site STR006

Suitability

Physical constraints:

Accessibility score: 47

The site is relatively level, with the exception of a very steep valley side along its southern portion; there are no known land stability issues. There is potential for ground contamination due to former and current industrial uses. There is reasonable access to the A419 and A46 roads; there is also reasonable access via local footpaths to services and facilities in the local area. Part of the site is within flood zones 2 and 3.

Potential impact summary:

The impact on the listed buildings and the integrity of the industrial complex would be likely to preclude any re-development of this site, other than adaptive-re-use of the existing historic buildings. In this context the site is considered to be developable for a mix of uses including housing and employment.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is limited potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site did not form part of the Stroud Landscape Sensitivity Assessment as the site is within the urban area. In both landscape and heritage terms it is a sensitive, conspicuous site within the IHCA corridor that contributes to local character, significance and sense of place.

Suitability summary:

The site is allocated in the Local Plan for mixed use regeneration and is considered suitable for employment and housing uses. The impact on the listed buildings and the integrity of the industrial complex would be likely to preclude any re-development of this site, other than adaptive-re-use of the existing historic buildings. Flood risk would have to be addressed as well as relationship to River Frome Key Wildlife Site.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development where it is adaptive-re-use of the existing historic buildings.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 19 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 1.40	Net developable area (ha): 1.12	No. of houses: 40	Proposed use: Residential, B1, B2, B8,
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Development potential summary:

Taking account of the heritage and landscape character of the site and its surroundings, this site could be subject to adaptive-re-use of the existing historic buildings for employment in improved premises and residential with sensitive conversion to apartments.

Housing yield

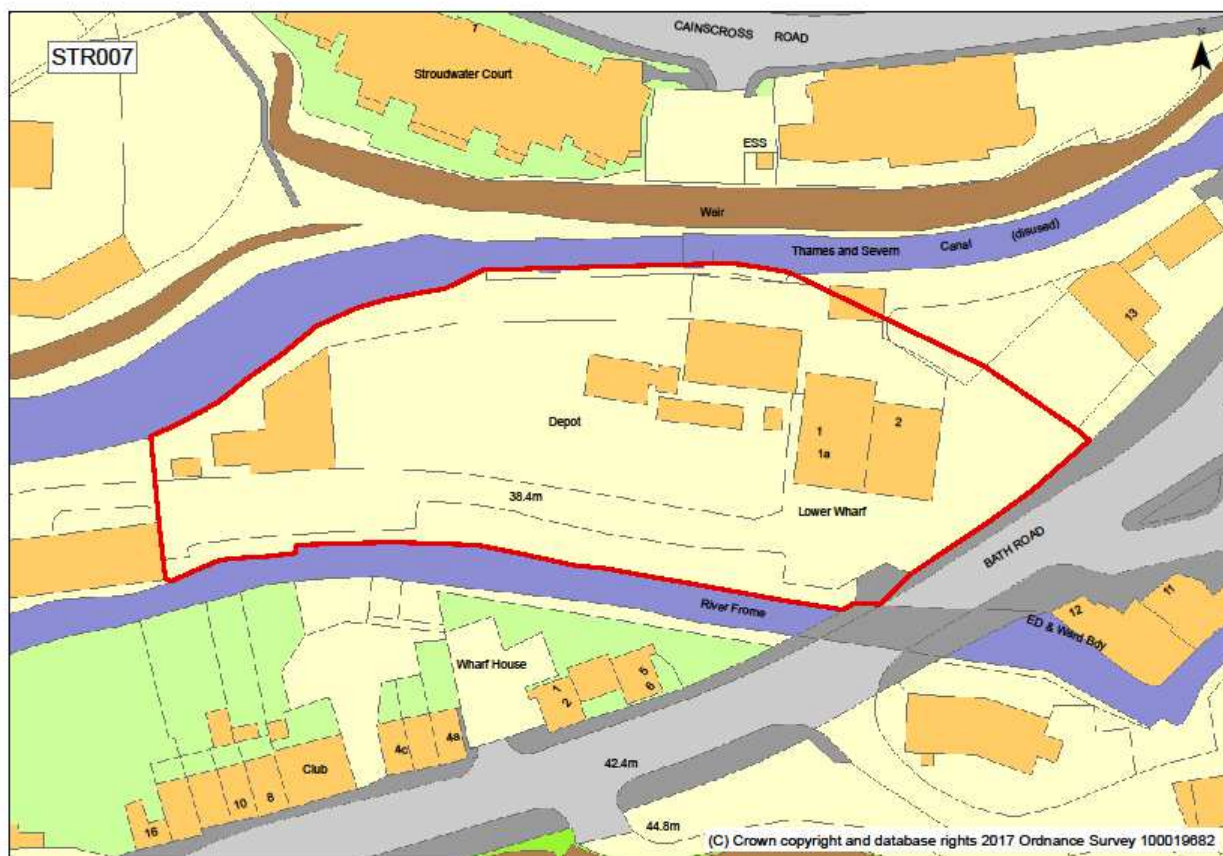
2017/18	0	2020/21	0	2023/24	0	2026/27	20	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	20	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR007	Address: Wallbridge, Stroud GL5 3JT
Site name:	Lower Wharf Industrial Estate	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (89)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.64	Scheduled Ancient Monument	No
Current/past land use	Derelict Industrial	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	100% Zone 2, 62.5% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Existing small industrial estate, including commercial units and hard standing for parking and storage, on the north side of Bath Road close to its roundabout junction with Dr Newton's Way. The Stroudwater Canal serves as the northern site boundary, whilst the River Frome serves as the southern boundary. Trees line the river.

2017 Site Assessment for site STR007

Suitability

Physical constraints:

Accessibility score: 45

The entire site is located within flood zone 2 and over 60% of the site within flood zone 3. There is likely to be ground contamination due to industrial uses. Redevelopment would require the demolition or conversion of existing buildings within the site. There is access to Bath Road and good access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and to better reveal the significance of the former Wallbridge Canal Basin and surviving warehouse. Scope for redevelopment consisting of re-use of existing historic warehouse and additional infill. The impact on the character of the conservation area would be likely to preclude development on some or all of the former Basin area, which is a key historic space in the conservation area, and to constrain it to the land surrounding.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as suitable for mixed uses, including potentially residential uses. The western part of the site is safeguarded for the potential recreation of the canal basin alongside with tourist and leisure uses. There should be footpath access to link with the remainder of the canal footpath.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that the site is available now but there is a reasonable prospect that any suitable land will be available at a point in the future.

Is the site available? No

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 19 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha): 0.17	Net developable area (ha): 0.17	No. of houses: 17	Proposed use: Residential, B1, B2, B8, Retail, Community, Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be retained for employment purposes or redeveloped for a mix of uses, including tourism and leisure uses and the restoration of the canal basin. If the site were to be redeveloped, only the frontage land with Bath Road and land adjacent to the canal would be suitable for residential uses due to the floodplain. A relatively high density flatted development could be delivered @ 75-100 dph and the suggested yield is 12-17 units.

Housing yield

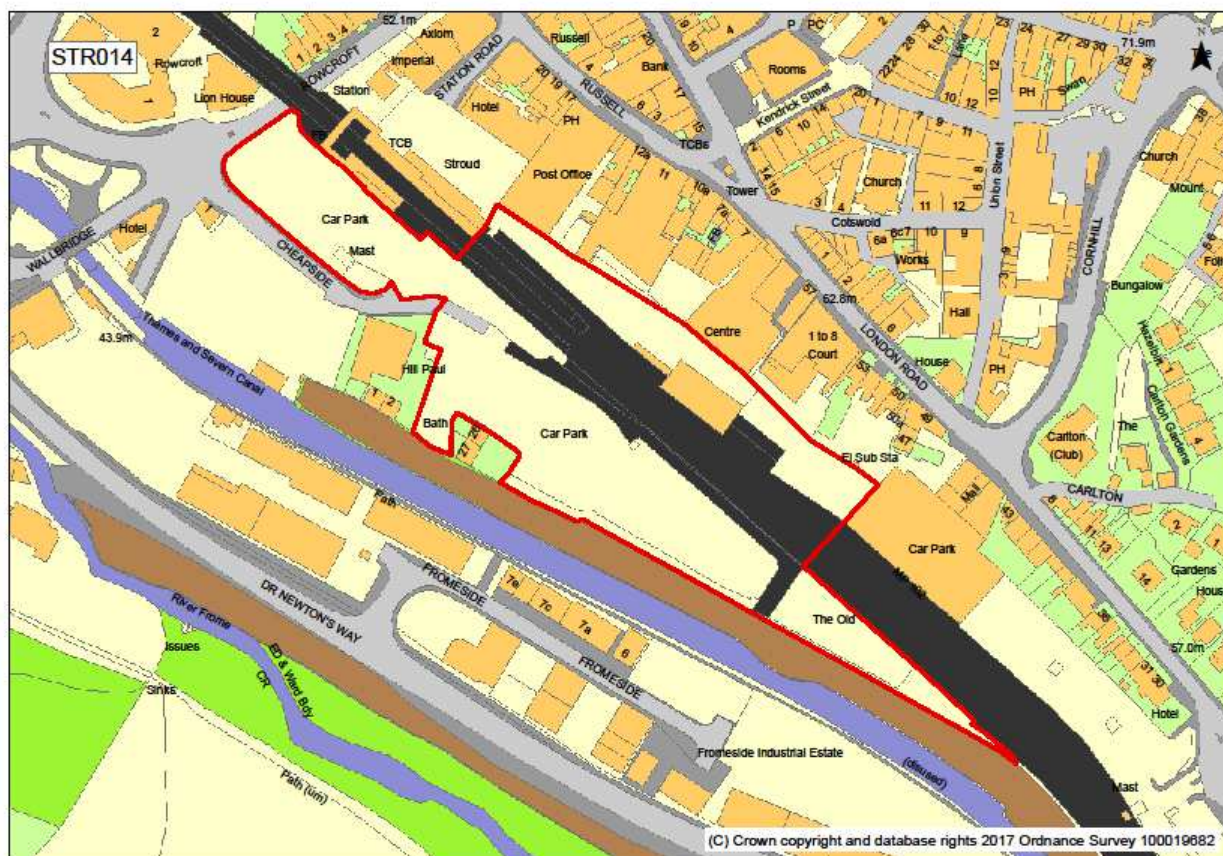
2017/18	0	2020/21	0	2023/24	0	2026/27	7	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	10	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR014	Address: Cheapside, Stroud GL5
Site name:	Railway Land/ car parks	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (90)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.89	Scheduled Ancient Monument	No
Current/past land use	Car parking	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	1 GrdII 1 GrdIIStar	Number of TPOs	0

Site Description:

The site is located on the south western edge of Stroud Town Centre and comprises the existing Stroud Station including railway line, platforms, station buildings, station car parking and Stroud District Council pay and display car park. The Thames and Severn Canal borders the site to the south. The site is accessed from Cheapside, off the Wallbridge roundabout.

2017 Site Assessment for site STR014

Suitability

Physical constraints:

Accessibility score: 47

The area is generally in active use for station uses, operational railway land, car parking and areas for vehicular/pedestrian circulation. There may be ground contamination issues associated with current and past uses. There is good access to the A419/A46 via Cheapside and good access via local footpaths to services and facilities in the adjacent town centre.

Potential impact summary:

Very significant heritage constraints. Some potentially positive heritage benefits from redevelopment, including opportunities to secure the long term future of the listed Goods Shed. Within the Station CA, some scope for redevelopment consisting principally of re-use of existing historic buildings and limited opportunities for infill at the eastern extreme of the site, east of the Goods Shed and north of the railway line. The impact on the character of the Stroud Station Conservation Area and the setting of listed buildings would be likely to preclude new development on some or all of the land north of the Cheapside road and to constrain it to land south of the railway line within the IHCA.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as part of a wider area suitable for redevelopment to provide: for the north side of the railway, improvements to the station forecourt and improved pedestrian access arrangements into the town centre, reuse of undeveloped unused railway land and creation of an attractive public open space between the listed Brunel Goods Shed and the Brunel Mall; for the south side of the railway, development of the car parks for mixed uses, including residential uses.

Is the site suitable? Yes

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for redevelopment.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 19 - Valley Bottom

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):

Net developable area (ha):

No. of houses:
75

Proposed use: Residential, B1, Retail, Community, Other

Development potential summary:

This site could be developed for a mix of housing, station and town centre uses. This could include high density housing comprising town houses and apartments and the suggested yield is up to 75 units.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	20	2029/30	15	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	20	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	20	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR015	Address:
Site name:	Merrywalks Arches (former Cotswold Indoor Bowls)	Merrywalks, Stroud
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (91)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.20	Scheduled Ancient Monument	No
Current/past land use	Car park and derelict warehouse. Previously indoor bowls club. Historically maltings to former Stroud Brewery.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	13.3% Zone 2, 11.1% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

The site comprises the former Cotswold Indoor Bowls Club derelict building and car parking, located on the southern side of Merrywalks between McDonalds Restaurants, to the north, and the railway viaduct, to the south. Access is off the A46 Merrywalks. The site is located within Stroud Town Centre.

2017 Site Assessment for site STR015

Suitability

Physical constraints:

Accessibility score: 45

The frontage of the site is within flood zone 3. The site is sloping up from Merrywalks and may require terracing. There may be ground contamination issues associated with past uses. There is good access to Merrywalks and a good access via local footpaths to services and facilities in the adjacent town centre.

Potential impact summary:

Significant heritage constraints. Potentially positive heritage benefits from redevelopment to secure a future for the historic building and enhance the townscape. Scope for redevelopment consisting of re-use of the historic brewery building, plus additional infill. The impact on the character and significance of the conservation area and the setting of adjacent listed buildings (on Rowcroft) is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as suitable for reuse/redevelopment for mixed use commercial and residential development. Development will be supported which provides an attractive frontage to Merrywalks and allows for the route from Merrywalks to the lower end of Rowcroft to be reopened.

Is the site suitable? Yes

Availability

Availability summary:

The site has been subject to relatively recent planning permissions for restaurant and public house uses and so although there is no evidence that the site is currently being actively promoted, there is a reasonable prospect that the site will become available in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.2	Net developable area (ha): 0.19	No. of houses: 25	Proposed use: Residential, B1, Retail,
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Development potential summary:

This site could be developed for a mix of commercial and housing uses. If for housing only, this could include high density housing comprising town houses and apartments and the suggested yield is 25 units.

Housing yield

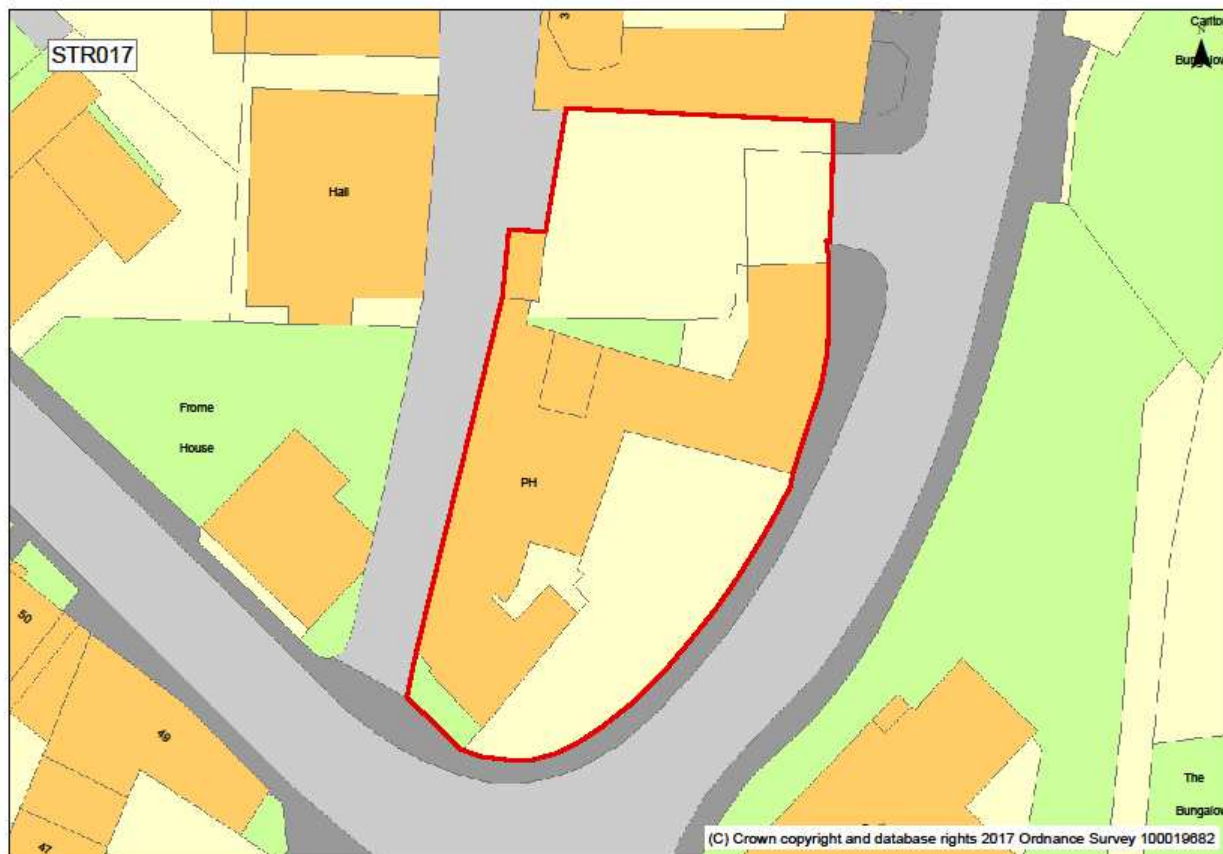
2017/18	0	2020/21	0	2023/24	10	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	15	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR017	Address: Cornhill, Stroud
Site name:	Market Tavern	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (88)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.11	Scheduled Ancient Monument	No
Current/past land use	Derelict pub and disused beer garden.	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Disused pub and former beer garden located on the north side of London Road at its junction with Cornhill, immediately south of Cornhill Market. The pedestrianised Union Street borders the site to the west. The site lies within the identified Stroud Town Centre.

2017 Site Assessment for site STR017

Suitability

Physical constraints:

Accessibility score: 47

The site is sloping up from London Road. The site contains buildings some of which have local heritage value. There may be ground contamination issues associated with past uses. There is good vehicular access to Cornhill and a good access via local footpaths to services and facilities in the adjacent town centre.

Potential impact summary:

Significant heritage constraints. A conspicuous 'gateway' site within the Town Centre CA. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area, particularly along Cornhill. Scope for redevelopment and infill, incorporating the re-use of the historic Tavern building(s) fronting London Road and Union Street. The impact on the character of the conservation area and the setting of nearby listed buildings on Union Street and London Road is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as suitable for redevelopment for a mix of uses including retail on the ground floor with residential and/or commercial uses on upper floors. Development will be supported which provides a striking frontage to the London Road/Cornhill gateway, which recognises and respects the important heritage assets and improves pedestrian accessibility and the public realm.

Is the site suitable? Yes

Availability

Availability summary:

The site has been subject to retail interest recently and there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.1	Net developable area (ha): 0.1	No. of houses: 15	Proposed use: Residential, B1, Retail, Community,
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Development potential summary:

This site could be developed for a mix of ground floor retail and commercial and/ or housing uses. If for housing only on upper floors, this could include high density housing comprising town houses and apartments and the suggested yield is up to 15 units.

Housing yield

2017/18	0	2020/21	10	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	5	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR018	Address: Parliament Street, Stroud
Site name:	Police station/ Magistrates Court	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (85)	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.41	Scheduled Ancient Monument	No
Current/past land use	Police station, Magistrates Court, car parking	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Adjoining conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

The site comprises the existing police station and magistrates court buildings and car parking located on the north side of Parliament Street at its junction with Ryeleaze Road. The site lies within the identified Stroud Town Centre, adjacent to pay and display car parking at Church Street, to the west, and Parliament Street, to the south, with residential properties to the east.

2017 Site Assessment for site STR018

Suitability

Physical constraints:

Accessibility score: 48

The site is sloping up from the High Street and redevelopment may require terracing. Redevelopment will involve the extensive demolition of existing buildings. There may be ground contamination issues associated with past uses. There is good access to Parliament Street and a good access via local footpaths to services and facilities in the adjacent town centre.

Potential impact summary:

Some impact on heritage interest. Although it contains no historic buildings, this prominent site adjoins the Town Centre CA. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the setting of both the Town Centre CA and the Top of Town CA, as well as nearby listed buildings, and to enhance the townscape and urban grain through appropriately scaled redevelopment and infill. The impact on the character and significance of nearby heritage assets is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is identified in the Stroud Town Centre Neighbourhood Development Plan as suitable for redevelopment for a mix of uses including retail and/or public service office uses on the ground floor with residential, hotel and/or office uses on upper floors. Development will be supported which provides a landmark building enhancing the gateway into the town centre, retains trees, includes public open space and public realm enhancements subject to viability.

Is the site suitable? Yes

Availability

Availability summary:

The current uses are likely to vacate the site in the short to medium term and there is a reasonable prospect that the site will be available in the future.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 14 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.41	Net developable area (ha): 0.38	No. of houses: 45	Proposed use: Residential, B1, Retail, Community,
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Development potential summary:

This site could be developed for a mix of housing and other town centre uses including medium to high density housing comprising mainly townhouses and apartments and the suggested yield is around 30 - 45 units

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	20	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	25	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR027	Address: Stroud
Site name:	Land at Libbys Drive/ Slad Road	
Parish:	Stroud	



Site details		Key employment land	Partly within key employment land
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.37	Scheduled Ancient Monument	No
Current/past land use	Wood and hard standing parking area	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	7.8% Zone 2, 6.6% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Part greenfield site situated on valley floor. Large area of hard standing used as car parking for neighbouring site. Site slopes steeply up to the northern boundary. Bounded to west by residential and to east by commercial units. Vehicular access to Slad Road through neighbouring commercial site. Wooded watercourse along the southern boundary.

2017 Site Assessment for site STR027

Suitability

Physical constraints:

Accessibility score: 52

Any redevelopment would access through neighbouring site. Part of the site is very steep. Land along the southern edge of the site, along the watercourse is within flood zones 2 and 3. Access to Slad Road is via a steep road without a pavement. Slad Road itself has a pavement and bus stops providing good access to services and facilities in Stroud Town Centre.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

The site is adjacent to a Key Employment Site and the flat area to the south of the site could be considered suitable as an extension to the employment site. The sloped land would be unsuitable for development.

Is the site suitable? Yes

Availability

Availability summary:

The site is not being promoted currently but there is a reasonable prospect that the site will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Greenfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):

Net developable area (ha):

No. of houses:
0

Proposed use: B1, B2,

Development potential summary:

The flat part of the site could be developed for employment purposes, consisting of light industrial or office uses.

Housing yield

2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR029	Address: Stroud
Site name:	New Mills Trading Estate/ Libbys Drive	
Parish:	Stroud	



Site details		Key employment land	Within key employment land
Source of site	Desktop Study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	1.38	Scheduled Ancient Monument	No
Current/past land use	Industrial units	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	61.7% Zone 2, 49.6% Zone 3
Listed building	2 Grade II	Number of TPOs	0

Site Description:

Long narrow commercial brownfield site with a mix of one storey modern industrial units on the western part and converted two/three storey old mill buildings to the east. Both parts have an area of hard standing used for car parking. Site situated on valley floor adjacent to watercourse running along southern boundary. Steep vehicular access up onto Slad Road. Bounded to north by residential. Bounded to west by woodland. Mature trees screen the site to the south.

2017 Site Assessment for site STR029

Suitability

Physical constraints:

Accessibility score: 52

Any redevelopment would require the demolition of existing industrial buildings and/or conversion of existing historic buildings. A large part of the site is within flood zones 2 and 3. There could be ground contamination due to former industrial uses. Access to Slad Road is via a steep road without a pavement. Slad Road itself has a pavement and bus stops providing good access to services and facilities in Stroud Town Centre.

Potential impact summary:

Significant heritage constraints. Scope for adaptive re-use of the historic buildings at the centre of the site, plus some additional infill and/or redevelopment on a similar footprint. Scope for more extensive redevelopment and infill on the western half, where existing buildings are not of heritage interest.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for redevelopment and improvement for employment purposes but is unsuitable for redevelopment for other uses. There is a grade II listed building on site therefore any development should protect and enhance the building. Half of the site is within flood zone 3. There is likely to be ground contamination due to former industrial uses.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is currently being promoted for redevelopment, but there is a reasonable prospect that any suitable land will be available at a point in the future for redevelopment and improvement.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2,
		0	

Development potential summary:

The eastern part of the site could be redeveloped and improved for employment purposes, consisting of office and light industrial. The grade II listed building should be protected and enhanced.

Housing yield

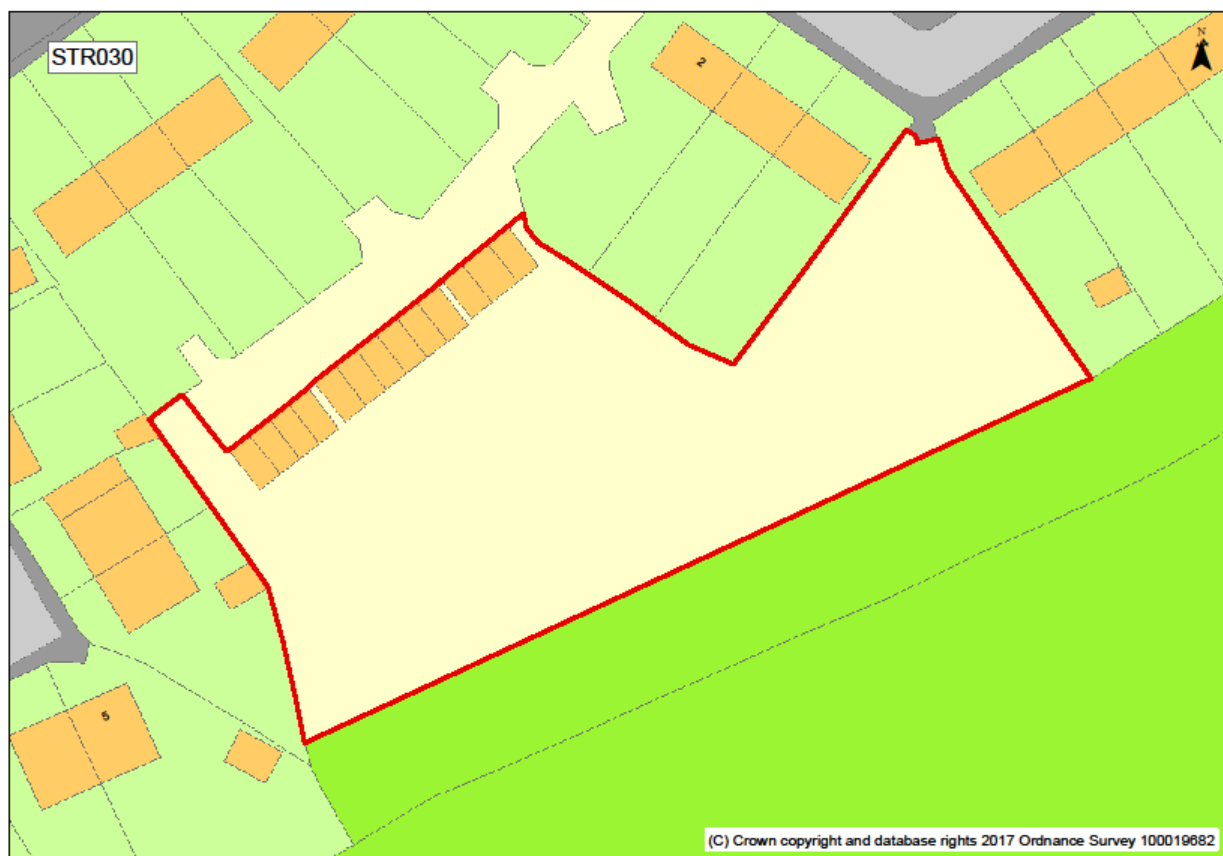
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	STR030	Address: Stroud
Site name:	Land off Summer Crescent	
Parish:	Stroud	



Site details		Key employment land	No
Source of site	Call for Sites (146)	Protected outdoor play space	Yes
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	0.24	Scheduled Ancient Monument	No
Current/past land use	Garages and play area	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Gently sloping site to the rear of Summer Street and Summer Crescent. Comprising of grassed children's play area and thirteen residential garages. Wooden fence encloses the site on most sides. Bounded to north, west and east by residential. Bounded to south by woodland. Vehicular access off Summer Crescent.

2017 Site Assessment for site STR030

Suitability

Physical constraints:

Accessibility score: 62

Any redevelopment would require the demolition of some or all of the existing garages. Access from Summer Crescent is very narrow. The site is gently sloping; there are no known ground contamination or land stability issues. There is a pavement and bus stops on Summer Crescent providing good access to the services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan.

Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

A large part of the site is a protected outdoor play space and is only suitable for enhancement/replacement of play equipment and is not considered suitable for housing and employment development. There are 13 garages to the north of the site. Housing development on this part of the site could only be considered as part of a wider scheme including the improvement of the protected open space/playground.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.13	Net developable area (ha): 0.13	No. of houses: 4	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, the garages to the north of the site could be redeveloped for medium density development typically comprising semi-detached or terraced dwellings at an average density of about 30 dph, and the suggested yield is 4 units.

Housing yield

2017/18	0	2020/21	4	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2017

Site ref:	SWO001	Address: Bath Road, Woodchester, Stroud
Site name:	South Woodchester Industrial Area	
Parish:	Woodchester	



Site details		Key employment land	Within key employment land
Source of site	Desktop study	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	3.22	Scheduled Ancient Monument	No
Current/past land use	Commercial	Key wildlife site	Less than 50%
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 4	RAMSAR	No
Conservation Area	Within conservation area	SSSI	No
% within Cotswolds AONB	1.3	Flood risk zone	41.5% Zone 2, 32.3% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

A brownfield site with two distinct areas separated by a cycle path, watercourse and dense tree buffer running north/south. The eastern half consists of a large modern factory located with storage area and car parking. Accessed off A46 which runs alongside eastern side of site. The western half consists of a large number of smaller older reconstituted stone buildings. Large handstanding area between the two parts of the sites. Accessed off Station Road. Very steep drop at southern end of site, down to grazing field. Residential converted mills to the north of site.

2017 Site Assessment for site SWO001

Suitability

Physical constraints:

Accessibility score: 62

The site is relatively flat. The site contains a watercourse and the eastern part of the site is within flood zone 2 and 3. Bus stops on A46 provide this part of the site with good/reasonable access to services and facilities in the local area. The western part of the site is accessed via a non marked road with no street lighting or continuous pavement.

Potential impact summary:

Significant heritage constraints. The impact on the character and significance of the IHCA, the setting of South Woodchester village conservation area the setting of listed buildings at Churches Mill and Little Britain Farm would be likely to influence the scale, massing and design of any new development and to constrain it to the previously developed areas.

An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of international/national/local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Further consideration and assessment should be given to these issues to avoid harm or loss to the acknowledged interest before the site can be proceeded with in the future. Note that the assessment does not consider whether there are protected species on this site.

The site is an existing employment site and has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the older buildings on the western part of the site are suitable for redevelopment for employment uses, however any design should take account of proximity to heritage interests.

Is the site suitable? Yes

Availability

Availability summary:

There is no evidence that any of this area is available currently but there is a reasonable prospect that any suitable land will be available at a point in the future for development.

Is the site available? Reasonable prospect in future

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable prospect in the future

Development potential

Net site area (ha):

Net developable area (ha):

No. of houses:
0

Proposed use: B1, B2, B8,

Development potential summary:

The western part of the site could be redeveloped and improved for employment purposes, consisting of office, light industrial or warehousing uses.

Housing yield

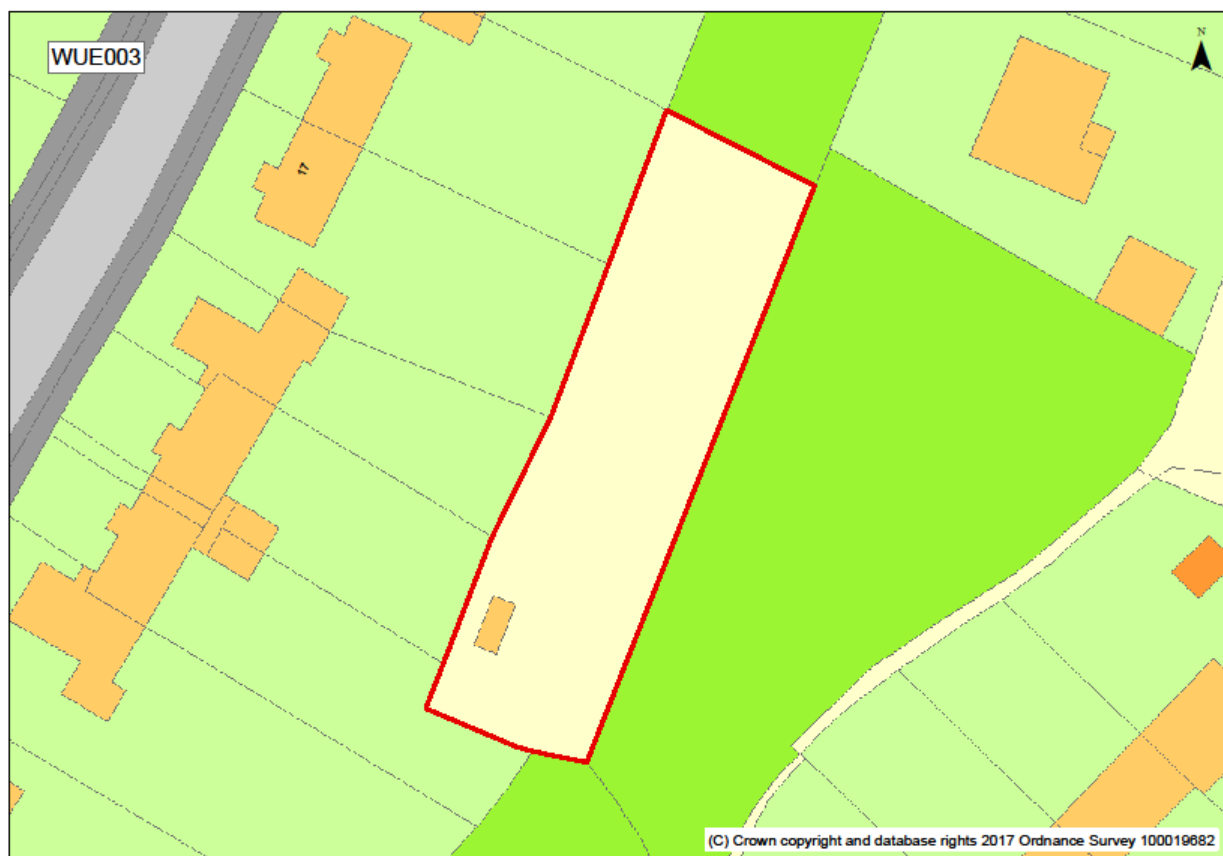
2017/18	0	2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Developable

Strategic Assessment of Land Availability 2017

Site ref:	WUE003	Address: Wotton Under Edge
Site name:	Land off Fountain Crescent	
Parish:	Wotton Under Edge	



Site details		Key employment land	No
Source of site	Call for Sites (147)	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	0.08	Scheduled Ancient Monument	No
Current/past land use		Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Narrow level back land on the eastern side to Wotton under Edge. Situated to the rear of residential gardens on Mount Pleasant. Site bounded to west, north and east by residential. Land accessed from the south through neighbouring land.

2017 Site Assessment for site WUE003

Suitability

Physical constraints:

Accessibility score: 55

Any development on the site would require access from neighbouring site to the east and south, off Fountain Crescent. The site is relatively level. It is not within flood zones 2 and 3. There are no known ground contamination or land stability issues.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within the identified settlement development limits and consequently the site has not been assessed as part of the Landscape Sensitivity Assessment.

Suitability summary:

From the information available, the site is considered suitable for housing/community uses. Any development on this site would need to establish a suitable access from the neighbouring site to the east and south, off Fountain Crescent.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 15 - Rural South

Is the site achievable?: Yes

Development potential

Net site area (ha): 0.1	Net developable area (ha): 0.1	No. of houses: 8	Proposed use: Residential, Retail, Community,
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Development potential summary:

This site is being considered by the owner as part of a wider scheme with the adjoining site. The adjoining site currently has extant planning permission for 24 dwellings. The proposal for both sites totals 32 dwellings therefore potential on the smaller site is 8 additional dwellings.

Housing yield

2017/18	0	2020/21	4	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2018/19	0	2021/22	4	2024/25	0	2027/28	0	2030/31	0	2033/34	0		
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0		

Conclusion

Development status: Deliverable