

Strategic Assessment of Land Availability 2018

Site ref:	FRL003	Address:
Site name:	Land north of the Crescent	Bisley Road, Oakridge Lynch GL6 7NN
Parish:	Bisley With Lypiatt	



Site details		Key employment land	No
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	5.65	Scheduled Ancient Monument	No
Current/past land use	Vacant/agriculture/equestrian	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	Within the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Collection of small and medium scale paddocks currently used for horse grazing. Rural character on wold top. To the south, southeast and southwest beyond the site is residential property on the escarpment ridge to golden valley and part of Oakridge Lynch settlement. The site is enclosed by roads and dry stone walling with the exception of a wooded copse in northwest corner containing a range of vacant and derelict interwar buildings. An all weather exercise paddock is within the site adjoining the stable yard. Conifer hedging screens this to housing further to the south. This and the access road are screened to road by broadleaved trees and wall. Covered bus stop in east at junction of roads. Footpath 46 bisects the site.

2018 Site Assessment for site FRL003

Suitability

Physical constraints:

The site is relatively level. There are no known ground contamination or land stability issues. Poor access to A & B road network. Bus shelter/stop in northeast corner used by school coaches and limited bus service. No flood risk issues on plateau.

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 sensitivity study stated that OL01 had medium sensitivity to housing with the openness to view to the east across the Frome valley and to the north in the western part of the area. The area provides a gentle rural transition on the edge of the village from the wider wold landscape to the north. The value of the area lies in its location within the Cotswolds AONB. However, there may be an opportunity to improve the settlement edge with housing on the single field north of the Crescent, bounded to the north by the PROW. Any edge would need to be indented and planted to reflect the housing edge to the east. High sensitivity to employment with the openness to view to the east across the Frome valley and to the north in the western part of the area. Employment use would be out of character with the village as a whole which is essentially rural with residential development. It would be highly visible in the wider landscape and is considered inappropriate.

Suitability summary:

Although not currently policy compliant, a small portion of the site adjoining The Crescent is considered to have future potential for some housing should the Local Plan Strategy identify the need for growth in this location in order to improve the Oakridge settlement edge. Housing on the single field north of the Crescent, bounded to the north by the PROW may be appropriate. Any edge would need to be indented and planted to reflect the housing edge to the east.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is not available currently but that 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: 16 - Rural East

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.69	Net developable area (ha): 0.65	No. of houses: 13	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, part of this site could be developed for low density development typically comprising detached, semi -detached dwellings at an average density of about 20 dph, and the suggested yield is 9 -13 units.

Housing yield

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

Conclusion

Development status: Future Potential