

Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: **270**

Site Name: **Former Builders Yard and Bowls Club, Merrywalks, Stroud**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

Site Details

Included in 2011 Assessment?: No

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible:

Site Assessment Panel

Likely to be deliverable?:

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Reason for not assessing the site: Has now got outline planning permission

Policy Constraints

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Site Source: National Land Use Database 2008

Parish: Stroud CP

District Ward: Central

Site Classification:

Easting: 384,880

Northing: 205,209

Gross Site Area (ha): 0.28

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha):

Net developable area (ha):

Proportion of net developable area available after taking account of physical obstacles(%):

Effective developable area (ha):

Density (dph):

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

If multiple ownership, are all owners prepared to develop?:

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

2016-2021:

Is site likely to be deliverable?:

Density (dph): 2021-2026:

2026 onwards:

What actions are needed to bring site forward?:

Stroud District SHLAA, Site Analysis, September 2011

