Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 238 Middle Leazes, off Occupied site (No buildings) Site Name: Site activity: **Parliament Street, Stroud** Main current use: Back garden Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if

Estimate of Housing Potential

Proportion of net developable

of physical obstacles(%):

area available after taking account

50

0.60

45

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 Parish: Stroud CP Flood risk Level 2 (%): 0 **District Ward:** Valley Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

> Easting: 385,690

> > 205,334

Gross Site Area (ha): 1.20 Gross Site Area (ha): 1.20

Local Plan Allocation: Net developable area (ha): 1.20

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Northing:

Effective developable area (ha): Density (dph):

Brownfield/Greenfield: Greenfield

Access; Topography

2021-2026

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 50% reduction

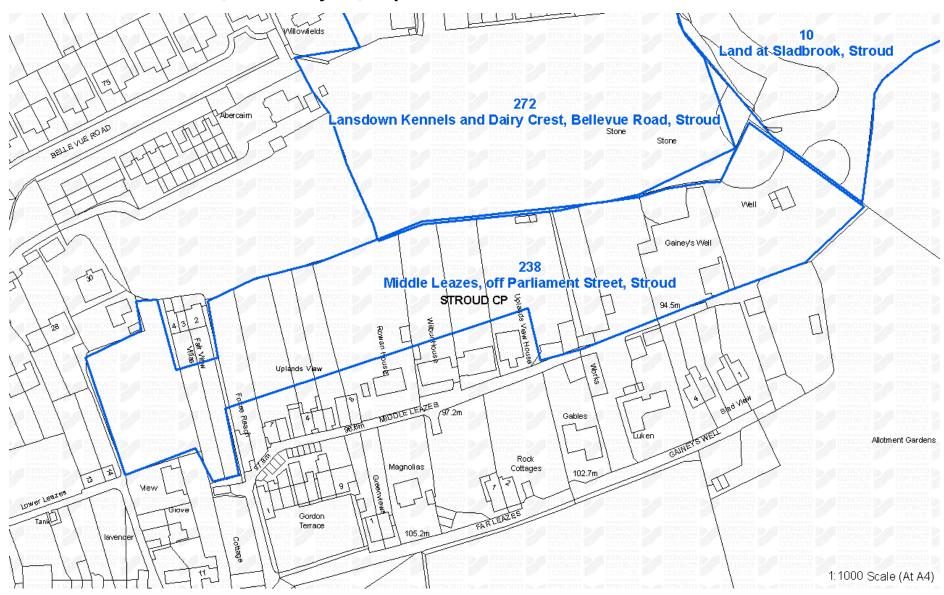
Reason for impact on yield or general deliverability issue: **Topography**

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)		ellings:	Is site <u>available</u> immediately?:	Not known
Density (dph):	2016-2021: 2021-2026: 2026 onwards:	27	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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