

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

RTP ID: **238**

Site Name: **Middle Leazes, off Parliament Street, Stroud**

Site activity: **Occupied site (No buildings)**

Main current use: **Back garden**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Stroud CP**

District Ward: **Valley**

Site Classification: **In Urban Area**

Easting: **385,690**

Northing: **205,334**

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

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

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

Net developable area (ha): **1.20**

Proportion of net developable area available after taking account of physical obstacles(%): **50**

Effective developable area (ha): **0.60**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations: **Access; Topography**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2021-2026**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **50% reduction**

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

Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
27	
2016-2021:	
Density (dph): 2021-2026:	27
45	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

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.

