

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

RTP ID: **159**

Site Name: **Peaked Elm Farm, Selsley**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: Conversion of other use

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access; Topography

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

Reason for impact on yield or general deliverability issue: Site access/Topography

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

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): 0.73

Net developable area (ha): 0.73

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 0.18

Density (dph): 40

Reason for not assessing the site:

Site Source: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Small village or rural area

Easting: 382,907

Northing: 203,734

Gross Site Area (ha): 0.73

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

| | | | |
|----------------------|---------------|--------------------------------------------|----------|
| Number of dwellings: | | Is site suitable for housing development?: | Possibly |
| Yield (no of dwgs): | 2011-2016: | Is site available immediately?: | Possibly |
| | 2016-2021: | | |
| | 2021-2026: | Is site likely to be deliverable?: | Yes |
| Density (dph): | 2026 onwards: | | |
| | | | |

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. 4. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Stroud District SHLAA, Site Analysis, September 2011

