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

RTP ID: 327

Included in 2011

Assessment?:

Amended Folly Lane, Stroud Vacant site (no bldgs or activity) Site Name: Site activity:

(143)

Yes

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 100

Reason for not assessing the site: **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Site Source: Submitted 2011 0

Parish: Stroud CP

District Ward: Uplands Flood risk Level 3a (%): 0

Site Classification: Edge of Urban Area 0

> Easting: 386,038

Northing: 206,545

Gross Site Area (ha): 2.88 Gross Site Area (ha): 2.88 Local Plan Allocation: Net developable area (ha): 2.88

Information from Site Visit / Call for Sites

Single

Single / multiple ownership:

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

0

0

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3b (%):

Estimate of Housing Potential

25 Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 0.72

> 40 Density (dph):

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

Reason for impact on yield or general deliverability issue: Access/Road capacity/Topograph

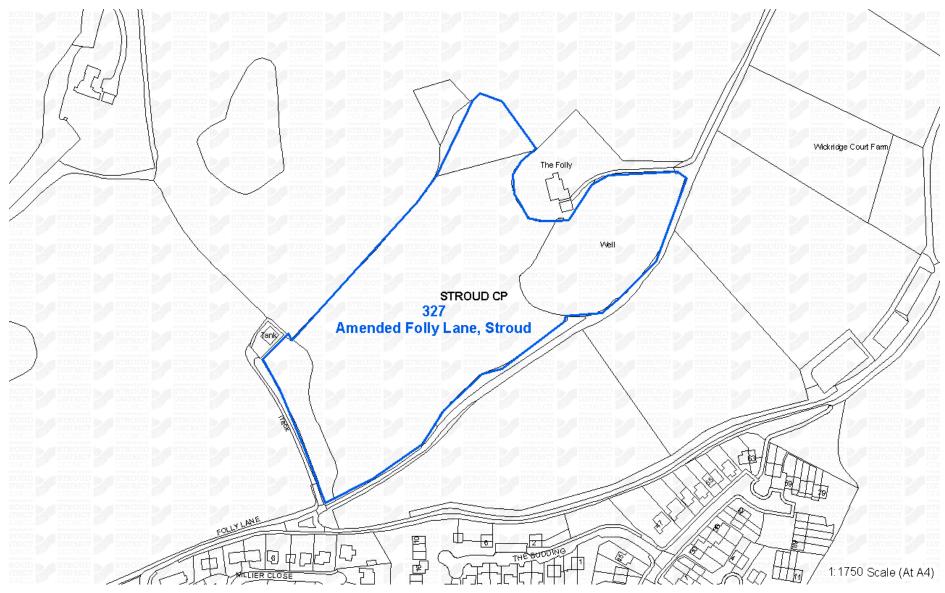
Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:		Is site <u>suitable</u> for using development?:	Possibly	
Number of dwellings:				
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
29	2016-2021:	14		
Density (dph):	2021-2026:	15	Is site likely to be deliverable?:	Yes
40	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact 2. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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