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

**RTP ID: 100** 

Yes

Included in 2011

Assessment?:

Site Name: off Bull Pitch, Dursley Site activity: Occupied buildings

Main current use: Back garden

Type of potential: Intensification (infill)

100

0.43

Site Details Potential for 'town centre'

mixed use development: No

**Policy Constraints** 

Proportion of net developable

of physical obstacles(%):

area available after taking account

AONB (%): 0

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Dursley CP Flood risk Level 2 (%): 0

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

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

**Easting:** 375,862

Northing: 198,029 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.43 Gross Site Area (ha): 0.43

Local Plan Allocation: Net developable area (ha): 0.43

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

Effective developable area (ha):

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

Density (dph): 45

Brownfield/Greenfield: Brownfield

## **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: No

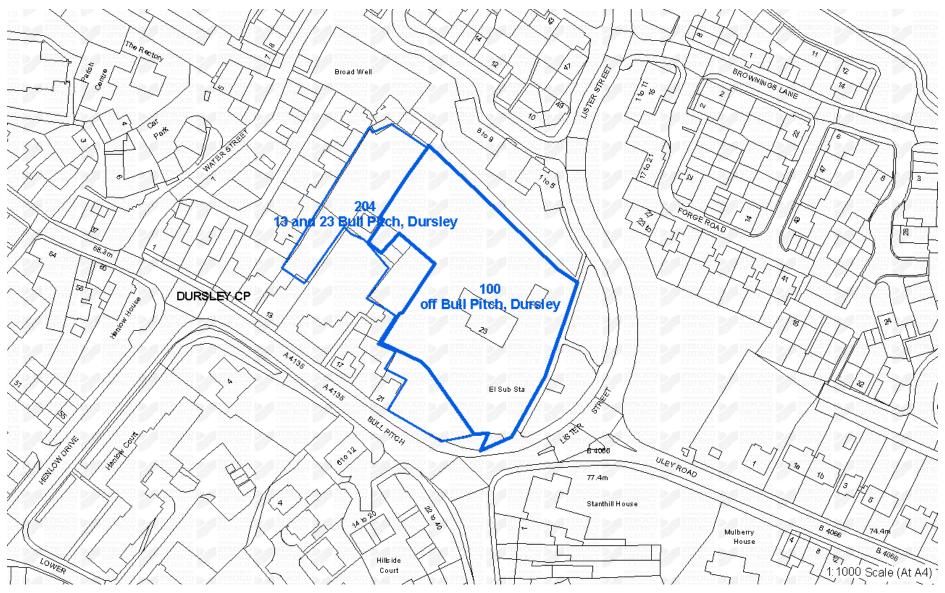
Reason for impact on yield or general deliverability issue:

OVERALL AS		hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)	Number of dwo : 2011-2016:	ellings:	Is site <u>available</u> immediately?:	Yes
17	2016-2021:	17	Is site likely to be	Yes
Density (dph):	2021-2026:		deliverable?:	103
45	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

## Stroud District SHLAA, Site Analysis, September 2011



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