Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 225 Land between Hillfield and Occupied site (No buildings) Site Name: Site activity: **Downfield, Stroud** Main current use: Back garden Intensification (infill) Type of potential: Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **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 Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 4 possible: Parish: Stroud CP Flood risk Level 2 (%): 0 **District Ward:** Central Flood risk Level 3a (%): 0 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 383,768 Likely to be deliverable?: No Estimate of Housing Potential Northing: 205,422 Gross Site Area (ha): 0.47 Gross Site Area (ha): 0.47 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 0.47 Undeliverable Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 0.47 If multiple ownership, are all 50 Density (dph): owners prepared to develop?:

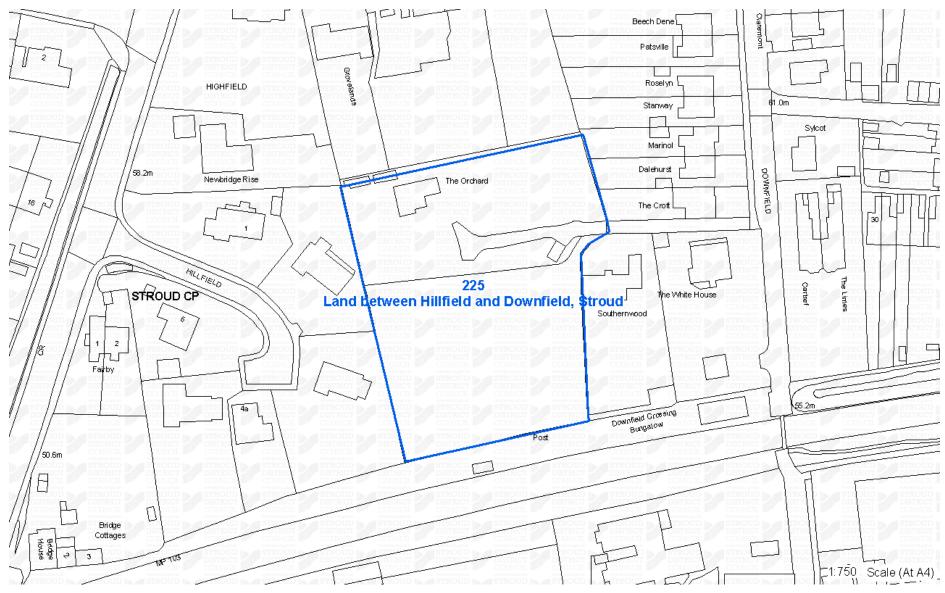
Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:	Is site <u>suitable</u> for nousing development?:	Possibly
Number of dwellings:		
Yield (no of dwgs): 2011-2016:	Is site <u>available</u> immediately?:	Yes
23 2016-2021:		
Density (dph): 2021-2026:	Is site likely to be deliverable?:	No
50 2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed. 2.
Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

Stroud District SHLAA, Site Analysis, September 2011



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