## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **37 Land east of Dursley** Occupied site (No buildings) Site Name: Site activity: Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2026 (2 phases) constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: **Dursley CP** Flood risk Level 2 (%): 0 **District Ward:** Dursley Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 376,604 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 197,531 Gross Site Area (ha): 11.14 Gross Site Area (ha): 11.14 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 8.35 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: Multiple Effective developable area (ha): 8.35 If multiple ownership, are all Yes

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Density (dph):

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Yes
Number of dwellings:			Voc	
Yield (no of dwgs): 2	2011-2016:		Is site <u>available</u> immediately?:	Yes
334 2	2016-2021:	167	1 26 . 191 . 1 . 4 . 1 .	V
Density (dph): 2	2021-2026:	167	Is site likely to be deliverable?:	Yes
45 2026	onwards:			

Greenfield

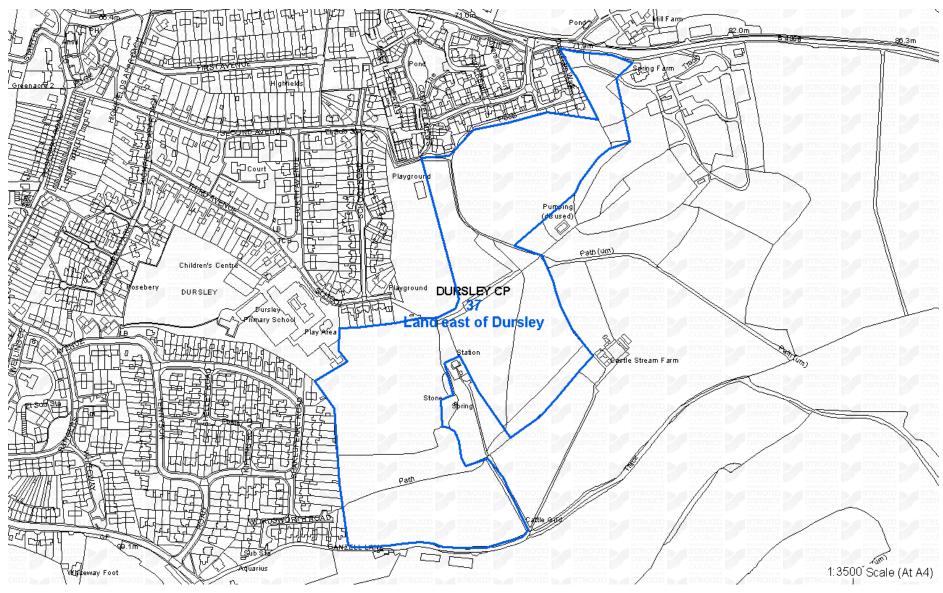
owners prepared to develop?:

Brownfield/Greenfield:

## What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

## Stroud District SHLAA, Site Analysis, September 2011



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