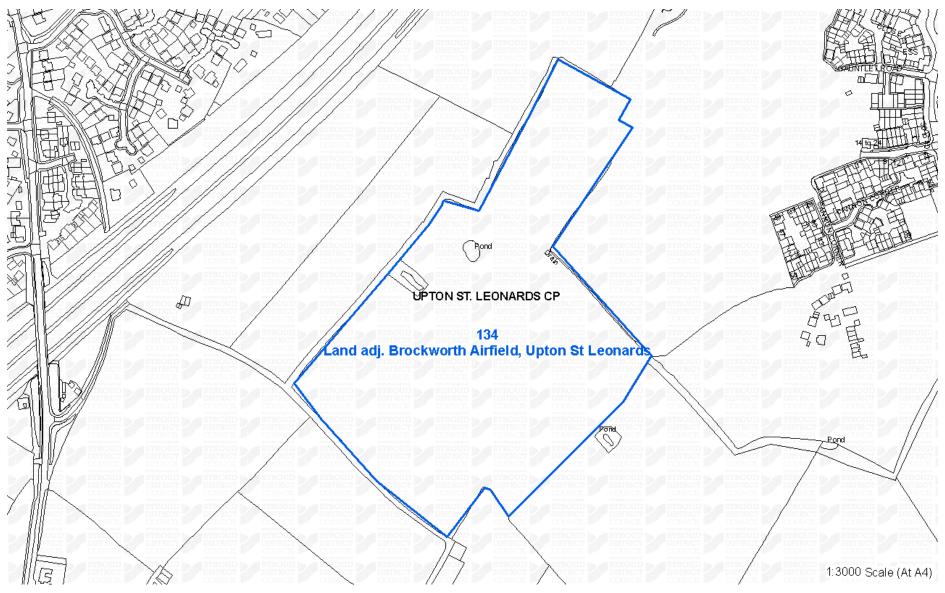
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 134 Land adj. Brockworth Vacant site (no bldgs or activity) Site Name: Site activity: Airfield, Upton St Leonards Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site 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 2021-2026 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Upton St. Leonards CP Flood risk Level 2 (%): 0 **District Ward: Upton St Leonards** Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 387,086 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 215,692 Gross Site Area (ha): 9.95 Gross Site Area (ha): 9.95 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 9.95 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): 9.95 If multiple ownership, are all 40 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

| OVERALL ASSESSMEN | T: Is site <u>suitable</u> for | Yes | What actions are needed to bring site forward?: |
|---|--------------------------------|-----|---|
| housing development?: Number of dwellings: | | | 1. Seek early review with the Highways Agency to determine impact |
| Yield (no of dwgs): 2011-201 | Is site available | Yes | on strategic road network. |
| 398 2016-202 | • | Yes | |
| Density (dph): 2021-2020 | 5: 398 deliverable?: | res | |
| 40 2026 onwards | S: | | |

Stroud District SHLAA, Site Analysis, September 2011



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