Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 142 Land rear of Prospect Place, Vacant site (no bldgs or activity) Site Name: Site activity: **Dursley** Main current use: Other previous use

Type of potential: New build

Potential for 'town centre' Site Details mixed use development:

Included in 2011 Yes

Assessment?:

Policy Constraints

Flood risk Level 2 (%):

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

area available after taking account

No

0

0

100

0.36

60

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

Key Wildlife Sites (%):

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

Parish: **Dursley CP**

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

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

> Easting: 375,516

Estimate of Housing Potential Northing: 198,109

Gross Site Area (ha): 0.36 Gross Site Area (ha): 0.36 Local Plan Allocation: Net developable area (ha): 0.36

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

If multiple ownership, are all Density (dph): owners prepared to develop?:

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

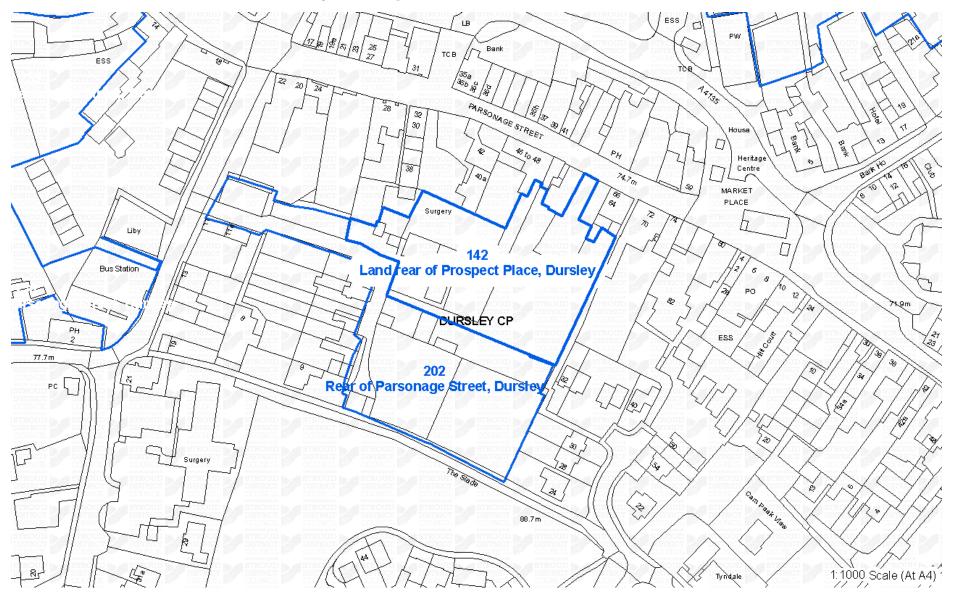
Reason for impact on yield or general deliverability issue:

			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
22	2016-2021:	22		
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
60	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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