

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

RTP ID: **17**

Site Name: **Land adjacent to Pooles Farm, Upton St Leonards**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2016

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 99

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 1.24

Net developable area (ha): 1.24

Proportion of net developable area available after taking account of physical obstacles(%): 100

Effective developable area (ha): 1.24

Density (dph): 30

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Upton St. Leonards CP

District Ward: Upton St Leonards

Site Classification: Small village or rural area

Easting: 386,423

Northing: 214,417

Gross Site Area (ha): 1.24

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016: **37**

Is site available immediately?:

Yes

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

37 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

30 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

