Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 302 Land at Bondend Farm, Occupied buildings Site Name: Site activity: **Upton St Leonards** Main current use: Other/unclassifed 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 constraints can be addressed - if Site Source: Submitted 2011 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: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 386,904 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 215,195 No

Gross Site Area (ha): 0.38 Gross Site Area (ha): 0.38 Local Plan Allocation: Net developable area (ha): 0.38

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Not known

Brownfield/Greenfield:

100

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 0.38

> Density (dph): 40

Brownfield

Impact on theoretical yield:

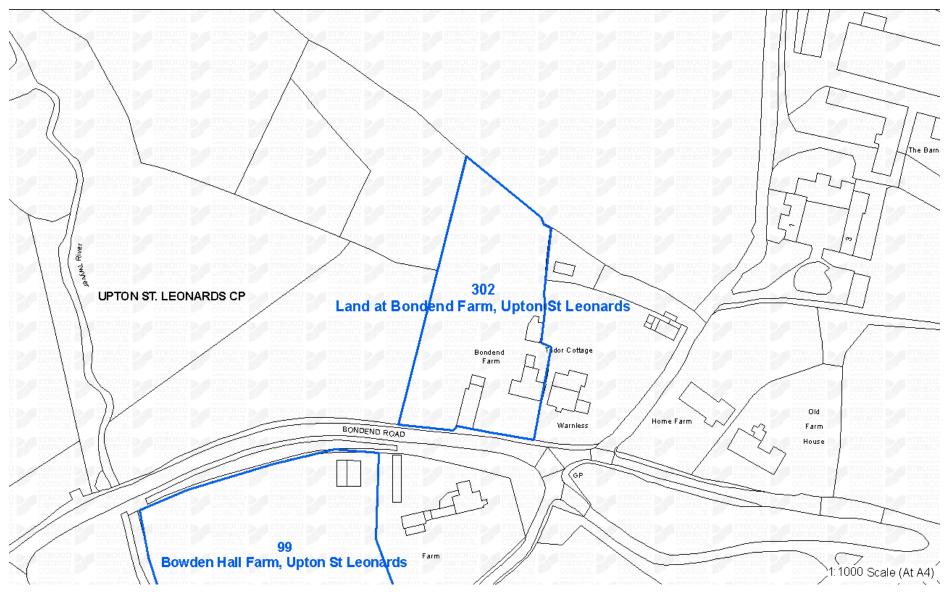
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for using development?:	Yes
Yield (no of dwgs): 2011-2016:	15	Is site <u>available</u> immediately?:	Possibly
Density (dph): 2021-2026: 40 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011



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