

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

RTP ID: **178**

Site Name: **Bisley Old Road Allotments, Stroud**

Site activity: Vacant site (no bldgs or activity)

Main current use: Allotments

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: 2016-2021

## 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 (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 1

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 1.22

Net developable area (ha): 1.22

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

Effective developable area (ha): 1.22

Density (dph): 45

Reason for not assessing the site:

Site Source: Outstanding Housing Allocation

Parish: Stroud CP

District Ward: Slade

Site Classification: In Urban Area

Easting: 386,337

Northing: 205,060

Gross Site Area (ha): 1.22

Local Plan Allocation: Housing Allocation

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Number of dwellings:

Is site available immediately?:

Not known

Yield (no of dwgs): 2011-2016:

49 2016-2021: 49

Is site likely to be deliverable?:

Yes

Density (dph): 2021-2026:

45 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

