## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **62** Land at Fromehall Lane, Occupied buildings Site Name: Site activity:

Main current use:

Flood risk Level 2 (%):

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

area available after taking account

Existing housing stock

75

0.83

50

Intensification (infill) Type of potential:

Potential for 'town centre' Site Details mixed use development: No Included in 2011 Yes

Assessment?: **Policy Constraints** 

**AONB (%):** 0 Reason for not assessing the site: **Key Employment Land (%):** 1

> Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

**District Ward:** Rodborough Flood risk Level 3a (%):

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

> Easting: 384,325

**Stroud** 

Call for Sites

Rodborough CP

**Estimate of Housing Potential** Northing: 204,881 Gross Site Area (ha): 1.11 Gross Site Area (ha): 1.11

Local Plan Allocation: Net developable area (ha): 1.11

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

Site Source:

Parish:

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 2021-2026 constraints can be addressed - if

possible:

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or

Site access

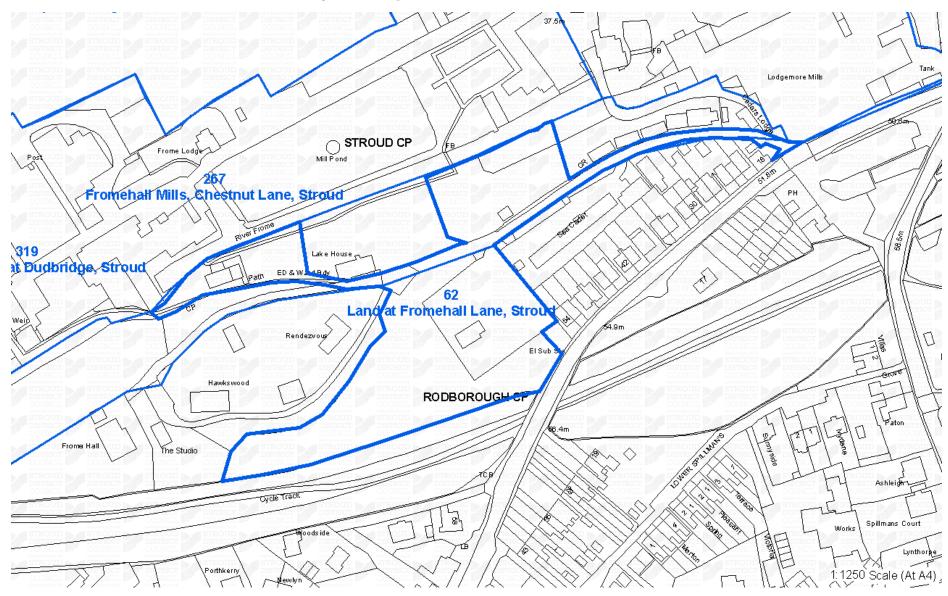
general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:				
	italliber of awa			Yes
Yield (no of dwgs):	2011-2016:		Is site <u>available</u> immediately?:	res
42	2016-2021:		_	
72	2010-2021.		la aita likalu ta ba	Yes
Density (dph):	2021-2026:	42	Is site likely to be deliverable?:	168
<b>50</b>	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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