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

RTP ID: 1

Site Name: Land south of Gloucester, at

Whaddon

Site activity: Occupied site (No buildings)

0

9

9

100

New build

Main current use: Agriculture

Site Details Potential for 'town centre'

mixed use development: No

Type of potential:

Included in 2011 Yes

Assessment?:

Policy Constraints

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%):

Flood risk Level 2 (%):

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

Parish: Brookthorpe-with-Whaddon CP

Multiple

District Ward: Upton St Leonards Flood risk Level 3a (%):

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 9

Easting: 382,813

Northing: 213,382 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 147.40 Gross Site Area (ha): 147.40

Local Plan Allocation: Net developable area (ha): 110.55

Information from Site Visit / Call for Sites

Single / multiple ownership:

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 110.55

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if 2016 onwards (3 phases)

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

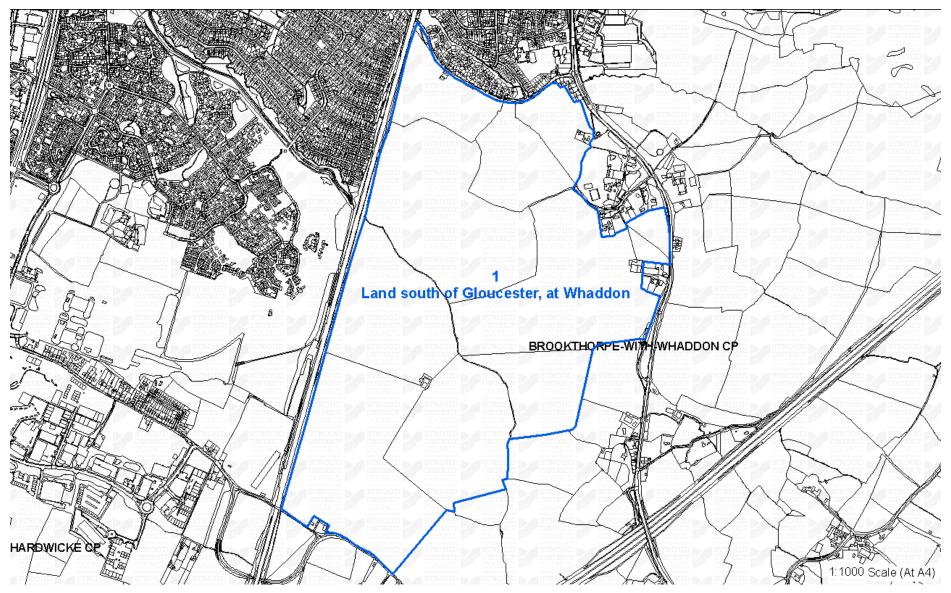
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe			Is site <u>suitable for</u> housing development?:		Possibly
	Yield (no of dwgs)		1,474	Is site <u>available</u> immediately?:	Yes
	Density (dph):	2021-2026: 2026 onwards:	1,474 1,474	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011



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