## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 206 Site Name: Woodmancote Road, Dursley Site activity: Occupied buildings Main current use: Employment Type of potential: New build

Site Details

Potential for 'town centre' mixed use development:

No

0

0

0

0

100

0.28

Included in 2011 Yes

Assessment?:

**Policy Constraints** 

Reason for not assessing the site:

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Site Source: Urban Capacity Study 2002 Tree Preservation Order (count): 0

Parish: Dursley CP Flood risk Level 2 (%):

District Ward: Dursley Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

**Easting:** 375,837

Northing: 197,836 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.28 Gross Site Area (ha): 0.28

Local Plan Allocation: Net developable area (ha): 0.28

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

o...g.o, ...u...p.o o....o...p.

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

nown of physical obstacles(%):

Effective developable area (ha):

Density (dph): 45

Proportion of net developable

area available after taking account

Brownfield/Greenfield: Brownfield

## **Suitability Assessment**

Physical problems or limitations:

**Environmental conditions:** 

Time period over which 2016-2021 constraints can be addressed - if

possible:

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

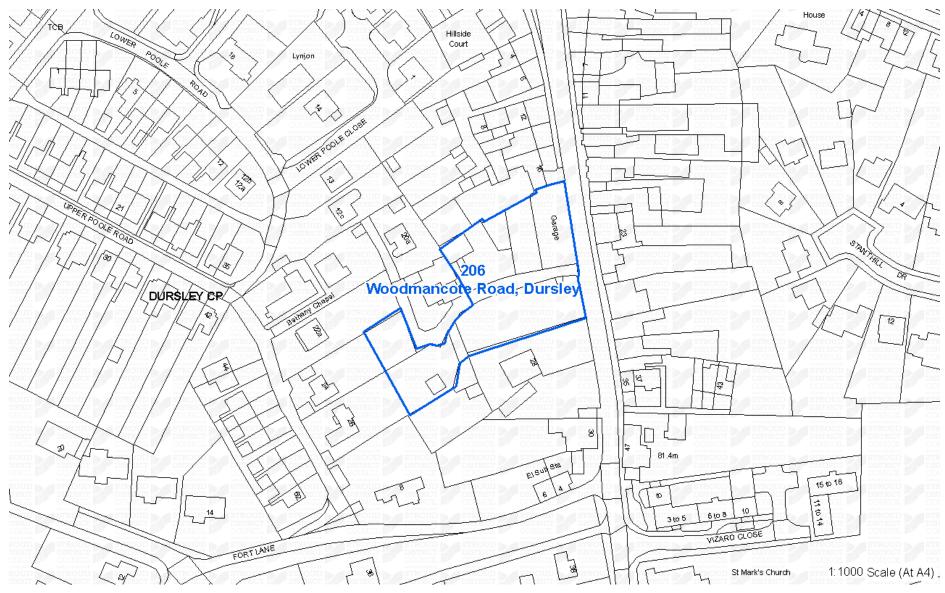
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Yes
	Yield (no of dwgs)	Number of dwo ): 2011-2016: 2016-2021:	ellings:	Is site <u>available</u> immediately?:	Not known
	Density (dph):	2021-2026: 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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