Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 196

Manor farm, Vatch Lane, Vacant site (no bldgs or activity) Site Name: Site activity:

Bussage Main current use: Open space

> Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Key Employment Land (%):

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

Density (dph):

area available after taking account

100

0.85

30

Assessment?: **Policy Constraints**

AONB (%): 100 Reason for not assessing the site: 0

Key Wildlife Sites (%): 0

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 4

Bisley-with-Lypiatt CP Parish: Flood risk Level 2 (%): 0

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

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

> Easting: 388,878

Yes

Estimate of Housing Potential Northing: 204,073

Gross Site Area (ha): 0.85 Gross Site Area (ha): 0.85 Local Plan Allocation: Net developable area (ha): 0.85

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Included in 2011

NA

Brownfield/Greenfield: Greenfield Physical problems or limitations:

Environmental conditions:

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

Suitability Assessment

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

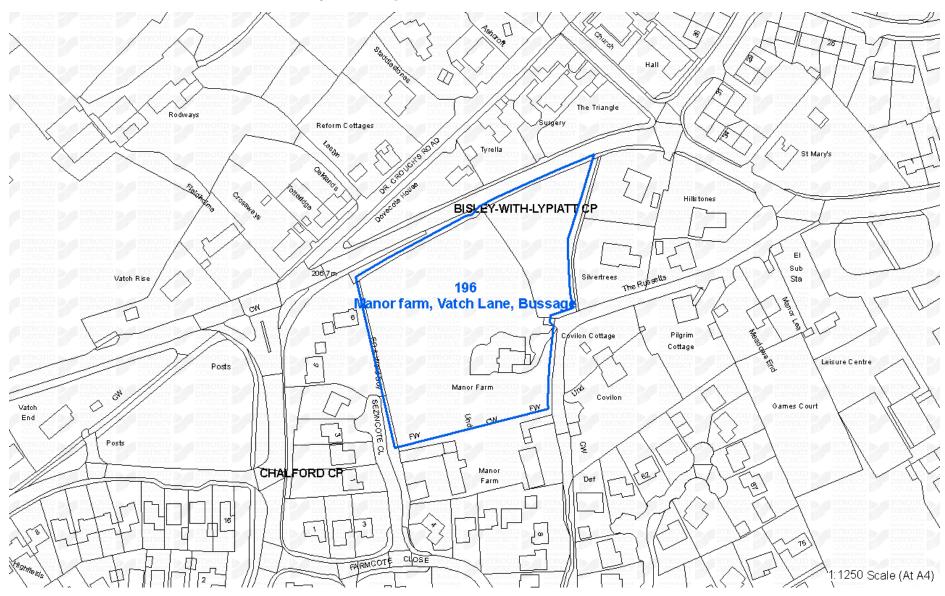
Reason for impact on yield or general deliverability issue:

OVERALL ASS		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:				
Yield (no of dwgs)): 2011-2016:		Is site <u>available</u> immediately?:	Not known
26	2016-2021:	26		
	_0.0 _0		Is site likely to be	Yes
Density (dph):	2021-2026:		deliverable?:	163
30	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Stroud District SHLAA, Site Analysis, September 2011



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