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

RTP ID: 87

Included in 2011

Land behind Farmhill Lane, Site Name:

Stroud

Yes

Occupied site (No buildings) Site activity:

Recreation

New build

0

0

0

100

13.06

40

Potential for 'town centre' Site Details

mixed use development: No

of physical obstacles(%):

Density (dph):

Effective developable area (ha):

Main current use:

Type of potential:

Assessment?: **Policy Constraints**

AONB (%): 100 Reason for not

assessing the site: **Key Employment Land (%):**

Key Wildlife Sites (%):

Call for Sites Site Source: Tree Preservation Order (count): 5

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

District Ward: Farmhill and Paganhill Flood risk Level 3a (%): 0

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

> Easting: 383,784

Estimate of Housing Potential Northing: 206,417

Gross Site Area (ha): 17.41 Gross Site Area (ha): 17.41 Net developable area (ha): 13.06

Local Plan Allocation:

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: Multiple

Brownfield/Greenfield:

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

Not known

Greenfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

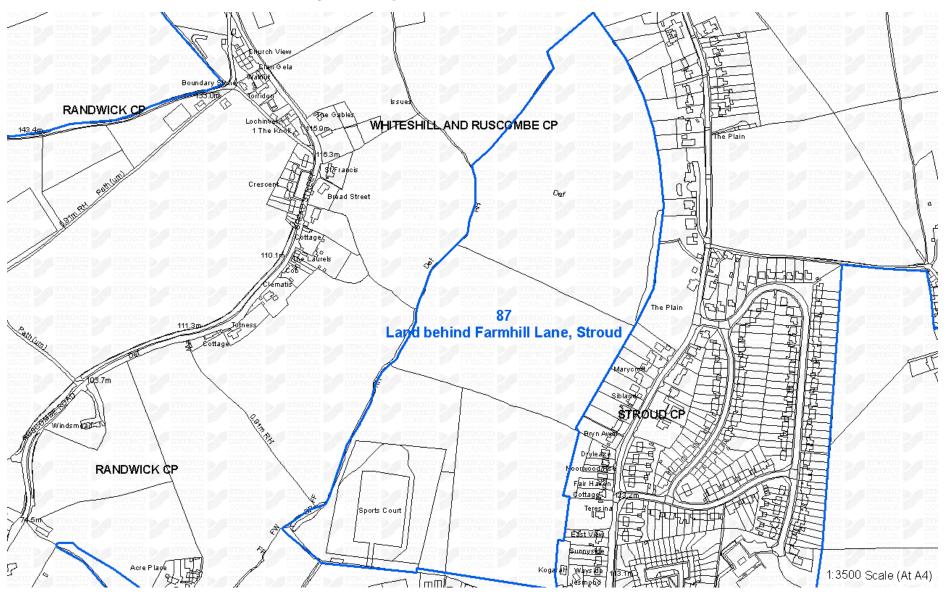
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)	Number of dwo : 2011-2016: 2016-2021:	174	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2021-2026: 2026 onwards:	174 174	Is site likely to be deliverable?:	Yes

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. 3. Determine whether access issue can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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