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

RTP ID: 83

Included in 2011

Site Name: Bownham Park School, Site activity: Occupied buildings

Rodborough Common, Main current use: School

Stroud

Yes

Type of potential: New build

0

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

AONB (%): 100

Reason for not assessing the site: Key Employment Land (%):

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 2

Parish: Rodborough CP Flood risk Level 2 (%): 0

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

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

Easting: 385,564

Northing: 202,553 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 3.41 Gross Site Area (ha): 3.41

Local Plan Allocation: Protected Outdoor Play Space Net developable area (ha): 3.41

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 2.56

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

Density (dph): 30

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

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: 25% reduction

Reason for impact on yield or general deliverability issue:

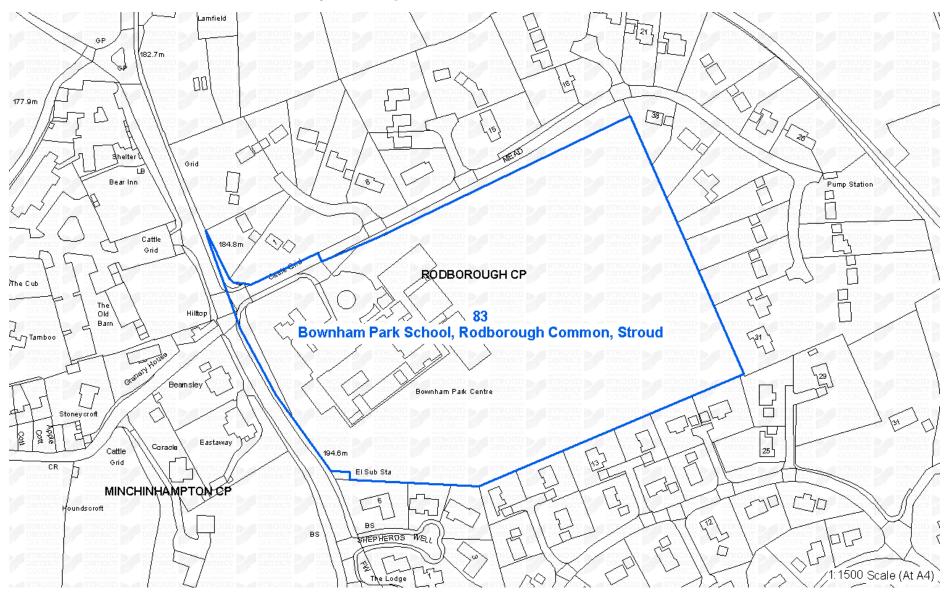
Topography

			Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs):	Number of dwe : 2011-2016:	ellings:	Is site <u>available</u> immediately?:	Yes
77 Density (dph):	2016-2021: 2021-2026:	77	Is site likely to be deliverable?:	Yes
	2026 onwards:		<u>ueliverable:</u> .	

What actions are needed to bring site forward?:

 Determine whether outdoor play space can satisfactority be provided as part of the development or relocated elsewhere.
 Determine whether AONB policy can be relaxed/lifted or design can address impact.

Stroud District SHLAA, Site Analysis, September 2011



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