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

RTP ID: 89

Yes

Included in 2011

Assessment?:

Land south of High Street, Occupied site (No buildings) Site Name: Site activity:

> **Upton St Leonards** Main current use: Agriculture

> > Type of potential: New build

> > > 0

0

100

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 100

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

> Key Wildlife Sites (%): 0

Site Source: Call for Sites Tree Preservation Order (count): 10

Parish: Upton St. Leonards CP Flood risk Level 2 (%):

District Ward: Upton St Leonards Flood risk Level 3a (%): 0

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

> Easting: 386,211

Estimate of Housing Potential Northing: 214,541

Gross Site Area (ha): 8.51 Gross Site Area (ha): 8.51 8.51

Local Plan Allocation: Net developable area (ha):

Single

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

of physical obstacles(%):

Effective developable area (ha): 8.51

If multiple ownership, are all 30 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which 2016-2026 (2 phases) constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

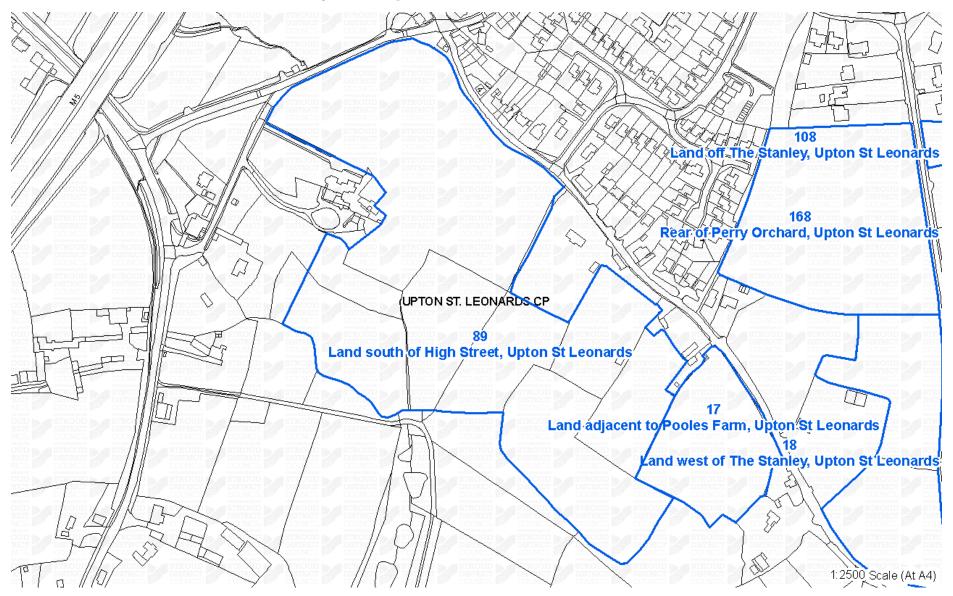
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable for</u> housing development?:		Possibly
Yield (no of dwgs):	2011-2016: 2016-2021:	127	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026:	128	Is site likely to be deliverable?:	Yes
30 202	26 onwards:			

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. 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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