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

RTP ID: 156

Clingre Farm, Stinchcombe Occupied buildings Site Name: Site activity:

> Main current use: Agriculture

> > 0

0

100

Type of potential: New build

Potential for 'town centre' Site Details mixed use development:

Included in 2011 Yes

Assessment?:

Policy Constraints

AONB (%): 100 Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Flood risk Level 2 (%):

Site Source: Call for Sites Tree Preservation Order (count): 0

Stinchcombe CP Parish:

District Ward: Vale Flood risk Level 3a (%):

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

> Easting: 372,930

Estimate of Housing Potential Northing: 199,522

Gross Site Area (ha): 0.48 Gross Site Area (ha): 0.48 Local Plan Allocation: Net developable area (ha): 0.48

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account Single / multiple ownership: Single

of physical obstacles(%):

Effective developable area (ha): 0.48

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

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Possible contamination

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

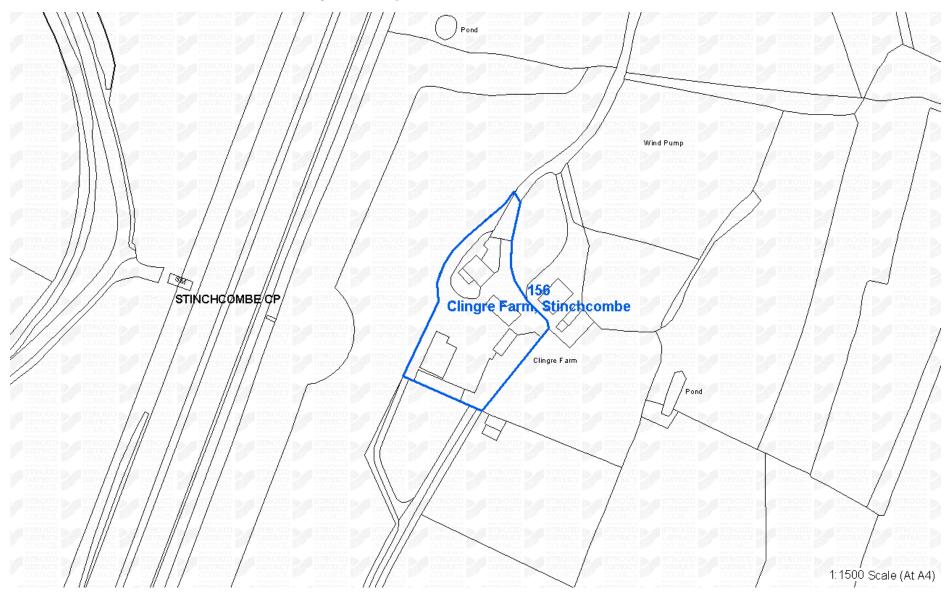
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):	Number of dwe : 2011-2016: 2016-2021:	ellings:	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	14	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Undertake site surveys to determine extent of possible contamination.

Stroud District SHLAA, Site Analysis, September 2011



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