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

RTP ID: 91

Included in 2011

Assessment?:

Grange Fields, Stroud Occupied site (No buildings) Site Name: Site activity:

> Main current use: Agriculture

Type of potential: New build

0

0

0

100

11.86

45

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 98

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

Key Wildlife Sites (%):

of physical obstacles(%):

Density (dph):

Effective developable area (ha):

Site Source: Call for Sites Tree Preservation Order (count): 14

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

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

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

> Easting: 385,114

Estimate of Housing Potential Northing: 205,828 15.81

Gross Site Area (ha): Gross Site Area (ha): 15.81 Local Plan Allocation: Net developable area (ha): 11.86

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

Yes

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield 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

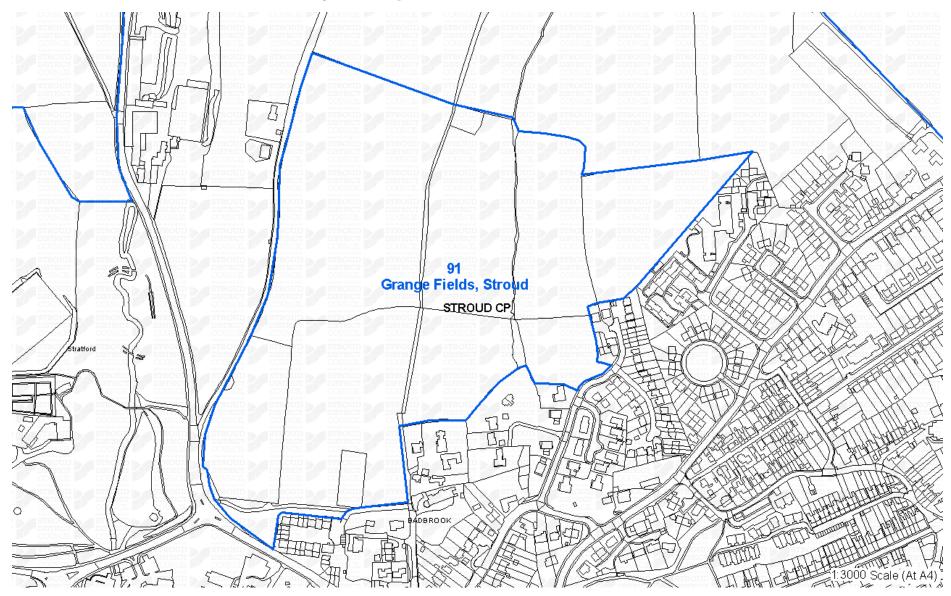
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):	Number of dwe 2011-2016: 2016-2021:		Is site <u>available</u> immediately?:	Yes
Density (dph):	2016-2021:	267 267	Is site likely to be deliverable?:	Yes
45 20	26 onwards:			

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact of the development of said yield.

Stroud District SHLAA, Site Analysis, September 2011



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