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

RTP ID: 310

Yes

Land off Humphries End, Vacant site (no bldgs or activity) Site Name: Site activity:

> Paganhill, Stroud Main current use: Agriculture

> > Type of potential: New build

> > > 0

0

100

0.52

45

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

area available after taking account

AONB (%): 100

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

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

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

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

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

> Easting: 383,329

Estimate of Housing Potential Northing: 206,056

Gross Site Area (ha): 0.52 Gross Site Area (ha): 0.52 Net developable area (ha): 0.52

Local Plan Allocation:

Included in 2011

Assessment?:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all NA

owners prepared to develop?:

Density (dph):

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Reduction (max 2 dwellings) Impact on theoretical yield:

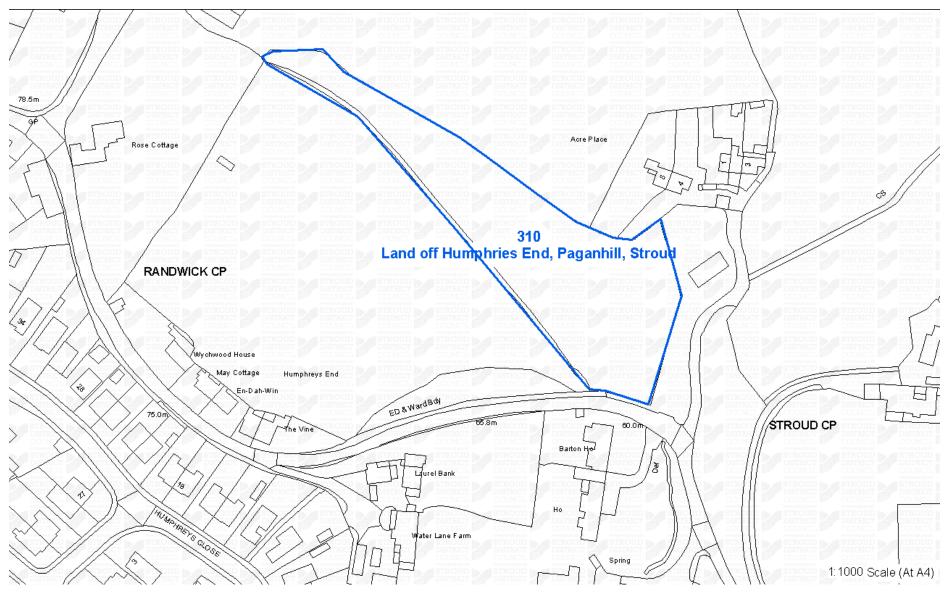
Reason for impact on yield or general deliverability issue: Topography/Access/Road capacit

OVERALL ASSESSMENT:			Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)	Number of dwe : 2011-2016: 2016-2021:	21	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2021-2026: 2026 onwards:		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. Determine whether access issues can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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