

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

RTP ID: **148**

Site Name: **Land south of Callowell Farm, Stroud**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011 onwards (multiple phases)

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 24.61

Net developable area (ha): 18.45

Proportion of net developable area available after taking account of physical obstacles(%): 100

Effective developable area (ha): 18.45

Density (dph): 45

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stroud CP

District Ward: Uplands

Site Classification: Edge of Urban Area

Easting: 384,407

Northing: 206,076

Gross Site Area (ha): 24.61

Local Plan Allocation:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

None required

Number of dwellings:

Is site available immediately?:

Yes

Yield (no of dwgs): 2011-2016: 104

830 2016-2021: 363

Density (dph): 2021-2026: 363

45 2026 onwards:

Is site likely to be deliverable?:

Yes

# Stroud District SHLAA, Site Analysis, September 2011

