

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

RTP ID: **63**

Site Name: **Land off Dallaway, London Road, Thrupp**

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: **Access; Topography**

Environmental conditions:

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

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **50% reduction**

Reason for impact on yield or general deliverability issue: **Topography**

Reason for not assessing the site:

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): **2.55**

Net developable area (ha): **2.55**

Proportion of net developable area available after taking account of physical obstacles(%): **50**

Effective developable area (ha): **1.28**

Density (dph): **45**

Site Source: **Call for Sites**

Parish: **Thrupp CP**

District Ward: **Thrupp**

Site Classification: **Edge of Urban Area**

Easting: **386,584**

Northing: **202,774**

Gross Site Area (ha): **2.55**

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?:

**Possibly**

What actions are needed to bring site forward?:

Number of dwellings:

**1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.**

Is site available immediately?:

**Yes**

Is site likely to be deliverable?:

**Yes**

Yield (no of dwgs): 2011-2016:

**57** 2016-2021: **57**

Density (dph): 2021-2026:

**45** 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

