Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 63 Land off Dallaway, London Occupied site (No buildings) Site Name: Site activity: Road, Thrupp Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access; Topography **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible:

Parish: Thrupp CP Flood risk Level 2 (%): 0 **District Ward: Thrupp** Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Flood risk Level 3b (%): 0

Easting: 386,584

Northing: 202,774 Gross Site Area (ha): 2.55 Gross Site Area (ha): 2.55

Local Plan Allocation: Net developable area (ha): 2.55

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 1.28

Estimate of Housing Potential

50

If multiple ownership, are all Density (dph): 45 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 50% reduction

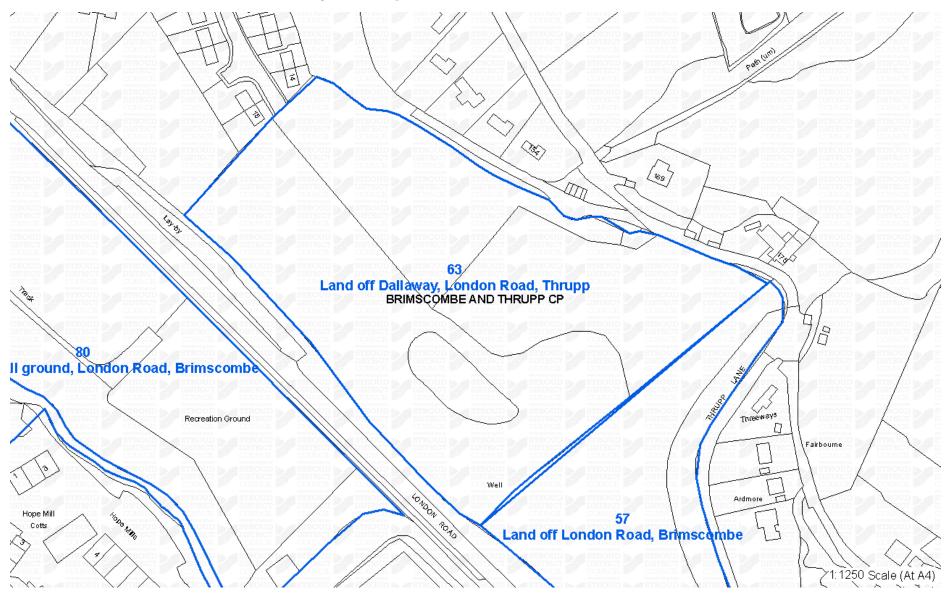
Reason for impact on yield or general deliverability issue: **Topography**

OVERALL ASSESSMENT: Number of dw.	ho	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016: 57 2016-2021:	57	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026: 45 2026 onwards:	31	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



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