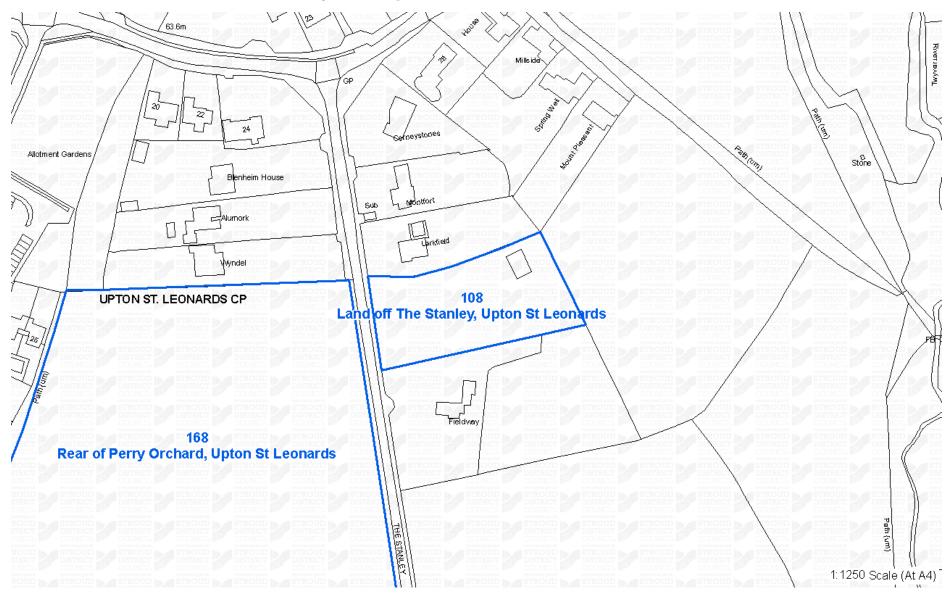
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 108 Land off The Stanley, Upton Occupied site (No buildings) Site Name: Site activity: St Leonards Main current use: Other/unclassified Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **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: Upton St. Leonards CP Flood risk Level 2 (%): 0 **District Ward: Upton St Leonards** Flood risk Level 3a (%): 0 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 386,666 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 214,694 Gross Site Area (ha): 0.37 Gross Site Area (ha): 0.37 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 0.37 Reason for impact on yield or Road capacity 75 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 0.27 If multiple ownership, are all 30 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:			Is site <u>suitable</u> for using development?:	Possibly
	Number of dwellings:			
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
8	2016-2021:	8		
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
30	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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