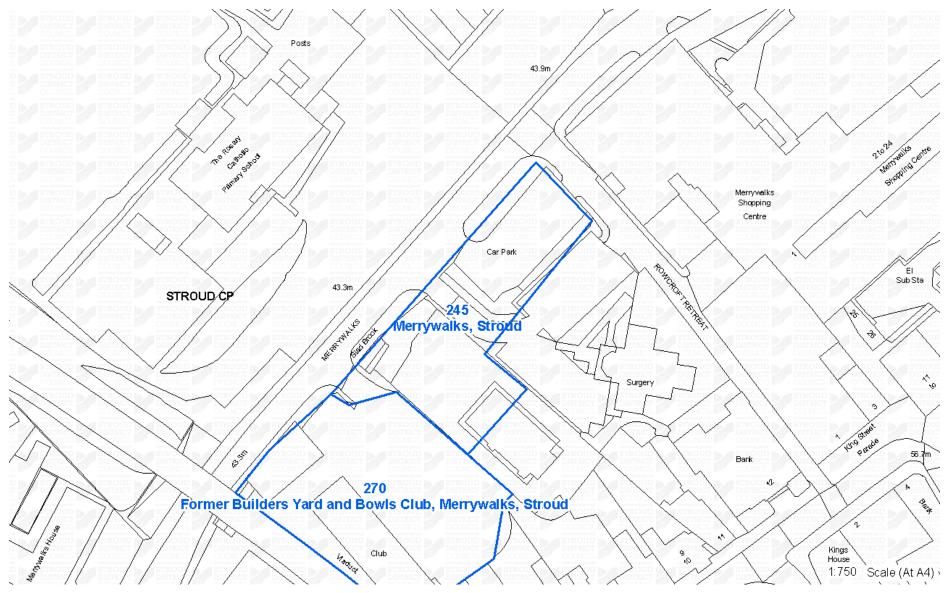
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 245 Merrywalks, Stroud Occupied site (no buildings) Site Name: Site activity: Main current use: Car Park Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Functional floodplain (more than 10% of site) **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 possible: Parish: Stroud CP Flood risk Level 2 (%): 55 **District Ward:** Central Flood risk Level 3a (%): 55 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 49 Easting: 384,891 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 205,239 Gross Site Area (ha): 0.21 Gross Site Area (ha): 0.21 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 0.21 Reason for impact on yield or Alternative use Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Not known Effective developable area (ha): 0.21 If multiple ownership, are all NA Density (dph): 100 owners prepared to develop?: Brownfield/Greenfield: Brownfield le eita suitable for What actions are needed to bring site forward? OVERALL ACCECCMENT Possibly

OVERALL ASSESSMENT:		is site suitable ioi	Possibly	What actions are needed to bring site forward?.
Nun	t nber of dwellings:	nousing development?:		1. Determine whether owners are willing to develop site. 2. Assess
			Not known	requirements to satisfactorily address flood risk. 3. Undertake detailed viability assessment of the potential for the alternative use.
		immediately?: Is site likely to be deliverable?:	Vaa	
Density (dph): 20			Yes	
100 2026 0	onwards:			

Stroud District SHLAA, Site Analysis, September 2011



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