

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

RTP ID: **95**

Site Name: **Land at Brookthorpe Hall,  
Stroud Road, Brookthorpe**

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Harescombe CP

District Ward: Upton St Leonards

Site Classification: Small village or rural area

Easting: 383,869

Northing: 211,988

Gross Site Area (ha): 1.34

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 100

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): 1.34

Net developable area (ha): 1.34

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

Effective developable area (ha): 1.34

Density (dph): 30

## Suitability Assessment

Physical problems or limitations:

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: No

Reason for impact on yield or general deliverability issue:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

| Number of dwellings:           |           |
|--------------------------------|-----------|
| Yield (no of dwgs): 2011-2016: |           |
| <b>40</b>                      | <b>40</b> |
| 2016-2021:                     |           |
| Density (dph): 2021-2026:      |           |
| <b>30</b>                      |           |
| 2026 onwards:                  |           |

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact.

