

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

RTP ID: **202**

Site Name: **Rear of Parsonage Street, Dursley**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations: Access

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:

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): 0.40

Net developable area (ha): 0.40

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

Effective developable area (ha): 0.40

Density (dph): 60

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Dursley CP

District Ward: Dursley

Site Classification: In Urban Area

Easting: 375,484

Northing: 198,089

Gross Site Area (ha): 0.40

Local Plan Allocation:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Possibly

1. Determine whether owners are willing to develop site. 2. Determine whether access issues can be addressed.

24 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

60 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

