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

RTP ID: 202

Yes

Included in 2011

Assessment?:

Rear of Parsonage Street, Vacant site (no bldgs or activity) Site Name: Site activity:

> **Dursley** Main current use: Other/unclassified

> > Type of potential: New build

> > > 0

0

0

0.40

100

0.40

60

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

Density (dph):

area available after taking account

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

Key Wildlife Sites (%):

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count):

Parish: **Dursley CP** Flood risk Level 2 (%):

District Ward: Dursley Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

> Easting: 375,484

Estimate of Housing Potential Northing: 198,089

Gross Site Area (ha): 0.40 Gross Site Area (ha): 0.40

Local Plan Allocation: Net developable area (ha):

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 Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

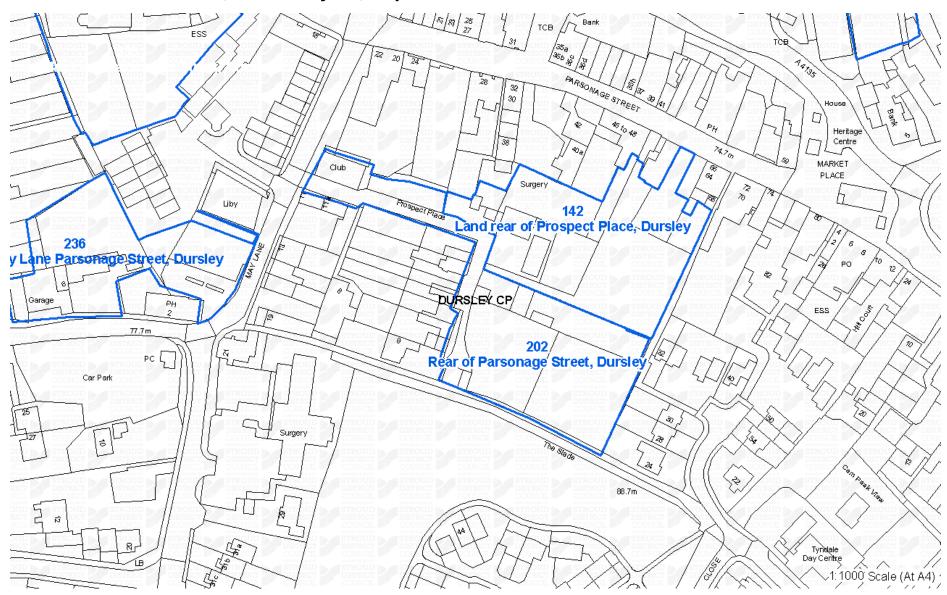
Reason for impact on yield or general deliverability issue:

OVERALL ASS	SESSMENT: Number of dwe	Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)		24	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2021-2026: 2026 onwards:	24	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



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