

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

RTP ID: **306**

Site Name: **Land off A38, Newport**

Site activity: **Vacant site (no bldgs or activity)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Suitability Assessment

Physical problems or limitations:

Reason for not assessing the site:

Environmental conditions:

Time period over which constraints can be addressed - if possible:

Site Source: **Submitted 2011**

Parish: **Alkington CP**

District Ward: **Vale**

Site Classification: **Small village or rural area**

Easting: **370,064**

Northing: **198,023**

Gross Site Area (ha): **1.26**

Local Plan Allocation:

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): **1.18**

Net developable area (ha): **1.18**

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

Effective developable area (ha): **1.18**

Density (dph): **30**

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: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016: **35**

Is site available immediately?:

Possibly

1. Determine whether owners are willing to develop site.

35 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

30 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

