

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

RTP ID: **53**

Site Name: **Land off Bow Hill, Rooksmoor**

Site activity:

Main current use: **Other/unclassified**

Type of potential:

Potential for 'town centre' mixed use development:

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Rodborough CP**

District Ward: **Rodborough**

Site Classification: **Edge of Urban Area**

Easting: **384,220**

Northing: **203,406**

Gross Site Area (ha): **0.60**

Local Plan Allocation: **Protected Outdoor Play Space**

Policy Constraints

AONB (%): **71**

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): **0.60**

Net developable area (ha): **0.60**

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

Effective developable area (ha): **0.60**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: **No**

Impact on theoretical yield:

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?: **No**

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<input type="text"/>
24	2016-2021:
Density (dph): 2021-2026:	<input type="text"/>
45	2026 onwards:
	<input type="text"/>

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

No

No

What actions are needed to bring site forward?:

Site cannot come forward because owner of play space does not wish to make this land available and without it there is no prospect of the site being developed.

Stroud District SHLAA, Site Analysis, September 2011

