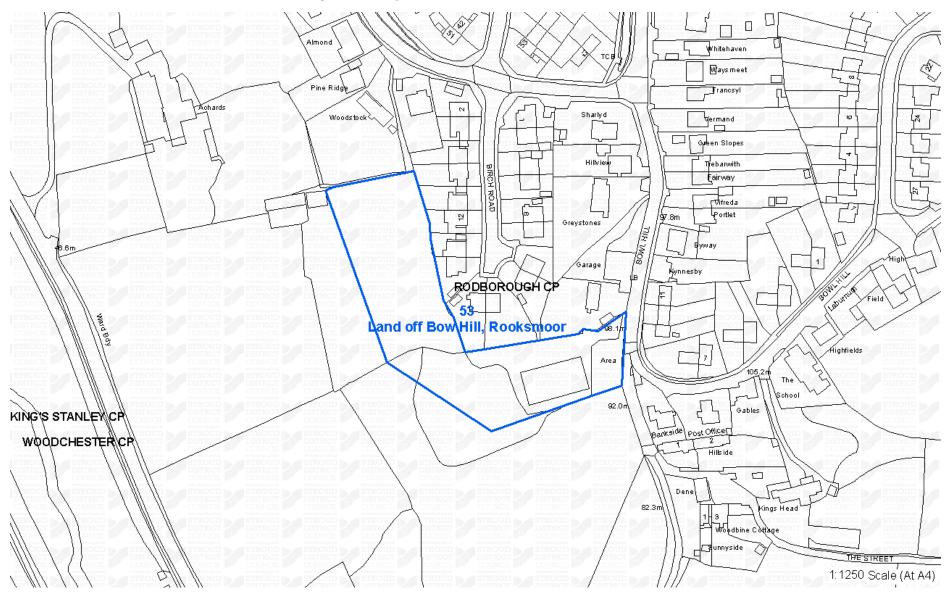
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **53** Land off Bow Hill, Site Name: Site activity: Rooksmoor Main current use: Other/unclassified Type of potential: Potential for 'town centre' Site Details mixed use development: Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **AONB (%):** 71 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Rodborough CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Rodborough Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 384,220 Likely to be deliverable?: No Estimate of Housing Potential Northing: 203,406 Gross Site Area (ha): 0.60 Gross Site Area (ha): 0.60 Impact on theoretical yield: Local Plan Allocation: Protected Outdoor Play Space Net developable area (ha): 0.60 Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Multiple Effective developable area (ha): 0.60 If multiple ownership, are all No 45 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

C	OVERALL AS	SESSMENT:	hou	Is site <u>suitable</u> for using development?:	Possibly
	Number of dwellings:				
	Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	No
	24	2016-2021:			
	Density (dph):	2021-2026:		Is site likely to be deliverable?:	No
	45	2026 onwards:			

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



© Crown copyright and database rights 2011 Ordnance Survey 100019682