

# Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **129**

Site Name: **Land adjacent to Saul Farm, Saul**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' mixed use development: No

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2019

## Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

## Accessibility

Distance from site to Bus Stop (m): 3,399

Nearest Centre from Bus Stop: Stonehouse – Co-op

Distance from Bus Stop to nearest retail/service centre (m): 5,890

Travel Time from bus stop to nearest retail/service centre (mins): 32

Nearest retail/service centre to site: Stonehouse – Co-op

Distance from site to nearest nearest retail/service centre (m): 9,335

## Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Fretherne with Saul CP

District Ward: Severn

Site Classification: Small village or rural area

Easting: 374,924

Northing: 209,171

Gross Site Area (ha): 1.00

Local Plan Allocation:

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 5

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 100

Flood risk Level 3a (%): 100

Flood risk Level 3b (%): 100

## Estimate of Housing Potential

Gross Site Area (ha): 1.00

Net developable area (ha): 1.00

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

Effective developable area (ha): 1.00

Density (dph): 30

## Information from Site Visit / Call for Sites

Single / multiple ownership: Single

If multiple ownership, are all owners prepared to develop?:

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Number of dwellings:

Yield (no of dwgs):

2009-2014:

30

2014-2019:

30

Density (dph):

2019-2026:

30

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

**Stroud District SHLAA, Site Analysis, November 2009**

