

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

RTP ID: **15**

Site Name: **Grange Farm West, Leonard Stanley**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Included in Assessment?: Yes

Policy Constraints

Environmental conditions:

Reason for not assessing the site:

AONB (%): 0

Time period over which constraints can be addressed - if possible: 2009-2014

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Site Assessment Panel

Site Source: Call for Sites

Special Landscape Area (%): 0

Likely to be deliverable?: Yes

Parish: Leonard Stanley CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: No

District Ward: The Stanleys

Flood risk Level 2 (%): 0

Reason for impact on yield or general deliverability issue:

Site Classification: Edge of smaller town or larger village

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Easting: 380,141

Estimate of Housing Potential

Accessibility

Northing: 203,546

Gross Site Area (ha): 0.65

Distance from site to Bus Stop (m): 2

Gross Site Area (ha): 0.65

Net developable area (ha): 0.65

Nearest Centre from Bus Stop: Stonehouse – Bath Road

Local Plan Allocation:

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

Distance from Bus Stop to nearest retail/service centre (m): 2,832

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

Effective developable area (ha): 0.65

Travel Time from bus stop to nearest retail/service centre (mins): 6

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

Density (dph): 45

Nearest retail/service centre to site: Stonehouse – Bath Road

Brownfield/Greenfield: Greenfield

Distance from site to nearest nearest retail/service centre (m): 2,738

OVERALL ASSESSMENT:

Is site suitable for housing development?: **Yes**

What actions are needed to bring site forward?:

Number of dwellings:

None required

Yield (no of dwgs): 2009-2014: **29**

Is site available immediately?: **Yes**

Density (dph): 2019-2026: **45**

Is site likely to be deliverable?: **Yes**

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

