

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

RTP ID: 159

Site Name: Peaked Elm Farm, Selsley

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: Conversion of other use

Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access; Topography

Site Details

Included in Assessment?: Yes

Environmental conditions:

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

Reason for not assessing the site:

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 75% reduction

Site Source: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Small village or rural area

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Reason for impact on yield or general deliverability issue: Site access/Topography

Easting: 382,907

Northing: 203,734

Gross Site Area (ha): 0.73

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.73

Net developable area (ha): 0.73

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 0.18

Density (dph): 45

Accessibility

Distance from site to Bus Stop (m): 2

Nearest Centre from Bus Stop: Stroud – Sainsburys

Distance from Bus Stop to nearest retail/service centre (m): 1,287

Travel Time from bus stop to nearest retail/service centre (mins): 4

Nearest retail/service centre to site: Stroud – Sainsburys

Distance from site to nearest nearest retail/service centre (m): 1,371

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?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Possibly

1. Determine whether owners are willing to develop site.
2. Determine whether access issue can be addressed.
3. Determine whether topography issue renders site unviable.
4. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

8

2014-2019:

8

Density (dph):

2019-2026:

Is site likely to be deliverable?:

45

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

