

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

RTP ID: 17

Site Name: Land adjacent to Pooles Farm, Upton St Leonards

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 (%): 99

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: Upton St. Leonards CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: No

District Ward: Upton St Leonards

Flood risk Level 2 (%): 0

Reason for impact on yield or general deliverability issue:

Site Classification: Small village or rural area

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Accessibility

Easting: 386,423

Estimate of Housing Potential

Distance from site to Bus Stop (m): 369

Northing: 214,417

Gross Site Area (ha): 1.24

Nearest Centre from Bus Stop: Gloucester – Abbeydale Morrisons

Gross Site Area (ha): 1.24

Net developable area (ha): 1.24

Distance from Bus Stop to nearest retail/service centre (m): 2,465

Local Plan Allocation:

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

Travel Time from bus stop to nearest retail/service centre (mins): 7

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

Effective developable area (ha): 1.24

Nearest retail/service centre to site: Gloucester – Abbeydale Morrisons

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

Density (dph): 30

Distance from site to nearest nearest retail/service centre (m): 1,978

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Yield (no of dwgs):

2009-2014:

37

Is site available immediately?:

Yes

37

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

