

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

RTP ID: **18**

Site Name: **Land west of The Stanley,
Upton St Leonards**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Suitability Assessment

Potential for 'town centre'
mixed use development: **No**

Physical problems or limitations: **Access**

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 (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Special Landscape Area (%): **0**

Tree Preservation Order Site (%): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

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): **432**

Nearest Centre from Bus Stop: **Gloucester – Abbeydale Morrisons**

Distance from Bus Stop to nearest
retail/service centre (m): **2,436**

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

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

Distance from site to nearest
nearest retail/service centre (m): **2,116**

Site Source: **Call for Sites**

Parish: **Upton St. Leonards CP**

District Ward: **Upton St Leonards**

Site Classification: **Small village or rural area**

Easting: **386,581**

Northing: **214,402**

Gross Site Area (ha): **1.94**

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): **1.94**

Net developable area (ha): **1.94**

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

Effective developable area (ha): **1.94**

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?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

58

2014-2019:

58

Density (dph):

2019-2026:

30

2026 onwards:

Is site available
immediately?:

Yes

Is site likely to be
deliverable?:

Yes

1. Determine whether access issue can be addressed. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, November 2009

