

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

RTP ID: **99**

Site Name: **Bowden Hall Farm, Upton St Leonards**

Site activity: Occupied site (No buildings)

Main current use: Other/unclassified

Type of potential: New build

## Suitability Assessment

Potential for 'town centre' mixed use development: No

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

## 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

## Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Site Source: Call for Sites

Parish: Upton St. Leonards CP

District Ward: Upton St Leonards

Site Classification: Small village or rural area

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 35

Flood risk Level 3a (%): 35

Flood risk Level 3b (%): 28

## Accessibility

Distance from site to Bus Stop (m): 242

Nearest Centre from Bus Stop: Gloucester – Abbeydale Morrisons

Distance from Bus Stop to nearest retail/service centre (m): 2,875

Travel Time from bus stop to nearest retail/service centre (mins): 8

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

Distance from site to nearest nearest retail/service centre (m): 1,938

Easting: 386,829

Northing: 215,093

Gross Site Area (ha): 0.77

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): 0.77

Net developable area (ha): 0.77

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

Effective developable area (ha): 0.77

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:

1. Assess requirements to satisfactorily address flood risk.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

23

2014-2019:

23

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

