

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

RTP ID: **205**

Site Name: **Yellow Hundred Close**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre'
mixed use development:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Details

Included in Assessment?: No

Reason for not
assessing the site: Developed

Site Source: Urban Capacity Study 2002

Parish: Dursley CP

District Ward: Dursley

Site Classification: In Urban Area

Easting: 376,022

Northing: 198,035

Gross Site Area (ha): 0.61

Local Plan Allocation: Mixed Use Allocation

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 (%): 53

Flood risk Level 3a (%): 47

Flood risk Level 3b (%): 21

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield:

Reason for impact on yield or general
deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 143

Nearest Centre from Bus Stop: Dursley – Parsonage

Distance from Bus Stop to nearest
retail/service centre (m): 515

Travel Time from bus stop to nearest
retail/service centre (mins): 5

Nearest retail/service centre to site: Dursley – Parsonage

Distance from site to nearest
nearest retail/service centre (m): 1,108

Estimate of Housing Potential

Gross Site Area (ha): 0.61

Net developable area (ha): 0.61

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

Effective developable area (ha): 0.61

Density (dph): 80

Information from Site Visit / Call for Sites

Single / multiple
ownership:

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

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for
housing development?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

2014-2019:

Density (dph):

2019-2026:

80

2026 onwards:

Is site available
immediately?:

Is site likely to be
deliverable?:

Yes

What actions are needed to bring site forward?:

Stroud District SHLAA, Site Analysis, November 2009

