

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

RTP ID: **100**

Site Name: **off Bull Pitch, Dursley**

Site activity: Occupied buildings

Main current use: Back garden

Type of potential: Intensification (infill)

Potential for 'town centre' mixed use development: No

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

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): 31

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): 560

Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Dursley CP

District Ward: Dursley

Site Classification: In Urban Area

Easting: 375,862

Northing: 198,029

Gross Site Area (ha): 0.43

Local Plan 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 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.43

Net developable area (ha): 0.43

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

Effective developable area (ha): 0.43

Density (dph): 50

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

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:

21

2014-2019:

21

Density (dph):

2019-2026:

50

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

1. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, November 2009

