

Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: **225**

Site Name: **Land between Hillfield and Downfield, Stroud**

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: Intensification (infill)

Potential for 'town centre' mixed use development: No

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: No

Impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue: Undeliverable

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Stroud CP

District Ward: Central

Site Classification: In Urban Area

Easting: 383,768

Northing: 205,422

Gross Site Area (ha): 0.47

Local Plan Allocation:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 4

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.47

Net developable area (ha): 0.47

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

Effective developable area (ha): 0.47

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: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

2016-2021:

Density (dph): 2021-2026:

2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

No

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed. 2. Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

Stroud District SHLAA, Site Analysis, September 2011

