

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

RTP ID: **272**

Site Name: **Lansdown Kennels and Dairy Crest, Bellevue Road, Stroud**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

## Site Details

Included in 2011 Assessment?: No

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

## Site Assessment Panel

Likely to be deliverable?:

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Reason for not assessing the site: Developed

## Policy Constraints

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

## Estimate of Housing Potential

Gross Site Area (ha):

Net developable area (ha):

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

Effective developable area (ha):

Density (dph):

Site Source: National Land Use Database 2008

Parish: Stroud CP

District Ward: Valley

Site Classification:

Easting: 385,704

Northing: 205,474

Gross Site Area (ha): 2.40

Local Plan Allocation: Housing Allocation

## 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:

Is site available immediately?:

Is site likely to be deliverable?:

Yield (no of dwgs): 2011-2016:

2016-2021:

Density (dph): 2021-2026:

2026 onwards:

What actions are needed to bring site forward?:

# Stroud District SHLAA, Site Analysis, September 2011

