

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

RTP ID: **302**

Site Name: **Land at Bondend Farm, Upton St Leonards**

Site activity: **Occupied buildings**

Main current use: **Other/unclassified**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Submitted 2011**

Parish: **Upton St. Leonards CP**

District Ward: **Upton St Leonards**

Site Classification: **Small village or rural area**

Easting: **386,904**

Northing: **215,195**

Gross Site Area (ha): **0.38**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

## Estimate of Housing Potential

Gross Site Area (ha): **0.38**

Net developable area (ha): **0.38**

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

Effective developable area (ha): **0.38**

Density (dph): **40**

## 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?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

If multiple ownership, are all owners prepared to develop?: **Not known**

Brownfield/Greenfield: **Brownfield**

## OVERALL ASSESSMENT:

| Number of dwellings:           |               |
|--------------------------------|---------------|
| Yield (no of dwgs): 2011-2016: | <b>15</b>     |
| <b>15</b>                      | 2016-2021:    |
| Density (dph): 2021-2026:      |               |
| <b>40</b>                      | 2026 onwards: |

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Yes**

**Possibly**

**Yes**

What actions are needed to bring site forward?:

**1. Determine whether owners are willing to develop site.**

# Stroud District SHLAA, Site Analysis, September 2011

