

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

RTP ID: **55**

Site Name: **Land rear of Selwyn Close, Kings Stanley**

Site activity: Vacant site (no bldgs or activity)

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: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 380,947

Northing: 204,177

Gross Site Area (ha): 6.42

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 99

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 11

Flood risk Level 3a (%): 11

Flood risk Level 3b (%): 10

Estimate of Housing Potential

Gross Site Area (ha): 6.42

Net developable area (ha): 6.42

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 4.82

Density (dph): 40

Suitability Assessment

Physical problems or limitations: High probability of flooding (more than 10% of site); Access; Powerlines over site;

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2026 onwards

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Powerlines

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:	
193	
2016-2021:	
Density (dph): 2021-2026:	
40	
2026 onwards:	193

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Assess whether flood risk can be satisfactorily addressed. 3. Determine whether access issue can be addressed. 4. Determine whether cost of burying/moving powerlines is prohibitive. 5. Undertake site surveys to determine extent of possible contamination.

Stroud District SHLAA, Site Analysis, September 2011

