

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

RTP ID: **204**

Site Name: **13 and 23 Bull Pitch, Dursley**

Site activity: Buildings occupied

Main current use: Back garden

Type of potential: Intensification (infill)

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Dursley CP

District Ward: Dursley

Site Classification: In Urban Area

Easting: 375,831

Northing: 198,034

Gross Site Area (ha): 0.20

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): 0.20

Net developable area (ha): 0.20

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

Effective developable area (ha): 0.20

Density (dph): 60

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

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: Not known

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
12	12
2016-2021:	
Density (dph): 2021-2026:	
60	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.
2. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011

