

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

RTP ID: **220**

Site Name: **Brimley, Leonard Stanley**

Site activity: Occupied buildings

Main current use: Existing housing stock

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: Leonard Stanley CP

District Ward: The Stanleys

Site Classification: In smaller town or larger village

Easting: 380,872

Northing: 203,671

Gross Site Area (ha): 3.23

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): 3.23

Net developable area (ha): 3.23

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

Effective developable area (ha): 3.23

Density (dph): 30

## 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: Not known

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Is site <u>suitable</u> for housing development?:		Yes
Is site <u>available</u> immediately?:		Not known
Is site likely to be <u>deliverable</u> ?:		Yes
Number of dwellings:		
Yield (no of dwgs): 2011-2016:		
	97	
2016-2021:		
Density (dph): 2021-2026:		
	30	
2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site and be relocated. 2. Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

# Stroud District SHLAA, Site Analysis, September 2011

