

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

RTP ID: **196**

Site Name: **Manor farm, Vatch Lane, Bussage**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Bisley-with-Lypiatt CP

District Ward: Bisley

Site Classification: Small village or rural area

Easting: 388,878

Northing: 204,073

Gross Site Area (ha): 0.85

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 4

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 0.85

Net developable area (ha): 0.85

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

Effective developable area (ha): 0.85

Density (dph): 30

## Suitability Assessment

Physical problems or limitations:

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:		Is site <u>suitable</u> for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site <u>available</u> immediately?:	Not known
<b>26</b>	2016-2021:		
	<b>26</b>	Is site likely to be <u>deliverable</u> ?:	Yes
Density (dph):	2021-2026:		
<b>30</b>	2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.

# Stroud District SHLAA, Site Analysis, September 2011

