

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

RTP ID: **129**

Site Name: **Land adjacent to Saul Farm, Saul**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

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:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 5

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 100

Flood risk Level 3a (%): 100

Flood risk Level 3b (%): 100

## Estimate of Housing Potential

Gross Site Area (ha): 1.00

Net developable area (ha): 1.00

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

Effective developable area (ha): 1.00

Density (dph): 30

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Fretherne with Saul CP

District Ward: Severn

Site Classification: Small village or rural area

Easting: 374,924

Northing: 209,171

Gross Site Area (ha): 1.00

Local Plan Allocation:

## 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:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Number of dwellings:

Is site available immediately?:

Yes

Yield (no of dwgs): 2011-2016:

Is site likely to be deliverable?:

Yes

30 2016-2021: 30

Density (dph): 2021-2026:

30 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

