

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

RTP ID: **18**

Site Name: **Land west of The Stanley, Upton St Leonards**

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: 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:

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): 1.94

Net developable area (ha): 1.94

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

Effective developable area (ha): 1.94

Density (dph): 30

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Upton St. Leonards CP

District Ward: Upton St Leonards

Site Classification: Small village or rural area

Easting: 386,581

Northing: 214,402

Gross Site Area (ha): 1.94

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?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Yes

1. Determine whether access issue can be addressed. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

58 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

30 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

