

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

RTP ID: **37**

Site Name: **Land east of Dursley**

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:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2026 (2 phases)**

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): **11.14**

Net developable area (ha): **8.35**

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

Effective developable area (ha): **8.35**

Density (dph): **45**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Dursley CP**

District Ward: **Dursley**

Site Classification: **Edge of Urban Area**

Easting: **376,604**

Northing: **197,531**

Gross Site Area (ha): **11.14**

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Yes

1. Seek early review with the Highways Agency to determine impact on strategic road network.

334 2016-2021: **167**

Density (dph): 2021-2026: **167**

Is site likely to be deliverable?:

Yes

45 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

