Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 229 Vacant site (no bldgs or activity) Site Name: Queenscourt, north of Site activity: London Road, East Churchill Main current use: Open space Road, Brimscombe Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access; Topography **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021-2026 constraints can be addressed - if Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 possible: Parish: Thrupp CP Flood risk Level 2 (%): 0 **District Ward:** Chalford Flood risk Level 3a (%): 0 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 387,945 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 202,285 Gross Site Area (ha): 1.21 Gross Site Area (ha): 1.21 Impact on theoretical yield: 75% reduction Local Plan Allocation: Net developable area (ha): 1.21 Reason for impact on yield or **Topography** 25 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Not known Effective developable area (ha): 0.30 If multiple ownership, are all NA Density (dph): 40 owners prepared to develop?:

OVERALL ASSESSMENT:			Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs):		ellings:	Is site <u>available</u> immediately?:	Not known
12 Density (dph): 40	2016-2021: 2021-2026: 2026 onwards:	12	Is site likely to be deliverable?:	Yes

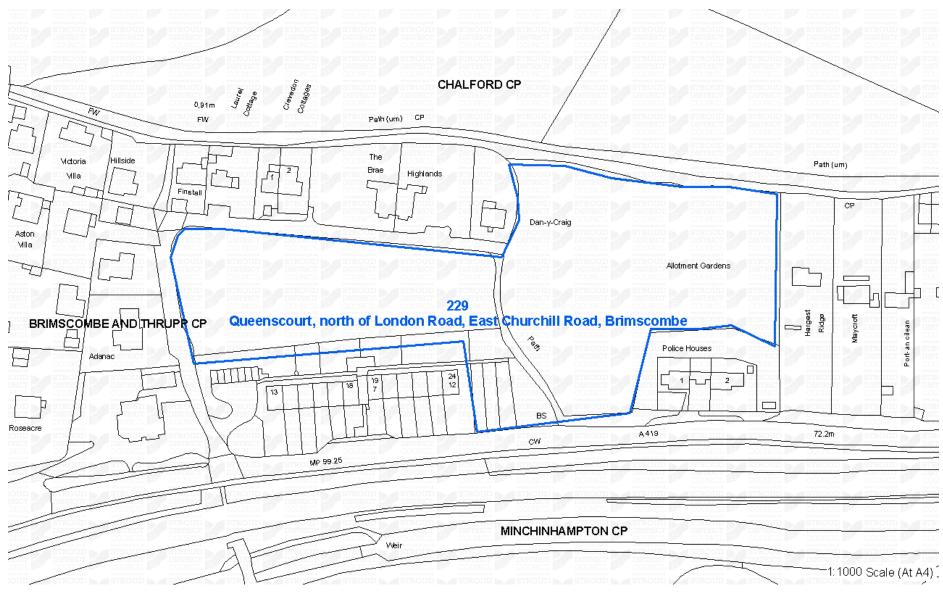
Greenfield

Brownfield/Greenfield:

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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