

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

RTP ID: **134**

Site Name: **Land adj. Brockworth  
Airfield, Upton St Leonards**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Upton St. Leonards CP

District Ward: Upton St Leonards

Site Classification: Edge of Urban Area

Easting: 387,086

Northing: 215,692

Gross Site Area (ha): 9.95

Local Plan Allocation:

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): 9.95

Net developable area (ha): 9.95

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

Effective developable area (ha): 9.95

Density (dph): 40

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021-2026

## 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: Single

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>398</b>	2016-2021:
Density (dph): 2021-2026:	<b>398</b>
<b>40</b>	2026 onwards:

Is site suitable for housing development?:

Yes

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

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

# Stroud District SHLAA, Site Analysis, September 2011

