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

RTP ID: 17

Yes

Included in 2011

Assessment?:

Site Name: Land adjacent to Pooles Site activity: Occupied site (No buildings)

Farm, Upton St Leonards Main current use: Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

Proportion of net developable

of physical obstacles(%):

area available after taking account

AONB (%): 99

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%): 0

100

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Upton St. Leonards CP Flood risk Level 2 (%): 0

District Ward: Upton St Leonards Flood risk Level 3a (%): 0

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 386,423

Northing: 214,417 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 1.24 Gross Site Area (ha): 1.24
Local Plan Allocation: Net developable area (ha): 1.24

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

owners prepared to develop?:

igie / multiple ownership. Olingio

Effective developable area (ha): 1.24

If multiple ownership, are all

Density (dph): 30

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which 2011-2016 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

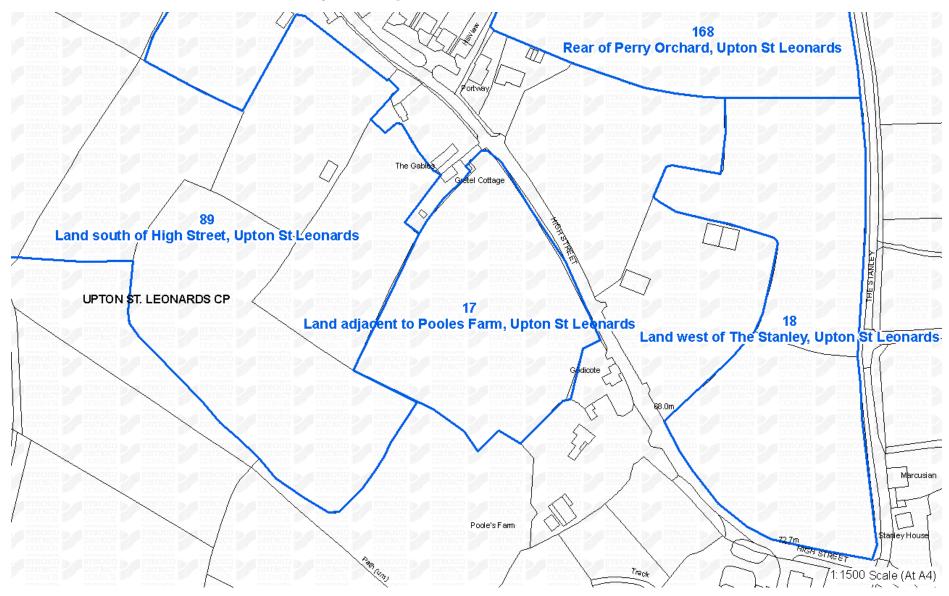
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSME	NT: hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2	016: 37	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2	026:	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011



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