

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

RTP ID: **62**

Site Name: **Land at Fromehall Lane, Stroud**

Site activity: Occupied buildings

Main current use: Existing housing stock

Type of potential: Intensification (infill)

## 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: 2021-2026

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Site access

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 1

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 1

Flood risk Level 3a (%): 1

Flood risk Level 3b (%): 1

## Estimate of Housing Potential

Gross Site Area (ha): 1.11

Net developable area (ha): 1.11

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 0.83

Density (dph): 50

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Rodborough CP

District Ward: Rodborough

Site Classification: In Urban Area

Easting: 384,325

Northing: 204,881

Gross Site Area (ha): 1.11

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: Brownfield

## 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 issues can be addressed.

42 2016-2021:

Density (dph): 2021-2026:  42

Is site likely to be deliverable?:

Yes

50 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

