

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

RTP ID: **168**

Site Name: **Rear of Perry Orchard, Upton St Leonards**

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: **Access**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2021**

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): **2.74**

Net developable area (ha): **2.74**

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

Effective developable area (ha): **2.74**

Density (dph): **30**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Upton St. Leonards CP**

District Ward: **Upton St Leonards**

Site Classification: **Small village or rural area**

Easting: **386,532**

Northing: **214,616**

Gross Site Area (ha): **2.74**

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: **Greenfield**

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

82 2016-2021:

Is site likely to be deliverable?:

Yes

Density (dph): 2021-2026:

30 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

