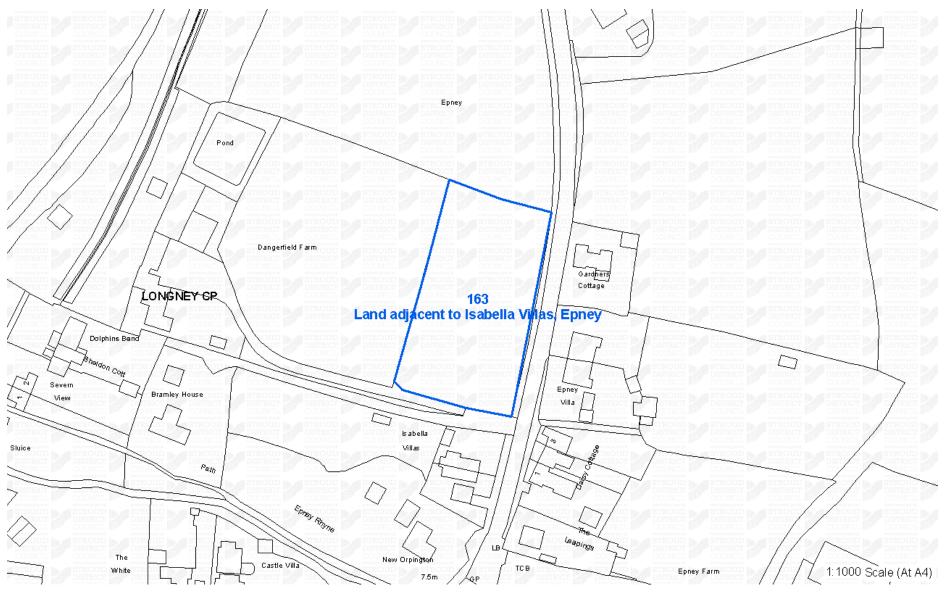
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 163 Land adjacent to Isabella Occupied site (No buildings) Site Name: Site activity: Villas, Epney Main current use: Other/unclassified Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Functional floodplain (more than 10% of site) **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites 0 Tree Preservation Order (count): possible: Longney CP Parish: Flood risk Level 2 (%): 100 **District Ward:** Hardwicke Flood risk Level 3a (%): 100 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 100 Easting: 376,338 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 211,120 Gross Site Area (ha): 0.32 Gross Site Area (ha): 0.32 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 0.32 Reason for impact on yield or Proportion of net developable 100 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): 0.32 If multiple ownership, are all NA 30 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

OVERALE AGGLOGIVILIVI.		te <u>suitable</u> for	Possibly	What actions are needed to bring site forward?:
		sing development?:		1. Assess requirements to satisfactorily address flood risk.
Yield (no of dwgs): 20	ls	site <u>available</u> immediately?:	Not known	
Density (dph): 20		ite likely to be deliverable?:	Yes	

Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682