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

RTP ID: 163

Site Name: Land adjacent to Isabella Villas, Epney

Site Details

Included in 2011 Assessment?:	Yes
Reason for not assessing the site:	
Site Source:	Call for Sites
Parish:	Longney CP
District Ward:	Hardwicke
Site Classification:	Small village or rural area
Easting:	376,338
Northing:	211,120
Gross Site Area (ha):	0.32
Local Plan Allocation:	

Information from Site Visit / Call for Sites

Single / multiple ownership:	Not known
If multiple ownership, are all owners prepared to develop?:	NA
Brownfield/Greenfield:	Greenfield

Site activity:	Occupied site (No buildings)
Main current use:	Other/unclassified
Type of potential:	New build
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 (%):	100
Flood risk Level 3a (%):	100
Flood risk Level 3b (%):	100

Estimate of Housing Potential

Gross Site Area (ha):	0.32
Net developable area (ha):	0.32
Proportion of net developable area available after taking account of physical obstacles(%):	100
Effective developable area (ha):	0.32
Density (dph):	30

Suitability Assessment

Physical problems or limitations:	Functional floodplain (more than 10% of site)
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:	

OVERALL ASSESSMENT:

Yield (no of dwgs): 10

Density (dph): 30

Number of dwellings:

2011-2016:	
2016-2021:	10
2021-2026:	
2026 onwards:	

Is site suitable for housing development?:	Possibly
Is site available immediately?:	Not known
Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011