

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

RTP ID: **99**

Site Name: **Bowden Hall Farm, Upton St Leonards**

Site activity: **Occupied site (No buildings)**

Main current use: **Other/unclassified**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

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: **386,829**

Northing: **215,093**

Gross Site Area (ha): **0.77**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **5**

Flood risk Level 2 (%): **35**

Flood risk Level 3a (%): **35**

Flood risk Level 3b (%): **28**

## Estimate of Housing Potential

Gross Site Area (ha): **0.77**

Net developable area (ha): **0.77**

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

Effective developable area (ha): **0.77**

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:

## 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:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>34</b>	<b>34</b>
2016-2021:	
Density (dph): 2021-2026:	
<b>30</b>	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Yes**

**Yes**

What actions are needed to bring site forward?:

**1. Assess requirements to satisfactorily address flood risk.**

# Stroud District SHLAA, Site Analysis, September 2011

