

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

RTP ID: **15**

Site Name: **Grange Farm West, Leonard Stanley**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Leonard Stanley CP

District Ward: The Stanleys

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 380,141

Northing: 203,546

Gross Site Area (ha): 0.65

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): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.65

Net developable area (ha): 0.65

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

Effective developable area (ha): 0.65

Density (dph): 30

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2016

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: Multiple

If multiple ownership, are all owners prepared to develop?: Yes

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site <u>suitable</u> for housing development?:		Yes	What actions are needed to bring site forward?: None required
Is site <u>available</u> immediately?:		Yes	
Is site likely to be <u>deliverable</u> ?:		Yes	
Number of dwellings:			
Yield (no of dwgs):	2011-2016:	20	
	2016-2021:		
Density (dph):	2021-2026:		
	2026 onwards:		

Stroud District SHLAA, Site Analysis, September 2011

