

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

RTP ID: **197**

Site Name: **Frith Wood House and Frith Wood Cottage, off Velhurst Dr, Bussage**

Site activity: Occupied buildings

Main current use: Back garden

Type of potential: Intensification (infill)

Potential for 'town centre' mixed use development: No

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Reason for not assessing the site:

## Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 3

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Site Source: Urban Capacity Study 2002

Parish: Chalford CP

District Ward: Chalford

Site Classification: Small village or rural area

Easting: 388,554

Northing: 203,251

Gross Site Area (ha): 0.63

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): 0.63

Net developable area (ha): 0.63

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

Effective developable area (ha): 0.63

Density (dph): 30

## 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: Not known

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

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?:

Not known

1. Determine whether owners are willing to develop site. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.

19 2016-2021:

Is site likely to be deliverable?:

Yes

Density (dph): 2021-2026:

30 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

