

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

RTP ID: **310**

Site Name: **Land off Humphries End, Paganhill, Stroud**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access

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: Reduction (max 2 dwellings)

Reason for impact on yield or general deliverability issue: Topography/Access/Road capacity

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

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): 0.52

Net developable area (ha): 0.52

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

Effective developable area (ha): 0.52

Density (dph): 45

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Stroud CP

District Ward: Over Stroud

Site Classification: Edge of Urban Area

Easting: 383,329

Northing: 206,056

Gross Site Area (ha): 0.52

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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: **21**

Is site available immediately?:

Possibly

1. Determine whether AONB policy can be relaxed/lifted or design can address impact 2. Determine whether access issues can be addressed

21 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

45 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

