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

RTP ID: 182

Former Stroud Valley Occupied buildings Site Name: Site activity:

> School, Ryeleaze Road, Main current use: **Employment**

Stroud

Intensification (infill) Type of potential:

0

100

0.35

Potential for 'town centre' Site Details

mixed use development: No

Included in 2011 Yes

Assessment?:

Policy Constraints

AONB (%): 0 Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Site Source: **Outstanding Housing Allocation** Tree Preservation Order (count): 0

Parish: Stroud CP Flood risk Level 2 (%):

District Ward: Valley Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

> Easting: 385,356

Estimate of Housing Potential Northing: 205,318

Gross Site Area (ha): 0.35 Gross Site Area (ha): 0.35 Net developable area (ha): 0.35

Local Plan Allocation: **Housing Allocation**

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

of physical obstacles(%):

Effective developable area (ha):

Proportion of net developable

area available after taking account

Density (dph): 100

Brownfield/Greenfield: Brownfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

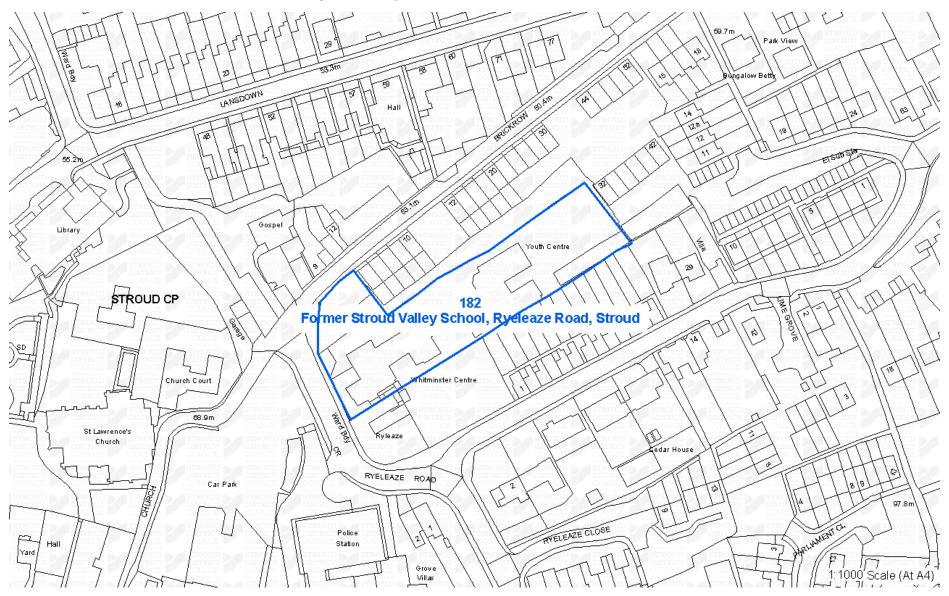
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe			Is site <u>suitable for</u> housing development?:		Possibly
Yie	ld (no of dwgs		35	Is site <u>available</u> immediately?:	Not known
Þ	Density (dph):		35	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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