

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

RTP ID: **245**

Site Name: **Merrywalks, Stroud**

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

Main current use: **Car Park**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Stroud CP**

District Ward: **Central**

Site Classification: **In Urban Area**

Easting: **384,891**

Northing: **205,239**

Gross Site Area (ha): **0.21**

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 (%): **55**

Flood risk Level 3a (%): **55**

Flood risk Level 3b (%): **49**

## Estimate of Housing Potential

Gross Site Area (ha): **0.21**

Net developable area (ha): **0.21**

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

Effective developable area (ha): **0.21**

Density (dph): **100**

## 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:

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **NA**

Reason for impact on yield or general deliverability issue: **Alternative use**

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Brownfield**

## OVERALL ASSESSMENT:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

**21**

2016-2021:

Density (dph): 2021-2026:

**100**

2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Not known**

**Yes**

What actions are needed to bring site forward?:

**1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk. 3. Undertake detailed viability assessment of the potential for the alternative use.**

# Stroud District SHLAA, Site Analysis, September 2011

