

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

RTP ID: **61**

Site Name: **Land off Lodgemoor Lane, Stroud**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## 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: 2016-2021

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 98

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 47

Flood risk Level 3a (%): 47

Flood risk Level 3b (%): 44

## Estimate of Housing Potential

Gross Site Area (ha): 0.70

Net developable area (ha): 0.70

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

Effective developable area (ha): 0.70

Density (dph): 50

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stroud CP

District Ward: Central

Site Classification: In Urban Area

Easting: 384,256

Northing: 205,087

Gross Site Area (ha): 0.70

Local Plan Allocation:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

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?:

Yes

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Assess requirements to satisfactorily address flood risk.

32 2016-2021:

Is site likely to be deliverable?:

Yes

Density (dph): 2021-2026:

50 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

