

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **1**

Site Name: **Land south of Gloucester, at Whaddon**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014 onwards (3 phases)

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 1,893

Nearest Centre from Bus Stop: Gloucester – Quedgeley Tescos

Distance from Bus Stop to nearest retail/service centre (m): 3,009

Travel Time from bus stop to nearest retail/service centre (mins): 7

Nearest retail/service centre to site: Gloucester – Quedgeley Tescos

Distance from site to nearest nearest retail/service centre (m): 2,921

Site Details

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 89

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 9

Flood risk Level 3a (%): 9

Flood risk Level 3b (%): 9

Estimate of Housing Potential

Gross Site Area (ha): 147.40

Net developable area (ha): 110.55

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

Effective developable area (ha): 110.55

Density (dph): 40

Included in Assessment?: Yes, but separately assessed as a potential strategic site to accommodate expansion of Gloucester

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Brookthorpe-with-Whaddon CP

District Ward: Upton St Leonards

Site Classification: Edge of Urban Area

Easting: 382,813

Northing: 213,382

Gross Site Area (ha): 147.40

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

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): 2009-2014:

Is site available immediately?:

Yes

1. Determine whether Special Landscape Area policy can be relaxed/lifted. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

4,422 2014-2019: 1,474

Density (dph): 2019-2026: 1,474

Is site likely to be deliverable?:

Yes

40 2026 onwards: 1,474

Stroud District SHLAA, Site Analysis, November 2009

