

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

RTP ID: **10**

Site Name: **Land at Sladbrook, Stroud**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access

Included in Assessment?: Yes

Policy Constraints

Environmental conditions:

Reason for not assessing the site:

AONB (%): 0

Time period over which constraints can be addressed - if possible: 2019-2026

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Site Assessment Panel

Site Source: Call for Sites

Special Landscape Area (%): 0

Likely to be deliverable?: Yes

Parish: Stroud CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: No

District Ward: Valley

Flood risk Level 2 (%): 2

Reason for impact on yield or general deliverability issue:

Site Classification: Edge of Urban Area

Flood risk Level 3a (%): 2

Accessibility

Easting: 385,887

Flood risk Level 3b (%): 2

Distance from site to Bus Stop (m): 702

Northing: 205,488

Nearest Centre from Bus Stop: Stroud town centre

Gross Site Area (ha): 3.58

Estimate of Housing Potential

Distance from Bus Stop to nearest retail/service centre (m): 322

Gross Site Area (ha): 3.58

Travel Time from bus stop to nearest retail/service centre (mins): 2

Local Plan Allocation:

Net developable area (ha): 3.58

Nearest retail/service centre to site: Stroud town centre

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

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

Effective developable area (ha): 3.58

Distance from site to nearest nearest retail/service centre (m): 1,371

Brownfield/Greenfield: Greenfield

Density (dph): 45

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether access issue can be addressed.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

161

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

161

45

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

