

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

RTP ID: 149

Site Name: Land off Bisley Old Road, 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:

Included in Assessment?: Yes

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2009-2014

Reason for not assessing the site:

### Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

### Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Site Source: Call for Sites

Parish: Stroud CP

District Ward: Slade

Site Classification: Edge of Urban Area

Easting: 386,863

Northing: 205,338

Gross Site Area (ha): 4.60

Local Plan Allocation:

### Estimate of Housing Potential

Gross Site Area (ha): 4.60

Net developable area (ha): 4.60

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

Effective developable area (ha): 4.60

Density (dph): 40

### Accessibility

Distance from site to Bus Stop (m): 1,680

Nearest Centre from Bus Stop: Stroud town centre

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

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

Nearest retail/service centre to site: Stroud – Waitrose

Distance from site to nearest nearest retail/service centre (m): 2,073

### 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?:

Yes

What actions are needed to bring site forward?:

None required

Number of dwellings:

Yield (no of dwgs):

2009-2014: 184

Is site available immediately?:

Yes

Density (dph):

2014-2019:

Is site likely to be deliverable?:

Yes

40

2019-2026:

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

