

RTP ID: 169

Site Name: Land at former hospital, Standish

Site activity: Vacant site (no bldgs or activity)

Main current use: Employment

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: Yes - some

Physical problems or limitations:

Included in Assessment?: Yes

Policy Constraints

Environmental conditions:

Reason for not assessing the site:

AONB (%): 100

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

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: Standish CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: NA

District Ward: Eastington and Standish

Flood risk Level 2 (%): 0

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

Site Classification: Small village or rural area

Flood risk Level 3a (%): 0

Accessibility

Easting: 381,597

Flood risk Level 3b (%): 0

Distance from site to Bus Stop (m): 728

Northing: 206,702

Nearest Centre from Bus Stop: Stonehouse – Co-op

Gross Site Area (ha): 12.28

Estimate of Housing Potential

Distance from Bus Stop to nearest retail/service centre (m): 1,014

Gross Site Area (ha): 12.28

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

Local Plan Allocation:

Net developable area (ha): 9.21

Nearest retail/service centre to site: Stonehouse – Co-op

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Distance from site to nearest nearest retail/service centre (m): 2,300

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

Effective developable area (ha): 4.61

Brownfield/Greenfield: Brownfield

Density (dph): 40

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

- Determine whether AONB policy can be relaxed/lifted or design can address impact.
- Undertake detailed viability assessment of the potential for the alternative use.
- Seek early review with the Highways Agency to determine impact on strategic road network.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

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2014-2019:

Is site likely to be deliverable?:

Possibly - but viewed as having better potential for alternative use

Density (dph):

2019-2026:

40

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

