

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

RTP ID: **179**

Site Name: **Land north of Dudbridge Hill, Stroud**

Site activity: Vacant site (no bldgs or activity)

Main current use: Employment

Type of potential: New build

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

## Site Details

Included in Assessment?: Yes

## Suitability Assessment

Physical problems or limitations:

Environmental conditions: Adjacent sub-station

Time period over which constraints can be addressed - if possible: 2014-2019

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:

## Accessibility

Distance from site to Bus Stop (m): 127

Nearest Centre from Bus Stop: Stroud – Sainsburys

Distance from Bus Stop to nearest retail/service centre (m): 64

Travel Time from bus stop to nearest retail/service centre (mins): 0

Nearest retail/service centre to site: Stroud – Sainsburys

Distance from site to nearest nearest retail/service centre (m): 710

Site Source: Outstanding Housing Allocation

Parish: Rodborough CP

District Ward: Rodborough

Site Classification: In Urban Area

Easting: 383,749

Northing: 204,635

Gross Site Area (ha): 1.96

Local Plan Allocation: Housing Allocation

## Estimate of Housing Potential

Gross Site Area (ha): 1.96

Net developable area (ha): 1.96

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

Effective developable area (ha): 0.98

Density (dph): 50

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

49

2014-2019:

49

Is site available immediately?:

Not known

Density (dph):

2019-2026:

50

2026 onwards:

Is site likely to be deliverable?:

Yes

1. Determine whether owners are willing to develop site. 2. Determine whether appropriate design can shield site from adjacent sub-station.

# Stroud District SHLAA, Site Analysis, November 2009

