

RTP ID: 2

Site Name: Brunsdon yard, Ryeford, Stonehouse

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 - high

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site); Access; Possible contamination

Environmental conditions:

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

Site Details

Included in Assessment?: Yes

Policy Constraints

AONB (%): 0

Key Employment Land (%): 44

Key Wildlife Sites (%): 53

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 64

Flood risk Level 3a (%): 64

Flood risk Level 3b (%): 56

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): 276

Nearest Centre from Bus Stop: Stonehouse – Bath Road

Distance from Bus Stop to nearest retail/service centre (m): 853

Travel Time from bus stop to nearest retail/service centre (mins): 1

Nearest retail/service centre to site: Stonehouse – Bath Road

Distance from site to nearest nearest retail/service centre (m): 1,403

Reason for not assessing the site:

Site Source: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Small village or rural area

Easting: 381,638

Northing: 204,391

Gross Site Area (ha): 5.29

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 5.29

Net developable area (ha): 5.29

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

Effective developable area (ha): 2.65

Density (dph): 45

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

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. Assess requirements to satisfactorily address flood risk.
2. Explore with CC whether junction is too dangerous for access.
3. Undertake site surveys to determine extent of possible contamination.
4. Determine whether Key Wildlife Site can be relocated or incorporated into development.

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

45

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

