

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

RTP ID: **22**

Site Name: **Land east of Dudbridge Road, Stroud**

Site activity: **Occupied buildings**

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)**

Environmental conditions:

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

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): **0**

Nearest Centre from Bus Stop: **Stroud – Sainsburys**

Distance from Bus Stop to nearest retail/service centre (m): **145**

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

Nearest retail/service centre to site: **Stroud – Sainsburys**

Distance from site to nearest nearest retail/service centre (m): **396**

Site Details

Included in Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Cainscross CP**

District Ward: **Cainscross**

Site Classification: **In Urban Area**

Easting: **383,662**

Northing: **204,786**

Gross Site Area (ha): **4.01**

Local Plan Allocation: **Key Employment Land**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **99**

Key Wildlife Sites (%): **0**

Special Landscape Area (%): **0**

Tree Preservation Order Site (%): **0**

Flood risk Level 2 (%): **83**

Flood risk Level 3a (%): **83**

Flood risk Level 3b (%): **80**

Estimate of Housing Potential

Gross Site Area (ha): **4.01**

Net developable area (ha): **4.01**

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

Effective developable area (ha): **2.01**

Density (dph): **60**

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:

120

2014-2019:

120

Is site available immediately?:

Yes

1. Assess requirements to satisfactorily address flood risk. 2. Site recommended for retention as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

Density (dph):

2019-2026:

60

2026 onwards:

Is site likely to be deliverable?:

Yes

Stroud District SHLAA, Site Analysis, November 2009

