

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

RTP ID: **229**

Site Name: **Queenscourt, north of London Road, East Churchill Road, Brimscombe**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

## Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access; Topography

## Site Details

Included in Assessment?: Yes

Environmental conditions:

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

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: 75% reduction

Reason for impact on yield or general deliverability issue: Topography

## Accessibility

Distance from site to Bus Stop (m): 3,952

Nearest Centre from Bus Stop: Stroud town centre

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

Travel Time from bus stop to nearest retail/service centre (mins): 3

Nearest retail/service centre to site: Minchinhampton – High Street

Distance from site to nearest nearest retail/service centre (m): 2,839

Site Source: Urban Capacity Study 2002

Parish: Thrupp CP

District Ward: Chalford

Site Classification: In Urban Area

Easting: 387,945

Northing: 202,285

Gross Site Area (ha): 1.21

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): 1.21

Net developable area (ha): 1.21

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 0.30

Density (dph): 40

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Not known

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Determine whether topography issue renders site unviable.

Yield (no of dwgs):

2009-2014:

12

2014-2019:

Density (dph):

2019-2026:

12

Is site available immediately?:

Yes

Is site likely to be deliverable?:

40

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

