

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

RTP ID: **23**

Site Name: **Land west of Stonehouse**

Site activity:

Main current use: **Agriculture**

Type of potential: **New build**

Potential for 'town centre' mixed use development: **No**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2014 onwards (3 phases)**

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): **5**

Nearest Centre from Bus Stop: **Stonehouse – Co-op**

Distance from Bus Stop to nearest retail/service centre (m): **2,768**

Travel Time from bus stop to nearest retail/service centre (mins): **6**

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

Distance from site to nearest nearest retail/service centre (m): **3,650**

Site Details

Included in Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Eastington CP**

District Ward: **Eastington and Standish**

Site Classification: **Edge of Urban Area**

Easting: **379,362**

Northing: **206,435**

Gross Site Area (ha): **101.46**

Local Plan Allocation: **Employment Allocation**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

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

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

Tree Preservation Order Site (%): **2**

Flood risk Level 2 (%): **7**

Flood risk Level 3a (%): **7**

Flood risk Level 3b (%): **6**

Estimate of Housing Potential

Gross Site Area (ha): **101.46**

Net developable area (ha): **76.10**

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

Effective developable area (ha): **76.10**

Density (dph): **50**

Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?: **Yes**

Number of dwellings:

Yield (no of dwgs): 2009-2014: **3,805**

2014-2019: **1,268**

Density (dph): 2019-2026: **1,268**

50 2026 onwards: **1,268**

Is site available immediately?: **Yes**

Is site likely to be deliverable?: **Yes**

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, November 2009

