

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

RTP ID: **279**

Site Name: **Land at Ebley Wharf,
Westward Road, Ebley, Stroud**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre'
mixed use development:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Details

Included in Assessment?: No

Reason for not
assessing the site: Has now got full planning
permission

Site Source: National Land Use Database 2008

Parish: Cainscross CP

District Ward: Cainscross

Site Classification: In Urban Area

Easting: 382,941

Northing: 204,699

Gross Site Area (ha): 1.45

Local Plan Allocation: Mixed Use Allocation

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): 1

Nearest Centre from Bus Stop: Stroud – Sainsburys

Distance from Bus Stop to nearest
retail/service centre (m): 1,255

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

Nearest retail/service centre to site: Stroud – Sainsburys

Distance from site to nearest
nearest retail/service centre (m): 1,430

Estimate of Housing Potential

Gross Site Area (ha): 1.45

Net developable area (ha): 1.45

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

Effective developable area (ha): 1.45

Density (dph): 80

Information from Site Visit / Call for Sites

Single / multiple
ownership:

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

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for
housing development?:

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

2014-2019:

Density (dph):

2019-2026:

80

2026 onwards:

Is site available
immediately?:

Is site likely to be
deliverable?:

Stroud District SHLAA, Site Analysis, November 2009

