

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

RTP ID: **3**

Site Name: **Foxes Field, Ebley Road, Stroud**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Included in Assessment?: Yes

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2009-2014

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: No

Reason for impact on yield or general deliverability issue:

Site Source: Call for Sites

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: Edge of Urban Area

Easting: 382,089

Northing: 204,789

Gross Site Area (ha): 3.04

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 3.04

Net developable area (ha): 3.04

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

Effective developable area (ha): 3.04

Density (dph): 50

Accessibility

Distance from site to Bus Stop (m): 3

Nearest Centre from Bus Stop: Stonehouse – Bath Road

Distance from Bus Stop to nearest retail/service centre (m): 1,625

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

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

Distance from site to nearest nearest retail/service centre (m): 2,037

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**

What actions are needed to bring site forward?:

None required

Number of dwellings:

Yield (no of dwgs): 2009-2014: **152**

Is site available immediately?: **Yes**

152

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph): 2019-2026:

50

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

