

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

RTP ID: **39**

Site Name: **Land between Millend Lane and Bath Road, Eastington**

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:

Reason for not assessing the site:

Policy Constraints

Time period over which constraints can be addressed - if possible: 2009-2019 (2 phases)

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

Site Source: Call for Sites

Special Landscape Area (%): 0

impact on theoretical yield: No

Parish: Eastington CP

Tree Preservation Order Site (%): 0

District Ward: Eastington and Standish

Flood risk Level 2 (%): 0

Reason for impact on yield or general deliverability issue:

Site Classification: Edge of smaller town or larger village

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Easting: 377,791

Estimate of Housing Potential

Accessibility

Northing: 205,086

Gross Site Area (ha): 7.64

Distance from site to Bus Stop (m): 122

Gross Site Area (ha): 7.64

Nearest Centre from Bus Stop: Stonehouse – Co-op

Local Plan Allocation:

Net developable area (ha): 7.64

Distance from Bus Stop to nearest retail/service centre (m): 5,005

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Travel Time from bus stop to nearest retail/service centre (mins): 31

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

Effective developable area (ha): 7.64

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

Brownfield/Greenfield: Greenfield

Density (dph): 40

Distance from site to nearest nearest retail/service centre (m): 5,047

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

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

Yield (no of dwgs):

2009-2014: 153

Is site available immediately?:

Yes

306

2014-2019: 153

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

40

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

