

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

RTP ID: 4

Site Name: Land west of Bridgend House, Bridgend, Stonehouse

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Functional floodplain (more than 10% of site)

Included in Assessment?: Yes

Policy Constraints

Environmental conditions:

Reason for not assessing the site:

AONB (%): 0

Time period over which constraints can be addressed - if possible: 2014-2019

Key Employment Land (%): 0

Key Wildlife Sites (%): 87

Site Assessment Panel

Site Source: Call for Sites

Special Landscape Area (%): 0

Likely to be deliverable?: Yes

Parish: Stonehouse CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: No

District Ward: Stonehouse

Flood risk Level 2 (%): 86

Reason for impact on yield or general deliverability issue:

Site Classification: Edge of Urban Area

Flood risk Level 3a (%): 86

Flood risk Level 3b (%): 84

Accessibility

Easting: 380,193

Distance from site to Bus Stop (m): 91

Northing: 204,603

Nearest Centre from Bus Stop: Stonehouse – Bath Road

Gross Site Area (ha): 1.24

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Distance from Bus Stop to nearest retail/service centre (m): 1,336

Local Plan Allocation:

Net developable area (ha): 1.24

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

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

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

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

Effective developable area (ha): 1.24

Distance from site to nearest nearest retail/service centre (m): 1,570

Brownfield/Greenfield: Greenfield

Density (dph): 50

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Assess requirements to satisfactorily address flood risk.2. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

62

2014-2019:

62

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

50

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

