

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

RTP ID: 49

Site Name: Land south of Bowbridge Lock, Stroud

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

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

Site Details

Included in Assessment?: Yes

Environmental conditions:

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

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 (%): 45

Flood risk Level 3a (%): 45

Flood risk Level 3b (%): 25

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): 1,346

Nearest Centre from Bus Stop: Stroud town centre

Distance from Bus Stop to nearest retail/service centre (m): 145

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

Nearest retail/service centre to site: Stroud – Waitrose

Distance from site to nearest nearest retail/service centre (m): 1,067

Site Source: Call for Sites

Parish: Stroud CP

District Ward: Trinity

Site Classification: Edge of Urban Area

Easting: 385,912

Northing: 204,025

Gross Site Area (ha): 0.84

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.72

Net developable area (ha): 0.72

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

Effective developable area (ha): 0.72

Density (dph): 40

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

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.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

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2014-2019:

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Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

40

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

