

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

RTP ID: **59**

Site Name: **Land off Bridge Road, Ebley, Stroud**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' mixed use development: No

## Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

## 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): 85

Nearest Centre from Bus Stop: Stonehouse – Bath Road

Distance from Bus Stop to nearest retail/service centre (m): 1,674

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): 1,977

## Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Cainscross CP

District Ward: Cainscross

Site Classification: Edge of Urban Area

Easting: 382,275

Northing: 204,508

Gross Site Area (ha): 6.61

Local Plan Allocation:

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 98

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 10

Flood risk Level 3a (%): 10

Flood risk Level 3b (%): 9

## Estimate of Housing Potential

Gross Site Area (ha): 6.61

Net developable area (ha): 6.61

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

Effective developable area (ha): 6.61

Density (dph): 50

## 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?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2009-2014:

Is site available immediately?:

Yes

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Determine whether access issue can be addressed.

**330** 2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph): 2019-2026: **165**

**50** 2026 onwards: **165**

# Stroud District SHLAA, Site Analysis, November 2009

