

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

RTP ID: 79

Site Name: Land off Cotswold Avenue, Eastington

Site activity: Occupied site (No buildings)

Main current use: Recreation

Type of potential: New build

## Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

## Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not assessing the site:

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

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 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: Eastington CP

District Ward: Eastington and Standish

Site Classification: Edge of smaller town or larger village

Easting: 377,698

Northing: 205,545

Gross Site Area (ha): 1.24

Local Plan Allocation: Protected Outdoor Play Space

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Accessibility

Distance from site to Bus Stop (m): 142

Nearest Centre from Bus Stop: Stonehouse – Co-op

Distance from Bus Stop to nearest retail/service centre (m): 4,313

Travel Time from bus stop to nearest retail/service centre (mins): 28

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

Distance from site to nearest nearest retail/service centre (m): 4,479

## Estimate of Housing Potential

Gross Site Area (ha): 1.24

Net developable area (ha): 1.24

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

Effective developable area (ha): 1.24

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:

Yield (no of dwgs):

2009-2014:

49

2014-2019:

49

Density (dph):

2019-2026:

40

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

1. Determine whether outdoor play space can satisfactorily be provided as part of the development or relocated elsewhere.

# Stroud District SHLAA, Site Analysis, November 2009

