

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

RTP ID: **161**

Site Name: **Woodlands Yard, Eastcombe**

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:

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

Reason for not assessing the site:

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 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: Bisley-with-Lypiatt CP

District Ward: Bisley

Site Classification: Small village or rural area

Easting: 389,383

Northing: 204,250

Gross Site Area (ha): 0.83

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.83

Net developable area (ha): 0.83

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

Effective developable area (ha): 0.83

Density (dph): 30

Accessibility

Distance from site to Bus Stop (m): 4,326

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: Minchinhampton – High Street

Distance from site to nearest nearest retail/service centre (m): 5,377

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. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

25

2014-2019:

25

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

