Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **59** Land off Bridge Road, Ebley, Occupied site (No buildings) Site Name: Site activity: **Stroud** Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 98 Time period over which 2021 onwards (2 constraints can be addressed - if phases) Site Source: Call for Sites 0 Tree Preservation Order (count): possible: Cainscross CP Parish: Flood risk Level 2 (%): 10 **District Ward:** Cainscross Flood risk Level 3a (%): 10 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 9 Easting: 382,275 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 204,508 Gross Site Area (ha): 6.61 Gross Site Area (ha): 6.61 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 6.61 Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Multiple Effective developable area (ha): 6.61 If multiple ownership, are all Yes Density (dph): 50 owners prepared to develop?:

OVERALL ASSESSMENT Number of dv	hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016: 330 2016-2021:	veilings.	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026: 50 2026 onwards:	165 165	Is site likely to be deliverable?:	Yes

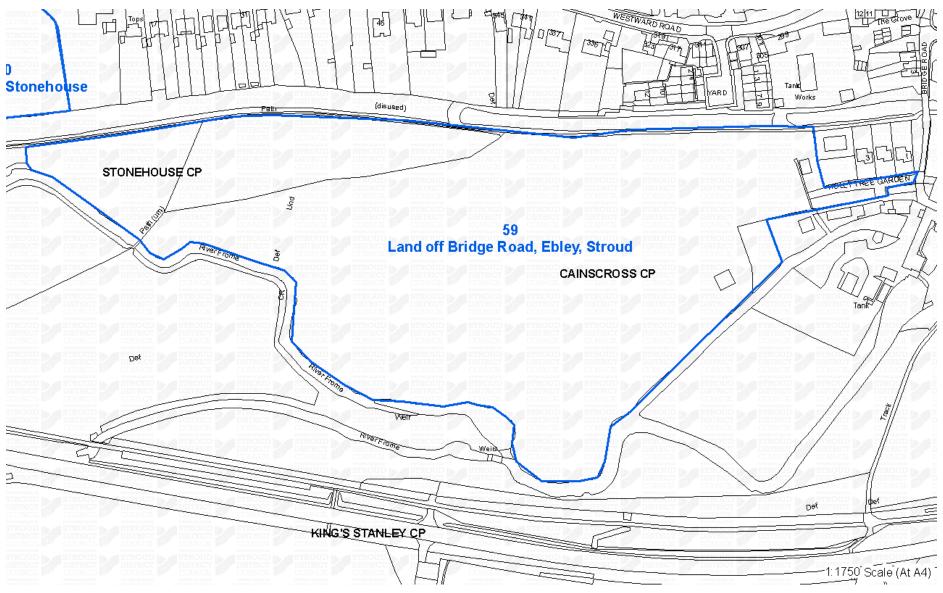
Greenfield

Brownfield/Greenfield:

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



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