## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: 298

Yes

Included in 2011

Assessment?:

Land off Vatch Lane, Vacant site (no bldgs or activity) Site Name: Site activity:

> **Eastcombe** Main current use: Other/unclassifed

> > Type of potential: New build

> > > 100

0

0

100

0.32

Potential for 'town centre' Site Details

mixed use development: No

**Policy Constraints** 

**AONB (%):** 

Reason for not assessing the site: 0 **Key Employment Land (%):** 

> Key Wildlife Sites (%): 0

Estimate of Housing Potential

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

area available after taking account

Site Source: Submitted 2011 Tree Preservation Order (count):

Parish: Eastcombe CP Flood risk Level 2 (%):

**District Ward: Bisley** Flood risk Level 3a (%): 0

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

> Easting: 389,500

Northing: 204,270

Gross Site Area (ha): 0.32 Gross Site Area (ha): 0.32 Local Plan Allocation: Net developable area (ha): 0.32

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all Not Known Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Brownfield

### Suitability Assessment

Physical problems or limitations: **Access** 

**Environmental conditions:** 

Time period over which 2016-2021 constraints can be addressed - if

possible:

#### Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

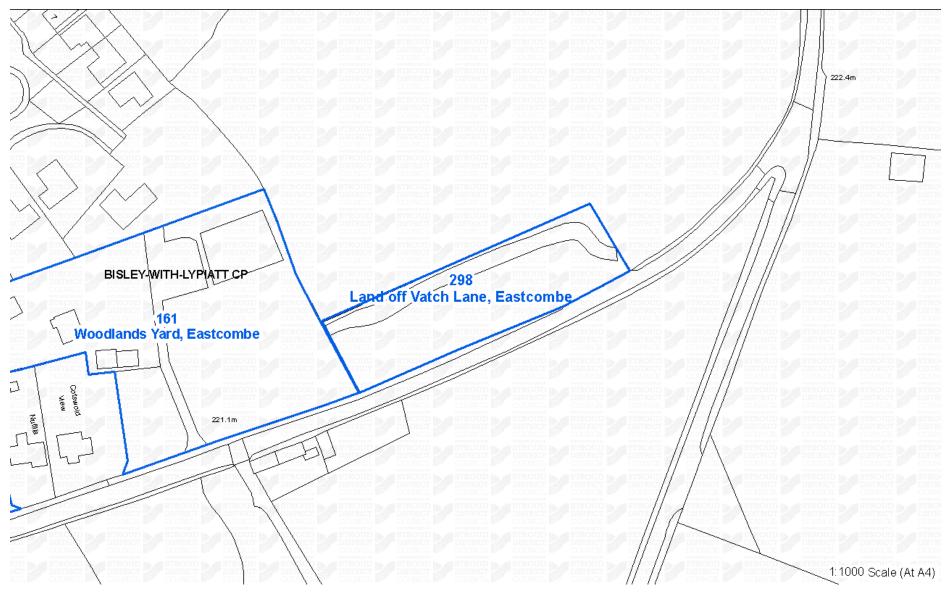
Reason for impact on yield or general deliverability issue:

| OVERALL ASSESSMENT:  Number of dwe |                           | Is site <u>suitable</u> for housing development?: |   | Possibly |
|------------------------------------|---------------------------|---|---|----------|
| Yield (no of dwgs):                | 2011-2016:<br>2016-2021:  | 10  | Is site <u>available</u><br>immediately?: | Possibly |
| Density (dph):                     | 2021-2026:<br>26 onwards: |   | Is site likely to be deliverable?:        | Yes      |

#### What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2.Determine whether owners are willing to develop site 3. Determine whether access issues can be addressed.

# Stroud District SHLAA, Site Analysis, September 2011



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