

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

RTP ID: **39**

Site Name: **Land between Millend Lane and Bath Road, Eastington**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2021 (2 phases)

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 7.64

Net developable area (ha): 7.64

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

Effective developable area (ha): 7.64

Density (dph): 30

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Eastington CP

District Ward: Eastington and Standish

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 377,791

Northing: 205,086

Gross Site Area (ha): 7.64

Local Plan Allocation:

## 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:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	115
229	2016-2021: 114
Density (dph): 2021-2026:	
30	2026 onwards:

Is site suitable for housing development?:

Yes

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

# Stroud District SHLAA, Site Analysis, September 2011

