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

**RTP ID: 30** 

Yes

Included in 2011

Local Plan Allocation:

Single / multiple ownership:

Assessment?:

Site Name: Land north of Eastington Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

**Policy Constraints** 

AONB (%): 0

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

Key Wildlife Sites (%): 37

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Eastington CP Flood risk Level 2 (%): 36

District Ward: Eastington and Standish Flood risk Level 3a (%): 36

Site Classification: Edge of Smaller Towns and Larger Villages Flood risk Level 3b (%): 34

**Easting:** 377,557

Northing: 205,960 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 52.22 Gross Site Area (ha): 52.22

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Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Multiple

of physical obstacles(%):

Net developable area (ha):

39.17

100

Effective developable area (ha): 39.17

If multiple ownership, are all owners prepared to develop?:

Not known

Density (dph): 30

Brownfield/Greenfield: Greenfield

## **Suitability Assessment**

Physical problems or limitations: Functional floodplain (more

than 10% of site); Powerlines

over site; Noise

2021 onwards (3

**Environmental conditions:** 

Time period over which constraints can be addressed - if

essed - if phases)

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

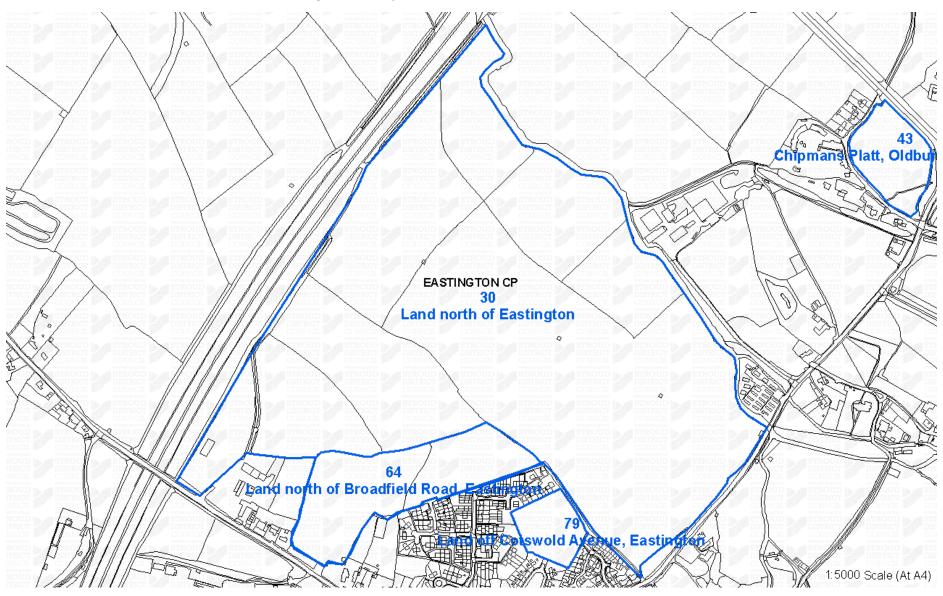
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for busing development?:	Possibly
Yield (no of dwgs): 201	per of dwellings: 1-2016: 6-2021:	Is site <u>available</u> immediately?:	Possibly
-,,,,	1-2026: 388	Is site likely to be deliverable?:	Yes

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

Determine whether owners are willing to develop site.
 Seek early review with the Highways Agency to determine impact on strategic road network.
 Determine whether Key Wildlife Site can be relocated or incorporated into development.
 Assess requirements to satisfactorily address flood risk.
 Determine whether cost of burying/moving powerlines is prohibitive.
 Assess whether noise levels could be mitigated through design.

## Stroud District SHLAA, Site Analysis, September 2011



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