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

**RTP ID: 329** 

Yes

Included in 2011

Site Name: Amended Land at former Site activity: Occupied buildings

hospital, Standish (169)

Main current use: Other/unclassifed

Type of potential: New build/conversion

100

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

AONB (%): 100

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

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: Standish CP Flood risk Level 2 (%): 0

District Ward: Eastington & Standish Flood risk Level 3a (%): 0

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

**Easting:** 381,635

Northing: 206,676 Estimate of Housing Potential

Gross Site Area (ha): 14.17 Gross Site Area (ha): 14.17

Local Plan Allocation: Net developable area (ha): 10.63

Local Plan Allocation: Net devel

Multiple

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 10.63

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

Density (dph): 30

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

### **Suitability Assessment**

Physical problems or limitations:

**Environmental conditions:** 

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

#### Site Assessment Panel

Likely to be deliverable?: No

Impact on theoretical yield: N/A

Reason for impact on yield or general deliverability issue:

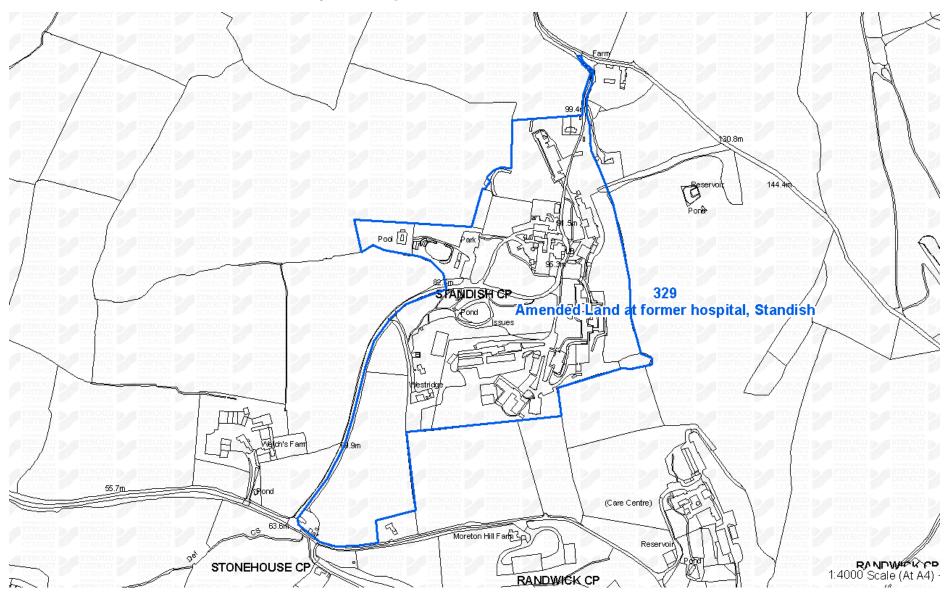
Alternative use

OVERALL ASSESSMENT:  Number of dwelling		hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)		eiiiigs.	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026:		Is site likely to be deliverable?:	No
30	2026 onwards:			

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

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Undertake detailed viability assessment of the potential for the alternative use. 3. Seek early review with the Highways Agency to determine impact on strategic road network.

## Stroud District SHLAA, Site Analysis, September 2011



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