

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

RTP ID: **2**

Site Name: **Brunsdon yard, Ryeford, Stonehouse**

Site activity: Vacant site (no bldgs or activity)

Main current use: Employment

Type of potential: New build

Potential for 'town centre' mixed use development: Yes - high

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Small village or rural area

Easting: 381,638

Northing: 204,391

Gross Site Area (ha): 5.29

Local Plan Allocation:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 44

Key Wildlife Sites (%): 53

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 64

Flood risk Level 3a (%): 64

Flood risk Level 3b (%): 56

Estimate of Housing Potential

Gross Site Area (ha): 5.29

Net developable area (ha): 5.29

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

Effective developable area (ha): 2.65

Density (dph): 40

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site); Access; Possible contamination

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021-2026

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
79	
2016-2021:	
Density (dph): 2021-2026:	79
40	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

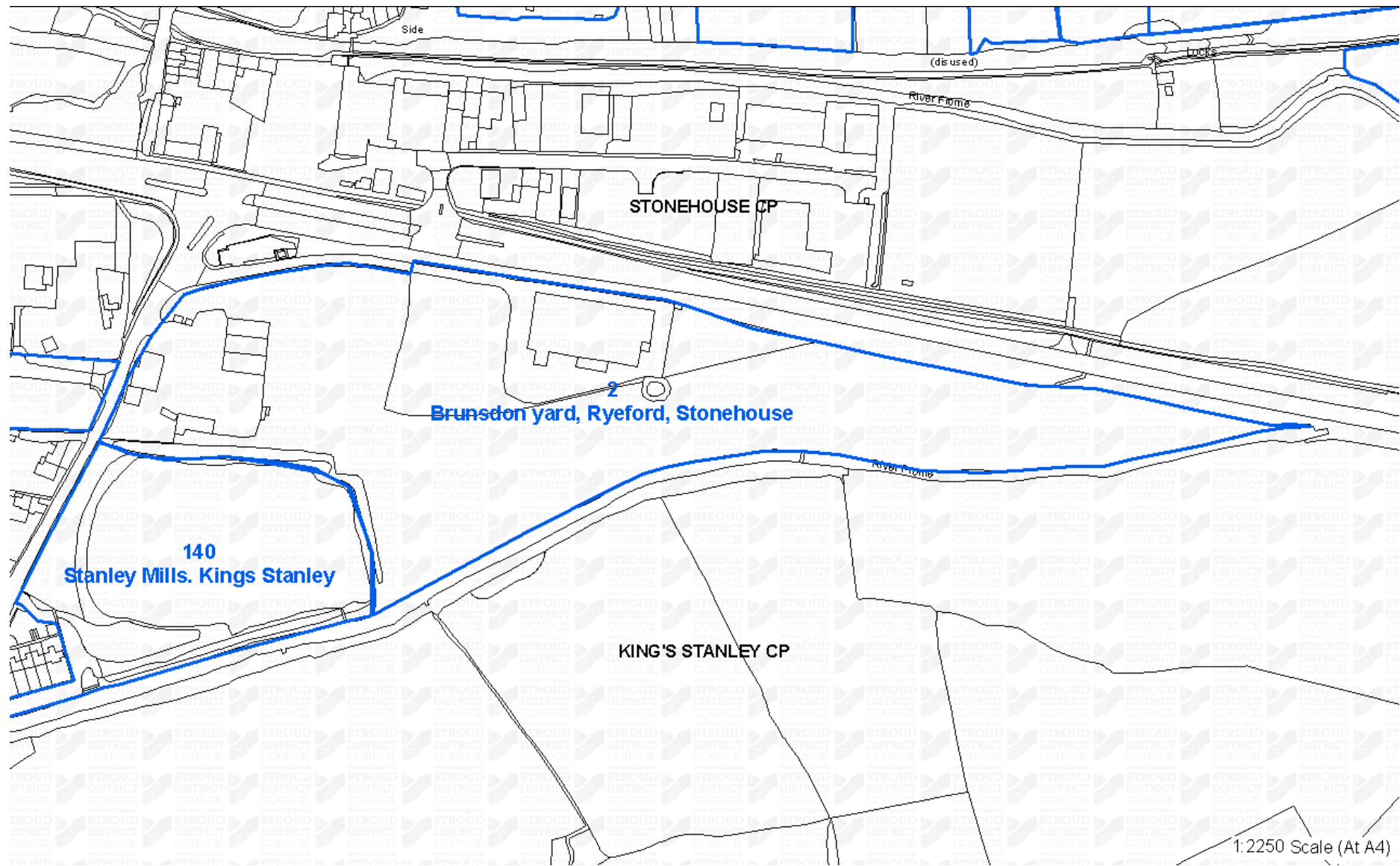
Yes

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.
2. Explore with CC whether junction is too dangerous for access.
3. Undertake site surveys to determine extent of possible contamination.
4. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Stroud District SHLAA, Site Analysis, September 2011



1:2250 Scale (At A4)