

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

RTP ID: **59**

Site Name: **Land off Bridge Road, Ebley, Stroud**

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: Access

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021 onwards (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 (%): 98

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 10

Flood risk Level 3a (%): 10

Flood risk Level 3b (%): 9

Estimate of Housing Potential

Gross Site Area (ha): 6.61

Net developable area (ha): 6.61

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

Effective developable area (ha): 6.61

Density (dph): 50

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Cainscross CP

District Ward: Cainscross

Site Classification: Edge of Urban Area

Easting: 382,275

Northing: 204,508

Gross Site Area (ha): 6.61

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
330	2016-2021:
Density (dph): 2021-2026:	165
50	2026 onwards:
	165

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. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Determine whether access issue can be addressed.

Stroud District SHLAA, Site Analysis, September 2011

