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

RTP ID: 112

Yes

Included in 2011

Site Name: Land to the north of Millend Site activity: Vacant site (no bldgs or activity)

Lane, Eastington Main current use: Other/unclassified

Type of potential: New build

0

0

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

AONB (%):

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

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

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

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

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 377,955

Northing: 205,358 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 1.30 Gross Site Area (ha): 1.30

Local Plan Allocation: Net developable area (ha): 1.30

Local Plan Allocation:

Net developable area (ha):

1.3

Proportion of net developable

75

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 0.97

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

Density (dph): 30

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue:

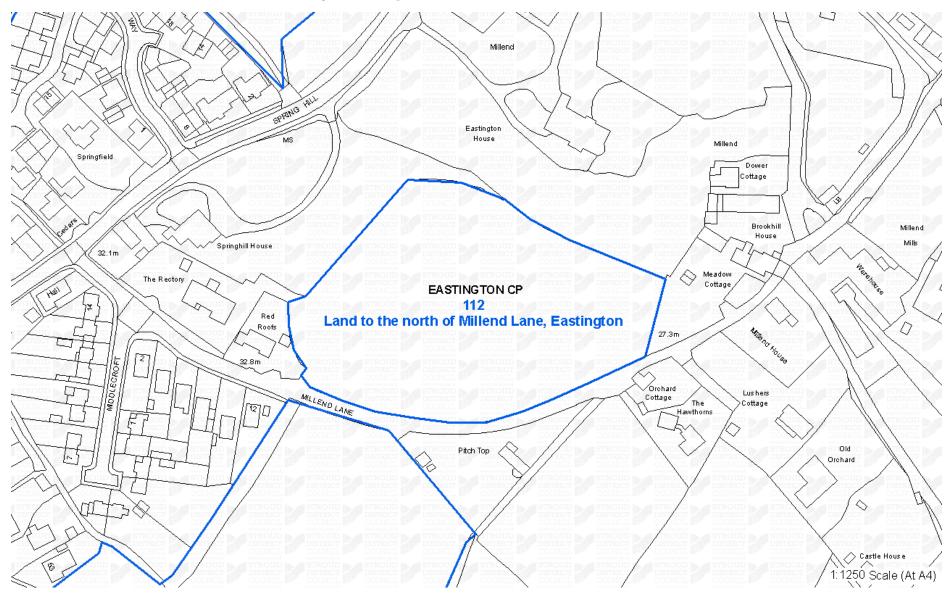
Road capacity

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):	Number of dwe 2011-2016:	ellings: 39	Is site <u>available</u> immediately?:	Yes
39	2016-2021:		Is site likely to be	Yes
Density (dph):	2021-2026: 2026 onwards:		deliverable?:	103

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682