

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

RTP ID: **30**

Site Name: **Land north of Eastington**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Eastington CP**

District Ward: **Eastington and Standish**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **377,557**

Northing: **205,960**

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

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **37**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **36**

Flood risk Level 3a (%): **36**

Flood risk Level 3b (%): **34**

Estimate of Housing Potential

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

Net developable area (ha): **39.17**

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

Effective developable area (ha): **39.17**

Density (dph): **30**

Suitability Assessment

Physical problems or limitations: **Functional floodplain (more than 10% of site); Powerlines over site; Noise**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2021 onwards (3 phases)**

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: **Multiple**

If multiple ownership, are all owners prepared to develop?: **Not known**

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
1,175	
2016-2021:	
Density (dph): 2021-2026:	388
30	2026 onwards:
	787

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Possibly

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Seek early review with the Highways Agency to determine impact on strategic road network. 3. Determine whether Key Wildlife Site can be relocated or incorporated into development. 4. Assess requirements to satisfactorily address flood risk. 5. Determine whether cost of burying/moving powerlines is prohibitive. 6. Assess whether noise levels could be mitigated through design.

Stroud District SHLAA, Site Analysis, September 2011

