

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

RTP ID: **304**

Site Name: **The Pines, Stone**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Ham and Stone CP

District Ward: Vale

Site Classification: Small village or rural area

Easting: 368,313

Northing: 195,059

Gross Site Area (ha): 1.37

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 1.21

Net developable area (ha): 1.21

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 0.91

Density (dph): 30

## Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 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

## 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:	27
2016-2021:	
Density (dph): 2021-2026:	
2026 onwards:	
	30

Is site suitable for housing development?:

Possibly

Is site available immediately?:

Possibly

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

# Stroud District SHLAA, Site Analysis, September 2011

