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

RTP ID: 304

Yes

Included in 2011

Assessment?:

The Pines, Stone Vacant site (no bldgs or activity) Site Name: Site activity:

> Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

> > 75

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Ham and Stone CP Flood risk Level 2 (%): 0

District Ward: Vale Flood risk Level 3a (%): 0

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

> Easting: 368,313

Parish:

Estimate of Housing Potential Northing: 195,059

Gross Site Area (ha): 1.37 Gross Site Area (ha): 1.21 Local Plan Allocation: Net developable area (ha): 1.21

Proportion of net developable

Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%): Single / multiple ownership: Multiple

Effective developable area (ha): 0.91

If multiple ownership, are all Not known 30 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Greenfield 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

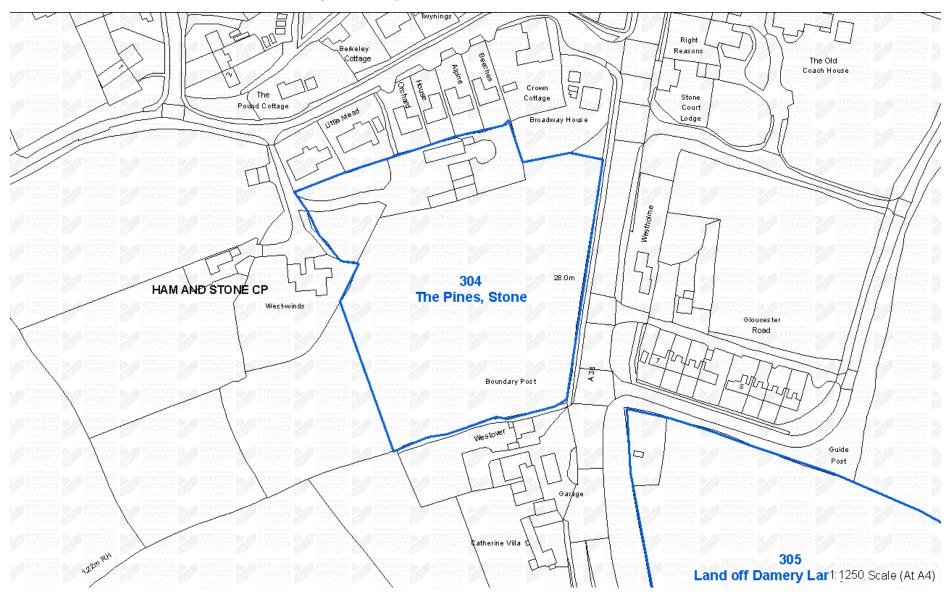
Reason for impact on yield or general deliverability issue: Road capacity

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)		ellings: 27	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2016-2021: 2021-2026:		Is site likely to be deliverable?:	Yes
30	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011



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