

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

RTP ID: **23**

Site Name: **Land west of Stonehouse**

Site 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: **Call for Sites**

Parish: **Eastington CP**

District Ward: **Eastington and Standish**

Site Classification: **Edge of Urban Area**

Easting: **379,362**

Northing: **206,435**

Gross Site Area (ha): **101.46**

Local Plan Allocation: **Employment 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): **38**

Flood risk Level 2 (%): **7**

Flood risk Level 3a (%): **7**

Flood risk Level 3b (%): **6**

Estimate of Housing Potential

Gross Site Area (ha): **101.46**

Net developable area (ha): **76.10**

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

Effective developable area (ha): **76.10**

Density (dph): **40**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016 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?: **Yes**

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	3,044
2016-2021:	1,014
Density (dph): 2021-2026:	1,014
2026 onwards:	1,015

Is site suitable for housing development?:

Yes

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011

