

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

RTP ID: **28**

Site Name: **Land opposite Avenue Terrace, Stonehouse**

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: **Stonehouse CP**

District Ward: **Stonehouse**

Site Classification: **Edge of Urban Area**

Easting: **379,554**

Northing: **205,226**

Gross Site Area (ha): **4.52**

Local Plan Allocation:

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

## Policy Constraints

AONB (%): **0**

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

Key Wildlife Sites (%): **99**

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

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

Flood risk Level 3a (%): **2**

Flood risk Level 3b (%): **2**

## Estimate of Housing Potential

Gross Site Area (ha): **4.52**

Net developable area (ha): **4.52**

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

Effective developable area (ha): **4.52**

Density (dph): **45**

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible:

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **NA**

Reason for impact on yield or general deliverability issue: **Alternative use**

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<input type="text"/>
<b>203</b>	2016-2021:
Density (dph): 2021-2026:	<input type="text"/>
<b>45</b>	2026 onwards:
	<input type="text"/>

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Yes**

**Yes**

What actions are needed to bring site forward?:

**1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Undertake detailed viability assessment of the potential for the alternative use.**

# Stroud District SHLAA, Site Analysis, September 2011

