

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

RTP ID: **242**

Site Name: **Paper Mill, Lower Mills, Stonehouse**

Site activity: Vacant site (no bldgs or activity)

Main current use: Employment

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development:

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 94

Flood risk Level 3a (%): 94

Flood risk Level 3b (%): 93

## Estimate of Housing Potential

Gross Site Area (ha): 1.11

Net developable area (ha): 1.11

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

Effective developable area (ha): 1.11

Density (dph): 45

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: In Urban Area

Easting: 380,092

Northing: 204,792

Gross Site Area (ha): 1.11

Local Plan Allocation:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Not known

1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk.

50 2016-2021:  50

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

45 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

