

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

RTP ID: **146**

Site Name: **Land opposite Kings Stanley Infant School, Kings Stanley**

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: **King's Stanley CP**

District Ward: **The Stanleys**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **381,469**

Northing: **203,460**

Gross Site Area (ha): **0.57**

Local Plan Allocation:

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

## Policy Constraints

AONB (%): **100**

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): **0.57**

Net developable area (ha): **0.57**

Proportion of net developable area available after taking account of physical obstacles(%): **0**

Effective developable area (ha): **0.00**

Density (dph): **30**

## Suitability Assessment

Physical problems or limitations:

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: **100% reduction**

Reason for impact on yield or general deliverability issue: **Site is only intended to provide ac**

## 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>0</b>                       | 2016-2021:           |
| Density (dph): 2021-2026:      | <input type="text"/> |
| <b>30</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 AONB policy can be relaxed/lifted or design can address impact.**

# Stroud District SHLAA, Site Analysis, September 2011

