## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 183 Former goods yard and Occupied site (No buildings) Site Name: Site activity: branch line, Stonehouse Main current use: Other previous use Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Powerlines over site **AONB (%):** 0 Reason for not assessing the site: **Key Employment Land (%):** 0 **Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Surplus Public Sector Land Tree Preservation Order (count): 0 possible: Parish: Stonehouse CP Flood risk Level 2 (%): 0 **District Ward:** Stonehouse Flood risk Level 3a (%): 0 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 379,893 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 205,467 Gross Site Area (ha): 1.42 Gross Site Area (ha): 1.42 Impact on theoretical yield: No Local Plan Allocation: Safeguarded Land Railway Net developable area (ha): 1.42 Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account

Not known

NA

Single / multiple ownership:

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

> Brownfield/Greenfield: Brownfield

of physical obstacles(%):

Effective developable area (ha): 1.42

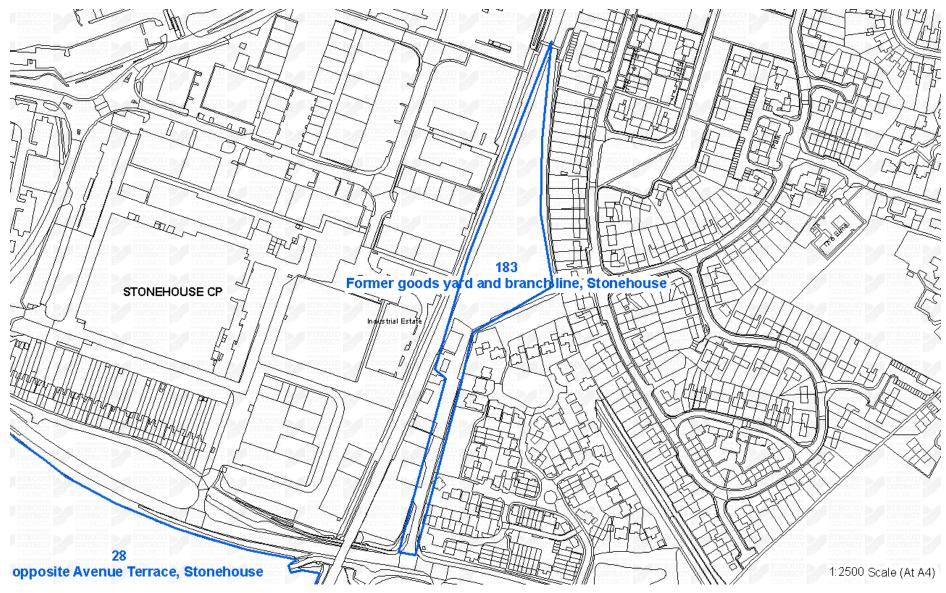
> 45 Density (dph):

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)			Is site <u>available</u> immediately?:	Not known
Density (dph):	2016-2021: 2021-2026:	64	Is site likely to be deliverable?:	Yes
45	2026 onwards:			

## What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Address with Network Rail whether safeguarded land for railway is surplus to requirements. 3. Determine whether cost of burying/moving powerlines is prohibitive.

## Stroud District SHLAA, Site Analysis, September 2011



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