

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

RTP ID: **173**

Site Name: **Willow Farm, Bristol Road, Stonehouse**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access

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

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: Edge of Urban Area

Easting: 380,781

Northing: 204,780

Gross Site Area (ha): 2.08

Local Plan Allocation:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 1

Flood risk Level 3a (%): 1

Flood risk Level 3b (%): 1

Estimate of Housing Potential

Gross Site Area (ha): 1.90

Net developable area (ha): 1.90

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

Effective developable area (ha): 1.90

Density (dph): 50

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:	
95	
2016-2021:	
Density (dph): 2021-2026:	
50	
2026 onwards:	

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 access issues can be addressed. 2. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011

