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

RTP ID: 248

Yes

Pearcroft Road, Stonehouse Occupied site (No buildings) Site Name: Site activity:

> Main current use: Back garden

> > 0

0

0

Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Assessment?: **Policy Constraints** 

**AONB (%):** Reason for not

assessing the site: **Key Employment Land (%):** 

Key Wildlife Sites (%):

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0

Parish: Stonehouse CP Flood risk Level 2 (%): 0

**District Ward:** Stonehouse Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

> Easting: 381,056

> > 205,038

Not known

Gross Site Area (ha): 0.40 Gross Site Area (ha): 0.40

Net developable area (ha): 0.40

Local Plan Allocation:

Single / multiple ownership:

owners prepared to develop?:

Northing:

Included in 2011

75 Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%):

Effective developable area (ha):

**Estimate of Housing Potential** 

0.30 If multiple ownership, are all NA Density (dph): 60

Brownfield/Greenfield: Greenfield Suitability Assessment

Physical problems or limitations: Access

**Environmental conditions:** 

Time period over which 2016-2021

constraints can be addressed - if possible:

Site Assessment Panel

Likely to be deliverable?: Yes

25% reduction Impact on theoretical yield:

Access

Reason for impact on yield or

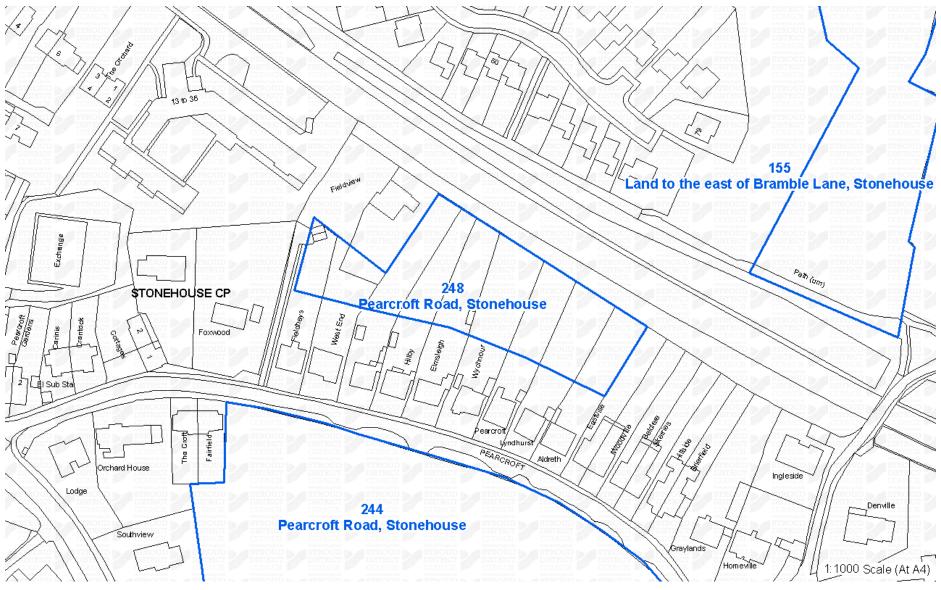
general deliverability issue:

OVERALL ASSESSMENT:  Number of dwell		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs		18	Is site <u>available</u> immediately?:	Not known
Density (dph):	2021-2026: 2026 onwards:	10	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.2. Determine whether access issues can be addressed.

## Stroud District SHLAA, Site Analysis, September 2011



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