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

RTP ID: 43

Site Details

Included in 2011

Assessment?:

Chipmans Platt, Oldbury, Site Name:

Stonehouse

Yes

Occupied site (No buildings) Site activity:

0

1.73

100

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%):

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Site Source: Call for Sites Tree Preservation Order (count): 0

Eastington CP Parish: Flood risk Level 2 (%): 16

District Ward: Eastington and Standish Flood risk Level 3a (%): 16

Site Classification: Small village or rural area Flood risk Level 3b (%): 14

> Easting: 378,321

Estimate of Housing Potential Northing: 206,220

Gross Site Area (ha): 1.96 Gross Site Area (ha): 1.73

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites

Single

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 1.73

If multiple ownership, are all Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

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

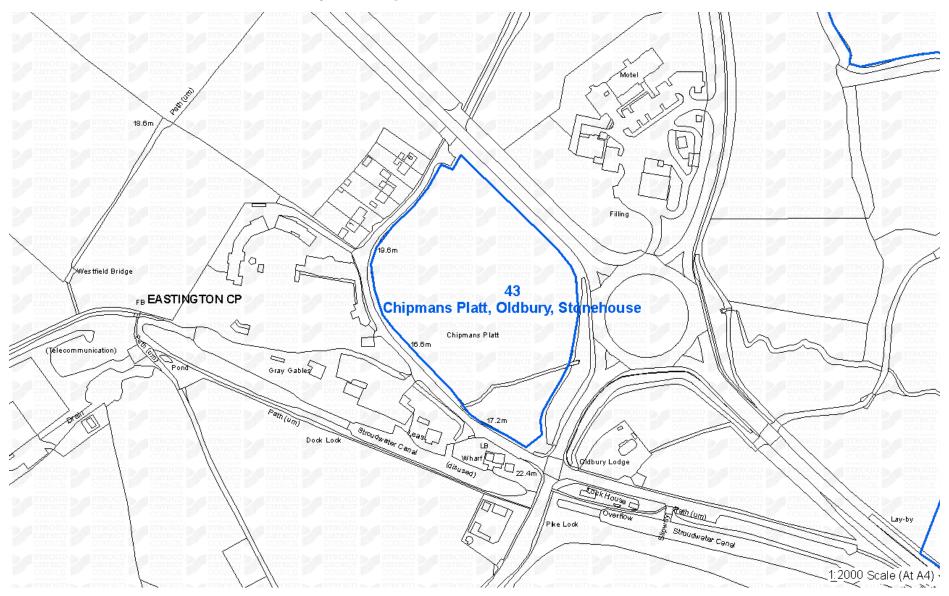
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site suitable for housing development?:		Possibly
Yield (no of dwgs)		51111gs.	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	32	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011



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