Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 171 Site at former garden centre, Occupied site (No buildings) Site Name: Site activity: off Ebley Road, Stonehouse Main current use: Car Park 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: **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2011-2016 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Stonehouse CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Stonehouse Flood risk Level 3a (%): 0 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 381,530 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 204,671 Gross Site Area (ha): 0.77 Gross Site Area (ha): 0.77 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 0.77 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 of physical obstacles(%): Single / multiple ownership: Single

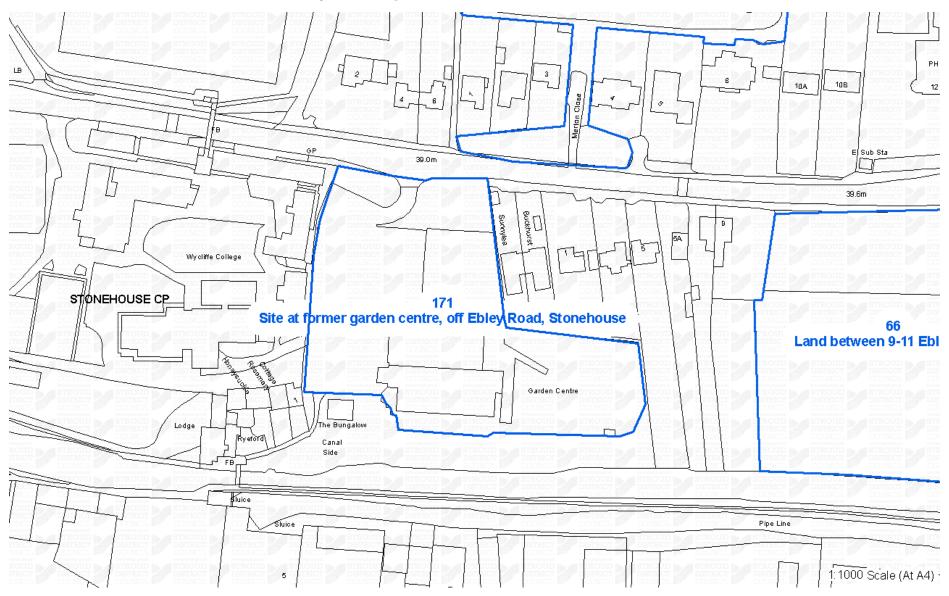
Effective developable area (ha): 0.77

If multiple ownership, are all 45 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:			Is site <u>suitable</u> for	Yes	What actions are needed to bring site forward?:
hous Number of dwellings:			sing development?:		None required
Yield (no of dwgs):	2011-2016:	35	Is site <u>available</u> immediately?:	Yes	
35	2016-2021:		·	Vac	
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes	
45 2026 onwards:					

Stroud District SHLAA, Site Analysis, September 2011



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