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

RTP ID: 241

Yes

Included in 2011

Assessment?:

Site Name: South of canal, Nutshell

Bridge, Stonehouse Main current use: Back garden

Type of potential: Intensification (infill)

100

Site Details Potential for 'town centre'

mixed use development: No

Site activity:

Policy Constraints

AONB (%): 0

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

Key Wildlife Sites (%):

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

Parish: Stonehouse CP Flood risk Level 2 (%): 88

District Ward: Stonehouse Flood risk Level 3a (%): 88

Site Classification: In Urban Area Flood risk Level 3b (%): 78

Easting: 380,073

Northing: 204,877 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.25 Gross Site Area (ha): 0.25

Local Plan Allocation: Net developable area (ha): 0.25

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Not known

of physical obstacles(%):

Effective developable area (ha): 0.25

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

Density (dph): 45

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site); Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

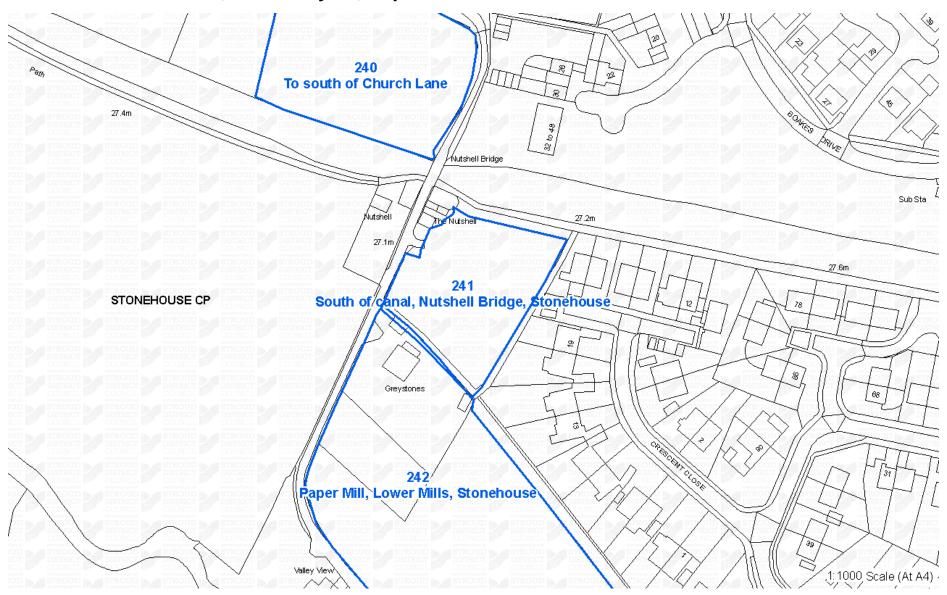
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		housing development?:		Possibly
Yield (no of dwgs)		11	Is site <u>available</u> immediately?:	Not known
Density (dph):	2021-2026: 2026 onwards:	-"-	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. Assess requirements to satisfactorily address flood risk. 3. Determine whether access issue can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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