

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

RTP ID: **241**

Site Name: **South of canal, Nutshell Bridge, Stonehouse**

Site activity:

Main current use: **Back garden**

Type of potential: **Intensification (infill)**

Potential for 'town centre' mixed use development: **No**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Stonehouse CP**

District Ward: **Stonehouse**

Site Classification: **In Urban Area**

Easting: **380,073**

Northing: **204,877**

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

Local Plan Allocation:

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **88**

Flood risk Level 3a (%): **88**

Flood risk Level 3b (%): **78**

## Estimate of Housing Potential

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

Net developable area (ha): **0.25**

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

Effective developable area (ha): **0.25**

Density (dph): **45**

## Suitability Assessment

Physical problems or limitations: **Functional floodplain (more than 10% of site); Access**

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:

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Greenfield**

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>11</b>	<b>11</b>
Density (dph): 2011-2016:	
<b>45</b>	
2016-2021:	
2021-2026:	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Not known**

**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

