

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

RTP ID: **140**

Site Name: **Stanley Mills. Kings Stanley**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **Conversion of other use**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **King's Stanley CP**

District Ward: **The Stanleys**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **381,036**

Northing: **204,339**

Gross Site Area (ha): **4.69**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **Yes - some**

Policy Constraints

AONB (%): **0**

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

Key Wildlife Sites (%): **52**

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

Flood risk Level 2 (%): **16**

Flood risk Level 3a (%): **16**

Flood risk Level 3b (%): **12**

Estimate of Housing Potential

Gross Site Area (ha): **4.69**

Net developable area (ha): **4.69**

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

Effective developable area (ha): **2.35**

Density (dph): **40**

Suitability Assessment

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

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
94	94
Density (dph): 2016-2021:	
40	
2021-2026:	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Assess requirements to satisfactorily address flood risk. 3. Determine whether cost of burying/moving powerlines is prohibitive.

Stroud District SHLAA, Site Analysis, September 2011

