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

**RTP ID: 140** 

Yes

Call for Sites

The Stanleys

Larger Villages

Single

King's Stanley CP

Edge of Smaller Towns and

Site Details

Included in 2011

Assessment?:

Reason for not

Site Source:

**District Ward:** 

Site Classification:

Parish:

assessing the site:

Site Name: Stanley Mills. Kings Stanley Site activity: Occupied buildings

Main current use: Employment

Type of potential: Conversion of other use

0

4.69

100

Potential for 'town centre'

mixed use development: Yes - some

**Suitability Assessment** 

Physical problems or limitations: Functional floodplain (more

than 10% of site); Powerlines

over site

2016-2021

**Environmental conditions:** 

Time period over which constraints can be addressed - if

possible:

**AONB (%)**: 0

**Policy Constraints** 

Key Employment Land (%):

Key Wildlife Sites (%): 52

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 16

Flood risk Level 3a (%): 16

Flood risk Level 3b (%): 12

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Powerlines

**Easting:** 381,036

**Northing:** 204,339

Information from Site Visit / Call for Sites

Gross Site Area (ha): 4.69

Local Plan Allocation:

Single / multiple ownership:

Gross Site Area (ha): 4.69

Estimate of Housing Potential

Net developable area (ha):

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 2.35

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

Density (dph): 40

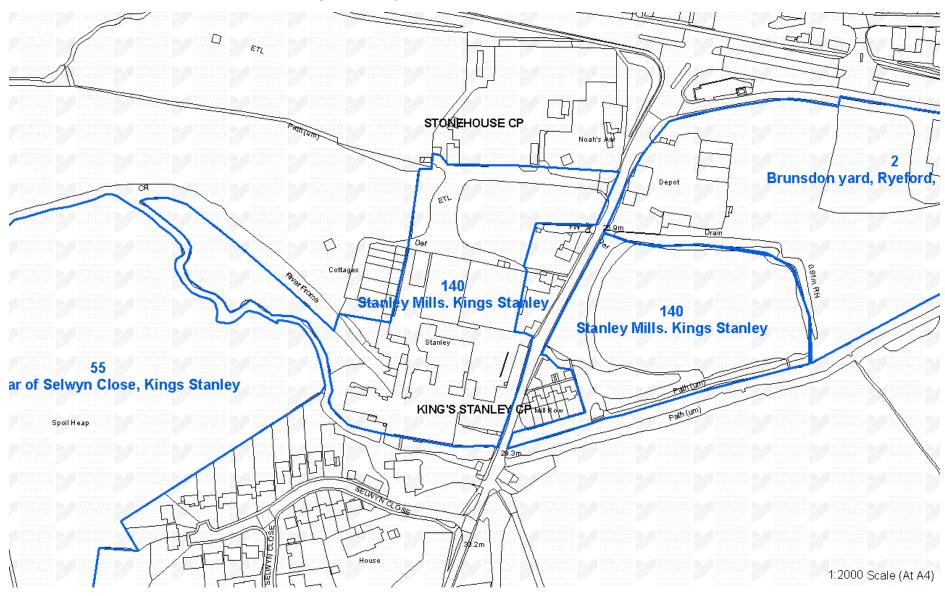
Brownfield/Greenfield: Brownfield

## What actions are needed to bring site forward?:

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

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:				
Yield (no of dwgs	): 2011-2016:		Is site <u>available</u> immediately?:	Yes
94	2016-2021:	94		
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
40	2026 onwards:			

## Stroud District SHLAA, Site Analysis, September 2011



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