

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

RTP ID: **326**

Site Name: **Amended Land adj to Southview, Newtown, Stonehouse (31)**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: Edge of Urban Area

Easting: 379,150

Northing: 205,619

Gross Site Area (ha): 0.46

Local Plan Allocation: part Key Wildlife Site

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 16.67179
none zero

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.46

Net developable area (ha): 0.46

Proportion of net developable area available after taking account of physical obstacles(%): 50

Effective developable area (ha): 0.23

Density (dph): 40

Suitability Assessment

Physical problems or limitations: 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: 50% reduction

Reason for impact on yield or general deliverability issue: Access/Road capacity

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	9
9	2016-2021:
Density (dph): 2021-2026:	
40	2026 onwards:

Is site suitable for housing development?:

Possibly

Is site available immediately?:

Possibly

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011

