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

RTP ID: 23

Yes

Included in 2011

Assessment?:

Site Name: Land west of Stonehouse Site activity:

Main current use: Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

area available after taking account

of physical obstacles(%):

AONB (%): 0

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

Key Wildlife Sites (%):

7

100

76.10

Site Source: Call for Sites Tree Preservation Order (count): 38

Parish: Eastington CP Flood risk Level 2 (%):

District Ward: Eastington and Standish Flood risk Level 3a (%): 7

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 6

Easting: 379,362

Northing: 206,435 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 101.46 Gross Site Area (ha): 101.46

Local Plan Allocation: Employment Allocation Net developable area (ha): 76.10

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

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

Effective developable area (ha):

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if

2016 onwards (3 phases)

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

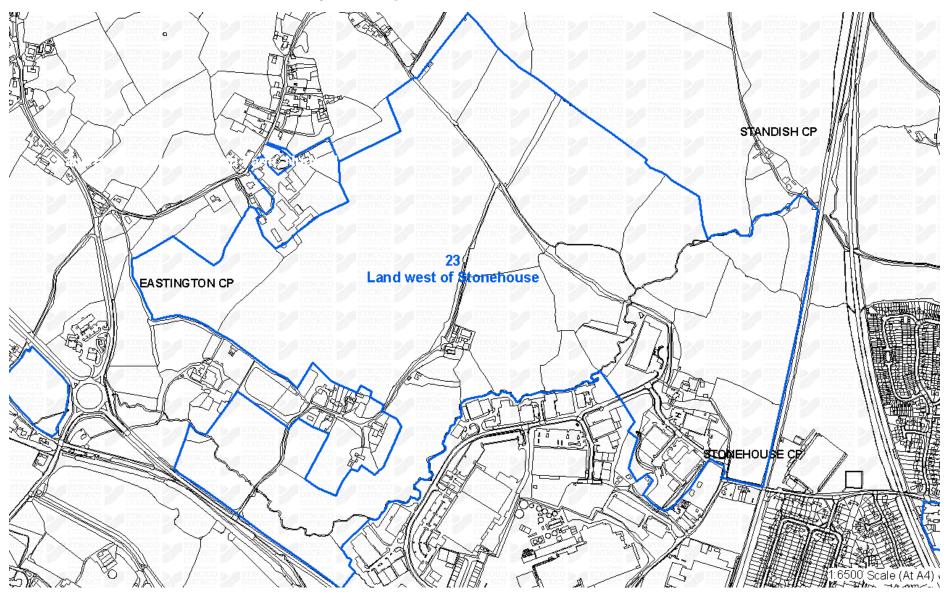
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe			Is site <u>suitable for</u> housing development?:		Yes
	Yield (no of dwgs)		1,014	Is site <u>available</u> immediately?:	Yes
	Density (dph):	2021-2026: 2026 onwards:	1,014 1,014 1.015	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011



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