## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 28 **Land opposite Avenue** Occupied site (No buildings) Site Name: Site activity: Terrace, Stonehouse Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 99 Time period over which constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Stonehouse CP Parish: Flood risk Level 2 (%): 2 **District Ward:** Stonehouse Flood risk Level 3a (%): 2 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 2 Easting: 379,554 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 205,226 Gross Site Area (ha): 4.52 Gross Site Area (ha): 4.52 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 4.52 Reason for impact on yield or Alternative use Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single

4.52

45

Effective developable area (ha):

Density (dph):

Brownfield/Greenfield: Greenfield

If multiple ownership, are all

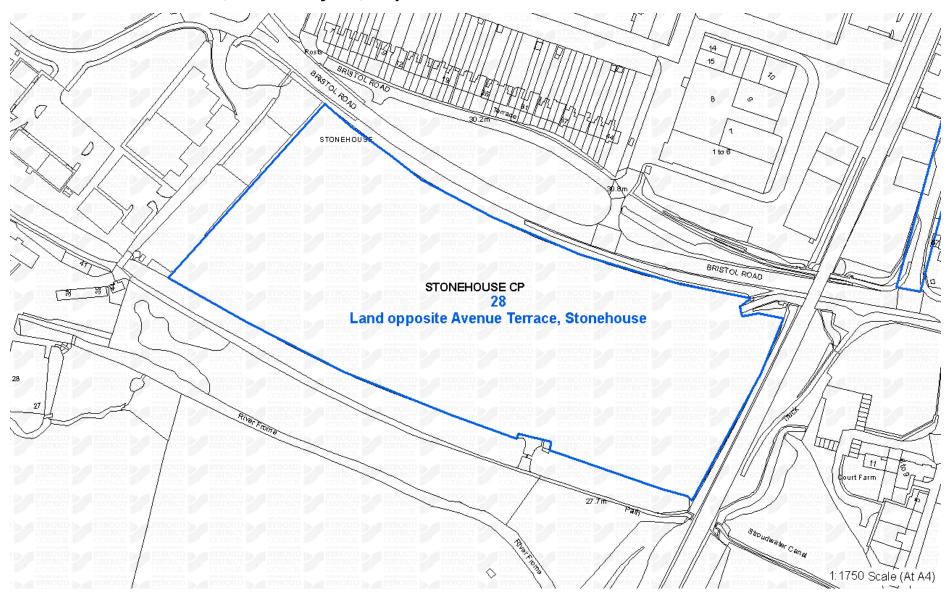
owners prepared to develop?:

OVERALL ASSESSMENT:	Is site <u>suitable</u> for housing development?:	Possibly
Number of dwel		
Yield (no of dwgs): 2011-2016:	Is site <u>available</u> immediately?:	Yes
203 2016-2021:		
Density (dph): 2021-2026:	Is site likely to be deliverable?:	Yes
45 2026 onwards:		

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

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Undertake detailed viability assessment of the potential for the alternative use.

## Stroud District SHLAA, Site Analysis, September 2011



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