#### Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **75** Horsemarling Farm, Occupied buildings Site Name: Site activity: **Stonehouse** Main current use: Agriculture Conversion of other use Type of potential: Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Powerlines over site **AONB (%):** 99 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Standish CP Flood risk Level 2 (%): 0 **District Ward:** Eastington and Standish Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

## Estimate of Housing Potential

Flood risk Level 3b (%):

Gross Site Area (ha): 1.65

Net developable area (ha): 1.65

0

100

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

or physical obstacles(%).

Effective developable area (ha): 1.65

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

Density (dph): 50

Brownfield/Greenfield: Greenfield

Easting:

Northing:

Gross Site Area (ha):

Local Plan Allocation:

Single / multiple ownership:

380,717

206,402

Single

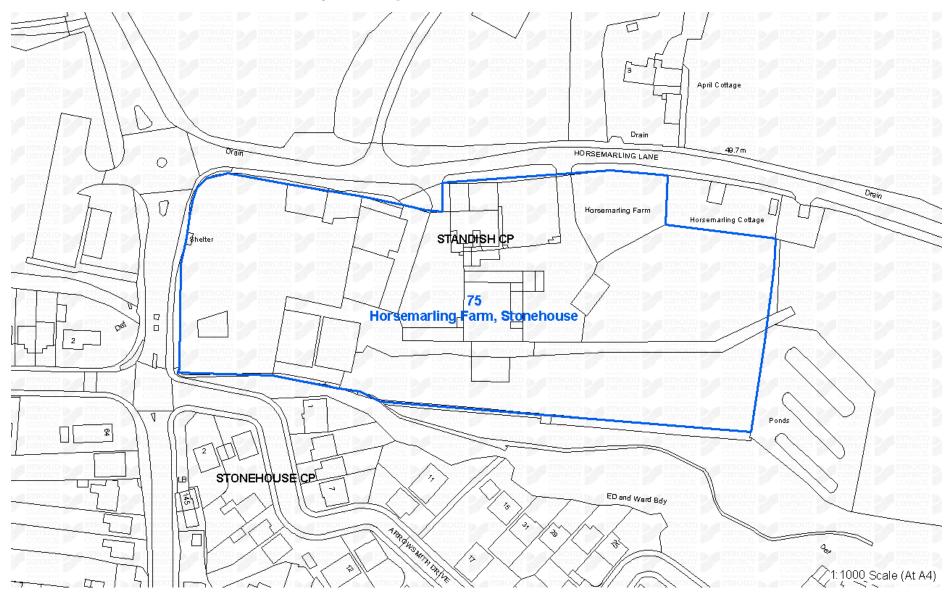
1.65

OVERALL ASSESSMENT:  Number of dwe		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):		82	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	02	Is site likely to be deliverable?:	Yes

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

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Determine whether cost of burying/moving powerlines is prohibitive.

# Stroud District SHLAA, Site Analysis, September 2011



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