

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

RTP ID: **305**

Site Name: **Land off Damery Lane, Stone**

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: **Ham and Stone CP**

District Ward: **Vale**

Site Classification: **Small village or rural area**

Easting: **368,467**

Northing: **194,920**

Gross Site Area (ha): **1.65**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

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): **1.65**

Net developable area (ha): **1.65**

Proportion of net developable area available after taking account of physical obstacles(%): **75**

Effective developable area (ha): **1.24**

Density (dph): **30**

Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

Time period over which constraints can be addressed - if possible:

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **25% reduction**

Reason for impact on yield or general deliverability issue: **Access**

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:	37
37	2016-2021:
Density (dph): 2021-2026:	
30	2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

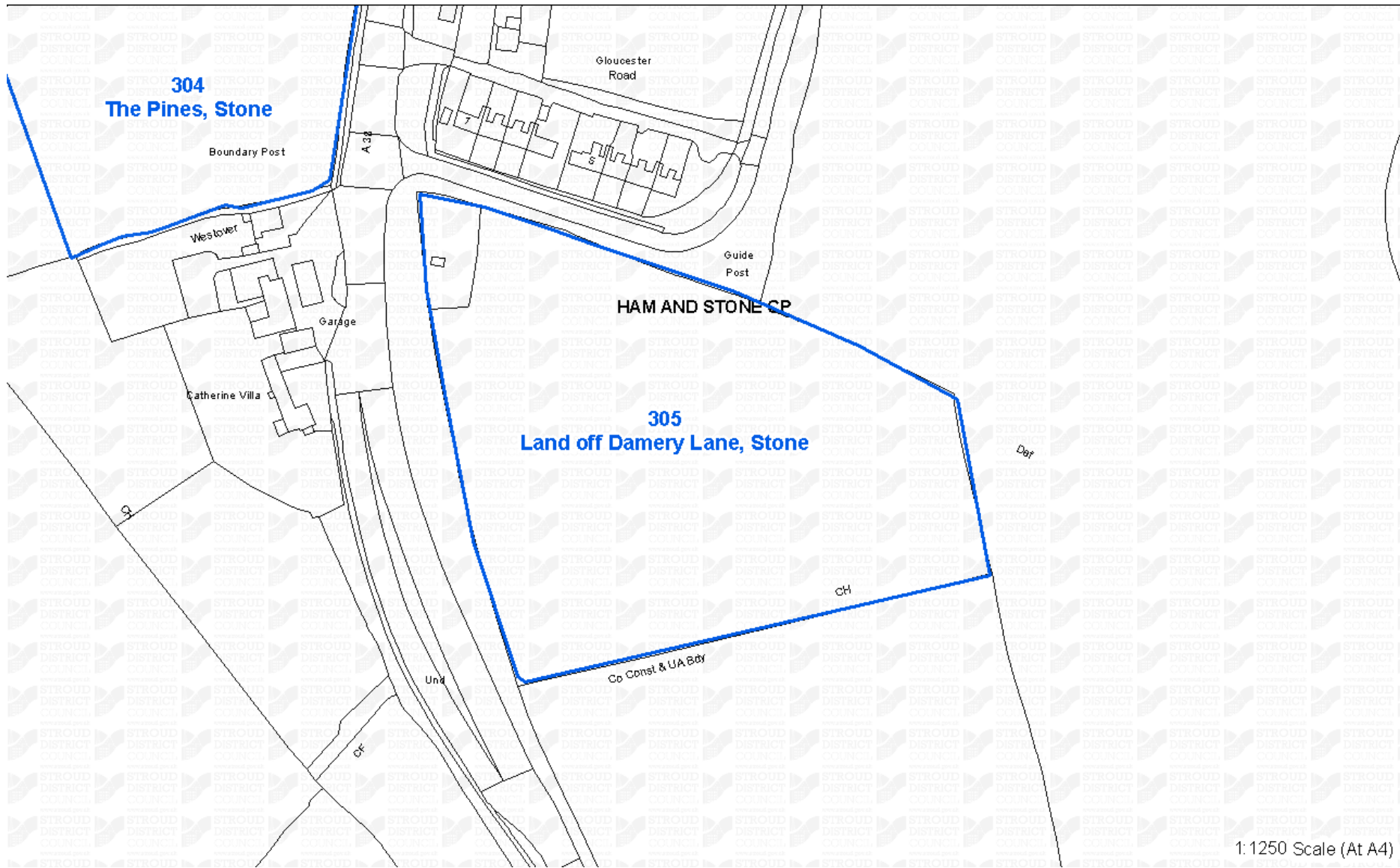
Possibly

Yes

What actions are needed to bring site forward?:

- Determine whether owners are willing to develop site.**
- Determine whether access issues can be addressed.**

Stroud District SHLAA, Site Analysis, September 2011



1:1250 Scale (At A4)