Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: Land west of Bridgend Vacant site (no bldgs or activity) Site Name: Site activity: House, Bridgend, Main current use: Open space **Stonehouse** 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: Functional floodplain (more than 10% of site) **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 87 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Stonehouse CP Flood risk Level 2 (%): 86 **District Ward:** Stonehouse Flood risk Level 3a (%): 86 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 84 Easting: 380,193 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 204,603 Gross Site Area (ha): 1.24 Gross Site Area (ha): 1.24 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 1.24 Reason for impact on yield or 100 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account Single / multiple ownership: Single

of physical obstacles(%):

Effective developable area (ha):

1.24

If multiple ownership, are all 45 Density (dph): owners prepared to develop?:

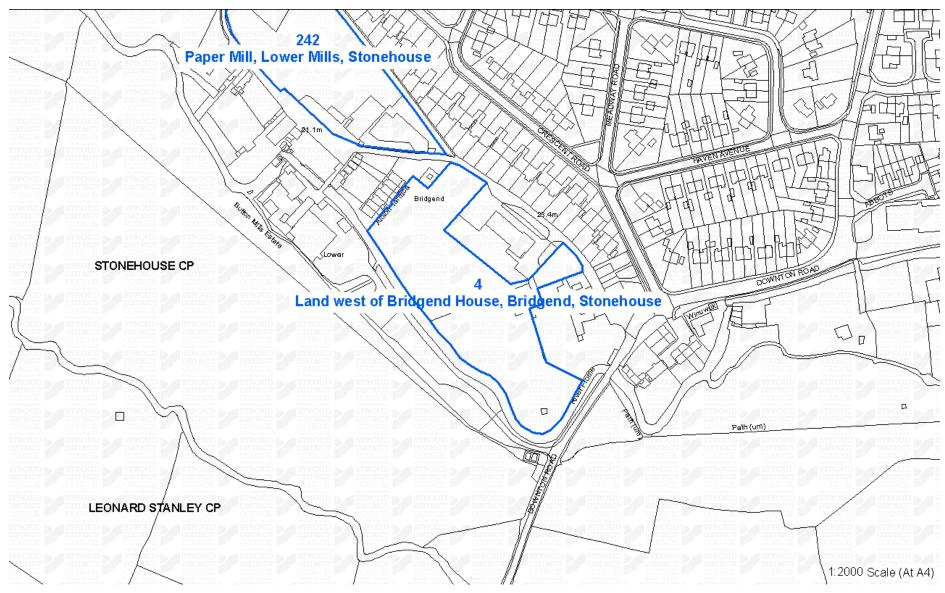
Brownfield/Greenfield: Greenfield

Is site suitable for **Possibly** OVERALL ASSESSMENT: housing development?: Number of dwellings: Is site available Yes Yield (no of dwgs): 2011-2016: immediately?: **56** 2016-2021: 56 Is site likely to be Yes 2021-2026: Density (dph): deliverable?: 45 2026 onwards:

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk. 2. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Stroud District SHLAA, Site Analysis, September 2011



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