

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

RTP ID: **67**

Site Name: **Land between 13-15 Ebley Road**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Stonehouse CP**

District Ward: **Stonehouse**

Site Classification: **Edge of Urban Area**

Easting: **381,950**

Northing: **204,656**

Gross Site Area (ha): **1.01**

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): **1.01**

Net developable area (ha): **1.01**

Proportion of net developable area available after taking account of physical obstacles(%): **100**

Effective developable area (ha): **1.01**

Density (dph): **50**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2021**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site <u>suitable</u> for housing development?:		Yes	What actions are needed to bring site forward?:
Is site <u>available</u> immediately?:		Yes	
Is site likely to be <u>deliverable</u> ?:		Yes	
Number of dwellings:			
Yield (no of dwgs):	2011-2016:		
	2016-2021:	50	
Density (dph):	2021-2026:		
	2026 onwards:		

Stroud District SHLAA, Site Analysis, September 2011

