

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

RTP ID: **183**

Site Name: **Former goods yard and branch line, Stonehouse**

Site activity: Occupied site (No buildings)

Main current use: Other previous use

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Powerlines over site

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:

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): 1.42

Net developable area (ha): 1.42

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

Effective developable area (ha): 1.42

Density (dph): 45

Reason for not assessing the site:

Site Source: Surplus Public Sector Land

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: In Urban Area

Easting: 379,893

Northing: 205,467

Gross Site Area (ha): 1.42

Local Plan Allocation: Safeguarded Land Railway

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:
64

Is site available immediately?:

Not known

1. Determine whether owners are willing to develop site. 2. Address with Network Rail whether safeguarded land for railway is surplus to requirements. 3. Determine whether cost of burying/moving powerlines is prohibitive.

Density (dph): 2011-2016:
45

Is site likely to be deliverable?:

Yes

2016-2021: 64

2021-2026:

2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

