

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

RTP ID: **66**

Site Name: **Land between 9-11 Ebley Road**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other previous use

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2016

## 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 (%): 3

Flood risk Level 3a (%): 3

Flood risk Level 3b (%): 2

## Estimate of Housing Potential

Gross Site Area (ha): 0.91

Net developable area (ha): 0.91

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

Effective developable area (ha): 0.91

Density (dph): 40

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: Small village or rural area

Easting: 381,686

Northing: 204,654

Gross Site Area (ha): 0.91

Local Plan Allocation:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

None required

Number of dwellings:

Is site available immediately?:

Yes

Yield (no of dwgs): 2011-2016: 36

Is site likely to be deliverable?:

Yes

36 2016-2021:

Density (dph): 2021-2026:

40 2026 onwards:

# Stroud District SHLAA, Site Analysis, September 2011

