

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **249**

Site Name: **Land to rear of Regent Street, Stonehouse**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not assessing the site:

Time period over which constraints can be addressed - if possible: 2014-2019

Site Source: Urban Capacity Study 2002

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

Parish: Stonehouse CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: Consent for 8 dwellings

District Ward: Stonehouse

Flood risk Level 2 (%): 0

Reason for impact on yield or general deliverability issue:

Site Classification: In Urban Area

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Accessibility

Easting: 380,454

Estimate of Housing Potential

Distance from site to Bus Stop (m): 148

Northing: 205,115

Gross Site Area (ha): 0.95

Nearest Centre from Bus Stop: Stonehouse – Co-op

Gross Site Area (ha): 0.95

Net developable area (ha): 0.95

Distance from Bus Stop to nearest retail/service centre (m): 241

Local Plan Allocation:

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

Travel Time from bus stop to nearest retail/service centre (mins): 1

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

Effective developable area (ha): 0.95

Nearest retail/service centre to site: Stonehouse – Bath Road

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

Density (dph): 50

Distance from site to nearest nearest retail/service centre (m): 1,196

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether owners are willing to develop site.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Not known

48

2014-2019:

48

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

50

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

