

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

RTP ID: **28**

Site Name: **Land opposite Avenue Terrace, Stonehouse**

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

Main current use: **Agriculture**

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:

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **99**

Special Landscape Area (%): **0**

## Site Assessment Panel

Likely to be deliverable?: **Yes**

impact on theoretical yield: **NA**

Reason for impact on yield or general deliverability issue: **Alternative use**

Site Source: **Call for Sites**

Parish: **Stonehouse CP**

District Ward: **Stonehouse**

Site Classification: **Edge of Urban Area**

Tree Preservation Order Site (%): **0**

Flood risk Level 2 (%): **2**

Flood risk Level 3a (%): **2**

Flood risk Level 3b (%): **2**

## Accessibility

Easting: **379,554**

Northing: **205,226**

Gross Site Area (ha): **4.52**

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): **4.52**

Net developable area (ha): **4.52**

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

Effective developable area (ha): **4.52**

Density (dph): **50**

Distance from site to Bus Stop (m): **138**

Nearest Centre from Bus Stop: **Stonehouse – Co-op**

Distance from Bus Stop to nearest retail/service centre (m): **1,931**

Travel Time from bus stop to nearest retail/service centre (mins): **5**

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

Distance from site to nearest nearest retail/service centre (m): **1,967**

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

**Possibly**

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

**Yes**

**1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Undertake detailed viability assessment of the potential for the alternative use.**

2014-2019:

Is site likely to be deliverable?:

**Possibly - but viewed as having better potential for alternative use**

Density (dph):

2019-2026:

**50**

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

