

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

RTP ID: **78**

Site Name: **Site of former Ship Inn, Stonehouse**

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

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stonehouse CP

District Ward: Stonehouse

Site Classification: In Urban Area

Easting: 380,550

Northing: 204,841

Gross Site Area (ha): 0.25

Local Plan Allocation:

Potential for 'town centre' mixed use development:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 1

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 2

Flood risk Level 3a (%): 2

Flood risk Level 3b (%): 2

Estimate of Housing Potential

Gross Site Area (ha): 0.25

Net developable area (ha): 0.25

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

Effective developable area (ha): 0.25

Density (dph): 60

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: NA

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

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
15	2016-2021:
Density (dph): 2021-2026:	
60	2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed. 2. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011

