

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

RTP ID: **76**

Site Name: **Land at Kimmins Road, Stonehouse**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

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: 381,065

Northing: 206,005

Gross Site Area (ha): 0.23

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 1

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.23

Net developable area (ha): 0.23

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

Effective developable area (ha): 0.23

Density (dph): 50

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:

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:

| Number of dwellings: | |
|--------------------------------|----|
| Yield (no of dwgs): 2011-2016: | 11 |
| 2016-2021: | |
| Density (dph): 2021-2026: | |
| 2026 onwards: | |
| | 50 |

Is site suitable for housing development?:

Yes

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

None required

Stroud District SHLAA, Site Analysis, September 2011

