

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

RTP ID: **244**

Site Name: **Pearcroft Road, Stonehouse**

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

Main current use: **Other/unclassified**

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: **2016-2021**

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): **2**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **1.41**

Net developable area (ha): **1.41**

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

Effective developable area (ha): **1.41**

Density (dph): **60**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Stonehouse CP**

District Ward: **Stonehouse**

Site Classification: **In Urban Area**

Easting: **381,043**

Northing: **204,938**

Gross Site Area (ha): **1.41**

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Number of dwellings:

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

Yield (no of dwgs): 2011-2016:

85 2016-2021: **85**

Density (dph): 2021-2026:

60 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

