

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

RTP ID: **164**

Site Name: **Crab Orchard, off A46, Painswick**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Painswick CP

District Ward: Painswick

Site Classification: Small village or rural area

Easting: 385,852

Northing: 209,238

Gross Site Area (ha): 2.46

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 23

Flood risk Level 3a (%): 23

Flood risk Level 3b (%): 20

Estimate of Housing Potential

Gross Site Area (ha): 2.46

Net developable area (ha): 2.46

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 1.84

Density (dph): 40

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

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: 25% reduction

Reason for impact on yield or general deliverability issue: Ground conditions (undulating)

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

| Number of dwellings: | |
|--------------------------------|-----------|
| Yield (no of dwgs): 2011-2016: | |
| 55 | 55 |
| Density (dph): 2016-2021: | |
| 40 | |
| 2021-2026: | |
| 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 AONB policy can be relaxed/lifted or design can address impact. 2. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011

