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

RTP ID: 311

Yes

Included in 2011

Assessment?:

Site Name: Land off The Hill, Randwick Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

0

0.46

100

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 100

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: Randwick CP Flood risk Level 2 (%):

District Ward: Over Stroud Flood risk Level 3a (%): 0

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

Easting: 382,928

Northing: 206,055 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.46 Gross Site Area (ha): 0.46

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Single / multiple ownership: Multiple of physical obstacles(%):

Effective developable area (ha): 0.46

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

NA Density (dph): 40

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2021-2026

constraints can be addressed - if possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

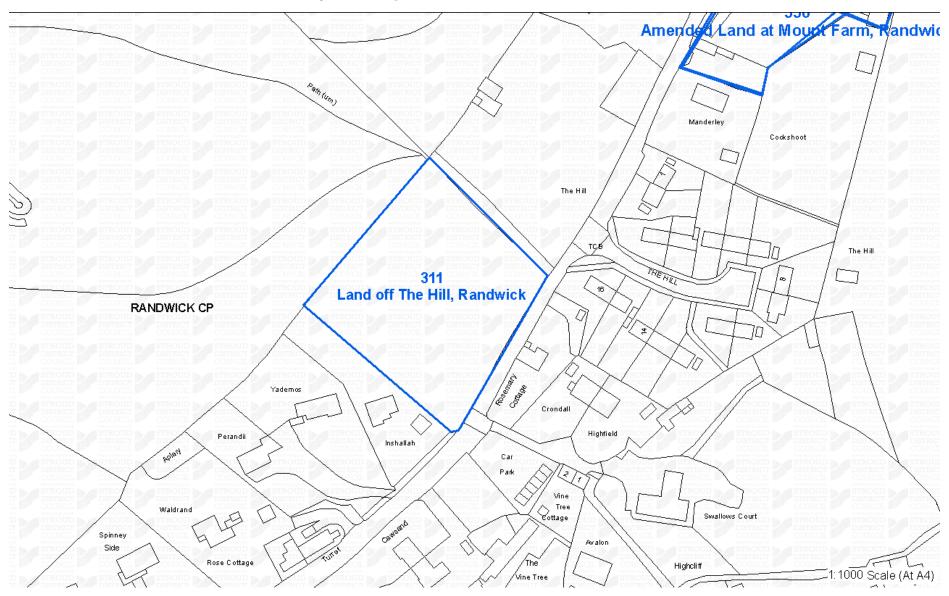
Reason for impact on yield or general deliverability issue:

OVERALL AS	SESSMENT:	Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)		18	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2021-2026: 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

Determine whether AONB policy can be relaxed/lifted or design can address impact 2. Determine whether access issues can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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