

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

RTP ID: **24**

Site Name: **Land north west of Whitminster**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Whitminster CP

District Ward: Severn

Site Classification: Small village or rural area

Easting: 376,823

Northing: 208,617

Gross Site Area (ha): 67.24

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 36

Tree Preservation Order (count): 2

Flood risk Level 2 (%): 26

Flood risk Level 3a (%): 26

Flood risk Level 3b (%): 24

## Estimate of Housing Potential

Gross Site Area (ha): 64.67

Net developable area (ha): 48.50

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

Effective developable area (ha): 48.50

Density (dph): 30

## 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 onwards (3 phases)

## 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:	
<b>1,455</b>	<b>485</b>
Density (dph): 2016-2021:	<b>485</b>
<b>30</b>	<b>485</b>
2021-2026:	<b>485</b>
2026 onwards:	<b>485</b>

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 Key Wildlife Site can be relocated or incorporated into development. 2. Assess requirements to satisfactorily address flood risk.**

# Stroud District SHLAA, Site Analysis, September 2011

