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

RTP ID: 24

Included in 2011

Assessment?:

Reason for not

Local Plan Allocation:

Single / multiple ownership:

Land north west of Occupied site (No buildings) Site Name: Site activity:

> Whitminster Main current use: Agriculture

> > Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 36

Site Source: Call for Sites 2 Tree Preservation Order (count):

Whitminster CP Parish: Flood risk Level 2 (%): 26

District Ward: Severn Flood risk Level 3a (%): 26

Site Classification: Small village or rural area Flood risk Level 3b (%): 24

> Easting: 376,823

Yes

Estimate of Housing Potential Northing: 208,617

Gross Site Area (ha): 67.24 Gross Site Area (ha): 64.67

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

Single

of physical obstacles(%):

Net developable area (ha):

48.50

100

Effective developable area (ha): 48.50

If multiple ownership, are all Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

Environmental conditions:

Time period over which 2016 onwards (3 constraints can be addressed - if

phases)

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

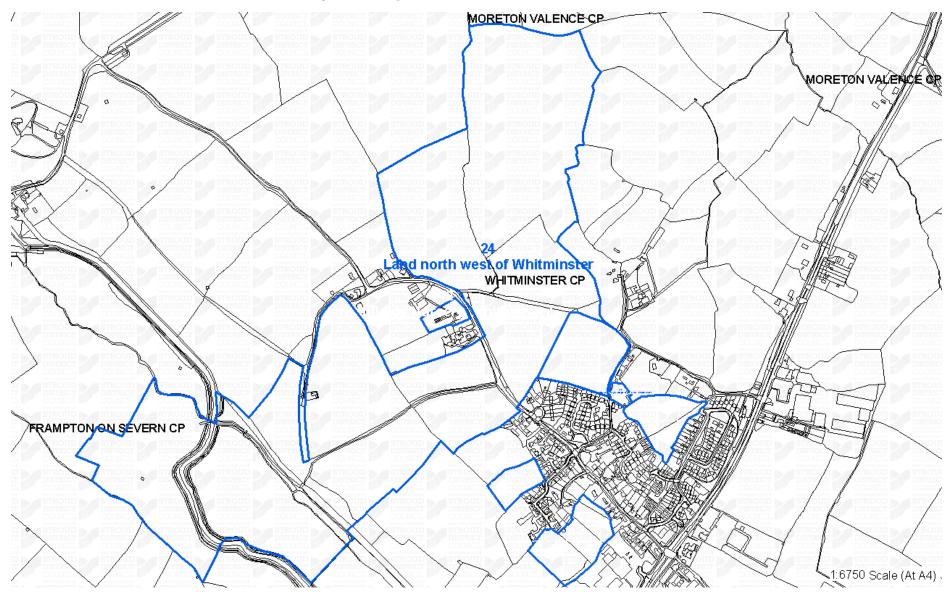
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs): 2	2011-2016: 2016-2021:	485	Is site <u>available</u> immediately?:	Yes
Density (dph): 2	2021-2026: onwards:	485 485	Is site likely to be deliverable?:	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



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