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

RTP ID: 282

Yes

Included in 2011

Assessment?:

Reason for not

**South Woodchester** Occupied buildings Site Name: Site activity:

> **Industrial Area** Main current use: **Employment**

> > Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

**Policy Constraints** 

**AONB (%):** 0

assessing the site: **Key Employment Land (%):** 100

> Key Wildlife Sites (%): 26

Site Source: **Key Employment Sites** 0 Tree Preservation Order (count):

Woodchester CP Parish: Flood risk Level 2 (%): 35

**District Ward:** Amberley and Woodchester Flood risk Level 3a (%): 35

Site Classification: Small village or rural area Flood risk Level 3b (%): 29

> Easting: 384,128

Northing: 202,116

Gross Site Area (ha): 3.17 Gross Site Area (ha): 3.17

Local Plan Allocation: Key Employment Land Net developable area (ha):

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

If multiple ownership, are all NA

owners prepared to develop?:

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 3.17

Estimate of Housing Potential

30 Density (dph):

3.17

100

Brownfield/Greenfield: Brownfield

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site): Possible

contamination

2016-2021

**Environmental conditions:** 

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

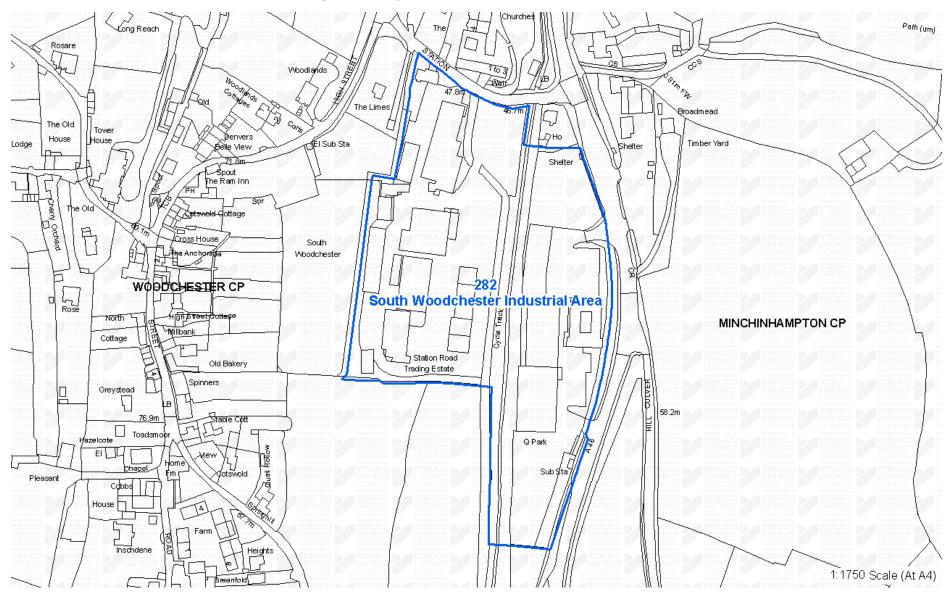
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:			Net Imerun	
Yield (no of dwgs	): 2011-2016:		Is site <u>available</u> immediately?:	Not known
95	2016-2021:	95		V
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
30	2026 onwards:			

## What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether Key Wildlife Site can be relocated or incorporated into development. 3. Assess requirements to satisfactorily address flood risk. 4. Undertake site surveys to determine extent of possible contamination. 5. Site recommended for retention as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

## Stroud District SHLAA, Site Analysis, September 2011



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