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

RTP ID: 307

Yes

Included in 2011

Assessment?:

Reason for not

Land behind Paynes Vacant site (no bldgs or activity) Site Name: Site activity:

> Meadow, Whitminster Main current use: Agriculture

> > Intensification (infill) Type of potential:

> > > 0

75

1.25

30

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

of physical obstacles(%):

Density (dph):

AONB (%): 0 0

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

> Key Wildlife Sites (%): 0

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

Whitminster CP Parish: Flood risk Level 2 (%): 0

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

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

> Easting: 377,615

Estimate of Housing Potential Northing: 208,332

Gross Site Area (ha): 1.66 Gross Site Area (ha): 1.66 Local Plan Allocation: Net developable area (ha): 1.66

Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: single

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

Effective developable area (ha): NA

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

25% reduction Impact on theoretical yield:

Access

Reason for impact on yield or

general deliverability issue:

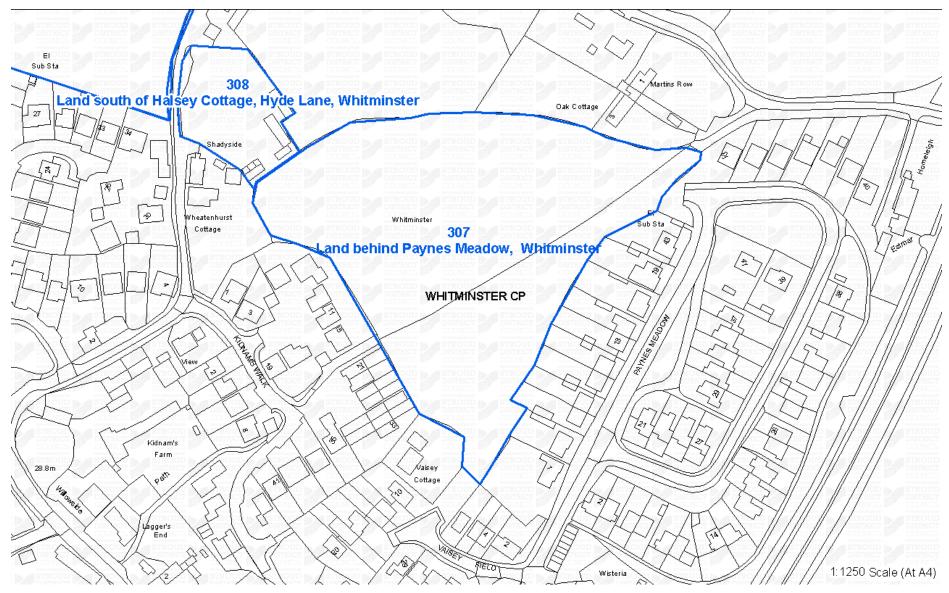
Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT	hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:			
Yield (no of dwgs): 2011-2016:	37	Is site <u>available</u> immediately?:	Yes
37 2016-2021:			
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 access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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