

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

RTP ID: **118**

Site Name: **Land south of sports ground, off A46, Painswick**

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: Painswick CP

District Ward: Painswick

Site Classification: Small village or rural area

Easting: 385,953

Northing: 209,224

Gross Site Area (ha): 1.60

Local Plan Allocation: Protected Outdoor Play Space

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 1.60

Net developable area (ha): 1.60

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

Effective developable area (ha): 1.60

Density (dph): 40

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

## 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>48</b>	<b>48</b>
2016-2021:	
Density (dph): 2021-2026:	
<b>40</b>	
2026 onwards:	

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 outdoor play space can satisfactorily be provided as part of the development or relocated elsewhere. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.

# Stroud District SHLAA, Site Analysis, September 2011

