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

RTP ID: 118

Yes

Included in 2011

Assessment?:

Site Name: Land south of sports Site activity: Occupied site (No buildings)

ground, off A46, Painswick Main current use: Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 100

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%): 0

100

Site Source: Call for Sites Tree Preservation Order (count): 0

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

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

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

Easting: 385,953

Northing: 209,224 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 1.60 Gross Site Area (ha): 1.60

ocal Plan Allocation: Protected Outdoor Play Space Net developable area (ha): 1.60

Local Plan Allocation: Protected Outdoor Play Space Net developable area (ha):

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 1.60

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

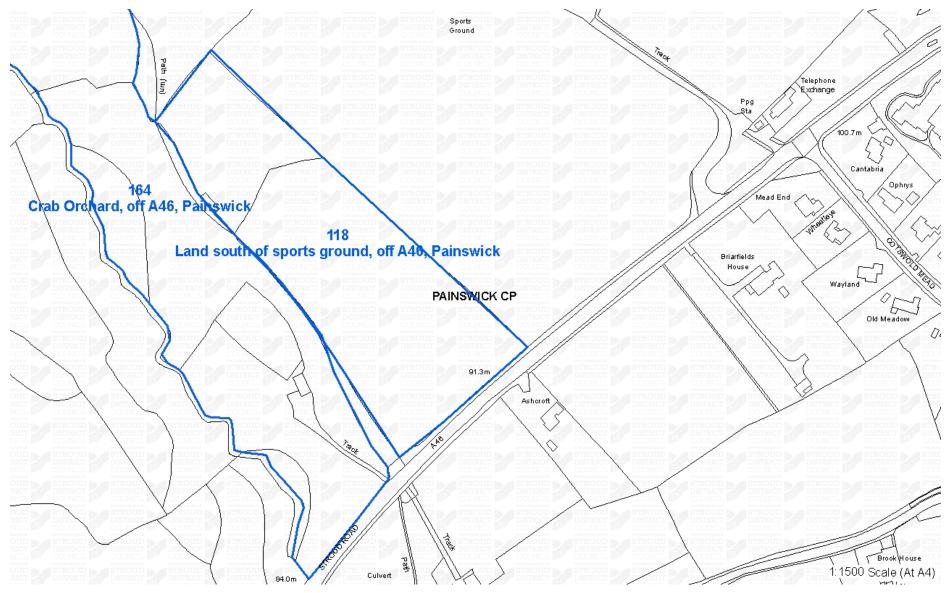
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016:	48	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026: 40 2026 onwards:	40	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether outdoor play space can satisfactority 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



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