

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

RTP ID: **128**

Site Name: **Land behind Hoyland House, Painswick**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

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:

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): 1.72

Net developable area (ha): 1.72

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

Effective developable area (ha): 1.72

Density (dph): 40

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Painswick CP

District Ward: Painswick

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 386,856

Northing: 210,257

Gross Site Area (ha): 1.72

Local Plan Allocation:

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:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Yes

1. Determine whether AONB policy can be relaxed/lifted or design can address impact.

51 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

40 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

