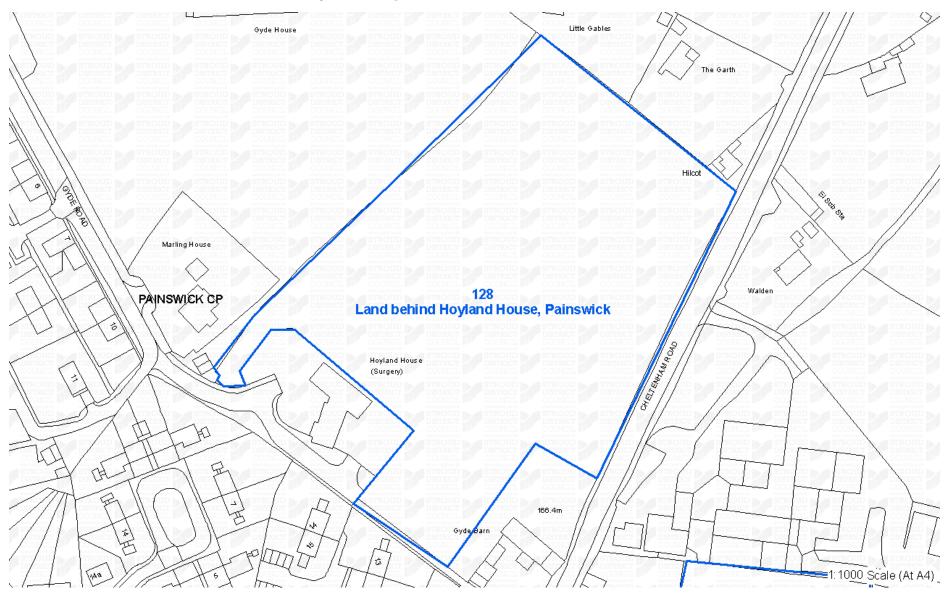
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 128 Land behind Hoyland House, Occupied site (No buildings) Site Name: Site activity: **Painswick** Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 100 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Painswick CP Parish: Flood risk Level 2 (%): 0 **District Ward: Painswick** Flood risk Level 3a (%): 0 Edge of Smaller Towns and Site Classification: Site Assessment Panel Flood risk Level 3b (%): 0 Larger Villages Easting: 386,856 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 210,257 Gross Site Area (ha): 1.72 Gross Site Area (ha): 1.72 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 1.72 Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 1.72 If multiple ownership, are all 40 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:	hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:		V	
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
51 2016-2021:	51		
Density (dph): 2021-2026:		Is site likely to be deliverable?:	Yes
40 2026 onwards:			

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



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