Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 104 Site Name: Land at Holywell Farm, Site activity: Occupied site (No buildings) Wotton under Edge Main current use: Agriculture

Site Details
Included in 2011

Assessment?:

Yes

Potential for 'town centre' mixed use development:

Tree Preservation Order (count):

Policy Constraints

Key Wildlife Sites (%):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Type of potential:

AONB (%):

New build

No

100

0

0

0

28

28

26

2.39

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

Site Source: Call for Sites

Parish: Wotton-under-Edge CP

Single

District Ward: Wotton-under-Edge

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 376,340

Northing: 193,575

Gross Site Area (ha): 2.39

Local Plan Allocation:

Single / multiple ownership:

Estimate of Housing Potential

Gross Site Area (ha): 2.39

ortion of net developable 100

Proportion of net developable area available after taking account

of physical obstacles(%):

Net developable area (ha):

Effective developable area (ha): 2.39

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Information from Site Visit / Call for Sites

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

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

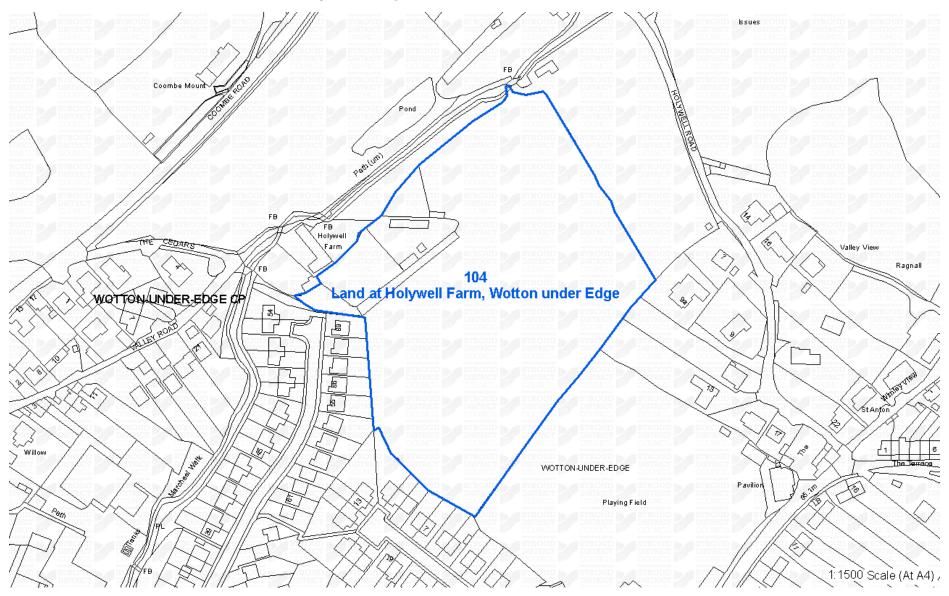
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):	2011-2016: 2016-2021:	72	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 026 onwards:	12	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011



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