Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 115 Land north east of Verlands, Occupied site (No buildings) Site Name: Site activity: **Painswick** Main current use: Agriculture

Type of potential:

Estimate of Housing Potential

of physical obstacles(%):

New build

No

0

100

Potential for 'town centre' Site Details

mixed use development: Included in 2011 Yes

Assessment?: **Policy Constraints**

AONB (%): 100 Reason for not assessing the site: 0 **Key Employment Land (%):**

Key Wildlife Sites (%):

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

Painswick CP Parish: Flood risk Level 2 (%): 4

District Ward: Painswick Flood risk Level 3a (%): 4

Edge of Smaller Towns and Site Classification: Flood risk Level 3b (%): Larger Villages

> Easting: 387,358

Northing:

7.00

Gross Site Area (ha): Gross Site Area (ha): 7.00 Local Plan Allocation: Net developable area (ha): 7.00

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

210,006

Single / multiple ownership: Single

> Effective developable area (ha): 7.00

If multiple ownership, are all Density (dph): 40 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Access

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

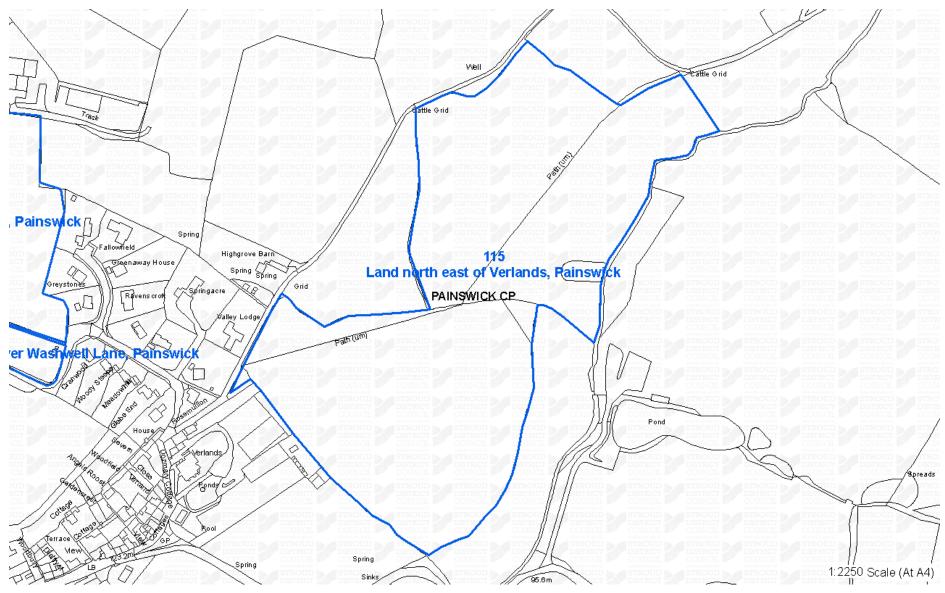
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
210 2016-2021: Density (dph): 2021-2026:	210	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. 2. Determine whether access issue can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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