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

**RTP ID:** 40

Site Name: Land to the rear of Parkland Site ac

Farm, Whitminster

Site activity: Occupied site (No buildings)

0

100

2.37

Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Main current use:

Included in 2011 Yes
Assessment?:

Policy Constraints

Proportion of net developable

area available after taking account

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 46

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

Parish: Whitminster CP Flood risk Level 2 (%):

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

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 377,392

Northing: 208,034 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 2.37 Gross Site Area (ha): 2.37
Local Plan Allocation: Net developable area (ha): 2.37

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

of physical obstacles(%): Effective developable area (ha):

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

Density (dph): 30

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

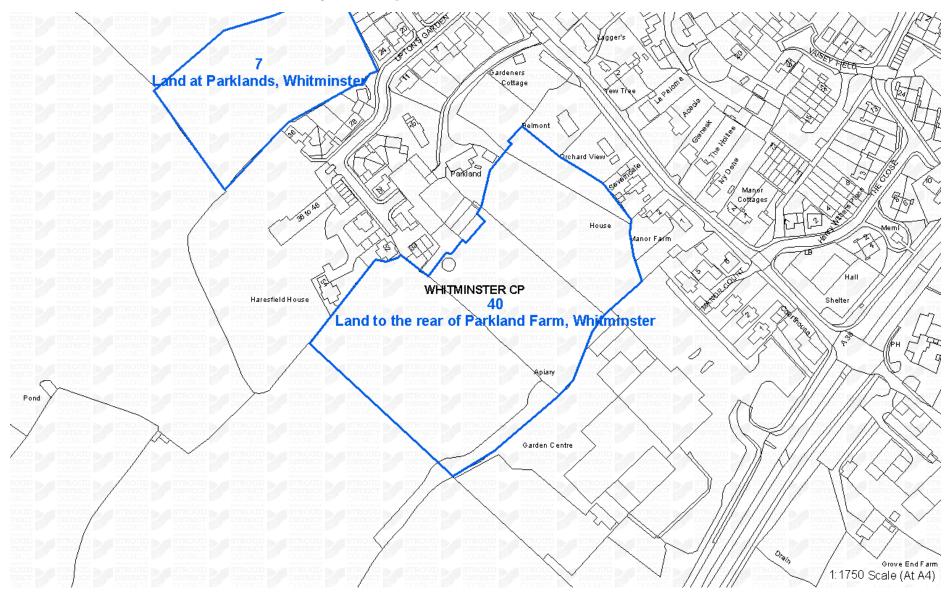
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:  Number of dwe		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):		71	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 026 onwards:	71	Is site likely to be deliverable?:	Yes

## What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Determine whether access issue can be addressed.

# Stroud District SHLAA, Site Analysis, September 2011



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