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

RTP ID: 164

Yes

Included in 2011

Assessment?:

Reason for not

Single / multiple ownership:

Site Name: Crab Orchard, off A46, Site activity: Vacant site (no bldgs or activity)

Painswick Main current use: Open space

Type of potential: New build

0

75

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 100

assessing the site: Key Employment Land (%):

Key Wildlife Sites (%):

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

Parish: Painswick CP Flood risk Level 2 (%): 23

District Ward: Painswick Flood risk Level 3a (%): 23

Site Classification: Small village or rural area Flood risk Level 3b (%): 20

Easting: 385,852

Northing: 209,238 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 2.46 Gross Site Area (ha): 2.46

Local Plan Allocation: Net developable area (ha): 2.46

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Multiple

of physical obstacles(%):

Effective developable area (ha): 1.84

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

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: 25% reduction

Reason for impact on yield or general deliverability issue:

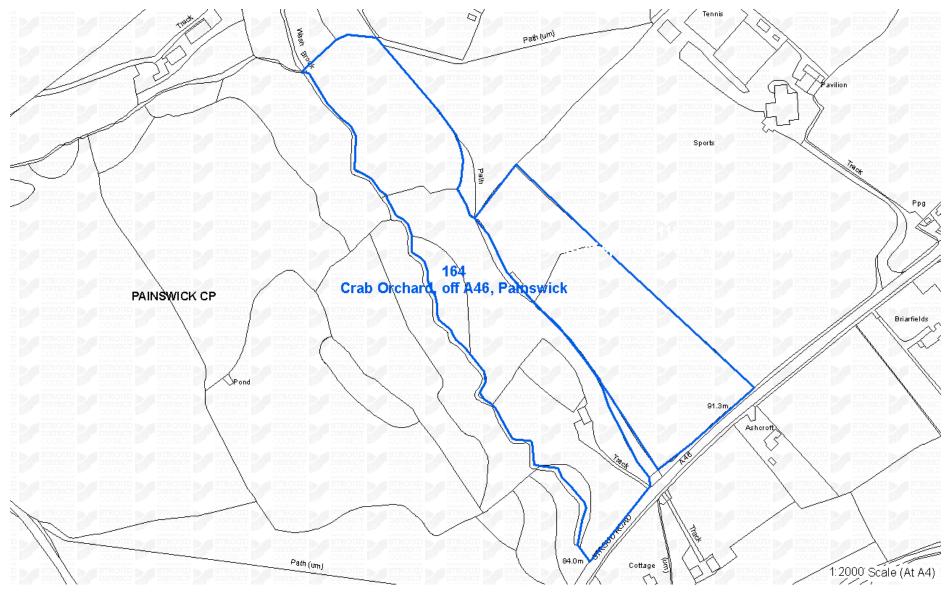
Ground conditions (undulating)

OVERALL ASSESSMENT: hou Number of dwellings:		Is site <u>suitable</u> for using development?:	Possibly	
Yield (no of dwgs)			Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	55	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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