

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

RTP ID: **6**

Site Name: **Washwell House, Painswick**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Painswick CP**

District Ward: **Painswick**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **386,960**

Northing: **210,066**

Gross Site Area (ha): **1.61**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **100**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **1.61**

Net developable area (ha): **1.61**

Proportion of net developable area available after taking account of physical obstacles(%): **100**

Effective developable area (ha): **1.61**

Density (dph): **40**

Suitability Assessment

Physical problems or limitations: **Access**

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:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

| Number of dwellings: | |
|--------------------------------|-----------|
| Yield (no of dwgs): 2011-2016: | |
| 48 | 48 |
| 2016-2021: | |
| Density (dph): 2021-2026: | |
| 40 | |
| 2026 onwards: | |

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

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

