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

RTP ID: 328

Yes

Included in 2011

Assessment?:

Amended Land at Mount Vacant site (no bldgs or activity) Site Name: Site activity:

> Farm, Randwick (65) Main current use: Agriculture

> > Type of potential: New build

> > > 100

0

0

75

1.52

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

of physical obstacles(%):

AONB (%):

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

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

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

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

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

> Easting: 383,150

Estimate of Housing Potential Northing: 207,077

Gross Site Area (ha): 2.03 Gross Site Area (ha): 2.03 2.03

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: Single

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

Effective developable area (ha):

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: 25% reduction

Reason for impact on yield or general deliverability issue:

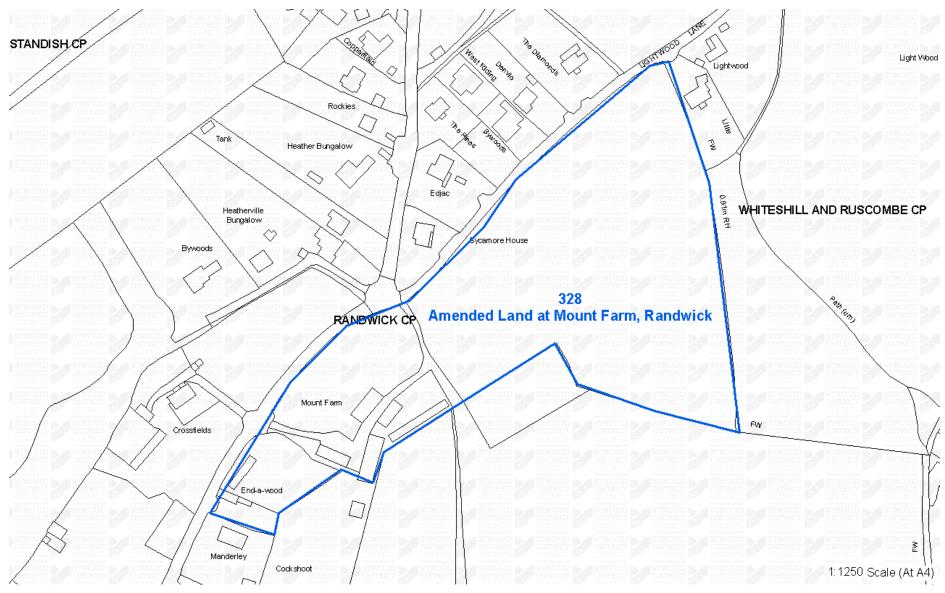
Road capacity

OVERALL ASSESSMENT:			Is site <u>suitable</u> for sing development?:	Possibly
Number of dwellings:				
Yield (no of dwgs)		901	Is site <u>available</u> immediately?:	Yes
10	0040 0004	10	iiiiiiediately:.	
46	2016-2021:	46		
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
30	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 issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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