

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

RTP ID: **282**

Site Name: **South Woodchester Industrial Area**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Key Employment Sites**

Parish: **Woodchester CP**

District Ward: **Amberley and Woodchester**

Site Classification: **Small village or rural area**

Easting: **384,128**

Northing: **202,116**

Gross Site Area (ha): **3.17**

Local Plan Allocation: **Key Employment Land**

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

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **100**

Key Wildlife Sites (%): **26**

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

Flood risk Level 2 (%): **35**

Flood risk Level 3a (%): **35**

Flood risk Level 3b (%): **29**

Estimate of Housing Potential

Gross Site Area (ha): **3.17**

Net developable area (ha): **3.17**

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

Effective developable area (ha): **3.17**

Density (dph): **30**

Suitability Assessment

Physical problems or limitations: **Functional floodplain (more than 10% of site); Possible contamination**

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: **Not known**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
95	95
Density (dph): 2011-2016:	
30	
2016-2021:	
2021-2026:	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.
 2. Determine whether Key Wildlife Site can be relocated or incorporated into development.
 3. Assess requirements to satisfactorily address flood risk.
 4. Undertake site surveys to determine extent of possible contamination.
 5. Site recommended for retention as an employment site in Employment Land Review.
- Determine whether site still needed as part of first LDF review.

Stroud District SHLAA, Site Analysis, September 2011

