## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 46 Land at Merrywalks, Occupied site (No buildings) Site Name: Site activity: **Pitchcombe** Main current use: Back garden Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **AONB (%):** 100 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Pitchcombe CP Parish: Flood risk Level 2 (%): 0 **District Ward: Painswick** Flood risk Level 3a (%): 0 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 385,195 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 208,087 Gross Site Area (ha): 0.29 Gross Site Area (ha): 0.29 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 0.29 Reason for impact on yield or Site access 75 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Multiple Effective developable area (ha): 0.22 If multiple ownership, are all Yes Density (dph): 30

OVERALL ASSESSMENT:			Is site suitable for housing development?:		Possibly
Y	rield (no of dwgs)		eilings:	Is site <u>available</u> immediately?:	Yes
ŀ	Density (dph):	2016-2021: 2021-2026: 2026 onwards:	/	Is site likely to be deliverable?:	Yes

Greenfield

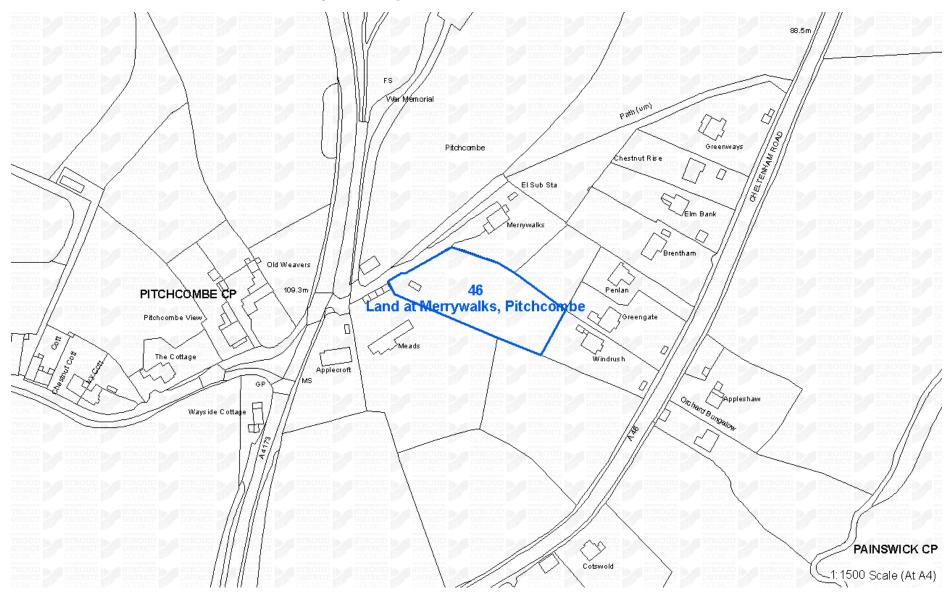
owners prepared to develop?:

Brownfield/Greenfield:

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

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



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