

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

RTP ID: **307**

Site Name: **Land behind Paynes Meadow, Whitminster**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: Intensification (infill)

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Whitminster CP

District Ward: Severn

Site Classification: Small village or rural area

Easting: 377,615

Northing: 208,332

Gross Site Area (ha): 1.66

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

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): 1.66

Net developable area (ha): 1.66

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 1.25

Density (dph): 30

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: 25% reduction

Reason for impact on yield or general deliverability issue: Access

Information from Site Visit / Call for Sites

Single / multiple ownership: single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:		Is site suitable for housing development?:	Possibly	What actions are needed to bring site forward?: 1. Determine whether access issues can be addressed.
Yield (no of dwgs):	2011-2016: 37	Is site available immediately?:	Yes	
	2016-2021: 37	Is site likely to be deliverable?:	Yes	
Density (dph):	2021-2026: 30			
	2026 onwards: 30			

Stroud District SHLAA, Site Analysis, September 2011

