

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

RTP ID: **219**

Site Name: **Painswick Mill, Kingsmill Lane, Painswick**

Site activity: Occupied buildings

Main current use: Back garden

Type of potential: Intensification (infill)

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Painswick CP

District Ward: Painswick

Site Classification: In smaller town or larger village

Easting: 386,751

Northing: 209,213

Gross Site Area (ha): 0.68

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 (%): 29

Flood risk Level 3a (%): 29

Flood risk Level 3b (%): 26

## Estimate of Housing Potential

Gross Site Area (ha): 0.68

Net developable area (ha): 0.68

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

Effective developable area (ha): 0.51

Density (dph): 40

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site); 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: Site access

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>15</b>	<b>15</b>
2016-2021:	
Density (dph): 2021-2026:	
<b>40</b>	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

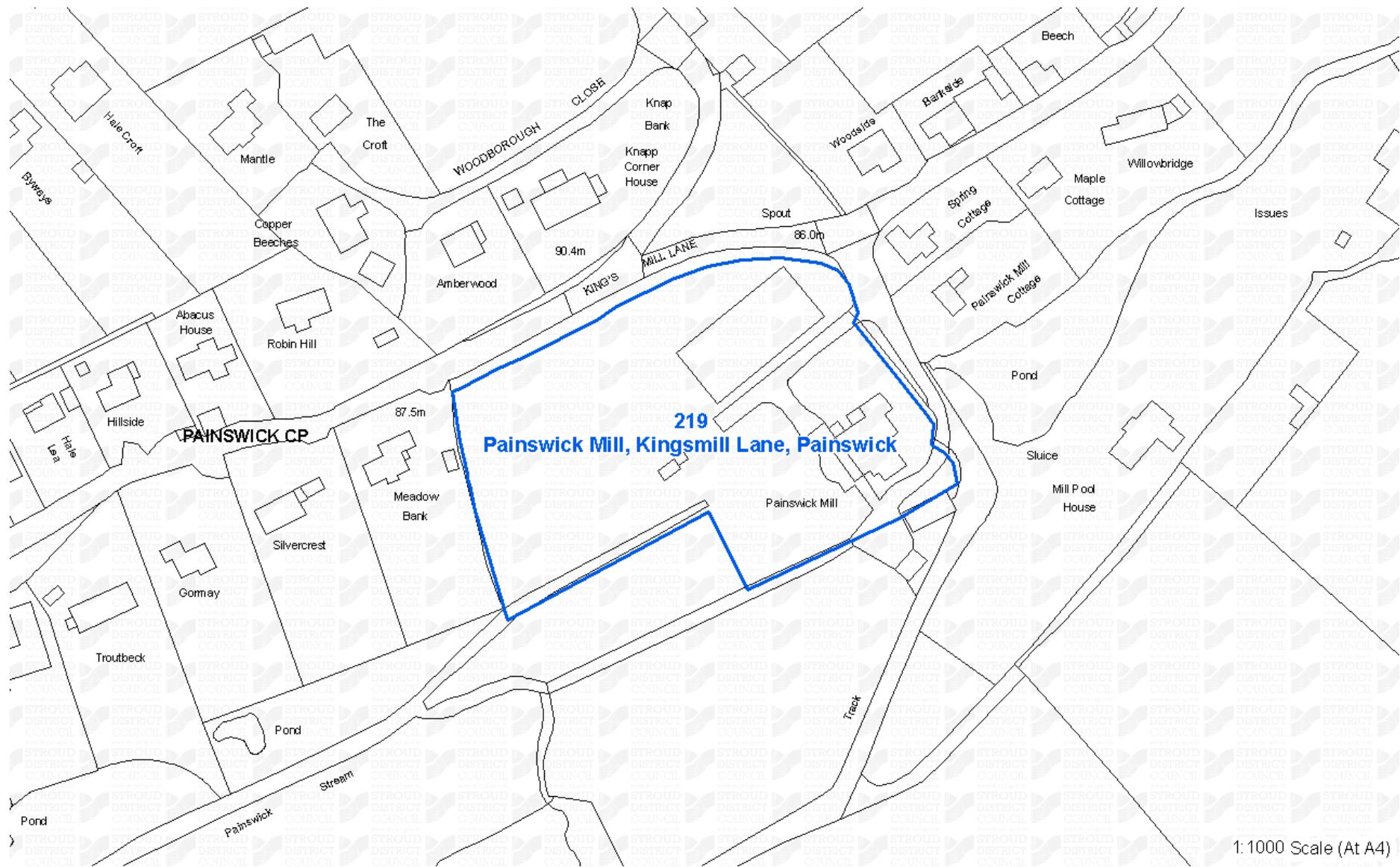
Not known

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.
2. Determine whether access issue can be addressed.
3. Determine whether AONB policy can be relaxed/lifted or design can address impact.
4. Determine whether owners are willing to develop site.

# Stroud District SHLAA, Site Analysis, September 2011



1:1000 Scale (At A4)