

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **119**

Site Name: **Windmill Fruit Farm,
Southend, Wotton under Edge**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Potential for 'town centre'
mixed use development: No

Physical problems or limitations:

Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not
assessing the site:

Time period over which
constraints can be addressed - if
possible: 2014-2019

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general
deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 3,454

Nearest Centre from Bus Stop: Dursley – Parsonage

Distance from Bus Stop to nearest
retail/service centre (m): 193

Travel Time from bus stop to nearest
retail/service centre (mins): 1

Nearest retail/service centre to site: Wotton-under-Edge – High Street/Lo

Distance from site to nearest
nearest retail/service centre (m): 2,678

Estimate of Housing Potential

Gross Site Area (ha): 2.70

Net developable area (ha): 2.70

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

Effective developable area (ha): 2.70

Density (dph): 30

Information from Site Visit / Call for Sites

Single / multiple
ownership: Single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for
housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2009-2014:

Is site available
immediately?:

Yes

1. Determine whether AONB policy can be relaxed/lifted or design
can address impact.

81 2014-2019: **81**

Is site likely to be
deliverable?:

Yes

Density (dph): 2019-2026:

30 2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

