

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

RTP ID: **219**

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

Site activity: Occupied buildings

Main current use: Back garden

Type of potential: Intensification (infill)

Potential for 'town centre' mixed use development: No

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: 2014-2019

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

Accessibility

Distance from site to Bus Stop (m): 4,052

Nearest Centre from Bus Stop: Stroud town centre

Distance from Bus Stop to nearest retail/service centre (m): 483

Travel Time from bus stop to nearest retail/service centre (mins): 2

Nearest retail/service centre to site: Painswick – New Street

Distance from site to nearest nearest retail/service centre (m): 630

Site Details

Included in 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:

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 (%): 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): 30

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:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

15

2014-2019:

15

Density (dph):

2019-2026:

30

2026 onwards:

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

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, November 2009

