

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

RTP ID: **239**

Site Name: **Land off Knapp Road and Fountain Crescent**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

Site Details

Included in Assessment?: No

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 4,718

Nearest Centre from Bus Stop: Dursley – Parsonage

Distance from Bus Stop to nearest retail/service centre (m): 966

Travel Time from bus stop to nearest retail/service centre (mins): 7

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

Distance from site to nearest nearest retail/service centre (m): 885

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

Reason for not assessing the site: Has now got full planning permission

Site Source: Urban Capacity Study 2002

Parish: Wotton-under-Edge CP

District Ward: Wotton-under-Edge

Site Classification: In smaller town or larger village

Easting: 376,296

Northing: 193,047

Gross Site Area (ha): 1.77

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 1.77

Net developable area (ha): 1.77

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

Effective developable area (ha): 1.77

Density (dph): 25

Information from Site Visit / Call for Sites

Single / multiple ownership:

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

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

2014-2019:

Density (dph):

2019-2026:

25

2026 onwards:

Is site available immediately?:

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

Stroud District SHLAA, Site Analysis, November 2009

