

RTP ID: 24

Site Name: Land north west of Whitminster

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

**Suitability Assessment**

**Site Details**

Potential for 'town centre' mixed use development: No

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

Included in Assessment?: Yes

**Policy Constraints**

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014 onwards (3 phases)

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 36

Special Landscape Area (%): 0

**Site Assessment Panel**

Likely to be deliverable?: Yes

impact on theoretical yield: No

Site Source: Call for Sites

Parish: Whitminster CP

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 26

District Ward: Severn

Flood risk Level 3a (%): 26

Site Classification: Small village or rural area

Flood risk Level 3b (%): 24

Reason for impact on yield or general deliverability issue:

Easting: 376,823

Northing: 208,617

Gross Site Area (ha): 67.24

Local Plan Allocation:

**Estimate of Housing Potential**

Gross Site Area (ha): 64.67

Net developable area (ha): 48.50

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

Effective developable area (ha): 48.50

Density (dph): 30

**Accessibility**

Distance from site to Bus Stop (m): 1,842

Nearest Centre from Bus Stop: Stonehouse – Co-op

Distance from Bus Stop to nearest retail/service centre (m): 5,890

Travel Time from bus stop to nearest retail/service centre (mins): 32

Nearest retail/service centre to site: Stonehouse – Co-op

Distance from site to nearest nearest retail/service centre (m): 6,315

**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:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development. 2. Assess requirements to satisfactorily address flood risk.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

1,455

2014-2019:

485

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

485

30

2026 onwards:

485

# Stroud District SHLAA, Site Analysis, November 2009

