

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

RTP ID: **6**

Site Name: **Washwell House, Painswick**

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: Access

Included in Assessment?: Yes

### Policy Constraints

Environmental conditions:

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

Reason for not assessing the site:

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

### Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Site Source: Call for Sites

Parish: Painswick CP

District Ward: Painswick

Site Classification: Edge of smaller town or larger village

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Reason for impact on yield or general deliverability issue:

Easting: 386,960

Northing: 210,066

Gross Site Area (ha): 1.61

### Estimate of Housing Potential

Gross Site Area (ha): 1.61

Net developable area (ha): 1.61

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

Effective developable area (ha): 1.61

Density (dph): 30

### Accessibility

Distance from site to Bus Stop (m): 4,900

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): 749

### 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:

- Determine whether AONB policy can be relaxed/lifted or design can address impact.
- Determine whether access issue can be addressed

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

48

2014-2019:

48

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

