

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

RTP ID: 7

Site Name: Land at Parklands,
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: 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 (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 75% reduction

Site Source: Call for Sites

Parish: Whitminster CP

District Ward: Severn

Site Classification: Small village or rural area

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: Access/road capacity

Easting: 377,258

Northing: 208,170

Gross Site Area (ha): 0.89

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.89

Net developable area (ha): 0.89

Proportion of net developable area
available after taking account of
physical obstacles(%): 25

Effective developable area (ha): 0.22

Density (dph): 30

Accessibility

Distance from site to Bus Stop (m): 2,146

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): 5,880

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 access issue can be addressed.

Yield (no of dwgs):

2009-2014:

Is site available
immediately?:

Yes

7

2014-2019:

7

Is site likely to be
deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

