

Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: **232**

Site Name: **45 Water Lane, Wotton under Edge**

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

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: 375,932

Northing: 192,783

Gross Site Area (ha): 0.43

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 20

Flood risk Level 3a (%): 20

Flood risk Level 3b (%): 14

Estimate of Housing Potential

Gross Site Area (ha): 0.43

Net developable area (ha): 0.43

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

Effective developable area (ha): 0.43

Density (dph): 40

Suitability Assessment

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

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: Reduction (max 3 dwellings)

Reason for impact on yield or general deliverability issue: Only garden development possible

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
13	13
2016-2021:	
Density (dph): 2021-2026:	
40	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Possibly

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011

