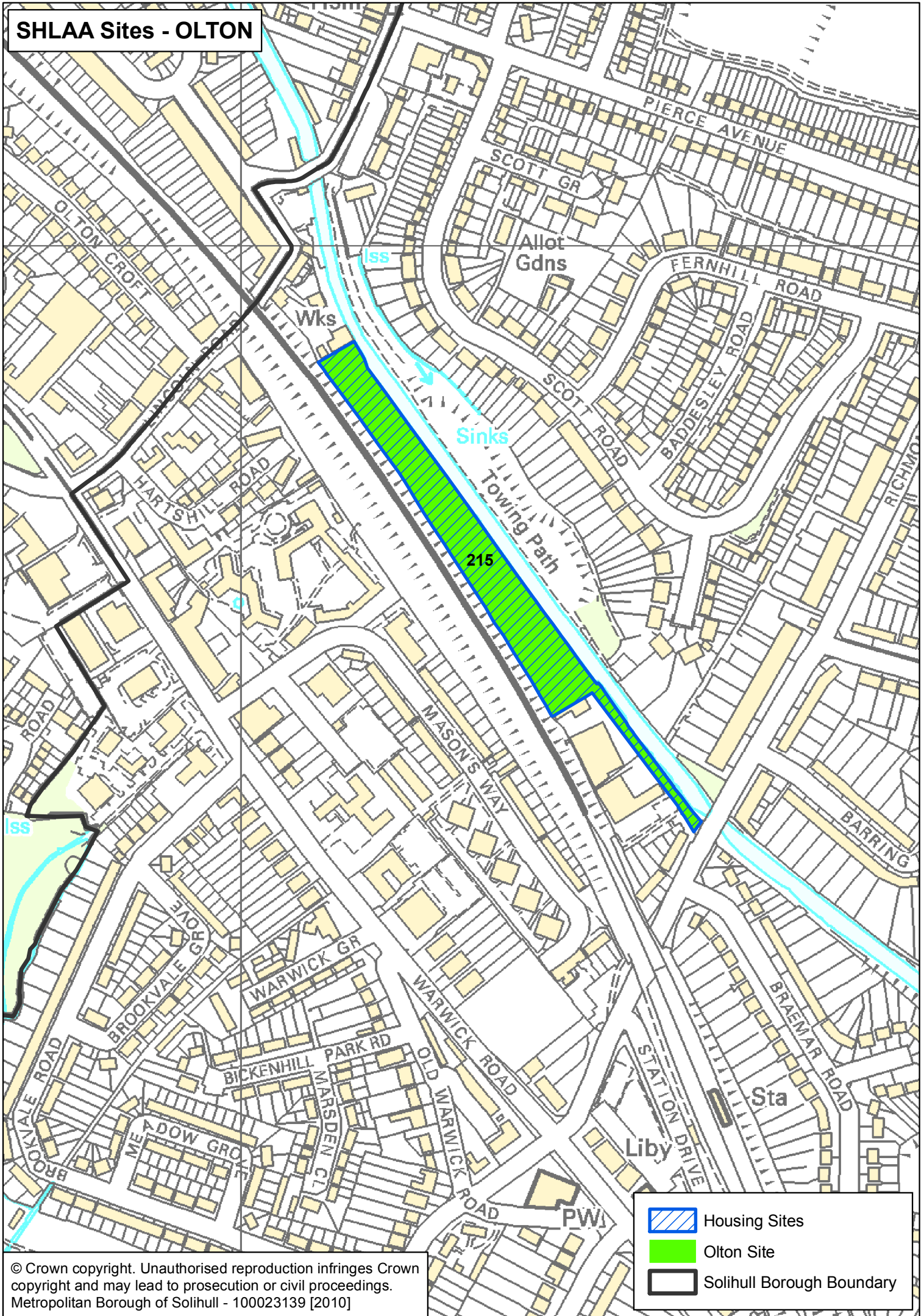


OLTON

Site Ref	Address
215	Olton Road, Richmond Road

SHLAA Sites - OLTON



Site 215 Olton Wharf Richmond Road



Proposal

Site Size	1.32 ha (3.26ac)
Existing Use	Previously developed land
	Builders yard and storage
Proposal	Housing
Availability for housing	N/A

Suitability for Housing

Policy restrictions	Unitary Development Plan – Employment land
Physical problems and limitations	Hard constraints: TPOs at site entrance
	Soft constraints: Local infrastructure Increased provision of services 1/100 and 1/1000 flood zone Pipeline buffer Local wildlife site adjacent
Accessibility	Primary Schools – high Secondary Schools – high Health – high Fresh food – high

	Overall - high N°. jobs within 15 minutes – high N° jobs within 30 minutes – high N° jobs within 45 minutes – high
Potential impacts	Loss of employment land.
Environmental conditions	Noise exposure category – A/B (day and night)

Achievability for Housing

Market	Surrounding area is residential.
Cost	Improving current access. Infrastructure works. Service provision or increased capacity.
Delivery	N/A

Housing Potential

In line with policy 30-50 dwellings per Hectare, with affordable housing being generated on developments of 15 units or more and land parcels of 0.5 Ha or more. 40% affordable, tenure split to be negotiated – N/A Site could accommodate a development of approx 40-66 dwellings

Include in SHLAA

No	Employment Land
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Consider Further for Allocation

No	Excellent accessibility to local services and facilities. Issues of loss of employment land and achieving a suitable development layout. Site constraints would make successful development difficult to achieve.
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