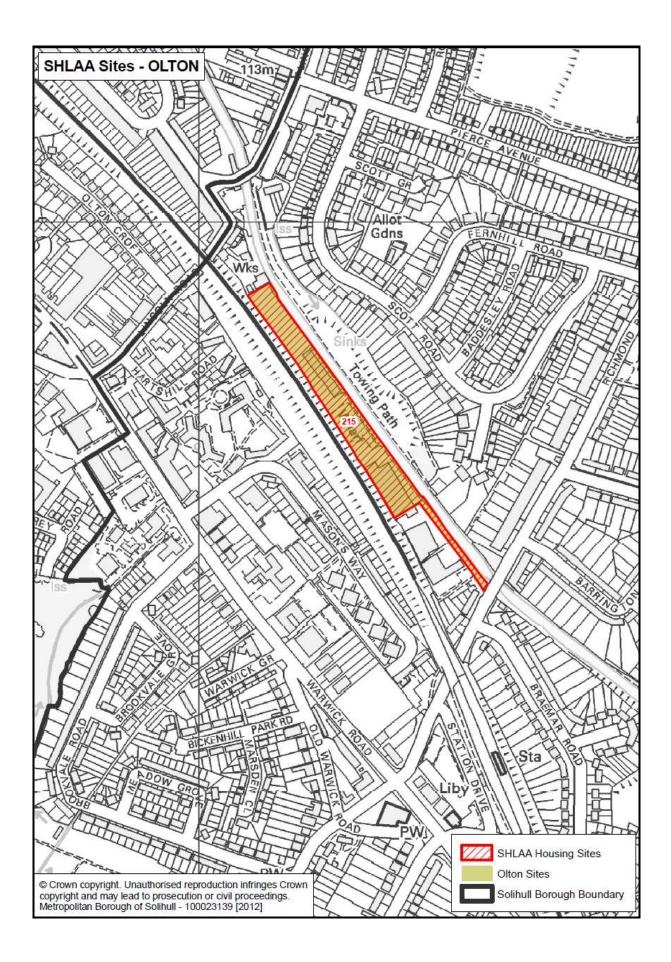
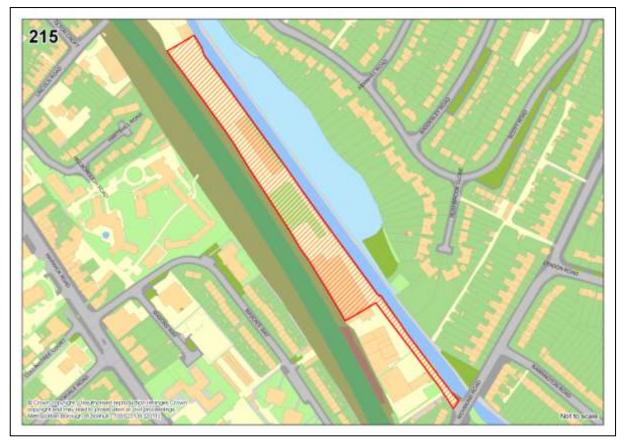
Olton Sites

OLTON

Site Ref	Address	Proposed for allocation in the Local Plan or included in the SHLAA?
215	Olton Wharf, Richmond Road	No



Site 215: Olton Wharf, Richmond Road



Proposal

Site Size	1.32ha (3.27ac)
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	Hard constraints:
limitations	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
	Nº. jobs within 15 minutes – high
	N° jobs within 30 minutes – high
	Nº. 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

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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