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

RTP ID: 165

Yes

Included in 2011

Assessment?:

Reason for not

Site Name: Brimscombe Mills, Thrupp Site activity: Vacant site (no bldgs or activity)

Main current use: Other previous use

76

100

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: Key Employment Land (%): 98

Key Wildlife Sites (%): 0

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Thrupp CP Flood risk Level 2 (%):

District Ward: Thrupp Flood risk Level 3a (%): 76

Site Classification: In Urban Area Flood risk Level 3b (%): 68

Easting: 386,686

Northing: 202,441 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 1.71 Gross Site Area (ha): 1.71

Local Plan Allocation: Key Employment Land Net developable area (ha): 1.71

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

area available after taking account

Single / multiple ownership: Single of physical obstacles(%):

Effective developable area (ha): 1.71

If multiple ownership, are all owners prepared to develop?:

Density (dph): 45

Brownfield/Greenfield: Brownfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site); Access; Possible contamination

2021-2026

Environmental conditions:

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

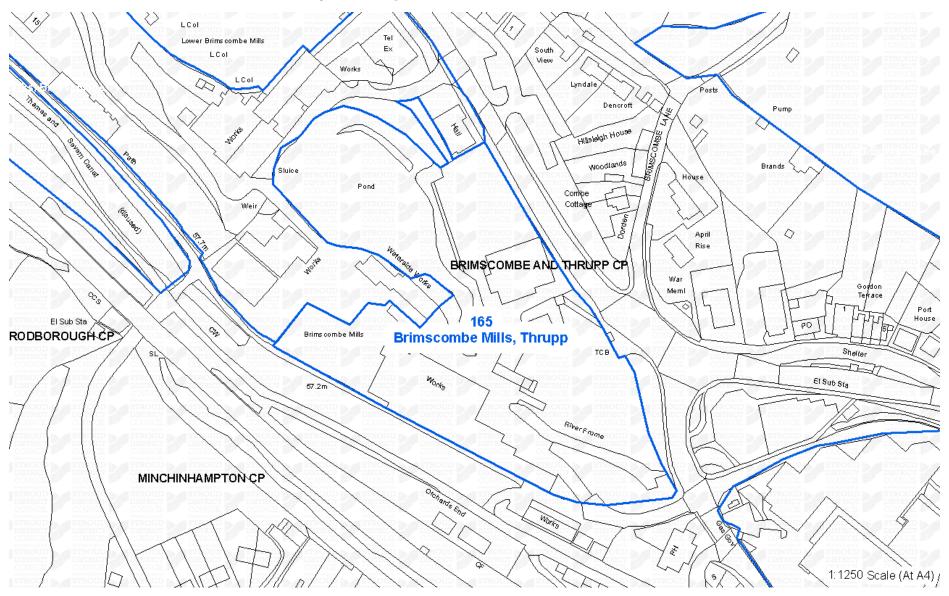
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)	Number of dwo): 2011-2016: 2016-2021:	ellings:	Is site <u>available</u> immediately?:	Yes
77 Density (dph):	2016-2021: 2021-2026: 2026 onwards:	77	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Assess requirements to satisfactorily address flood risk. 3. Undertake site surveys to determine extent of possible contamination. 4. Site recommended for retention as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

Stroud District SHLAA, Site Analysis, September 2011



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