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

RTP ID: 285

Yes

Included in 2011

Assessment?:

Hope Mills Industrial Estate, Occupied buildings Site Name: Site activity:

> **Brimscombe** Main current use: **Employment**

> > Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0 Reason for not

assessing the site: **Key Employment Land (%):** 100

> Key Wildlife Sites (%): 0

Estimate of Housing Potential

Site Source: **Key Employment Sites** Tree Preservation Order (count): 0

Parish: Thrupp CP Flood risk Level 2 (%): 42

District Ward: Thrupp Flood risk Level 3a (%): 42

Site Classification: In Urban Area Flood risk Level 3b (%): 38

> Easting: 386,545

Northing: 202,538

Gross Site Area (ha): 2.88 Gross Site Area (ha): 2.88 Local Plan Allocation: Key Employment Land Net developable area (ha): 2.88

Proportion of net developable 100

Information from Site Visit / Call for Sites area available after taking account

Not known

of physical obstacles(%):

Effective developable area (ha): 2.88

If multiple ownership, are all NA 45 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site): Possible

contamination

2016-2021

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

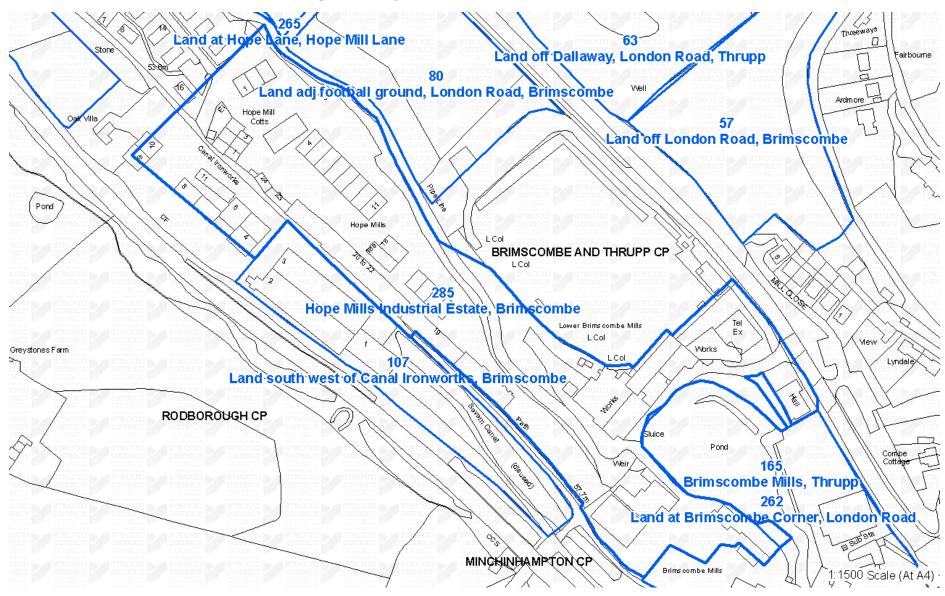
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Possibly
	Yield (no of dwgs):	Number of dwe 2011-2016:		Is site <u>available</u> immediately?:	Not known
	130 Density (dph):	2016-2021: 2021-2026:	130	Is site likely to be	Yes
	2	026 onwards:		deliverable?:	

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. 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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