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

**RTP ID: 319** 

Site Details

Included in 2011

Assessment?:

Site Name: Strategic Land at Dudbridge,

Stroud

Yes

Site activity: Occupied buildings

Main current use: Employment

Type of potential: New build/conversion

Potential for 'town centre'

mixed use development: Yes - high

**Policy Constraints** 

AONB (%): 0

21.44

17.58

100

8.79

Reason for not assessing the site:

Key Employment Land (%): 44.28754

Key Wildlife Sites (%): 0

Gross Site Area (ha):

Net developable area (ha):

Proportion of net developable

area available after taking account

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: Stroud CP Flood risk Level 2 (%): 47

District Ward: Stroud Flood risk Level 3a (%): 47

Site Classification: In Urban Area Flood risk Level 3b (%): 47

**Easting:** 384,053

Northing: 204,914 Estimate of Housing Potential

Gross Site Area (ha): 23.44

Local Plan Allocation: Key Employment Land

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all Not know

owners prepared to develop?:

of physical obstacles(%): Effective developable area (ha):

Not known Density (dph): 50

Brownfield/Greenfield: Brownfield

## **Suitability Assessment**

Physical problems or limitations: Access, 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?: Possibly

Impact on theoretical yield: No

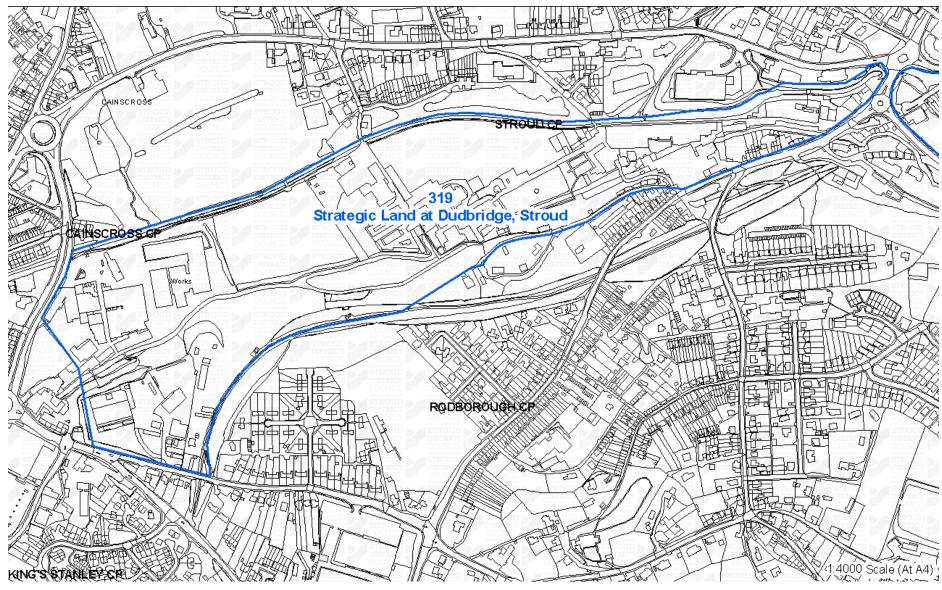
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:  Number of dwe		Is site <u>suitable</u> for housing development?:	Possibly
Yield (no of dwgs		Is site <u>available</u> immediately?	Possibly
Density (dph):		Is site likely to be deliverable?	Possibly

What actions are needed to bring site forward?:

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

## Stroud District SHLAA, Site Analysis, September 2011



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