

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

RTP ID: **319**

Site Name: **Strategic Land at Dudbridge, Stroud**

Site activity: Occupied buildings

Main current use: Employment

Type of potential: New build/conversion

Potential for 'town centre' mixed use development: Yes - high

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Stroud CP

District Ward: Stroud

Site Classification: In Urban Area

Easting: 384,053

Northing: 204,914

Gross Site Area (ha): 23.44

Local Plan Allocation: Key Employment Land

Policy Constraints

AONB (%): 0

Key Employment Land (%): 44.28754
2662116

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 47

Flood risk Level 3a (%): 47

Flood risk Level 3b (%): 47

Estimate of Housing Potential

Gross Site Area (ha): 21.44

Net developable area (ha): 17.58

Proportion of net developable area available after taking account of physical obstacles(%): 100

Effective developable area (ha): 8.79

Density (dph): 50

Suitability Assessment

Physical problems or limitations: Access, Functional floodplain (more than 10% of site); Possible contamination

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Possibly

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Yield (no of dwgs): 2011-2016:

440

2016-2021:

Density (dph): 2021-2026:

50

2026 onwards:

Is site suitable for housing development?:

Possibly

Is site available immediately?:

Possibly

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

