## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: **57** Land off London Road. Occupied site (No buildings) Site Name: Site activity: **Brimscombe** Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access; Topography **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021-2026 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Thrupp CP Flood risk Level 2 (%): 0 **District Ward: Thrupp** Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 386,655 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 202,692 Gross Site Area (ha): 1.06 Gross Site Area (ha): 1.06 Impact on theoretical yield: 50% reduction Local Plan Allocation: Net developable area (ha): 1.06 Reason for impact on yield or **Topography** 50 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 0.53 If multiple ownership, are all 45 Density (dph): owners prepared to develop?:

OVERALL ASSESSMENT:		hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs):	Number of dwe 2011-2016:	ellings:	Is site <u>available</u>	Yes
24	2016-2021:		immediately?:  Is site likely to be	Yes
Density (dph): 45 20	2021-2026: 26 onwards:	24	deliverable?:	165

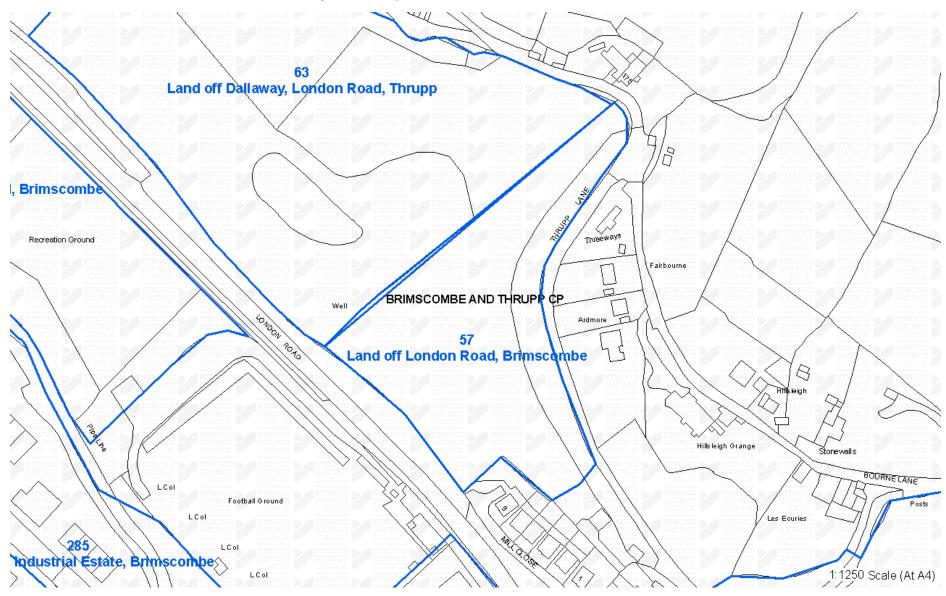
Greenfield

Brownfield/Greenfield:

## What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

## Stroud District SHLAA, Site Analysis, September 2011



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