

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

RTP ID: **109**

Site Name: **Former Golden Valley Service Station, Brimscombe**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Thrupp CP**

District Ward: **Thrupp**

Site Classification: **In Urban Area**

Easting: **387,161**

Northing: **202,230**

Gross Site Area (ha): **0.36**

Local Plan Allocation: **Key Employment Land**

Potential for 'town centre' mixed use development: **No**

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **97**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **8**

Flood risk Level 3a (%): **8**

Flood risk Level 3b (%): **7**

## Estimate of Housing Potential

Gross Site Area (ha): **0.36**

Net developable area (ha): **0.36**

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

Effective developable area (ha): **0.36**

Density (dph): **45**

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Brownfield**

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>16</b>	<b>16</b>
Density (dph): 2011-2016:	
<b>45</b>	
2016-2021:	
2021-2026:	
2026 onwards:	

Is site suitable for housing development?:

**Yes**

Is site available immediately?:

**Yes**

Is site likely to be deliverable?:

**Yes**

What actions are needed to bring site forward?:

**1. 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

