Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 109 **Former Golden Valley** Occupied buildings Site Name: Site activity: Service Station, Brimscombe Main current use: **Employment** 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: **AONB (%):** 0 Reason for not assessing the site: 97 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Thrupp CP Flood risk Level 2 (%): 8 **District Ward: Thrupp** Flood risk Level 3a (%): 8 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 7 Easting: 387,161 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 202,230 Gross Site Area (ha): 0.36 Gross Site Area (ha): 0.36 Impact on theoretical yield: No Local Plan Allocation: Key Employment Land Net developable area (ha): 0.36 Reason for impact on yield or Proportion of net developable 100 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): 0.36 If multiple ownership, are all Density (dph): 45 owners prepared to develop?:

- 1 -					
OVERALL ASSESSMENT:			housing development?:		Yes
	Number of dwellings:				
			·····go:	Is site available	Yes
	Yield (no of dwgs)): 2011-2016:		immediately?:	163
	16	2016-2021:	16	Ť	
	10	2010-2021.	10	la alta libabata ba	Van
	Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
	45	2026 onwards:			

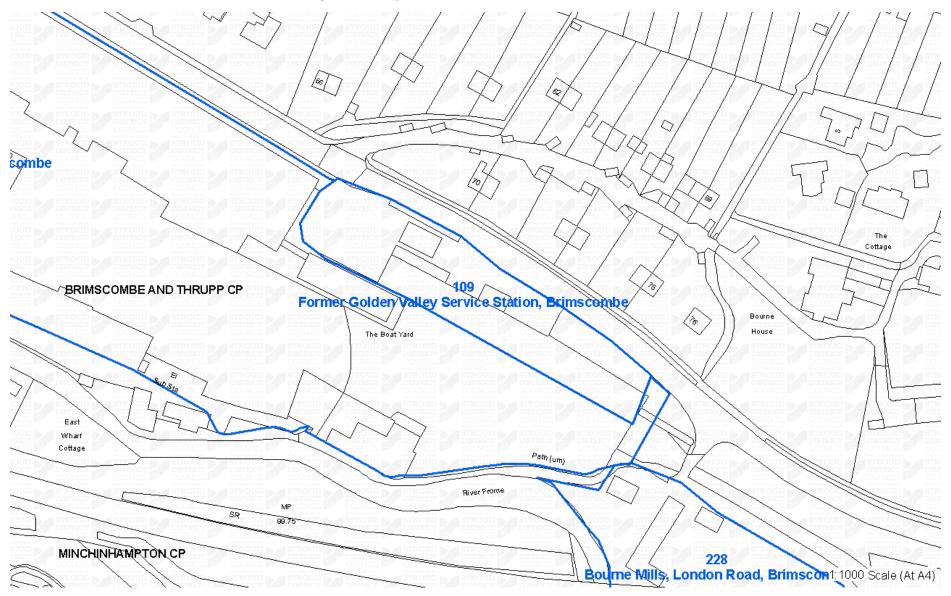
Brownfield

Brownfield/Greenfield:

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



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