

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

RTP ID: **131**

Site Name: **Ham Mill, London Road, Stroud**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other previous use

Type of potential: Conversion of other use

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: 386,109

Northing: 203,160

Gross Site Area (ha): 2.00

Local Plan Allocation: Key Employment Land

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

Policy Constraints

AONB (%): 0

Key Employment Land (%): 98

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 43

Flood risk Level 3a (%): 43

Flood risk Level 3b (%): 17

Estimate of Housing Potential

Gross Site Area (ha): 2.00

Net developable area (ha): 2.00

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

Effective developable area (ha): 1.00

Density (dph): 45

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

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:	
45	45
2016-2021:	
Density (dph): 2021-2026:	
45	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk. 2. 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

