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

RTP ID: 131

Yes

Included in 2011

Assessment?:

Ham Mill, London Road, Vacant site (no bldgs or activity) Site Name: Site activity:

> Stroud Main current use: Other previous use

> > Conversion of other use Type of potential:

> > > 100

Potential for 'town centre' Site Details

mixed use development: Yes - some

Policy Constraints

AONB (%): 0

Reason for not assessing the site: 98 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Estimate of Housing Potential

Proportion of net developable

of physical obstacles(%):

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Thrupp CP Flood risk Level 2 (%): 43

District Ward: Thrupp Flood risk Level 3a (%): 43

Site Classification: In Urban Area Flood risk Level 3b (%): 17

> Easting: 386,109

Northing: 203,160

Gross Site Area (ha): 2.00 Gross Site Area (ha): 2.00 Local Plan Allocation: Key Employment Land Net developable area (ha): 2.00

Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: Single

Effective developable area (ha): 1.00

If multiple ownership, are all Density (dph): 45 owners prepared to develop?:

Brownfield/Greenfield: Brownfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

2016-2021

Environmental conditions:

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

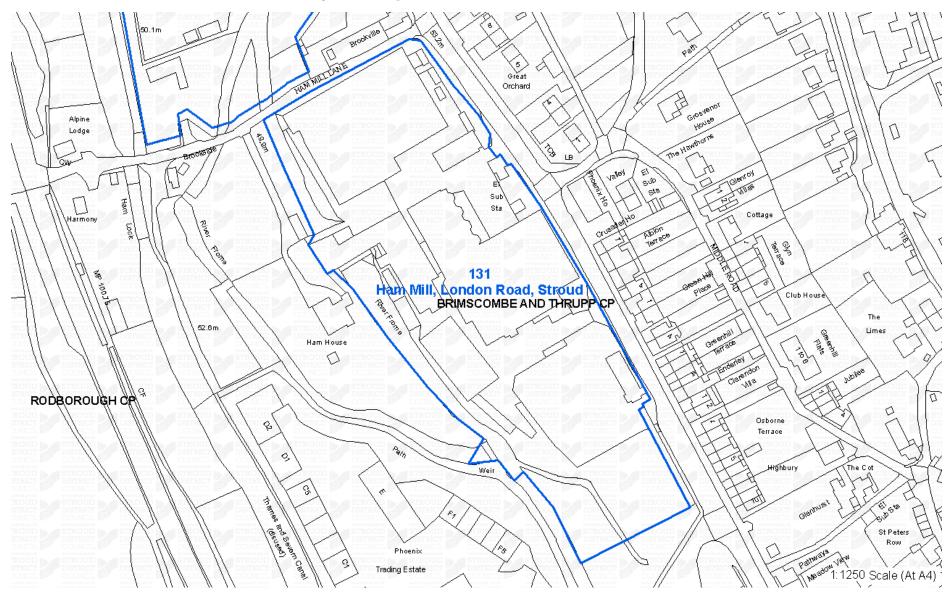
Reason for impact on yield or general deliverability issue:

| OVERALL ASSESSMENT: Number of dwelling | | | Is site <u>suitable</u> for sing development?: | Possibly |
|---|----------------------|----|--|----------|
| Yield (no of dwgs): 20 | 11-2016: 16-2021: | 45 | Is site <u>available</u> immediately?: | Yes |
| Density (dph): 20 | 21-2026: nwards: | 45 | Is site likely to be deliverable?: | 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



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