

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

RTP ID: **136**

Site Name: **Land off Toadsmoor Road, Brimscombe**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

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: Small village or rural area

Easting: 387,754

Northing: 202,895

Gross Site Area (ha): 0.92

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 1

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 15

Flood risk Level 3a (%): 15

Flood risk Level 3b (%): 15

## Estimate of Housing Potential

Gross Site Area (ha): 0.92

Net developable area (ha): 0.92

Proportion of net developable area available after taking account of physical obstacles(%): 50

Effective developable area (ha): 0.46

Density (dph): 30

## Suitability Assessment

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

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: 50% reduction

Reason for impact on yield or general deliverability issue: Topography

## Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>14</b>	<b>14</b>
2016-2021:	
Density (dph): 2021-2026:	
<b>30</b>	
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. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Assess requirements to satisfactorily address flood risk. 3. Determine whether topography issue renders site unviable.

# Stroud District SHLAA, Site Analysis, September 2011

