

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

RTP ID: **41**

Site Name: **Land west of Millbrook,
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: Edge of Urban Area

Easting: 387,665

Northing: 202,617

Gross Site Area (ha): 2.05

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 18

Flood risk Level 3a (%): 18

Flood risk Level 3b (%): 17

Estimate of Housing Potential

Gross Site Area (ha): 2.05

Net developable area (ha): 2.05

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

Effective developable area (ha): 1.02

Density (dph): 45

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site); Access; 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: Site access/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:		Is site suitable for housing development?:	Possibly	What actions are needed to bring site forward?: 1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Determine whether access issue can be addressed. 3. Assess requirements to satisfactorily address flood risk. 4. Determine whether topography issue renders site unviable.
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Yes	
	2016-2021:	Is site likely to be deliverable?:	Yes	
Density (dph):	2021-2026:			
	2026 onwards:			

Stroud District SHLAA, Site Analysis, September 2011

