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

RTP ID: 41

Occupied site (No buildings) Site Name: Land west of Millbrook, Site activity:

> **Toadsmoor Road,** Main current use: Agriculture

> **Brimscombe** Type of potential: New build

> > 0

Potential for 'town centre' Site Details

mixed use development: No Included in 2011 Yes

Assessment?: **Policy Constraints**

AONB (%): 100 Reason for not

assessing the site: **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

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

Parish: Thrupp CP Flood risk Level 2 (%): 18

District Ward: Thrupp Flood risk Level 3a (%): 18

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

> Easting: 387,665

Estimate of Housing Potential Northing: 202,617

Gross Site Area (ha): 2.05 Gross Site Area (ha): 2.05 Local Plan Allocation: Net developable area (ha): 2.05

50 Proportion of net developable

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

of physical obstacles(%): Single / multiple ownership: Multiple

Effective developable area (ha): 1.02

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

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site): Access:

Topography

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 50% reduction

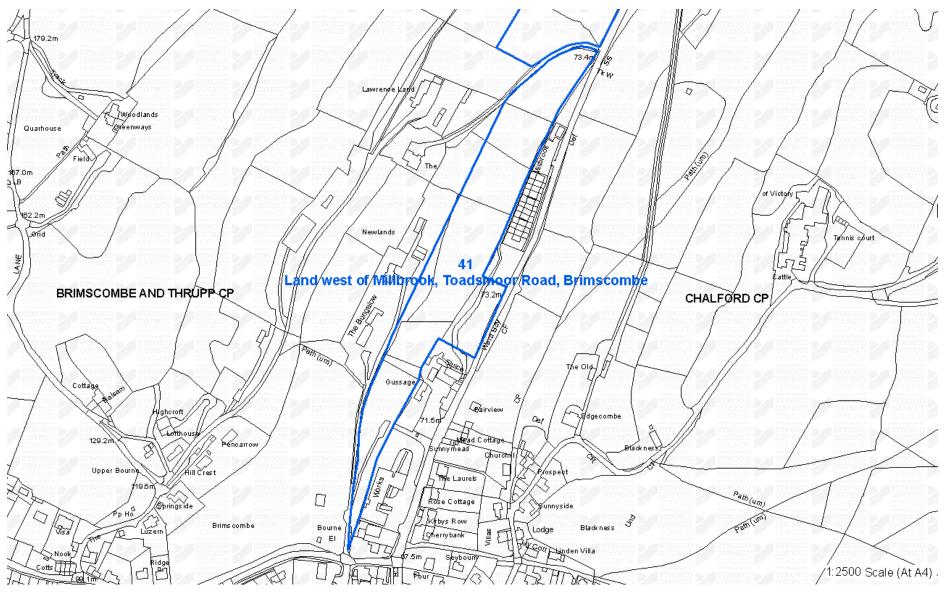
Reason for impact on yield or general deliverability issue: Site access/Topography

			Is site <u>suitable</u> for busing development?:	Possibly
Yield (no of dwgs	Number of dwe): 2011-2016: 2016-2021:		Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	46	Is site likely to be deliverable?:	Yes

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.

Stroud District SHLAA, Site Analysis, September 2011



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