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

RTP ID: 21

Included in 2011

Assessment?:

Reason for not

Single / multiple ownership:

Site Name: Land at Wimberley Mills,

Brimscombe

Yes

Site activity: Occupied buildings

67

2.57

75

Main current use: Employment

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 3

assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

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

Parish: Minchinhampton CP Flood risk Level 2 (%):

District Ward: Minchinhampton Flood risk Level 3a (%): 67

Site Classification: In Urban Area Flood risk Level 3b (%): 65

Easting: 387,711

Gross Site Area (ha): 2.57 Gross Site Area (ha): 2.57

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 1.93

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

Density (dph): 45

Brownfield/Greenfield: Brownfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site); Access

2021-2026

Environmental conditions:

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue:

Road capacity

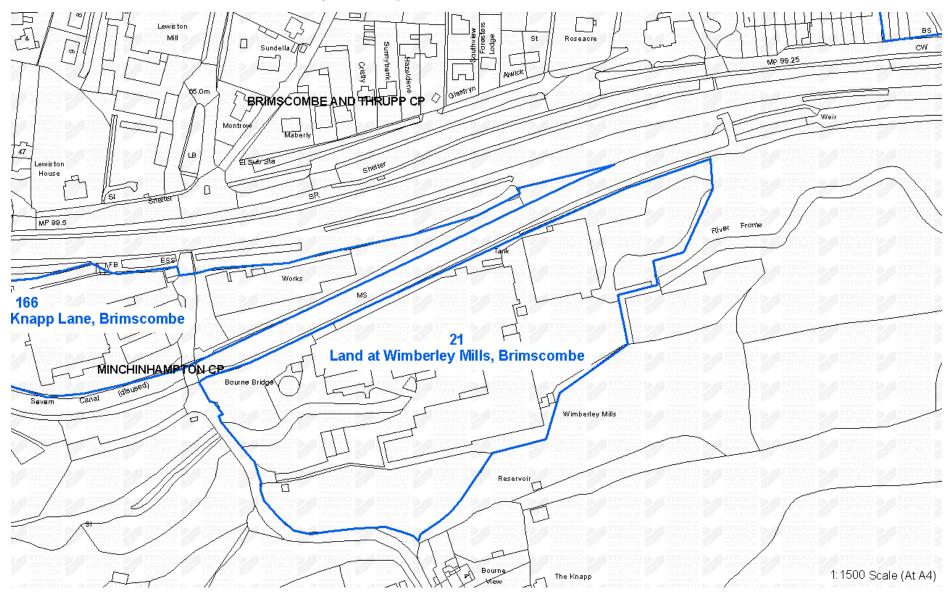
OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:					
Yi	Yield (no of dwgs): 2011-2016:			Is site <u>available</u> immediately?:	Yes
	87	2016-2021:	87		
Density (dph):				Is site likely to be deliverable?:	Yes
		2021-2026:			
	45	2026 onwards:			

What actions are needed to bring site forward?:

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

Determine whether access issue can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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