## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 166 **Dockyard Works, off Knapp** Occupied buildings Site Name: Site activity: Lane, Brimscombe Main current use: **Employment** Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Functional floodplain (more than 10% of site): Access **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021-2026 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Minchinhampton CP Parish: Flood risk Level 2 (%): 25 **District Ward:** Minchinhampton Flood risk Level 3a (%): 23

Flood risk Level 3b (%):

Estimate of Housing Potential

Gross Site Area (ha):

Net developable area (ha):

of physical obstacles(%):

21

1.45

1.45

75

1.09

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Site access

Reason for impact on yield or general deliverability issue:

owners prepared to develop?:

Easting:

Northing:

Site Classification:

Gross Site Area (ha):

Local Plan Allocation:

Single / multiple ownership:

If multiple ownership, are all

Effective developable area (ha):

Proportion of net developable

area available after taking account

Density (dph): 45

Brownfield/Greenfield: Brownfield

Information from Site Visit / Call for Sites

In Urban Area

Single

387,572

202,105

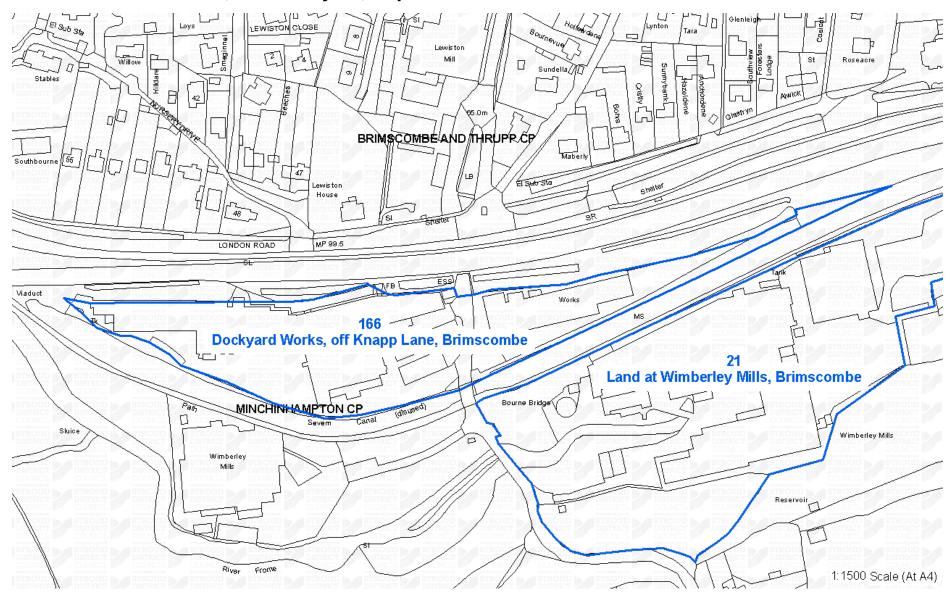
1.45

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)	Number of dw : 2011-2016: 2016-2021:	ellings:	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	49	Is site likely to be deliverable?:	Yes

## What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

## Stroud District SHLAA, Site Analysis, September 2011



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