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

RTP ID: 107

Yes

Included in 2011

Site Name: Land south west of Canal Site activity: Occupied buildings

Ironwortks, Brimscombe Main current use: Employment

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

Reason for not AONB (%): 0

assessing the site: Key Employment Land (%): 32

Key Wildlife Sites (%): 0

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

Parish: Thrupp CP Flood risk Level 2 (%): 7

District Ward: Thrupp Flood risk Level 3a (%): 7

Site Classification: In Urban Area Flood risk Level 3b (%): 0

Easting: 386,463

Northing: 202,531 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.71 Gross Site Area (ha): 0.71

Local Plan Allocation: Net developable area (ha): 0.71

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 0.71

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

Density (dph): 45

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Possible contamination

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: No

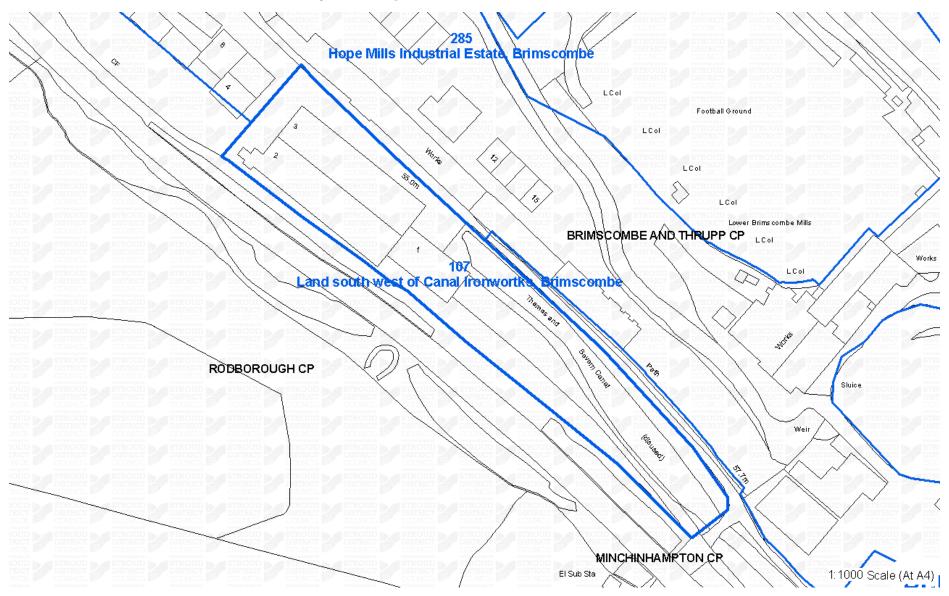
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:	hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:			
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
32 2016-2021:	32		
Density (dph): 2021-2026:		Is site likely to be deliverable?:	Yes
45 2026 onwards:			

What actions are needed to bring site forward?:

1. Undertake site surveys to determine extent of possible contamination.

Stroud District SHLAA, Site Analysis, September 2011



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