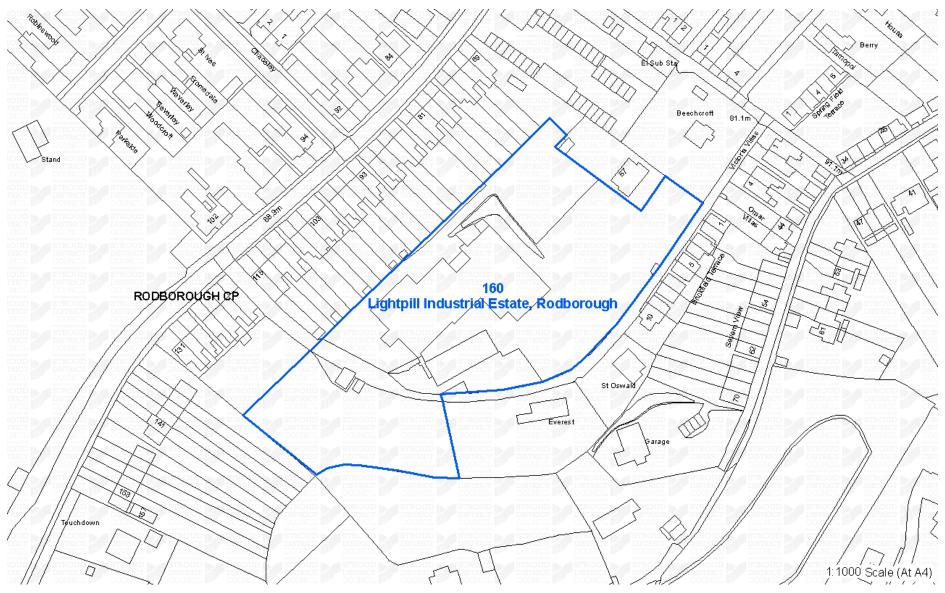
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 160 **Lightpill Industrial Estate,** Occupied buildings Site Name: Site activity: Rodborough Main current use: **Employment** Type of potential: New build Potential for 'town centre' Site Details mixed use development: Yes - some Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: 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: Rodborough CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Rodborough Flood risk Level 3a (%): 0 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 384,283 Likely to be deliverable?: Yes Estimate of Housing Potential 204,576 Northing: Gross Site Area (ha): 0.95 Gross Site Area (ha): 0.95 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 0.95 Reason for impact on yield or Site access 75 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 0.36 If multiple ownership, are all 45 Density (dph): owners prepared to develop?:

C	VERALL ASSESSMENT:	ls site <u>suitable</u> for	Possibly	What actions are needed to bring site forward?:
	Number of dw	housing development?:		1. Determine whether access issues can be addressed.
	Yield (no of dwgs): 2011-2016: 2016-2021:	ls site <u>available</u> immediately?:	Yes	
Den	Density (dph): 2021-2026: 45 2026 onwards:	ls site likely to be deliverable?:	Yes	

Brownfield/Greenfield:

Brownfield

Stroud District SHLAA, Site Analysis, September 2011



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