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

RTP ID: 13

Yes

Included in 2011

Site Name: Land off Brimscombe Lane, Site activity: Occupied site (No buildings)

Hill Farm, Brimscombe Main current use: Agriculture

Type of potential: New build

0

0

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

Reason for not AONB (%):

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

Key Wildlife Sites (%):

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

Parish: Thrupp CP Flood risk Level 2 (%): 0

District Ward: Thrupp Flood risk Level 3a (%): 0

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

Easting: 386,890

Northing: 202,513 Estimate of Housing Potential

Gross Site Area (ha): 2.00 Gross Site Area (ha): 2.00

Local Plan Allocation: Net developable area (ha): 2.00

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 1.00

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

Density (dph): 45

Brownfield/Greenfield: Greenfield

2026 onwards:

Single / multiple ownership:

45

Suitability Assessment

Physical problems or limitations: 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:

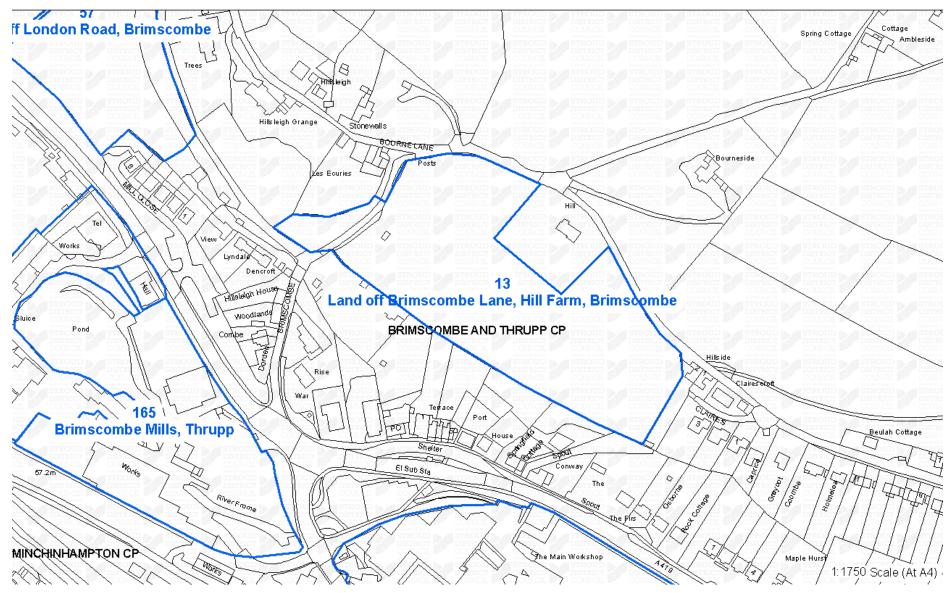
Topgraphy/accesss/road capacity

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

What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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