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

**RTP ID: 193** 

Yes

Included in 2011

Reason for not

Site Name: Brimscombe Port, Site activity: Occupied buildings

Brimscombe Main current use: Employment

Type of potential: New build

100

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

**AONB (%):** 0

assessing the site: Key Employment Land (%): 100

Key Wildlife Sites (%): 0

Site Source: GVA Grimley ELR - Potential for Tree Preservation Order (count): 0

Redevelopment

Parish: Thrupp CP Flood risk Level 2 (%): 97

District Ward: Thrupp Flood risk Level 3a (%): 97

Site Classification: In Urban Area Flood risk Level 3b (%): 95

**Easting:** 387,014

Northing: 202,275 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 3.83 Gross Site Area (ha): 3.72

Local Plan Allocation: Key Employment Land Net developable area (ha): 3.72

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Single / multiple ownership: Not known or physical obstacles(%):

Effective developable area (ha): 3.72

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

Density (dph): 45

Brownfield/Greenfield: Brownfield

## Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site); Possible

contamination

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: No

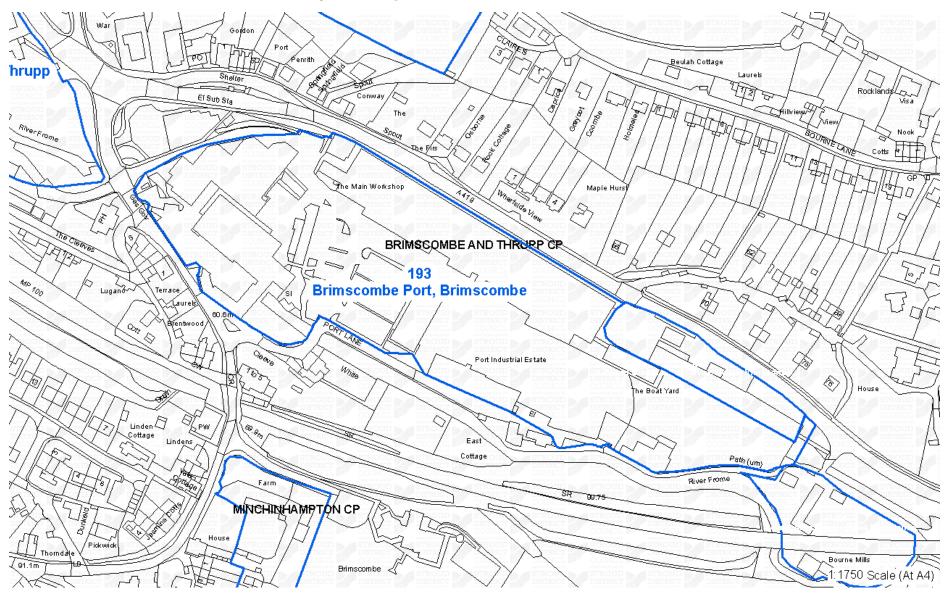
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs):		ellings:	Is site <u>available</u> immediately?:	Not known
168 Density (dph):	2016-2021: 2021-2026: 2026 onwards:	168	Is site likely to be deliverable?:	Yes

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

1. Assess requirements to satisfactorily address flood risk. 2. Undertake detailed contamination assessment to determine whether this renders development unviable. 3. Undertake site surveys to determine extent of possible contamination.

## Stroud District SHLAA, Site Analysis, September 2011



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