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

RTP ID: 51

Included in 2011

Assessment?:

Reason for not assessing the site:

Local Plan Allocation:

Density (dph):

45

O

Single / multiple ownership:

Brimscombe Farm, Occupied buildings Site Name: Site activity:

> **Brimscombe Hill** Main current use: Existing housing stock

> > Type of potential: New build

> > > 0

0

1.04

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 100

Key Employment Land (%):

Key Wildlife Sites (%): 0

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

Minchinhampton CP Parish: Flood risk Level 2 (%):

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

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

> Easting: 386,881

Yes

Estimate of Housing Potential Northing: 202,092

Gross Site Area (ha): 1.04 Gross Site Area (ha): 1.04

50

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%):

Net developable area (ha):

Effective developable area (ha): 0.52

If multiple ownership, are all Density (dph): 45 owners prepared to develop?:

Brownfield/Greenfield: Brownfield

2021-2026:

2026 onwards:

Single

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:

Topography

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:			lo cito eveileble	Yes
Yield (no of dwgs):	2011-2016:		Is site <u>available</u> immediately?:	Tes
24	2016-2021:	24	,	

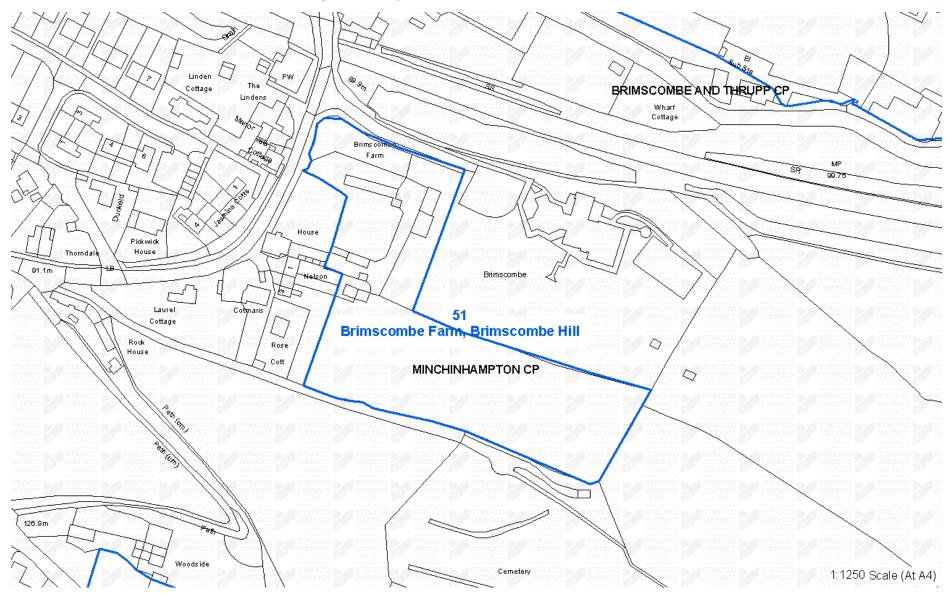
Is site likely to be deliverable?:

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. 3. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682