

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

RTP ID: **174**

Site Name: **Daniels Industrial Estate,
Bath Road, Stroud**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **New build**

Potential for 'town centre'
mixed use development: **Yes - high**

Site Details

Included in 2011
Assessment?: **Yes**

Reason for not
assessing the site:

Site Source: **Call for Sites**

Parish: **Rodborough CP**

District Ward: **Rodborough**

Site Classification: **In Urban Area**

Easting: **383,966**

Northing: **204,286**

Gross Site Area (ha): **3.41**

Local Plan Allocation: **Key Employment Land**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **86**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **3.41**

Net developable area (ha): **3.41**

Proportion of net developable
area available after taking account
of physical obstacles(%): **100**

Effective developable area (ha): **1.71**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which
constraints can be addressed - if
possible: **2021-2026**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or
general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
77	
2016-2021:	
Density (dph): 2021-2026:	77
45	
2026 onwards:	

Is site suitable for
housing development?:

Yes

Is site available
immediately?:

Yes

Is site likely to be
deliverable?:

Yes

What actions are needed to bring site forward?:

1. Site recommended for retention for employment only or mixed use development in Employment Land Review. Determine whether site still needed as part of first LDF review.

Stroud District SHLAA, Site Analysis, September 2011

