

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

RTP ID: **318**

Site Name: **Strategic Land at Cheapside, Stroud**

Site activity: Occupied buildings

Main current use: Employment

Type of potential: New build/conversion

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

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Stroud CP

District Ward: Stroud

Site Classification: In Urban Area

Easting: 384,994

Northing: 204,987

Gross Site Area (ha): 5.76

Local Plan Allocation: Mixed Use Allocation, Key Employment Land

Policy Constraints

AONB (%): 0

Key Employment Land (%): 23.10763
○○○○○○○

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 9

Flood risk Level 3a (%): 9

Flood risk Level 3b (%): 9

Estimate of Housing Potential

Gross Site Area (ha): 5.16

Net developable area (ha): 5.76

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

Effective developable area (ha): 2.88

Density (dph): 100

Suitability Assessment

Physical problems or limitations: Possible contamination River Frome

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Possibly

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Not known

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<input type="text"/>
288	2016-2021:
Density (dph): 2021-2026:	<input type="text"/>
100	2026 onwards:
	<input type="text"/>

Is site suitable for housing development?:

Possibly

Is site available immediately?:

Possibly

Is site likely to be deliverable?:

Possibly

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011

