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

RTP ID: 284

Yes

Included in 2011

Assessment?:

Reason for not

Site Name: Stafford Mills Industrial Site activity: Occupied buildings

Estate, Thrupp Main current use: Employment

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: Yes - some

**Policy Constraints** 

AONB (%): 0

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

Key Wildlife Sites (%): 0

Estimate of Housing Potential

100

Proportion of net developable

Site Source: Key Employment Sites Tree Preservation Order (count): 0

Parish: Stroud CP Flood risk Level 2 (%): 57

District Ward: Trinity Flood risk Level 3a (%): 57

Site Classification: In Urban Area Flood risk Level 3b (%): 42

**Easting:** 385,950

203,831

Northing:

Gross Site Area (ha): 1.70 Gross Site Area (ha): 1.70

Local Plan Allocation: Key Employment Land Net developable area (ha): 1.70

Information from Site Visit / Call for Sites

area available after taking account

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

Effective developable area (ha): 0.85

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

Density (dph): 50

Brownfield/Greenfield: Brownfield

## **Suitability Assessment**

Physical problems or limitations: Functional floodplain (more

than 10% of site)

2016-2021

**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

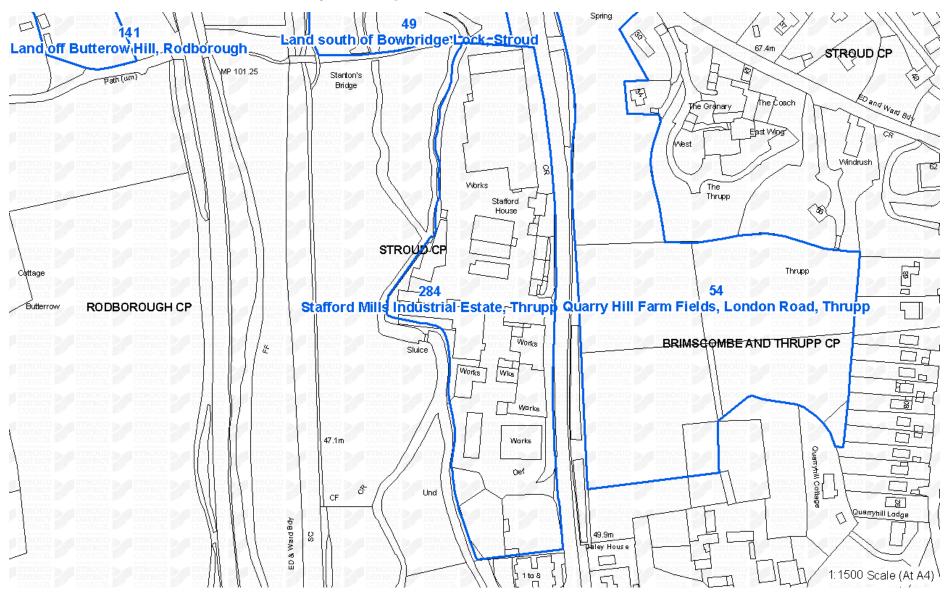
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Possibly
	Yield (no of dwgs	Number of dwe ): 2011-2016: 2016-2021:	43	Is site <u>available</u> immediately?:	Not known
	Density (dph):	2021-2026: 2026 onwards:	40	Is site likely to be deliverable?:	Yes

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

Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk. 3. Site recommended for retention as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

## Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682