

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

RTP ID: **106**

Site Name: **Land north west of Oak Villa, Brimscombe**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other previous use

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2016

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

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): 0.42

Net developable area (ha): 0.42

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

Effective developable area (ha): 0.42

Density (dph): 45

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Thrupp CP

District Ward: Thrupp

Site Classification: Edge of Urban Area

Easting: 386,251

Northing: 202,724

Gross Site Area (ha): 0.42

Local Plan Allocation:

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:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

None required

Number of dwellings:

Is site available immediately?:

Yes

Yield (no of dwgs): 2011-2016: **19**

Is site likely to be deliverable?:

Yes

19 2016-2021:

Density (dph): 2021-2026:

45 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

