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

**RTP ID: 126** 

Yes

Included in 2011

Assessment?:

Site Name: Wallbridge Quay, Stroud Site activity: Occupied buildings

Main current use: Employment

0

100

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

**Policy Constraints** 

AONB (%): 0

Reason for not assessing the site: Key Employment Land (%): 47

Key Wildlife Sites (%):

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

Parish: Stroud CP Flood risk Level 2 (%): 33

District Ward: Central Flood risk Level 3a (%): 41

Site Classification: In Urban Area Flood risk Level 3b (%): 29

**Easting:** 384,667

Northing: 205,096 Estimate of Housing Potential

Gross Site Area (ha): 1.44 Gross Site Area (ha): 1.28

Local Plan Allocation: Net developable area (ha): 1.28

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Not known

of physical obstacles(%):

Effective developable area (ha): 1.28

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

Density (dph): 60

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

## 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

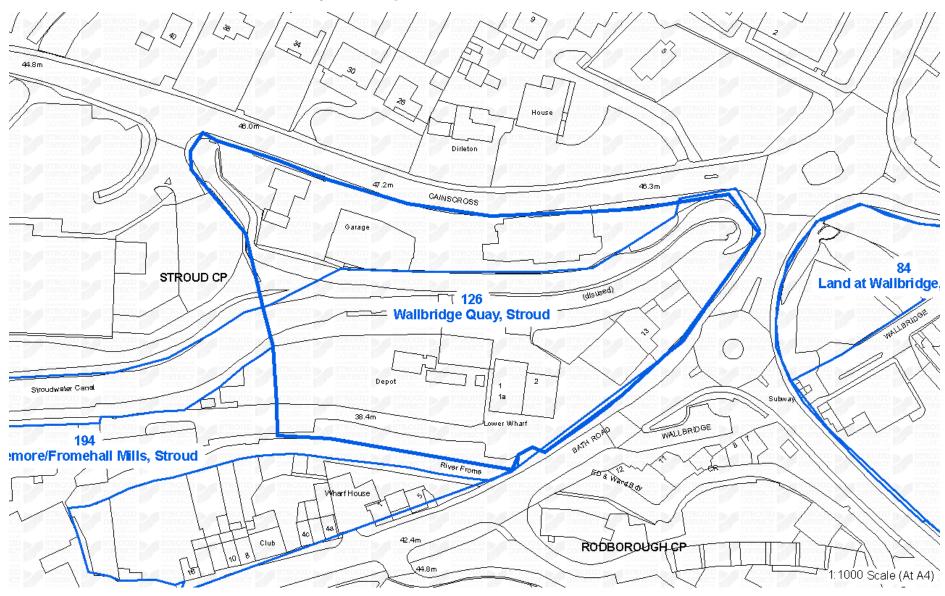
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:	hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwgs): 2011-2016:	ellings:	Is site <u>available</u> immediately?:	Not known
77 2016-2021: Density (dph): 2021-2026:	77	Is site likely to be deliverable?:	Yes
60 2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk.

## Stroud District SHLAA, Site Analysis, September 2011



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