

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **109**

Site Name: **Former Golden Valley Service Station, Brimscombe**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **New build**

Potential for 'town centre' mixed use development: **No**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2014-2019**

Site Assessment Panel

Likely to be deliverable?: **Yes**

impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): **3,510**

Nearest Centre from Bus Stop: **Stroud town centre**

Distance from Bus Stop to nearest retail/service centre (m): **145**

Travel Time from bus stop to nearest retail/service centre (mins): **3**

Nearest retail/service centre to site: **Minchinhampton – High Street**

Distance from site to nearest nearest retail/service centre (m): **2,898**

Site Details

Included in Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Thrupp CP**

District Ward: **Thrupp**

Site Classification: **In Urban Area**

Easting: **387,161**

Northing: **202,230**

Gross Site Area (ha): **0.36**

Local Plan Allocation: **Key Employment Land**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **97**

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

Special Landscape Area (%): **0**

Tree Preservation Order Site (%): **0**

Flood risk Level 2 (%): **8**

Flood risk Level 3a (%): **8**

Flood risk Level 3b (%): **7**

Estimate of Housing Potential

Gross Site Area (ha): **0.36**

Net developable area (ha): **0.36**

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

Effective developable area (ha): **0.36**

Density (dph): **40**

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

Number of dwellings:

Yield (no of dwgs):

2009-2014:

14

2014-2019:

14

Density (dph):

2019-2026:

40

2026 onwards:

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 as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

Stroud District SHLAA, Site Analysis, November 2009

