

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

RTP ID: 13

Site Name: Land off Brimscombe Lane,  
Hill Farm, Brimscombe

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre'  
mixed use development: No

## Suitability Assessment

Physical problems or limitations: Access; Topography

Environmental conditions:

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

## Site Details

Included in Assessment?: Yes

Reason for not  
assessing the site:

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 50% reduction

Reason for impact on yield or general  
deliverability issue: Topography/accesss/road capacity

## Accessibility

Distance from site to Bus Stop (m): 3,077

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): 3,046

Site Source: Call for Sites

Parish: Thrupp CP

District Ward: Thrupp

Site Classification: Edge of Urban Area

Easting: 386,890

Northing: 202,513

Gross Site Area (ha): 2.00

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): 2.00

Net developable area (ha): 2.00

Proportion of net developable area  
available after taking account of  
physical obstacles(%): 50

Effective developable area (ha): 1.00

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: Greenfield

## OVERALL ASSESSMENT:

Is site suitable for  
housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

40

2014-2019:

40

Is site available  
immediately?:

Yes

Density (dph):

2019-2026:

40

2026 onwards:

Is site likely to be  
deliverable?:

Yes

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

# Stroud District SHLAA, Site Analysis, November 2009

