

RTP ID: 21

Site Name: Land at Wimberley Mills, 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: Functional floodplain (more than 10% of site); Access

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2019-2026

Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Policy Constraints

AONB (%): 3

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 67

Flood risk Level 3a (%): 67

Flood risk Level 3b (%): 65

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Road capacity

Accessibility

Distance from site to Bus Stop (m): 3,968

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): 2,487

Site Source: Call for Sites

Parish: Minchinhampton CP

District Ward: Minchinhampton

Site Classification: In Urban Area

Easting: 387,711

Northing: 202,067

Gross Site Area (ha): 2.57

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 2.57

Net developable area (ha): 2.57

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 1.93

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?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

1. Assess requirements to satisfactorily address flood risk.
2. Determine whether access issue can be addressed

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

77

40

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

