

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

RTP ID: **229**

Site Name: **Queenscourt, north of London Road, East Churchill Road, Brimscombe**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access; Topography

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021-2026

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

Reason for impact on yield or general deliverability issue: Topography

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): 1.21

Net developable area (ha): 1.21

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 0.30

Density (dph): 40

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Thrupp CP

District Ward: Chalford

Site Classification: In Urban Area

Easting: 387,945

Northing: 202,285

Gross Site Area (ha): 1.21

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
12	2016-2021:
Density (dph): 2021-2026:	12
40	2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011

