

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

RTP ID: **284**

Site Name: **Stafford Mills Industrial Estate, Thrupp**

Site activity: Occupied buildings

Main current use: Employment

Type of potential: New build

Potential for 'town centre' mixed use development: Yes - some

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Key Employment Sites

Parish: Stroud CP

District Ward: Trinity

Site Classification: In Urban Area

Easting: 385,950

Northing: 203,831

Gross Site Area (ha): 1.70

Local Plan Allocation: Key Employment Land

Policy Constraints

AONB (%): 0

Key Employment Land (%): 100

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 57

Flood risk Level 3a (%): 57

Flood risk Level 3b (%): 42

Estimate of Housing Potential

Gross Site Area (ha): 1.70

Net developable area (ha): 1.70

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

Effective developable area (ha): 0.85

Density (dph): 50

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

		Is site <u>suitable</u> for housing development?:	Possibly
Number of dwellings:		Is site <u>available</u> immediately?:	Not known
Yield (no of dwgs):	2011-2016:		
	2016-2021:	43	
Density (dph):	2021-2026:		
	2026 onwards:		
		50	
		Is site likely to be <u>deliverable</u> ?:	Yes

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. 3. 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, September 2011

