

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

RTP ID: **166**

Site Name: **Dockyard Works, off Knapp Lane, Brimscombe**

Site activity: **Occupied buildings**

Main current use: **Employment**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Minchinhampton CP**

District Ward: **Minchinhampton**

Site Classification: **In Urban Area**

Easting: **387,572**

Northing: **202,105**

Gross Site Area (ha): **1.45**

Local Plan Allocation:

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 (%): **25**

Flood risk Level 3a (%): **23**

Flood risk Level 3b (%): **21**

Estimate of Housing Potential

Gross Site Area (ha): **1.45**

Net developable area (ha): **1.45**

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

Effective developable area (ha): **1.09**

Density (dph): **45**

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: **2021-2026**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **25% reduction**

Reason for impact on yield or general deliverability issue: **Site access**

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:

Number of dwellings:	
Yield (no of dwgs):	2011-2016: <input type="text"/>
	2016-2021: <input type="text"/>
Density (dph):	2021-2026: 49
	2026 onwards: <input type="text"/>
	45

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011

