

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

RTP ID: **193**

Site Name: **Brimscombe Port, 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: GVA Grimley ELR - Potential for Redevelopment

Parish: Thrupp CP

District Ward: Thrupp

Site Classification: In Urban Area

Easting: 387,014

Northing: 202,275

Gross Site Area (ha): 3.83

Local Plan Allocation: Key Employment Land

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 100

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 97

Flood risk Level 3a (%): 97

Flood risk Level 3b (%): 95

Estimate of Housing Potential

Gross Site Area (ha): 3.72

Net developable area (ha): 3.72

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

Effective developable area (ha): 3.72

Density (dph): 45

Suitability Assessment

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

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: 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:

Number of dwellings:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Not known
168	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be deliverable?:	Yes
45	2026 onwards:		

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.
2. Undertake detailed contamination assessment to determine whether this renders development unviable.
3. Undertake site surveys to determine extent of possible contamination.

Stroud District SHLAA, Site Analysis, September 2011

