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

RTP ID: 321

Included in 2011

Assessment?:

Reason for not

Single / multiple ownership:

Site Name: Strategic Land at Sharpness Site activity: Occupied buildings

Main current use: Other/unclassifed

Type of potential: New build/conversion

100

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: Key Employment Land (%): 1.183837

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 5

Parish: Hamfallow CP Flood risk Level 2 (%): 5

District Ward: Berkeley Flood risk Level 3a (%): 5

Site Classification: Edge of Smaller Towns and Larger Villages Flood risk Level 3b (%): 3

Easting: 367,532

Yes

Northing: 201,870 Estimate of Housing Potential

Gross Site Area (ha): 119.78 Gross Site Area (ha): 119.78

Local Plan Allocation: Key Employment Land Net developable area (ha): 89.84

Proportion of net developable

Information from Site Visit / Call for Sites area available after taking account

Multiple

of physical obstacles(%):

Effective developable area (ha): 89.84

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

Not known

Density (dph): 30

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Possible contamination

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

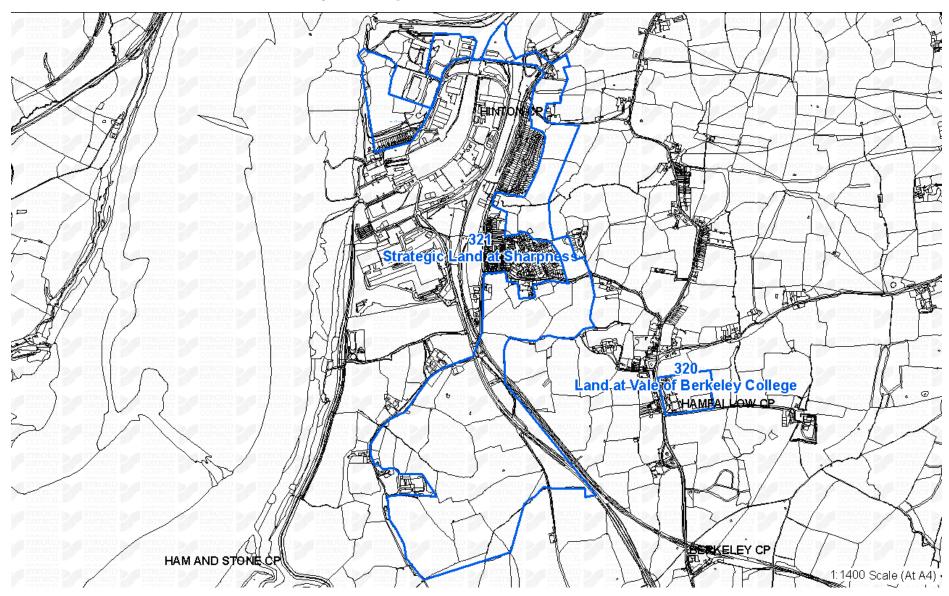
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site suitable for housing development?:		Possibly
Yield (no of dwgs)	Number of dwo 2011-2016: 2016-2021:	1,197	Is site <u>available</u> immediately?:	Possibly
Density (dph):	2021-2026: 2026 onwards:	1,198 1,198	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011



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