

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

RTP ID: **72**

Site Name: **Land off Lynch Road, Berkeley**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Details

Included in 2011 Assessment?: **No**

Reason for not assessing the site: **Under 0.2ha**

Site Source: **Call for Sites**

Parish: **Berkeley CP**

District Ward: **Berkeley**

Site Classification:

Easting: **367,932**

Northing: **199,391**

Gross Site Area (ha): **0.18**

Local Plan Allocation:

Policy Constraints

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Site Assessment Panel

Likely to be deliverable?:

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m):

Nearest Centre from Bus Stop:

Distance from Bus Stop to nearest retail/service centre (m):

Nearest retail/service centre to site:

Distance from site to nearest nearest retail/service centre (m):

Information from Site Visit / Call for Sites

Single / multiple ownership:

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

Brownfield/Greenfield:

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

Effective developable area (ha):

Density (dph):

Gross Site Area (ha):

Net developable area (ha):

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

2016-2021:

Density (dph): 2021-2026:

2026 onwards:

Is site available immediately?:

Is site likely to be deliverable?:

What actions are needed to bring site forward?:

Stroud District SHLAA, Site Analysis, September 2011

