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

RTP ID: 189

adj tidal basin, Sharpness Vacant site (no bldgs or activity) Site Name: Site activity:

> Dock, Sharpness Main current use: Other/unclassified

> > Type of potential: New build

> > > 0

0

23

23

18

3.97

3.97

100

Potential for 'town centre' Site Details

mixed use development: No

Included in 2011 Yes Assessment?:

Policy Constraints

Tree Preservation Order (count):

AONB (%): Reason for not

assessing the site: **Key Employment Land (%):** 100

> Key Wildlife Sites (%): 0

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Estimate of Housing Potential

Gross Site Area (ha):

Net developable area (ha):

Proportion of net developable

Site Source: GVA Grimley ELR -

Recommended for Release

Parish: Hinton CP

District Ward: Berkeley

Site Classification: Small village or rural area

> Easting: 366,933

Northing: 202,140

Gross Site Area (ha): 3.97

Local Plan Allocation: **Sharpness Docks Boundary**

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

> Brownfield/Greenfield: Greenfield

Physical problems or limitations: Functional floodplain (more

than 10% of site): Powerlines

over site

Environmental conditions: _ --- --- ---- ----

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Suitability Assessment

Likely to be deliverable?: No

NA Impact on theoretical yield:

Reason for impact on yield or general deliverability issue: Undeliverable

area available after taking account of physical obstacles(%):		general denver
Effective developments area (be)	2.07	

Effective developable area (ha): 3.97

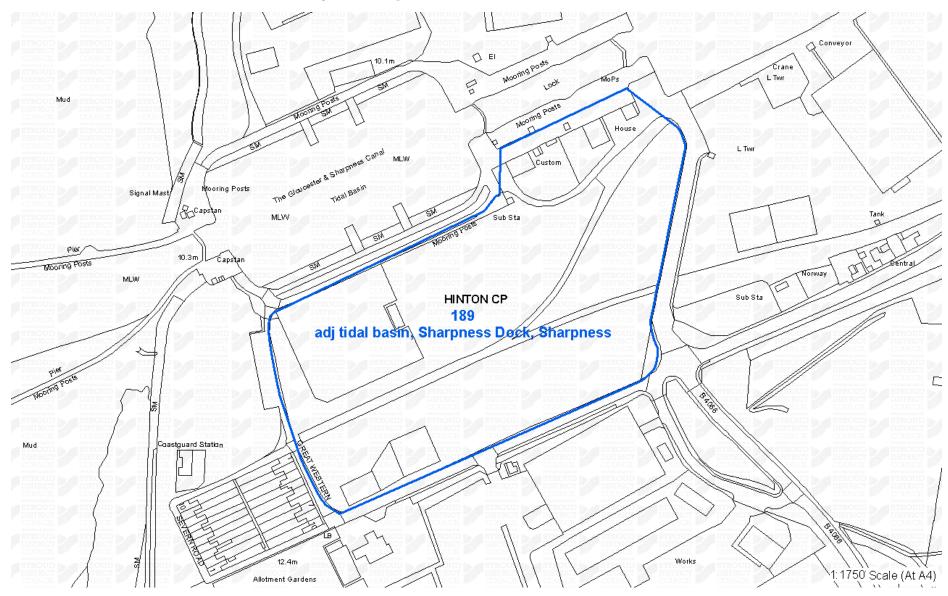
Density (dph): 30

OVERALL AS			Is site <u>suitable</u> for sing development?:	Possibly
Yield (no of dwgs	Number of dwo): 2011-2016: 2016-2021:	eiiings:	Is site <u>available</u> immediately?:	Not known
Density (dph):			Is site likely to be deliverable?:	No

What actions are needed to bring site forward?:

1. Assess whether development would be detrimental to the docks operation. 2. Assess requirements to satisfactorily address flood risk. 3. Determine whether cost of burying/moving powerlines is prohibitive. 4. Assess whether docks operation would be detrimental to residential amenity. 5. Determine whether owners are willing to develop site. 6. Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered

Stroud District SHLAA, Site Analysis, September 2011



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