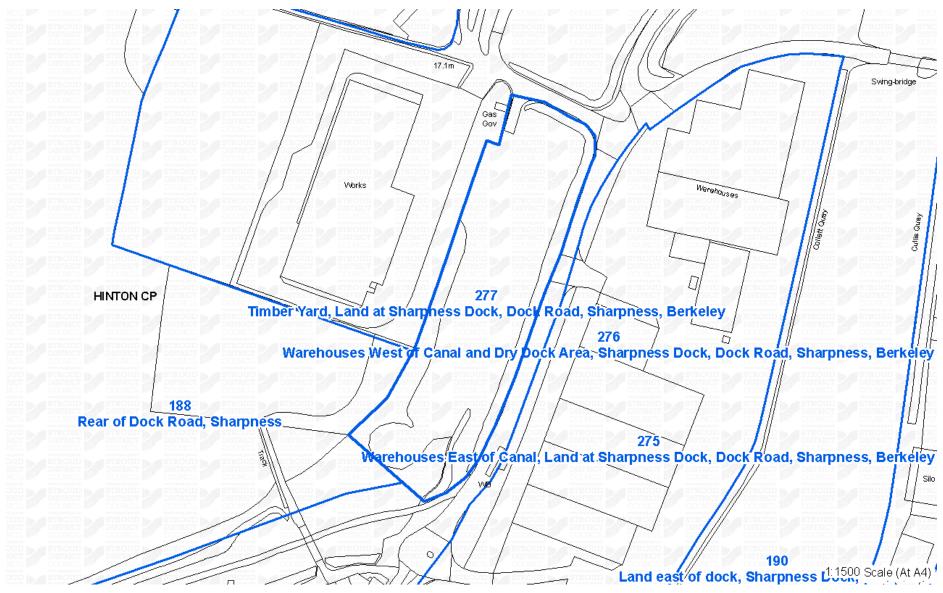
## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 277 Timber Yard, Land at Vacant site (no bldgs or activity) Site Name: Site activity: **Sharpness Dock, Dock** Main current use: Open space Road, Sharpness, Berkeley Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: **Key Employment Land (%):** 6 **Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if Site Source: National Land Use Database Tree Preservation Order (count): 0 possible: 2008 Parish: Hinton CP Flood risk Level 2 (%): 0 **District Ward:** Berkeley Flood risk Level 3a (%): 0 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 367,105 Likely to be deliverable?: No Estimate of Housing Potential Northing: 202,678 Gross Site Area (ha): 1.26 Gross Site Area (ha): 1.26 NA Impact on theoretical yield: Local Plan Allocation: **Employment Allocation** Net developable area (ha): 1.26 Undeliverable Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Not known Effective developable area (ha): 1.26 If multiple ownership, are all NA 30 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

	OVERALL ASSESSMENT:  Number of dwellings		Is site <u>suitable</u> for	Possibly  Not known	What actions are needed to bring site forward?:
			housing development?:		Determine whether owners are willing to develop site. 2. Assess whether docks operation would be detrimental to residential amenity. 3. Assess whether docks operation would be detrimental
	Yield (no of dwgs): 2011-2016:	ls site <u>available</u> immediately?:			
	38	2016-2021:			to residential amenity.
	Density (dph):	2021-2026:	Is site likely to be deliverable?:	No	
	30 20	)26 onwards:			

## Stroud District SHLAA, Site Analysis, September 2011



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