

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

RTP ID: **321**

Site Name: **Strategic Land at Sharpness**

Site activity: **Occupied buildings**

Main current use: **Other/unclassified**

Type of potential: **New build/conversion**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Submitted 2011**

Parish: **Hamfallow CP**

District Ward: **Berkeley**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **367,532**

Northing: **201,870**

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

Local Plan Allocation: **Key Employment Land**

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **1.183837**
0.245622

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **5**

Flood risk Level 2 (%): **5**

Flood risk Level 3a (%): **5**

Flood risk Level 3b (%): **3**

Estimate of Housing Potential

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

Net developable area (ha): **89.84**

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

Effective developable area (ha): **89.84**

Density (dph): **30**

Suitability Assessment

Physical problems or limitations: **Possible contamination**

Environmental conditions:

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

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: **Multiple**

If multiple ownership, are all owners prepared to develop?: **Not known**

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Yield (no of dwgs):		Number of dwellings:	
2011-2016:		2011-2016:	
3,593		2016-2021:	1,197
Density (dph):		2021-2026:	1,198
30		2026 onwards:	1,198

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Possibly

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

