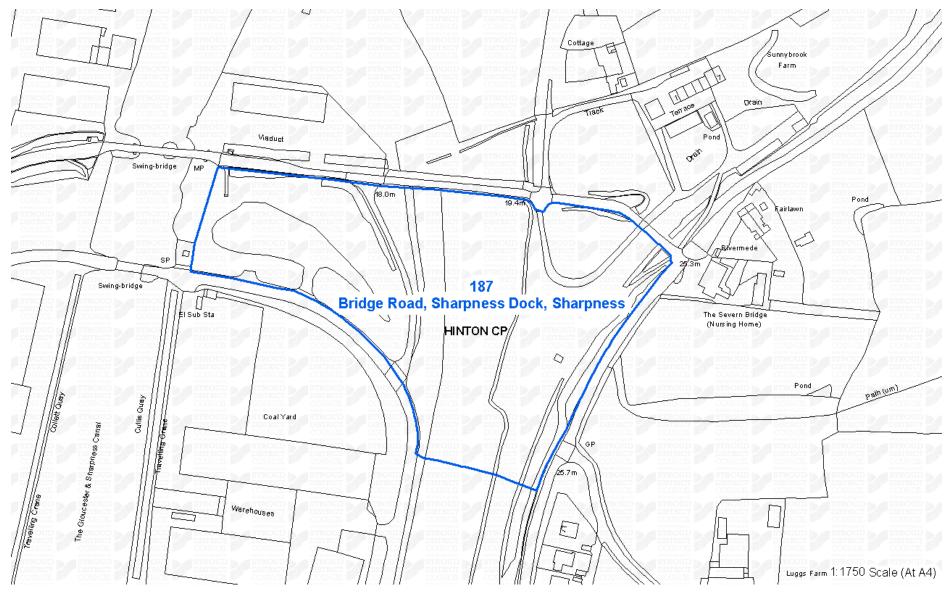
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 187 **Bridge Road, Sharpness** Occupied buildings Site Name: Site activity: **Dock, Sharpness** Main current use: Other previous use Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: 43 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if Site Source: GVA Grimley ELR -Tree Preservation Order (count): 0 possible: Recommended for Release 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: 367,534 Likely to be deliverable?: No Estimate of Housing Potential Northing: 202,768 Gross Site Area (ha): 3.33 Gross Site Area (ha): 3.33 NA Impact on theoretical yield: Local Plan Allocation: Sharpness Docks Boundary Net developable area (ha): 3.33 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): 3.33 If multiple ownership, are all NA Density (dph): 30 owners prepared to develop?: Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:	Is site <u>suitable</u> for housing development?:	Possibly
Number of dw Yield (no of dwgs): 2011-2016:	ellings: Is site <u>available</u> immediately?:	Not known
100 2016-2021: Density (dph): 2021-2026:	Is site likely to be deliverable?:	No
30 2026 onwards:	<u>deliverable?.</u>	

What actions are needed to bring site forward?:

Determine whether owners are willing to develop site.
 Assess
whether docks operation would be detrimental to residential
amenity.
 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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