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

RTP ID: 36

Yes

Included in 2011

Assessment?:

Reason for not

Single / multiple ownership:

Site Name: Land east of Berkeley Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 1

Parish: Berkeley CP Flood risk Level 2 (%): 36

District Ward: Berkeley Flood risk Level 3a (%): 36

Site Classification: Small village or rural area Flood risk Level 3b (%): 5

Easting: 368,702

Northing: 199,539 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 11.16 Gross Site Area (ha): 11.16

Local Plan Allocation: Net developable area (ha): 8.37

motion from Site Visit / Call for Sites Proportion of net developable

<u>Information from Site Visit / Call for Sites</u>

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 8.37

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: High probability of flooding

(more than 10% of site)

Environmental conditions:

Time period over which constraints can be addressed - if phases) 2021 onwards (2

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

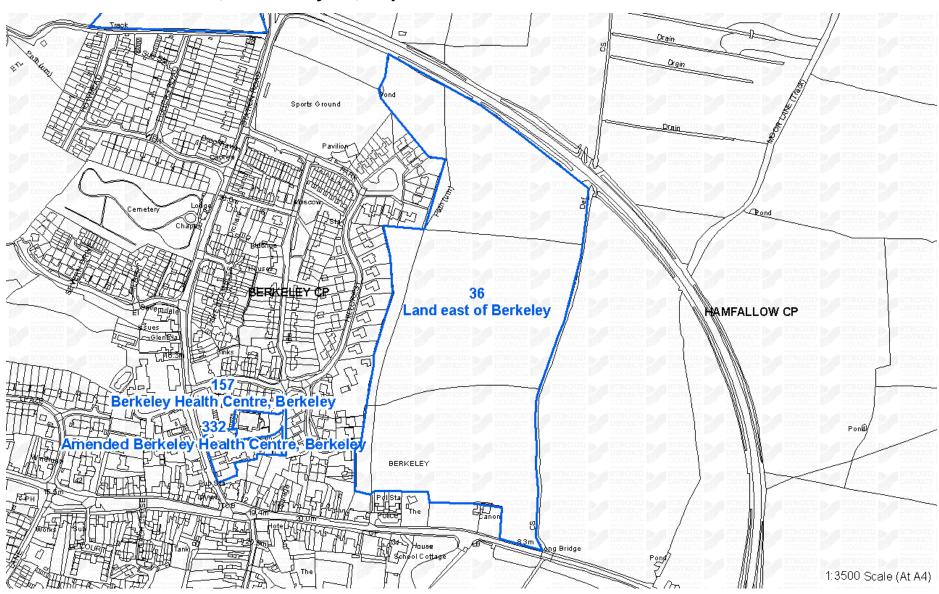
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT Number of decisions and decisions are also as a second seco	hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026:	126	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess whether flood risk can be satisfactorily addressed.

Stroud District SHLAA, Site Analysis, September 2011



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