

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

RTP ID: **36**

Site Name: **Land east of Berkeley**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Berkeley CP**

District Ward: **Berkeley**

Site Classification: **Small village or rural area**

Easting: **368,702**

Northing: **199,539**

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

Local Plan Allocation:

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

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

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

Tree Preservation Order (count): **1**

Flood risk Level 2 (%): **36**

Flood risk Level 3a (%): **36**

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

Estimate of Housing Potential

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

Net developable area (ha): **8.37**

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

Effective developable area (ha): **8.37**

Density (dph): **40**

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 possible: **2021 onwards (2 phases)**

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: **Single**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
251	
2016-2021:	
Density (dph): 2021-2026:	126
40	
2026 onwards:	126

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

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

