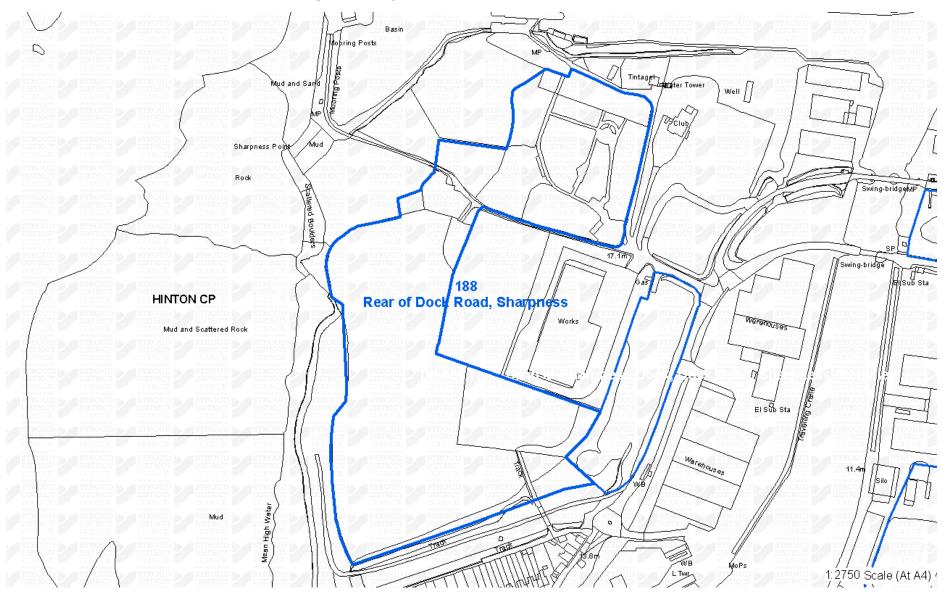
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 188 Rear of Dock Road, Vacant site (no bldgs or activity) Site Name: Site activity: **Sharpness** Main current use: Open space Type of potential: New build Potential for 'town centre' Site Details mixed use 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 (%):** 0 **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: 366,864 Likely to be deliverable?: No Estimate of Housing Potential Northing: 202,744 Gross Site Area (ha): 8.04 Gross Site Area (ha): 8.04 Impact on theoretical yield: NA Local Plan Allocation: **Employment Allocation** Net developable area (ha): 8.04 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): 8.04 If multiple ownership, are all NA 30 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield la alta avitable far What actions are needed to bring site forward? Doccibly

| OVERALL ASSESS | SMENI: | is site <u>suitable</u> for | Possibly | what actions are needed to bring site forward?: |
|----------------------|-----------|---|-----------|---|
| Number of dwellings: | | using development?: | Not known | Determine whether owners are willing to develop site. 2. Assess whether docks operation would be detrimental to residential amenity. 3. Undertake market testing to determine whether a |
| | | Is site <u>available</u> immediately?: | | |
| | 016-2021: | | | possible scheme has a reasonable prospect of being delivered. |
| Density (dph): 20 | 021-2026: | Is site likely to be deliverable?: | No | |
| 30 2026 0 | onwards: | | | |

Stroud District SHLAA, Site Analysis, September 2011



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