

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

RTP ID: **188**

Site Name: **Rear of Dock Road, Sharpness**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations:

Environmental conditions: -----

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

Site Assessment Panel

Likely to be deliverable?: No

Impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue: Undeliverable

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 8.04

Net developable area (ha): 8.04

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

Effective developable area (ha): 8.04

Density (dph): 30

Reason for not assessing the site:

Site Source: GVA Grimley ELR - Recommended for Release

Parish: Hinton CP

District Ward: Berkeley

Site Classification: Small village or rural area

Easting: 366,864

Northing: 202,744

Gross Site Area (ha): 8.04

Local Plan Allocation: Employment Allocation

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Is site available immediately?:

Not known

Is site likely to be deliverable?:

No

Yield (no of dwgs): 2011-2016:

241 2016-2021:

Density (dph): 2021-2026:

30 2026 onwards:

1. 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 possible scheme has a reasonable prospect of being delivered.

Stroud District SHLAA, Site Analysis, September 2011

