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

RTP ID: 158

Yes

Included in 2011

Sanigar Farm, Sharpness Occupied buildings Site Name: Site activity:

> Main current use: Agriculture

Conversion of other use Type of potential:

100

Potential for 'town centre' Site Details

mixed use development: No

Assessment?: **Policy Constraints**

AONB (%): 0 Reason for not

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

Key Wildlife Sites (%): 0

Site Source: Call for Sites 0 Tree Preservation Order (count):

Parish: Hinton CP Flood risk Level 2 (%): 100

District Ward: Berkeley Flood risk Level 3a (%): 100

Site Classification: Small village or rural area Flood risk Level 3b (%): 95

> Easting: 367,217

Estimate of Housing Potential Northing: 201,369

Gross Site Area (ha): 3.78 Gross Site Area (ha): 3.78 Local Plan Allocation: Net developable area (ha): 3.78

Proportion of net developable Information from Site Visit / Call for Sites Single

area available after taking account

of physical obstacles(%):

Effective developable area (ha): 3.78

If multiple ownership, are all Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

Environmental conditions:

Time period over which constraints can be addressed - if

possible:

2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

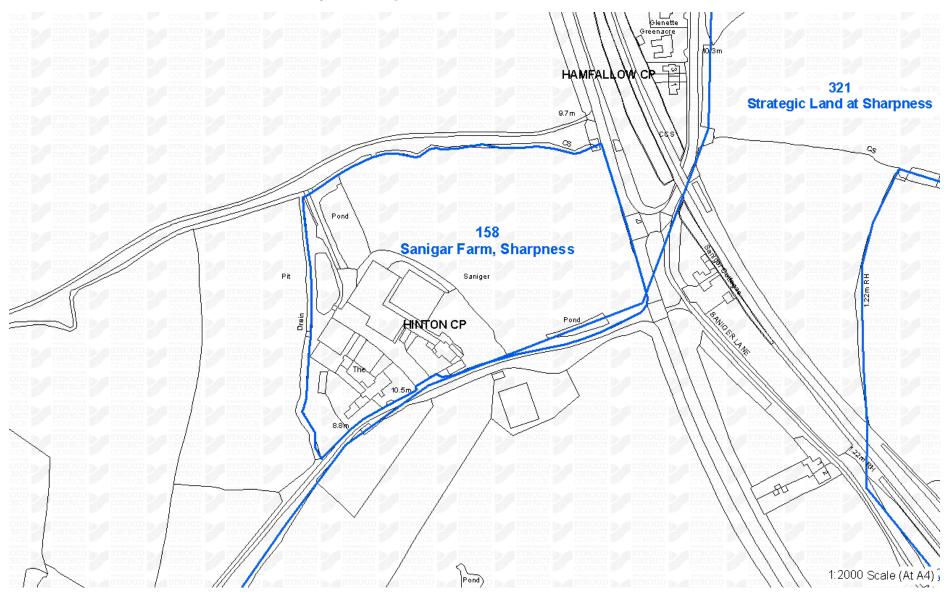
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwe		Is site suitable for housing development?:		Possibly
Yield (no of dwgs		113	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:	113	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011



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