

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

RTP ID: **189**

Site Name: **adj tidal basin, Sharpness Dock, Sharpness**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

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: 366,933

Northing: 202,140

Gross Site Area (ha): 3.97

Local Plan Allocation: Sharpness Docks Boundary

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 100

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 23

Flood risk Level 3a (%): 23

Flood risk Level 3b (%): 18

Estimate of Housing Potential

Gross Site Area (ha): 3.97

Net developable area (ha): 3.97

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

Effective developable area (ha): 3.97

Density (dph): 30

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site); Powerlines over site

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

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 <u>suitable</u> for housing development?:	Possibly
Number of dwellings:		Is site <u>available</u> immediately?:	Not known
Yield (no of dwgs):	2011-2016:		
	2016-2021:		
	2021-2026:		
	2026 onwards:		
Density (dph):	2011-2016:		
	2016-2021:		
	2021-2026:		
	2026 onwards:		
		Is site likely to be <u>deliverable</u> ?:	No

What actions are needed to bring site forward?:

1. Assess whether development would be detrimental to the docks operation. 2. Assess requirements to satisfactorily address flood risk. 3. Determine whether cost of burying/moving powerlines is prohibitive. 4. Assess whether docks operation would be detrimental to residential amenity. 5. Determine whether owners are willing to develop site. 6. Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

Stroud District SHLAA, Site Analysis, September 2011

