## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 289 Land south west of bypass, Occupied buildings Site Name: Site activity: **Berkeley** Main current use: Agriculture 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: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 constraints can be addressed - if Site Source: Officer Input Tree Preservation Order (count): 0 possible: Parish: Berkeley 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: 368,326 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 199,955 Gross Site Area (ha): 1.67 Gross Site Area (ha): 1.67 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 1.67 Reason for impact on yield or Topography/Powerlines 75 Proportion of net developable 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): 1.25

Density (dph):

40

Browning of connecta.		
OVERALL ASSESSMENT:	Is site <u>suitable</u> for using development?:	Yes
Number of dwellings:		
Yield (no of dwgs): 2011-2016:	Is site <u>available</u> immediately?:	Not known

NA

2026 onwards:

Greenfield

If multiple ownership, are all

owners prepared to develop?:

40

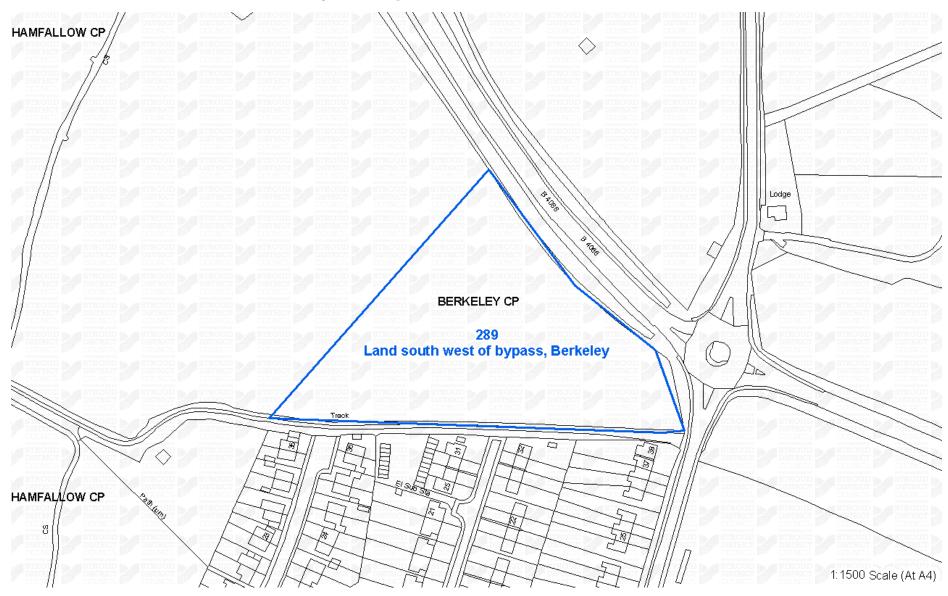
Brownfield/Greenfield:

37 2016-2021: 37 Is site likely to be Yes 2021-2026: Density (dph): deliverable?:

1. Determine whether owners are willing to develop site.

What actions are needed to bring site forward?:

## Stroud District SHLAA, Site Analysis, September 2011



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