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

RTP ID: 73

Site Name: Land south of Bays Hill, Newtown, Sharpness

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: New build

Potential for 'town centre' mixed use development: No

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Hamfallow CP

District Ward: Berkeley

Site Classification: Edge of Smaller Towns and Larger Villages

Easting: 367,691

Northing: 201,743

Gross Site Area (ha): 0.27

Local Plan Allocation:

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

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2011-2016

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

Estimate of Housing Potential

Gross Site Area (ha): 0.27

Net developable area (ha): 0.27

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

Effective developable area (ha): 0.27

Density (dph): 30

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:

Yield (no of dwgs): 11

Density (dph): 30

Number of dwellings:

2011-2016:	11
2016-2021:	
2021-2026:	
2026 onwards:	

Is site suitable for housing development?: Yes

Is site available immediately?: Yes

Is site likely to be deliverable?: Yes

What actions are needed to bring site forward?:

None required

Stroud District SHLAA, Site Analysis, September 2011