

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

RTP ID: **277**

Site Name: **Timber Yard, Land at Sharpness Dock, Dock Road, Sharpness, Berkeley**

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

Reason for not assessing the site:

Site Source: National Land Use Database 2008

Parish: Hinton CP

District Ward: Berkeley

Site Classification: Small village or rural area

Easting: 367,105

Northing: 202,678

Gross Site Area (ha): 1.26

Local Plan Allocation: Employment Allocation

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 6

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): 1.26

Net developable area (ha): 1.26

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

Effective developable area (ha): 1.26

Density (dph): 30

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

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:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
38	
2016-2021:	
Density (dph): 2021-2026:	
30	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

No

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Assess whether docks operation would be detrimental to residential amenity. 3. Assess whether docks operation would be detrimental to residential amenity.

Stroud District SHLAA, Site Analysis, September 2011

