

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

**Suitability Assessment**

**Site Details**

Potential for 'town centre' mixed use development: No

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

Included in Assessment?: Yes

**Policy Constraints**

Environmental conditions: Bad neighbour uses

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

AONB (%): 0

Key Employment Land (%): 100

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 23

Flood risk Level 3a (%): 23

Flood risk Level 3b (%): 18

**Site Assessment Panel**

Likely to be deliverable?: No

impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue: Undeliverable

**Accessibility**

Distance from site to Bus Stop (m): 7,381

Nearest Centre from Bus Stop: Cam – Tescos

Distance from Bus Stop to nearest retail/service centre (m): 3,026

Travel Time from bus stop to nearest retail/service centre (mins): 6

Nearest retail/service centre to site: Berkeley – High Street

Distance from site to nearest nearest retail/service centre (m): 3,847

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

**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

**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 suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2009-2014:

Is site available immediately?:

Not known

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.

119 2014-2019:

Is site likely to be deliverable?:

No

Density (dph): 2019-2026:

30 2026 onwards:

**Stroud District SHLAA, Site Analysis, November 2009**

