

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **289**

Site Name: **Land south west of bypass, Berkeley**

Site activity: Vacant building

Main current use: Other previous use

Type of potential: New build

Potential for 'town centre' mixed use development: No

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2019

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Topography/Powerlines

Accessibility

Distance from site to Bus Stop (m): 6,413

Nearest Centre from Bus Stop: Cam – Tesco's

Distance from Bus Stop to nearest retail/service centre (m): 386

Travel Time from bus stop to nearest retail/service centre (mins): 1

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

Distance from site to nearest nearest retail/service centre (m): 990

Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Site Source: Officer Input

Parish: Alkington CP

District Ward: Berkeley

Site Classification: Edge of smaller town or larger village

Easting: 368,326

Northing: 199,955

Gross Site Area (ha): 1.67

Local Plan Allocation:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 1.67

Net developable area (ha): 1.67

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 1.25

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: Brownfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

Number of dwellings:

Yield (no of dwgs):

2009-2014:

37

2014-2019:

37

Density (dph):

2019-2026:

30

2026 onwards:

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, November 2009

