

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

RTP ID: **289**

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

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Suitability Assessment

### Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Included in Assessment?: Yes

### Policy Constraints

Environmental conditions:

Reason for not assessing the site:

AONB (%): 0

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

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

### Site Assessment Panel

Site Source: Officer Input

Special Landscape Area (%): 0

Likely to be deliverable?: Yes

Parish: Berkeley CP

Tree Preservation Order Site (%): 0

impact on theoretical yield: 25% reduction

District Ward: Berkeley

Flood risk Level 2 (%): 0

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

Site Classification: Edge of smaller town or larger village

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Easting: 368,326

### Estimate of Housing Potential

### Accessibility

Northing: 199,955

Gross Site Area (ha): 1.67

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

Gross Site Area (ha): 1.67

Nearest Centre from Bus Stop: Cam – Tesco's

Local Plan Allocation:

Net developable area (ha): 1.67

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

### Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

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

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

Effective developable area (ha): 1.25

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

Brownfield/Greenfield: Greenfield

Density (dph): 30

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

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether owners are willing to develop site.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Not known

37

2014-2019:

37

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

30

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

