

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

RTP ID: **187**

Site Name: **Bridge Road, Sharpness Dock, Sharpness**

Site activity: Occupied buildings

Main current use: Other previous use

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

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: 367,534

Northing: 202,768

Gross Site Area (ha): 3.33

Local Plan Allocation: Sharpness Docks Boundary

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 43

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): 3.33

Net developable area (ha): 3.33

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

Effective developable area (ha): 3.33

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: Brownfield

## OVERALL ASSESSMENT:

Number of dwellings:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Not known
<b>100</b>	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be deliverable?:	No
<b>30</b>	2026 onwards:		

What actions are needed to bring site forward?:

- Determine whether owners are willing to develop site.
- Assess whether docks operation would be detrimental to residential amenity.
- Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

# Stroud District SHLAA, Site Analysis, September 2011

