

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

RTP ID: **275**

Site Name: **Warehouses East of Canal,
Land at Sharpness Dock,
Dock Road, Sharpness,
Berkeley**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre'
mixed use development:

Site Details

Included in 2011
Assessment?: No

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?:

Impact on theoretical yield:

Reason for impact on yield or
general deliverability issue:

Reason for not
assessing the site: Key Employment Site
recommended for retention in
ELR

Policy Constraints

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Estimate of Housing Potential

Gross Site Area (ha):

Net developable area (ha):

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

Effective developable area (ha):

Density (dph):

Site Source: National Land Use Database
2008

Parish: Hinton CP

District Ward: Berkeley

Site Classification:

Easting: 367,277

Northing: 202,403

Gross Site Area (ha): 7.92

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership:

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

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for
housing development?:

Number of dwellings:

Is site available
immediately?:

Is site likely to be
deliverable?:

Yield (no of dwgs): 2011-2016:

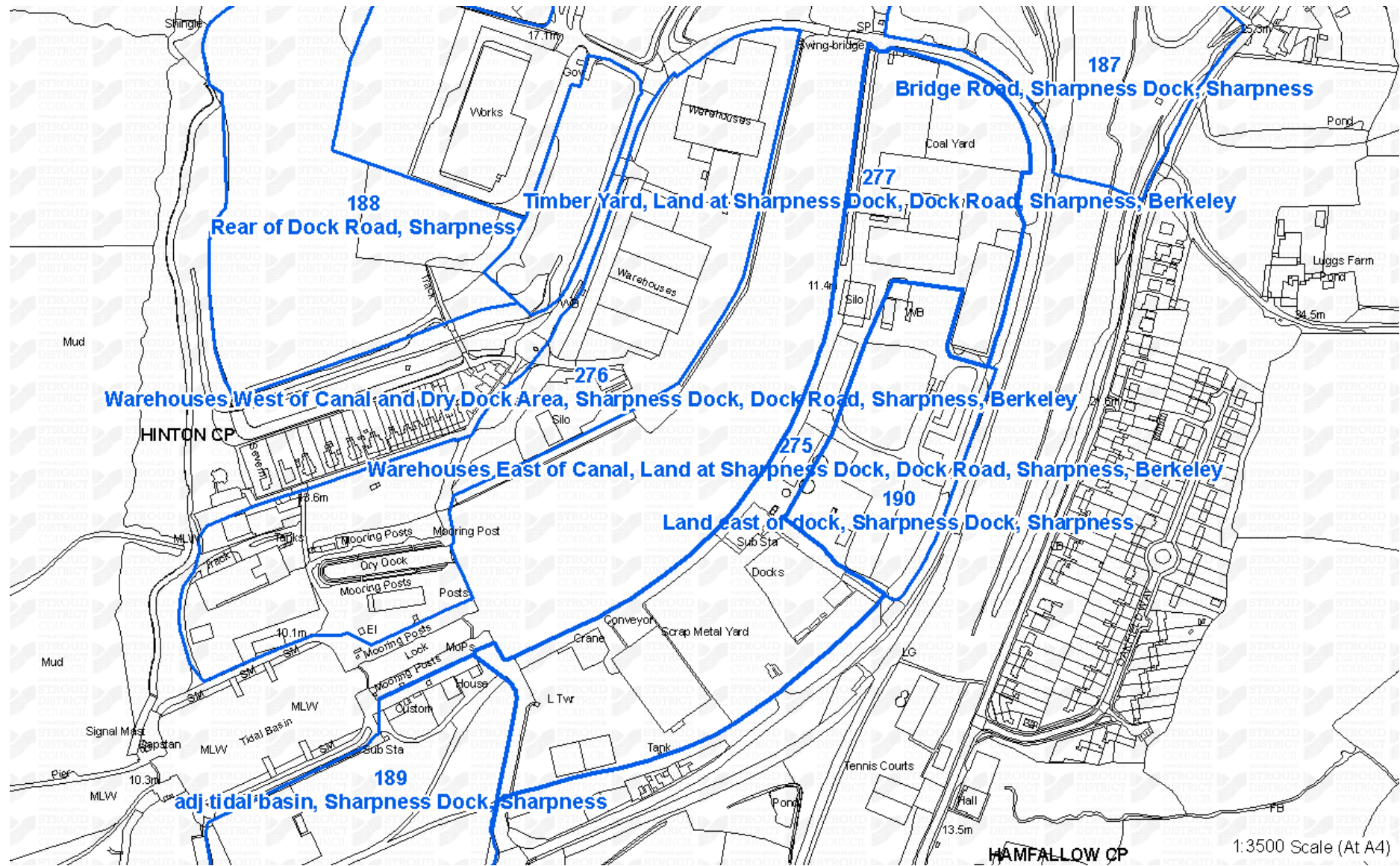
2016-2021:

Density (dph): 2021-2026:

2026 onwards:

What actions are needed to bring site forward?:

Stroud District SHLAA, Site Analysis, September 2011



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1:3500 Scale (At A4)