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

**RTP ID: 322** 

Yes

Included in 2011

Assessment?:

Site Name: Land at Wynnstay, Hardwicke Site activity: Occupied buildings

Main current use: Other/unclassifed

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: Hardwicke CP Flood risk Level 2 (%): 0

District Ward: Hardwicke Flood risk Level 3a (%): 0

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 0

**Easting:** 380,366

Northing: 212,285 Estimate of Housing Potential

Gross Site Area (ha): 0.34 Gross Site Area (ha): 0.34

Local Plan Allocation: Net developable area (ha): 0.34

-----

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 0.26

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

NA Density (dph): 40

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

## Suitability Assessment

Physical problems or limitations: Access

**Environmental conditions:** 

Time period over which constraints can be addressed - if

possible:

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue:

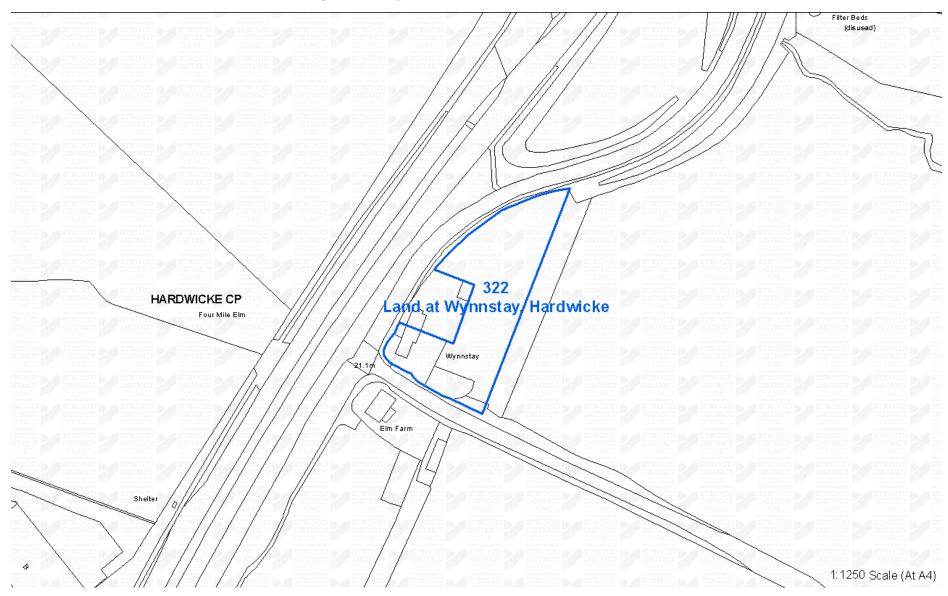
Access

OVERALL ASS	SESSMENT:	hou	Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)		ellings: 10	Is site <u>available</u> immediately?:	Yes
Density (dph):	2016-2021: 2021-2026: 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

## Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682