Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 9 Land south of Haresfield Occupied site (No buildings) Site Name: Site activity: Lane, Hardwicke Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016 onwards (3 constraints can be addressed - if phases) Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Haresfield CP Flood risk Level 2 (%): 2 **District Ward:** Hardwicke Flood risk Level 3a (%): 2 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 380,514 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 211,888 Gross Site Area (ha): 33.72 Gross Site Area (ha): 33.72 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 25.29 Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single 19.89

Effective developable area (ha):

If multiple ownership, are all 40 Density (dph): owners prepared to develop?:

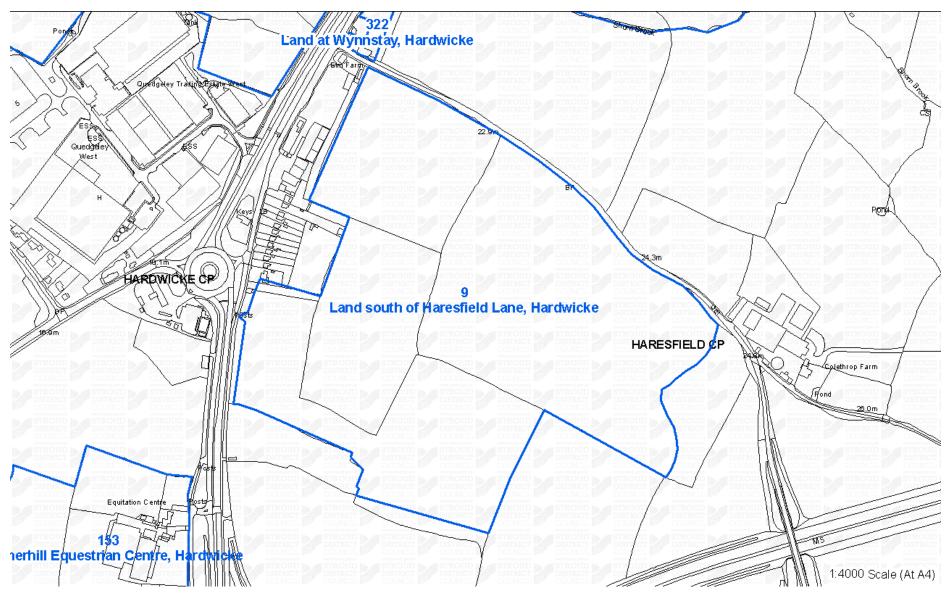
Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:	hou	Is site <u>suitable</u> for using development?:	Yes
Number of dwellings:			
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
795 2016-2021:	265		
Density (dph): 2021-2026:	265	Is site likely to be deliverable?:	Yes
40 2026 onwards:	265		

What actions are needed to bring site forward?:

1. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011



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