

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

RTP ID: **9**

Site Name: **Land south of Haresfield Lane, Hardwicke**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016 onwards (3 phases)**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **2**

Flood risk Level 3a (%): **2**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **33.72**

Net developable area (ha): **25.29**

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

Effective developable area (ha): **19.89**

Density (dph): **40**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Haresfield CP**

District Ward: **Hardwicke**

Site Classification: **Edge of Urban Area**

Easting: **380,514**

Northing: **211,888**

Gross Site Area (ha): **33.72**

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016: **795**

Is site available immediately?:

Yes

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

2016-2021: **265**

Is site likely to be deliverable?:

Yes

Density (dph): 2021-2026: **265**

2026 onwards: **265**

