

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

RTP ID: **177**

Site Name: **Land surrounding Broadfield Farm, Off A38, Moreton Valance**

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

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Haresfield CP**

District Ward: **Hardwicke**

Site Classification: **Small village or rural area**

Easting: **379,348**

Northing: **210,890**

Gross Site Area (ha): **11.49**

Local Plan Allocation:

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 (%): **0**

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

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

Estimate of Housing Potential

Gross Site Area (ha): **11.49**

Net developable area (ha): **8.62**

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

Effective developable area (ha): **8.62**

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?: **Yes**

Impact on theoretical yield: **NA**

Reason for impact on yield or general deliverability issue: **Alternative use**

Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<input type="text"/>
258	2016-2021:
Density (dph): 2021-2026:	<input type="text"/>
30	2026 onwards:
	<input type="text"/>

Is site suitable for housing development?:

Yes

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011

