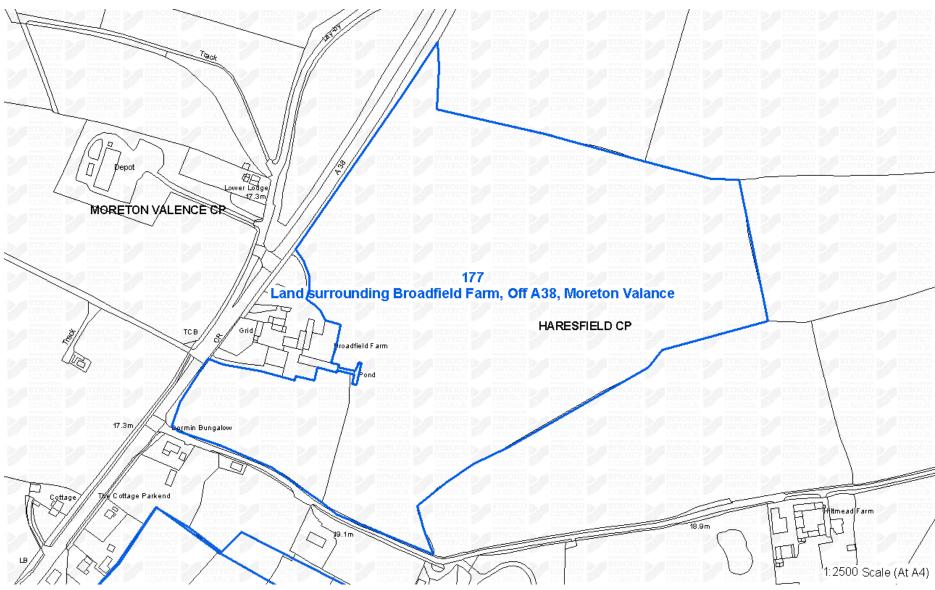
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 177 Land surrounding Broadfield Occupied site (No buildings) Site Name: Site activity: Farm, Off A38, Moreton Main current use: Agriculture **Valance** Type of potential: New build Potential for 'town centre' 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 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Parish: Haresfield CP Flood risk Level 2 (%): 0 **District Ward:** Hardwicke Flood risk Level 3a (%): 0 Site Classification: Small village or rural area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 379,348 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 210,890 Gross Site Area (ha): 11.49 Gross Site Area (ha): 11.49 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 8.62 Reason for impact on yield or Alternative use 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: Multiple Effective developable area (ha): 8.62 If multiple ownership, are all Yes 30 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield la cita quitable for What actions are needed to bring site forward? Vac

OVERALL ASSESSMENT:		is site suitable ioi	Tes	what actions are needed to bring site forward?.
Number of dwel		housing development?:		Undertake detailed viability assessment of the potential for the alternative use.
		Is site <u>available</u>	Yes	
	2011-2016.	immediately?:		
		Is site likely to be	Yes	
,	2021-2026:	<u>deliverable?:</u>		
30 202	6 onwards:			

Stroud District SHLAA, Site Analysis, September 2011



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