

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

RTP ID: **133**

Site Name: **Hardwicke Green, 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: High probability of flooding (more than 10% of site)

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 (%): 11

Flood risk Level 3a (%): 11

Flood risk Level 3b (%): 9

Estimate of Housing Potential

Gross Site Area (ha): 55.14

Net developable area (ha): 41.36

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

Effective developable area (ha): 41.36

Density (dph): 40

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Hardwicke CP

District Ward: Hardwicke

Site Classification: Edge of Urban Area

Easting: 379,896

Northing: 212,561

Gross Site Area (ha): 55.14

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?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Yes

1. Assess whether flood risk can be satisfactorily addressed. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

1,654 2016-2021: **551**

Density (dph): 2021-2026: **551**

Is site likely to be deliverable?:

Yes

40 2026 onwards: **552**

Stroud District SHLAA, Site Analysis, September 2011

