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

RTP ID: 133

Yes

Included in 2011

Assessment?:

Hardwicke Green, Hardwicke Occupied site (No buildings) Site Name: Site activity:

> Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

> > 11

100

41.36

Site Source: Call for Sites Tree Preservation Order (count): 0

Hardwicke CP Parish: Flood risk Level 2 (%):

District Ward: Hardwicke Flood risk Level 3a (%): 11

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 9

> Easting: 379,896

Estimate of Housing Potential Northing: 212,561

Gross Site Area (ha): 55.14 Gross Site Area (ha): 55.14 Net developable area (ha): 41.36

Local Plan Allocation:

Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield Suitability Assessment

Physical problems or limitations: High probability of flooding

(more than 10% of site)

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

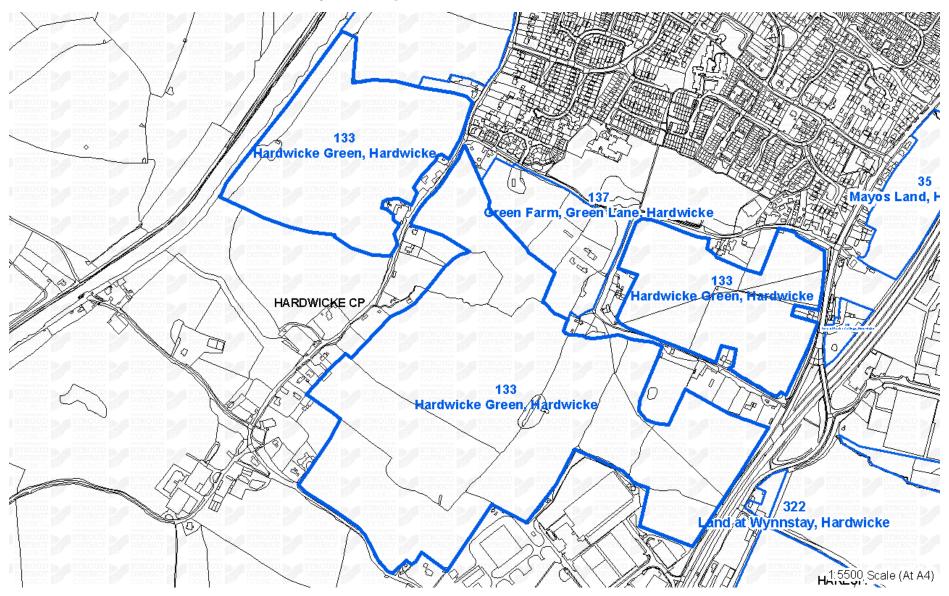
Reason for impact on yield or general deliverability issue:

VERALL ASSESSMEN Number of	hou	Is site <u>suitable</u> for using development?:	Possibly
/ield (no of dwgs): 2011-2016	i:	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026	5: 551	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess whether flood risk can be satisfactorily addressed. 2. 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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