

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

RTP ID: **137**

Site Name: **Green Farm, Green Lane, Hardwicke**

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

Main current use: **Agriculture**

Type of potential:

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

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Hardwicke CP**

District Ward: **Hardwicke**

Site Classification: **Edge of Urban Area**

Easting: **379,940**

Northing: **212,803**

Gross Site Area (ha): **4.74**

Local Plan Allocation:

Policy Constraints

AONB (%): **0**

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

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

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

Flood risk Level 2 (%): **1**

Flood risk Level 3a (%): **1**

Flood risk Level 3b (%): **1**

Estimate of Housing Potential

Gross Site Area (ha): **4.74**

Net developable area (ha): **4.74**

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

Effective developable area (ha): **4.74**

Density (dph): **40**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2026 (2 phases)**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

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:

Yield (no of dwgs):		Number of dwellings:	
2011-2016:		2011-2016:	
190		2016-2021:	95
2016-2021:		2021-2026:	95
Density (dph):		2026 onwards:	
40			

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

Stroud District SHLAA, Site Analysis, September 2011

