

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

RTP ID: **153**

Site Name: **Summerhill Equestrian Centre, Hardwicke**

Site activity: **Occupied buildings**

Main current use: **Other previous use**

Type of potential: **New build**

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: **379,938**

Northing: **211,535**

Gross Site Area (ha): **6.65**

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 (%): **94**

Flood risk Level 3a (%): **94**

Flood risk Level 3b (%): **78**

Estimate of Housing Potential

Gross Site Area (ha): **6.65**

Net developable area (ha): **6.65**

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

Effective developable area (ha): **6.65**

Density (dph): **40**

Suitability Assessment

Physical problems or limitations: **Functional floodplain (more than 10% of site); Powerlines over site**

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: **Single**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<input type="text"/>
266	2016-2021:
Density (dph): 2021-2026:	<input type="text"/>
40	2026 onwards:
	<input type="text"/>

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.
2. Determine whether cost of burying/moving powerlines is prohibitive.
3. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011

