

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

RTP ID: **186**

Site Name: **Land at Shorn Brook
Hardwicke**

Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2026 onwards

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 (%): 1

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 1.72

Net developable area (ha): 1.72

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

Effective developable area (ha): 1.72

Density (dph): 40

Reason for not assessing the site:

Site Source: Surplus Public Sector Land

Parish: Hardwicke CP

District Ward: Hardwicke

Site Classification: Edge of Urban Area

Easting: 380,710

Northing: 212,344

Gross Site Area (ha): 1.72

Local Plan Allocation: Mixed Use Allocation

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

69

2016-2021:

Density (dph): 2021-2026:

40

2026 onwards:

69

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011

