

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **25**

Site Name: **Sellars Farm, Hardwicke**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2026 (2 phases)

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 1,014

Nearest Centre from Bus Stop: Gloucester – Quedgeley Tescos

Distance from Bus Stop to nearest retail/service centre (m): 2,993

Travel Time from bus stop to nearest retail/service centre (mins): 7

Nearest retail/service centre to site: Gloucester – Quedgeley Tescos

Distance from site to nearest nearest retail/service centre (m): 2,002

Site Details

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 8.69

Net developable area (ha): 8.69

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

Effective developable area (ha): 8.69

Density (dph): 40

Included in Assessment?: Yes, but separately assessed as a potential strategic site to accommodate expansion of Gloucester

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Hardwicke CP

District Ward: Hardwicke

Site Classification: Edge of Urban Area

Easting: 379,684

Northing: 213,296

Gross Site Area (ha): 8.69

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?:

Yes

Number of dwellings:

Yield (no of dwgs):

2009-2014:

348

2014-2019:

174

Density (dph):

2019-2026:

174

40

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

None required

Stroud District SHLAA, Site Analysis, November 2009

