

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

RTP ID: **331**

Site Name: **Amended Parkend Farm Land, Moreton Valence (125)**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Haresfield CP

District Ward: Hardwicke

Site Classification: Small village or rural area

Easting: 379,105

Northing: 210,484

Gross Site Area (ha): 9.70

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 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 9.70

Net developable area (ha): 9.70

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

Effective developable area (ha): 9.70

Density (dph): 30

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: No

Impact on theoretical yield: N/A

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?: NA

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:		Is site <u>suitable</u> for housing development?:	Yes
Yield (no of dwgs):	2011-2016:	Is site <u>available</u> immediately?:	Yes
291	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be <u>deliverable</u> ?:	No
30	2026 onwards:		

What actions are needed to bring site forward?:

1. Undertake detailed viability assessment of the potential for the alternative use. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011

