

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

RTP ID: **25**

Site Name: **Sellars Farm, Hardwicke**

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

Main current use: **Agriculture**

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: **379,684**

Northing: **213,296**

Gross Site Area (ha): **8.69**

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): **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): **45**

## 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:	
<b>391</b>		2016-2021:	<b>195</b>
2016-2021:		2021-2026:	<b>196</b>
Density (dph):		2026 onwards:	
<b>45</b>			

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?:

**None required**

# Stroud District SHLAA, Site Analysis, September 2011

