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

RTP ID: 299

Yes

Included in 2011

Assessment?:

Vacant site (no bldgs or activity) Site Name: Land west of New Road, Site activity:

> **North Nibley** Main current use: Agriculture

> > Type of potential: New build

> > > 0

50

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 100

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Flood risk Level 2 (%):

Proportion of net developable

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: North Nibley CP

District Ward: Wotton Under Edge Flood risk Level 3a (%): 0

Site Classification: Small village or rural area Flood risk Level 3b (%): 0

> Easting: 373,925

Estimate of Housing Potential Northing: 195,709

Gross Site Area (ha): 2.84 Gross Site Area (ha): 2.84 Local Plan Allocation: Net developable area (ha): 2.84

Information from Site Visit / Call for Sites

area available after taking account

of physical obstacles(%): Single / multiple ownership: Single

Effective developable area (ha): 1.42 If multiple ownership, are all

NA Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 50% reduction

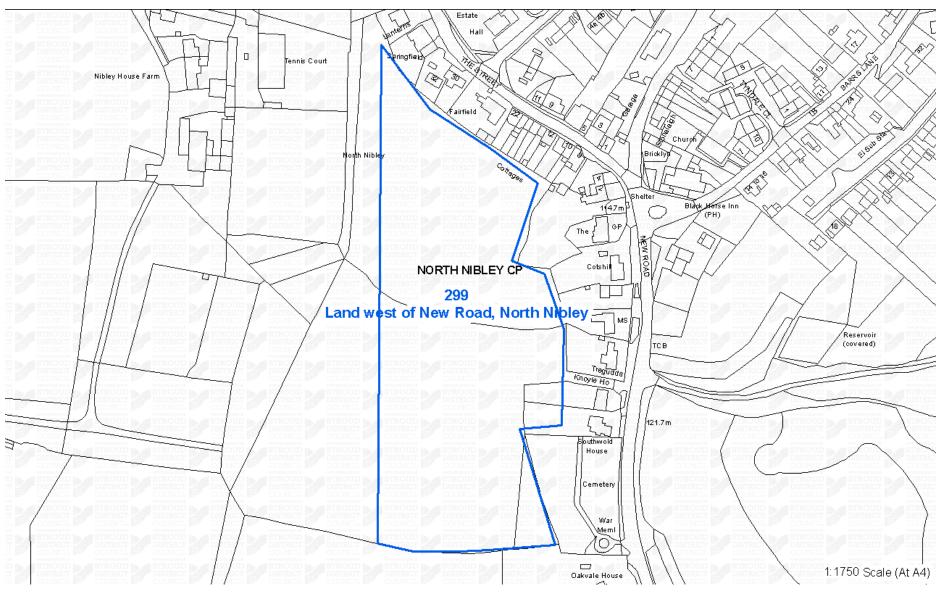
Reason for impact on yield or general deliverability issue: Access/Topography

OVERALL ASSESSMENT:		Is site suitable for housing development?:		Possibly
Yield (no of dwgs)	Number of dwe : 2011-2016: 2016-2021:	43	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026: 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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