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

RTP ID: 215

Yes

Included in 2011

Site Name: The Vicarage, off B4014 Site activity: Occupied buildings

Avening Road, Nailsworth Main current use: Back garden

Type of potential: New build

2

75

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

Reason for not

assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

Site Source: Urban Capacity Study 2002 Tree Preservation Order (count): 0

Parish: Nailsworth CP Flood risk Level 2 (%): 0

District Ward: Nailsworth Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

Easting: 385,195

Northing: 199,517 Estimate of Housing Potential

Gross Site Area (ha): 0.34 Gross Site Area (ha): 0.34

Local Plan Allocation: Net developable area (ha): 0.34

Information from Site Visit / Call for Sites

Proportion of net developable

area available after taking account of physical obstacles(%):

Single / multiple ownership: Not known of physical obstacles(%):

Effective developable area (ha):

Effective developable area (ha): 0.26

If multiple ownership, are all NA

Density (dph): 60

Brownfield/Greenfield: Greenfield

owners prepared to develop?:

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: 25% reduction

Reason for impact on yield or general deliverability issue:

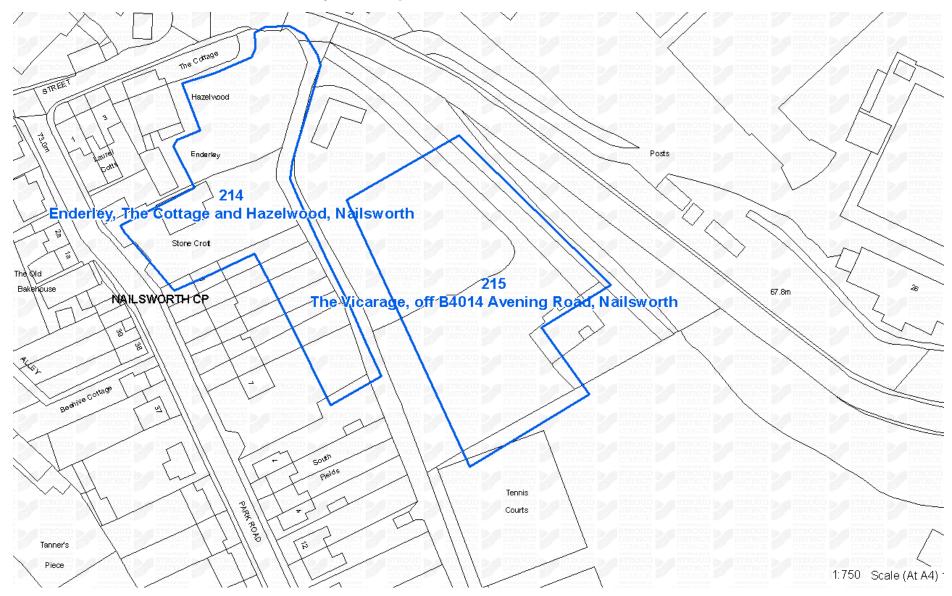
Access/road capacity

			Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs):	Number of dwe 2011-2016:	llings:	Is site <u>available</u> immediately?:	Not known
15	2016-2021:	15	Is site likely to be	Yes
Density (dph):	2021-2026: 2026 onwards:		deliverable?:	1 65

What actions are needed to bring site forward?:

Determine whether owners are willing to develop site.
 Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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