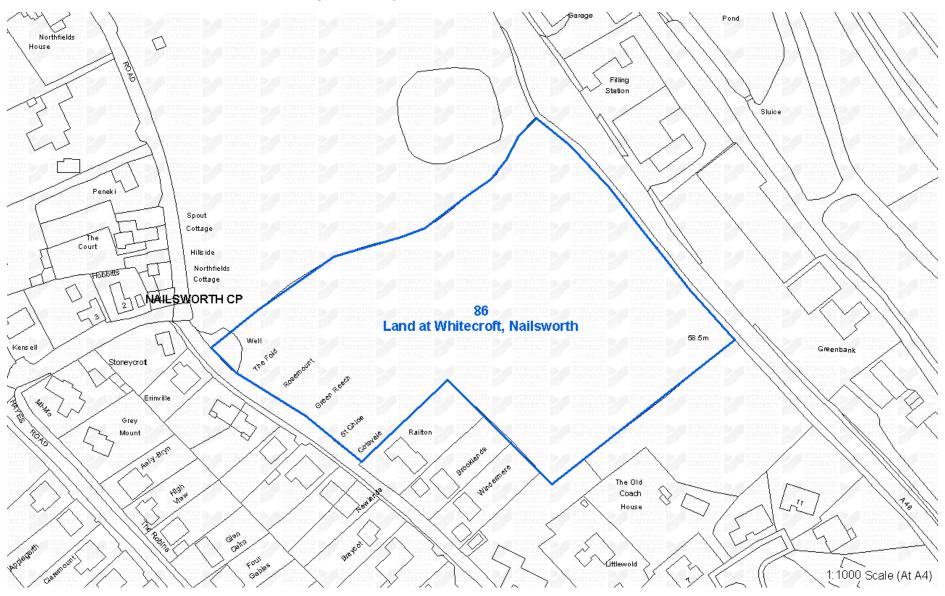
Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 86 Land at Whitecroft, Vacant site (no bldgs or activity) Site Name: Site activity: **Nailsworth** Main current use: Other/unclassified Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access; Topography **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021-2026 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Nailsworth CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Nailsworth Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 384,601 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 200,079 Gross Site Area (ha): 1.25 Gross Site Area (ha): 1.25 Impact on theoretical yield: 75% reduction Local Plan Allocation: Net developable area (ha): 1.25 Reason for impact on yield or Site access/Topography 25 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 0.31 If multiple ownership, are all 45 Density (dph): owners prepared to develop?: Brownfield/Greenfield: Greenfield

(OVERALL ASSESSMENT:			Is site <u>suitable</u> for using development?:	Possibly
	Number of dwellings:				
	Yield (no of dwgs)	: 2011-2016:		Is site <u>available</u> immediately?:	Yes
	13	2016-2021:			
	Density (dph):	2021-2026:	13	Is site likely to be deliverable?:	Yes
	45	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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