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

**RTP ID: 113** 

Yes

Included in 2011

Site Name: Land between Front Street & Site activity: Occupied site (No buildings)

Church Street, Nympsfield Main current use: Agriculture

Type of potential: New build

0

25

Site Details Potential for 'town centre'

mixed use development: No

Assessment?: Policy Constraints

Reason for not AONB (%): 100

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

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 0

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

District Ward: Coaley and Uley Flood risk Level 3a (%): 0

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 380,164

Northing: 200,350 Estimate of Housing Potential

Gross Site Area (ha): 1.75

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Ocal Plan Allocation: Net developable area (ha): 1.75

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 0.44

If multiple ownership, are all owners prepared to develop?:

Density (dph): 30

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

## **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: 75% reduction

Reason for impact on yield or general deliverability issue:

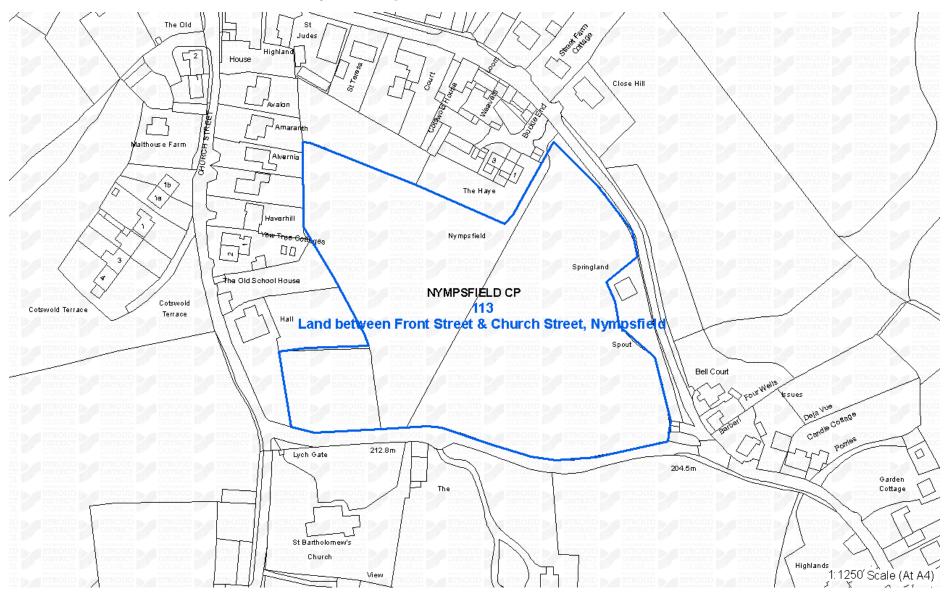
Site access

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:	13		
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
30	2026 onwards:			

### What actions are needed to bring site forward?:

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

# Stroud District SHLAA, Site Analysis, September 2011



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