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

RTP ID: 237

Site Name: Between Worley Ridge and Site activity: Vacant site (no bldgs or activity)

New market Road, Nailsworth Main current use: Amenity

Type of potential: New build

100

Site Details Potential for 'town centre'

mixed use development: No

Included in 2011 Yes
Assessment?:

Policy Constraints

Reason for not assessing the site:

AONB (%):

Key Employment Land (%):

0

Key Wildlife Sites (%): 0

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: 384,495

Northing: 199,564 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 0.33 Gross Site Area (ha): 0.33

Local Plan Allocation: Net developable area (ha): 0.33

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Not known

of physical obstacles(%):

Effective developable area (ha): 0.33

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

Density (dph): 45

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Access; Topography

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: Reduction (max 3 dwellings)

Reason for impact on yield or general deliverability issue:

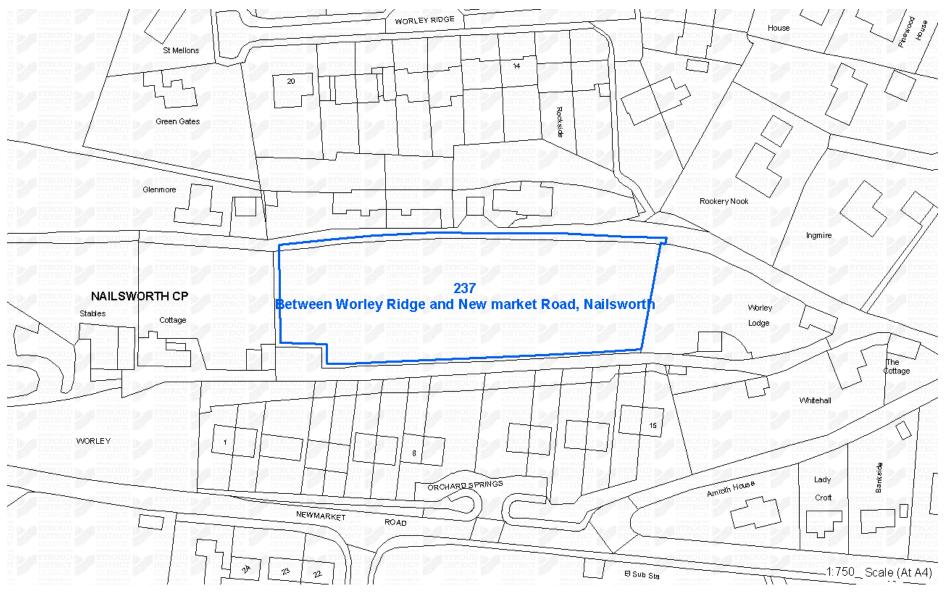
Access/Topography

OVERALL ASSESSMENT:		housing development?:		Possibly
Yield (no of dwg			Is site <u>available</u> immediately?:	Not known
Density (dph	2016-2021:): 2021-2026: 2026 onwards:	15	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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