Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 38 Land at Windsoredge, 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 **AONB (%):** 94 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2016-2021 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: 384,065 Likely to be deliverable?: Yes **Estimate of Housing Potential** Northing: 200,610 Gross Site Area (ha): 0.57 Gross Site Area (ha): 0.57 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 0.57 Reason for impact on yield or Road capacity 75 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

0.43

45

Effective developable area (ha):

Density (dph):

Brownfield/Greenfield: Greenfield

If multiple ownership, are all

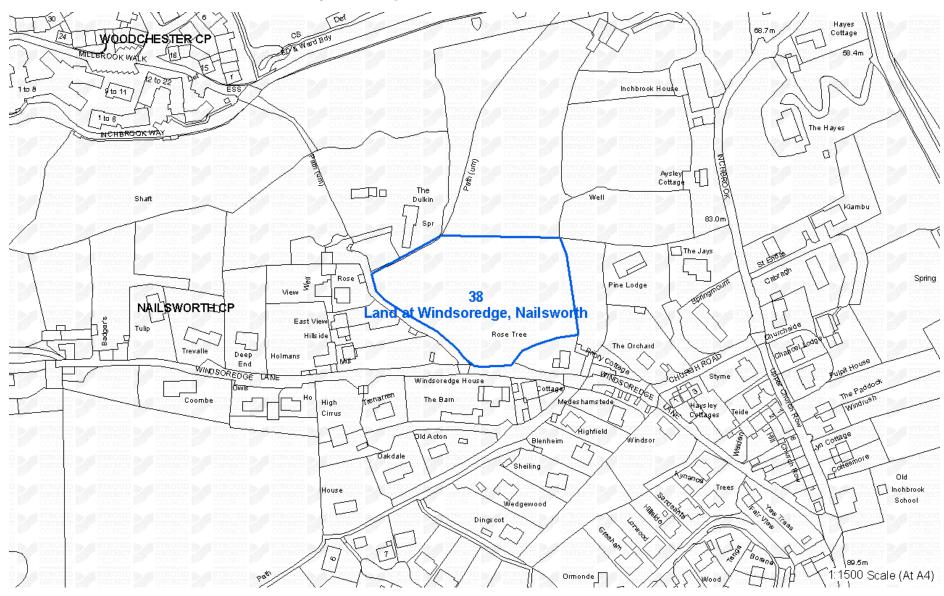
owners prepared to develop?:

OVERALL ASSESSMENT:	hou	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
19 2016-2021:	19		
Density (dph): 2021-2026:		Is site likely to be deliverable?:	Yes
45 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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