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

RTP ID: 214

**Enderley, The Cottage and** Occupied buildings Site Name: Site activity:

> Hazelwood, Nailsworth Main current use: Back garden

> > Type of potential: New build

> > > 0

0

75

Potential for 'town centre' Site Details

mixed use development:

Included in 2011 Yes Assessment?:

**Policy Constraints** 

**AONB (%):** Reason for not assessing the site: **Key Employment Land (%):** 

> Key Wildlife Sites (%): 0

Site Source: **Urban Capacity Study 2002** 2 Tree Preservation Order (count):

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: 385,132

Estimate of Housing Potential Northing: 199,540

Gross Site Area (ha): 0.28 Gross Site Area (ha): 0.28 0.28

Local Plan Allocation: Net developable area (ha):

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%):

Effective developable area (ha): 0.21

If multiple ownership, are all NA 60 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Greenfield 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

Browning of controlar	
RALL ASSESSMENT:	Is site <u>suitable</u> for housing development?:

13

#### Number of dwellings:

Not known

Yield (no of dwgs): 2011-2016: 13

60

Single / multiple ownership:

OVE

2016-2021: 2021-2026:

Density (dph): 2026 onwards: Is site available immediately?:

> Is site likely to be deliverable?:

### **Possibly**

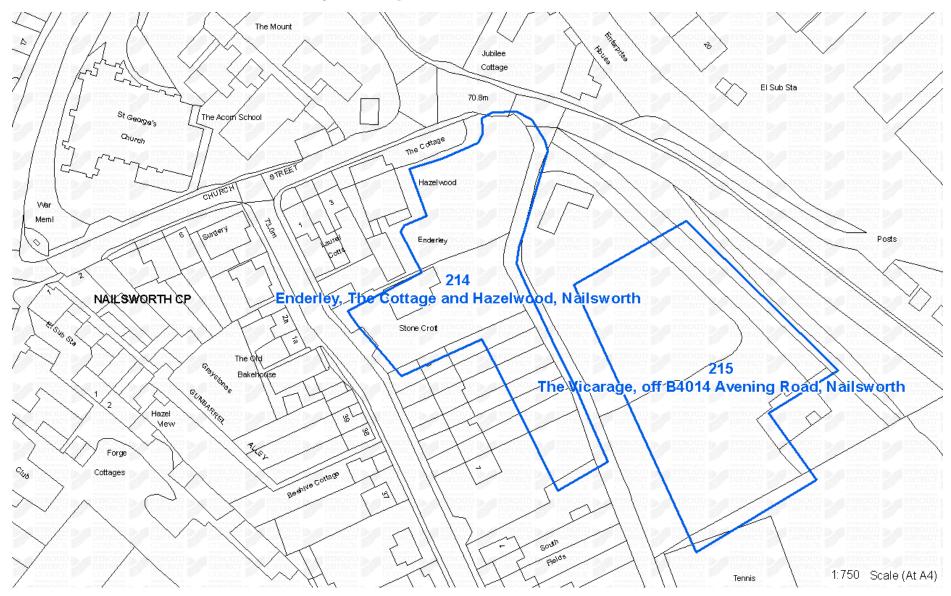
Not known

Yes

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

1. Determine whether owners are willing to develop site. 2. Determine whether access issues can be addressed.

# Stroud District SHLAA, Site Analysis, September 2011



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