Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 216 Between B4058 Old Bristol Occupied buildings Site Name: Site activity: Road and Old Horsley Road, Main current use: **Employment Nailsworth** Type of potential: New build

Site Details Included in 2011

Assessment?:

Yes

Policy Constraints

Potential for 'town centre'

mixed use development:

No

AONB (%): 0 Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 4

Nailsworth CP Parish: Flood risk Level 2 (%): 40

District Ward: Nailsworth Flood risk Level 3a (%): 40

Site Classification: In Urban Area Flood risk Level 3b (%): 37

> Easting: 384,737

Northing: 199,188

Gross Site Area (ha): 0.81

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

Estimate of Housing Potential

Gross Site Area (ha): 0.81

Net developable area (ha): 0.81

Proportion of net developable 100 area available after taking account

of physical obstacles(%):

Effective developable area (ha): 0.81

> 45 Density (dph):

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site): Access

Environmental conditions:

Time period over which constraints can be addressed - if possible:

Site Assessment Panel

Likely to be deliverable?: Yes

NA Impact on theoretical yield:

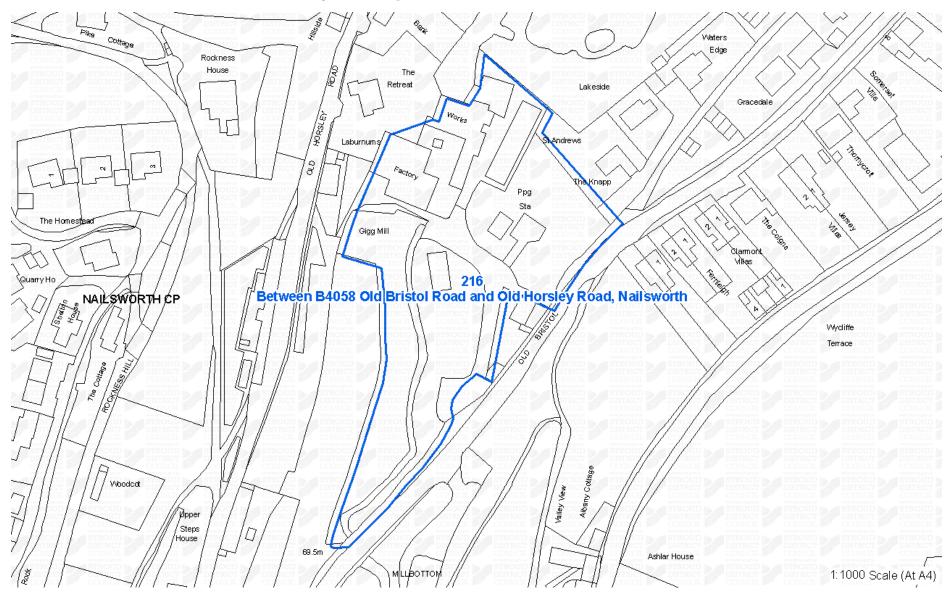
Reason for impact on yield or general deliverability issue: Alternative use

OVERALL ASSESSMENT	housing development?:	Possibly
Number of dwgs): 2011-2016:	vellings: Is site <u>available</u> immediately?:	Not known
36 2016-2021: Density (dph): 2021-2026:	Is site likely to be deliverable?:	Yes
45 2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk. 3. Determine whether access issue can be addressed. 4. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011



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