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

RTP ID: 105

Site Name: Land at Newmarket Road,

Nailsworth

Site activity: Vacant building

0

Main current use: Employment

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Included in 2011 Yes
Assessment?:

Policy Constraints

Reason for not AONB (%):

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

Key Wildlife Sites (%):

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

Parish: Nailsworth CP Flood risk Level 2 (%): 18

District Ward: Nailsworth Flood risk Level 3a (%): 18

Site Classification: In Urban Area Flood risk Level 3b (%): 17

**Easting:** 384,161

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

Gross Site Area (ha): 1.21 Gross Site Area (ha): 1.21

Local Plan Allocation: Net developable area (ha): 1.21

Information from Site Visit / Call for Sites Proportion of net developable

Single

area available after taking account of physical obstacles(%):

Effective developable area (ha): 1.21

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

Density (dph): 45

Brownfield/Greenfield: Brownfield

Single / multiple ownership:

## **Suitability Assessment**

Physical problems or limitations: Functional floodplain (more

than 10% of site); Access

2016-2021

**Environmental conditions:** 

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: NA

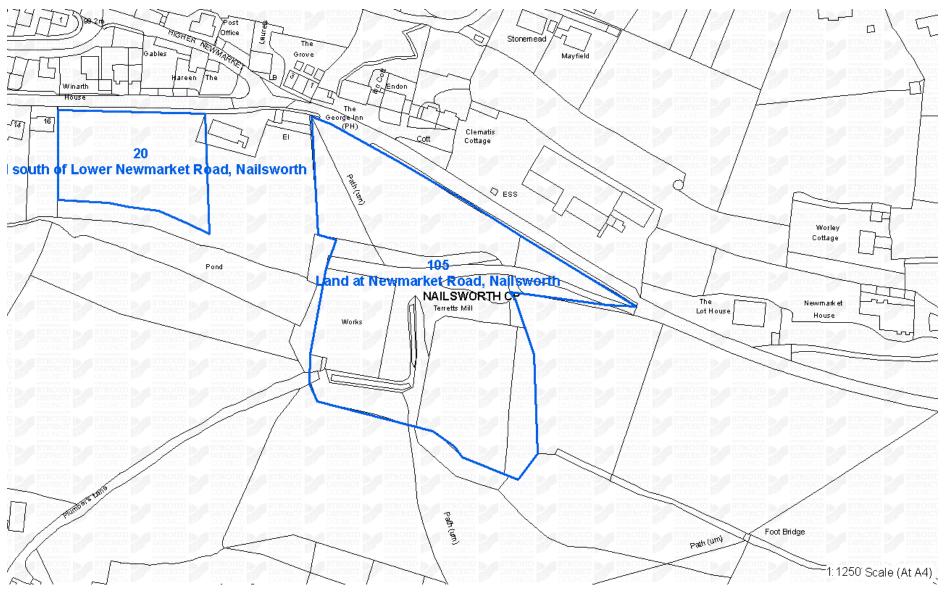
Reason for impact on yield or general deliverability issue:

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
48 2016-2021:	48		
Density (dph): 2021-2026:		Is site likely to be deliverable?:	Yes
45 2026 onwards:			

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

1. Assess requirements to satisfactorily address flood risk. 2. Determine whether access issue can be addressed.

## Stroud District SHLAA, Site Analysis, September 2011



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