

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

RTP ID: **299**

Site Name: **Land west of New Road, North Nibley**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: North Nibley CP

District Ward: Wotton Under Edge

Site Classification: Small village or rural area

Easting: 373,925

Northing: 195,709

Gross Site Area (ha): 2.84

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 2.84

Net developable area (ha): 2.84

Proportion of net developable area available after taking account of physical obstacles(%): 50

Effective developable area (ha): 1.42

Density (dph): 30

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 50% reduction

Reason for impact on yield or general deliverability issue: Access/Topography

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	43
43	2016-2021:
Density (dph): 2021-2026:	
30	2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011

