

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

RTP ID: **215**

Site Name: **The Vicarage, off B4014  
Avening Road, Nailsworth**

Site activity: **Occupied buildings**

Main current use: **Back garden**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Nailsworth CP**

District Ward: **Nailsworth**

Site Classification: **In Urban Area**

Easting: **385,195**

Northing: **199,517**

Gross Site Area (ha): **0.34**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

## Policy Constraints

AONB (%): **2**

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): **0.34**

Net developable area (ha): **0.34**

Proportion of net developable area available after taking account of physical obstacles(%): **75**

Effective developable area (ha): **0.26**

Density (dph): **60**

## 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: **25% reduction**

Reason for impact on yield or general deliverability issue: **Access/road capacity**

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Greenfield**

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	<b>15</b>
2016-2021:	<b>15</b>
Density (dph): 2021-2026:	<b>60</b>
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Not known**

**Yes**

What actions are needed to bring site forward?:

- Determine whether owners are willing to develop site.**
- Determine whether access issues can be addressed.**

# Stroud District SHLAA, Site Analysis, September 2011

