

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

RTP ID: **86**

Site Name: **Land at Whitecroft, Nailsworth**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access; Topography

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021-2026

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

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

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

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): 1.25

Net developable area (ha): 1.25

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 0.31

Density (dph): 45

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Nailsworth CP

District Ward: Nailsworth

Site Classification: Edge of Urban Area

Easting: 384,601

Northing: 200,079

Gross Site Area (ha): 1.25

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

13

2016-2021:

Is site available immediately?:

Yes

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

Density (dph): 2021-2026: 13

45

2026 onwards:

Is site likely to be deliverable?:

Yes

Stroud District SHLAA, Site Analysis, September 2011

