Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 20 Vacant site (no bldgs or activity) Site Name: Land south of Lower Site activity: **Newmarket Road, Nailsworth** Main current use: Other/unclassified Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access; Topography **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2011-2016 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Nailsworth CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Nailsworth Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 384,006 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 199,621 Gross Site Area (ha): 0.30 Gross Site Area (ha): 0.30 Reduction (max 9 dwellings) Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 0.30 Reason for impact on yield or Topography Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue:

0.30

Single / multiple ownership: Single area available after taking account

of physical obstacles(%):

Effective developable area (ha):

If multiple ownership, are all 45 Density (dph): owners prepared to develop?:

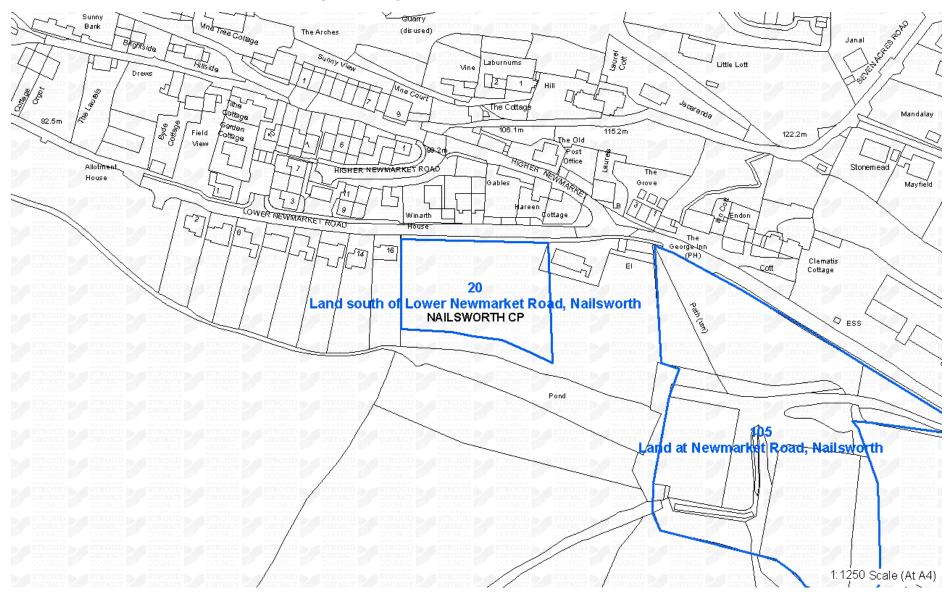
Brownfield/Greenfield: Greenfield

Is site suitable for **Possibly** OVERALL ASSESSMENT: housing development?: Number of dwellings: Is site available Yes Yield (no of dwgs): 2011-2016: 12 immediately?: 12 2016-2021: Is site likely to be Yes 2021-2026: Density (dph): deliverable?: 45 2026 onwards:

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



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