

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

RTP ID: **216**

Site Name: **Between B4058 Old Bristol Road and Old Horsley Road, Nailsworth**

Site activity: **Occupied buildings**

Main current use: **Employment**

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: **384,737**

Northing: **199,188**

Gross Site Area (ha): **0.81**

Local Plan Allocation:

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

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **4**

Flood risk Level 2 (%): **40**

Flood risk Level 3a (%): **40**

Flood risk Level 3b (%): **37**

Estimate of Housing Potential

Gross Site Area (ha): **0.81**

Net developable area (ha): **0.81**

Proportion of net developable area available after taking account of physical obstacles(%): **100**

Effective developable area (ha): **0.81**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations: **Functional floodplain (more than 10% of site); Access**

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: **Alternative use**

Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Number of dwellings:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Not known
36	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be deliverable?:	Yes
45	2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.
2. Assess requirements to satisfactorily address flood risk.
3. Determine whether access issue can be addressed.
4. Undertake detailed viability assessment of the potential for the alternative use.

Stroud District SHLAA, Site Analysis, September 2011

