

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **20**

Site Name: **Land south of Lower Newmarket Road, Nailsworth**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access; Topography

Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not assessing the site:

Time period over which constraints can be addressed - if possible: 2009-2014

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: Reduction (max 9 dwellings)

Site Source: Call for Sites

Parish: Nailsworth CP

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

District Ward: Nailsworth

Flood risk Level 3a (%): 0

Site Classification: Edge of Urban Area

Flood risk Level 3b (%): 0

Reason for impact on yield or general deliverability issue: Topography

Easting: 384,006

Northing: 199,621

Gross Site Area (ha): 0.30

Estimate of Housing Potential

Gross Site Area (ha): 0.30

Distance from site to Bus Stop (m): 3,945

Nearest Centre from Bus Stop: Stroud – Sainsburys

Local Plan Allocation:

Net developable area (ha): 0.30

Distance from Bus Stop to nearest retail/service centre (m): 2,301

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Travel Time from bus stop to nearest retail/service centre (mins): 7

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

Effective developable area (ha): 0.30

Nearest retail/service centre to site: Nailsworth - Co-op

Brownfield/Greenfield: Greenfield

Density (dph): 40

Distance from site to nearest nearest retail/service centre (m): 1,127

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

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

Yield (no of dwgs):

2009-2014:

12

Is site available immediately?:

Yes

12

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

40

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

