

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

**RTP ID: 34**

**Site Name: Land opposite Fourways, Nibley Green**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

**Site Details**

Included in 2011 Assessment?: No

Reason for not assessing the site: Under 0.2ha

Site Source: Call for Sites

Parish: North Nibley CP

District Ward: Wotton-under-Edge

Site Classification:

Easting: 373,297

Northing: 196,530

Gross Site Area (ha): 0.06

Local Plan Allocation:

**Policy Constraints**

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

**Estimate of Housing Potential**

Gross Site Area (ha):

Net developable area (ha):

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

Effective developable area (ha):

Density (dph):

**Suitability Assessment**

Physical problems or limitations:

Environmental conditions:

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

**Site Assessment Panel**

Likely to be deliverable?:

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

**Information from Site Visit / Call for Sites**

Single / multiple ownership:

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

Brownfield/Greenfield:

**OVERALL ASSESSMENT:**

Is site suitable for housing development?:

Number of dwellings:

Is site available immediately?:

Is site likely to be deliverable?:

Yield (no of dwgs):	2011-2016:	<input type="text"/>
	2016-2021:	<input type="text"/>
Density (dph):	2021-2026:	<input type="text"/>
	2026 onwards:	<input type="text"/>

What actions are needed to bring site forward?:

# Stroud District SHLAA, Site Analysis, September 2011

