

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

RTP ID: **105**

Site Name: **Land at Newmarket Road, Nailsworth**

Site activity: Vacant building

Main current use: Employment

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Nailsworth CP

District Ward: Nailsworth

Site Classification: In Urban Area

Easting: 384,161

Northing: 199,564

Gross Site Area (ha): 1.21

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): 0

Flood risk Level 2 (%): 18

Flood risk Level 3a (%): 18

Flood risk Level 3b (%): 17

Estimate of Housing Potential

Gross Site Area (ha): 1.21

Net developable area (ha): 1.21

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

Effective developable area (ha): 1.21

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: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

| Number of dwellings: | |
|--------------------------------|-----------|
| Yield (no of dwgs): 2011-2016: | |
| 48 | 48 |
| 2016-2021: | |
| Density (dph): 2021-2026: | |
| 45 | |
| 2026 onwards: | |

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.
2. Determine whether access issue can be addressed.

Stroud District SHLAA, Site Analysis, September 2011

