

Nash Mills Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
NM1	Fairway	green space	large corner site. Close to local centre and employment area. Possible amenity issue		R			Mature trees on site. Visibility for junction. Site used for amenity purposes.	NM1			
NM2	off Fairway (2-22)	rear gardens	large site with good access to local centre		R			Access issues/landlocked.	NM2			
NM3	Barnacres Road	garage courts	small site, surrounded by residential, close to local centre		R			Garage courts are in good condition. Retain parking use	NM3			
NM4	off Georgewood Road (29-39)	rear gardens	large site, good frontage to open space		R			Site has access issues. There are currently no plans to develop these rear gardens.	NM4			
NM5	Highbarns	garage courts	large site, close to school, residential and local centre. Some garage courts empty		R			Garage courts are in good condition. Retain parking use	NM5			
NM6	Highbarns	garage courts	good size site, good frontage to open space, close to residential, school and open space		R			Garage courts are in good condition. Retain parking use	NM6			
NM7	Chambersbury Lane	garage courts and parking	large site, surrounded by residential, close to open space		R			Garage courts are in good condition. Retain parking use	NM7			
NM8	Chambersbury Lane	garage courts and rear gardens	small site, surrounded by residential, close to local centre		R			Garage courts are in good condition. Retain parking use	NM8			
NM9	Meadow Road	garage courts	large site, good frontage to open space		R			Garage courts are in good condition. Retain parking use	NM9			
NM10	Silverthorn Drive	vacant space and rear gardens	large site, good frontage to open space, inaccessible to visit, house on site not shown on OS map		R			Existing back gardens. Retain amenity value.	NM10			
NM11	Highclere Drive	green space	dense woodland surrounded by large residential properties and open space		R			Amenity value of woodland	NM11			
NM12	Market Oak Lane	garage courts	large site surrounded by residential and open space		R			Garage courts are in good condition. Retain parking use	NM12			
NM13	Former Sappi Nash Mills	Vacant paper mill, parking area and open land	Strategic Site	6.653	A			Suggested through earlier UCS consultation. ELS states suitable for employment as long as occupied by Sappi, which it no longer is. Site affected by flood zones 2, 3a and 3b (developable site area reduced to exclude zone 3b)	NM13	Developer interest in housing on the site. Site being promoted by CGMS Ltd. No planning application.	U	Y
NM14	Belswains Lane	residential units and rear gardens	large site, surrounded by employment land. Close to local centre		R			Under construction	NM14			
NM15	The Cart Track	Builders Yard	large unattractive site in local centre	0.45	A			looks active (link with NM15, NM16, NM17)	NM15		U	N
NM16	Pinecroft	substation	large site within local centre		R			Merged into NM15	NM16			
NM17	Pinecroft	warehouse	large unattractive site within local centre		R			Merged into NM15	NM17			
NM18	Pinecroft	garage courts	large site within local centre, see also BE19		R			Garage courts are in good condition. Retain parking use	NM18			
NM19	The Denes	Parking	parking area not fully utilised		R			Retain parking use	NM19			
NM20	Hill Common	garage courts	large corner site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM20			

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						Policy constraints	Physical constraints					
NM21	Mill Close	garage courts	large site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM21			
NM22	Mill Close	garage courts	large site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM22			
NM23	Sappi (UK), Nash Mills (Area A)	Land associated with vacant former paper mill	Employment designation		R			Merged into site NM13	NM23			
NM24	Sappi (UK), Nash Mills (Area B)	Land associated with vacant former paper mill	Employment designation		R			Merged into site NM13	NM24			
NM25	Nash Mills GEA - duplicate of NM23				R			Duplicate of NM23	NM25			
NM26	Former Texaco PFS, Two Waters Road	GEA and local centre designation			R			Duplicate of CH32	NM26			
NM27	Silverthorn Drive	Housing			R			Built out	NM27			
NM28	Bunkers Hill Open space	Open space			R			Rejected in order to maintain local amenity space.	NM28			

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
NM1																		
NM2																		
NM3																		
NM4																		
NM5																		
NM6																		
NM7																		
NM8																		
NM9																		
NM10																		
NM11																		
NM12																		
NM13	√	√	√	√				Next to an area of open land. Site is partially in green belt. Site is partially designated as a General Employment Area. Adjacent to an area covered by an Article 4 Direction.	√	√				√				Site is on the edge of a Wildlife site. Partially in Flood zone 3a, 2 and 3b. Part of the site includes improvements to footpath network and cycle route.
NM14																		
NM15					√			Site is in local centre.										
NM16																		
NM17																		
NM18																		
NM19																		
NM20																		
NM21																		
NM22																		
NM23																		
NM24																		
NM25																		
NM26																		
NM27																		

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
NM1	Fairway							NM1
NM2	off Fairway (2-22)							NM2
NM3	Barnacres Road							NM3
NM4	off Georgewood Road (29-39)							NM4
NM5	Highbarns						small site	NM5
NM6	Highbarns							NM6
NM7	Chambersbury Lane							NM7
NM8	Chambersbury Lane							NM8
NM9	Meadow Road							NM9
NM10	Silverthorn Drive							NM10
NM11	Highclere Drive							NM11
NM12	Market Oak Lane							NM12
NM13	Former Sappi Nash Mills	6.653	L	166	233	200		NM13
NM14	Belswains Lane							NM14
NM15	The Cart Track	0.45	6	11	20	15		NM15
NM16	Pinecroft							NM16
NM17	Pinecroft							NM17
NM18	Pinecroft							NM18
NM19	The Denes							NM19
NM20	Hill Common							NM20
NM21	Mill Close							NM21
NM22	Mill Close							NM22
NM23	Sappi (UK), Nash Mills (Area A)							NM23
NM24	Sappi (UK), Nash Mills (Area B)							NM24
NM25	Nash Mills GEA - duplicate of NM23							NM25
NM26	Former Texaco PFS, Two Waters Road							NM26
NM27	Silverthorn Drive							NM27

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Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
NM1								
NM2								
NM3								
NM4								
NM5								
NM6								
NM7								
NM8								
NM9								
NM10								
NM11								
NM12								
NM13			M	H	M-H		0-5 years	The site is currently a partly utilised and partly vacant factory comprising single and double storey sheds and industrial storage facilities. High development costs associated with bringing this site forward given some demolition and land remediation may be needed. Were it to come forward for development able to provide a medium scale residential scheme. Likely to be some rights to light and overlooking issues from residential properties to the north. Developer intention exists.
NM14								
NM15			M	H	L-M		No phasing period	The site is a collection of different uses including electricity sub-station, a building material supply yard along with servicing of leisure vehicles. The site will require extensive land remediation along with the relocation of the electricity sub-station (although this could be built around). Were the site to come forward for development, it is likely to be able to provide several residential units, some possibly flatted. Likely to appeal to a local housebuilder. Developer intentions unknown.
NM16								
NM17								
NM18								
NM19								
NM20								
NM21								
NM22								
NM23								
NM24								

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NM25								
NM26								
NM27								

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
NM1	Fairway																NM1
NM2	off Fairway (2-22)																NM2
NM3	Barnacres Road																NM3
NM4	off Georgewood Road (29-39)																NM4
NM5	Highbarns																NM5
NM6	Highbarns																NM6
NM7	Chambersbury Lane																NM7
NM8	Chambersbury Lane																NM8
NM9	Meadow Road																NM9
NM10	Silverthorn Drive																NM10
NM11	Highclere Drive																NM11
NM12	Market Oak Lane																NM12
NM13	Former Sappi Nash Mills	6.653	L	U	Y	166	233										NM13
NM14	Belswains Lane																NM14
NM15	The Cart Track	0.45	6	U	N									11	20		NM15
NM16	Pinecroft																NM16
NM17	Pinecroft																NM17
NM18	Pinecroft																NM18
NM19	The Denes																NM19
NM20	Hill Common																NM20
NM21	Mill Close																NM21
NM22	Mill Close																NM22
NM23	Sappi (UK), Nash Mills (Area A)																
NM24	Sappi (UK), Nash Mills (Area B)																
NM25	Nash Mills GEA - duplicate of NM23																NM25
NM26	Former Texaco PFS, Two Waters Road																NM26
NM27	Silverthorn Drive																NM27
						Total Urban	166	233	0	0	0	0	0	0	11	20	
						Total Greenfield	0	1	2	3	4	5	6	7	8	9	
						Total >5ha	166	233	0	0	0	0	0	0	0	0	
						Total	166	233	0	0	0	0	0	0	11	20	