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

RTP ID: 201

Yes

Included in 2011

Assessment?:

Kingshill Lane, Dursley Occupied site (No buildings) Site Name: Site activity:

> Main current use: Recreation

Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

Flood risk Level 2 (%):

Estimate of Housing Potential

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 0

> > 0

100

2.40

Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0

Parish: **Dursley CP**

District Ward: Dursley Flood risk Level 3a (%): 0

Site Classification: In Urban Area Flood risk Level 3b (%): 0

> Easting: 375,401

Northing: 198,934

Gross Site Area (ha): 2.40 Gross Site Area (ha): 2.40 Local Plan Allocation: Protected Outdoor Play Space Net developable area (ha): 2.40

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%):

Single / multiple ownership: Not known Effective developable area (ha):

If multiple ownership, are all NA Density (dph): 60 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Possible contamination

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

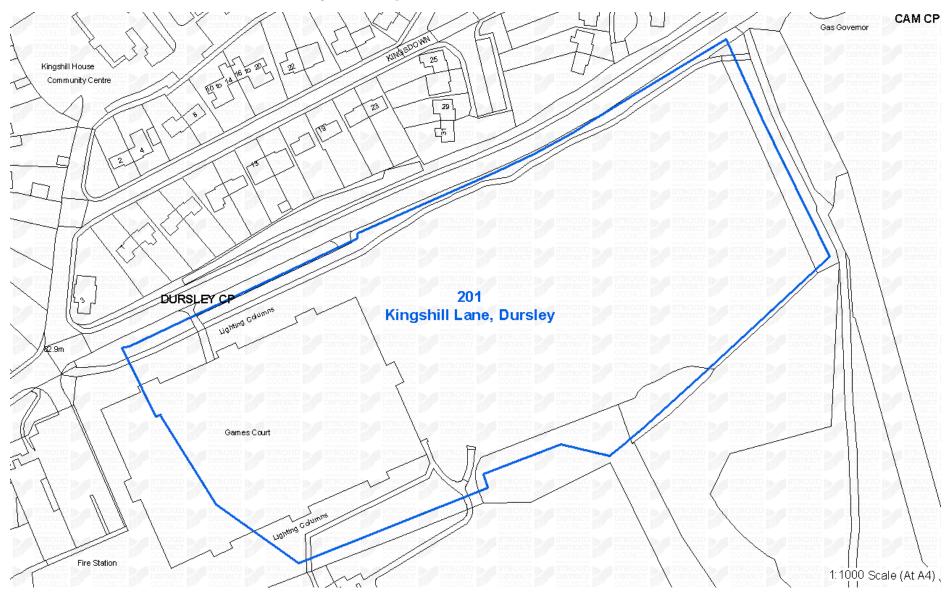
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:				
Yield (no of dwgs)		9	Is site <u>available</u> immediately?:	Not known
144	2016-2021:	144	ŕ	
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
60	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether outdoor play space can satisfactority be provided as part of the development or relocated elsewhere. 3. Undertake site surveys to determine extent of possible contamination.

Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682