

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

RTP ID: **201**

Site Name: **Kingshill Lane, Dursley**

Site activity: **Occupied site (No buildings)**

Main current use: **Recreation**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Urban Capacity Study 2002**

Parish: **Dursley CP**

District Ward: **Dursley**

Site Classification: **In Urban Area**

Easting: **375,401**

Northing: **198,934**

Gross Site Area (ha): **2.40**

Local Plan Allocation: **Protected Outdoor Play Space**

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 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **2.40**

Net developable area (ha): **2.40**

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

Effective developable area (ha): **2.40**

Density (dph): **60**

Suitability Assessment

Physical problems or limitations: **Possible contamination**

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: **No**

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Not known**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

| Number of dwellings: | |
|--------------------------------|------------|
| Yield (no of dwgs): 2011-2016: | |
| 144 | 144 |
| Density (dph): 2011-2016: | |
| 60 | |
| 2016-2021: | |
| 2021-2026: | |
| 2026 onwards: | |

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Not known

Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.
2. Determine whether outdoor play space can satisfactorily 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

