

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

RTP ID: **234**

Site Name: **Kingshill Road, Dursley**

Site activity: Vacant site (no bldgs or activity)

Main current use: Other/unclassified

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: 375,038

Northing: 199,258

Gross Site Area (ha): 0.29

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 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 0.29

Net developable area (ha): 0.29

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

Effective developable area (ha): 0.29

Density (dph): 45

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: No

Impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue: Undeliverable

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:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Not known
12	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be deliverable?:	No
45	2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issue can be addressed. 3. Undertake market testing to determine whether a possible scheme has a reasonable prospect of being delivered.

Stroud District SHLAA, Site Analysis, September 2011

