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

RTP ID: 317

Land at Merryford Farm, Vacant site (no bldgs or activity) Site Name: Site activity:

> Charfield Road, Kingswood Main current use: Agriculture

> > Type of potential: New build

> > > 0

0

75

Potential for 'town centre' Site Details

mixed use development: No

Included in 2011 Yes Assessment?:

**Policy Constraints** 

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

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count):

Kingswood CP Parish: Flood risk Level 2 (%): 6

**District Ward:** Kingswood Flood risk Level 3a (%): 6

Edge of Smaller Towns and Site Classification: Flood risk Level 3b (%): 7 Larger Villages

> Easting: 374,305

Estimate of Housing Potential Northing: 192,305

Gross Site Area (ha): 4.52 Gross Site Area (ha): 4.52 Local Plan Allocation: Net developable area (ha): 4.52

Information from Site Visit / Call for Sites

area available after taking account Single / multiple ownership: Multiple

of physical obstacles(%):

Proportion of net developable

Effective developable area (ha): 3.39

If multiple ownership, are all Not known Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield 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?: Yes

Impact on theoretical yield: 25% reduction

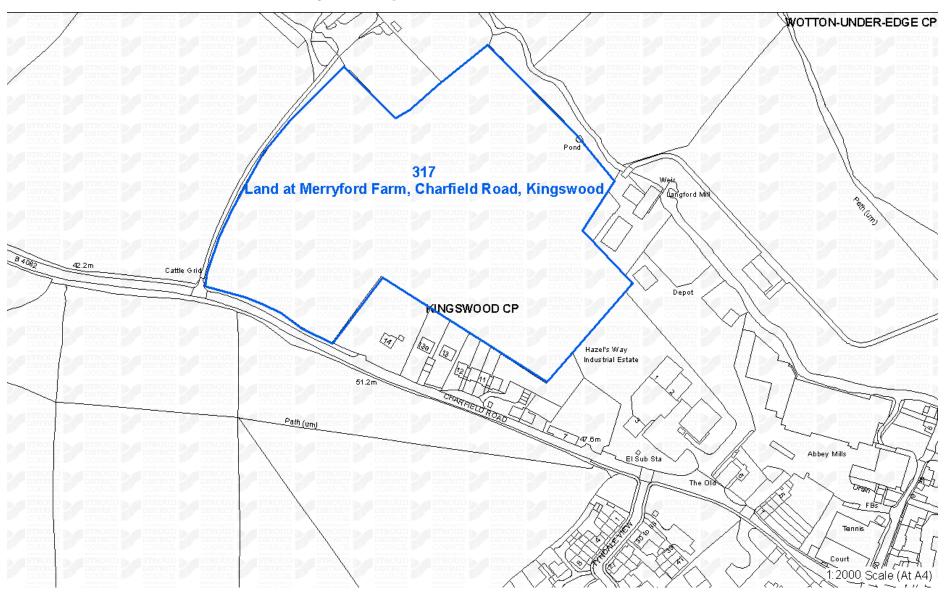
Reason for impact on yield or general deliverability issue: Access/Road capacity

OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Possibly
	Yield (no of dwgs)		ellings: 136	Is site <u>available</u> immediately?:	Possibly
	136 Density (dph):	2016-2021: 2021-2026: 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed.

## Stroud District SHLAA, Site Analysis, September 2011



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