Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 301 Land off Hillsley Road, Vacant site (no bldgs or activity) Site Name: Site activity: **Kingswood** Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **AONB (%):** 0 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which constraints can be addressed - if Site Source: Submitted 2011 Tree Preservation Order (count): 0 possible: Kingswood CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Kingswood Flood risk Level 3a (%): 0 Edge of Smaller Towns and Site Classification: Site Assessment Panel Flood risk Level 3b (%): 0 Larger Villages Easting: 374,555 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 191,435 Gross Site Area (ha): 1.43 Gross Site Area (ha): 1.43 25% reduction Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 1.43 Reason for impact on yield or Access 75 Proportion of net developable general deliverability issue:

Information from Site Visit / Call for Sites

area available after taking account

of physical obstacles(%):

Effective developable area (ha): 1.07

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

Single / multiple ownership:

NA

Single

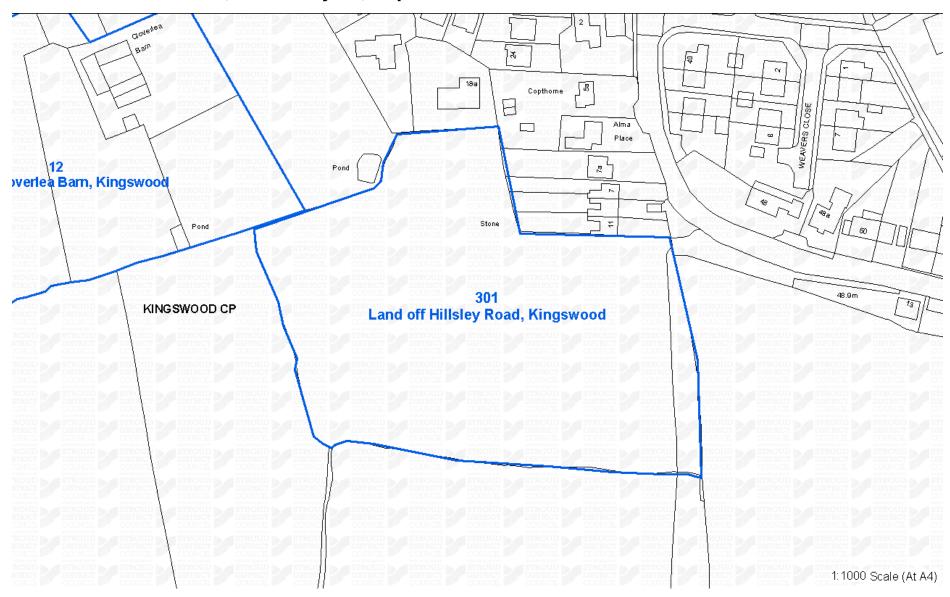
30 Density (dph):

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs): 2011-2016:	43	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026: 30 2026 onwards:		Is site likely to be deliverable?:	Yes

1. Determine whether access issues can be addressed.

Stroud District SHLAA, Site Analysis, September 2011



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