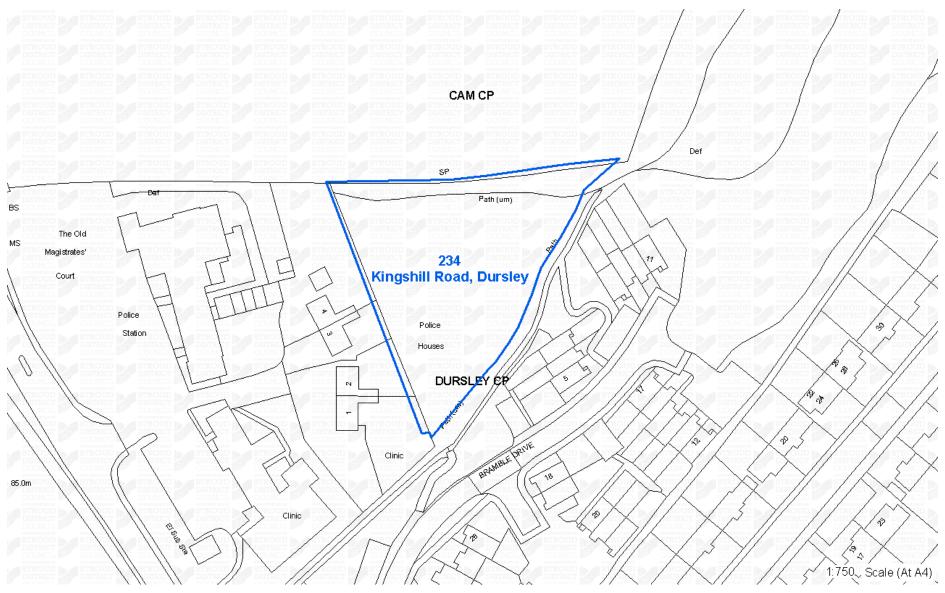
## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 234 Kingshill Road, Dursley Vacant site (no bldgs or activity) Site Name: Site activity: Main current use: Other/unclassified Type of potential: New build Potential for 'town centre' Site Details mixed 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: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 possible: Parish: **Dursley CP** Flood risk Level 2 (%): 0 **District Ward:** Dursley Flood risk Level 3a (%): 0 Site Classification: In Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 375,038 Likely to be deliverable?: No Estimate of Housing Potential Northing: 199,258 Gross Site Area (ha): 0.29 Gross Site Area (ha): 0.29 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 0.29 Undeliverable Reason for impact on yield or Proportion of net developable 100 Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Not known Effective developable area (ha): 0.29 If multiple ownership, are all NA Density (dph): 45 owners prepared to develop?: Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:			hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:					
italliber of awa			Is site available		Not known
Yield (no of dwgs):		): 2011-2016:		immediately?:	NOT KIIOWII
	12	2016-2021:		•	
Density (dph):		2010-2021.		Is site likely to be deliverable?:	No
		2021-2026:			NO
	45	2026 onwards:			

## What actions are needed to bring site forward?:

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

## Stroud District SHLAA, Site Analysis, September 2011



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