

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **19**

Site Name: **Land at Merryford Farm, Kingswood**

Site activity:

Main current use:

Type of potential:

Potential for 'town centre' mixed use development:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Details

Included in Assessment?: **No**

Policy Constraints

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Special Landscape Area (%):

Tree Preservation Order Site (%):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

Site Assessment Panel

Likely to be deliverable?:

impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): **5,667**

Nearest Centre from Bus Stop: **Dursley – Parsonage**

Distance from Bus Stop to nearest retail/service centre (m): **966**

Travel Time from bus stop to nearest retail/service centre (mins): **7**

Nearest retail/service centre to site: **Wotton-under-Edge – High Street/Lo**

Distance from site to nearest nearest retail/service centre (m): **2,746**

Estimate of Housing Potential

Gross Site Area (ha): **0.14**

Net developable area (ha): **0.14**

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

Effective developable area (ha): **0.14**

Density (dph): **0**

Information from Site Visit / Call for Sites

Single / multiple ownership:

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

Brownfield/Greenfield:

OVERALL ASSESSMENT:

Is site suitable for housing development?:

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

2014-2019:

Density (dph):

2019-2026:

0

2026 onwards:

Is site available immediately?:

Is site likely to be deliverable?:

Stroud District SHLAA, Site Analysis, November 2009

