

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

RTP ID: **26**

Site Name: **Land off Coldwell Close, Kings Stanley**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not assessing the site:

Time period over which constraints can be addressed - if possible: 2019-2026

Policy Constraints

AONB (%): 100

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Site Source: Call for Sites

Parish: King's Stanley CP

District Ward: The Stanleys

Site Classification: Small village or rural area

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Accessibility

Easting: 381,626

Northing: 203,141

Gross Site Area (ha): 0.88

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.88

Net developable area (ha): 0.88

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

Effective developable area (ha): 0.88

Density (dph): 45

Distance from site to Bus Stop (m): 77

Nearest Centre from Bus Stop: Stroud – Sainsburys

Distance from Bus Stop to nearest retail/service centre (m): 2,816

Travel Time from bus stop to nearest retail/service centre (mins): 8

Nearest retail/service centre to site: Stroud – Sainsburys

Distance from site to nearest nearest retail/service centre (m): 3,007

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Not known

1. Determine whether owners are willing to develop site. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.

Yield (no of dwgs):

2009-2014:

40

2014-2019:

Density (dph):

2019-2026:

45

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Stroud District SHLAA, Site Analysis, November 2009

