

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

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:

**Site Details**

Included in 2011 Assessment?: No

**Suitability Assessment**

Physical problems or limitations:

Environmental conditions:

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

**Site Assessment Panel**

Likely to be deliverable?:

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Reason for not assessing the site: Under 0.2ha

**Policy Constraints**

AONB (%):

Key Employment Land (%):

Key Wildlife Sites (%):

Tree Preservation Order (count):

Flood risk Level 2 (%):

Flood risk Level 3a (%):

Flood risk Level 3b (%):

**Estimate of Housing Potential**

Gross Site Area (ha):

Net developable area (ha):

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

Effective developable area (ha):

Density (dph):

Site Source: Call for Sites

Parish: Kingswood CP

District Ward: Kingswood

Site Classification:

Easting: 374,272

Northing: 192,487

Gross Site Area (ha): 0.14

Local Plan Allocation:

**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?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

2016-2021:

Density (dph): 2021-2026:

2026 onwards:

Is site available immediately?:

Is site likely to be deliverable?:

What actions are needed to bring site forward?:

# Stroud District SHLAA, Site Analysis, September 2011

