

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

RTP ID: **308**

Site Name: **Land south of Halsey Cottage, Hyde Lane, Whitminster**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

## Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Submitted 2011

Parish: Whitminster CP

District Ward: Severn

Site Classification: Small village or rural area

Easting: 377,513

Northing: 208,392

Gross Site Area (ha): 0.24

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Estimate of Housing Potential

Gross Site Area (ha): 0.24

Net developable area (ha): 0.24

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 0.18

Density (dph): 30

## Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Access

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Greenfield

## OVERALL ASSESSMENT:

Number of dwellings:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Not known
	2016-2021:		
Density (dph):	2021-2026:	Is site likely to be deliverable?:	Yes
	2026 onwards:		

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.
2. Determine whether access issues can be addressed.

# Stroud District SHLAA, Site Analysis, September 2011

