Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 45 Land to the east of Glebe Occupied site (No buildings) Site Name: Site activity: Farm, Minchinhampton Main current use: Agriculture 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 (%):** 100 Reason for not assessing the site: 0 **Key Employment Land (%): Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021-2026 constraints can be addressed - if Site Source: Call for Sites Tree Preservation Order (count): 0 possible: Minchinhampton CP Parish: Flood risk Level 2 (%): 0 **District Ward:** Minchinhampton Flood risk Level 3a (%): 0 Site Classification: Edge of Smaller Towns and Site Assessment Panel Flood risk Level 3b (%): 0 Larger Villages Easting: 387,760 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 200,670 Gross Site Area (ha): 6.05 Gross Site Area (ha): 6.05 Impact on theoretical yield: 25% reduction Local Plan Allocation: Net developable area (ha): 6.05 Reason for impact on yield or Road capacity 75 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Single Effective developable area (ha): 4.54 If multiple ownership, are all Density (dph): 40 owners prepared to develop?:

OVERALL ASSESSMENT: Number of dwe		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs		eiiiigs.	Is site <u>available</u> immediately?:	Yes
Density (dph):		136	Is site likely to be deliverable?:	Yes

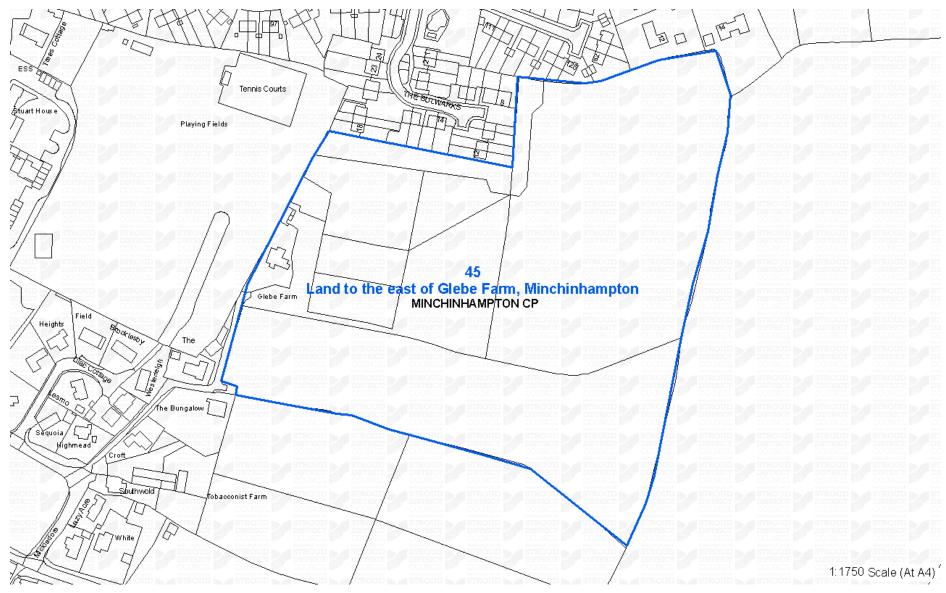
Greenfield

Brownfield/Greenfield:

What actions are needed to bring site forward?:

Determine whether AONB policy can be relaxed/lifted or design can address impact. 2. Determine whether access issue can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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