Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 207 **Seymour House and** Occupied site (No buildings) Site Name: Site activity: Westfield Cottage, Everest Main current use: Back garden Close, Minchinhampton 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 2016-2021 constraints can be addressed - if Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 possible: Parish: Minchinhampton CP Flood risk Level 2 (%): 0 **District Ward:** Minchinhampton Flood risk Level 3a (%): 0 Site Classification: In smaller town or larger village Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 386,417 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 201,106 Gross Site Area (ha): 0.33 Gross Site Area (ha): 0.33 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 0.33 Reason for impact on yield or 100 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: Not known Effective developable area (ha): 0.33

Density (dph):

30

OVERALL ASSESSMENT:		hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:				
			Is site available	Not known
Yield (no of dwgs)): 2011-2016:		immediately?:	NOT KHOWH
10	2016-2021:	10	_	
10	2010-2021.	10	la cita likaly ta ba	Yes
Density (dph):	2021-2026:		Is site likely to be deliverable?:	res
30	2026 onwards:			
30	2026 onwards:			

If multiple ownership, are all

owners prepared to develop?:

Brownfield/Greenfield:

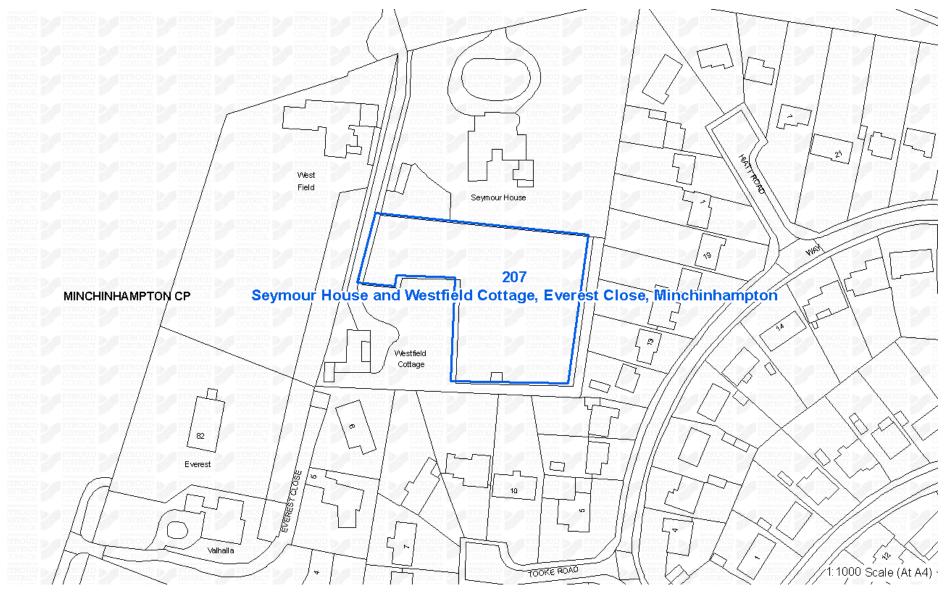
NA

Greenfield

What actions are needed to bring site forward?:

Determine whether owners are willing to develop site. 2.
Determine whether AONB policy can be relaxed/lifted or design can address impact. 3. Determine whether access issue can be addressed

Stroud District SHLAA, Site Analysis, September 2011



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