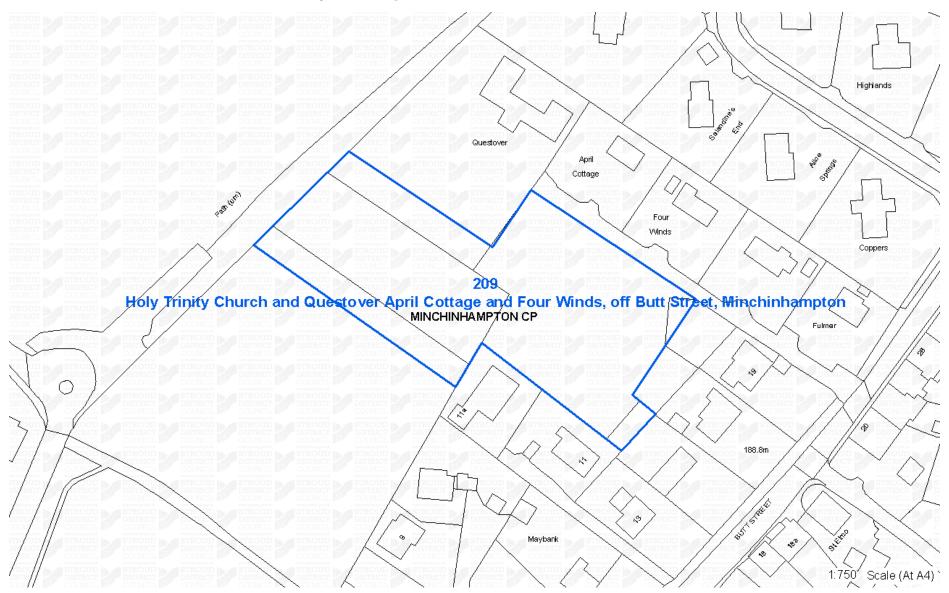
## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 209 **Holy Trinity Church and** Occupied site (No buildings) Site Name: Site activity: **Questover April Cottage and** Main current use: Back garden Four Winds, off Butt Street, Type of potential: New build **Minchinhampton** Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Yes Included in 2011 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 constraints can be addressed - if Site Source: **Urban Capacity Study 2002** Tree Preservation Order (count): 0 possible: Minchinhampton CP Parish: 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: 387,314 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 200,925 Gross Site Area (ha): 0.45 Gross Site Area (ha): 0.45 NA Impact on theoretical yield: Local Plan Allocation: Net developable area (ha): 0.45 Reason for impact on yield or Alternative use Proportion of net developable 100 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): 0.45 If multiple ownership, are all NA Density (dph): 40 owners prepared to develop?: Brownfield/Greenfield: Greenfield What actions are needed to bring site forward?:

OVERALL ASSESSMENT:		hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:			la alta avallabla	Not be seen
Yield (no of dwgs):	2011-2016:		Is site <u>available</u> immediately?:	Not known
13	2016-2021:			W.
Density (dph):	2021-2026:		Is site likely to be deliverable?:	Yes
40 20	26 onwards:			

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. 4. Undertake detailed viability assessment of the potential for the alternative use.

## Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682