

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

RTP ID: **209**

Site Name: **Holy Trinity Church and Questover April Cottage and Four Winds, off Butt Street, Minchinhampton**

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Potential for 'town centre' mixed use development: No

Suitability Assessment

Physical problems or limitations: Access

Reason for not assessing the site:

Environmental conditions:

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

Site Source: Urban Capacity Study 2002

Parish: Minchinhampton CP

District Ward: Minchinhampton

Site Classification: In smaller town or larger village

Easting: 387,314

Northing: 200,925

Gross Site Area (ha): 0.45

Local Plan Allocation:

Policy Constraints

AONB (%): 100

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

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: NA

Reason for impact on yield or general deliverability issue: Alternative use

Estimate of Housing Potential

Gross Site Area (ha): 0.45

Net developable area (ha): 0.45

Proportion of net developable area available after taking account of physical obstacles(%): 100

Effective developable area (ha): 0.45

Density (dph): 40

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:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

Yield (no of dwgs): 2011-2016:

13 2016-2021:

Density (dph): 2021-2026:

40 2026 onwards:

1. 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

