

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

RTP ID: **45**

Site Name: **Land to the east of Glebe Farm, Minchinhampton**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Minchinhampton CP**

District Ward: **Minchinhampton**

Site Classification: **Edge of Smaller Towns and Larger Villages**

Easting: **387,760**

Northing: **200,670**

Gross Site Area (ha): **6.05**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

## 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**

## Estimate of Housing Potential

Gross Site Area (ha): **6.05**

Net developable area (ha): **6.05**

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

Effective developable area (ha): **4.54**

Density (dph): **40**

## Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2021-2026**

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **25% reduction**

Reason for impact on yield or general deliverability issue: **Road capacity**

## Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
<b>136</b>	
2016-2021:	
Density (dph): 2021-2026:	<b>136</b>
<b>40</b>	2026 onwards:

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

**Possibly**

**Yes**

**Yes**

What actions are needed to bring site forward?:

**1. 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

