

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

RTP ID: **70**

Site Name: **Land south of Horsfall House, Minchinhampton**

Site activity: **Occupied buildings**

Main current use: **Existing housing stock**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2021**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

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): **1.71**

Net developable area (ha): **1.71**

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

Effective developable area (ha): **1.71**

Density (dph): **40**

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: **386,440**

Northing: **200,724**

Gross Site Area (ha): **1.71**

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Brownfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

Is site available immediately?:

Yes

1. Determine whether AONB policy can be relaxed/lifted or design can address impact.

51 2016-2021:

Density (dph): 2021-2026:

Is site likely to be deliverable?:

Yes

40 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

