

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

RTP ID: **290**

Site Name: **The Tynings,  
Minchinhampton**

Site activity: Vacant building

Main current use: Existing housing stock

Type of potential:

Potential for 'town centre'  
mixed use development:

## Site Details

Included in 2011  
Assessment?: Yes

Reason for not  
assessing the site:

Site Source: Officer Input

Parish: Minchinhampton CP

District Ward: Minchinhampton

Site Classification: In smaller town or larger village

Easting: 387,630

Northing: 201,216

Gross Site Area (ha): 1.81

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

## Estimate of Housing Potential

Gross Site Area (ha): 1.81

Net developable area (ha): 1.81

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

Effective developable area (ha): 1.81

Density (dph): 40

## Suitability Assessment

Physical problems or limitations:

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: No

Reason for impact on yield or  
general deliverability issue:

## Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs):	2011-2016: <input type="text"/>
	2016-2021: <input type="text"/>
Density (dph):	2021-2026: <b>54</b>
	2026 onwards: <input type="text"/>
	<b>54</b>
	<b>40</b>

Is site suitable for  
housing development?:

Is site available  
immediately?:

Is site likely to be  
deliverable?:

Possibly

Not known

Yes

What actions are needed to bring site forward?:

**1. Determine whether owners are willing to develop site and be relocated. 2. Determine whether AONB policy can be relaxed/lifted or design can address impact.**

# Stroud District SHLAA, Site Analysis, September 2011

