

# **Minchinhampton, Stroud**

## **Site Assessment Report**

**Prepared by Savills on behalf of Stroud District Council**

**20 October 2008**



---

## Contents

<b>Introduction .....</b>	<b>1</b>
<b>Housing Need .....</b>	<b>4</b>
<b>Methodology .....</b>	<b>8</b>
Stage One     Determining which sources of sites will be included in the Assessment.....	8
Stage Two     Desktop review of existing information.....	10
Stage Three   Carrying out the survey .....	10
Stage Four    Estimating the housing capacity of each site .....	11
Stage Five    Assessing site potential .....	12
Stage Six     Summary of site availability .....	14
Stage Seven   Selection of preferred site.....	14
<b>Summary of Potential Sites .....</b>	<b>15</b>
<b>Conclusion and Recommendation.....</b>	<b>28</b>

---

## Introduction

- 1.1 This report has been prepared by Savills on behalf of Stroud District Council to assess the various options for the location of a site for affordable housing development to meet identified housing need within the Parish of Minchinhampton, Stroud.
- 1.2 The purpose of the assessment undertaken to inform this report is to determine the most appropriate, suitable, available and achievable location for land to develop additional affordable housing within the parish of Minchinhampton. The report and assessment has been undertaken on the basis that the site to be identified will be for affordable housing only. Whilst the report comments upon the suitability of land for development, the comments and conclusions made are the views of those undertaking the report at Savills on behalf of Stroud District Council and are not the views of officers. Information used within this report is based on evidence gathered at the time the report was produced.
- 1.3 The identification of a site as having high priority for affordable housing within this report does not imply that the land has potential for non-affordable housing development. The provision of affordable housing is a key objective of the Council and, on sustainability grounds represents an important material planning consideration which justifies the development of sites which otherwise would not be acceptable for development. The Council currently has an open market housing land supply in excess of 5-years and thus there is no justification for open market residential development on unallocated sites within the District.

### *Minchinhampton*

- 1.4 The Parish of Minchinhampton has, according to the 2001 census, a population of approximately 4,849 people. The largest settlement in the Parish is also Minchinhampton which is located approximately 4 miles south east of Stroud and has a population of less than 3,000 people. There are three other settlements within Minchinhampton, namely, Box, Amberley and part of Brimscombe. Box and

Amberley are relatively small settlements containing very few services and facilities. Whilst a larger settlement overall, the majority of Brimscombe falls outside the Parish of Minchinhampton.

1.5 The settlement of Minchinhampton itself contains a number of small scale local amenities to meet the needs of the residents, including the following:

- Minchinhampton Primary School;
- A range of local shops;
- Convenience store;
- Doctors Surgery;
- Dentist Surgery;
- Chemist;
- Post Office;
- Local Library;
- A Church.

1.6 There are public transport links from Minchinhampton to Stroud (north) or Tetbury (South) by bus (service 28 and 29). The bus service to Stroud runs through the town centre, with a stop outside Stroud train station (approximately 15 mins) that has further links to Gloucester and Cheltenham. There is also a bus service to the centre of Tetbury (approximately 20 mins). In terms of education, Minchinhampton has one Primary school, and there are four Secondary schools within a three mile radius (The Acorn school, Thomas Keble school, Marling school and Stroud High school).

### *Report Structure and Approach*

1.7 This report assesses all potential sites within and adjacent to the settlement of Minchinhampton and within that part of Brimscombe which falls within the Parish of Minchinhampton that could be developed to meet the affordable housing need that exist in the Parish. The following section outlines and analyses the evidence available in the local area on housing need.

---

1.8 The methodology for the site assessment is explained fully in section three, and section four provides a summary of the assessment results. These results correspond with the individual site assessments which are appended to this report and cross-referenced accordingly. The final section contains a conclusion, stating which site, or combination of sites, are the most appropriate for meeting the housing needs of Minchinhampton.

---

## Housing Need

2.1 There are a number of sources of evidence available from Stroud District Council on housing need, each with different geographical coverage. The main sources of primary evidence which demonstrate the need for additional affordable housing in this instance are as follows:

- The District-wide Housing Needs Assessment prepared by Outside Research and Development on behalf of the Council (February 2005);
- Annual in-house update of the Housing Needs Assessment by Outside Research and Development on behalf of the Council (July 2006);
- Housing Needs Assessment Analysis by Parish Group by Outside Research and Development on behalf of the Council (May 2005);
- Minchinhampton Housing Needs Survey by Gloucestershire Rural Community Council (July and December 2005).

2.2 In addition to the primary survey evidence, the Council maintains an up to date register of all households within the District in need of affordable housing. Only those households who meet the necessary criteria qualify for affordable housing and are added to the list. This secondary evidence provides a helpful additional source of information on housing need which can be interrogated to establish the number of households within the District who have named Minchinhampton as their first priority location.

2.3 It is also interesting to note that the Council's Annual Budget Survey for 2007 revealed that 39% of respondents wanted to see additional spending on affordable housing. This compares to 28% in 2004. Furthermore, of the respondents, 63% said that affordable housing should be a priority for the council, second only to the environment which 68% of respondents labelled as a priority.

---

## **District-wide Housing Needs Assessment**

2.4 In 2005 Outside Research and Development conducted a district-wide housing needs assessment for 2004/2005. The report sets out both the gross and net affordable housing shortfall for the District. In summary, the gross annual shortfall was found to be 330 households and the net annual shortfall was found to be 281 households<sup>1</sup>.

## **Housing Needs Assessment Update**

2.5 An update of the Housing Needs Assessment was conducted by the Gloucestershire County Council Information Resource Team using Outside methodology in July 2006. Using the same methodology as the original survey in 2005, the research found that there was a total supply within the District of 1,013 affordable dwellings set against a demand for 1,280 affordable dwellings. As a result, the report found there to be an annual net shortfall of 267 affordable dwellings within the District.

## **Housing Needs Assessment Analysis by Parish Group**

2.6 In May 2005, the housing needs of the District were analysed at Parish Group Level. This information was sent to all town and parish councils and is available for download. The survey found a shortfall in affordable housing within 6 of the 9 parish Groups, one of which was Minchinhampton. The survey revealed that within the Minchinhampton parish group there was a gross demand for 150 affordable dwellings. Removing those households who were in receipt of housing benefit along with sources of supply resulted in a residual requirement for 31 affordable dwellings.

## **Minchinhampton Housing Needs Survey**

2.7 In May 2005 Gloucestershire Rural Community Council conducted a survey of housing need in the parish of Minchinhampton. Questionnaires were sent out to

---

<sup>1</sup> 'Gross' relates to the total shortfall not accounting for those householders where needs will be met through additional supply. The 'net' total assumes the supply of 49 additional affordable housing units.

households and local schools in the parish. In December 2005 the Parish Plan Group held an event to encourage those in affordable housing need to register. The concluding report found that the questionnaires identified 16 households to be in need of affordable housing and a follow up event held by the Parish group identified a further 4 households. The total affordable housing need identified was therefore 20 households. All of the households identified had a strong local connection to the parish.

### **The Housing Register**

2.8 In addition to the primary sources of evidence of housing need, the District Council maintain an up to date housing register of all households which meet the requirement to be allocated affordable housing. The register currently contains a total of 67 households who have expressed as a first preference to be located within the Parish of Minchinhampton and a total of 590 willing to live in Minchinhampton if a property arose. Whilst this is secondary evidence, it provides a strong indication of the level of housing need for Minchinhampton.

### **Stroud District Council Annual Budget Survey**

2.9 The Council's Annual Budget Survey for 2007 revealed that 39% of respondents wanted to see additional spending on affordable housing. This compares to 28% in 2004.

2.10 Furthermore, of the respondents, 63% said that affordable housing should be a priority for the council, second only to the environment which 68% of respondents labelled as a priority.

### **Conclusion**

2.11 There is a range of evidence on housing need covering the District as a whole and more specifically the local housing need for the Parish of Minchinhampton. The evidence demonstrates an overwhelming need for affordable housing in the District

---

at the time the surveys were undertaken. With no addition to the stock of affordable housing in Minchinhampton since the completion of the Minchinhampton Housing Needs Survey, 2005, house price inflation and greater difficulty in obtaining finance for housing, it is reasonable to assume that the housing needs in Minchinhampton will have worsened since the local survey was completed.

2.12 Furthermore, there are no local plan housing allocations within Minchinhampton and therefore no opportunities to address the housing need through the on-site provision of a larger residential scheme. It is our view that the evidence of housing need provides a robust justification for the delivery of an additional 20 affordable dwellings to meet local need and would, if no alternative and preferable sites were identified, justify the development of a rural housing exceptions site.

---

## Methodology

3.1 The methodology for the site assessment work has been derived from the Guidance published by the Department for Communities and Local Government (DCLG) in 2007 entitled 'Strategic Housing Land Availability Assessments'<sup>2</sup>. Whilst this guidance is directed primarily at the preparation of wider housing land assessments to inform the preparation of local development frameworks, it also provides a sound and robust framework for the identification and assessment of housing sites as required for this Report. The guidance has therefore been tailored to the requirements of this Report but the basis of the approach remains. The stages of the report preparation are therefore as follows:

- Stage One – Determining which sources of sites will be included in the Assessment;
- Stage Two – Desktop review of existing information;
- Stage Three – Carrying out the survey;
- Stage Four – Estimating the housing capacity of each site;
- Stage Five – Assessing site potential;
- Stage Six – Summary of site availability and selection of preferred site(s);
- Stage Seven – Selection of preferred site.

3.2 The remainder of this section sets out the detailed approach for each of the assessment stages.

### **Stage One      Determining which sources of sites will be included in the Assessment**

3.3 The criteria for determining which sites should be included within the assessment have been tailored specifically to the project brief. One or more site(s) capable of accommodating approximately 20 dwellings are required on land which is available for development in the short-term to meet identified housing needs. A single site is

---

<sup>2</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267.pdf>

preferable to a number of sites as this will reduce the future management costs of the appointed Registered Social Landlord (RSL) who will develop the site. However, all sites will be assessed and if it is appropriate in planning terms to progress more than one site then a combination of sites will be taken forward.

- 3.4 Sites capable of accommodating more than 20 affordable dwellings have been considered as part of this report on the basis that only a proportion of the identified site would be required for development. However, where this is the case, only part of the site will be required to meet the existing affordable housing needs, and therefore only that part of the site required will be developed.
- 3.5 The site(s) identified must be the most suitable in all the circumstances and can comprise greenfield and brownfield land both within and adjacent to the existing built up area. All potential sites within and adjacent to the urban area have been assessed, including those with existing uses such as allotments. Whilst the existing use of land may be a reason why the site is not appropriate to be selected as one of, or the, preferred site(s), it is important that all reasonably feasible sites are reviewed to ensure that the most appropriate site is identified at the end of the process.
- 3.6 With regards to the geographical scope of the assessment, it is noted that the purpose of the exercise is to identify a site for affordable housing to meet the needs specifically identified in Minchinhampton Parish. Whilst there are a number of smaller settlements which could arguably serve the same housing area as Minchinhampton, namely Box and Amberley, these are considerably smaller than Minchinhampton with fewer services and facilities. Sites within and adjacent to these settlements have therefore been discounted at an early stage as they would not provide affordable housing in a sustainable location. This approach is consistent with the reasoned justification in paragraph 5.10.23 under the adopted Local Plan policy on rural housing exception sites, which states that:

“Such sites will normally be related to those rural settlements which have a primary level of local community facilities and services and where they will contribute to mixed communities. This will avoid undue development in unsustainable locations.”

3.7 Given the scale of Minchinhampton it is considered that any residential development on the edge of the built up area is feasibly within walking and cycling distance from the facilities in the centre of the town. No geographical limits have therefore been placed on the distance from the potential sites to the town centre.

3.8 It is noted that part of the settlement of Brimscombe is within Minchinhampton Parish. Brimscombe has a number of services and facilities available and as such is an appropriate location for affordable housing. However, in the adopted Local Plan Brimscombe is defined as part of the Stroud urban area and, given that the Stroud urban area has in excess of 3,000 resident households, it would be contrary to planning policy to seek to locate a rural housing exceptions site on the edge of the settlement. For this reason, only sites which are both within the urban area and the Parish of Minchinhampton have been considered in this assessment.

## **Stage Two      Desktop review of existing information**

3.9 Given the nature and scale of the site(s) sought, the principal methods for potential site identification are:

- Review of local authority land holdings;
- Desktop assessment of aerial photographs and OS maps to determine whether there are any pockets of land available within the built up area or greenfield sites available on the edge of the existing urban area.

3.10 For the purposes of this report and given the size of the search area it is considered that this approach will be sufficient to identify all potential sites.

## **Stage Three      Carrying out the survey**

3.11 Once all the potential sites were identified on an Ordnance Survey map (see **Appendix A**), the site survey was undertaken by members of the Savills Planning team. Each member of the team was fully briefed prior to the site visit and a standard proforma used to ensure consistency.

3.12 A full survey of all potential sites has been carried out, to determine the following characteristics for each location:

- Site name;
- Address;
- Description;
- Size;
- Current use(s);
- Surrounding land use(s);
- Character of the surrounding area;
- Physical constraints (e.g. access, gradient of land, potential for flooding, natural features of significance).

3.13 A proforma for each site has been completed and the results from this gathered and presented in the summary table contained in Section 3.

#### **Stage Four      Estimating the housing capacity of each site**

3.14 Following the survey, each of the potential sites have been assessed to determine the scale of development likely to be achievable. For the purposes of this exercise it was decided that a relatively crude assessment would be suitable, taking the site size and applying a density multiplier.

3.15 Taking into account the rural character of the area on the one hand and the need to ensure the most efficient use of land for development on the other, for the purposes of this exercise a density multiplier of 35 dwellings per hectare has been used. Whilst we recognise the limitations of using such an approach, a standardised multiplier provides a sufficiently rigorous assessment for the purposes of this report.

This assumption has been endorsed by the Local Planning Authority as being reasonable basis on which to assess the capacity of individual sites.

3.16 Once calculated, the estimated site capacity was added to the information on the proforma.

### **Stage Five      Assessing site potential**

3.17 The next stage in the process is the review and assessment of the sites identified as having potential. Consistent with Planning Policy Statement 3, there are three broad criteria against which sites are assessed: suitability, availability and achievability. Within these broad criteria are a number of separate considerations against which we have evaluated all the potential sites.

#### *Suitability*

3.18 The starting point for the assessment is that all of the identified sites are considered suitable unless there are reasons to consider otherwise. These reasons range from absolute constraints such as the presence of a Site of Special Scientific Interest to more subjective or manageable considerations such as landscape impact, archaeology and ecology. In assessing 'suitability' each of the potential sites have been considered against the following criteria:

- policy restrictions, including impact on the area of outstanding natural beauty;
- physical problems or limitations, including highways access;
- environmental conditions, e.g. archaeology and ecology.

3.19 We acknowledge that the assessment of suitability is a matter of judgement and that individual interpretations may vary, however, the assessment made is independent and we have sought to be as objective as possible in comparing each of the potential sites.

3.20 The assessment is made on the basis of the information gathered during the site visit and using a number of desk based sources of information including digital

mapping, archaeological desk top assessments provided by Gloucestershire County Council, internet based aerial photography and the MAGIC (Multi-Agency Geographic Information for the Countryside) website.

- 3.21 Once the assessment was complete this element of the proforma was completed for each potential site and this information summarised in the table in Section 3.

#### *Availability*

- 3.22 In accordance with the DCLG Guidance, “a site is available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownership, ransom strips, tenancies or operational requirements of the landowners”. We have adopted and used this definition in our assessment of ‘availability’ and included our judgement on each of the respective proformas.

#### *Achievability*

- 3.23 According to the DCLG Guidance, the achievability of the site is determined by whether “there is a reasonable prospect that housing will be developed on the site at a particular point in time”. The broader definition in the Guidance is not directly relevant to the situation at Minchinhampton as the economic viability of development is determined by the funding available to the appointed Registered Social Landlord. For the purposes of this report we have therefore assumed that, so long as the landowner is willing to sell the land at a price appropriate for a rural exceptions housing site, the potential site is classified as ‘achievable’. The ‘appropriate price’ for a rural exceptions site has been established by the Housing Corporation at £5,000 per house plot.

- 3.24 In order to determine ‘achievable’ a letter has been sent to each of the landowners whose site is identified as having at least a ‘medium priority’ for affordable housing development. The letter explains the purpose of the exercise and asks the landowner whether they would consider disposing of their land for affordable housing at the established appropriate price. A negative response is considered a key constraint and justification in itself to exclude the site. If no response is

received to our correspondence, it must be assumed that the site is unachievable, and the priority rating would therefore remain as “medium”.

3.25 As elsewhere our assessment of ‘achievability’ has been provided on each of the proformas and is summarised in the table in Section 3.

### **Stage Six      Summary of site availability**

3.26 The summary assessment of the individual sites draws together the assessment of their suitability, achievability and availability and attaches to each of the sites a priority ranking. This summary table, along with an explanation of the definitions used, is contained in Section 4.

### **Stage Seven      Selection of preferred site**

3.27 Following the full assessment of all potential sites, a short list of the high priority site(s) will be produced. If only one site is deemed suitable, achievable and available then it is this site which will be taken forward. If however more than one site is identified, a more detailed assessment will be made of the high priority sites in order to determine which one or combination are the most appropriate. This assessment will be based on a number of detailed site specific considerations, including landscape and visual impact, highways impact etc.

## Summary of Potential Sites

- 4.1 This section provides a summary of the sites identified and assessed as part of this Report. The schedule on the following pages contains the basic details of each of the sites and summarises the issues pertaining to their potential future development.
- 4.2 In the first place an assessment was made of the suitability of each of the identified sites. On those sites which were considered unsuitable no further action was taken. On the sites which were identified as being suitable an assessment of availability and achievability was made, including sending a letter to landowners enquiring whether their land would be available at a guide price of £5,000 per house plot.
- 4.3 This information is brought together and each site is assessed in terms of its priority and given a rating of either low, low-medium, medium or high. The table below explains the meaning of the terms low, medium and high priority. The definitions of 'suitable', 'achievable' and 'available' are contained in Section 3 of this Report.

Priority	Suitable	Achievable	Available	Comment
Low	No	No	No	Not Suitable- do not promote
Low	No	No	Yes	Not Suitable- do not promote
Low	No	Yes	No	Not Suitable- do not promote
Low	No	Yes	Yes	Not Suitable- do not promote
Low-Medium	Yes	No	No	May become Achievable and Available.
Medium	Yes	Yes	No	May become Available.
Medium	Yes	No	Yes	May become Achievable.
High	Yes	Yes	Yes	Meets all criteria.

4.4 Detailed information on each of the sites is provided in **Appendix C** attached to this Report. For each site the following information is provided:

- Site plan;
- Aerial photograph;
- Statutory designations plan from the MAGIC website;
- Completed site proforma;
- Correspondence on site availability (where appropriate).

## Schedule of Assessed Sites

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
1	Windmill Road	0.755 ha / 1.865 acres	26 dwellings	Generally considered suitable in terms of landform and access. However, the site is close to an SSSI and is rural in character and appearance. These constraints could potentially be overcome.	Y	Y	Not known. No response to letter	Medium
2	Common Road	2.143 ha / 5.295 acres	75 dwellings	Very rural in character and appearance. Achieving a suitable access would represent a constraint. Only a small proportion of the site lies adjacent to the existing built up area.	N	Y	Not Assessed	Low
3	Common Road	0.938 ha / 2.318 acres	32 dwellings	Generally suitable and well related to the built up area. Could be seen as a natural extension to the settlement. Access could be achieved from Common Road.	Y	Y	N	Medium
4	Located at the confluence of	1.961 ha / 4.845	68 dwellings	The development of this site would appear as an obtrusive extension of the built form into the	N	Y	Not Assessed	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
	Box Lane and Common Road			countryside. Only a small proportion of the site lies adjacent to the existing built up area. Access to the site is substandard.				
5	Box Lane	2.456 ha / 6.069 acres	85 dwellings	The development of this site would appear as an obtrusive extension into the countryside. Only a small proportion of the site lies adjacent to the existing built up area. Access to the site is substandard.	N	Y	Not assessed	Low
6	Grange Close	0.467 ha / 1.153 acres	16 dwellings	Site size and shape would make development of the site difficult to achieve without impacting detrimentally on residential amenity of neighbouring properties. Access also potentially very difficult to achieve. Building on the site would significantly harm the setting of the adjacent Listed terrace. Existing use as allotments and therefore statutorily protected.	N	N	Not assessed	Low
7	Lammas Park	0.796 ha /	27	The site is part of a park and inside a conservation	N	N	Not	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
		1.966 acres	dwelling	area. Development on the site would cause unacceptable harm to the setting of a building of particularly important national significance. Appropriate access very difficult to achieve. Significant constraints.			assessed	
8	Well Hill	1.335 ha / 3.300 acres	46 dwellings	Similar to site 7, the site is part of a park, inside a conservation area and also includes outdoor sports facilities. Development of the site would cause unacceptable harm to the setting of a building of particularly important national significance. Appropriate access very difficult to achieve. Significant constraints due to impact of development and loss of facilities.	N	N	Not assessed	Low
9	Chapel Lane	0.785 ha / 1.939 acres	27 dwellings	Rural in character and appearance, landform highly unsuitable and access severely limited.	N	Y	Not assessed	Low
10	Friday Street	0.372 ha /	13	Access limited, large tree on site and within a	N	Y	Not	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
		0.919 acres	dwelling	conservation area. The site forms an important open area within the Conservation Area Constraints significant.			assessed	
11	Chapel Farm	1.120 ha / 2.768 acres	39 dwellings	The site is divorced from the existing settlement boundary and would appear as an obtrusive extension into the open countryside. Access from Chapel Lane is a constraint, and whilst an alternative access from Tetbury Street may be achievable, the landscape impact of the proposed development is in itself a reason to indicate that the site is unsuitable.	N	Y	Not assessed	Low
12	Tobacconist Road	0.650 ha / 1.607 acres	23 dwellings	Open space important to the character and appearance of this part of the village. Existing use as allotments and therefore statutorily protected.	N	N	Not assessed	Low
13	South of The Bulwarks	1.527 ha / 3.772 acres	53 dwellings	Overgrown urban fringe character and appearance. Very constrained access via track from Tobacconist Road however site may be	Y	Y	Y	High

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
				accessible from The Bulwarks to the north via Site 14. The site adjoins a scheduled ancient monument which may constrain the scale and form of development achievable. A restrictive covenant exists relating to the access strip but legal advice is being sought in relation to this.				
14	Glebe Road	2.324 ha / 5.743 acres	81 dwellings	The site is generally suitable for development in terms of landform and is well located against the settlement boundary. Access could be achieved via The Bulwarks. A restrictive covenant exists relating to the access strip but legal advice is being sought in relation to this.	Y	Y	Y	High
15	Summersfield Road	0.165 ha / 0.407 acres	5 dwellings	Generally suitable for development in respect of landform and the urban character and appearance. However, access is narrow and current recreational use warrants protection. Potentially difficult to achieve development without	N	Y	Not assessed	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
				overlooking on neighbouring properties.				
16	Old Common	0.815 ha / 2.013 acres	29 dwellings	Generally suitable for development in terms of landform. However, access via Old Common Road not suitable without significant upgrading. Would also require access across site 17.	Y	Y	Not known No response to letter	Medium
17	Old Common	0.931 ha / 2.301	32 dwellings	As with site 16 generally suitable for development in terms of landform. However, access via Old Common Road not suitable without significant upgrading.	Y	Y	Not known No response to letter	Medium
18	Cirencester Road	2.775 ha / 6.857 acres	99 dwellings	Development would be very visible and would extend the built form east into the open countryside beyond the existing eastern extent of the settlement.	N	Y	Not assessed	Low
19	Besbury Park	0.130 ha / 0.320 acres	4 dwellings	Generally suitable in terms of landform and well contained within the urban area. However the site is unavailable.	Y	Y	N	Medium

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
20	Cirencester Road	2.255 ha / 5.573 acres	79 dwellings	Development would appear divorced from the existing urban area, clearly extending the settlement.	N	Y	Not assessed	Low
21	North of Besbury Park	2.232 ha / 5.515 acres	78 dwellings	Site reasonably well contained, however development would extend the built form north of the existing settlement pattern. Access limited but may be achievable through The Tynings.	Y	Y	Not known. Landowner unknown	Medium
22	North of The Tynings	1.394 ha / 3.444 acres	48 dwellings	Access to the site may be achieved through The Tynings. The site would extend development beyond the existing settlement pattern but is partially enclosed by built development to the north east.	Y	Y	Y	High
23	North of Cirencester Road	1.505 ha / 3.718 acres	52 dwellings	Access to the site is a considerable constraint due to the junction at Cirencester Road and Butt Street.	N	Y	Not assessed	Low
24	Bell Lane	0.712 ha /	24	Site currently used as a graveyard and therefore	N	N	Not assessed	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
		1.756 acres	dwelling	has little potential.				
25	South of Cirencester Road	11.863 ha / 29.315 acres	415 dwellings	The site is generally suitable for development in terms of landform. However, planning policy and land use restrictions represent significant constraints regarding the suitability of the site. In terms of archaeology, the presence of a scheduled ancient monument represents a major constraint as planning policy seeks to preserve important archaeological remains.	N	N	Not assessed	Low
26	Cirencester Road	1.867 ha / 4.613 acres	65 dwellings	The site is generally suitable for development in terms of landform. However, planning policy and land use restrictions represent significant constraints regarding the suitability of the site. In addition to this, the presence of a scheduled ancient monument represents a major constraint as planning policy seeks to preserve important	N	N	Not assessed	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
				archaeological remains.				
27	Windmill Road	7.231 ha / 17.869 acres	253 dwellings	The site is generally suitable for development in terms of landform. However, planning policy and land use restrictions represent significant constraints regarding the suitability of the site. In addition, the presence of a scheduled ancient monument represents a major constraint as planning policy seeks to preserve important archaeological remains.	N	N	Not assessed	Low
28	Land North of Cirencester Road	1.413 ha / 3.492 acres	49 dwellings	The land is well placed for development, with existing development to the east and west, and Cirencester Road to the south. The character of this part of the settlement is rural in nature, however, there is substantial built development in the locality.	Y	Y	N	Medium

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
29	Land off Orchard Lane, Brimscombe	0.311 ha / 0.769 acres	11 dwellings	The current use of the site is a playing field and this represents a major constraint in terms of planning policy. Access is also a constraint in planning policy terms.	N	Y	Not assessed	Low
30	Land off Brimscombe Hill	0.315 ha / 0.780 acres	11 dwellings	There are a number of existing buildings including residential dwellings on the site. The shape and form of the site would restrict the ability to develop a suitable scheme.	N	Y	Not assessed	Low
31	Police House on Butt Street	0.207 ha / 0.512 acres	7 dwellings	The site is located within the settlement boundary of Minchinhampton and access is achievable via Butt Street. The site would appear to be suitable for affordable housing, albeit a limited number.	Y	Y	N	Low
32	Doctors Surgery on Bell Lane	0.024 ha / 0.059 acres	1 dwelling	The site is located within the settlement boundary and therefore would be preferable, however the site is unavailable.	Y	N	N	Low - Medium
33	Youth Centre	0.584 ha /	20	The site is within the settlement boundary and is	N	Y	N	Low

Site Ref.	Site Location	Total Site Area	Total Capacity	Summary Comments	Suitable	Achievable	Available	Site Priority
	on Tobacconist Road	1.443 acres	dwelling	generally suitable for affordable housing development, however access from Tobacconist Road is a major constraint.				
34	George Pearce House	0.541 ha / 1.336 acres	18 dwellings	There is no scope for additional housing on the site at the present time. This sheltered housing scheme is well occupied and it is not considered appropriate to demolish the existing sheltered affordable housing to allow for the provision of general needs affordable housing.	N	N	N	Low
35	Windmill Road	0.350 ha / 0.866 acres	12 dwellings	The site is generally suitable for development of affordable housing. An inquiry into the site's availability has been made and a response is due.	Y	Y	N	Medium

---

## Conclusion and Recommendation

- 5.1 The site assessment process identified three options which are considered suitable, available and achievable. In order to determine which of the sites identified should be taken forward, a more detailed assessment has been made of each of the sites taking into consideration all principal planning matters and the issues identified at the public consultation event. A schedule has been prepared containing the results of this assessment which is attached at **Appendix B**.
- 5.2 The detailed assessment found the most appropriate sites for affordable housing development to be sites numbered 13 and 14. These sites are adjacent to one another and it is considered that both should be considered together as part of the planning application process to ensure that the proposed development represents the most suitable solution for the Parish. A map of the selected sites is attached at **Appendix D**.
- 5.3 The decision to proceed with sites 13 and 14 is based on current information at the time of the report and should there be any material findings as a result of investigations and work in hand then the matter may need to be revisited.

