

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

RTP ID: **198**

Site Name: **Rear of 4-60 Draycott
(formerly referred to as 4-60
High Street, Cam)**

Site activity: Vacant site (no bldgs or activity)

Main current use: Employment

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Functional floodplain (more than 10% of site)

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 (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 43

Flood risk Level 3a (%): 46

Flood risk Level 3b (%): 41

Estimate of Housing Potential

Gross Site Area (ha): 1.38

Net developable area (ha): 1.38

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

Effective developable area (ha): 1.38

Density (dph): 45

Reason for not assessing the site:

Site Source: Urban Capacity Study 2002

Parish: Cam CP

District Ward: Cam West

Site Classification: In Urban Area

Easting: 374,894

Northing: 200,937

Gross Site Area (ha): 1.38

Local Plan Allocation:

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:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether owners are willing to develop site. 2. Assess requirements to satisfactorily address flood risk.

Is site available immediately?:

Not known

Is site likely to be deliverable?:

Yes

Yield (no of dwgs): 2011-2016:

55 2016-2021: 55

Density (dph): 2021-2026:

45 2026 onwards:

Stroud District SHLAA, Site Analysis, September 2011

