

Strategic Assessment of Land Availability 2018

Site ref:	CAM025	Address: West of A4135, Draycott, Cam GL11 5DH
Site name:	Land NW Cam	
Parish:	Cam	



Site details		Key employment land	No
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	5.53	Scheduled Ancient Monument	No
Current/past land use	Agriculture	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy		RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	Outside the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Flat, grazing land located on the north western edge of Cam. The site is bounded by the A4135 to the east, the main Bristol - Birmingham railway line to the north and the M5 motorway to the north west. The site has a strong hedged boundary to the A4135. The area is divided into smaller fields with hedged boundaries and occasional specimen trees and adjoins other grazing land to the south and west. A public footpath runs west from the A4135 along the northern site boundary and south across the south west corner of the site. Access is off the A4135. Land adjoins adjacent SALA sites to the south and west.

2018 Site Assessment for site CAM025

Suitability

Physical constraints:

The site is flat with no known ground contamination or land stability issues. Noise from the M5 motorway, set above the height of the site, and proximity to the railway line may be issues. A new access would need to be created off the A4135. There is no footway on the western side of the A4135. Bus stops provide reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as Medium/ Low sensitivity to housing uses and Medium sensitivity to employment uses. The sensitivity of the area lies in the mature trees and garden around Draycott, the intervisibility with the M5 and the irregular field pattern with associated hedges and trees. Its value lies in the public rights of way (PROWs) crossing the area. There should be substantial screening mitigation and green infrastructure between the area and the M5, e.g. Tree screen and earth bund. The recreation ground and PROWs would need to be accommodated into the green infrastructure of the development. Employment development may be able to be accommodated near to the M5 as part of a mixed development, ensuring that there are appropriate buffers with residential areas.

Suitability summary:

Although not currently policy compliant, the site has no overriding physical constraints or potential impacts preventing housing or community uses in the future should the Local Plan strategy identify the need for growth in this location, subject to substantial screening mitigation and green infrastructure between the area and the M5, satisfactory access off the A4135, retention of important trees and hedgerows and the integration of public rights of way into the green infrastructure of the development. Employment development may be able to be accommodated adjacent to the A4135/ M5 as part of a mixed development, subject to appropriate buffers to protect the amenities of residential areas.

Is the site suitable? Future potential

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 13 - Town Edge

Is the site achievable?:Yes

Development potential

Net site area (ha): 4.74	Net developable area (ha): 3.7	No. of houses: 100	Proposed use: Residential, B1, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of 25 - 30 dph, and the suggested yield for a residential scheme across the net developable area is around 100 units. Taking account of the character of the site and its surroundings, employment development, typically comprising single storey/two storey offices or light industrial units may be able to be accommodated adjacent to the A4135/ M5 as part of a mixed development, subject to appropriate buffers to protect the amenities of residential areas.

Housing yield

2018/19	0	2021/22	0	2024/25	40	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	30	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	30	2026/27	0	2029/30	0	2032/33	0	2035/36	0

Conclusion

Development status: Future Potential