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

RTP ID: 139

Yes

Included in 2011

Assessment?:

Reason for not

Single / multiple ownership:

Site Name: Land at Draycott, Cam Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

0

0

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: Key Employment Land (%):

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 0

Parish: Cam CP Flood risk Level 2 (%): 16

District Ward: Cam West Flood risk Level 3a (%): 15

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 13

Easting: 375,238

Northing: 201,851 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 14.58

Local Plan Allocation: Net developable area (ha): 10.94

Proportion of net developable 40

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 6.56

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

Density (dph): 50

Brownfield/Greenfield: Greenfield

Single

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

Environmental conditions:

Time period over which 2016-2026 (2 phases) constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 40% reduction

Reason for impact on yield or general deliverability issue:

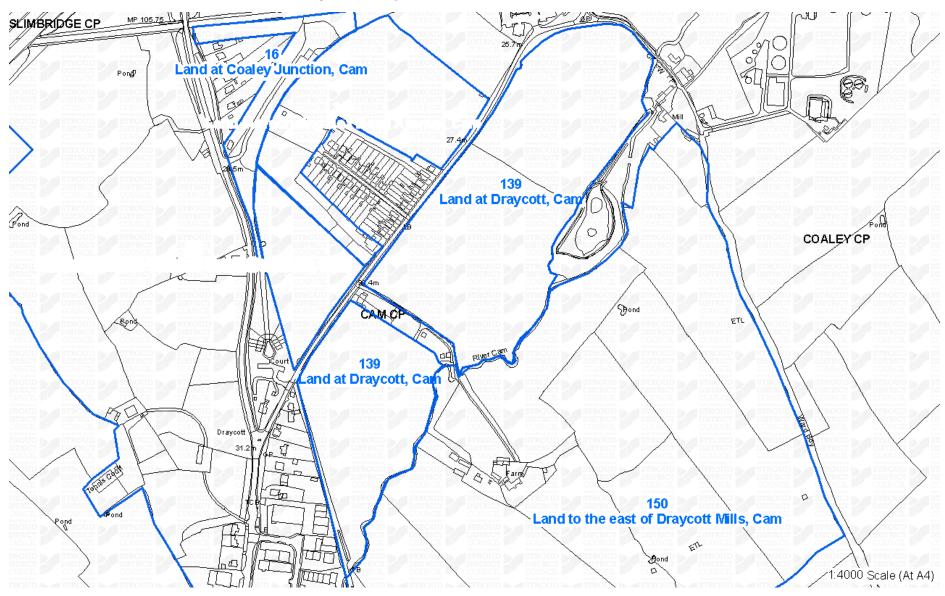
Cordon Sanitaire

OVERALL ASSESSMENT: Number of dwellings:			Is site <u>suitable</u> for using development?:	Possibly
Yield (no of dwgs)		132	Is site <u>available</u> immediately?:	Yes
Density (dph):	2021-2026:	131	Is site likely to be deliverable?:	Yes
50	2026 onwards:			

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011



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