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

RTP ID: 154

Yes

Included in 2011

Assessment?:

Land behind Draycott Occupied site (No buildings) Site Name: Site activity:

> Crescent, Cam Main current use: Agriculture

> > Type of potential: New build

> > > 0

0

0

21.95

100

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

Key Wildlife Sites (%):

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

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

District Ward: Cam West Flood risk Level 3a (%): 0

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 0

> Easting: 374,501

Estimate of Housing Potential Northing: 201,463

Gross Site Area (ha): 29.27 Gross Site Area (ha): 29.27

Local Plan Allocation: Net developable area (ha):

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

If multiple ownership, are all

owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Powerlines over site

Environmental conditions:

Time period over which 2016 onwards (3

constraints can be addressed - if phases)

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue: **Powerlines**

Effective developable area (ha): 21.95

Proportion of net developable

of physical obstacles(%):

area available after taking account

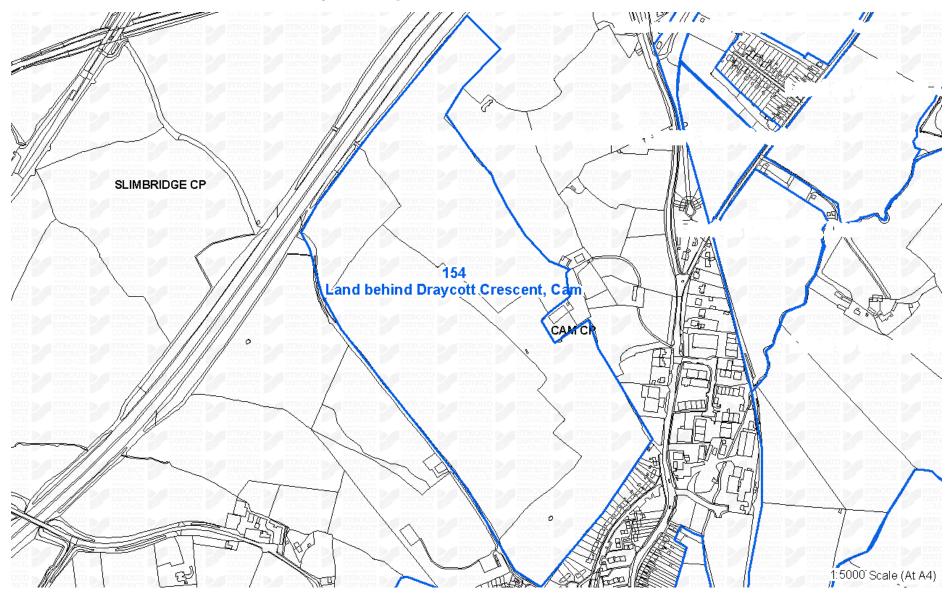
45 Density (dph):

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Yield (no of dwgs)	Number of dwe : 2011-2016:	ellings:	Is site <u>available</u> immediately?:	Yes
878	2016-2021:	292	La alta Plata ta La	W
Density (dph):	2021-2026:	293	Is site likely to be deliverable?:	Yes
45	2026 onwards:	293		

What actions are needed to bring site forward?:

1. Determine whether cost of burying/moving powerlines is prohibitive.

Stroud District SHLAA, Site Analysis, September 2011



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