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

RTP ID: 154

Site Name: Land behind Draycott Crescent, Cam

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' mixed use development: No

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Cam CP

District Ward: Cam West

Site Classification: Edge of Urban Area

Easting: 374,501

Northing: 201,463

Gross Site Area (ha): 29.27

Local Plan Allocation:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Suitability Assessment

Physical problems or limitations: Powerlines over site

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2016 onwards (3 phases)

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

Estimate of Housing Potential

Gross Site Area (ha): 29.27

Net developable area (ha): 21.95

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

Effective developable area (ha): 21.95

Density (dph): 45

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue: Powerlines

OVERALL ASSESSMENT:

Yield (no of dwgs): 878

Density (dph): 45

Number of dwellings:

2011-2016:	
2016-2021:	292
2021-2026:	293
2026 onwards:	293

Is site suitable for housing development?: Possibly

Is site available immediately?: Yes

Is site likely to be deliverable?: Yes

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