

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: **139**

Site Name: **Land at Draycott, Cam**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

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

Site Details

Included in Assessment?: Yes

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2026 (2 phases)

Reason for not assessing the site:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 16

Flood risk Level 3a (%): 15

Flood risk Level 3b (%): 13

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

Accessibility

Distance from site to Bus Stop (m): 101

Nearest Centre from Bus Stop: Cam – Tesco's

Distance from Bus Stop to nearest retail/service centre (m): 1,223

Travel Time from bus stop to nearest retail/service centre (mins): 3

Nearest retail/service centre to site: Cam – Tesco's

Distance from site to nearest nearest retail/service centre (m): 2,319

Site Source: Call for Sites

Parish: Cam CP

District Ward: Cam West

Site Classification: Edge of Urban Area

Easting: 375,238

Northing: 201,851

Gross Site Area (ha): 14.58

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 14.58

Net developable area (ha): 10.94

Proportion of net developable area available after taking account of physical obstacles(%): 40

Effective developable area (ha): 6.56

Density (dph): 50

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Assess requirements to satisfactorily address flood risk.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

328

2014-2019:

164

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

164

50

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

