

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

RTP ID: **150**

Site Name: **Land to the east of Draycott Mills, Cam**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2021 onwards (3 phases)**

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**

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **6**

Flood risk Level 3a (%): **6**

Flood risk Level 3b (%): **5**

Estimate of Housing Potential

Gross Site Area (ha): **45.38**

Net developable area (ha): **34.03**

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

Effective developable area (ha): **20.42**

Density (dph): **45**

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: **375,388**

Northing: **201,413**

Gross Site Area (ha): **45.38**

Local Plan Allocation: **Employment Allocation**

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:

Number of dwellings:

Yield (no of dwgs): 2011-2016:
817

2016-2021:

Density (dph): 2021-2026: **409**

45 2026 onwards: **408**

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether access issues can be addressed (and whether bypass creates better strategic solution). 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011

