

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

RTP ID: **139**

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

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

Main current use: **Agriculture**

Type of potential: **New build**

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: **375,238**

Northing: **201,851**

Gross Site Area (ha): **14.58**

Local Plan Allocation:

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 (%): **16**

Flood risk Level 3a (%): **15**

Flood risk Level 3b (%): **13**

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**

Suitability Assessment

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

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2026 (2 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**

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:

| Yield (no of dwgs): | | Number of dwellings: | |
|---------------------|--|----------------------|------------|
| 2011-2016: | | 2011-2016: | |
| 263 | | 2016-2021: | 132 |
| 2021-2026: | | 2021-2026: | 131 |
| 50 | | 2026 onwards: | |

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. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011

