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

RTP ID: 150

Yes

Included in 2011

Assessment?:

Land to the east of Draycott Occupied site (No buildings) Site Name: Site activity:

> Mills, Cam Main current use:

> > Type of potential: New build

Agriculture

0

0

6

40

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

of physical obstacles(%):

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 (%): 6

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 5

> Easting: 375,388

Estimate of Housing Potential Northing: 201,413

Gross Site Area (ha): 45.38 Gross Site Area (ha): 45.38 Local Plan Allocation: **Employment Allocation** Net developable area (ha): 34.03

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

Single / multiple ownership: Single

Effective developable area (ha):

20.42 If multiple ownership, are all 45

Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 40% reduction

Reason for impact on yield or general deliverability issue:

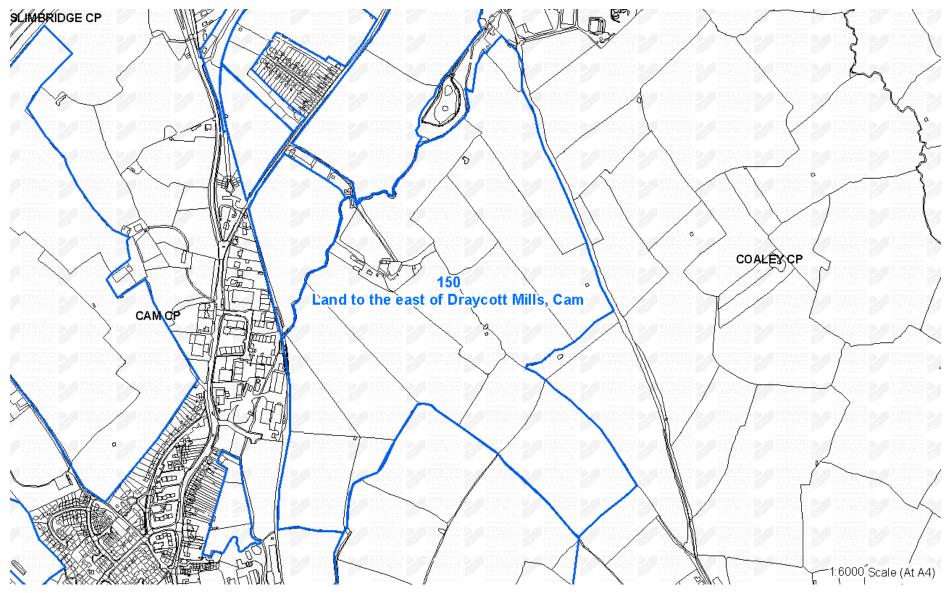
Cordon Sanitaire

OVERALL ASSESSMENT:			hou	Is site <u>suitable</u> for using development?:	Possibly
Number of dwellings:					
Number of aweilings.			mings.	la alta avallabla	Voc
Yield (no of dwgs):		2011-2016:		Is site <u>available</u> immediately?:	Yes
817		2016-2021:		•	
017	_	2010-2021.		la aita likalu ta ba	Voc
Density (dph): 2021-2026:		409	Is site likely to be deliverable?:	Yes	
45	2	2026 onwards:	408		

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



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