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

RTP ID: 135

Yes

Included in 2011

Assessment?:

Site Name: Church Farm, Cam Site activity: Vacant site (no bldgs or activity)

Main current use: Open space

Type of potential: New build

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

Reason for not assessing the site: Key Employment Land (%): 0

Key Wildlife Sites (%):

100

Site Source: Call for Sites Tree Preservation Order (count): 2

Parish: Cam CP Flood risk Level 2 (%): 45

District Ward: Cam East Flood risk Level 3a (%): 35

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 32

Easting: 375,513

Northing: 199,413 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 3.00 Gross Site Area (ha): 2.90
Local Plan Allocation: Net developable area (ha): 2.90

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Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

Single

of physical obstacles(%):

Effective developable area (ha): 2.90

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

Density (dph): 45

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

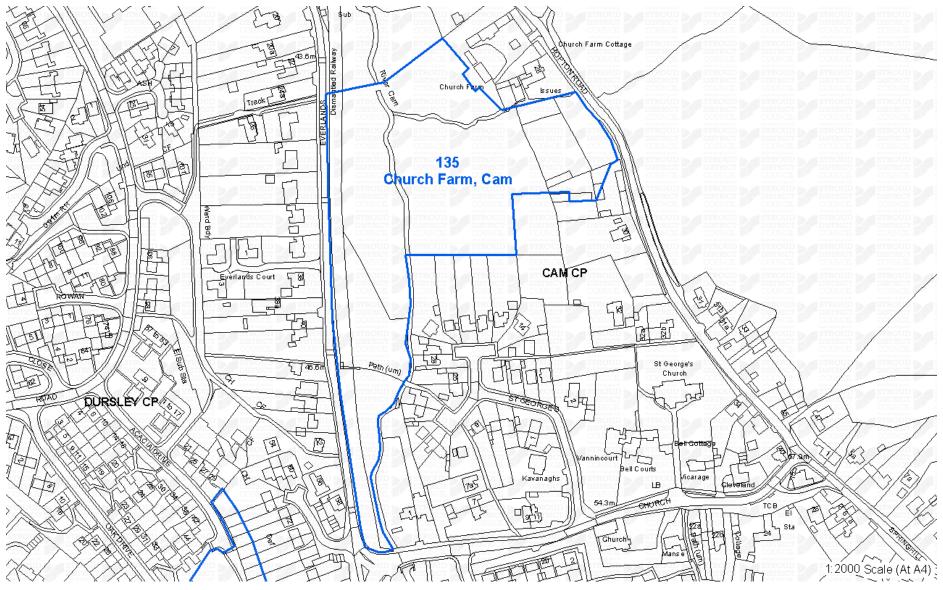
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:				.,
Yield (no of dwgs)	: 2011-2016:		Is site <u>available</u> immediately?:	Yes
116	2016-2021:	116	•	
110	2010 20211	110	Is site likely to be	Yes
Density (dph):	2021-2026:		deliverable?:	163
45	2026 onwards:			

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk.

Stroud District SHLAA, Site Analysis, September 2011



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