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

RTP ID: 90

Yes

Included in 2011

Assessment?:

Reason for not

Local Plan Allocation:

Single / multiple ownership:

Land off Lake Lane, Vacant site (no bldgs or activity) Site Name: Site activity:

> **Frampton** Main current use: Other/unclassified

> > Type of potential: New build

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

assessing the site: **Key Employment Land (%):** 100

> Key Wildlife Sites (%): 0

Site Source: Call for Sites 0 Tree Preservation Order (count):

Frampton on Severn CP Parish: Flood risk Level 2 (%): 100

District Ward: Severn Flood risk Level 3a (%): 100

Site Classification: Small village or rural area Flood risk Level 3b (%): 100

> Easting: 374,968

Estimate of Housing Potential Northing: 208,610

Gross Site Area (ha): 0.59 Gross Site Area (ha): 0.59

Key Employment Land

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

Single

of physical obstacles(%):

Net developable area (ha):

0.59

100

Effective developable area (ha): 0.59

If multiple ownership, are all Density (dph): 30 owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Suitability Assessment

Physical problems or limitations: Functional floodplain (more

than 10% of site)

2016-2021

Environmental conditions:

Time period over which constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

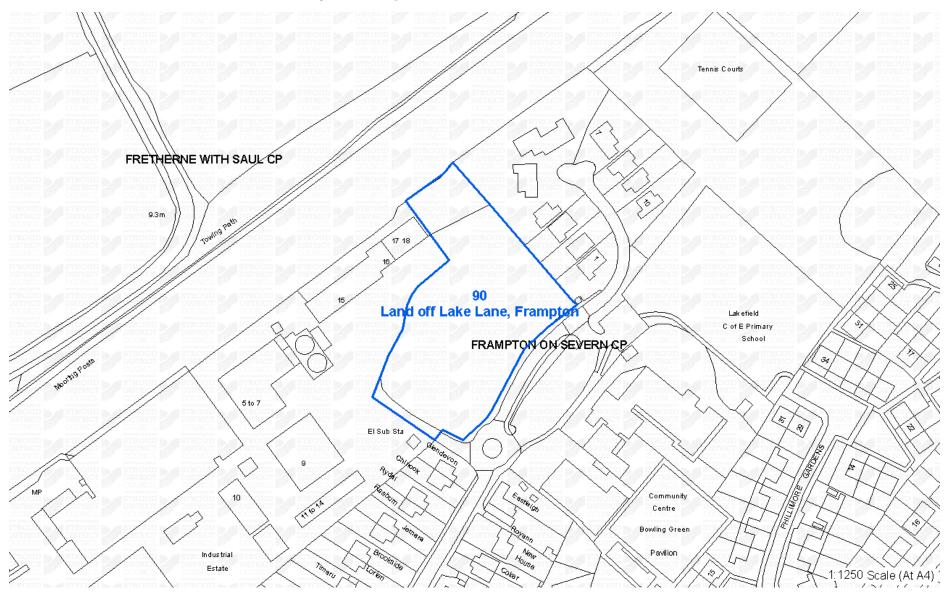
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT: Number of dwelling		Is site <u>suitable</u> for sing development?:	Possibly
Yield (no of dwgs): 2011-2016:	18	Is site <u>available</u> immediately?:	Yes
Density (dph): 2021-2026: 30 2026 onwards:	10	Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Assess requirements to satisfactorily address flood risk. 2. Site recommended for retention as an employment site in Employment Land Review. Determine whether site still needed as part of first LDF review.

Stroud District SHLAA, Site Analysis, September 2011



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