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

RTP ID: 167

Yes

Included in 2011

Assessment?:

Site Name: The Marina, Frampton Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

3

5.02

100

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 (%): 22

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

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

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

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 375,457

Gross Site Area (ha): 5.02 Gross Site Area (ha): 5.02

Local Plan Allocation: Net developable area (ha):

Single

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 5.02

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

Density (dph): 30

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which 2021-2026 (2 phases) constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

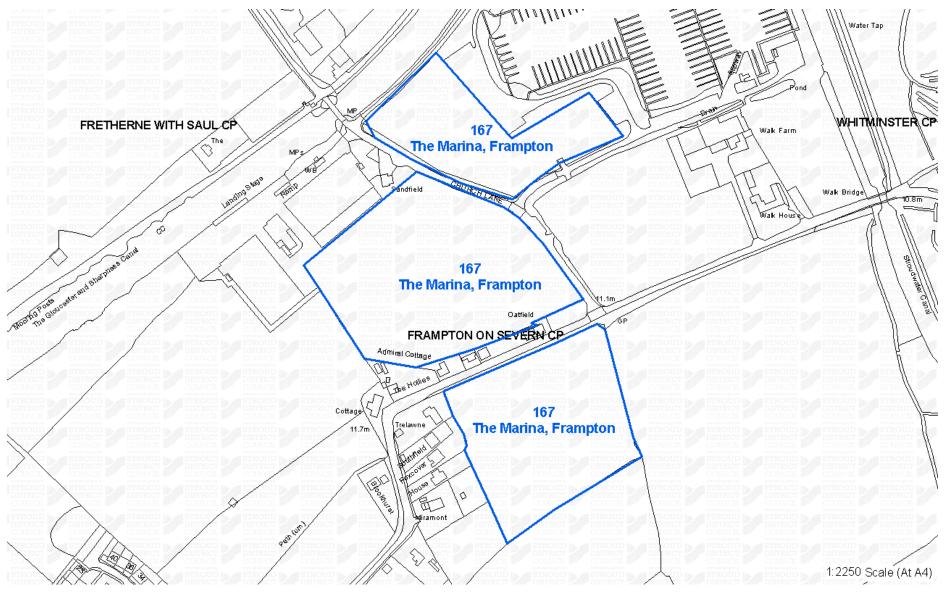
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for housing development?:		Possibly
Number of dwellings:			lo cito ovoileble	Ves
Yield (no of dwgs): 2011-2016:		Is site <u>available</u> immediately?:	Yes
151	2016-2021:	75		v
Density (dph):	2021-2026:	75	Is site likely to be deliverable?:	Yes
30	2026 onwards:			

What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Stroud District SHLAA, Site Analysis, September 2011



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