

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

RTP ID: **167**

Site Name: **The Marina, Frampton**

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

Main current use: **Agriculture**

Type of potential: **New build**

## Site Details

Included in 2011 Assessment?: **Yes**

## Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

## Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

Potential for 'town centre' mixed use development: **No**

## Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **22**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **3**

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

Flood risk Level 3b (%): **0**

## Estimate of Housing Potential

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

Net developable area (ha): **5.02**

Proportion of net developable area available after taking account of physical obstacles(%): **100**

Effective developable area (ha): **5.02**

Density (dph): **30**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Frampton on Severn CP**

District Ward: **Severn**

Site Classification: **Small village or rural area**

Easting: **375,457**

Northing: **208,864**

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

Local Plan Allocation:

## 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:

Is site suitable for housing development?:

**Possibly**

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2011-2016:

**151** 2016-2021: **75**

Density (dph): 2021-2026: **75**

**30** 2026 onwards:

Is site available immediately?:

**Yes**

Is site likely to be deliverable?:

**Yes**

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

