

Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: 11

Site Name: Upthorpe Farm, Cam

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access

Included in Assessment?: Yes

Policy Constraints

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014 onwards (3 phases)

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Site Source: Call for Sites

Special Landscape Area (%): 0

Reason for impact on yield or general deliverability issue:

Parish: Cam CP

Tree Preservation Order Site (%): 0

District Ward: Cam East

Flood risk Level 2 (%): 0

Site Classification: Edge of Urban Area

Flood risk Level 3a (%): 0

Easting: 375,782

Flood risk Level 3b (%): 0

Accessibility

Distance from site to Bus Stop (m): 239

Nearest Centre from Bus Stop: Cam – Chapel Street

Northing: 200,105

Gross Site Area (ha): 36.55

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Local Plan Allocation:

Net developable area (ha): 27.41

Distance from Bus Stop to nearest retail/service centre (m): 354

Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Travel Time from bus stop to nearest retail/service centre (mins): 1

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

Effective developable area (ha): 27.41

Nearest retail/service centre to site: Cam – Chapel Street

Brownfield/Greenfield: Greenfield

Density (dph): 50

Distance from site to nearest nearest retail/service centre (m): 1,262

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

1. Determine whether access issue can be addressed. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

1,371

2014-2019:

457

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

457

50

2026 onwards:

457

Stroud District SHLAA, Site Analysis, November 2009

