

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

RTP ID: **16**

Site Name: **Land at Coaley Junction, Cam**

Site activity: Occupied site (No buildings)

Main current use: Employment

Type of potential: New build

## Suitability Assessment

### Site Details

Potential for 'town centre' mixed use development:

No

Physical problems or limitations:

Possible contamination

Included in Assessment?: Yes

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2019

Reason for not assessing the site:

### Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

### Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Site Source: Call for Sites

Parish: Cam CP

District Ward: Cam West

Site Classification: Small village or rural area

Easting: 374,856

Northing: 201,939

Gross Site Area (ha): 1.79

Local Plan Allocation:

### Estimate of Housing Potential

Gross Site Area (ha): 1.79

Net developable area (ha): 1.79

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

Effective developable area (ha): 1.79

Density (dph): 45

### Accessibility

Distance from site to Bus Stop (m): 43

Nearest Centre from Bus Stop: Cam – Tescos

Distance from Bus Stop to nearest retail/service centre (m): 1,819

Travel Time from bus stop to nearest retail/service centre (mins): 4

Nearest retail/service centre to site: Cam – Tescos

Distance from site to nearest nearest retail/service centre (m): 1,875

### Information from Site Visit / Call for Sites

Single / multiple ownership: Single

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

Brownfield/Greenfield: Brownfield

## OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

81

2014-2019:

81

Density (dph):

2019-2026:

45

2026 onwards:

Is site available immediately?:

Yes

Is site likely to be deliverable?:

Yes

1. Undertake site surveys to determine extent of possible contamination.

# Stroud District SHLAA, Site Analysis, November 2009

