

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

RTP ID: 199

Site Name: Indoor Outdoor / 4 Tiltdown, Cam

Site activity: Occupied site (No buildings)

Main current use: Back garden

Type of potential: New build

Suitability Assessment

Site Details

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

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: Urban Capacity Study 2002

Parish: Cam CP

District Ward: Cam East

Site Classification: In Urban Area

Easting: 374,606

Northing: 199,747

Gross Site Area (ha): 0.37

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.37

Net developable area (ha): 0.37

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

Effective developable area (ha): 0.37

Density (dph): 45

Accessibility

Distance from site to Bus Stop (m): 450

Nearest Centre from Bus Stop: Cam - Phillimore Road

Distance from Bus Stop to nearest retail/service centre (m): 1,658

Travel Time from bus stop to nearest retail/service centre (mins): 5

Nearest retail/service centre to site: Cam - Phillimore Road

Distance from site to nearest nearest retail/service centre (m): 666

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs):

2009-2014:

16

2014-2019:

16

Is site available immediately?:

Not known

Density (dph):

2019-2026:

45

2026 onwards:

Is site likely to be deliverable?:

Yes

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, November 2009

