

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

RTP ID: 27

Site Name: Land adjacent to Tilsdown House, Cam

Site activity: Occupied buildings

Main current use: Existing housing stock

Type of potential: New build

Potential for 'town centre' mixed use development: No

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2009-2014

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 417

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): 903

Site Details

Included in Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Cam CP

District Ward: Cam East

Site Classification: In Urban Area

Easting: 374,656

Northing: 199,618

Gross Site Area (ha): 2.08

Local Plan Allocation:

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

Estimate of Housing Potential

Gross Site Area (ha): 2.08

Net developable area (ha): 2.08

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

Effective developable area (ha): 2.08

Density (dph): 45

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Brownfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

Number of dwellings:

Yield (no of dwgs):

2009-2014:

93

Is site available immediately?:

Yes

93

2014-2019:

Density (dph):

2019-2026:

45

2026 onwards:

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

None required

Stroud District SHLAA, Site Analysis, November 2009

