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

ROGER TYM & PARTNERS Planners and Development Economists

RTP ID: 296

Site Name: Land east of Courthouse gardens, Cam

Site Details

Included in Assessment?:	Yes
Reason for not assessing the site:	
Site Source:	Officer input
Parish:	Cam CP
District Ward:	Cam West
Site Classification:	Edge of Urban Area
Easting:	375,334
Northing:	200,858
Gross Site Area (ha):	23.24
Local Plan Allocation:	

Information from Site Visit / Call for Sites

Single / multiple ownership:	Not known
If multiple ownership, are all owners prepared to develop?:	NA
Brownfield/Greenfield:	Greenfield

Site activity:	Occupied site (No buildings)
Main current use:	Agriculture
Type of potential:	New build
Potential for 'town centre' mixed use development:	No

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):	23.24
Net developable area (ha):	17.43
Proportion of net developable area available after taking account of physical obstacles(%):	100
Effective developable area (ha):	17.43
Density (dph):	50

Suitability Assessment

Physical problems or limitations:	Access
Environmental conditions:	
Time period over which constraints can be addressed - if possible:	2019 onwards (3 phases)

Site Assessment Panel

Likely to be deliverable?:	Yes
impact on theoretical yield:	Current consent for 10 dwellings
Reason for impact on yield or general deliverability issue:	

Accessibility

Distance from site to Bus Stop (m):	199
Nearest Centre from Bus Stop:	Cam – Tescos
Distance from Bus Stop to nearest retail/service centre (m):	338
Travel Time from bus stop to nearest retail/service centre (mins):	1
Nearest retail/service centre to site:	Cam – Chapel Street
Distance from site to nearest nearest retail/service centre (m):	783

OVERALL ASSESSMENT:

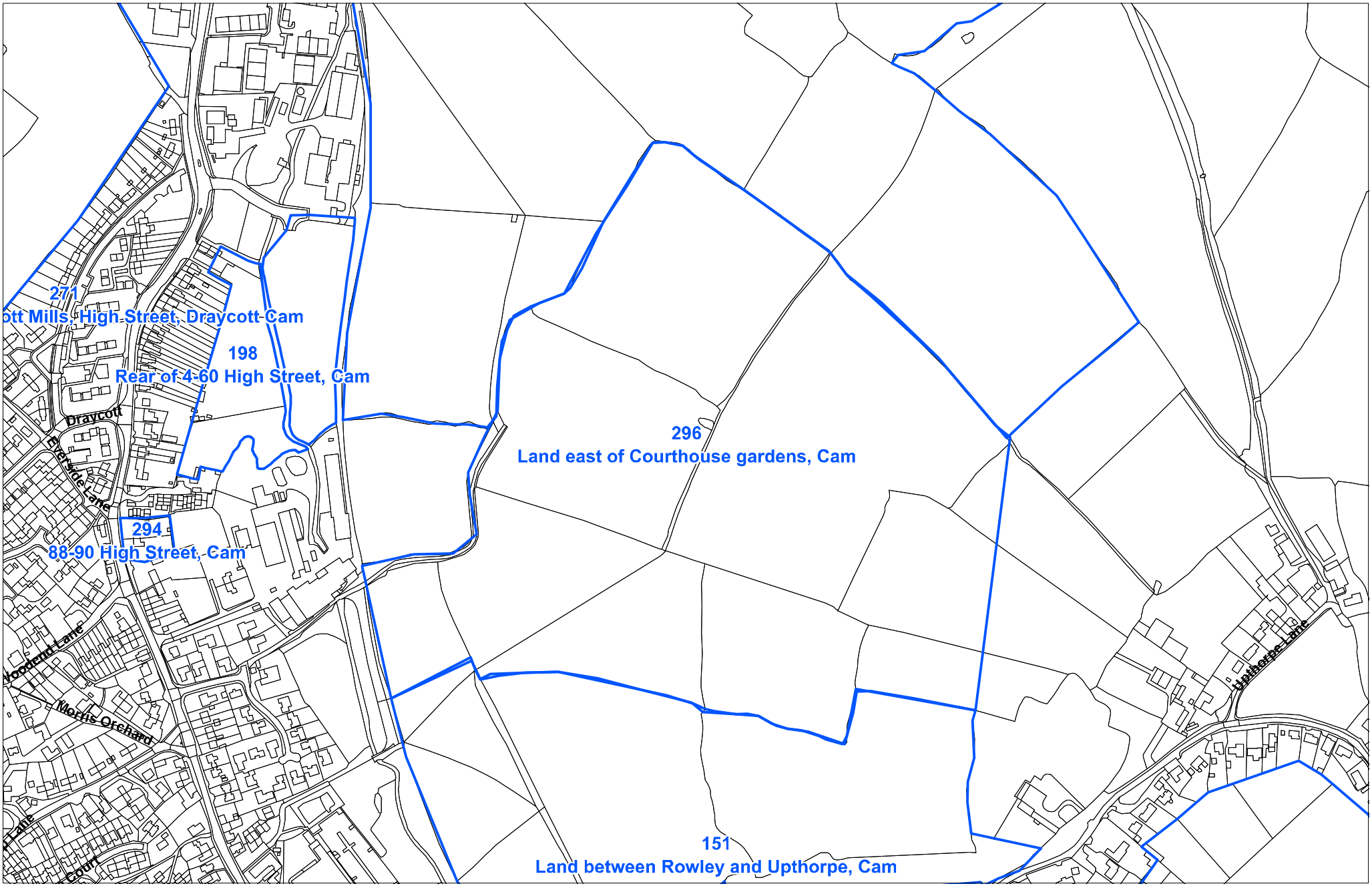
Is site suitable for housing development?:	Possibly
Is site available immediately?:	Not known
Is site likely to be deliverable?:	Yes

Yield (no of dwgs):	Number of dwellings:	
871	2009-2014:	
	2014-2019:	
Density (dph):	2019-2026:	290
50	2026 onwards:	581

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.2. Determine whether access issues can be addressed (and whether bypass creates better strategic solution).3. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, November 2009



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1:5000 Scale (At A4)