

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

RTP ID: 8

Site Name: Land east of Tait's Hill Road, Cam

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

## Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations: Access; Topography

## Site Details

Included in Assessment?: Yes

Environmental conditions:

Reason for not assessing the site:

Time period over which constraints can be addressed - if possible: 2019-2026

## Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

## Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

Reason for impact on yield or general deliverability issue: Topography/accesss/road capacity

Site Source: Call for Sites

Parish: Stinchcombe CP

District Ward: Vale

Site Classification: Edge of Urban Area

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

## Accessibility

Easting: 373,592

Northing: 199,745

Gross Site Area (ha): 5.31

Local Plan Allocation:

## Estimate of Housing Potential

Gross Site Area (ha): 5.31

Net developable area (ha): 5.31

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 1.33

Density (dph): 40

Distance from site to Bus Stop (m): 1,365

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): 1,382

## Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

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

Brownfield/Greenfield: Greenfield

## 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. Determine whether topography issue renders site unviable.

Yield (no of dwgs):

2009-2014:

Is site available immediately?:

Yes

53

2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph):

2019-2026:

53

40

2026 onwards:

# Stroud District SHLAA, Site Analysis, November 2009

