

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

RTP ID: **33**

Site Name: **Land adjacent to Tocknell Court, Box Road, Cam**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

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): **101**

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): **1,669**

Site Details

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): **2.21**

Net developable area (ha): **2.21**

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

Effective developable area (ha): **2.21**

Density (dph): **45**

Included in Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Cam CP**

District Ward: **Cam West**

Site Classification: **Small village or rural area**

Easting: **374,948**

Northing: **201,751**

Gross Site Area (ha): **2.21**

Local Plan Allocation:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Yes

What actions are needed to bring site forward?:

None required

Number of dwellings:

Yield (no of dwgs):

2009-2014:

100

Is site available immediately?:

Yes

Density (dph):

2014-2019:

Is site likely to be deliverable?:

Yes

45

2019-2026:

2026 onwards:

Stroud District SHLAA, Site Analysis, November 2009

