Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: 315

Yes

Included in 2011

Assessment?:

Land at Elstub Lane, Cam Vacant site (no bldgs or activity) Site Name: Site activity:

> Main current use: Agriculture

Type of potential: New build

0

0

75

0.51

45

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

Proportion of net developable

Effective developable area (ha):

of physical obstacles(%):

Density (dph):

area available after taking account

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

Key Wildlife Sites (%):

Site Source: Submitted 2011 Tree Preservation Order (count): 0

Parish: Cam CP Flood risk Level 2 (%):

District Ward: Cam West Flood risk Level 3a (%): 0

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 0

> Easting: 373,927

Estimate of Housing Potential Northing: 200,069

Gross Site Area (ha): 0.68 Gross Site Area (ha): 0.68 Local Plan Allocation: Net developable area (ha): 0.68

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all Not known owners prepared to develop?:

Brownfield/Greenfield: Greenfield Physical problems or limitations:

Environmental conditions:

Suitability Assessment

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

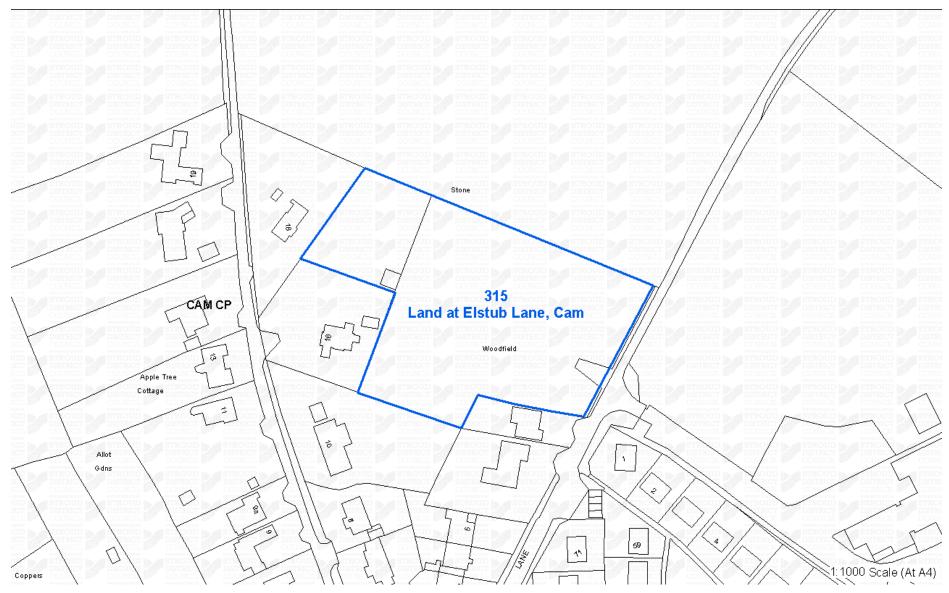
Reason for impact on yield or general deliverability issue: Road capacity

OVERALL ASSESSMENT:		Is site <u>suitable</u> for using development?:	Possibly
Number of dwe Yield (no of dwgs): 2011-2016: 20 2016-2021:	ellings: 20	Is site <u>available</u> immediately?:	Possibly
Density (dph): 2021-2026: 45 2026 onwards:		Is site likely to be deliverable?:	Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Stroud District SHLAA, Site Analysis, September 2011



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