

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

RTP ID: **11**

Site Name: **Upthorpe Farm, Cam**

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

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Cam CP**

District Ward: **Cam East**

Site Classification: **Edge of Urban Area**

Easting: **375,782**

Northing: **200,105**

Gross Site Area (ha): **36.55**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **0**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **0**

Flood risk Level 3a (%): **0**

Flood risk Level 3b (%): **0**

Estimate of Housing Potential

Gross Site Area (ha): **36.55**

Net developable area (ha): **27.41**

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

Effective developable area (ha): **27.41**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016 onwards (3 phases)**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **No**

Reason for impact on yield or general deliverability issue:

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:

Yield (no of dwgs):		Number of dwellings:	
2011-2016:		2011-2016:	
1,097		2016-2021:	365
Density (dph):	2021-2026:	2021-2026:	366
45		2026 onwards:	366

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

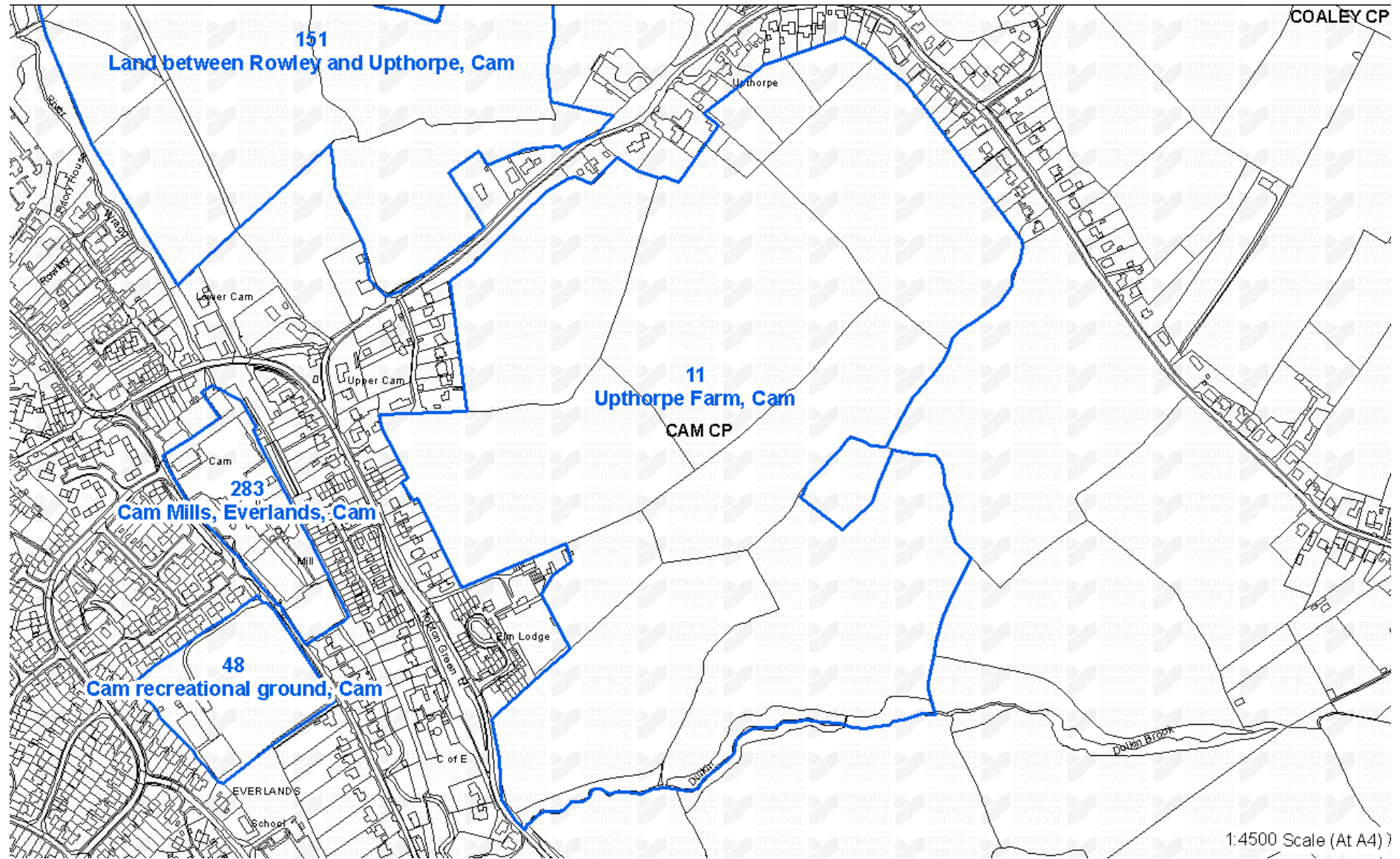
Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Seek early review with the Highways Agency to determine impact on strategic road network.

Stroud District SHLAA, Site Analysis, September 2011



1:4500 Scale (At A4)