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

RTP ID: 151

Yes

Included in 2011

Assessment?:

Site Name: Land between Rowley and Site activity:

Upthorpe, Cam

Main current use: Agriculture

Occupied site (No buildings)

Type of potential: New build

0

2

10.64

100

Site Details Potential for 'town centre'

mixed use development: No

Policy Constraints

AONB (%): 0

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

Key Wildlife Sites (%):

Site Source: Call for Sites Tree Preservation Order (count): 0

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

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

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 2

Easting: 375,363

Northing: 200,451 <u>Estimate of Housing Potential</u>

Gross Site Area (ha): 14.19 Gross Site Area (ha): 14.19

Local Plan Allocation: Net developable area (ha):

Single

Information from Site Visit / Call for Sites

Proportion of net developable area available after taking account

of physical obstacles(%):

Effective developable area (ha): 10.64

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

Density (dph): 45

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

Time period over which constraints can be addressed - if phases) 2021 onwards (3

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

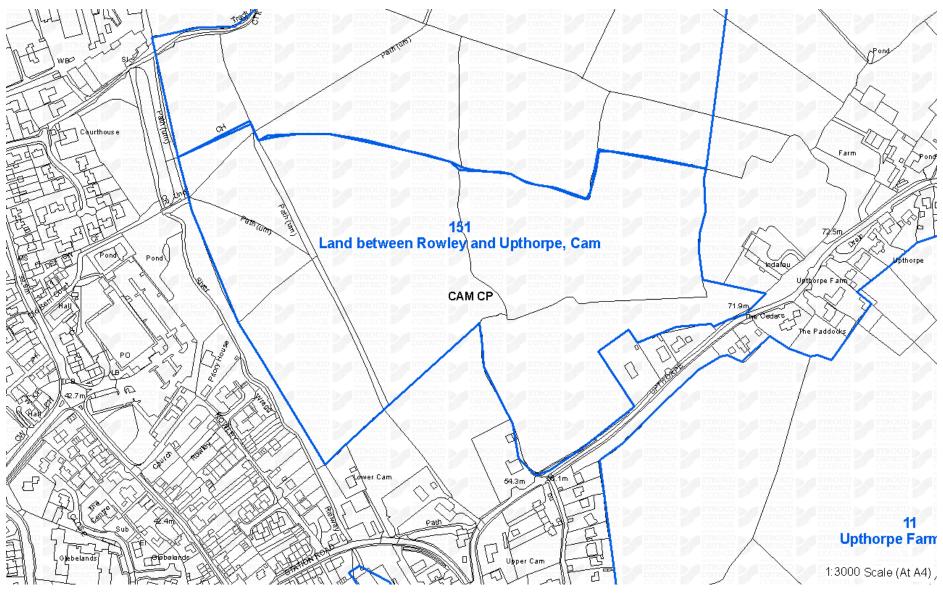
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:			hou	Is site <u>suitable</u> for using development?:	Possibly
	Yield (no of dwgs)		ellings:	Is site <u>available</u> immediately?:	Yes
	426 Density (dph):	2016-2021: 2021-2026:	213	Is site likely to be deliverable?:	Yes
	45	2026 onwards:	213		

What actions are needed to bring site forward?:

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

Stroud District SHLAA, Site Analysis, September 2011



© Crown copyright and database rights 2011 Ordnance Survey 100019682