

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

RTP ID: **151**

Site Name: **Land between Rowley and Uphorpe, Cam**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Suitability Assessment

Physical problems or limitations: Access

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

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 (%): 2

Flood risk Level 3a (%): 3

Flood risk Level 3b (%): 2

Estimate of Housing Potential

Gross Site Area (ha): 14.19

Net developable area (ha): 10.64

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

Effective developable area (ha): 10.64

Density (dph): 45

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: 375,363

Northing: 200,451

Gross Site Area (ha): 14.19

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:

Number of dwellings:

Yield (no of dwgs): 2011-2016:
426

2016-2021:

Density (dph): 2021-2026: 213

45 2026 onwards: 213

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 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

