## Stroud District Council - Strategic Housing Land Availability Assessment, December 2011 RTP ID: 296 **Land east of Courthouse** Occupied site (No buildings) Site Name: Site activity: gardens, Cam Main current use: Agriculture Type of potential: New build Potential for 'town centre' Site Details mixed use development: No Suitability Assessment Included in 2011 Yes Assessment?: **Policy Constraints** Physical problems or limitations: Access **AONB (%):** 0 Reason for not assessing the site: **Key Employment Land (%):** 0 **Environmental conditions:** Key Wildlife Sites (%): 0 Time period over which 2021 onwards (3 constraints can be addressed - if phases) Site Source: Officer input Tree Preservation Order (count): 0 possible: Parish: Cam CP Flood risk Level 2 (%): 0 **District Ward:** Cam West Flood risk Level 3a (%): 0 Site Classification: Edge of Urban Area Site Assessment Panel Flood risk Level 3b (%): 0 Easting: 375,334 Likely to be deliverable?: Yes Estimate of Housing Potential Northing: 200,858 Gross Site Area (ha): 23.24 Gross Site Area (ha): 23.24 Impact on theoretical yield: No Local Plan Allocation: Net developable area (ha): 17.43 Reason for impact on yield or 100 Proportion of net developable Information from Site Visit / Call for Sites general deliverability issue: area available after taking account of physical obstacles(%): Single / multiple ownership: Not known Effective developable area (ha): 17.43 If multiple ownership, are all

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Density (dph):

OVERALL ASSESSMENT:			Is site <u>suitable</u> for housing development?:		Possibly
	Number of dwellings:				
	Yield (no of dwgs)	: 2011-2016:	_	Is site <u>available</u> immediately?:	Not known
	697	2016-2021:		•	
	Density (dph):	2021-2026:	216	Is site likely to be deliverable?:	Yes
	45	2026 onwards:	481		

Greenfield

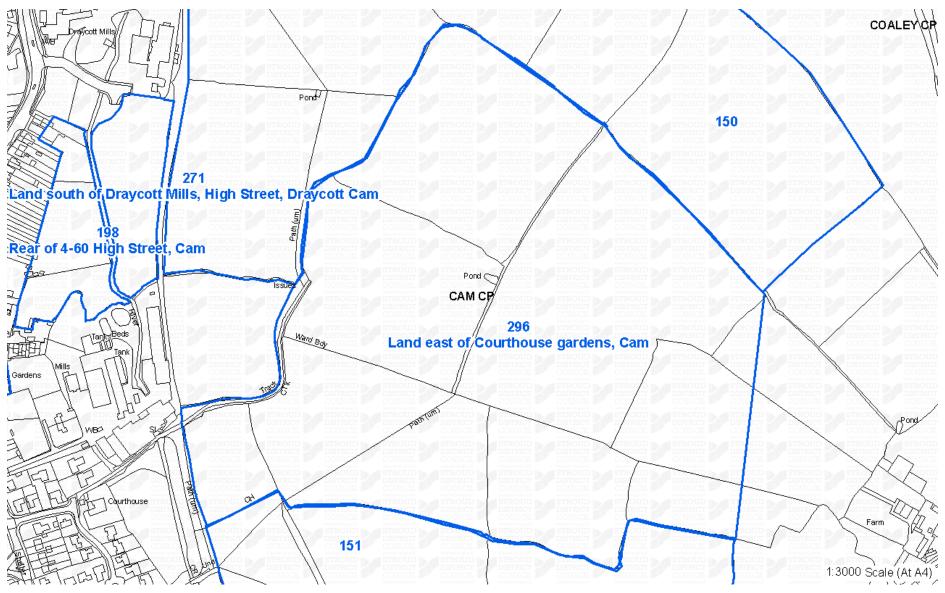
owners prepared to develop?:

Brownfield/Greenfield:

## What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site. 2. Determine whether access issues can be addressed (and whether bypass creates better strategic solution). 3. Seek early review with the Highways Agency to determine impact on strategic road network.

## Stroud District SHLAA, Site Analysis, September 2011



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