

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

RTP ID: **297**

Site Name: **Land at Spring Hill, Cam**

Site activity: **Vacant site (no bldgs or activity)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Submitted 2011**

Parish: **Cam CP**

District Ward: **Cam East**

Site Classification: **Edge of Urban Area**

Easting: **376,056**

Northing: **199,207**

Gross Site Area (ha): **0.25**

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): **0.25**

Net developable area (ha): **0.25**

Proportion of net developable area available after taking account of physical obstacles(%): **50**

Effective developable area (ha): **0.13**

Density (dph): **45**

Suitability Assessment

Physical problems or limitations: **Access**

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield: **50% reduction**

Reason for impact on yield or general deliverability issue: **Access/Topography**

Information from Site Visit / Call for Sites

Single / multiple ownership: **Multiple**

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

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Number of dwellings:		Is site suitable for housing development?:	Possibly
Yield (no of dwgs):	2011-2016:	Is site available immediately?:	Possibly
5	5		
	2016-2021:	Is site likely to be deliverable?:	Yes
Density (dph):	2021-2026:		
45	2026 onwards:		

What actions are needed to bring site forward?:

- Determine whether owners are willing to develop site.**
- Determine whether access issues can be addressed.**

Stroud District SHLAA, Site Analysis, September 2011

