

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

RTP ID: **300**

Site Name: **Land off Dursley Road, Cambridge**

Site activity: Vacant site (no bldgs or activity)

Main current use: Agriculture

Type of potential: New build

Suitability Assessment

Potential for 'town centre' mixed use development: No

Physical problems or limitations:

Site Details

Included in Assessment?: Yes

Environmental conditions:

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

Reason for not assessing the site:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Special Landscape Area (%): 0

Tree Preservation Order Site (%): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Site Assessment Panel

Likely to be deliverable?: Yes

impact on theoretical yield: 50% reduction

Reason for impact on yield or general deliverability issue: Access/road capacity

Site Source: Submitted 2011

Parish: Slimbridge CP

District Ward: Severn

Site Classification: Other rural settlements

Easting: 374,883

Northing: 203,408

Gross Site Area (ha): 0.70

Local Plan Allocation:

Estimate of Housing Potential

Gross Site Area (ha): 0.70

Net developable area (ha): 0.70

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

Effective developable area (ha): 1.42

Density (dph): 40

Accessibility

Distance from site to Bus Stop (m): 113

Nearest Centre from Bus Stop: Cam – Tesco

Distance from Bus Stop to nearest retail/service centre (m): 3,842

Travel Time from bus stop to nearest retail/service centre (mins): 17

Nearest retail/service centre to site: Cam – Tesco

Distance from site to nearest nearest retail/service centre (m): 3,955

Information from Site Visit / Call for Site

Single / multiple ownership: Single

If multiple ownership, are all owners prepared to

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

What actions are needed to bring site forward?:

Number of dwellings:

Yield (no of dwgs): 2009-2014:

Is site available immediately?:

Yes

14 2014-2019:

Is site likely to be deliverable?:

Yes

Density (dph): 2019-2026:

40 2026 onwards:

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