RTP ID: **313**

Site Name: **Land surrounding Box Road Avenue, 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

Potential for 'town centre' mixed use development: No

Policy Constraints

Reason for not assessing the site:

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Site Source: Submitted 2011

Tree Preservation Order (count): 0

Parish: Cam CP

Flood risk Level 2 (%): 0

District Ward: Cam West

Flood risk Level 3a (%): 0

Site Classification: Small village or rural area

Flood risk Level 3b (%): 0

Easting: 375,039

Northing: 201,953

Estimate of Housing Potential

Gross Site Area (ha): 4.96

Gross Site Area (ha): 4.96

Local Plan Allocation:

Net developable area (ha): 4.96

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

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

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

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

Single / multiple ownership: Multiple

Effective developable area (ha): 4.96

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

Density (dph): 40

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?: **Yes**

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

Number of dwellings:		
Yield (no of dwgs):	2011-2016:	
149	2016-2021:	**149**
Density (dph):	2021-2026:	
40	2026 onwards:	

Is site available immediately?: **Possibly**

Is site likely to be deliverable?: **Yes**

Stroud District SHLAA, Site Analysis, September 2011

COALEY CP

MP 105.5

25.7m

Draycott

Garage

16
Land at Coaley Junction, Cam

A 4135

MS

76

El Sub Sta

LB

313
Land surrounding Box Road Avenue, Cam

27.4m

Yard

CAM CP

BOX ROAD AVENUE

BOX ROAD

LB

139
Land at Draycott, Cam

29.4m

Pond

33
Land adjacent to Tocknell Court, Box Road, Cam

1:2000 Scale (At A4)