|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| As Ref | | 1028-NS | | | | | | | | | |
| Related/Previous Site  References | | New Site for 2017 | | | | | | Grid  Reference | | X | 439634 |
| Y | 296823 |
| Site Description | | Tithe Farm, 12 Wykin Lane, Stoke Golding, Nuneaton Warwickshire | | | | | | Site size | | | 3.23 ha |
| Current Site Uses | | Agriculture  Farm Smallholding | | | | | | Adjacent Site  Uses | | | Residential  Agriculture  Scheduled Ancient Monument |
| Land Type | | Greenfield | | | | | |  | | | |
| Site Location | | Outside the settlement boundary | | | | | |  | | | |
| Character of surroundings | | Rural/agricultural, with some residential | | | | | | | | | |
| Accessibility | | | | | | | | | | | |
| Distance to Bus Stop  from centre of site | \* | | | | Distance to Bus Stop from  site access | | | | \* | | |
| Distance to Primary  School from centre of site | \* | | | | Distance to Primary School  from site access | | | | \* | | |
| Distance to Local  Centre from centre of site | \* | | | | Distance to Local Centre from site access | | | | \* | | |
| Distance to Post Office  from centre of site | N/A | | | | Distance to Post Office  from site access | | | | N/A | | |
| Distance to Health  Centre from centre of site | \* | | | | Distance to Health Centre  from site access | | | | \* | | |
| Distance to Secondary  School from centre of site | \* | | | | Distance to Secondary  School from site access | | | | \* | | |
| Distance to Rec. Gnd. from centre of site | \* | | | | Distance to Rec. Gnd.  from site access | | | | \* | | |
| Additional Accessibility  information | No independent access so distances are not relevant until access known. | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | | N/A | | | | | | | | |
|  | | | Mitigatable |  | | Comments |  | | | | |
| Land & Soil Constraints | | |  | | | | | | | | |
| Environmental | | | Site is located on the boundary of a designated Scheduled Monument site (SM1017678), relating to the well-preserved earthwork remains of a medieval manorial farmstead, close to the designated Conservation Area of Stoke Golding. Leicestershire County Council states that the application area has high potential for the presence of archaeological remains ranging in date from the prehistoric through to the medieval and post-medieval periods. It is recommended that any submitted planning application should include an archaeological impact assessment of the proposals, comprising a preliminary desk-based assessment and evaluation survey. | | | | | | | | |

|  |  |  |
| --- | --- | --- |
| Topographical | No obvious topographical constraints on site. | |
| Planning Policy | * Core Strategy 2009 * Site Allocations and Development Management Policies DPD 2016 * Other relevant local plan policies may apply * Any relevant supporting evidence base studies   Site is outside the settlement boundary of Stoke Golding, as identified in Site Allocation document 2016. | |
| Accessibility | Access may be required through other site as part of a larger development, for example adjacent site AS534. | |
| Availability/ Achievability for Housing | | |
| Market Interest | | High |
| Timeframe for development | | 6-10 years: 2023-2027 |
| Estimated number of dwellings | | 61 |
| Estimated Density | | 30 dph |
| Estimated Build Rate | | 40 pa |
| Suitable | | No |
| Available | | Yes |
| Achievable | | No |
| Excluded from consideration | | No |
| Comment | |  |
| Overall assessment | | Non-developable |
| Additional information | | The scheduled monument is adjacent to the site, and therefore the level of mitigation required on the site may affect overall achievability. |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Availability/ Achievability for Economic Uses (B1, B2, B8) | | | |  |
|  | **Office (B1)** | **Industrial (B2)** | **Warehousing (B8)** |
| Market Interest | Low | Low | Low |
| Estimated gross external floorspace | 9690 m² | 13566 m² | 16150 m² |
| Estimated Density | 3000 m² per ha | 4200 m² per ha | 5000 m² per ha |
| Suitable | No | No | No |
| Available | Yes | No | No |
| Achievable | No | No | No |
| Excluded from consideration | No | No | No |
| Comment |  |  |  |
| Overall assessment | Non-developable | Non-developable | Non-developable |  |
| Additional information |  |  |  |