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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** |
| General Site Information |
| Parish | Stoke Golding |
| As Ref | 1028-NS |
| Related/Previous SiteReferences | New Site for 2017 | GridReference | X | 439634 |
| Y | 296823 |
| Site Description | Tithe Farm, 12 Wykin Lane, Stoke Golding, Nuneaton Warwickshire | Site size | 3.23 ha |
| Current Site Uses | AgricultureFarm Smallholding | Adjacent SiteUses | ResidentialAgricultureScheduled Ancient Monument |
| Land Type | Greenfield |  |
| Site Location | Outside the settlement boundary |  |
| Character of surroundings | Rural/agricultural, with some residential |
| Accessibility |
| Distance to Bus Stopfrom centre of site | \* | Distance to Bus Stop fromsite access | \* |
| Distance to PrimarySchool from centre of site | \* | Distance to Primary Schoolfrom site access | \* |
| Distance to LocalCentre from centre of site | \* | Distance to Local Centre from site access | \* |
| Distance to Post Officefrom centre of site |  N/A | Distance to Post Officefrom site access |  N/A |
| Distance to HealthCentre from centre of site | \* | Distance to Health Centrefrom site access | \* |
| Distance to SecondarySchool from centre of site | \* | Distance to SecondarySchool from site access | \* |
| Distance to Rec. Gnd. from centre of site | \* | Distance to Rec. Gnd.from site access | \* |
| Additional Accessibilityinformation | 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. |

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| 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. |

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| 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 |  |  |  |