|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| As Ref | | 534 | | | | | | | | | |
| Related/Previous Site  References | | EOI 238 | | | | | | Grid  Reference | | X | 439570 |
| Y | 296976 |
| Site Description | | Land South of Station Road between  Wykin Lane and Higham Lane  Stoke Golding | | | | | | Site size | | | 8.06ha overall.  However the developable area is 5.94ha excluding Scheduled Monument |
| Current Site Uses | | Agricultural  Paddock  Scheduled Ancient Monument | | | | | | Adjacent Site  Uses | | | Residential  Agricultural |
| Land Type | | Greenfield | | | | | |  | | | |
| Site Location | | Adjacent to settlement boundary | | | | | |  | | | |
| Character of  surroundings | | Rural/Urban Fringe | | | | | | | | | |
| Accessibility | | | | | | | | | | | |
| Distance to Bus Stop from centre of site | Within 100m  Station Rd | | | | Distance to Bus Stop from site access | | | | Within 50m  Station Rd | | |
| Distance to Primary  School from centre of site | Within 800m | | | | Distance to Primary School  from site access | | | | Within 600m | | |
| Distance to Local  Centre from centre of site | Within 650m | | | | Distance to Local Centre  from site access | | | | Within 400m | | |
| 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 | Within 1300m | | | | Distance to Health Centre  from site access | | | | Within 1100m | | |
| Distance to Secondary  School from centre of site | Within 1650m | | | | Distance to Secondary  School from site access | | | | Within 1450m | | |
| Distance to Rec. Gnd. from centre of site | Within 1100m | | | | Distance to Rec. Gnd. from site access | | | | Within 900m | | |
| Additional Accessibility information |  | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | | Scheduled ancient monument on site | | | | | | | | |
|  | | | Mitigatable | Yes | | Comments | Develop western side of site with consideration for layout and design of  development, which should be sympathetic to the adjacent monument and character of  the area | | | | |
| Land & Soil Constraints | | | None known | | | | | | | | |
| Environmental | | | Hedgerows and mature trees along field boundaries within the site and along the perimeter of the site including several chestnut trees on ancient monument site. It may be prudent to place Tree Preservation Orders on the trees around the monument.  Site may be of ecological value, further consultation may be required  Extended Phase 1 Habitat Survey (2014) identifies potential ecological constraints on the site. | | | | | | | | |

|  |  |  |
| --- | --- | --- |
|  | Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with Historic England and the local authority would be required when examining this site for development. | |
| Topographical | 11 Kv power line crosses the site north to south towards the eastern side of the site.  Two hill mounds form part of the monument and a pond stand on the south eastern corner of site.  Site generally slopes down to the south west corner | |
| 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   A Scheduled Ancient Monument is on the site, and therefore has been excluded, and the eastern section of the site is within Stoke Golding Conservation Area. | |
| Accessibility | Field gate access from Higham Lane, access also available from Main Street into the village centre which is also used to access dwellings at Park House.  There are no apparent fundamental reasons for this site to be excluded from consideration at this stage for small-scale development accessed off Station Road. However, consideration in more detail as part of the usual Development Management process might lead to the site being viewed less favourably | |
| Availability/ Achievability for Housing | | |
| Market Interest | | High |
| Timeframe for development | | 6-10 years: 2023-2027 |
| Estimated number of dwellings | | 111 |
| Estimated Density | | 30 dph |
| Estimated Build Rate | | 40 pa |
| Suitable | | Yes |
| Available | | Yes |
| Achievable | | Yes |
| Excluded from consideration | | No |
| Comment | | 5.94 |
| Overall assessment | | Developable |
| Additional information | | The scheduled monument is excluded from the site, and therefore suitable, however the level of mitigation required on the site may affect overall achievability, further consultation with stakeholders is vital. |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Availability/ Achievability for Economic Uses (B1, B2, B8) | | | |  |
|  | **Office (B1)** | **Industrial (B2)** | **Warehousing (B8)** |
| Market Interest | Low | Low | Low |
| Estimated gross external floorspace | 17820 m² | 24948 m² | 29700 m² |
| Estimated Density | 3000 m² per ha | 4200 m² per ha | 5000m² per ha |
| Suitable | Yes | Yes | Yes |
| Available | No | No | No |
| Achievable | Yes | Yes | Yes |
| Excluded from consideration | No | No | No |
| Comment |  |  |  |
| Overall assessment | Non-Developable | Non-Developable | Non-Developable |  |
| Additional information |  |  |  |