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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| As Ref | | 537 | | | | | | | | | |
| Related/Previous Site  References | | EOI 321 | | | | | | Grid  Reference | | X | 440288 |
| Y | 296650 |
| Site Description | | Land at Willow Farm Cottage  Wykin Lane  Stoke Golding | | | | | | Site size | | | 8.06ha |
| Current Site Uses | | Agricultural | | | | | | Adjacent Site  Uses | | | Agricultural  Residential |
| 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 800m | | | | Distance to Bus Stop from  site access | | | | Within 800m | | |
| Distance to Primary  School from centre of site | Within 1000m | | | | Distance to Primary School  from site access | | | | Within 900m | | |
| Distance to Local  Centre from centre of site | Within 800m | | | | Distance to Local Centre from site access | | | | Within 800m | | |
| 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 1200m | | |
| Distance to Secondary  School from centre of site | Within 1500m | | | | Distance to Secondary  School from site access | | | | Within 1400m | | |
| Distance to Rec. Gnd.  from centre of site | Within 1000m | | | | Distance to Rec. Gnd.  from site access | | | | Within 900m | | |
| Additional Accessibility  information |  | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | |  | | | | | | | | |
|  | | | Mitigatable |  | | Comments |  | | | | |
| Land & Soil Constraints | | | None known | | | | | | | | |
| Environmental | | | Mature trees and hedgerows follow perimeter and field boundaries within the site. A cluster of trees located on north eastern corner.  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. Appropriate consideration and pre-application investigation of the site may be required | | | | | | | | |
| Topographical | | | None known | | | | | | | | |
| 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 | | | | | | | | |

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| Accessibility | Access to the site would be off a rural road with generally fast moving traffic which  may be unacceptable | |
| Availability/ Achievability | | |
| Market Interest | | High |
| Timeframe for development | | 6-10 years: 2023-2027 |
| Estimated number of dwellings | | 151 |
| Estimated Density | | 30 dph |
| Estimated Build Rate | | 40 pa |
| Suitable | | Yes |
| Available | | Yes |
| Achievable | | Yes |
| Excluded from consideration | | No |
| Comment | | Suitability is dependent on adequate access provision. |
| Overall assessment | | Developable |
| Additional information | | Field access gained from Wykin Lane, by Willow Cottage and via  Orchard Close ? |

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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 | 24180 m² | 33852 m² | 40300 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 |  |  |  |