|  |
| --- |
| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** |
| General Site Information |
| Parish | Stoke Golding |
| As Ref | 537 |
| Related/Previous SiteReferences | EOI 321 | GridReference | X | 440288 |
| Y | 296650 |
| Site Description | Land at Willow Farm CottageWykin LaneStoke Golding | Site size | 8.06ha |
| Current Site Uses | Agricultural | Adjacent SiteUses | AgriculturalResidential |
| Land Type | Greenfield |  |
| Site Location | Adjacent to settlement boundary |  |
| Character of surroundings | Rural/Urban Fringe |
| Accessibility |
| Distance to Bus Stopfrom centre of site | Within 800m | Distance to Bus Stop fromsite access | Within 800m |
| Distance to PrimarySchool from centre of site | Within 1000m | Distance to Primary Schoolfrom site access | Within 900m |
| Distance to LocalCentre from centre of site | Within 800m | Distance to Local Centre from site access | Within 800m |
| Distance to Post Officefrom centre of site | N/A | Distance to Post Officefrom site access | N/A |
| Distance to HealthCentre from centre of site | Within 1300m | Distance to Health Centrefrom site access | Within 1200m |
| Distance to SecondarySchool from centre of site | Within 1500m | Distance to SecondarySchool 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 Accessibilityinformation |  |
| 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 requiredExtended 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
 |

|  |  |
| --- | --- |
| Accessibility | Access to the site would be off a rural road with generally fast moving traffic whichmay 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 viaOrchard Close ? |

|  |
| --- |
| 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 |  |  |  |