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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** |
| General Site Information |
| Parish | Stoke Golding |
| As Ref | 539 |
| Related/Previous SiteReferences |  | GridReference | X | 440264 |
| Y | 297083 |
| Site Description | Land at and surrounding Pine CloseStoke Golding | Site size | 1.94ha. Developable area 0.7 ha |
| Current Site Uses | ResidentialPaddockTelephone exchangeDoctors surgery | Adjacent SiteUses | ResidentialAgricultural Recreation- Playing field |
| Land Type | Combination |  |
| Site Location | Other | Northern three quarters of site withinsettlement boundary. Southern section of site is adjacent to the settlement boundary |
| Character ofsurroundings | Urban/Rural Fringe |
| Accessibility |
| Distance to Bus Stop from centre of site | Within 200m | Distance to Bus Stop from site access | Within 200m |
| Distance to PrimarySchool from centre of site | Within 850m | Distance to Primary Schoolfrom site access | Within 700m |
| Distance to LocalCentre from centre of site | Within 700m | Distance to Local Centrefrom site access | Within 650m |
| Distance to Post Office from centre of site | N/A | Distance to Post Office from site access | N/A |
| Distance to HealthCentre from centre of site | Within 50m | Distance to Health Centrefrom site access | Within 50m |
| Distance to SecondarySchool from centre of site | Within 600m | Distance to SecondarySchool from site access | Within 550m |
| Distance to Rec. Gnd. from centre of site | Within 300m | Distance to Rec. Gnd. from site access | Within 300m |
| Additional Accessibilityinformation |  |
| Constraints |
| Identified Red constraint |  |
|  | Mitigatable |  | Comments |  |
| Land & Soil Constraints | None known |
| Environmental | Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required |
| Topographical | 11 Kv power line runs along northern boundary, electricity sub station also adjacent to northern boundary. |
| 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 | Paddock accessed from Pine Close to south of site and runs directly through thecentre of the site. Development would have to maintain access to the stables. |

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|  | This site is already substantially developed. There are no apparent fundamental reasons for this site to be excluded from consideration at this stage for infill/completion. However, consideration in more detail as part of the usual Development Management process might lead to the site being viewed less favourably. |
| Availability/ Achievability |
| Market Interest | High |
| Timeframe for development | 6-10 years: 2023-2027 |
| Estimated number of dwellings | 17 |
| Estimated Density | 30dph |
| Estimated Build Rate | 40 pa |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | No |
| Comment | Area within the settlement boundary already contains dwellings and therefore the focus of development should be to thesouth of site (the site size for this area is approx 0.7ha); this may impact on residential capacity, availability and achievability.If focusing development on the south vacant part of the site, this would therefore be adjacent to the settlement boundary. |
| Overall assessment | Developable |
| Additional information |  |
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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 | 5820 m² | 8148 m² | 9700 m² |
| Estimated Density |  3000 m² per ha |  4200 m² per ha |  5000m² per ha |
| Suitable |  Yes |  Yes |  Yes |
| Available |  Yes |  Yes |  Yes |
| Achievable |  Yes |  Yes |  Yes |
| Excluded from consideration |  No |  No |  No |
| Comment | Area within the settlement boundary already contains dwellings and therefore the focus of development should be to the south of site (the site size for this area is approx 0.7ha); availability and achievability. The gross internal floorspace calculation is based on 0.7ha. If focusing development on the south vacant part of the site, this would therefore be adjacent to the settlement boundary. |
| Overall assessment | Developable | Developable | Developable |  |
| Additional information |  |  |  |