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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| As Ref | | 541 | | | | | | | | | |
| Related/Previous Site  References | | EOI 320 | | | | | | Grid  Reference | | X | 440556 |
| Y | 297033 |
| Site Description | | Land south of Hinckley Road, adjacent  to Stoke Fields Farm, Stoke Golding | | | | | | Site size | | | 3.97ha |
| Current Site Uses | | Agricultural | | | | | | Adjacent Site  Uses | | | Agricultural  Residential |
| Land Type | | Greenfield | | | | | |  | | | |
| Site Location | | Adjacent to settlement boundary | | | | | |  | | | |
| Character of surroundings | | Urban/Rural fringe | | | | | | | | | |
| Accessibility | | | | | | | | | | | |
| Distance to Bus Stop  from centre of site | Within 300m | | | | Distance to Bus Stop from  site access | | | | Within 100m | | |
| Distance to Primary  School from centre of site | Within 1100m | | | | Distance to Primary School  from site access | | | | Within 900m | | |
| Distance to Local  Centre from centre of site | Within 1000m | | | | 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 650m | | | | Distance to Health Centre  from site access | | | | Within 450m | | |
| Distance to Secondary  School from centre of site | Within 500m | | | | Distance to Secondary  School from site access | | | | Within 300m | | |
| Distance to Rec. Gnd.  from centre of site | Within 700m | | | | Distance to Rec. Gnd.  from site access | | | | Within 500m | | |
| Additional Accessibility  information |  | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | |  | | | | | | | | |
|  | | | Mitigatable |  | | Comments |  | | | | |
| Land & Soil Constraints | | | None known | | | | | | | | |
| Environmental | | | Site is within Stoke Golding Landscape Character Area.  Mature trees and hedgerows on site.  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 into site parallel to south western boundary | | | | | | | | |
| Planning Policy | | |  | | | | | | | | |
| Accessibility | | | Access can be taken from Hinckley Road or farm access which is not included  within the site.  There are no apparent fundamental reasons for this site to be excluded from | | | | | | | | |

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|  | consideration at this stage. However, consideration in more detail as part of the usual Development Control 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 | | 74 |
| 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. Site may be more appropriate if combined with As540, however this may increase ownership constraints and impact upon availability and achievability. |
| 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 | 11910 m² | 16674 m² | 19850 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 | Achievability may be compromised due to a pond being present in the middle of the site. Similarly to housing, site may be more appropriate if combined with As540, however this may increase ownership constraints and impact upon availability and achievability in the long term. | | |
| Overall assessment | Non-developable | Non-developable | Non-developable |  |
| Additional information |  |  |  |