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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| As Ref | | 542 | | | | | | | | | |
| Related/Previous Site  References | | EOI 196 | | | | | | Grid  Reference | | X | 439895 |
| Y | 297451 |
| Site Description | | Land rear of 58 High Street  Stoke Golding | | | | | | Site size | | | 0.82ha |
| Current Site Uses | | Agricultural | | | | | | Adjacent Site  Uses | | | Residential  Agricultural |
| 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 600m | | | | Distance to Bus Stop from  site access | | | | Within 600m | | |
| Distance to Primary  School from centre of site | Within 400m | | | | Distance to Primary School from site access | | | | Within 400m | | |
| Distance to Local  Centre from centre of site | Within 500m | | | | 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 1200m | | | | Distance to Health Centre from site access | | | | Within 1100m | | |
| Distance to Secondary  School from centre of site | Within 1500m | | | | Distance to Secondary  School from site access | | | | Within 1400m | | |
| Distance to open space  from centre of site | Within 900m | | | | Distance to open space  from site access | | | | Within 800m | | |
| Additional Accessibility information |  | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | |  | | | | | | | | |
|  | | | Mitigatable |  | | Comments |  | | | | |
| Land & Soil Constraints | | | None known | | | | | | | | |
| Environmental | | | Extended Phase 1 Habitat Survey (2014) identifies site to be of relatively low ecological value.  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 English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development. | | | | | | | | |
| 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   Site is within Stoke Golding Conservation Area. | | | | | | | | |

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| Accessibility | Field access from High Street may be suitable | |
| Availability/ Achievability | | |
| Market Interest | | High |
| Timeframe for development | | 6-10 years: 2023-2027 |
| Estimated number of dwellings | | 20 |
| 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 | |  |

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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 | 2460 m² | 3444 m² | 4100 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 |  |  |  |