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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | | |
| Ref | | LPR1 | | | | | | | | | | |
| Related/Previous Site  References | | N/A | | | | | | | Grid  Reference | | X | 440537 |
| Y | 297512 |
| Site Description | | West Side of Hinckley Road, Stoke Golding (North of Morris Homes Development) | | | | | | | Site size (ha) | | | 2.6 |
| Current Site Uses | | Paddock | | | | | | | Adjacent Site  Uses | | | Residential, countryside, agriculture |
| Land Type | | Greenfield | | | | | | |  | | | |
| Site Location | | Adjacent to the settlement boundary | | | | | | |  | | | |
| Character of surroundings | | Rural | | | | | | | | | | |
| Accessibility | | | | | | | | | | | | |
| Distance to Bus Stop  from centre of site | Within 300m | | | | | Distance to Bus Stop from  site access | | | | Within 250m | | |
| Distance to Primary  School from centre of site | Within 1500m | | | | | Distance to Primary School  from site access | | | | Within 1400m | | |
| Distance to Local  Centre from centre of site | Within 1400m | | | | | Distance to Local Centre from site access | | | | Within 1300m | | |
| 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 1000m | | | | | Distance to Health Centre  from site access | | | | Within 900m | | |
| Distance to Secondary  School from centre of site | Within 500m | | | | | Distance to Secondary  School from site access | | | | Within 400m | | |
| 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 | | | N/A | | | | | | | | | |
|  | | | Mitigatable | |  | | Comments |  | | | | |
| Land & Soil Constraints | | | None known. | | | | | | | | | |
| Environmental | | | Leicestershire County Council Archaeology highlighted that there is medium risk of heritage potential, due to ridge and furrow location in the field to the immediate south, and the turnpike road along the eastern boundary. Therefore development would be likely to require appropriate mitigation secured by condition upon any future planning permission.  Pre-determination evaluation by desk-based and appropriate field assessment recommended.  Leicestershire County Council Ecology stated that the site contained potential protected species, and would need further survey work before any decision was taken. | | | | | | | | | |
| Topographical | | | Slight slope northwards towards Dadlington. | | | | | | | | | |
| 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 adjacent to the settlement boundary, and recently built residential development ‘Land Off, Hinckley Road, Stoke Golding’.  The development of this site would mean the built form of the villages of Stoke Golding and Dadlington would become closer. | | | | | | | | | |
| Accessibility | | | Access would be from Hinckley Road, Stoke Golding. Good accessibility to local services. | | | | | | | | | |
| Availability/ Achievability for Housing | | | | | | | | | | | | |
| Market Interest | | | | High | | | | | | | | |
| Timeframe for development | | | | 6-10 years: 2023-2027 | | | | | | | | |
| Estimated number of dwellings | | | | 49 | | | | | | | | |
| Estimated Density | | | | 30 dph | | | | | | | | |
| Estimated Build Rate | | | | 40 dpa | | | | | | | | |
| Suitable | | | | Yes | | | | | | | | |
| Available | | | | Yes | | | | | | | | |
| Achievable | | | | Yes | | | | | | | | |
| Excluded from consideration | | | | No | | | | | | | | |
| Comment | | | |  | | | | | | | | |
| 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 | 7800 m² | 10920 m² | 13000 m² |
| Estimated Density | 3000 m² per ha | 4200 m² per ha | 5000 m² 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 |  |  |  |