|  |
| --- |
| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** |
| General Site Information |
| Parish |  Stoke Golding |
| Ref |  LPR39 |
| Related/Previous SiteReferences | AS544 (slightly different site) | GridReference | X | 440339 |
| Y | 297420 |
| Site Description | Land East of the Roseway, Stoke Golding | Site size (ha) | 2.91 |
| Current Site Uses | Agriculture | Adjacent SiteUses | Agriculture, residential, farm buildings |
| Land Type | Greenfield |  |
| Site Location | Adjacent to the settlement boundary |  |
| Character of surroundings | Rural |
| 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 750m | Distance to Primary Schoolfrom site access | Within 600m |
| Distance to LocalCentre from centre of site | Within 900m | Distance to Local Centre from site access | Within 700m |
| 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 800m | Distance to Health Centrefrom site access | Within 700m |
| Distance to SecondarySchool from centre of site | Within 1200m | Distance to SecondarySchool from site access | Within 1050m |
| Distance to Rec. Gnd.from centre of site | Within 700m | Distance to Rec. Gnd.from site access | Within 550m |
| Additional Accessibilityinformation |  |
| Constraints |
| Identified Red constraint | N/A |
|  | Mitigatable |  | Comments |  |
| Land & Soil Constraints | None known |
| Environmental | Site visit highlighted trees and hedgerows on all sides of the site.Leicestershire County Council Archaeology highlighted well-preserved ridge and furrow in fields to the immediate east, and the historic core 400m to the west. LCC deemed the site to be of medium risk of heritage potential, and is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment is recommended. |
|  |  |

|  |  |
| --- | --- |
| Environmental continued | Leicestershire County Council Ecology have highlighted that there may be potential protected species on site, and may need a Phase 1 Habitat survey. LCC deemed the site to be ‘ok with mitigation’. Site representative has highlighted that any development proposals would be supported by a Phase 1 Habitat Survey and mitigation where appropriate.Site visit highlighted trees and hedgerows on all sides of the site. The site representative has stated that any potential development can be designed to retain important trees and hedgerows where possible. |
| Topographical | Site visit showed the site slopes towards the north-west, looking up 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
 |
| Accessibility | Access from available from Roseway. |
| Availability/ Achievability for Housing |
| Market Interest | High |
| Timeframe for development | 6-10 years: 2023-2027 |
| Estimated number of dwellings | 55 |
| 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 |  |

|  |  |
| --- | --- |
| Availability/ Achievability for Economic Uses (B1, B2, B8) |  |
|  | **Office (B1)** | **Industrial (B2)** | **Warehousing (B8)** |
| Market Interest | Low | Low | Low |
| Estimated gross external floorspace | 8730 m² | 12222 m² | 14550 m² |
| Estimated Density per ha | 3000 m² | 4200 m² | 5000 m² |
| 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 | The site has not been put forward for economic development and is therefore unavailable. |