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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | |
| Ref | | LPR41 | | | | | | | | | |
| Related/Previous Site  References | | AS537 | | | | | | Grid  Reference | | X | 440231 |
| Y | 296692 |
| Site Description | | Land at Stoke Lane, Stoke Golding | | | | | | Site size (ha) | | | 7.64 |
| Current Site Uses | | Agriculture, grazing land. | | | | | | Adjacent Site  Uses | | | Cemetery |
| Land Type | | Greenfield | | | | | |  | | | |
| Site Location | | Adjacent to the settlement boundary | | | | | |  | | | |
| Character of surroundings | | Open greenfield on the main road from Wykin to Stoke Golding. Rural setting. | | | | | | | | | |
| 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 500m | | | | Distance to Primary School  from site access | | | | Within 500m. Access point not known.\* | | |
| Distance to Local  Centre from centre of site | Within 600m | | | | Distance to Local Centre from site access | | | | Within 600m\* | | |
| 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 1100m | | | | Distance to Health Centre  from site access | | | | Within 1100m\* | | |
| Distance to Secondary  School from centre of site | Within 1600m | | | | Distance to Secondary  School from site access | | | | Within 1600m\* | | |
| Distance to Rec. Grnd.  from centre of site | Within 700m | | | | Distance to Rec. Grnd.  from site access | | | | Within 700m\* | | |
| Additional Accessibility  information |  | | | | | | | | | | |
| Constraints | | | | | | | | | | | |
| Identified Red constraint | | | N/A | | | | | | | | |
|  | | | Mitigatable |  | | Comments |  | | | | |
| Land & Soil Constraints | | | Potential historic contamination may be present adjacent to the site and further investigation would be required. | | | | | | | | |
| Environmental | | | Site visits highlighted well established trees and hedgerows to all sides of the site. North of the site is residential and south of the site is a small farm.  Leicestershire County Council Archaeology stated that the site has ridge and furrow over the northern half of the area, with the historic core 50m to the north-west. LCC deemed the site to be of medium risk of heritage potential, therefore is likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. | | | | | | | | |
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| Environmental continued | Leicestershire County Council Ecology highlighted that there are potential protected species on site, with the roadside hedgerow species rich, and mature trees. Grassland potentially species-rich. LCC states that the site will need further survey work and potential buffer zones in place. LCC deemed the site: ‘Part ok with mitigation, part needs further survey before decision’. | |
| Topographical | Land slopes slightly downwards from north to south, but otherwise relatively flat land. | |
| 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   No planning history on site.  Site adjacent to the settlement boundary. | |
| Accessibility | Site visit showed no public footpath, and a narrow uneven road to the west – road may be unacceptable for large scale development. | |
| Availability/ Achievability for Housing | | |
| Market Interest | | High |
| Timeframe for development | | 6-10 years: 2023-2027 |
| Estimated number of dwellings | | ~~143~~  8 i.e. The 151 of AS537 minus this figure of 143? |
| 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 | | Suitability is dependent on adequate access provision and potential road improvement. |

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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 | 22920 m² | 32088 m² | 38200 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. | | |