|  |
| --- |
| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** |
| General Site Information |
| Parish |  Stoke Golding |
| Ref |  LPR41 |
| Related/Previous SiteReferences | AS537 | GridReference | X | 440231 |
| Y | 296692 |
| Site Description | Land at Stoke Lane, Stoke Golding | Site size (ha) | 7.64 |
| Current Site Uses |  Agriculture, grazing land. | Adjacent SiteUses | 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 Stopfrom centre of site | Within 600m | Distance to Bus Stop fromsite access | Within 600m |
| Distance to PrimarySchool from centre of site | Within 500m | Distance to Primary Schoolfrom site access | Within 500m. Access point not known.\* |
| Distance to LocalCentre from centre of site | Within 600m | Distance to Local Centre from site access | Within 600m\* |
| 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 1100m | Distance to Health Centrefrom site access | Within 1100m\* |
| Distance to SecondarySchool from centre of site | Within 1600m | Distance to SecondarySchool 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 Accessibilityinformation |  |
| 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. |
|  |  |

|  |  |
| --- | --- |
| 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. |

|  |  |
| --- | --- |
| 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. |