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| **Strategic Housing and Economic Land Availability Assessment Proforma 2017/18** | | | | | | | | | | | | |
| General Site Information | | | | | | | | | | | | |
| Parish | | Stoke Golding | | | | | | | | | | |
| Ref | | LPR51 | | | | | | | | | | |
| Related/Previous Site  References | | N/A | | | | | | Grid  Reference | | | X | 439898 |
| Y | 297547 |
| Site Description | | Land opposite Ivy House Farm, High Street, Stoke Golding | | | | | | Site size (ha) | | | | 1.34 |
| Current Site Uses | | Agricultural land, farm use, grazing | | | | | | Adjacent Site  Uses | | Farm house to the east over the road. Canal to the north. Trees and hedgerow to the west. Residential to the south. | | |
| Land Type | | Greenfield | | | | | |  | | | | |
| Site Location | | Adjacent to the settlement boundary | | | | | |  | | | | |
| Character of surroundings | | Rural area to the north of the village | | | | | | | | | | |
| 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 600m | | | | Distance to Local Centre from site access | | | | Within 500m | | | |
| 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 1600m | | | | Distance to Secondary  School from site access | | | | Within 1500m | | | |
| Distance to open space  from centre of site | Within 700m | | | | Distance to open space  from site access | | | | Within 600m | | | |
| 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 a listed building 100m to the south-west. LCC also highlighted that the site is within the historic core, with early OS maps showing a farm building/house on the street frontage. LCC also highlighted ridge and furrow is present in fields to the south. LCC has deemed the site to be of high risk heritage potential, with (above and/or below ground) remains likely to impact upon the viability, character and/or scope of development.  Early evaluation by desk-based and field assessment essential to inform the design and scope of any planning application. | | | | | | | | | |
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| Environmental continued | Leicestershire County Council Ecology stated that there is potential protected species on site, and possible species-rich grassland, hedge, trees. LCC concluded that the site would require further survey before making decision.  Site visit showed vegetation on all boundaries. | | | | | | |
| Topographical | Site visit showed that the site slopes upwards, south to north, towards the canals highest part. Site is next to residential dwelling. | | | | | | |
| 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   Within Stoke Golding Conservation Area. | | | | | | |
| Accessibility | Site visit showed two access points, one to the west and the other to the east. No footpath at any boundary. Not on a bus route. | | | | | | |
| Availability/ Achievability for Housing | | | | | | | |
| Market Interest | | High | | | | | |
| Timeframe for development | | 6-10 years: 2023-2027 | | | | | |
| Estimated number of dwellings | | 33 | | | | | |
| Estimated Density | | 30 dph | | | | | |
| Estimated Build Rate | | 40 dpa | | | | | |
| Suitable | | Yes | | | | | |
| Available | | Yes | | | | | |
| Achievable | | Yes | | | | | |
| Excluded from consideration | | No | | | | | |
| Overall assessment | | Developable | | | | | |
| Additional information | | Due to the high risk of heritage potential, suitability is dependent on early evaluation and further consultation with the Borough Council’s Conservation Officer, Leicestershire County Council and other relevant stakeholders. | | | | | |
| Availability/ Achievability for Economic Uses (B1, B2, B8) | | | | | |  |
|  | | | **Office (B1)** | **Industrial (B2)** | **Warehousing (B8)** |
| Market Interest | | | Low | Low | Low |
| Estimated gross external floorspace | | | 4020 m² | 5628 m² | 6700 m² |
| Estimated Density per ha | | | 3000 m² | 4200 m² | 5000 m² |
| Suitable | | | Yes | Yes | Yes |
| Available | | | No | No | No |
| Achievable | | | No | No | No |
| Excluded from consideration | | | No | No | No |
| Comment | | |  |  |  |
| Overall assessment | | | Non-developable | Non-developable | Non-developable |  |
| Additional information | | | Site is in a mostly residential area, with low market interest for economic development. Site is also in a conservation area, in the near vicinity of the canal and a distinctive rural setting. Therefore the site has been deemed unachievable for economic development. | | |