

Summary of Rationale for Site Selection for AECOM

Reference	Location	Rationale
1	Mulberry Farm.	<p>This site was rated 2nd but subsequently became the preferred site. It is at Mulberry Farm off High Street. The poultry farm is now largely derelict and contains various farm buildings. Although the site lies within the Stoke Golding Conservation Area and the Registered Battlefield, the site is identified in the Conservation Area Management Plan as an 'improvement area'. The allocated housing site comprises the existing built-up area of the farm buildings. Redevelopment broadly reflect the local community's preference for new housing development to be focussed on smaller, previously developed sites.</p> <p>The only red ratings were the walking distances to the doctors, village hall and the recreation ground which are on the other side of the village. This was offset by its proximity to the countryside.</p> <p>The initial site offered was too large and was divided into a main and reserve site. The reserve site was later determined to have very significant conservation issues and was replaced as reserve site by an alternative (site 14).</p>
2	White Swan.	<p>This was rated 1st with no red ratings in the evaluation. It was a good size, made good use of the land and didn't impact on the village landscapes. However, in the due diligence exercise undertaken (after the evaluation), the level of concern by HBBC Conservation was a major issue.</p> <p>Development to the rear of The White Swan PH would have an adverse impact on heritage assets, particularly the Battlefield, Conservation Area and the PH which is a local heritage feature.</p>
3	Land opposite Ivy House Farm, High Street.	<p>This was ranked 8th. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Identified for protection by Conservation Area Management Plan. Ridge and Furrow features. Poor access to recreation ground and other key services and facilities such as healthcare and village hall.</p>
4	Land rear of 58 High Street.	<p>Ranked 6th. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding. Impact on Conservation Area. Poor access to recreation ground and other key services and facilities such as healthcare and village hall. Narrow and limited access onto High Street was a red rating.</p>
5	Land to the rear of 21-57 Roseway.	<p>Ranked 7th. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding. Poor access to recreation ground and other key services</p>

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	and facilities such as healthcare and village hall. No footpath linking site to village. Concern over road traffic.
6 Land East of the Roseway.	Ranked 9 th . Best and Most Versatile Agricultural Land. Site capacity exceeds housing provision required. Loss of Area of Separation between Stoke Golding and Dadlington. Impact on landscape and countryside. Poor access to the countryside. Bus stop more than 400m away. Impact from additional traffic.
7 West Side of Hinckley Road.	Ranked 13 th . Best and most versatile agricultural land. Site capacity exceeds housing provision required. Loss of area of separation between Stoke Golding and Dadlington. Impact on landscape and countryside. Ridge and furrow features. Remote from village centre. Poor access.
8 Land South of Station Road between Wykin Lane and Higham Lane	Ranked 11 th . Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Adverse impact on setting of Ancient Monument. Within Conservation Area. Site capacity exceeds housing provision required. Ridge and Furrow would be lost. Impact on the countryside, particularly trees and hedgerows. Poor access to recreation ground and other key services and facilities such as healthcare and village hall.
9 Tithe Farm, 12 Wykin Lane.	Ranked 15 th . Sited in a field behind existing housing. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views, as well as the outlook from the existing houses Destruction of trees and hedgerows. Site capacity exceeds the housing provision required. This is a field in open country not adjoining a road with no access to the village for cars or pedestrians. Adverse impact on neighbouring Ancient Monument.
10 Land at Stoke Lane (labelled as AS537).	SITES 10 & 11 DO NOT EXIST AS SHOWN. HBBC HAD TWO SHELAA PLOTS ESSENTIALLY COVERING THE SAME LAND – AS537 WAS THE LARGER ONE. LPR41 COVERED THE SAME LAND EXCLUDING WHAT IS SHOWN AS SITE 10 . SITE PROFILES FOR THESE ARE ATTACHED. Ranked as 4 th equal. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Impact on trees and hedgerows. Site capacity exceeds housing provision. Bus stop more than 400m away. Unsuitable access to site with traffic issues (entrance to cemetery). Distant from village centre and facilities.
11 Land at Stoke Lane (labelled as LPR41)	Also ranked as 4 th equal. Development here would extend the built-up area into the countryside with an

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	adverse impact on the landscape setting of Stoke Golding and important local views. Impact on trees and hedgerows. Site capacity exceeds housing provision. Bus stop more than 400m away. Unsuitable access to site with traffic issues (entrance to cemetery). Distant from village centre and facilities.
12 Land at and surrounding Pine Close.	<p>SITE 12 DOES NOT EXIST – THE PINK SHADED SECTION IS ALREADY DEVELOPED AND SHOULD NOT HAVE BEEN INCLUDED IN A SHELAA PLOT. THE ORIGINAL SITE PROFILE FOR AS539 IS ATTACHED SHOWING CLEARLY THAT THE BULK OF THE SITE IS ALREADY DEVELOPED. WE WERE INTERESTED IN THE DARKER PINK SECTION ON YOUR MAP. HOWEVER, THE OWNER SUBSEQUENTLY ALTERED THEIR SHELAA SUBMISSION TO COVER A MUCH LARGER AREA. THIS NEW SUBMISSION IS NOW YOUR SITE 13 PLUS THE DARK PINK AREA.</p> <p>AS YOU ARE AWARE, WE ARE ALWAYS OBLIGED TO PROCEED WITH THE LATEST DATA AVAILABLE. HBBC HAVE NOT YET PROVIDED AN UPDATED SITE PROFILE FOR THIS REVISED PLOT.</p>
13 Land at and surrounding Pine Close.	Ranked 9 th . In use as solar farm. Development here would extend the built-up area deeply into the countryside with an adverse impact on the landscape setting of Stoke Golding and important local views. Intrusive for neighbouring housing. Site capacity very substantially exceeds housing provision required. Unsuitable access – both pedestrian and vehicle.
14 Land south of Hinckley Road, adjacent to Pine Close.	Ranked 3 rd . After the White Swan site was rejected, this became the new reserve site. The capacity of the complete site exceeds what is required for the housing provision but the owners agreed a division of the site so that only the front section facing onto Hinckley Road would be developed (allowing for some 25 homes). The site is away from the village Conservation Area and heritage assets. The impact on landscape setting is low. Pedestrian and vehicle access is good.
15 Land south of Hinckley Road, adjacent to Stoke Fields Farm.	Ranked 14 th . Would create a developed area extending deeply into the countryside. Landscape views and scenic setting would be lost. Best and most versatile agricultural land. Mature trees and hedgerows impacted. Site capacity substantially exceeds housing provision required. The site is isolated from the rest of the settlement having agricultural land to all boundaries except to Hinckley Road to the north. There is no footway to the Hinckley Road frontage. Ridge and Furrow features would be lost. Impact on Public Right of Way. Poor access to village centre.

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16	Corner of Hinckley Road and Stoke Road.	<p>Ranked 12th. Development here would extend the built-up area into the countryside with an adverse impact on the landscape setting of Stoke Golding. Would use some of the best and most versatile land. The site is of ecological value. The northern part of the site comprises a Local Wildlife Site (Grassland) and species of Common mouse-ear can be found. The hedgerow along its eastern boundary also comprises a Local Wildlife Site.</p> <p>Site may have heritage potential. Ridge & furrow features. Size of site substantially exceeds the housing provision required.</p> <p>The site is distant and isolated from the rest of the village</p> <p>There is no footway to the Hinckley Road frontage. Poor access to village centre. Given the proximity to the school, the additional traffic from the site is a concern.</p>
