

Stradbroke Site Reference:	8 & 9		
MSDC Site Reference:	SS0080		
Site Location:	Land to the east of Queen Street		
Approx site area (ha):	2.10	Brownfield/greenfield/ mixed use land:	greenfield
Existing Land use:	Arable Farmland/Grass Meadow		
Neighbouring Land use:	Residential development to the south and south-west, agricultural use to the north and west of site.		
Planning History:	none		

Proposed land use description:	Residential development
MSDC site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Heritage - impact upon adjacent listed buildings and adjacent Conservation Area.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with the districts standard built out rate of

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimate delivery timetable:	Deliverable 0-5