

|                            |   |   |            |
|----------------------------|---|---|------------|
| Stradbroke Site Reference: | 6   |   |            |
| MSDC Site Reference:       | SS0516  |   |            |
| Site Location:             | Land north of Meadow Way  |   |            |
| Approx site area (ha):     | 0.6   | Brownfield/greenfield/<br>mixed use land: | greenfield |
| Existing Land use:         | Agricultural use  |   |            |
| Neighbouring Land use:     | Site adjoins Cottage Farm to the east, abutts new residential development to the south and is framed by agricultural use to the west and north. |   |            |
| Planning History:          | none  |   |            |

|                                     |  |  |  |
|-------------------------------------|--|--|--|
| Proposed land use description:      | Site proposed for residential development  |  |  |
| <b>MSDC site assessment summary</b> |  |  |  |
| Suitability                         | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required. Consideration needs to be given to the compatibility with neighbouring uses as only the southern part of site is well related to existing settlement pattern - a lack of road frontage. |  |  |
| 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 districts standard build out rate of 25-30 dwellings per year.                   |  |  |

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

|                            |   |   |            |
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| Stradbroke Site Reference: | 6   |   |            |
| MSDC Site Reference:       |   |   |            |
| Site Location:             | Land North of Meadow Way                            |   |            |
| Approx site area (ha):     | 0.69  | Brownfield/greenfield/<br>mixed use land: | greenfield |
| Existing Land use:         | Agricultural  |   |            |
| Neighbouring Land use:     |   |   |            |
| Planning History:          | 3289/15 erection of three bedroom detached dwelling |   |            |

|                                |  |  |  |
|--------------------------------|--|--|--|
| Proposed land use description: | Residential development  |  |  |
| AECOM site assessment summary  |  |  |  |
| Suitability                    | Site is not currently accessible but may become available if access can be negotiated. Few, if |  |  |
| Availability                   |  |  |  |
| Achievability                  |  |  |  |

|                              |   |  |  |
|------------------------------|---|--|--|
| Site conclusions:            | The site is appropriate for allocation. The site has minor constraints. |  |  |
| Estimated dwellings yield:   | 17  |  |  |
| Estimate delivery timetable: | 0-5 years   |  |  |