

Stradbroke Site Reference:	12		
MSDC Site Reference:	SS0575		
Site Location:	Land to the east of Queen Street		
Approx site area (ha):	3.19	Brownfield/greenfield/ mixed use land:	greenfield
Existing Land use:	Agriculture use		
Neighbouring Land use:	Agricultural use to the east of the site otherwise framed by residential development		
Planning History:	none		

Proposed land use description:	Residential
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 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimate delivery timetable:	Deliverable 0-5