

Stradbroke Site Reference:	5		
MSDC Site Reference:	SS1036		
Site Location:	Land north of east of Meadow Way		
Approx site area (ha):	2.00	Brownfield/greenfield/ mixed use land:	greenfield
Existing Land use:	Farmland		
Neighbouring Land use:	Framed by agricultural land, but to the south where residential development adjoins the site		
Planning History:	n/a		

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 districts standard build 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:	50		
Estimate delivery timetable:	Deliverable 0-5		