

Stradbroke Site Reference:	7		
MSDC Site Reference:	SS0079		
Site Location:	Land to the west of Queen Street and primary school		
Approx site area (ha):	4.00	Brownfield/greenfield/ mixed use land:	greenfield
Existing Land use:	Agriculture use		
Neighbouring Land use:	To the North and North-East the sites abutts the settlement, to the east joins the local primary school playing field and the South and the West are framed by fields.		
Planning History:	none		

Proposed land use description:	Residential development		
<b>MSDC site assessment summary</b>			
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. Scale of site - Partial development recommended		
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. Partial development on northern aspect recommended as only the northern and north-east part of the site well related to existing settlement pattern.		
Estimated dwellings yield:	30		
Estimate delivery timetable:	Deliverable 0-5		