

Stradbroke Site Reference:	11 (part)		
MSDC Site Reference:			
Site Location:	Land north of Grove End		
Approx site area (ha):	2.62	Brownfield/greenfield/ mixed use land:	greenfield
Existing Land use:	Agricultural		
Neighbouring Land use:	sewage works developed, now disused		
Planning History:			

Proposed land use description:	Residential development		
AECOM site assessment summary			
Suitability	<p>Current access not adequate for proposed development. Site currently accessed by long narrow track off B1118 to former sewage works on site. Even after development of SHLAA part of site, would still be remote/hard to access.</p> <p>Development of site would increase pressure on existing traffic 'bottleneck' at narrow part of Queen Street around primary school separating this and other northern sites from village centre services.</p>		
Availability			
Achievability			

Site conclusions:	<b>This site has significant constraints. The site is not appropriate for allocation</b>		
Estimated dwellings yield:	66		
Estimate delivery timetable:	10-15 years		