

Reference (2019)	WS001	Previous references	
Settlement	Bardwell		
Site name	Land at School Lane, Bardwell		
Status:	N/A		

WS001

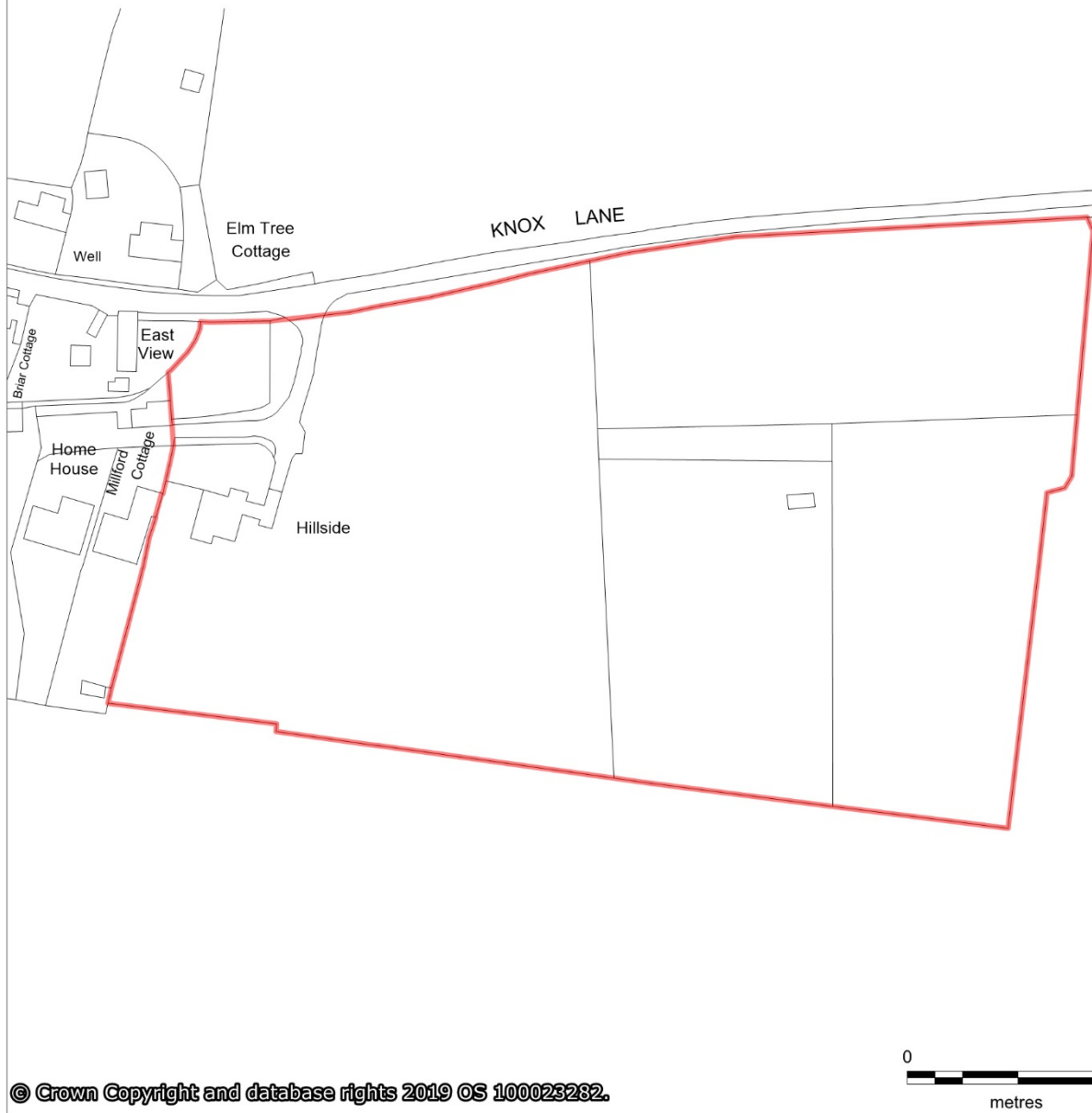


Existing use	Agricultural	Proposed use	Residential
Area	5.37	Yield	10
Future potential housing capacity			

20dph	30dph	40dph	50dph
107	161	215	269
Availability	The site was confirmed in the December 2018 call for sites.		
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.		
Achievability	The site is under single ownership. The land is currently let under agricultural tenancies.		
Timescale	1-5 years		
	6-10 years	10	
	11-15 years		
Summary	<p>The site is located on the northern edge of Bardwell, partially adjacent to the settlement boundary. Bardwell is designated within the former St Edmundsbury area Core Strategy as a local service centre where, as a guide, capacity of ten homes per site is appropriate.</p> <p>The agricultural tenancy agreement could lead to some delay in the delivery of the site.</p>		

Reference (2019)	WS002	Previous references	
Settlement	Bardwell		
Site name	Hillside, Knox Lane, Barwell		
Status:	N/A		

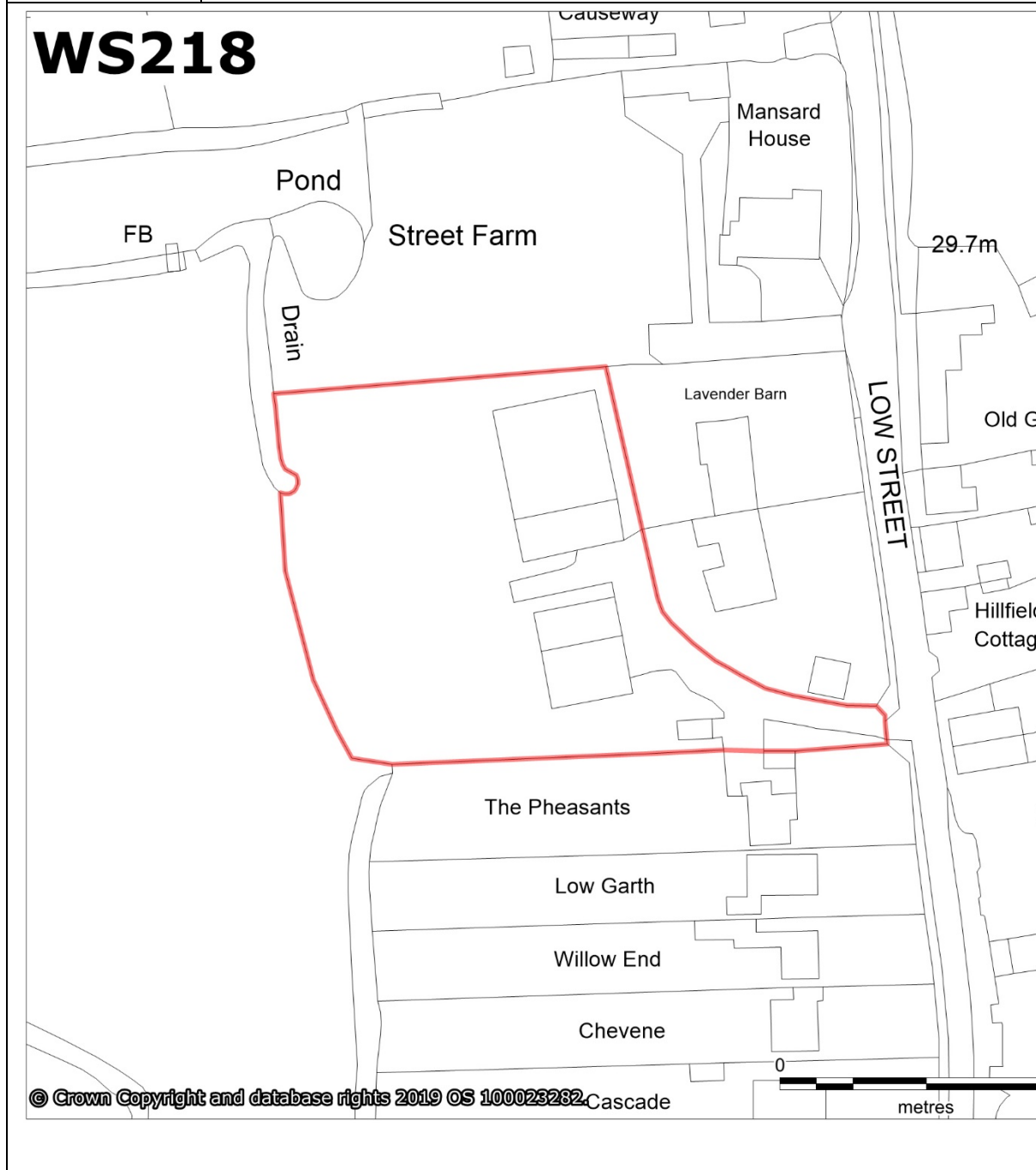
WS002



Existing use	Garden	Proposed use	Residential
---------------------	--------	---------------------	-------------

Area	2.34	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
47	70	94	117
Availability	The site was confirmed in the December 2018 call for sites.		
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.		
Achievability	The site is under single ownership and there are no known legal issues or constraints on the site.		
Timescale	1-5 years	10	
	6-10 years		
	11-15 years		
Summary	The site is located on the eastern edge of Bardwell, partially adjacent to the settlement boundary. Bardwell is designated within the former St Edmundsbury area Core Strategy as a local service centre where, as a guide, development of ten homes per site is considered appropriate.		

Reference (2019)	WS218	Previous references	SS072
Settlement	Bardwell		
Site name	Street Farm, Low Street, Bardwell		
Status:	Full planning permission granted for 2 dwellings DC16/0788/FUL – June 2017		



Existing use	Agricultural Buildings	Proposed use	Residential
---------------------	------------------------	---------------------	-------------

Area	0.43	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
9	13	17	22
Availability	The site was confirmed during the SHELAA stakeholder consultation in November 2019.		
Suitability	<p>There are no significant constraints to development however there are a number of listed buildings adjacent to the site and it is located within a conservation area. Further assessment is required.</p> <p>Fluvial flood zone 3, 30-year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>Further assessment would also be required to understand other environmental issues.</p>		
Achievability	The site is under single ownership and there are no known legal issues or constraints on the site.		
Timescale	1-5 years	10	
	6-10 years		
	11-15 years		
Summary	The site is located to the south of Bardwell, adjacent to the settlement boundary. Bardwell is designated within the former St Edmundsbury area Core Strategy as a local service centre where, as a guide, development of ten homes per site is considered appropriate.		