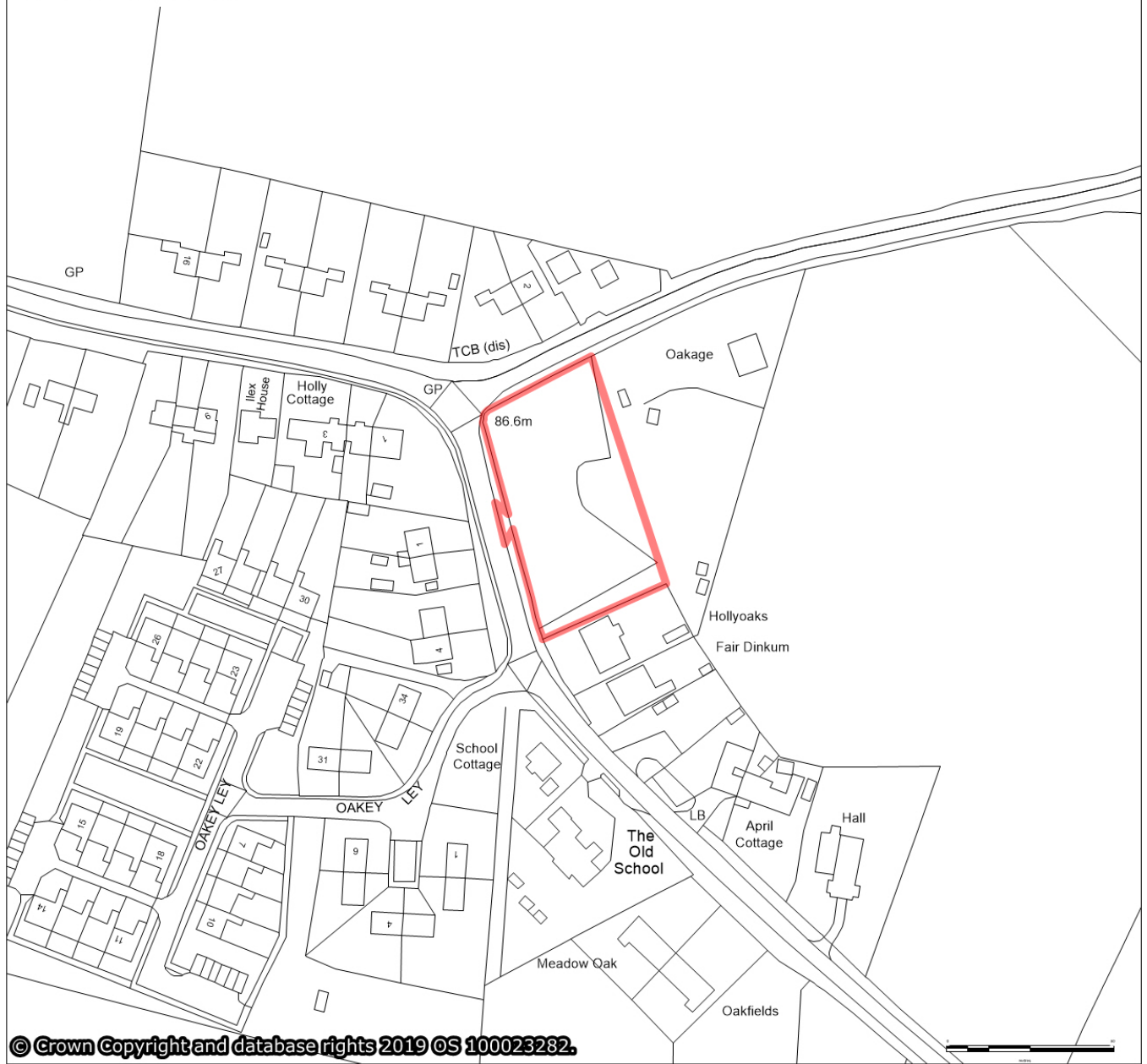


<b>Reference (2020)</b>	WS680	<b>Previous references</b>	
<b>Settlement</b>	Bradfield St George		
<b>Site name</b>	Oakage, Freewood Street, Bradfield St George		
<b>Status:</b>	DC/17/1107/FUL – April 2018 - 39 dwellings		

# WS680



<b>Existing use</b>	Garden	<b>Proposed use</b>	Residential
<b>Area</b>	0.27	<b>Yield</b>	5
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
5	8	11	14
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues. The site incorporates trees protected by a Tree Preservation Order, further tree assessment would be required.	
<b>Achievability</b>	The site is under single ownership and there are no known legal issues on site.	
<b>Timescale</b>	1-5 years	5
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site is partially adjacent to the settlement boundary for Bradfield St George which is classified as an infill village in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site includes trees protected by preservation order, which should be considered.</p> <p>For the purposes of the SHELAA infill village capacity has been restricted to five dwellings on the site.</p>	