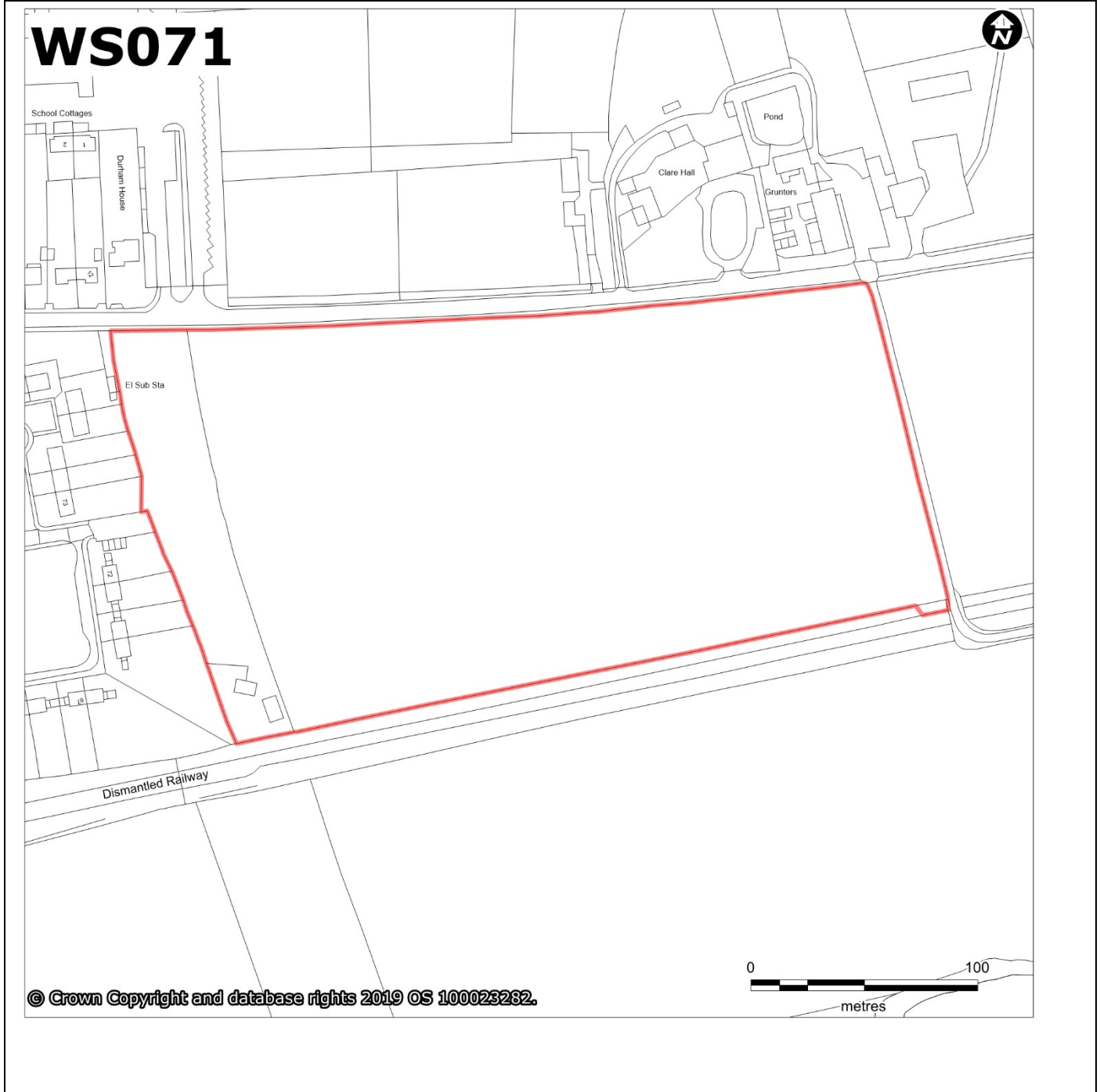


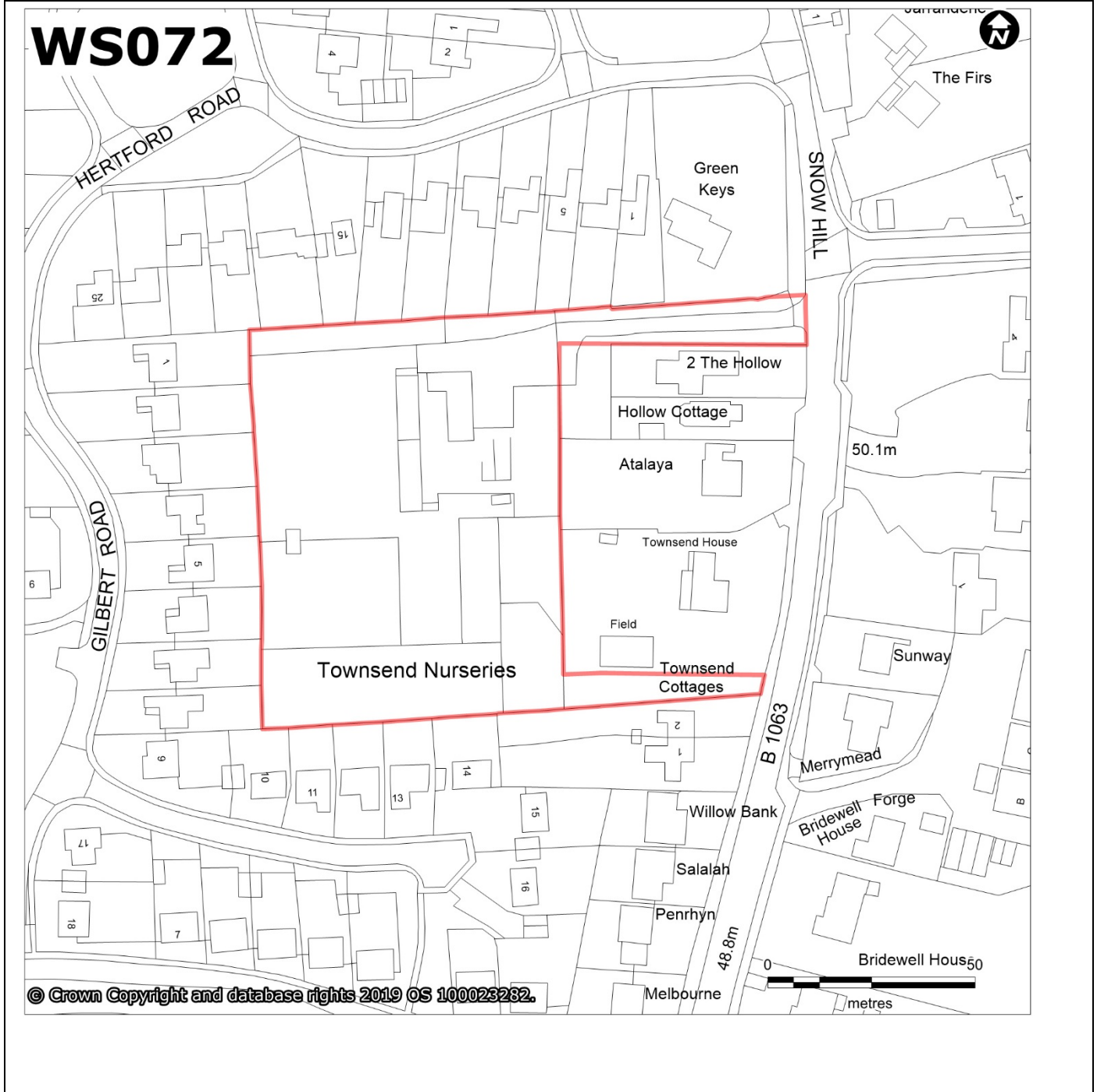
Reference (2020)	WS071	Previous references	
Settlement	Clare		
Site name	Land along Cavendish Road, Clare		
Status:	N/A		



Existing use	Agricultural and grazing/amenity land	Proposed use	Residential
Area	4.79	Yield	86
Future potential housing capacity			
20dph	30dph	40dph	50dph
96	144	192	240
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site lies in an area of high archaeological potential. Further assessment required.</p>	
Achievability	The site is under single ownership.	
Timescale	1-5 years	86
	6-10 years	
	11-15 years	
Summary	<p>The site lies partially adjacent to the settlement boundary for Clare which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	

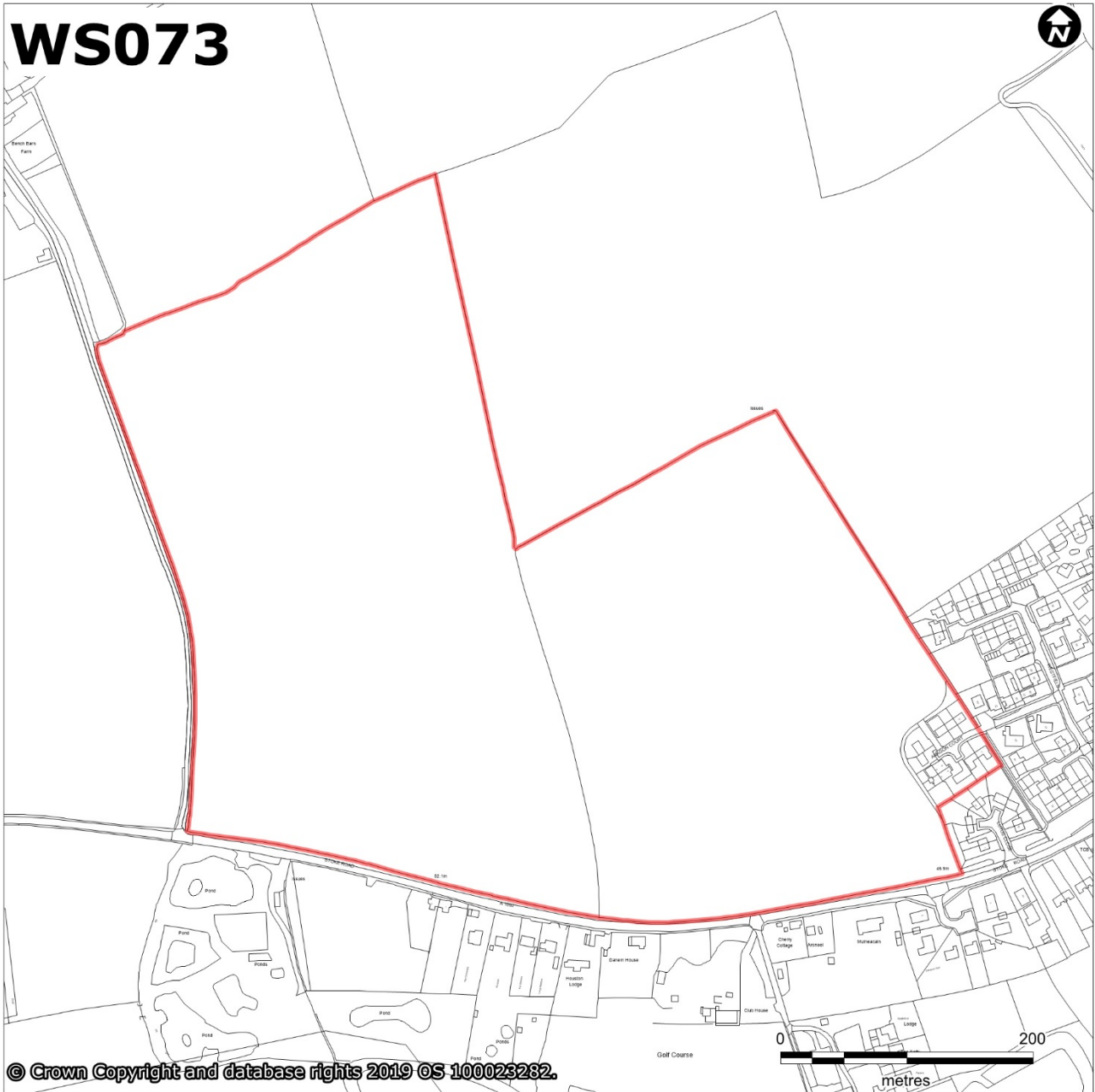
Reference (2020)	WS072	Previous references	UCS277
Settlement	Clare		
Site name	townsend Nurseries, Clare		
Status:	N/A		



Existing use		Proposed use	Residential
Area	0.79	Yield	24
Future potential housing capacity			
20dph	30dph	40dph	50dph
16	24	32	40
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 site.	
Timescale	1-5 years	24
	6-10 years	
	11-15 years	
Summary	<p>The site lies within the settlement boundary for Clare which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>The site is not allocated for development.</p>	

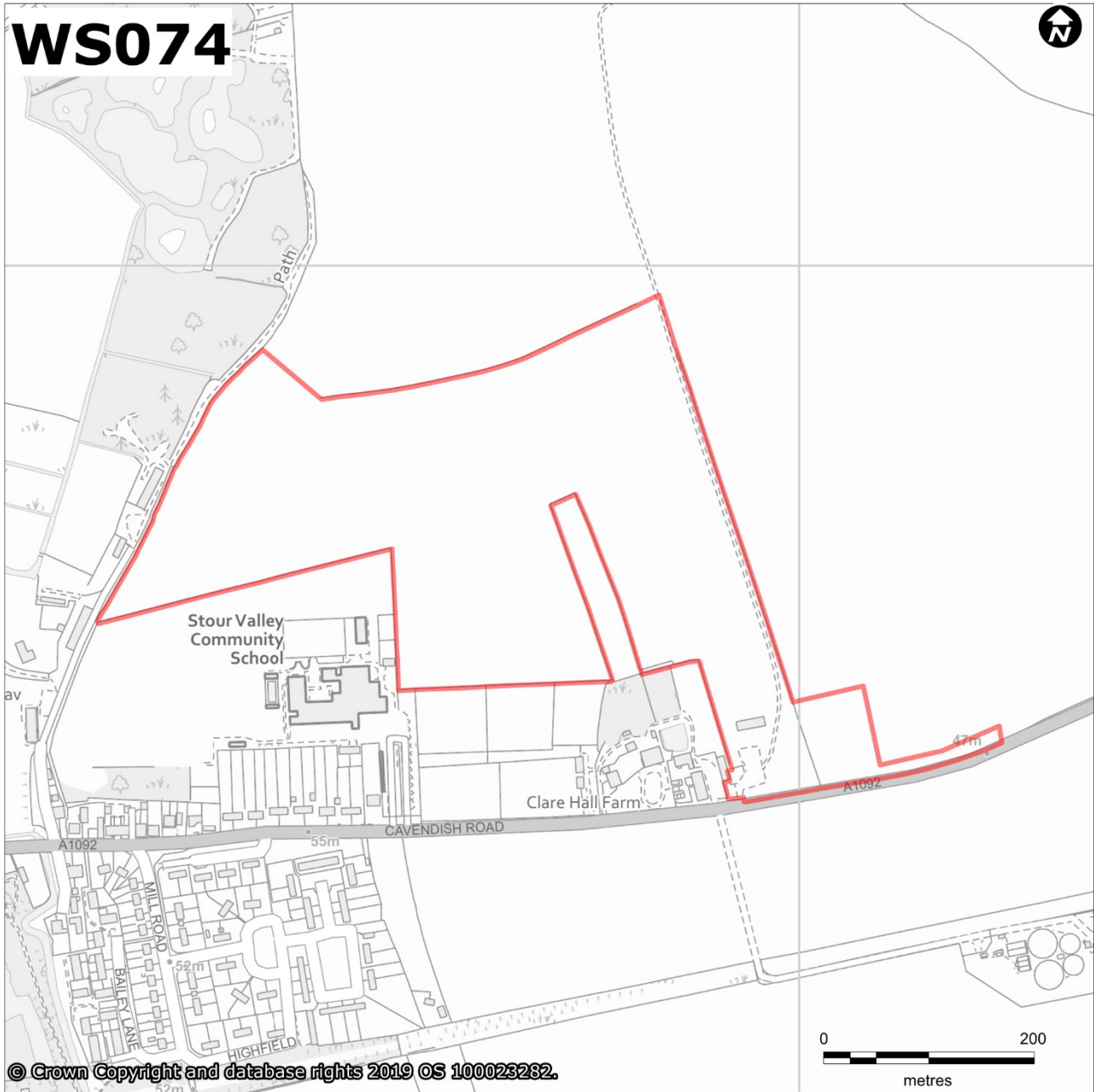
Reference (2020)	WS073	Previous references	SS090
Settlement	Clare		
Site name	Fields known as Cricketers and Lutus-Daneum, north of Stoke Road, Clare		
Status:	N/A		



Existing use	Agricultural		Proposed use	Residential
Area	23.10		Yield	416
Future potential housing capacity				
20dph	30dph	40dph	50dph	
462	693	924	1155	
Availability	The site was confirmed in the December 2018 call for sites			

<p>Suitability</p>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site lies in an area of high archaeological potential. Further archaeological assessment required. Assessment also required on impacts on the setting of Scheduled Monuments in the area.</p> <p>The site includes an existing small development of 11 affordable homes known as Aragon Court.</p>	
<p>Achievability</p>	<p>The site is owned by two parties.</p>	
<p>Timescale</p>	<p>1-5 years</p>	<p>416</p>
	<p>6-10 years</p>	
	<p>11-15 years</p>	
<p>Summary</p>	<p>The site lies partially adjacent to the settlement boundary for Clare which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	

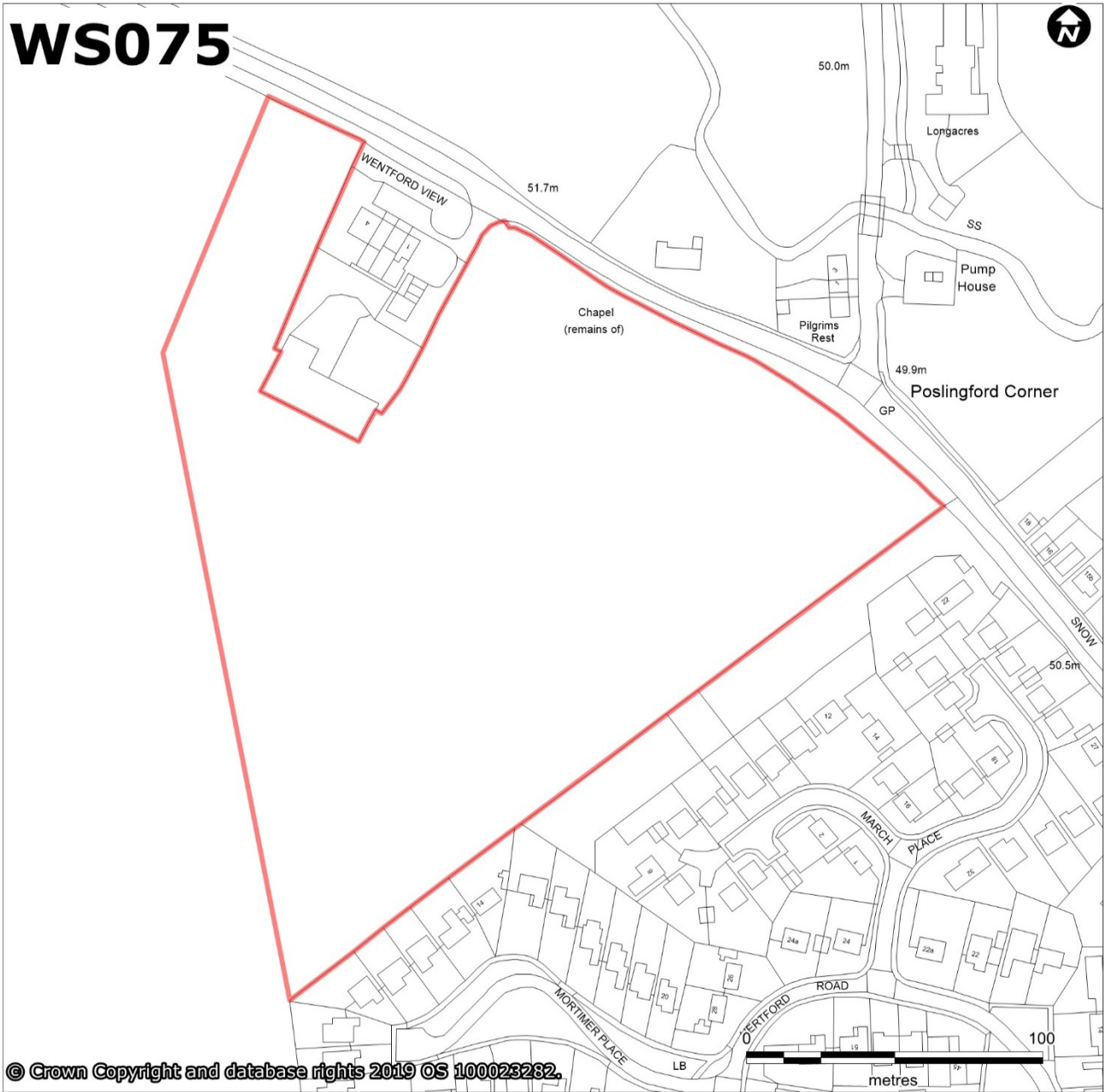
Reference (2020)	WS074	Previous references	
Settlement	Clare		
Site name	Land north of Cavendish Road, Clare		
Status:	N/A		



Existing use	Agricultural (arable)	Proposed use	Residential
Area	14.10	Yield	254
Future potential housing capacity			
20dph	30dph	40dph	50dph
282	423	564	705
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site lies in an area of high archaeological potential. Further assessment required.</p>	
Achievability	The site is under single ownership and there are no known legal issues or constraints on site.	
Timescale	1-5 years	127
	6-10 years	127
	11-15 years	
Summary	<p>The site is partially adjacent to the settlement boundary for Clare which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	

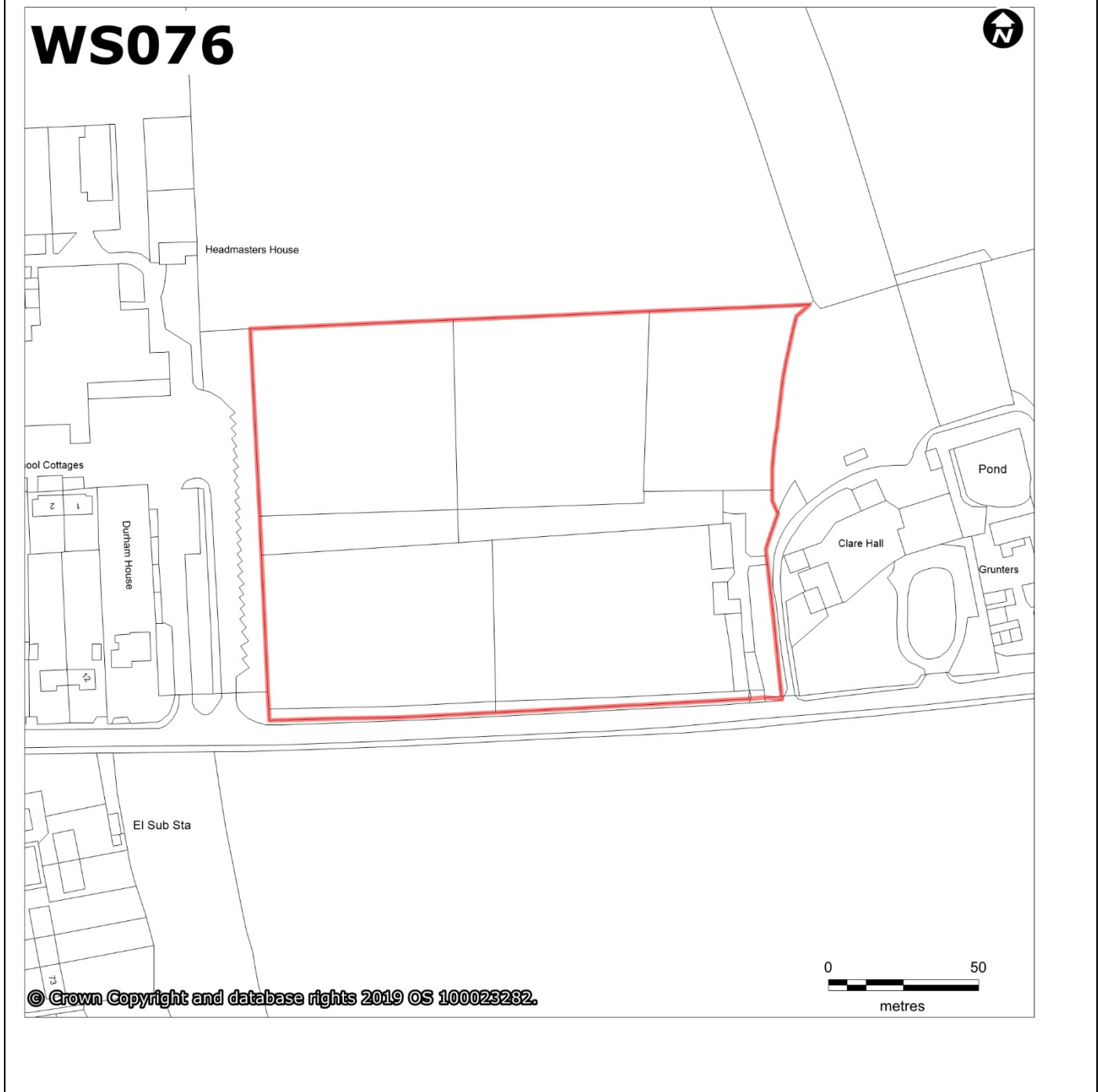
Reference (2020)	WS075	Previous references	WS002
Settlement	Clare		
Site name	Land to the south-east of Chilton Street Business Park, Clare (resubmitted as land at Snow Hill)		
Status:	N/A		



Existing use	Agricultural	Proposed use	Residential
Area	3.50	Yield	80
Future potential housing capacity			
20dph	30dph	40dph	50dph
70	105	140	175
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>Part of the site forms part of the rural employment designation RV4(c). This part of the site should be retained for employment use.</p> <p>The site lies in an area of high archaeological potential. Further archaeological assessment required. Assessment of impacts on the setting of the adjacent listed building should also required.</p> <p>The road to the north of the site, which would likely form part of the main access to the site is within a flood risk zone 2 and 3 area. Further flood risk assessment would be required.</p>	
Achievability	The site is under single ownership.	
Timescale	1-5 years	80
	6-10 years	
	11-15 years	
Summary	<p>The site lies adjacent to the settlement boundary for Clare which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The land owner has submitted the site for approximately 70-80 dwellings and open space.</p> <p>The site is not allocated for development.</p>	

Reference (2020)	WS076	Previous references	RV11(b)
Settlement	Clare		
Site name	Land off Cavendish Road, Clare		
Status:	Allocated – RV11(b) DC/17/1252/FUL – pending decision – 53 dwellings		



Existing use	Agricultural/Equine Uses	Proposed use	Residential
Area	2.25	Yield	53
Future potential housing capacity			
20dph	30dph	40dph	50dph
45	68	90	113
Availability	The site is allocated within the Rural Vision 2031 (RV11(b)) and an application for 53 dwellings has been submitted on the site.		

Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.	
Achievability	The site currently has an application for 53 dwellings which is pending a decision.	
Timescale	1-5 years	53
	6-10 years	
	11-15 years	
Summary	The site is allocated within the Rural Vision 2031 and a planning application has been submitted on the site. There is no evidence to suggest any delays to the delivery of the site.	