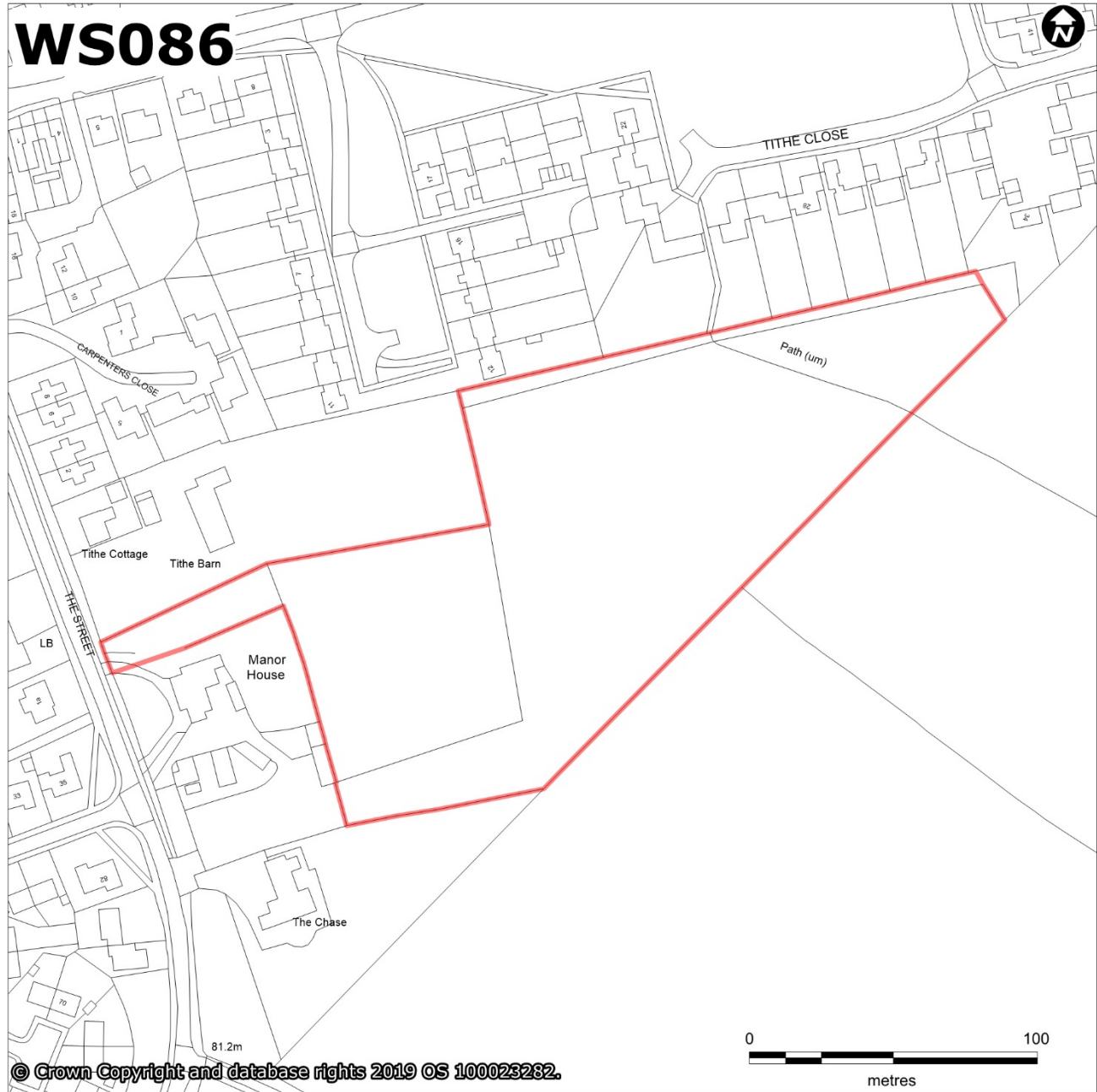


Reference (2020)	WS086	Previous references	FHDC/G/03
Settlement	Gazeley		
Site name	Land at Manor House, Gazeley		
Status:	N/A		

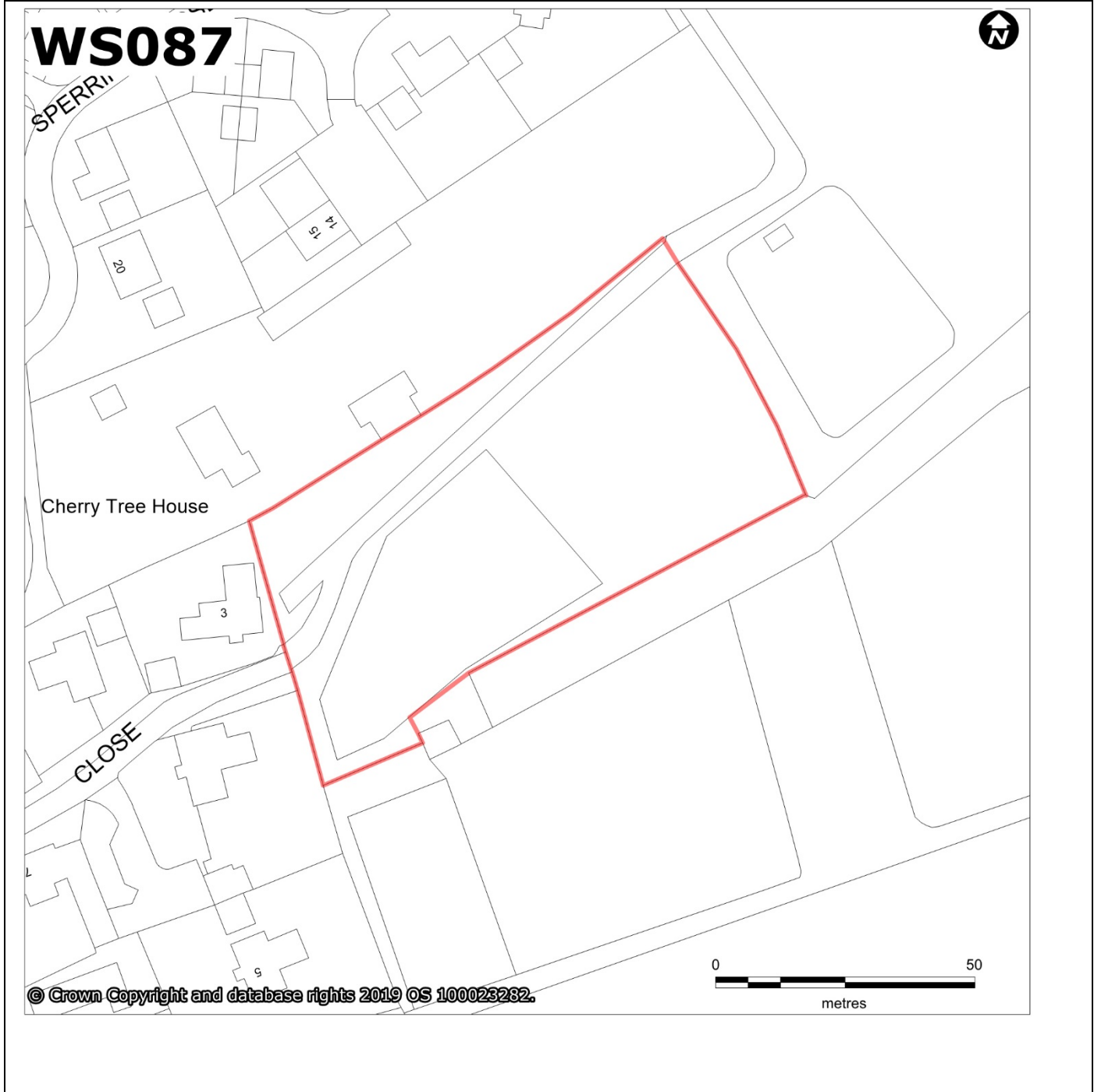
WS086



Existing use	Residential and open fields	Proposed use	Residential
Area	2.78	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
56	83	111	139
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.	
Timescale	1-5 years	10
	6-10 years	
	11-15 years	
Summary	<p>The site is partially adjacent to the settlement boundary of Gazeley, a secondary village where nominal housing is permitted. It is within a protected species buffer.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size settlements in the former St Edmundsbury area (as set out in the Core Strategy).</p>	

Reference (2020)	WS087	Previous references	FHDC/G/02
Settlement	Gazeley		
Site name	Land off All Saints Close, Gazeley		
Status:	N/A		



Existing use	Agricultural	Proposed use	Residential
Area	0.73	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
15	22	29	37
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	
Timescale	1-5 years	10
	6-10 years	
	11-15 years	
Summary	<p>The site is partially adjacent to the settlement boundary of Gazeley, a secondary village where nominal housing is permitted. It is within a protected species buffer.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size settlements in the former St Edmundsbury area (as set out in the Core Strategy).</p>	