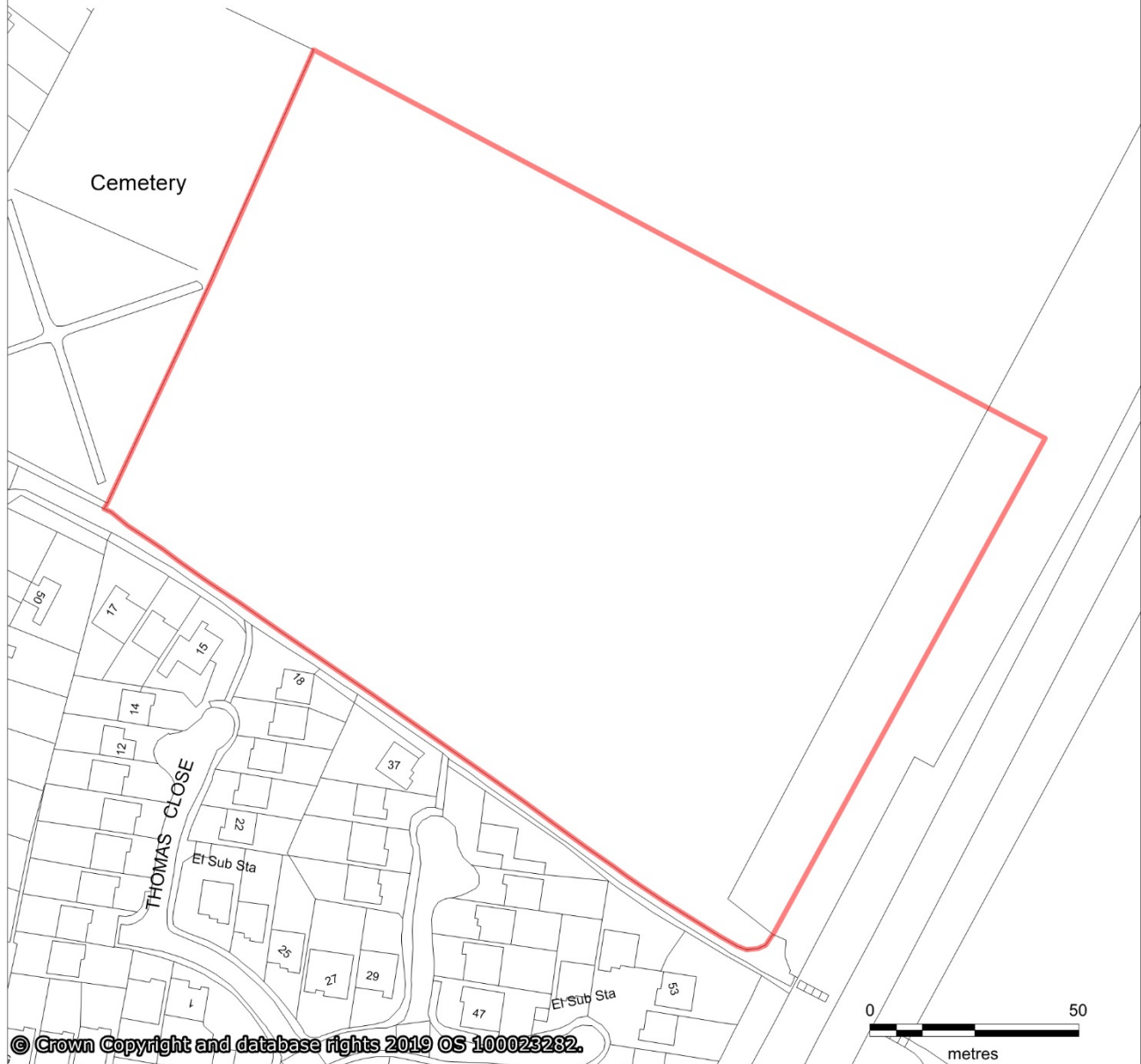




<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership	
<b>Timescale</b>	1-5 years	
	6-10 years	173
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for Ixworth 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>There are a number of environmental, biodiversity and/or heritage issues affecting the site that require further assessment.</p>	

<b>Reference (2020)</b>	WS122	<b>Previous references</b>	RV12b
<b>Settlement</b>	Ixworth		
<b>Site name</b>	Land off Crown Lane, Ixworth		
<b>Status:</b>	Allocated – Policy RV12(b) Rural Vision 2031 DC/17/0333/FUL – pending decision		

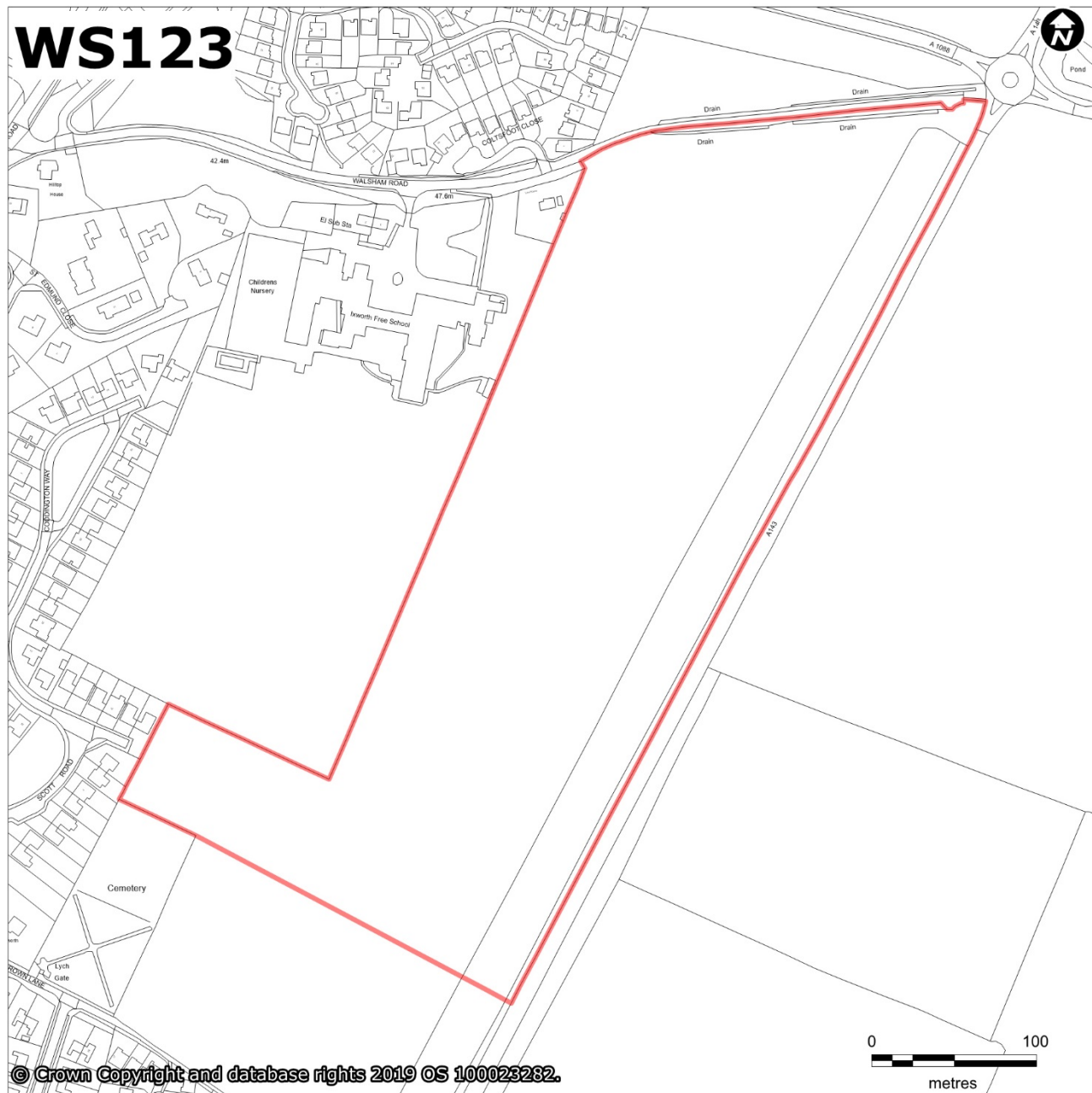
# WS122



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	2.56	<b>Yield</b>	77
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
51	77	102	128

<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019.	
<b>Suitability</b>	There are no significant constraints to development, however there are other environmental issues on the site.	
<b>Achievability</b>	Site is under single ownership	
<b>Timescale</b>	1-5 years	77
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies within the settlement boundary for Ixworth which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>The site is allocated for residential development with an indicative capacity of 90 dwellings in Policy RV12b in the Rural Vision 2031 document, however a decision is pending (August 2019) on an application reference DC/17/0333/FUL for 77 dwellings.</p> <p>The site is expected to be developed within the next five years.</p>	

<b>Reference (2020)</b>	WS123	<b>Previous references</b>	RV12c
<b>Settlement</b>	Ixworth		
<b>Site name</b>	Land west of the A143 and south of A1088, Ixworth		
<b>Status:</b>	Allocated – Policy RV12(c) Rural Vision 2031		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential on the southern part of the site
<b>Area</b>	10.75	<b>Yield</b>	80
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
215	323	430	538
<b>Availability</b>	The site was confirmed as available in May 2019		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	<p>Landowners are liaising with officers within the district council for the preparation of a masterplan for the site.</p> <p>The site is also allocated within the Rural Vision 2031.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	80
	11-15 years	
<b>Summary</b>	<p>The site lies within the settlement boundary for Ixworth 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 the indicative capacity in Policy RV12c.</p> <p>The site is allocated as RV12c for 80 dwellings on the southern part of the site (with residual land to the north protected for educational use) of the Rural Vision 2031 document.</p> <p>This site is shown as 'medium term' timescale in Policy RV12 and a concept plan and masterplan are required for the site.</p>	