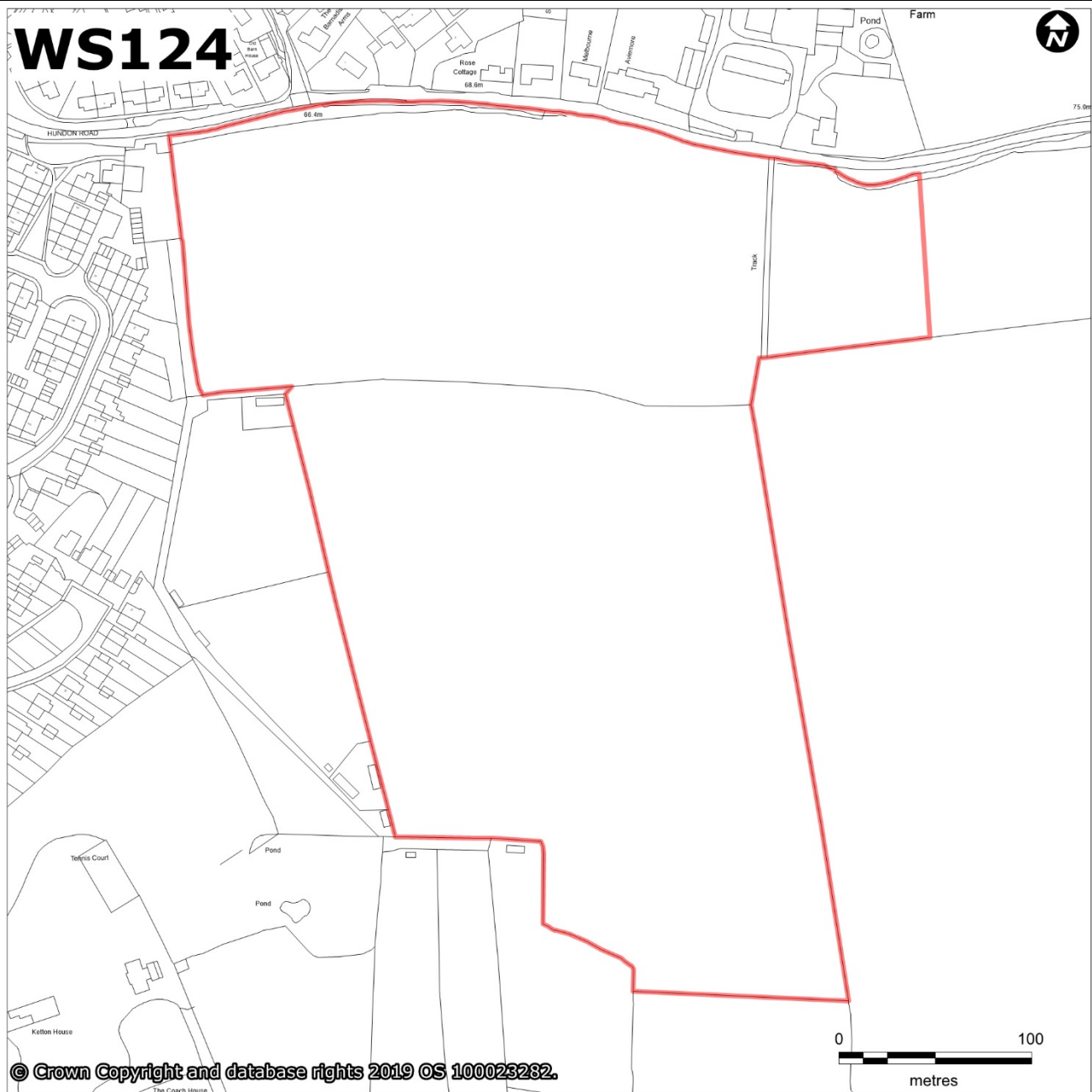


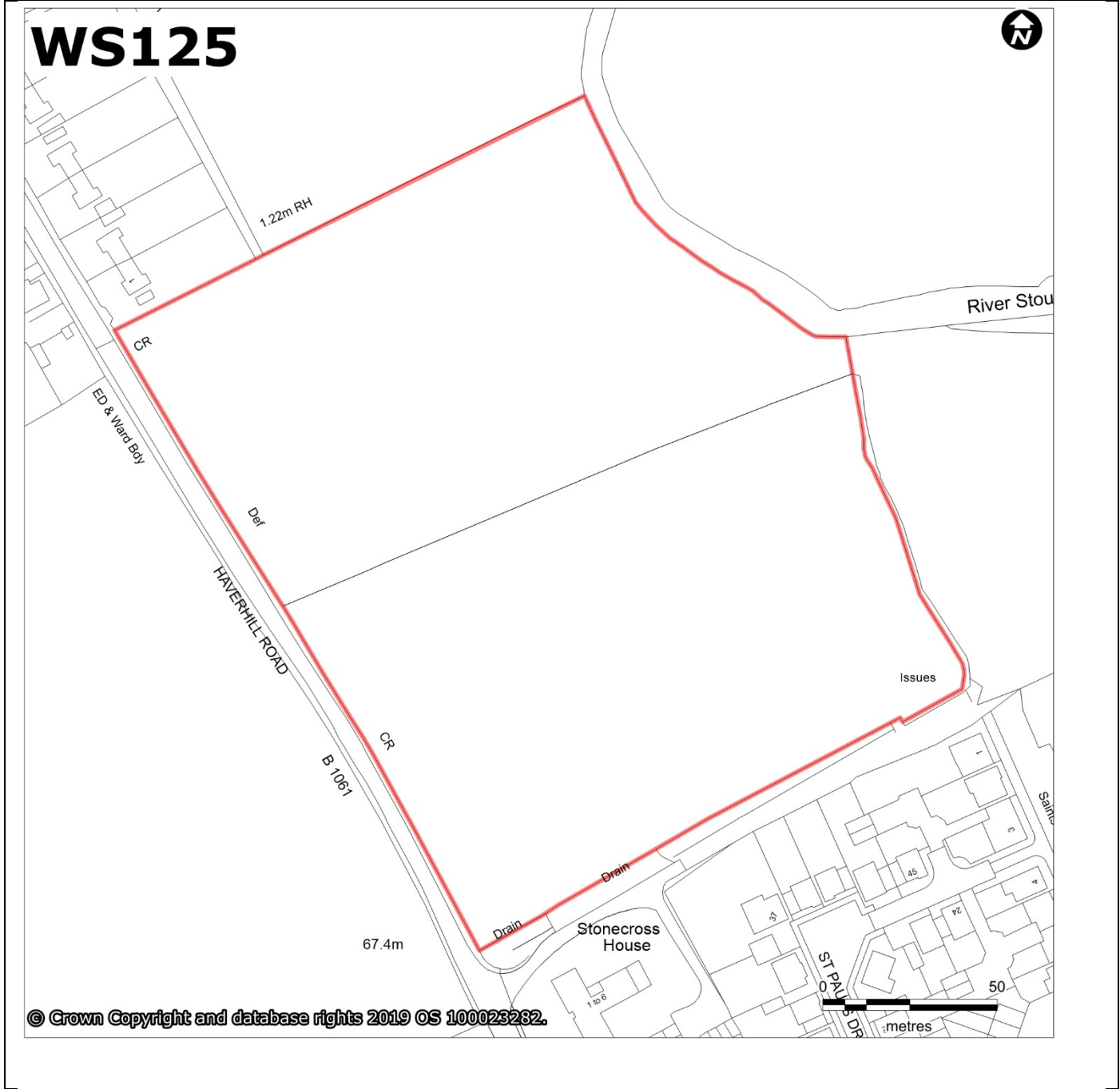
Reference (2020)	WS124	Previous references	
Settlement	Kedington		
Site name	Land south of Hundon Road, Kedington		
Status:	DC/19/0547/OUT – pending decision		



Existing use	Agricultural	Proposed use	Residential
Area	11.60	Yield	209
Future potential housing capacity			
20dph	30dph	40dph	50dph
232	348	464	580
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	<p>The site is under the ownership of three individuals, comprising of two separate titles.</p> <p>There are no known legal rights issues on site.</p>	
Timescale	1-5 years	
	6-10 years	209
	11-15 years	
Summary	<p>The site is partially adjacent to the settlement boundary for Kedington 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 in multiple ownership but is being promoted on behalf of the landowners and there are a number of environmental and biodiversity issues affecting the site that require further assessment.</p>	

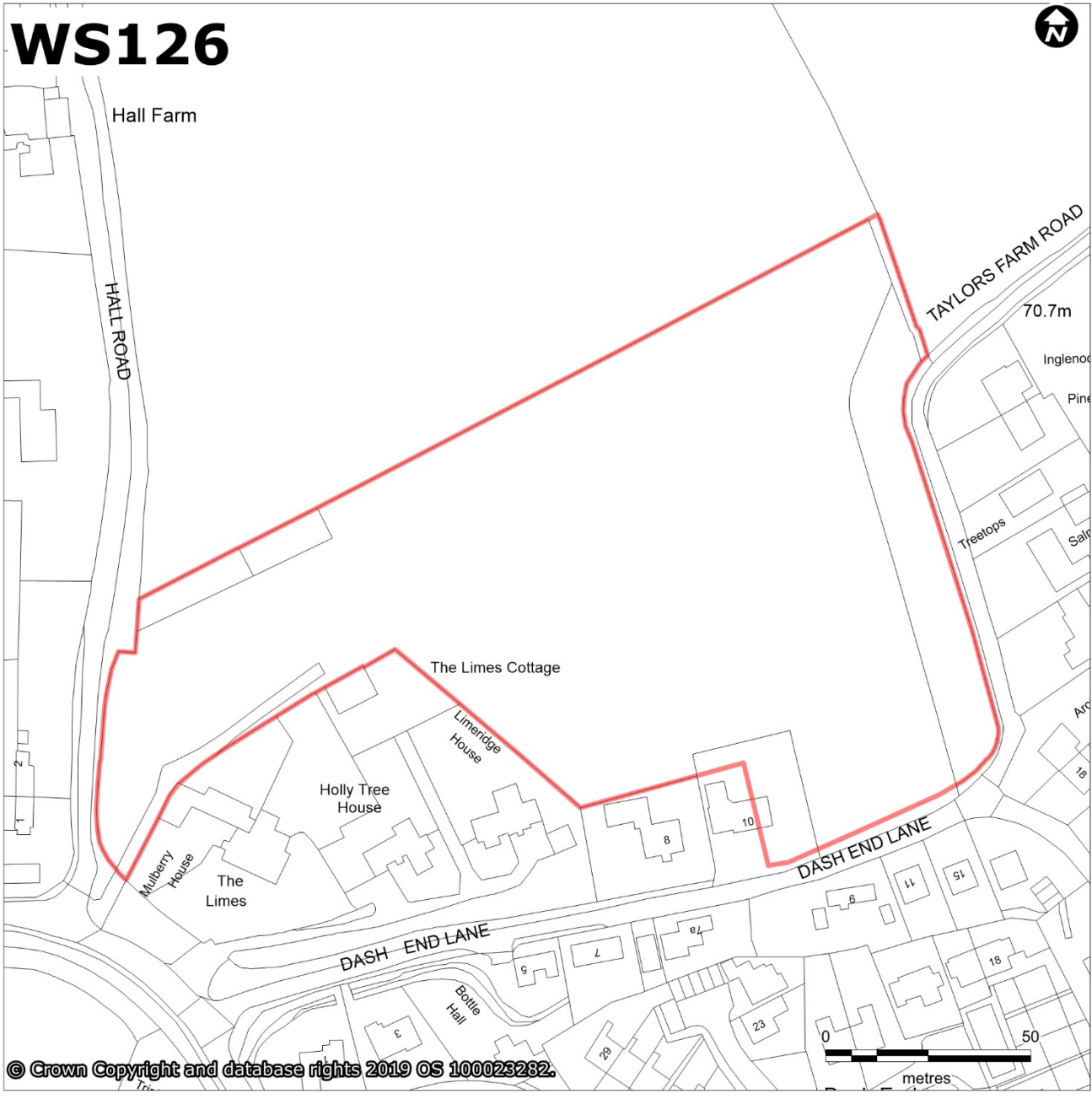
Reference (2020)	WS125	Previous references	SEKED01
Settlement	Kedington		
Site name	Land east of Haverhill Road, Kedington		
Status:	N/A		



Existing use	Agricultural	Proposed use	Residential
Area	3.26	Yield	98
Future potential housing capacity			
20dph	30dph	40dph	50dph
65	98	130	163
Availability	The site was confirmed in the December 2018 call for sites.		

<p>Suitability</p>	<p>Part of the site is located adjacent to the River Stour within flood zone 3 and a scheduled ancient monument relating to Hall Farm. Fluvial flood zone 3, 30 year surface water and 100 year surface water area 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>The site lies in an area of high archaeological potential. Further assessment required. Impacts on the setting of the Scheduled Monument (opposite the site) should be discussed with Historic England. Further assessment would also be required to understand other environmental issues.</p>	
<p>Achievability</p>	<p>The site is under dual ownership and there are no known legal rights issues on site.</p>	
<p>Timescale</p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>98</p>
	<p>11-15 years</p>	
<p>Summary</p>	<p>The site lies partially outside the settlement boundary for Kedington 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>Potential flood risk is a significant constraint and there are a number of other environmental and heritage issues affecting the site that may require further assessment.</p>	

Reference (2020)	WS126	Previous references	RV13(b) SS129
Settlement	Kedington		
Site name	Land adjacent to The Limes Cottage, Mill Road, Kedington		
Status:	Allocated – Policy RV13(b) Rural Vision 2031 DC/14/1751/OUT – pending decision – 40 dwellings		



Existing use	Agricultural	Proposed use	Residential
Area	1.82	Yield	40
Future potential housing capacity			
20dph	30dph	40dph	50dph
36	55	73	91

Availability	The site is allocated within the Rural Vision 2031 (RV13(b)) and an outline planning permission has also been submitted for the site (DC/14/2203/OUT).	
Suitability	<p>There are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>The site contains trees protected by a tree preservation order. Further tree assessment would be required.</p>	
Achievability	<p>A planning application has been submitted on the site and is pending consideration.</p> <p>The site is expected to come forward within the next five years</p>	
Timescale	1-5 years	40
	6-10 years	
	11-15 years	
Summary	<p>The site is allocated within the Rural Vision 2031 and an outline application has been submitted on the site for 40 dwellings.</p> <p>The site is expected to come forward within the next five years.</p>	