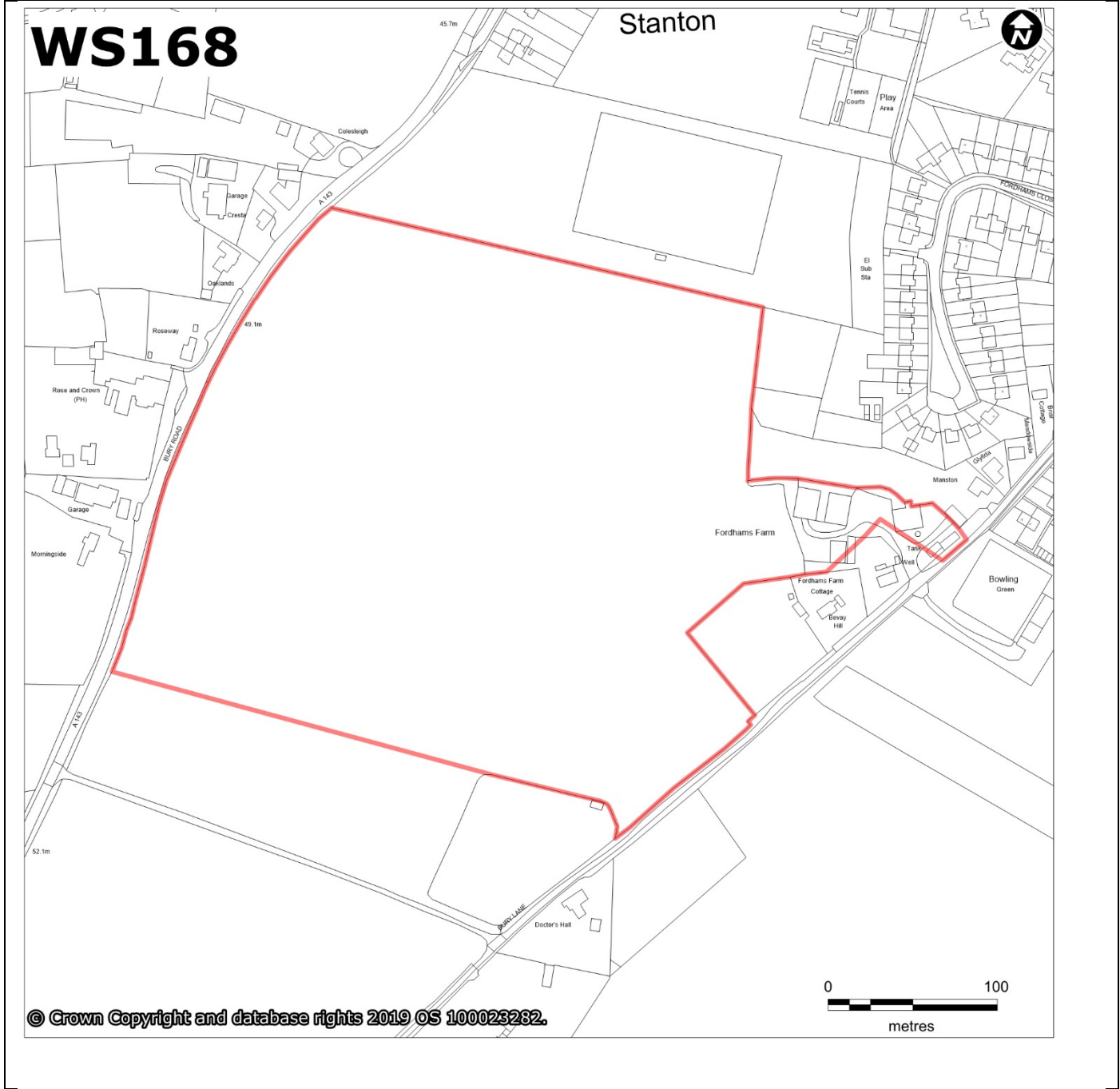


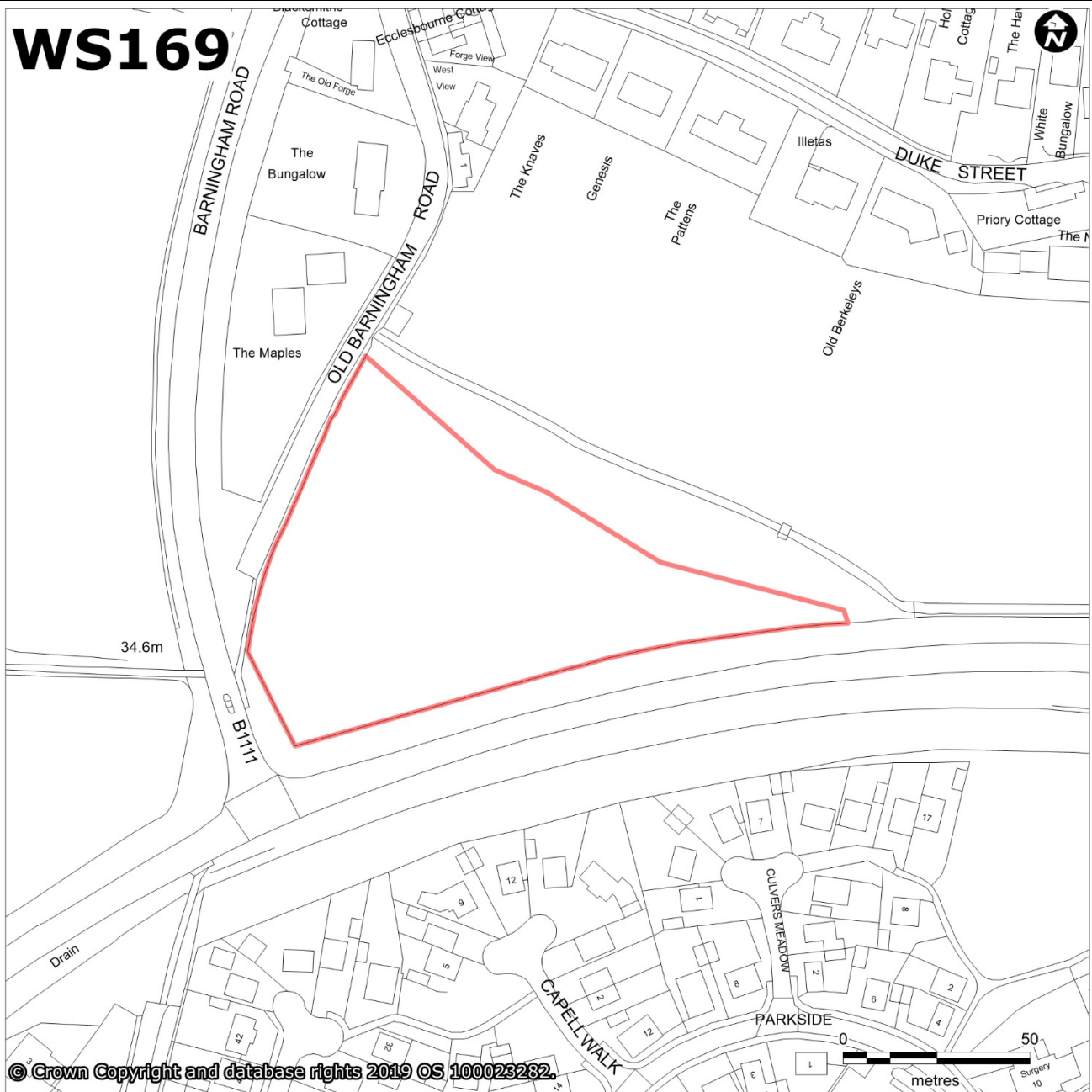
<b>Reference (2020)</b>	WS168	<b>Previous references</b>	WS069
<b>Settlement</b>	Stanton		
<b>Site name</b>	Fordhams Farm, Bury Lane, Stanton		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural buildings and countryside	<b>Proposed use</b>	Residential
<b>Area</b>	10.48	<b>Yield</b>	189
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
210	314	419	524
<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.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	
	6-10 years	189
	11-15 years	
<b>Summary</b>	<p>The site lies outside the settlement boundary for Stanton which is classified as a key service centre in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. However, it is adjacent to allocated recreational open space which lies next to Stanton's settlement boundary which therefore does make it suitable for inclusion.</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 constraints on the site which could delay delivery.</p>	

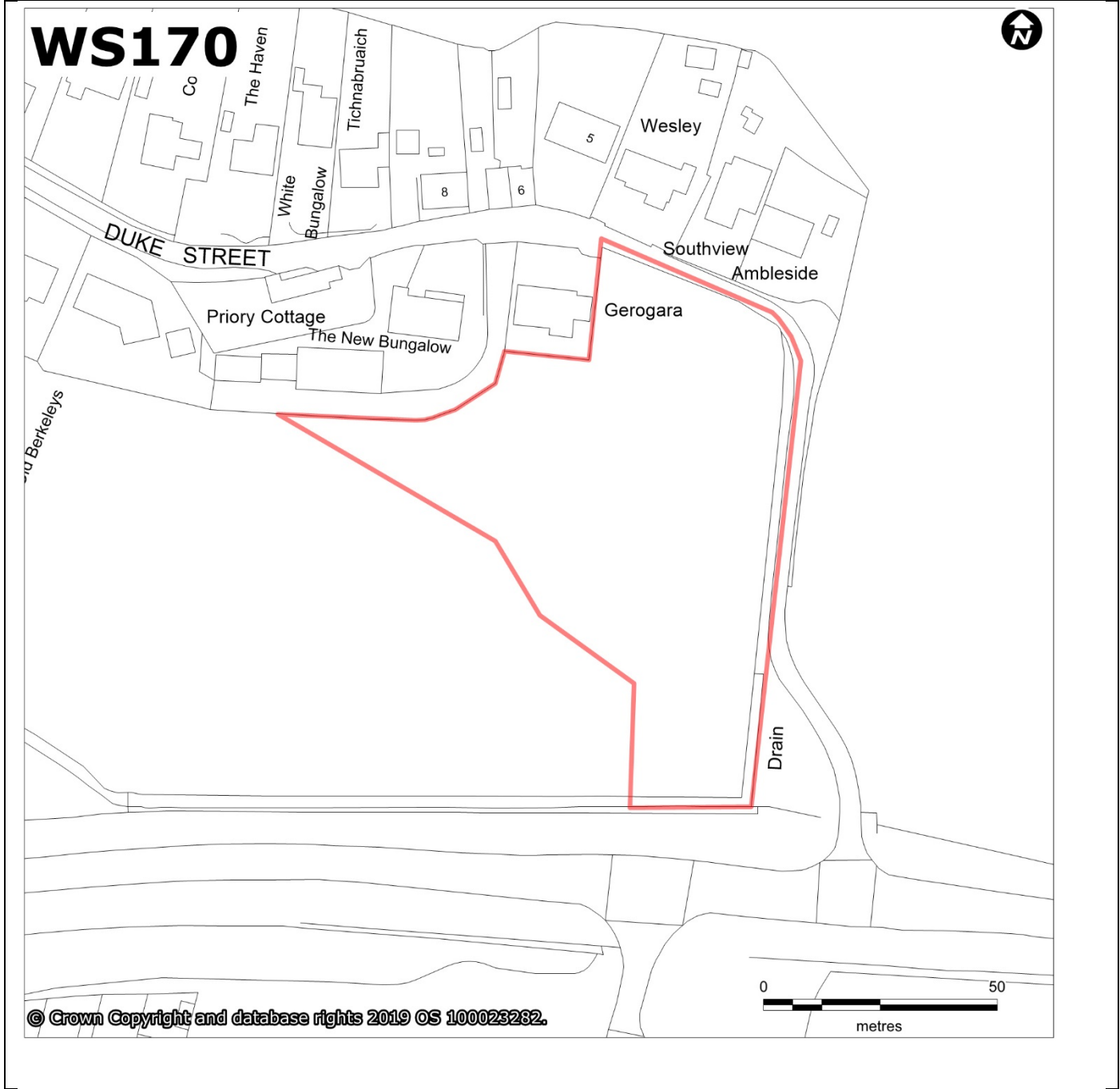
<b>Reference (2020)</b>	WS169	<b>Previous references</b>	Part of SS008
<b>Settlement</b>	Stanton		
<b>Site name</b>	Land off Old Barningham Road (part of Duke Street Nursery), Stanton		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	0.71	<b>Yield</b>	21
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
14	21	28	36
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<p><b>Suitability</b></p>	<p>The north-eastern boundary coincides with the extent of flood zones 2 and 3. 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>Further assessment would also be required to understand other environmental issues.</p>	
<p><b>Achievability</b></p>	<p>The site is owned by two landowners and there are no known no legal issues or constraints on site.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>21</p>
	<p>11-15 years</p>	
<p><b>Summary</b></p>	<p>The site lies partially adjacent to the settlement boundary for Stanton 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 in multiple ownership, further flood risk assessment is required and there are a number of environmental, biodiversity and/or heritage issues affecting the site that may require further assessment.</p>	

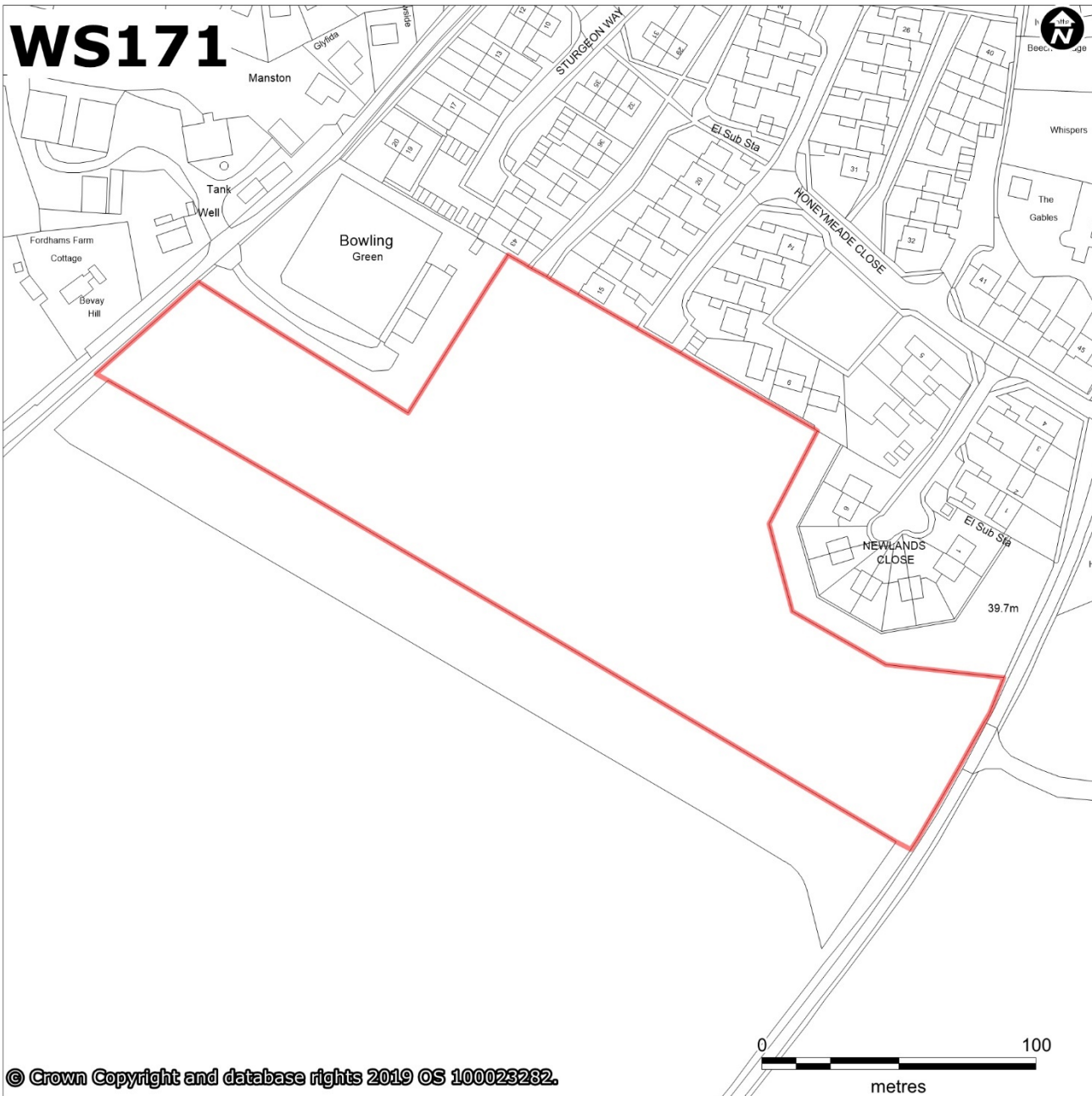
<b>Reference (2020)</b>	WS170	<b>Previous references</b>	part of SS008
<b>Settlement</b>	Stanton		
<b>Site name</b>	Land west of Duke Street, Stanton		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	0.50	<b>Yield</b>	15
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
10	15	20	25
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<p><b>Suitability</b></p>	<p>The south-western boundary coincides with the extent of flood zones 2 and 3. 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>Further assessment would also be required to understand other environmental issues.</p>	
<p><b>Achievability</b></p>	<p>The site is owned by two landowners and there are no known no legal issues or constraints on site.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>15</p>
	<p>11-15 years</p>	
<p><b>Summary</b></p>	<p>The site lies partially adjacent to the settlement boundary for Stanton 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 in multiple ownership, further flood risk assessment is required and there are a number of environmental, biodiversity and/or heritage issues affecting the site that may require further assessment.</p>	

<b>Reference (2020)</b>	WS171	<b>Previous references</b>	SS021
<b>Settlement</b>	Stanton		
<b>Site name</b>	Land between Bury Lane and Wyken Road, Stanton		
<b>Status:</b>	N/A		

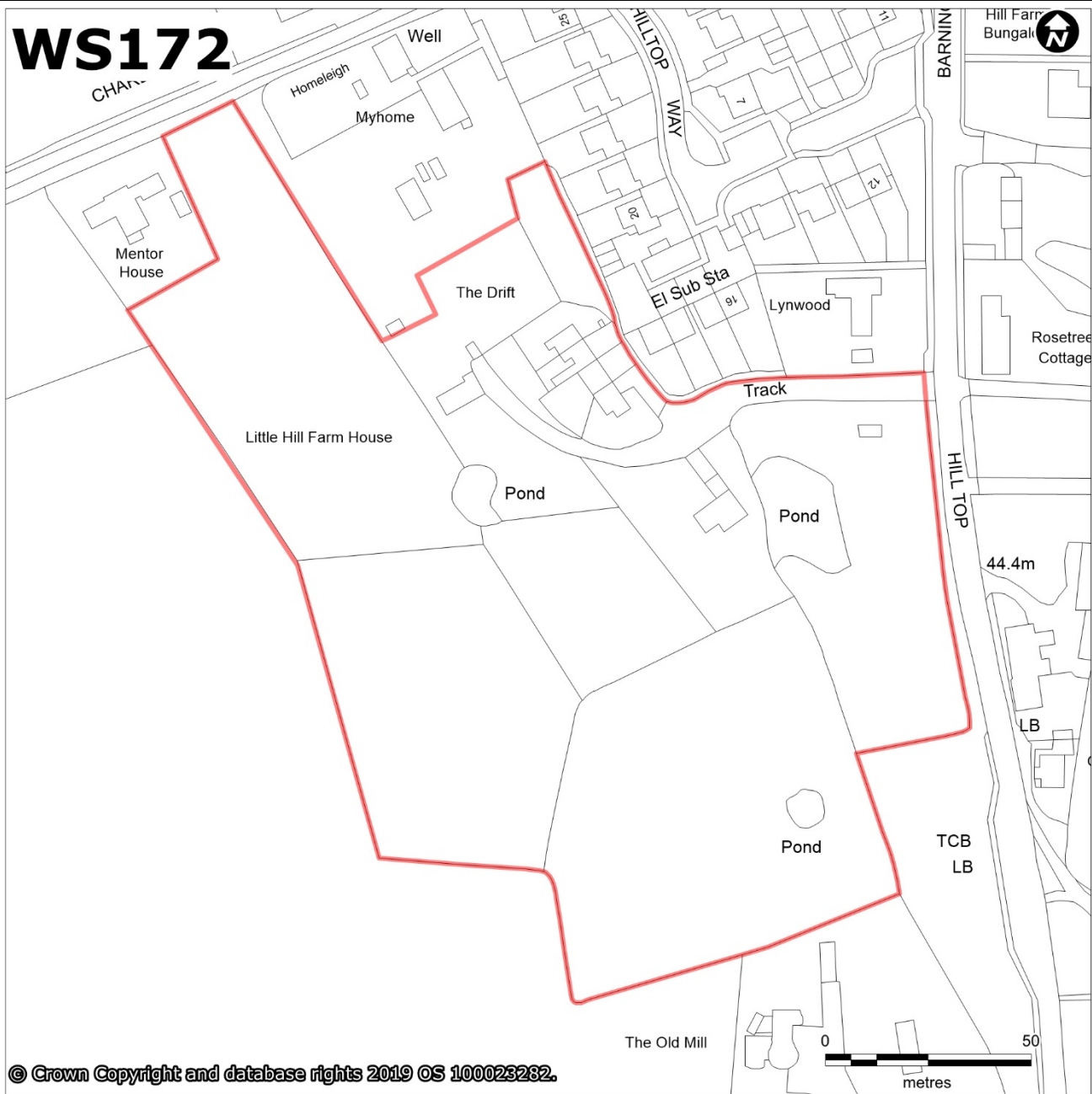


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	2.6	<b>Yield</b>	78
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
52	78	104	130
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership and there are no known legal issues or constraints on the site.	
<b>Timescale</b>	1-5 years	78
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for Stanton 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>	



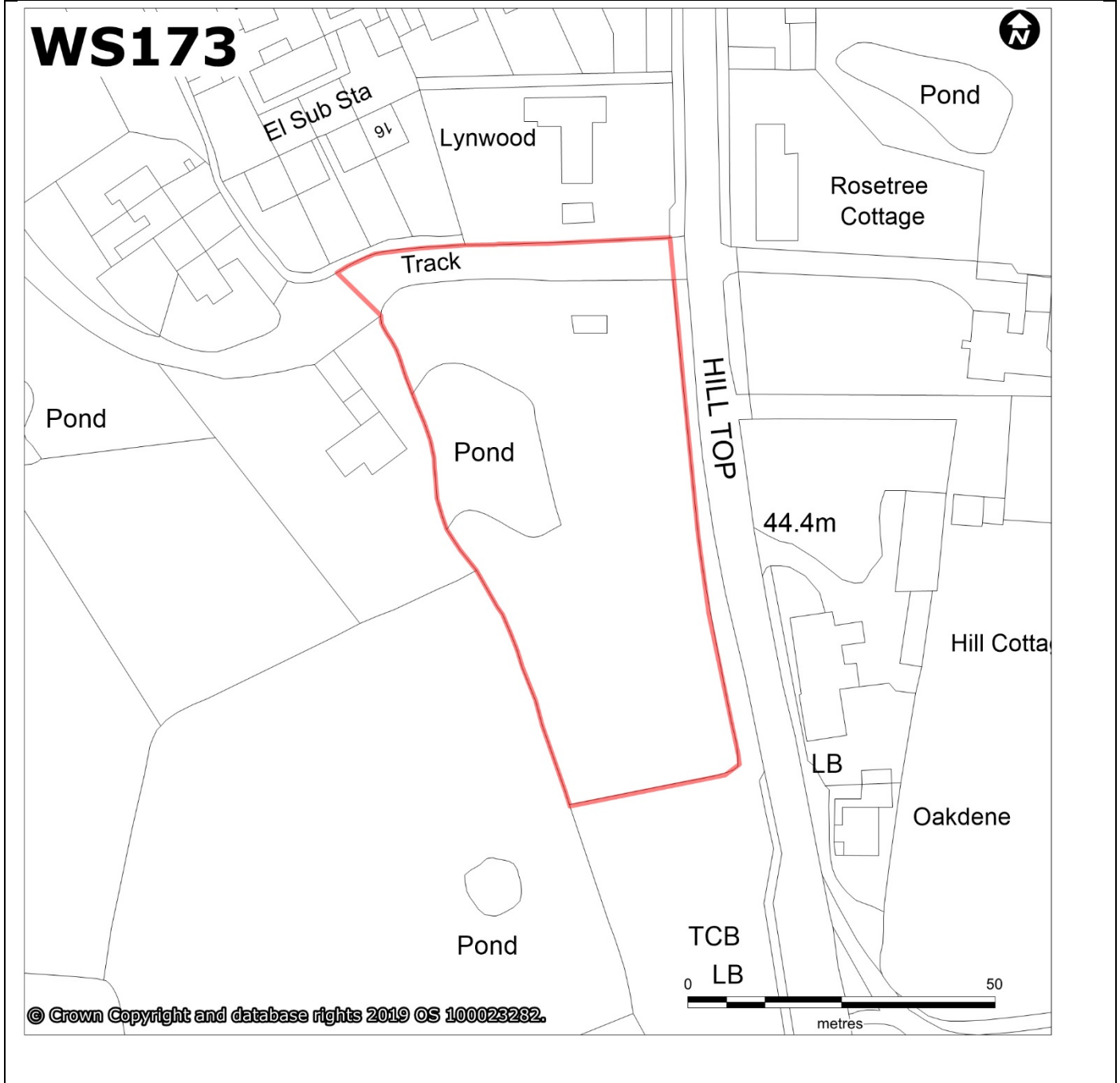
<b>Reference (2020)</b>	WS172	<b>Previous references</b>	site contains WS018
<b>Settlement</b>	Stanton		
<b>Site name</b>	Land at Little Hill Farm, Barningham Road, Stanton		
<b>Status:</b>	N/A		



<b>Existing use</b>	Garden land	<b>Proposed use</b>	Residential
<b>Area</b>	2.37	<b>Yield</b>	71
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
47	71	95	119
<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.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	71
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for Stanton 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>	

<b>Reference (2020)</b>	WS173	<b>Previous references</b>	WS018
<b>Settlement</b>	Stanton		
<b>Site name</b>	Little Hill Farmhouse, Barningham Road, Stanton		
<b>Status:</b>	N/A		



<b>Existing use</b>		<b>Proposed use</b>	Residential
<b>Area</b>	0.35	<b>Yield</b>	11
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
7	11	14	18

<b>Availability</b>	The site overlaps with the site WS172 which 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.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	11
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary of Stanton, 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>There are a number of environmental constraints that may cause some delay to the delivery of the site.</p>	