



<b>Availability</b>	The site was confirmed in the December 2018 call for sites. Part of the site is used for playing fields, a playground and allotments. These would need to be retained.	
<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>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.</p> <p>The site is within a conservation area. Further assessment is required.</p>	
<b>Achievability</b>	<p>The site is under joint ownership.</p> <p>The parish council are tenants of the playing field and manage the allotments</p>	
<b>Timescale</b>	1-5 years	5
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site is located partially adjacent to the settlement boundary for Stoke by Clare which is classified as an infill village in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA as an infill village capacity has been restricted to five dwellings on the site.</p> <p>The site is not allocated for development.</p>	

<b>Reference (2020)</b>	WS209	<b>Previous references</b>	SESBC01
<b>Settlement</b>	Stoke by Clare		
<b>Site name</b>	Land adjacent Little Paddocks, Stoke by Clare		
<b>Status:</b>	N/A		

# WS209



<b>Existing use</b>	Old agricultural barns	<b>Proposed use</b>	Residential
<b>Area</b>	1.6	<b>Yield</b>	5
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
32	48	64	81
<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	5
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site partially adjoins the settlement boundary for Stoke by Clare, which is an infill village limited to small groups of five dwellings or less.</p> <p>There is no evidence to suggest any delay to the delivery of the site.</p>	