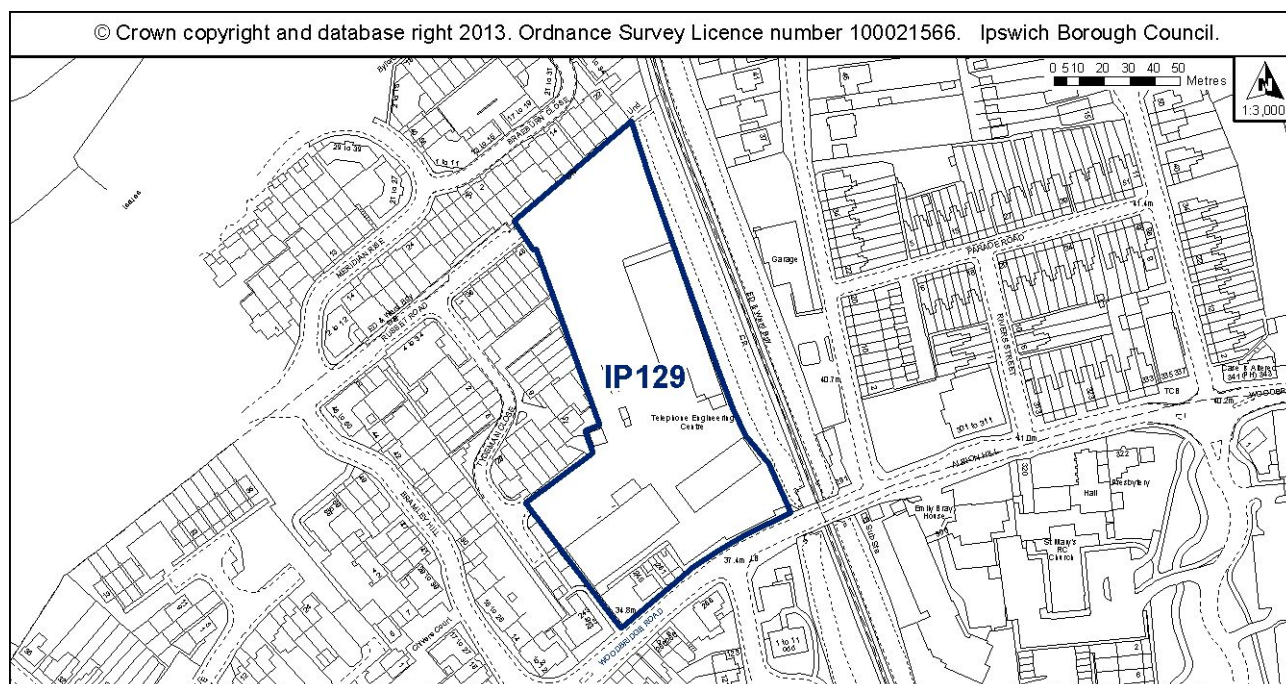


**SITE REF NO: IP129** (Preferred Options ref: UC237)  
**ADDRESS: BT Depot, Woodbridge Road**  
**SITE AREA: 1.07 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	39	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

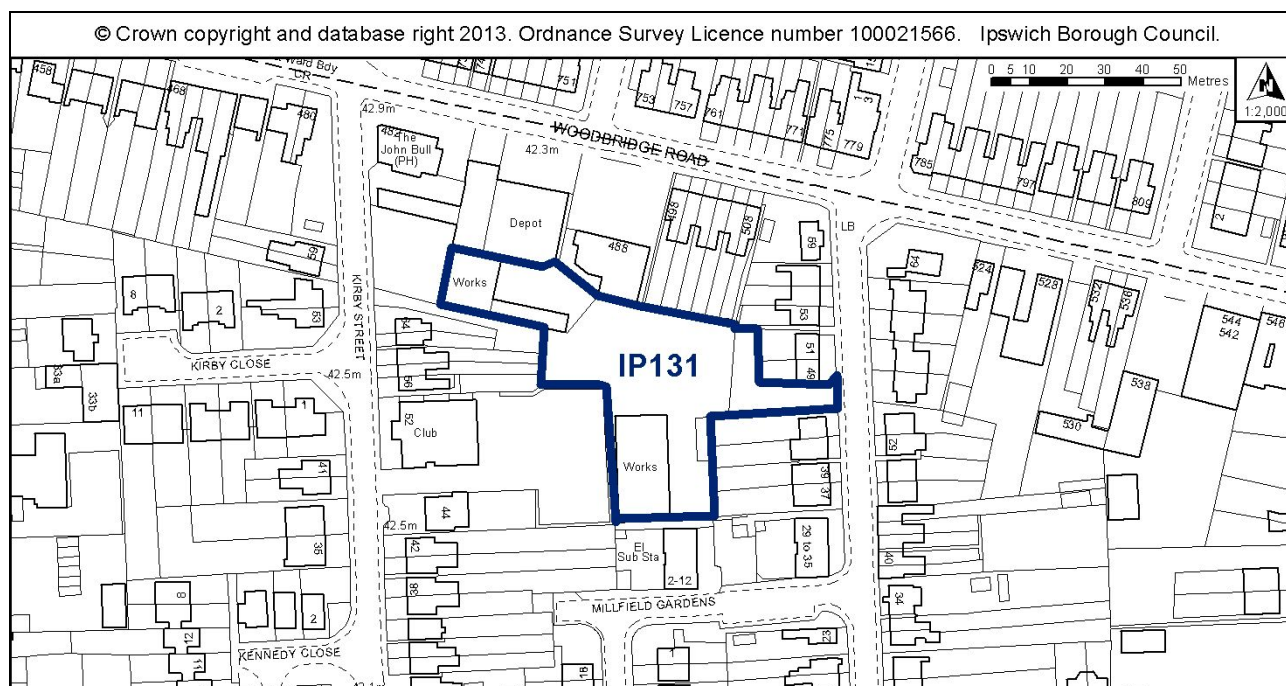
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	There is a resolution to grant planning permission for 39 dwellings (ref. 12/00654/OUT) subject to a Section 106 Agreement being signed.
Achievable	Yes	-

#### SUMMARY

It is expected that planning permission will be implemented on site within 1-5 years, subject to the granting of planning permission.
---

**SITE REF NO: IP131** (Preferred Options ref: UC245)  
**ADDRESS: 45 Milton Street**  
**SITE AREA: 0.28 ha**



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	13	Apr 2019 – Mar 2024

### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

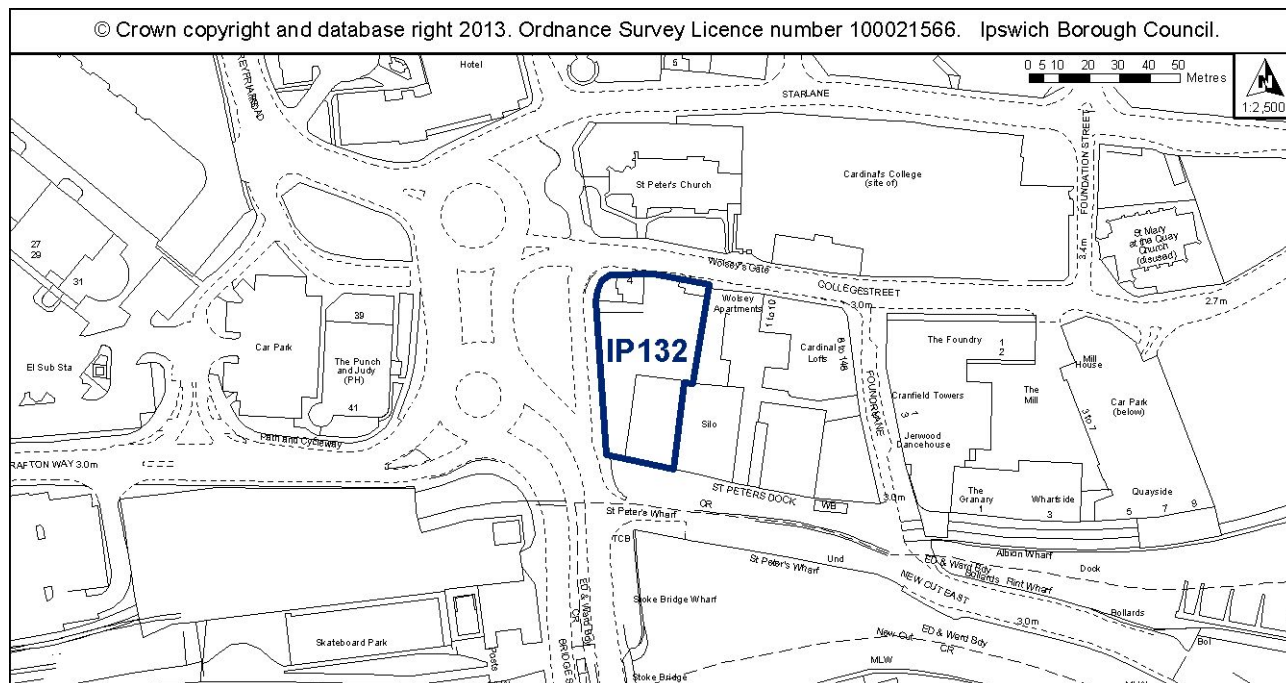
### DELIVERABILITY

Suitable	Yes	Expired planning permission for flats on site (ref. 04/00538/FUL).
Available	Yes	In single ownership and discussions with landowner indicate willingness to develop for housing.
Achievable	Yes	Although this would follow expiry of existing leases on site.

### SUMMARY

There is a reasonable prospect that the site will be developed at around 45dph, subject to the relocation of the existing businesses on site.
---

**SITE REF NO:** IP132 (Preferred Options ref: UC247)  
**ADDRESS:** Bridge Street, Northern Quays (west)  
**SITE AREA:** 0.18 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	64	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	Yes
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

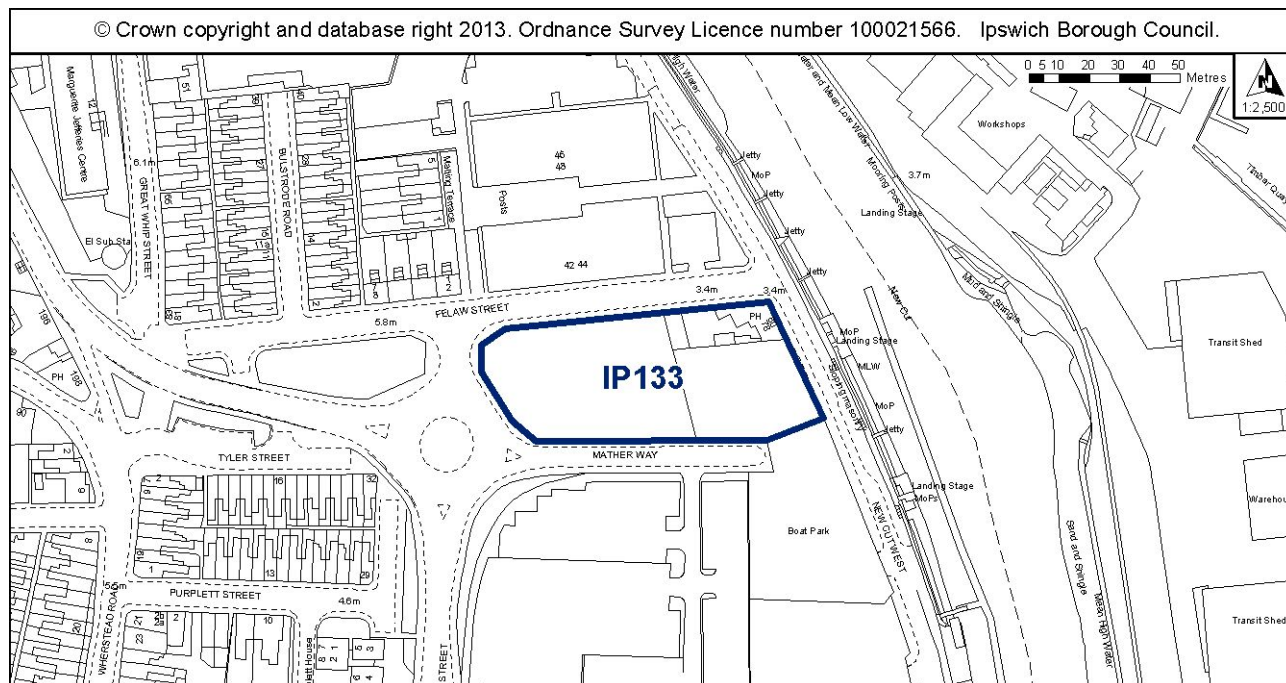
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 64 dwellings (ref. 10/00343/FUL).
Achievable	Yes	Reasonable prospect the planning permission will be implemented.

#### SUMMARY

It is expected that the above planning permission or an alternative scheme will be implemented in 1-5 years, subject to more favourable market conditions.
--

**SITE REF NO: IP133** (Preferred Options ref: UC248)  
**ADDRESS: South of Felaw Street**  
**SITE AREA: 0.41 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	47	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	Green space
Conservation Area	Part	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

#### DELIVERABILITY

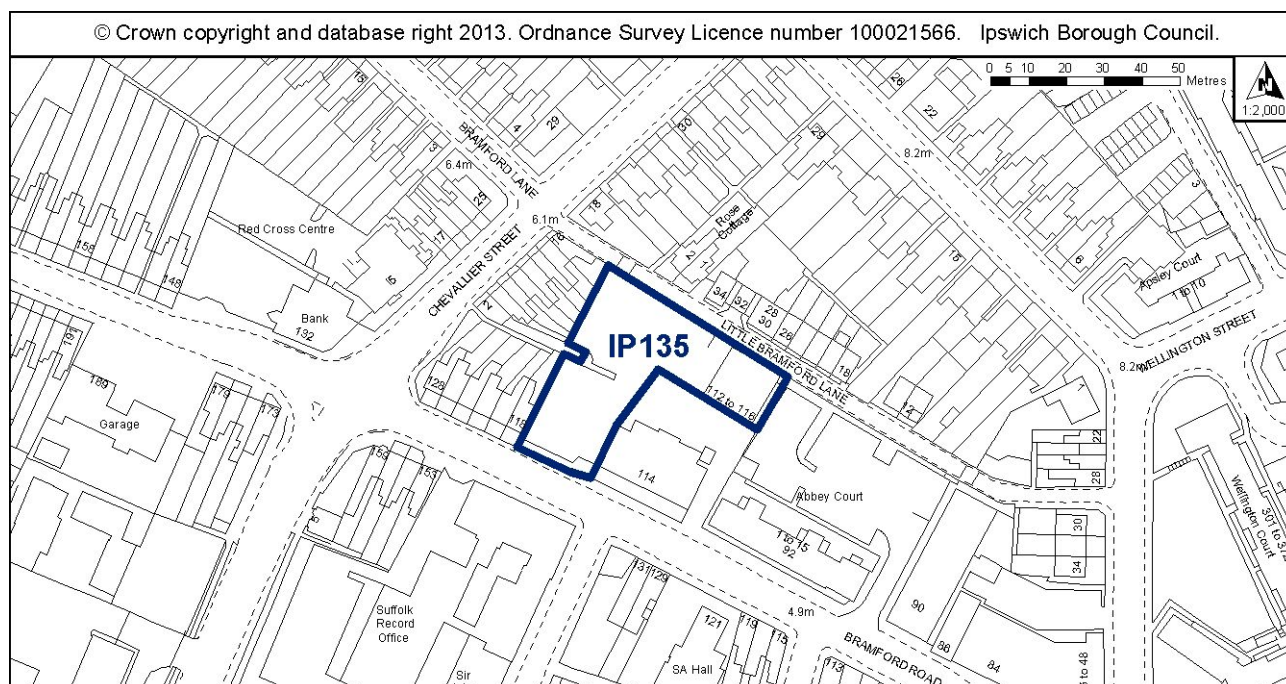
Suitable	Yes	-
Available	Yes	Site has planning permission for 47 residential units (ref. 10/00418/VC).
Achievable	Yes	Reasonable prospect the planning permission will be implemented.

#### SUMMARY

It is expected that the above planning permission or an alternative scheme will be implemented in 1-5 years, subject to more favourable market conditions.
--



**SITE REF NO: IP135** (Preferred Options ref: UC250)  
**ADDRESS: 112-116 Bramford Road**  
**SITE AREA: 0.17 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	24	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Part
AQMA within or close to	Yes	Listed buildings or adjacent to	Opposite
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

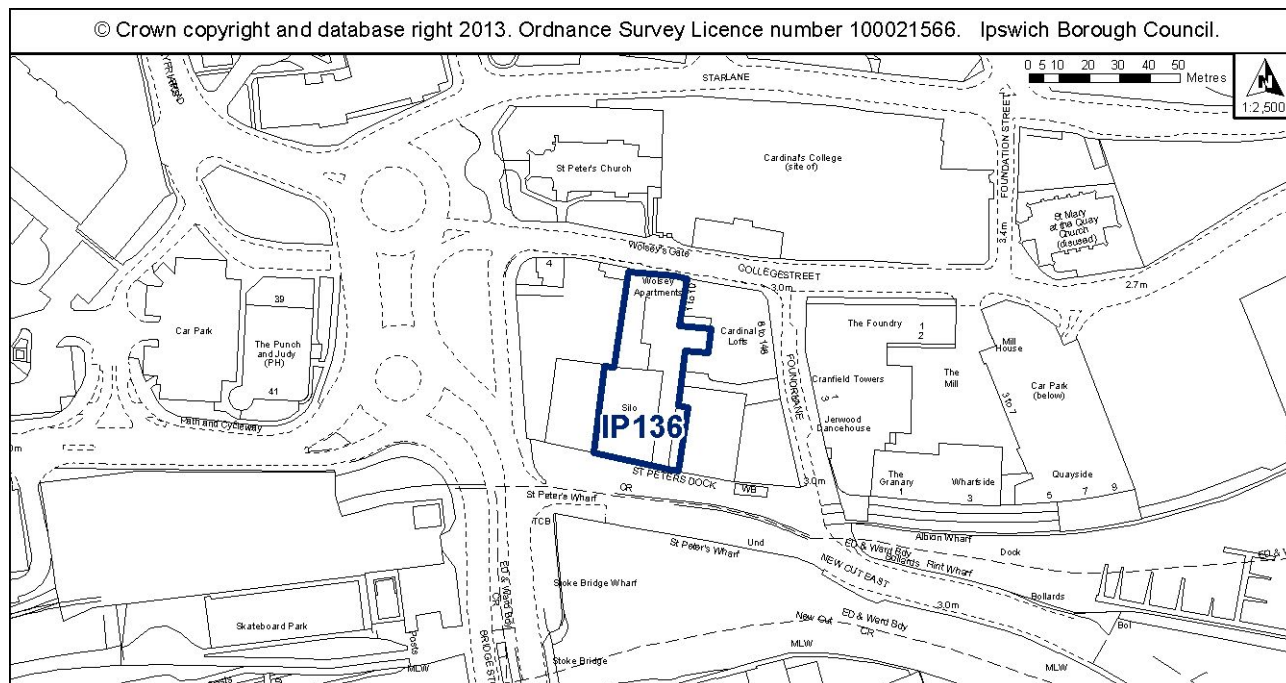
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has outline planning permission for 24 dwellings (ref. 11/00247/VC).
Achievable	Yes	As per the above planning permission.

#### SUMMARY

It is expected that the above planning permission will be implemented in 1-5 years.
---

**SITE REF NO: IP136** (Preferred Options ref: UC251)  
**ADDRESS: Silo, College Street**  
**SITE AREA: 0.16 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	21	Apr 2019 – Mar 2024

#### CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

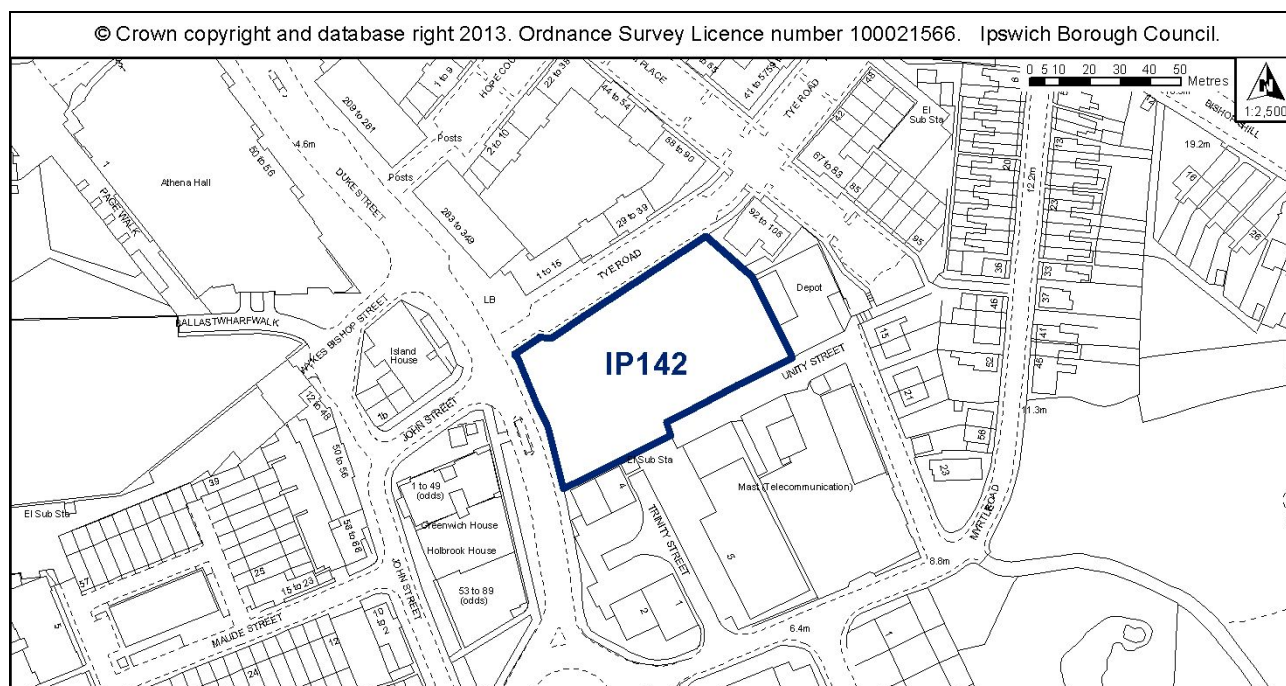
#### DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018) and with appropriate flood risk management measures being in place.
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	No	Reasonable prospect site will be developed at a specific point in time.

#### SUMMARY

The site is considered to be suitable for housing development around 165dph as part of a mixed-use scheme. There site is available and there is a reasonable prospect that it will be developed in more favourable market conditions and following the completion of the flood barrier.
---

**SITE REF NO: IP142** (Preferred Options ref: UC259)  
**ADDRESS: Land at Duke Street**  
**SITE AREA: 0.39 ha**



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
75	H	32	Apr 2014 – Mar 2019

### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

### DELIVERABILITY

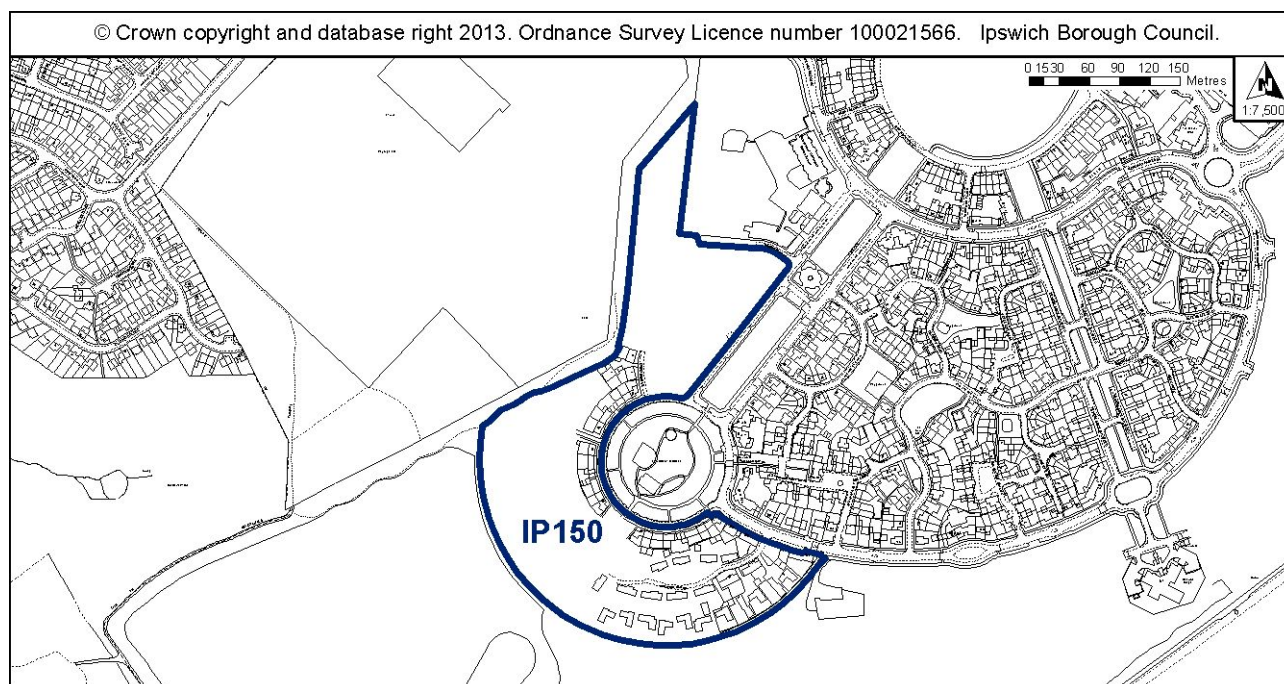
Suitable	Yes	-
Available	Yes	Vacant grassed land (currently fenced) and in ownership of housing developer.
Achievable	Yes	Reasonable prospect site will be developed in the short term.

### SUMMARY

There is a reasonable prospect that the site will be developed at around 110dph in 1-5 years, although it would be expected that some open space land will be retained.
---



**SITE REF NO:** IP150a (Preferred Options ref: UC267)  
**ADDRESS:** Land south of Ravenswood (sites S, T, U, V & W)  
**SITE AREA:** 6.91 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	120	Apr 2013 – Mar 2019 (years 0 & years 1-5)

#### CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Yes
Existing use	No	Other constraints	No

#### DELIVERABILITY

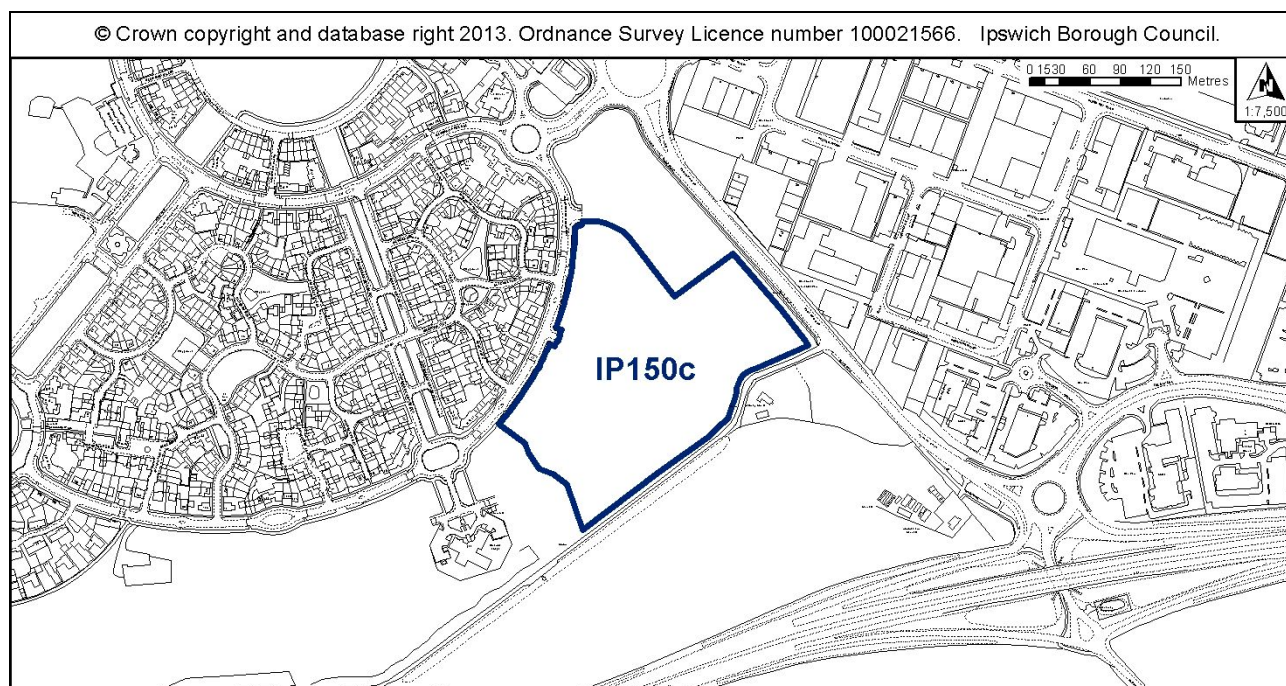
Suitable	Yes	-
Available	Yes	Site has planning permission for 155 residential dwellings under ref. 07/00765/OUT and 35 have been completed by April 2013.
Achievable	Yes	As per the above planning permission.

#### SUMMARY

The site is under construction and it is expected that the remaining 120 dwellings granted under the above planning permission will be completed in both the current monitoring year and years 1-5.



**SITE REF NO:** IP150c (Preferred Options ref: UC267)  
**ADDRESS:** Land south of Ravenswood  
**SITE AREA:** 4.62 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	162	Apr 2014 - Mar 2019

#### CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Yes
Existing use	No	Other constraints	No

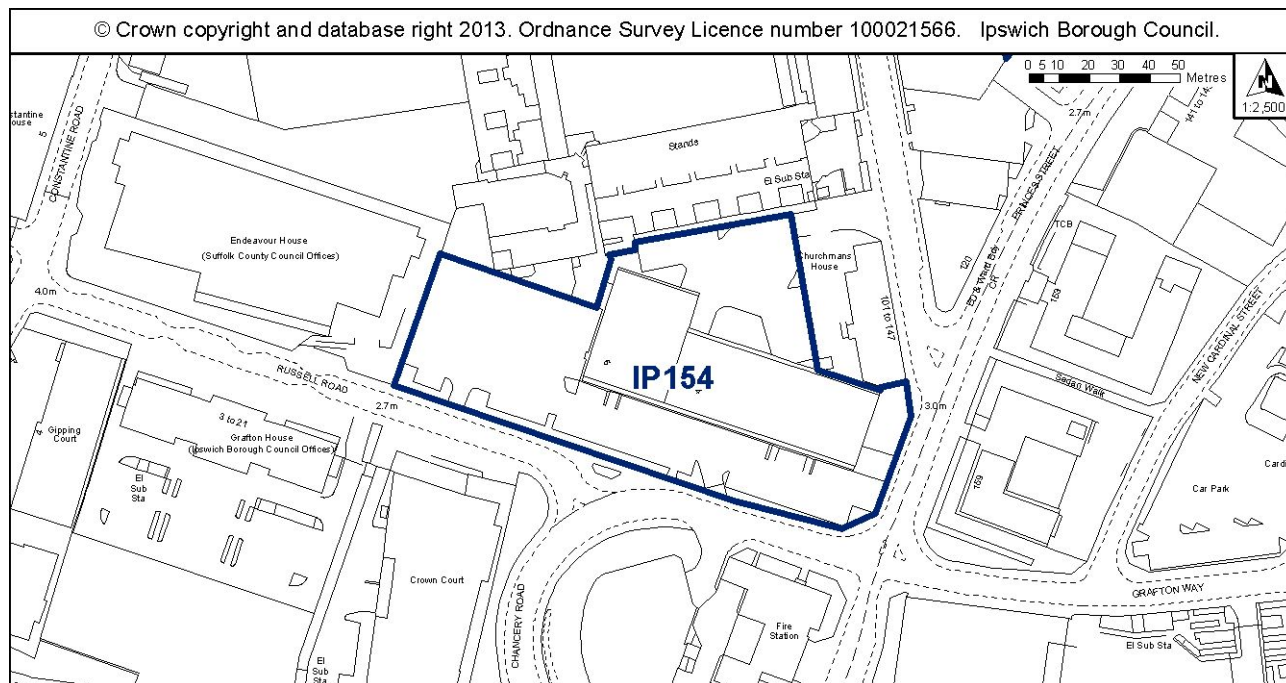
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	In single ownership.
Achievable	Yes	Reasonable prospect site will be deliverable in the short term.

#### SUMMARY

The site is available and the principle of low-density housing is considered acceptable alongside the redevelopment of the wider site, subject to planning permission being granted.

**SITE REF NO: IP154** (Preferred Options ref: UC271)  
**ADDRESS: 2-6 Russell Road**  
**SITE AREA: 1.01 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

#### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

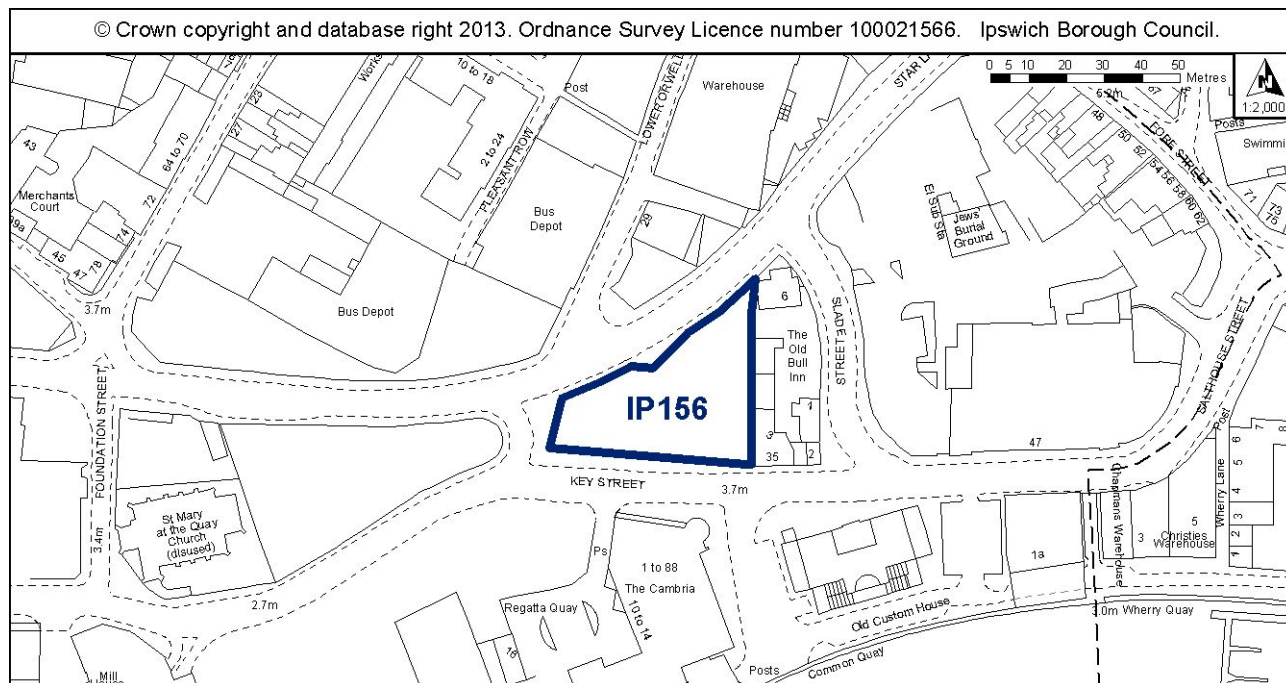
#### DELIVERABILITY

Suitable	No	The existing leisure/commercial uses of the site are preferred.
Available	No	
Achievable	No	-

#### SUMMARY

The existing uses are preferred.
----------------------------------

**SITE REF NO: IP156** (Preferred Options ref: -)  
**ADDRESS: Land between Star Lane and College Street east of Slade Street**  
**SITE AREA: 0.14 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Available

#### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	Yes
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Possible

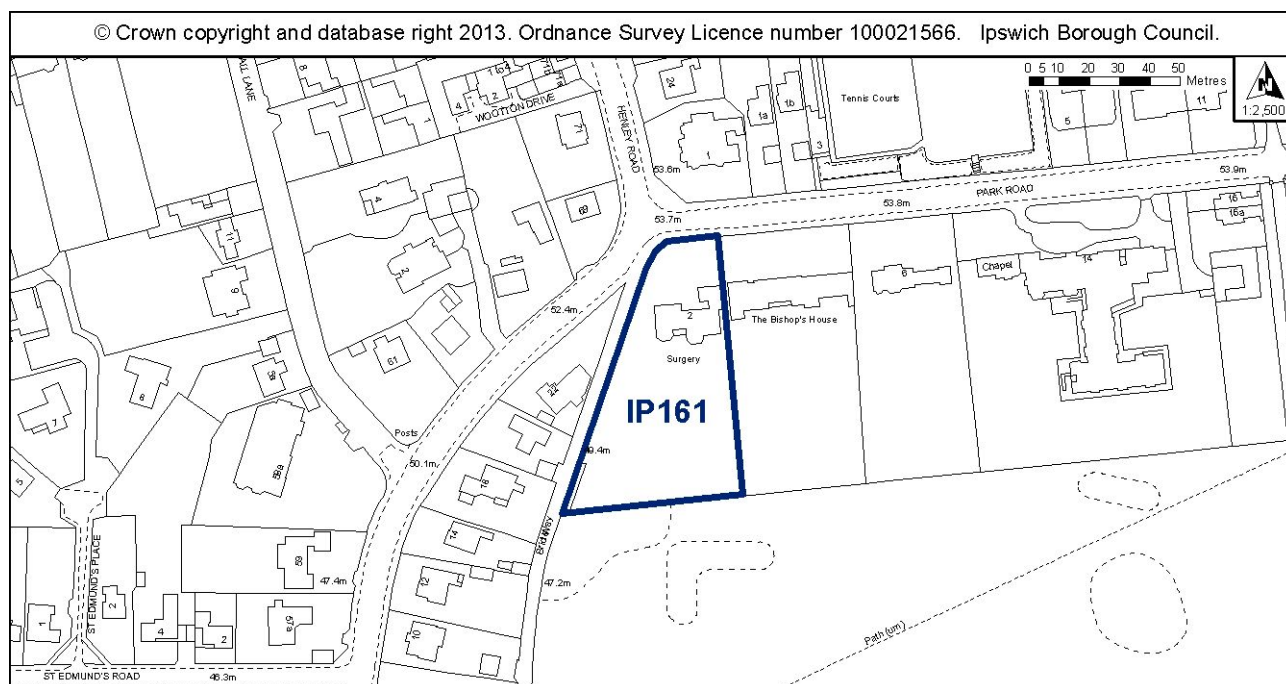
#### DELIVERABILITY

Suitable	Yes	-
Available	No	A hotel has recently been constructed on site.
Achievable	No	-

#### SUMMARY

The site is not available for housing.
--

**SITE REF NO: IP161** (Preferred Options ref: -)  
**ADDRESS: 2 Park Road**  
**SITE AREA: 0.35 ha**



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	13	Apr 2014 – Mar 2019

### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	Adjacent
Conservation Area	Yes	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	Yes
Existing use	No	Other constraints	No

### DELIVERABILITY

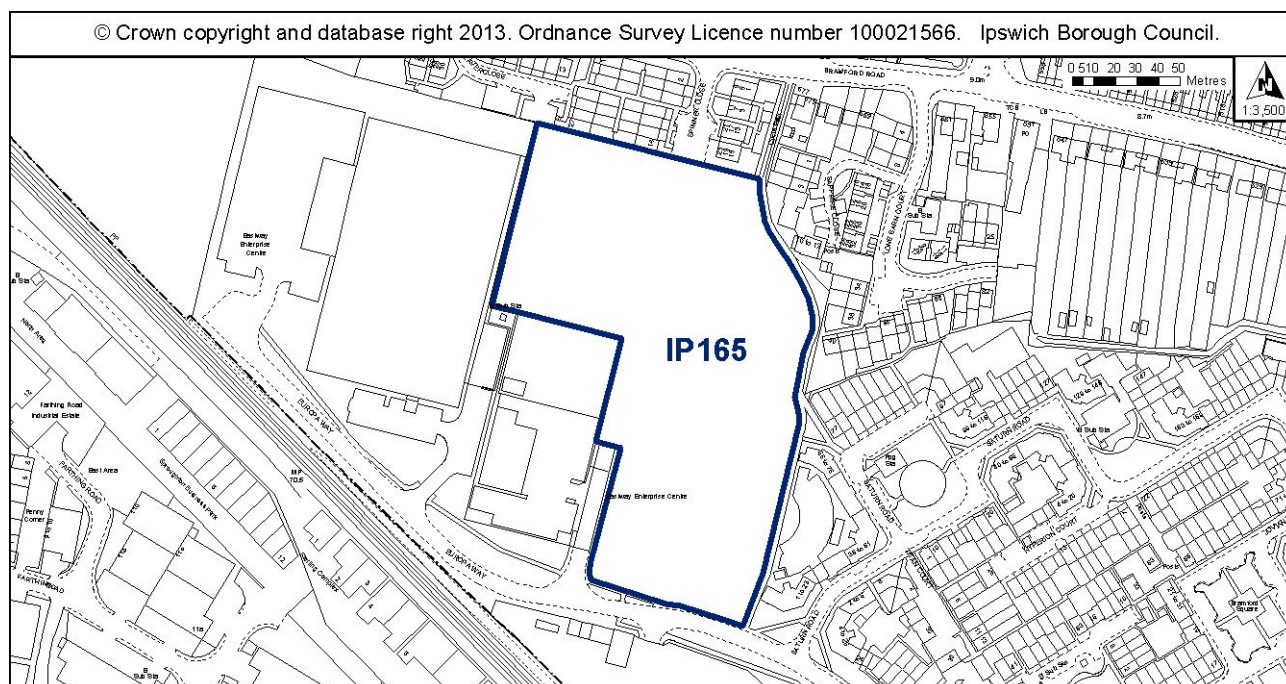
Suitable	Yes	-
Available	Yes	Site has an extant planning permission for the creation of an additional 13 dwellings (refs 07/00118/FUL & 13/00498/FUL).
Achievable	Yes	As per the above permissions.

### SUMMARY

It is expected that the above planning permissions will be implemented within 1-5 years.
--



**SITE REF NO: IP165** (Preferred Options ref: -)  
**ADDRESS: Eastway Business Park, Europa Way**  
**SITE AREA: 2.08 ha**



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	100	Apr 2014 – Mar 2019

### CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

### DELIVERABILITY

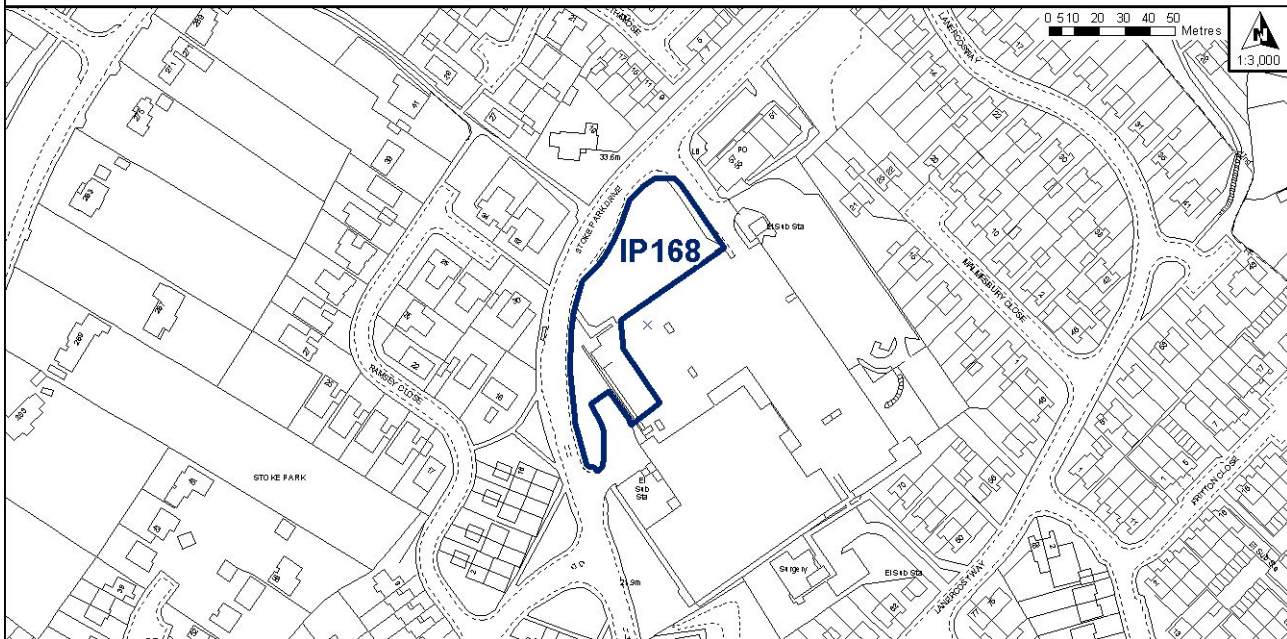
Suitable	Yes	-
Available	Yes	The site has an expired planning permission for 218 dwellings (ref. 05/00893/FUL).
Achievable	Yes	Reasonable prospect housing could be delivered on site at a lower density.

### SUMMARY

The site had planning permission until recently for high-density housing, which was not considered deliverable in the local market. However, there is a reasonable prospect that the site will be developed in the short term at a lower density. Discussions with the landowner indicate that the delivery of around 100 dwellings is achievable.
--

**SITE REF NO:** IP168 (Preferred Options ref: -)  
**ADDRESS:** Stoke Park Drive  
**SITE AREA:** 0.29 ha

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### SUGGESTED OPTION

<b>% OF SITE FOR HOUSING</b>	<b>DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)</b>	<b>INDICATIVE CAPACITY (HOMES)</b>	<b>LIKELY DELIVERY TIMESCALE</b>
-	-	31	Apr 2014 – Mar 2019

## CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

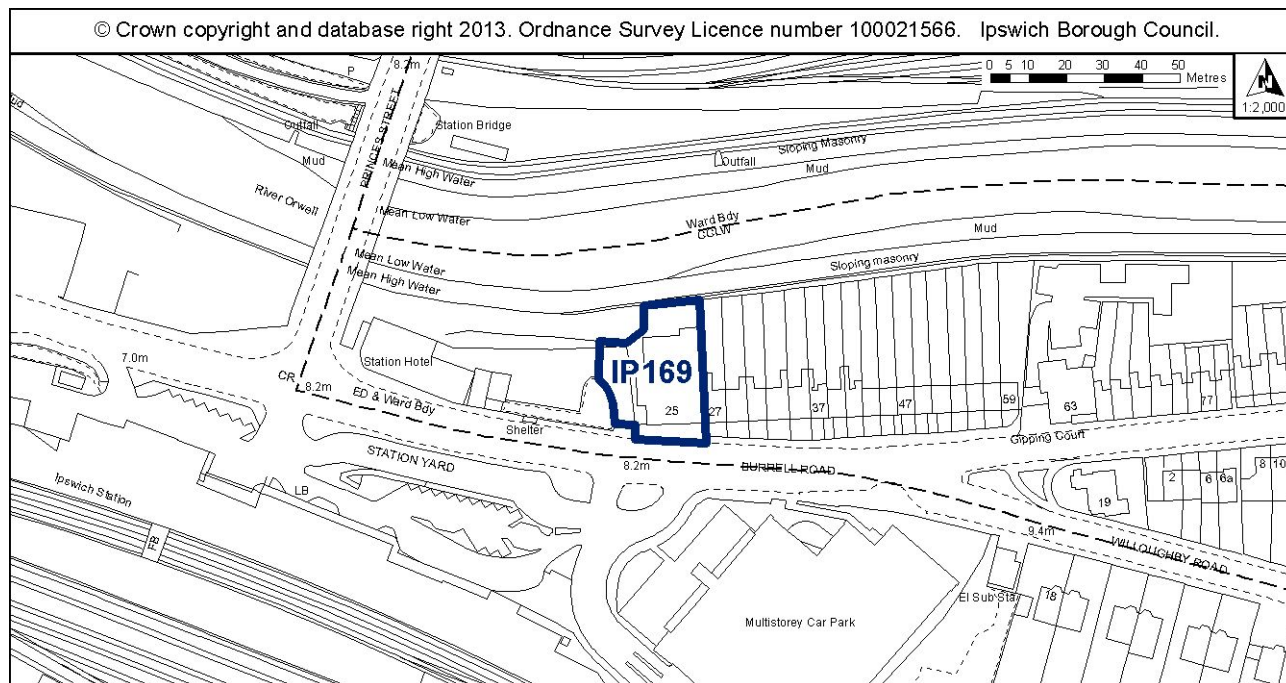
## DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has an extant planning permission for 51 dwellings (ref. 05/01010/FUL) although discussions with the developer indicate that only 31 will be implemented.
Achievable	Yes	As per part of the above planning permission.

## SUMMARY

We expect some of the dwellings approved as part of the mixed-use development of the site to be delivered within 1-5 years.

**SITE REF NO: IP169** (Preferred Options ref: -)  
**ADDRESS: 23-25 Burrell Road**  
**SITE AREA: 0.08 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	14	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Adjacent
AQMA within or close to	Yes	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 14 dwellings (ref. 12/00087/FUL).
Achievable	Yes	As per the above planning permission.

#### SUMMARY

It is expected that the above planning permission will be implemented in 1-5 years.
---