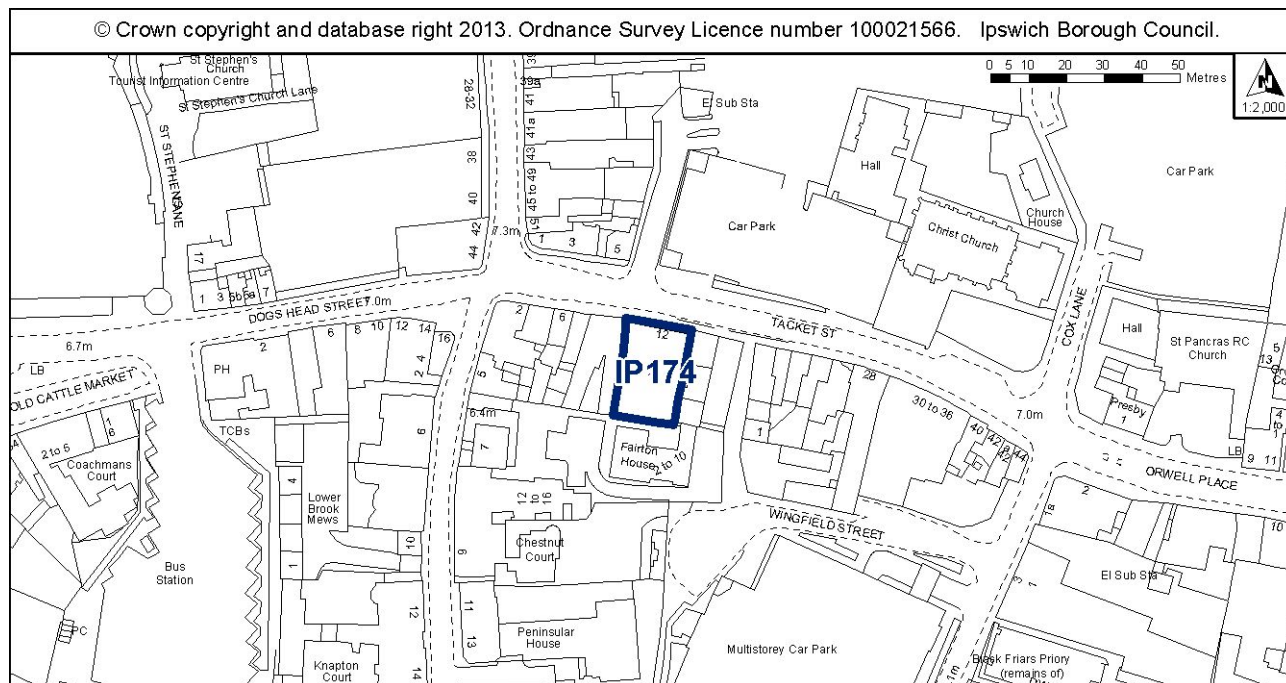


SITE REF NO: IP174 (Preferred Options ref: -)
ADDRESS: 12 Tacket Street
SITE AREA: 0.04 ha



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

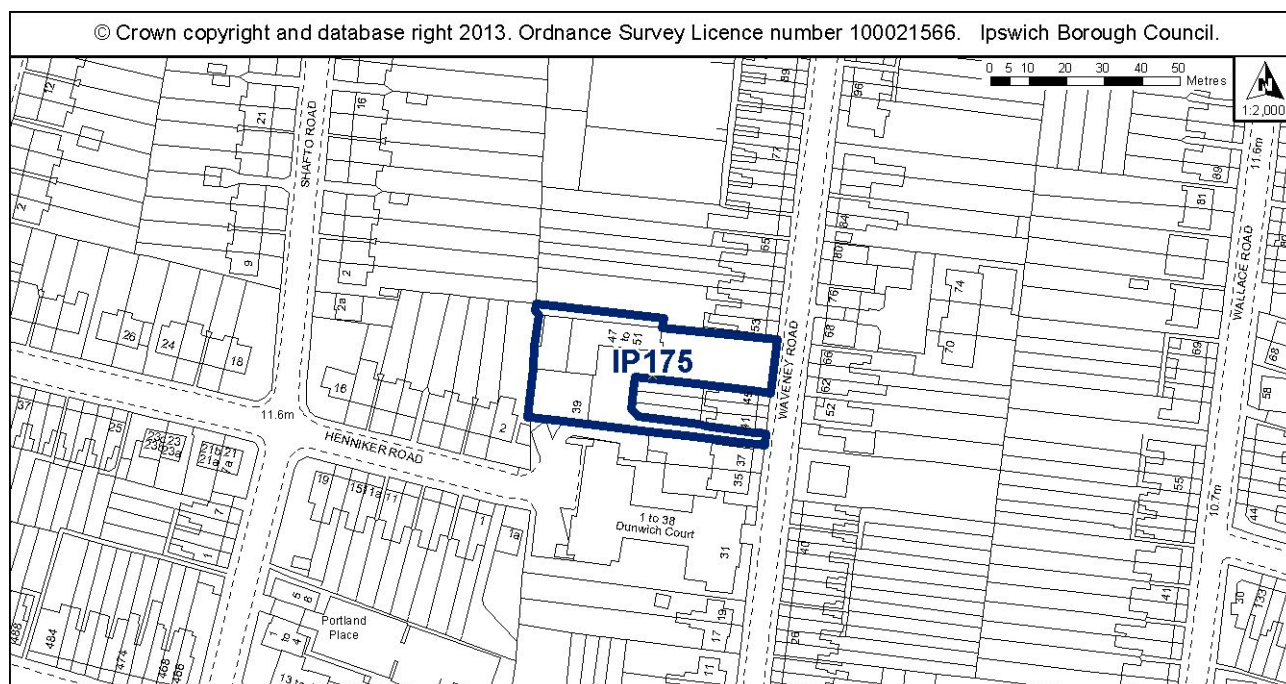
DELIVERABILITY

Suitable	Yes	-
Available	No	The site (upper-floors) has recently gained planning permission for use as a hairdressing school under ref. 11/00625/FUL.
Achievable	No	-

SUMMARY

The site is not available for housing.
--

SITE REF NO: IP175 (Preferred Options ref: -)
ADDRESS: 47-51 Waveney Road
SITE AREA: 0.15 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	12	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

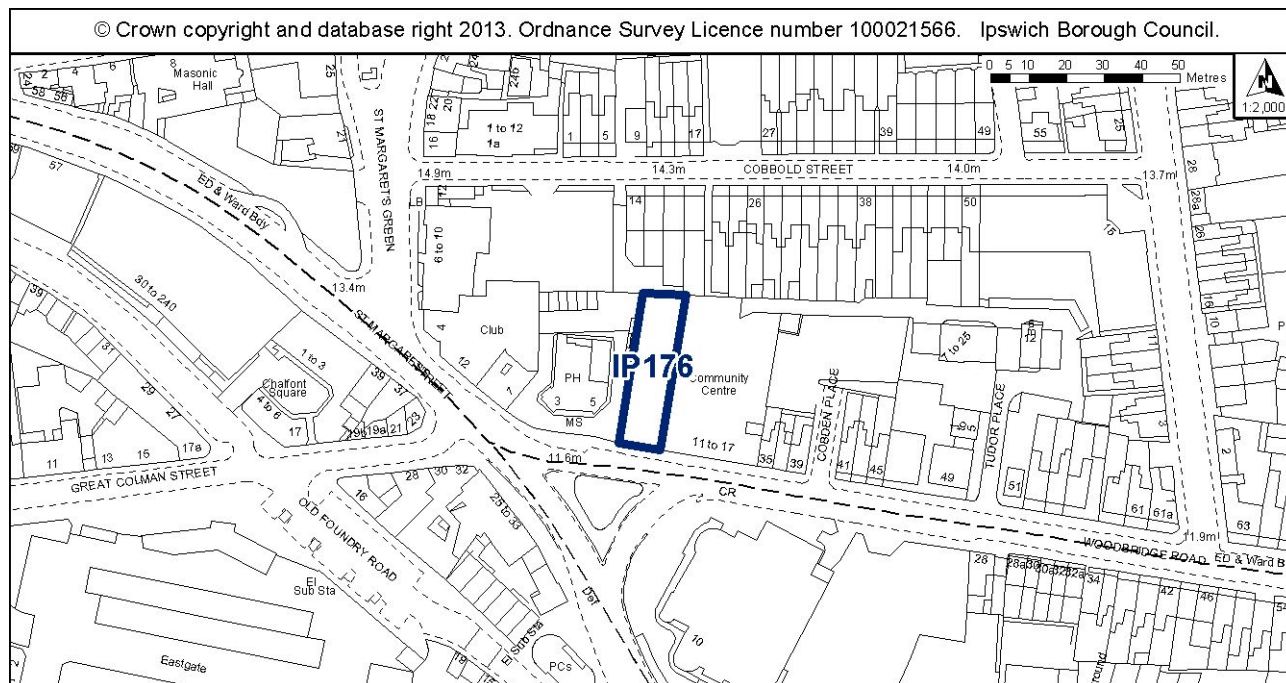
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has an expired planning permission for 12 dwellings (ref. 05/00685/OUT).
Achievable	Yes	Reasonable prospect that a similar scheme will be delivered on the site in the medium term.

SUMMARY

The site had outline planning permission until recently for 12 dwellings. We believe there is a reasonable prospect the site could be delivered for housing development at a similar density in more favourable market conditions, subject to planning permission being granted.
--

SITE REF NO: IP176 (Preferred Options ref: UC081)
ADDRESS: 7-9 Woodbridge Road
SITE AREA: 0.05 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	No
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	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

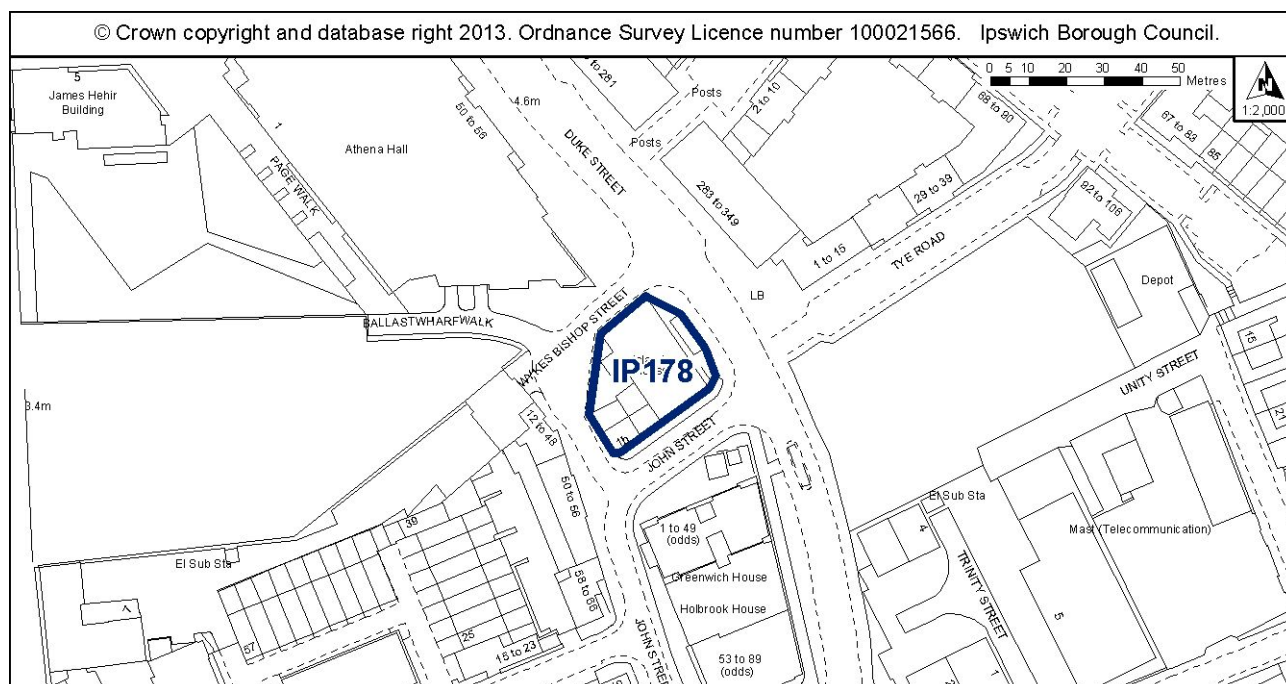
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 14 dwellings (ref. 12/00101/FUL).
Achievable	Yes	As per the above planning permission.

SUMMARY

It is expected that the planning permission for 14 dwellings on site will be implemented in 1-5 years.
--

SITE REF NO: IP178 (Preferred Options ref: -)
ADDRESS: Island House, Duke Street
SITE AREA: 0.09 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	31 (Student)	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	No
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

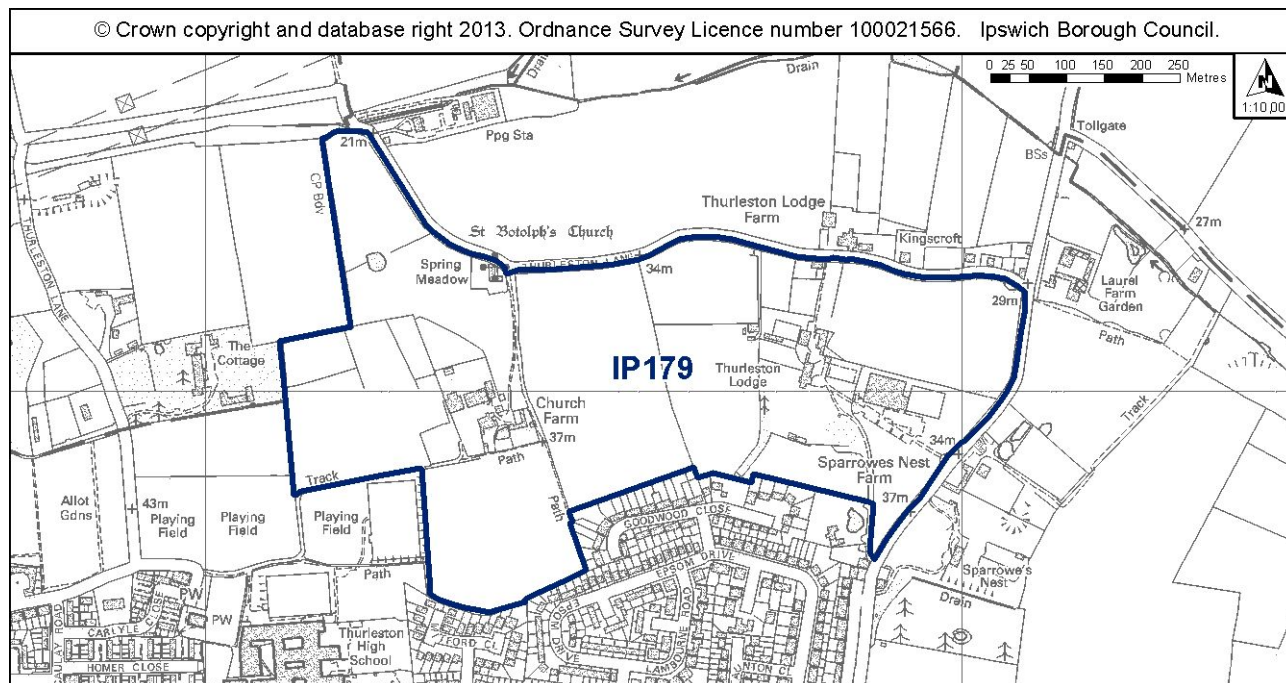
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for student accommodation (ref. 11/00414/FUL).
Achievable	Yes	Reasonable planning permission will be implemented within five years.

SUMMARY

The site is available and it is considered that 31 student dwellings are deliverable through the implementation of the extant planning permission for student accommodation. The site is also considered to be a potential windfall site for high-density housing.

SITE REF NO: IP179 (Preferred Options ref: -)
ADDRESS: Land surrounding Thurleston Lane (part of option A)
SITE AREA: 32.10 ha



SUGGESTED OPTION

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

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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Possible

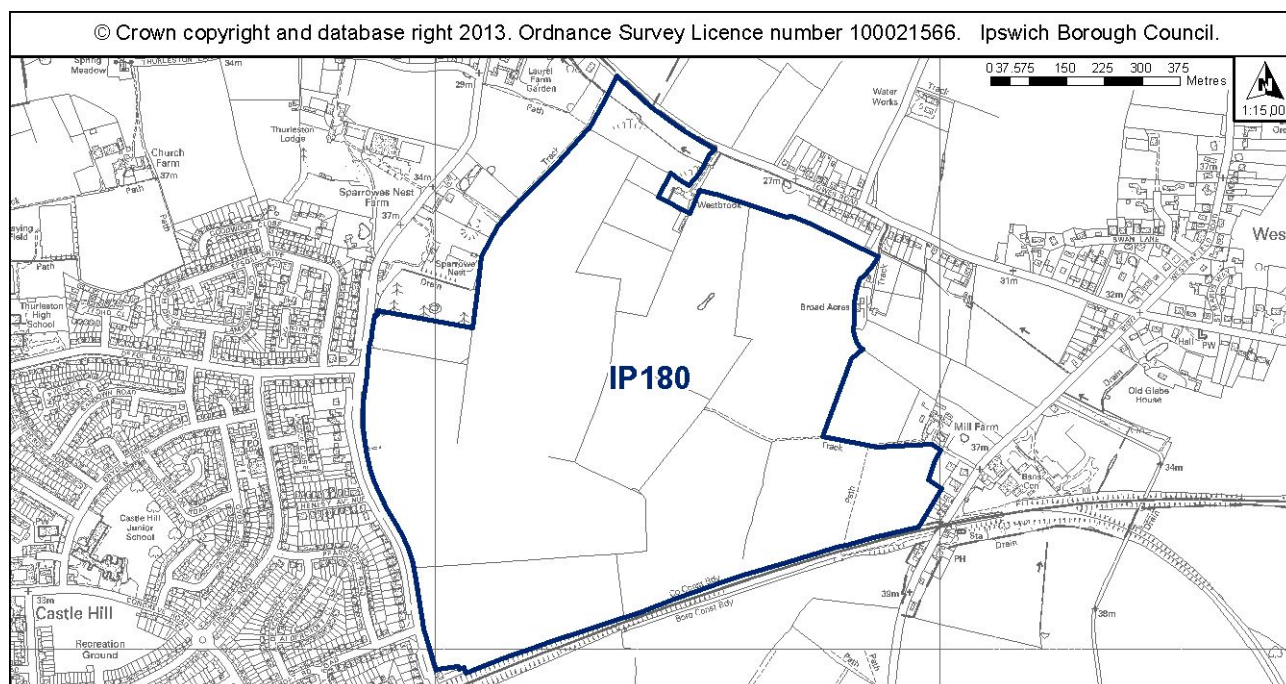
DELIVERABILITY

Suitable	Yes	The site is capable of accommodating housing, subject to appropriate infrastructure delivery.
Available	Yes	Part of the site has been promoted for housing development.
Achievable	No	Infrastructure constraints exist such that development is unlikely in the next 15-year period.

SUMMARY

The site is suitable for housing development in principle and part of the site has been promoted for development by interested parties through the Local Development Framework process. However, in order for the development to be viable, the appropriate road and other infrastructure requirements need to be considered.

SITE REF NO: IP180 (Preferred Options ref: -)
ADDRESS: Land to east of Henley Road north of railway line (part of option B)
SITE AREA: 77.20 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	3,500 within sites IP180, IP181 & IP182	Apr 2016 – Mar 2034

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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Yes

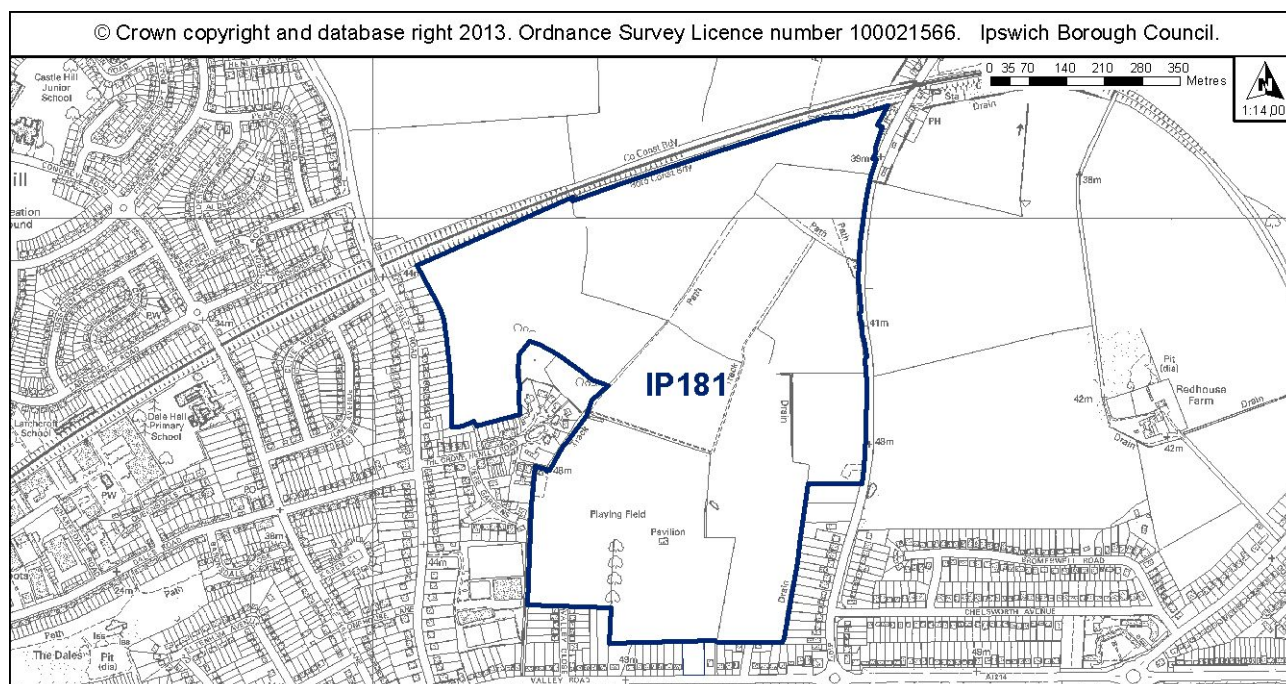
DELIVERABILITY

Suitable	Yes	-
Available	Yes	This site has been promoted for housing development and the landowners / developers are working alongside the Council in producing an SPD for the wider site.
Achievable	Yes	Although significant infrastructure constraints exist, which will need to be met by the developers of the site.

SUMMARY

A Supplementary Planning Document is being drafted for the development of the site as part of a larger urban extension to the town, providing around 3,500 houses. It is expected that the first phase of building out the overall site will commence in 2015, subject to planning permission being granted.

SITE REF NO: IP181 (Preferred Options ref: -)
ADDRESS: Land west of Westerfield Road (part of option C)
SITE AREA: 54.12 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	3,500 within sites IP180, IP181 & IP182	Apr 2016 - Mar 2034

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	Yes
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Yes

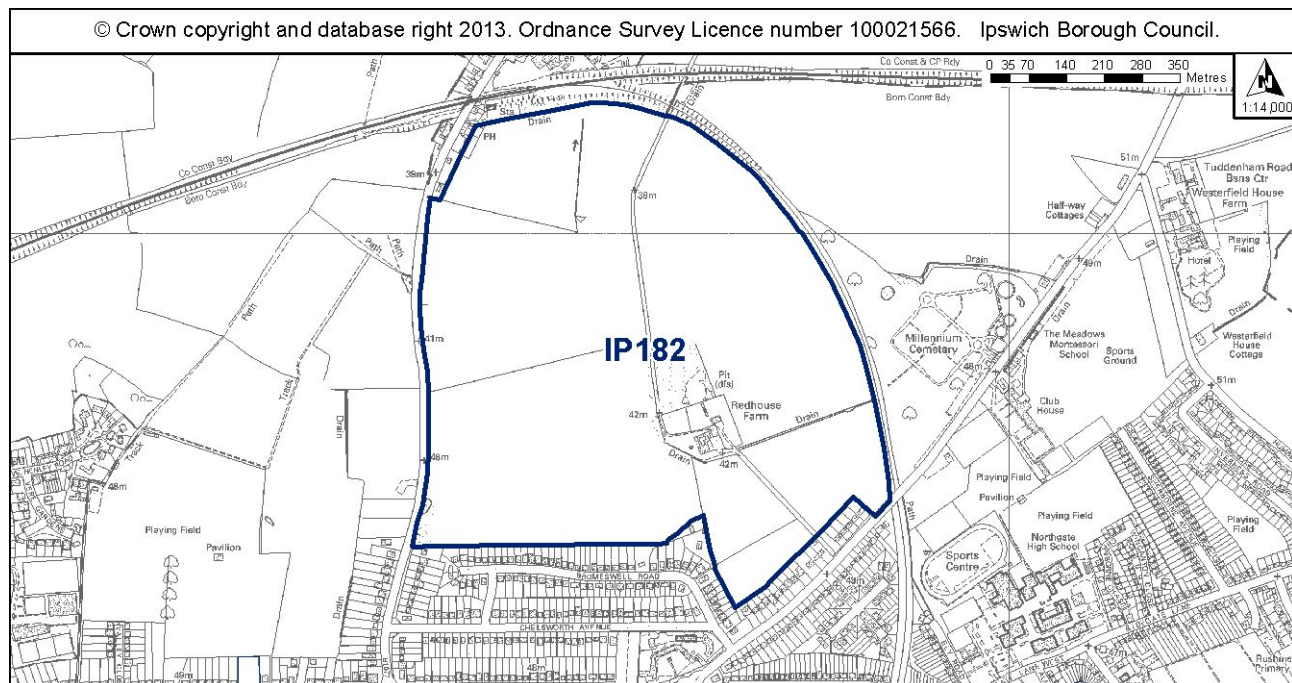
DELIVERABILITY

Suitable	Yes	-
Available	Yes	This site has been promoted for housing development and the landowners / developers are working alongside the Council in producing an SPD for the wider site.
Achievable	Yes	Although significant infrastructure constraints exist, which will need to be met by the developers of the site.

SUMMARY

A Supplementary Planning Document is being drafted for the development of the site as part of a larger urban extension to the town, providing around 3,500 houses. It is expected that the first phase of building out the overall site will commence in 2015, subject to planning permission being granted.

SITE REF NO: IP182 (Preferred Options ref: -)
ADDRESS: Land to the east of Westerfield Road (part of option D)
SITE AREA: 59.16 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	3,500 within sites IP180, IP181 & IP182	Apr 2016 - Mar 2034

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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Yes

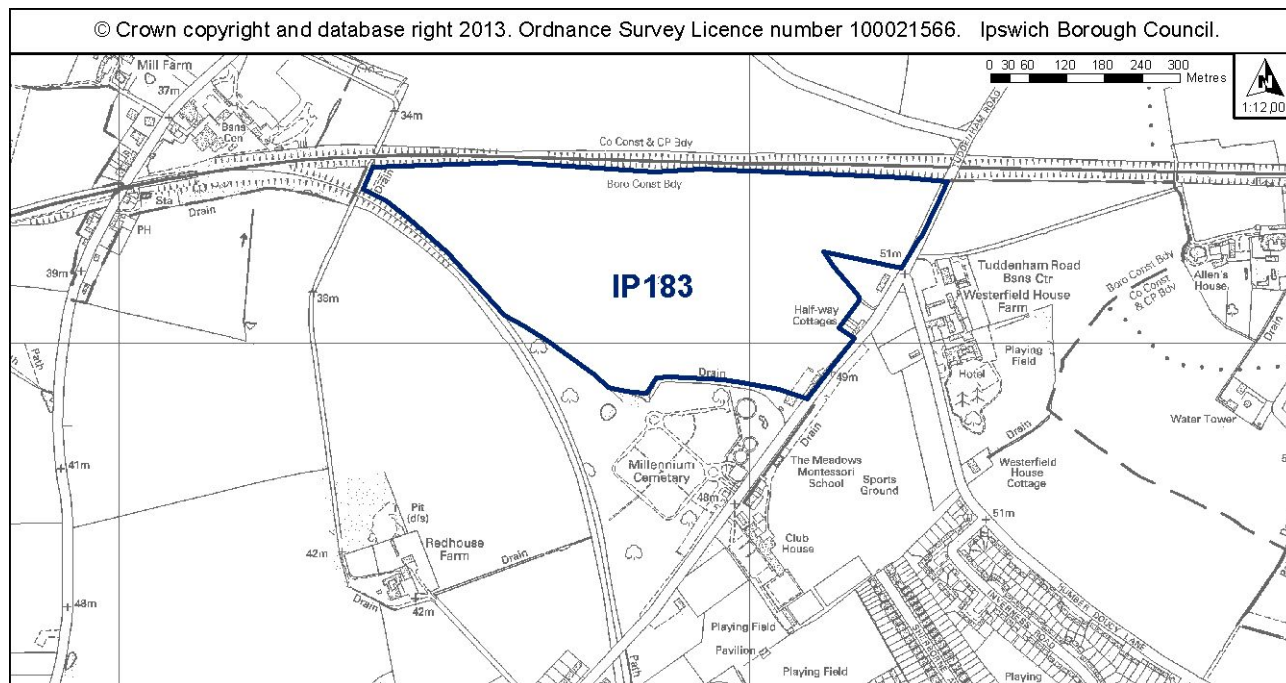
DELIVERABILITY

Suitable	Yes	-
Available	Yes	This site has been promoted for housing development and the landowners / developers are working alongside the Council in producing an SPD for the wider site.
Achievable	Yes	Although significant infrastructure constraints exist, which will need to be met by the developers of the site.

SUMMARY

A Supplementary Planning Document is being drafted for the development of the site as part of a larger urban extension to the town, providing around 3,500 houses. It is expected that the first phase of building out the overall site will commence in 2015, subject to planning permission being granted.

SITE REF NO: IP183 (Preferred Options ref: -)
ADDRESS: Land north of Millennium Cemetery (part of option E)
SITE AREA: 21.95 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	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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Yes

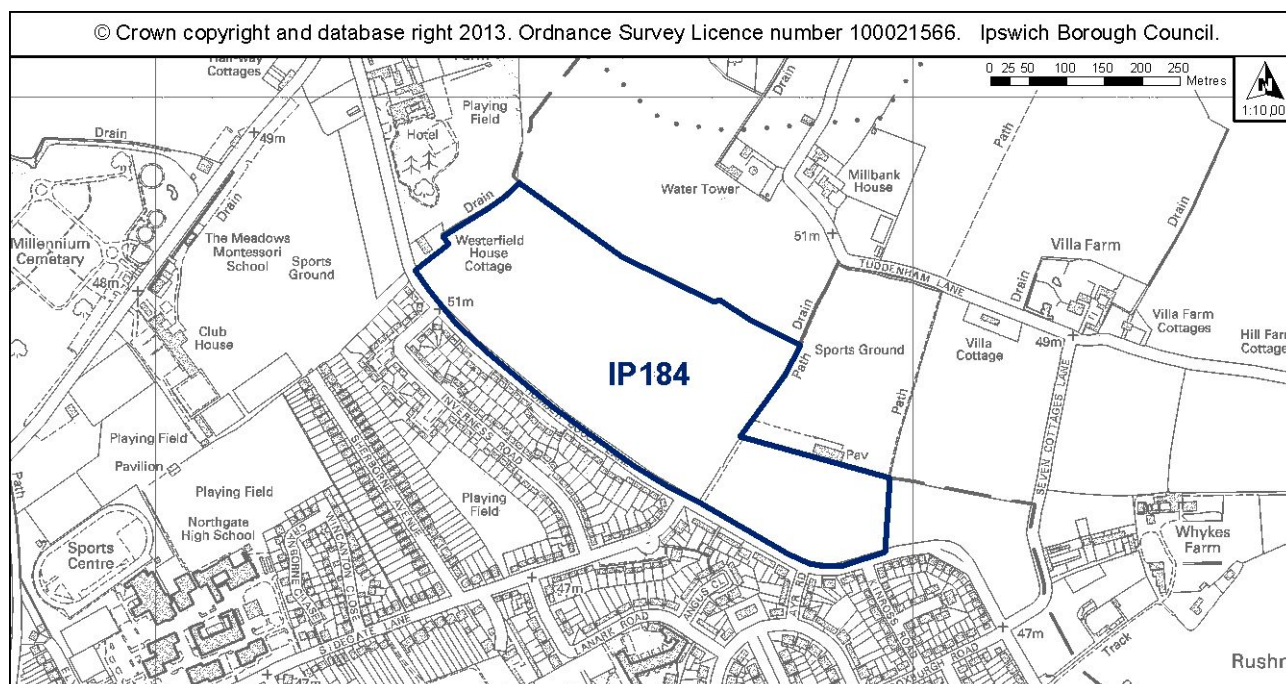
DELIVERABILITY

Suitable	No	The use of the site for sports provision is preferred.
Available	No	-
Achievable	No	-

SUMMARY

An alternative use of the site is preferred.
--

SITE REF NO: IP184 (Preferred Options ref: -)
ADDRESS: Land adjacent to Humber Doucy Lane (part of option F)
SITE AREA: 12.94 ha



SUGGESTED OPTION

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

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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Possible

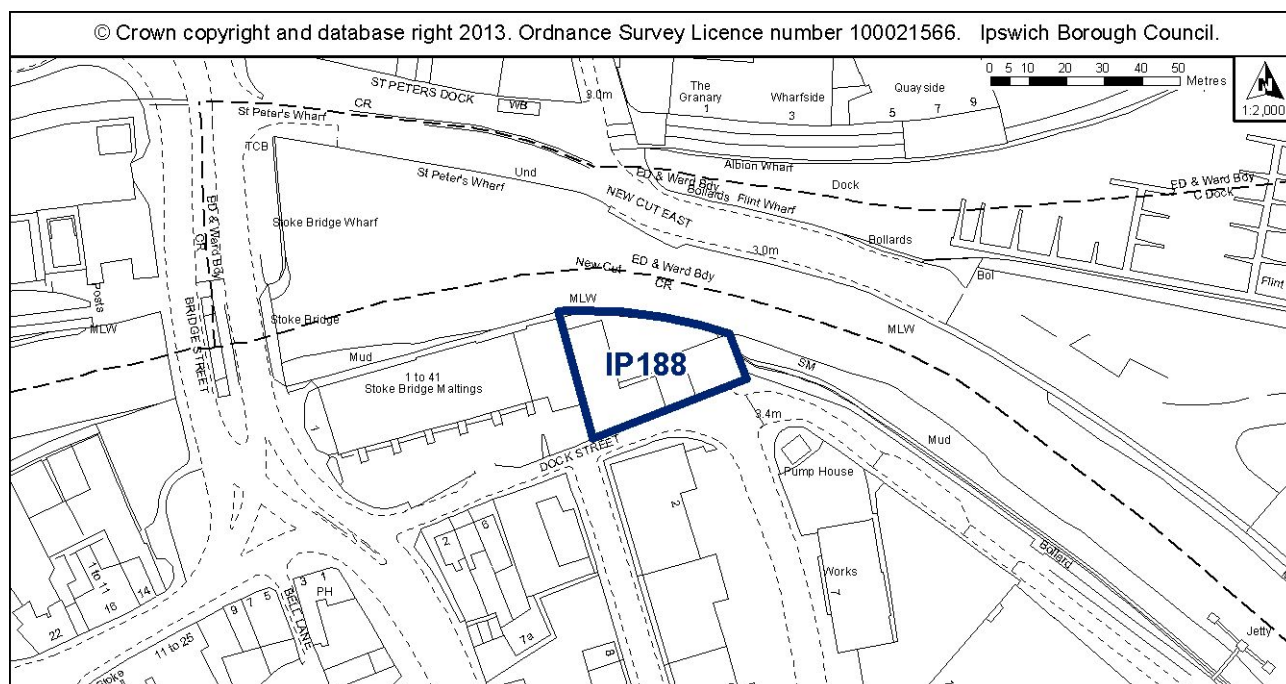
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site has been promoted for housing development.
Achievable	No	Infrastructure constraints exist such that development is unlikely in the next 15-year period.

SUMMARY

The site is suitable for housing development in principle and part of the site has been promoted for development by interested parties through the Local Development Framework process. However, in order for the development to be viable, the appropriate road and other infrastructure requirements need to be considered.

SITE REF NO: IP188 (Preferred Options ref: -)
ADDRESS: Websters Saleyard site, Dock Street
SITE AREA: 0.11 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	9	Apr 2014 - Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	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	Yes	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

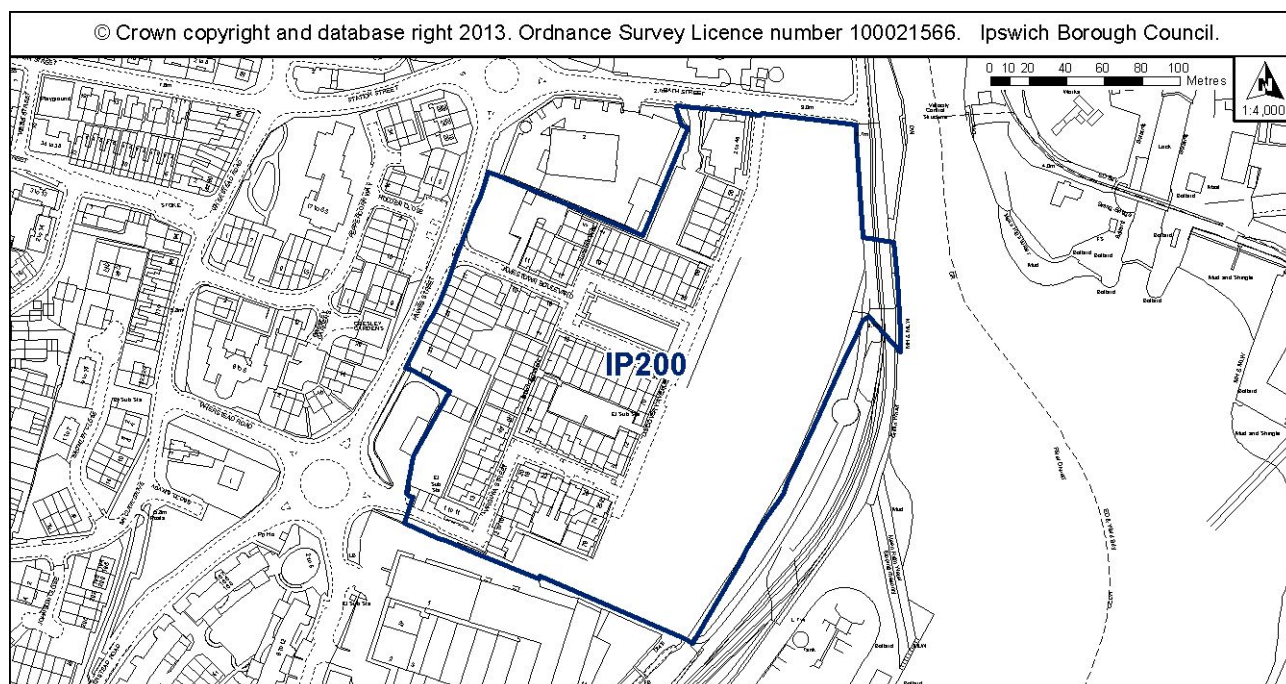
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The buildings on site are currently vacant.
Achievable	Yes	A recent planning application for residential development on part of the site was refused (ref. 12/00436/FUL) although the principle of development was accepted. There is a reasonable prospect that a revised application will be submitted shortly.

SUMMARY

The site is suitable for housing development and is available now. The landowner has indicated an intention to develop 9 dwellings and it is expected that this will be completed in 1-5 years, subject to planning permission being granted.

SITE REF NO: IP200
ADDRESS: Griffin Wharf, Bath Street
SITE AREA: 4.70 ha



SUGGESTED OPTION

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

CONSTRAINTS

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

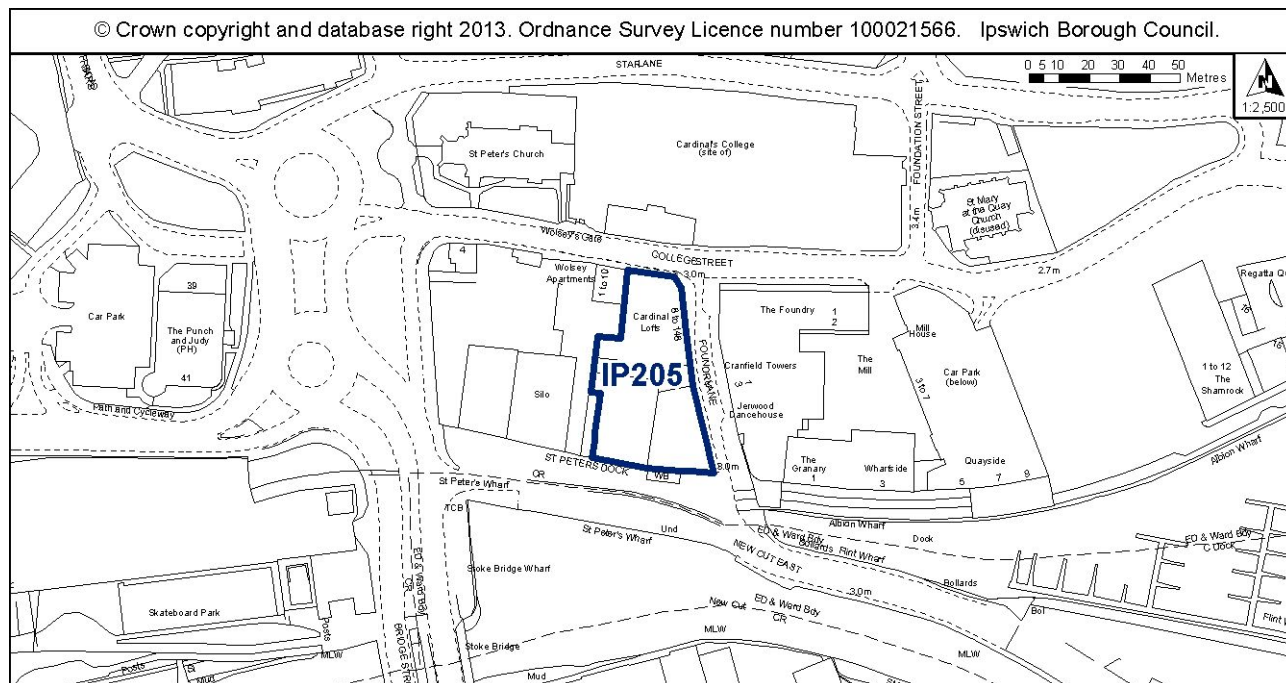
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site is partially developed and a further 284 residential units are expected to be delivered in its final phases. The development of the site for housing has approval under refs 05/00819/FUL, 11/00432/FUL & 11/00507/FUL, whilst there is a currently pending application (ref. 13/00722/VC).
Achievable	Yes	As per the above planning permissions.

SUMMARY

The site is under construction and a further 284 residential units are expected to be completed within 1-5 years.

SITE REF NO: IP205
ADDRESS: Burton's, College Street
SITE AREA: 0.19 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	No
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	Yes

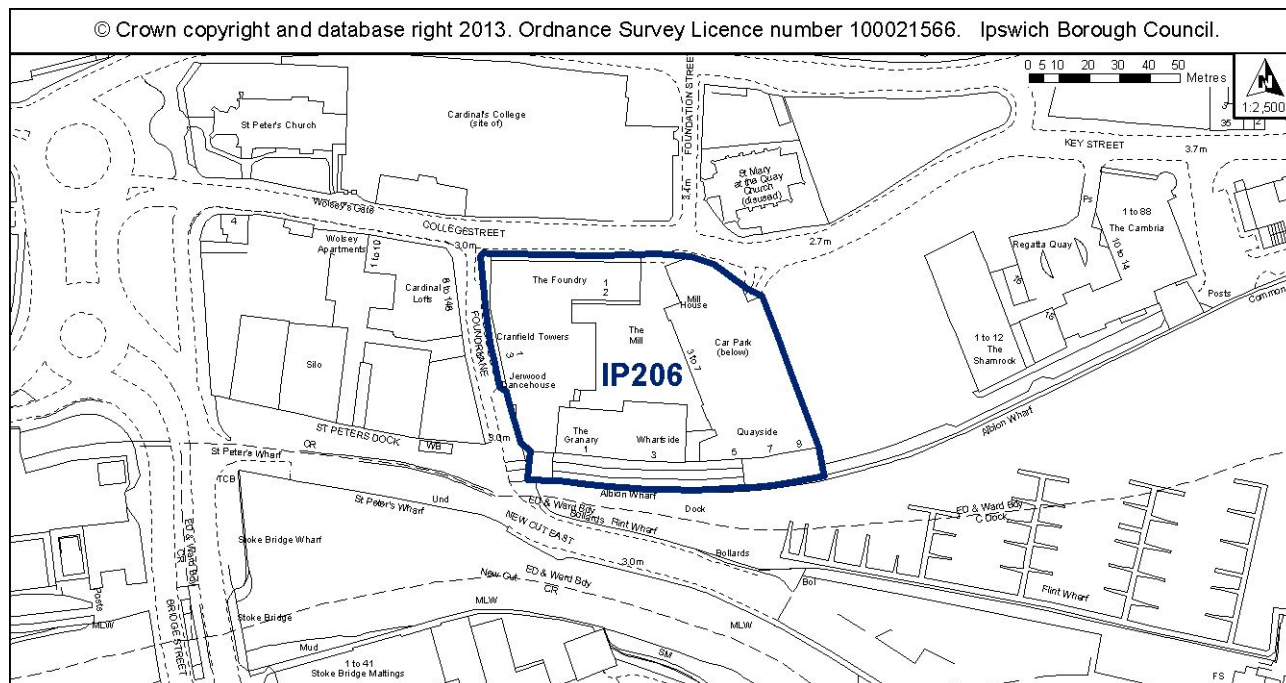
DELIVERABILITY

Suitable	Yes	-
Available	Yes	There is an extant planning permission for the development of 196no. dwellings (ref. 02/01241/FUL) of which 71 were completed by April 2012.
Achievable	Yes	As per the above planning permission.

SUMMARY

The remaining 125 units of the above planning permission are expected to be completed in a more favourable economic climate.
--

SITE REF NO: IP206
ADDRESS: Cranfields, College Street
SITE AREA: 0.71 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	No
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	Yes
Existing use	No	Other constraints	Yes

DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site under construction for development of 337no. dwellings (04/00313/FUL) of which 195 were completed by April 2013.
Achievable	Yes	-

SUMMARY

It is expected that this development will be fully implemented within 1-5 years.
--