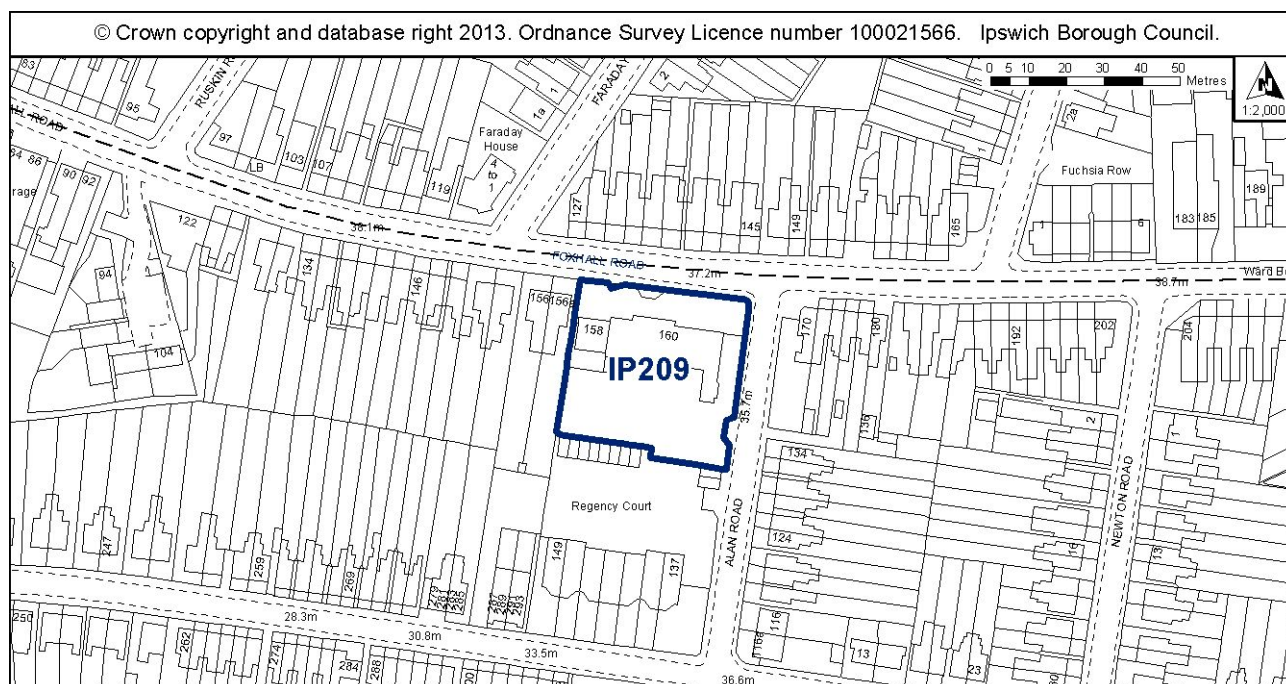


**SITE REF NO: IP209**  
**ADDRESS: 158 Foxhall Road**  
**SITE AREA: 0.19 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	5	Apr 2013 - Mar 2014

#### CONSTRAINTS

Access and Highways	Yes	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

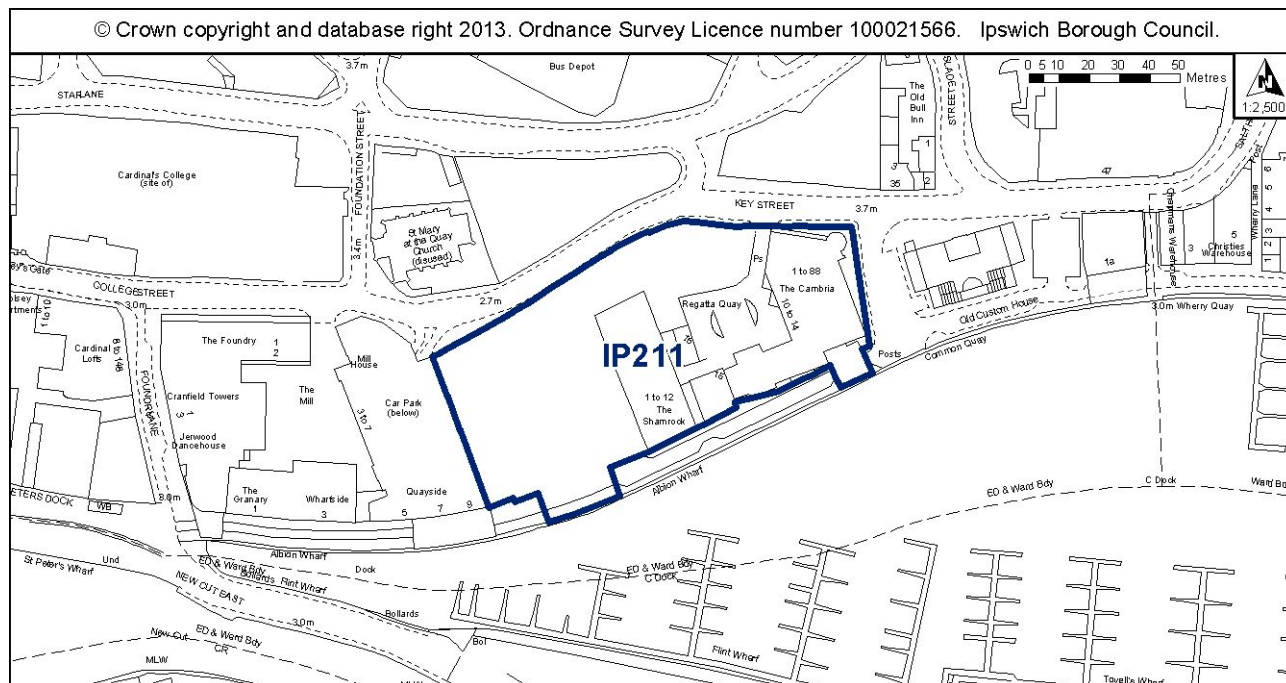
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site under construction for development of 11no. dwellings (04/01261/FUL & 07/00229/FUL) of which 6 were completed by April 2013.
Achievable	Yes	-

#### SUMMARY

The site is under construction and the remaining 5 units are expected to be completed within the next year.
---

**SITE REF NO: IP211**  
**ADDRESS: Regatta Quay, Key Street**  
**SITE AREA: 0.85 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	226	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

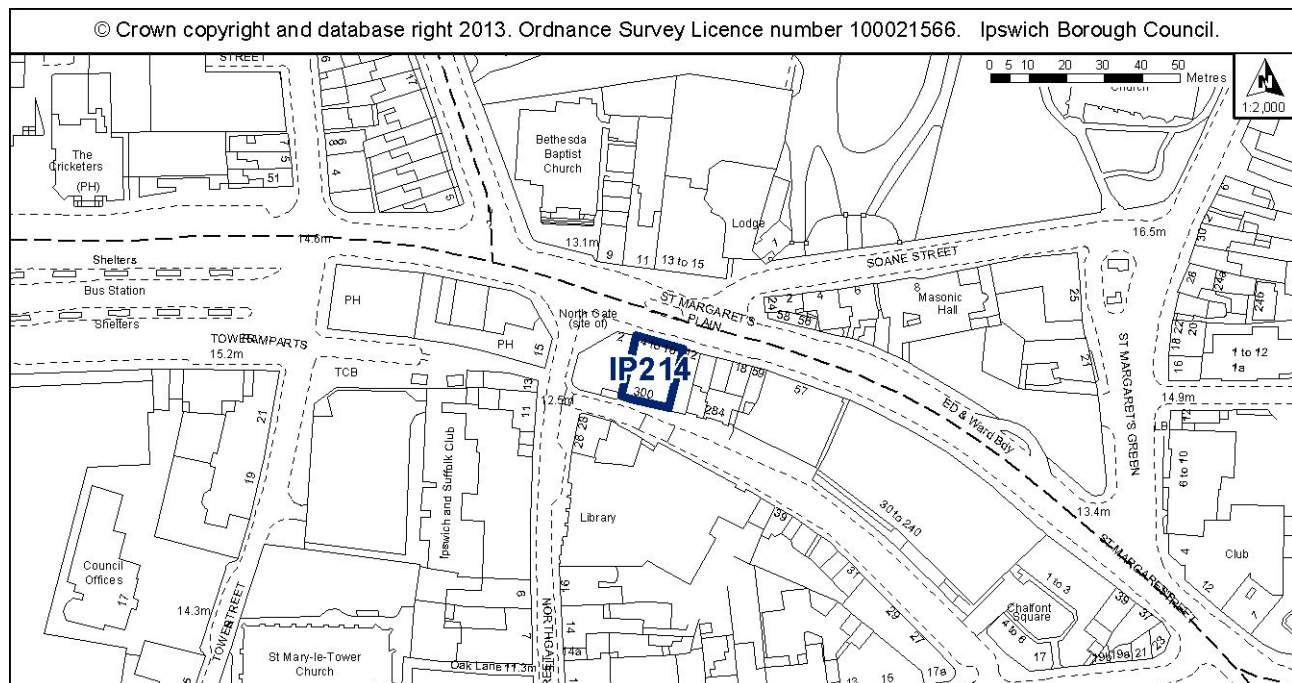
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site under construction for development of 315no. residential units (05/00296/FUL, 07/00357/FUL & 07/00358/FUL) of which 89 were completed by April 2013.
Achievable	Yes	-

#### SUMMARY

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

**SITE REF NO: IP214**  
**ADDRESS: 300 Old Foundry Road**  
**SITE AREA: 0.02 ha**



#### SUGGESTED OPTION

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

#### CONSTRAINTS

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

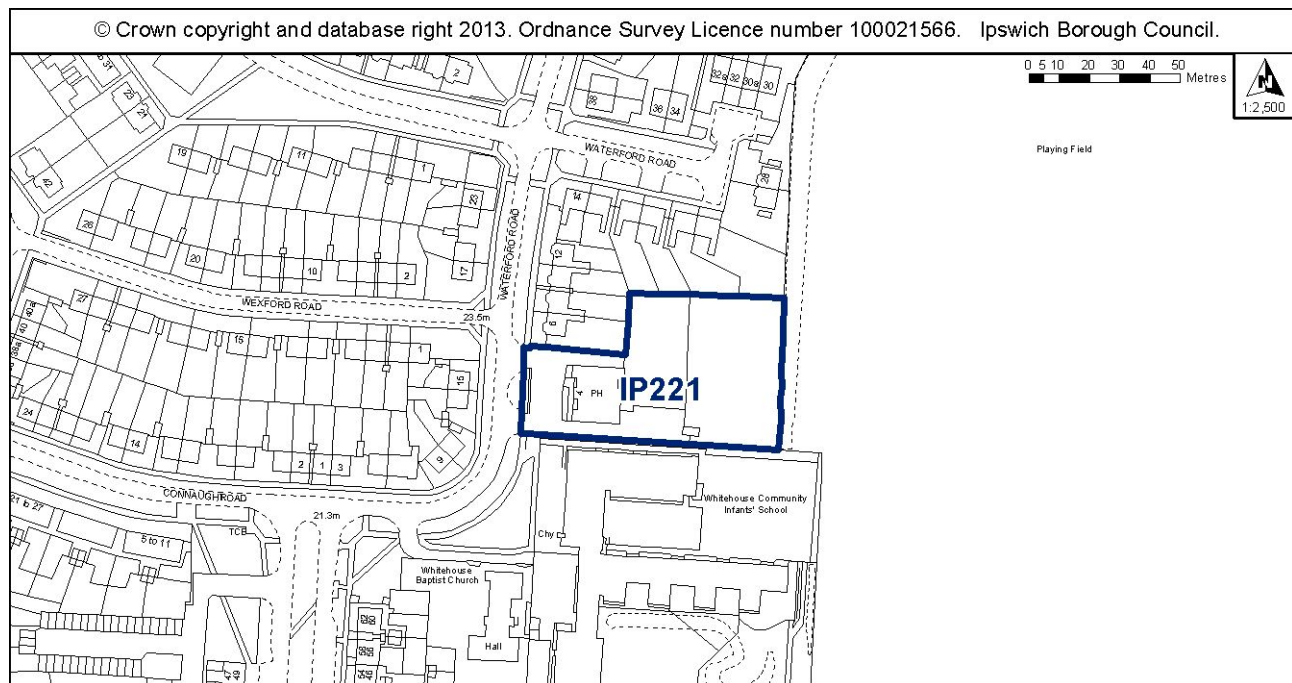
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 11 dwellings (ref. 10/00805/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: IP221**  
**ADDRESS: Flying Horse PH, 4 Waterford 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
50	L	6	Apr 2019 – Mar 2024

#### CONSTRAINTS

Access and Highways	Yes	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

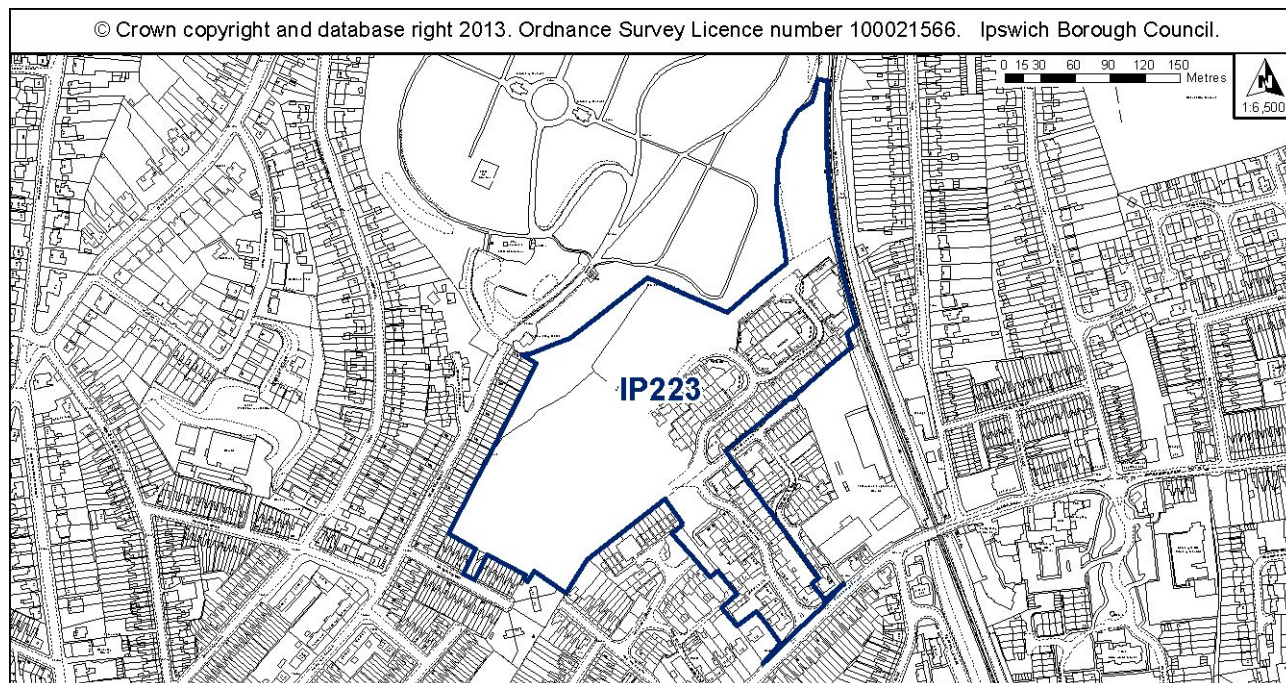
Suitable	Yes	The site has an expired planning permission for 6 dwellings & 6 flats (ref. 06/01007/FUL).
Available	Yes	In single ownership and there is a desire to redevelop the site.
Achievable	Yes	Reasonable prospect site will be deliverable at a specific point in time.

#### SUMMARY

The site had planning permission until recently for 12 units. We believe there is a reasonable prospect that a smaller housing scheme can be delivered on part of the site alongside an extension to the adjoining school.



**SITE REF NO: IP223**  
**ADDRESS: Hayhill Road/Woodbridge Road**  
**SITE AREA: 6.58 ha**



#### SUGGESTED OPTION

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

#### CONSTRAINTS

Access and Highways	Yes	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	Adjacent	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

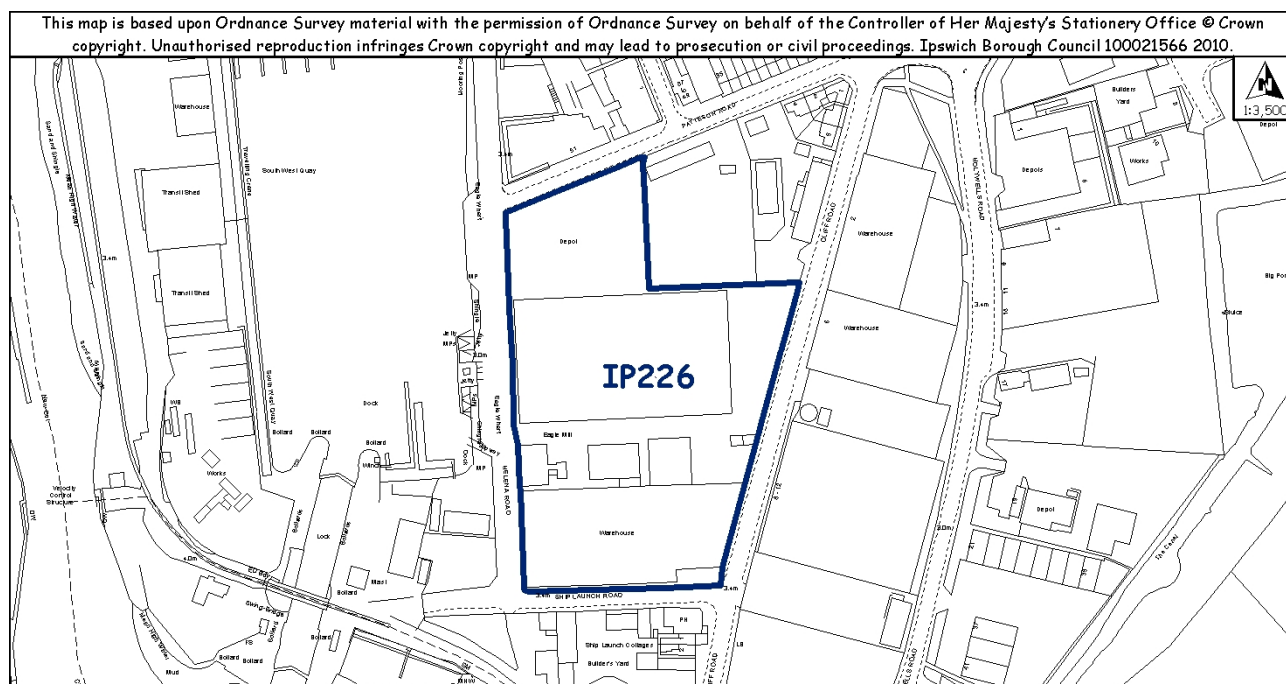
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site under construction for development of 304no. dwellings (ref. 07/00123/FUL & 09/00612/FUL) of which 198 were completed by April 2013.
Achievable	Yes	-

#### SUMMARY

The site is under construction and the remaining 106 units are expected to be completed by 2015/6.
--

**SITE REF NO: IP226**  
**ADDRESS: Helena Road**  
**SITE AREA: 1.87 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	566	Apr 2019 - Mar 2029 (years 6-10 & 11-15)

#### 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	No
Existing use	No	Other constraints	Yes

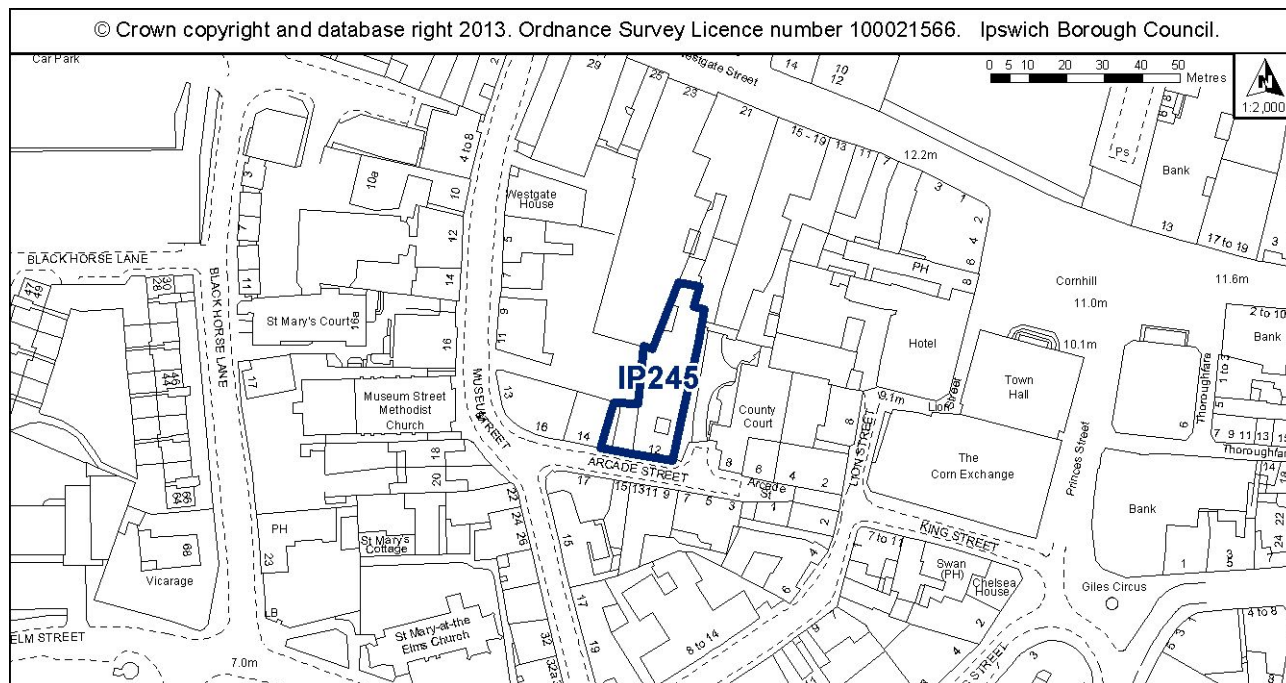
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site has a longstanding pending planning application for 566 dwellings (ref. 04/01173/FUL).
Achievable	Yes	There is a reasonable prospect that a scheme similar to the above application will be delivered in the medium-long term.

#### SUMMARY

The site is considered to be suitable for housing development although the currently pending planning application is unlikely to be implemented. It is considered that a similar alternative scheme for the redevelopment of the site could be implemented in more favourable market conditions.

**SITE REF NO: IP245**  
**ADDRESS: 12-12a Arcade Street**  
**SITE AREA: 0.06 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	No	Flood Zones 2 or 3	No
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

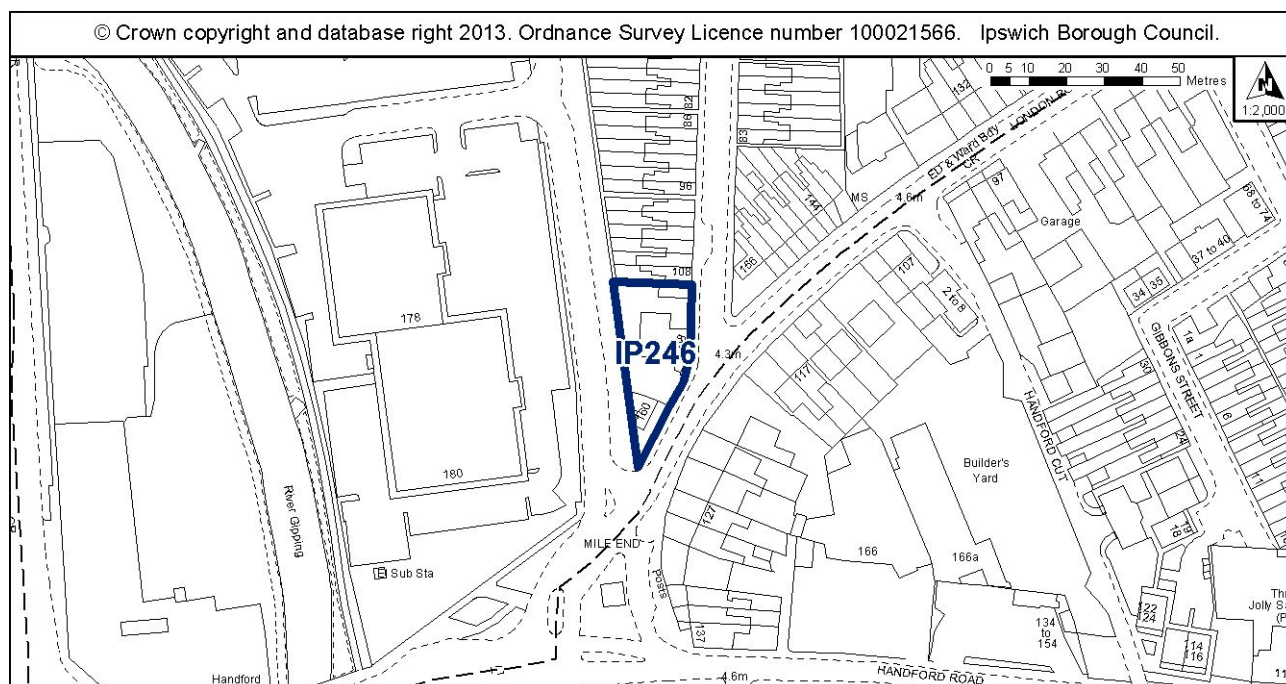
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 14no. dwellings (ref. 12/00869/VC).
Achievable	Yes	As per the above planning permission.

#### SUMMARY

The site is available and it is considered that 14no. dwellings are deliverable through the implementation of the existing planning permission within 1-5 years.
--

**SITE REF NO: IP246**  
**ADDRESS: 158-160 London Road**  
**SITE AREA: 0.06 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	Opposite
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	Yes	Other constraints	No

#### DELIVERABILITY

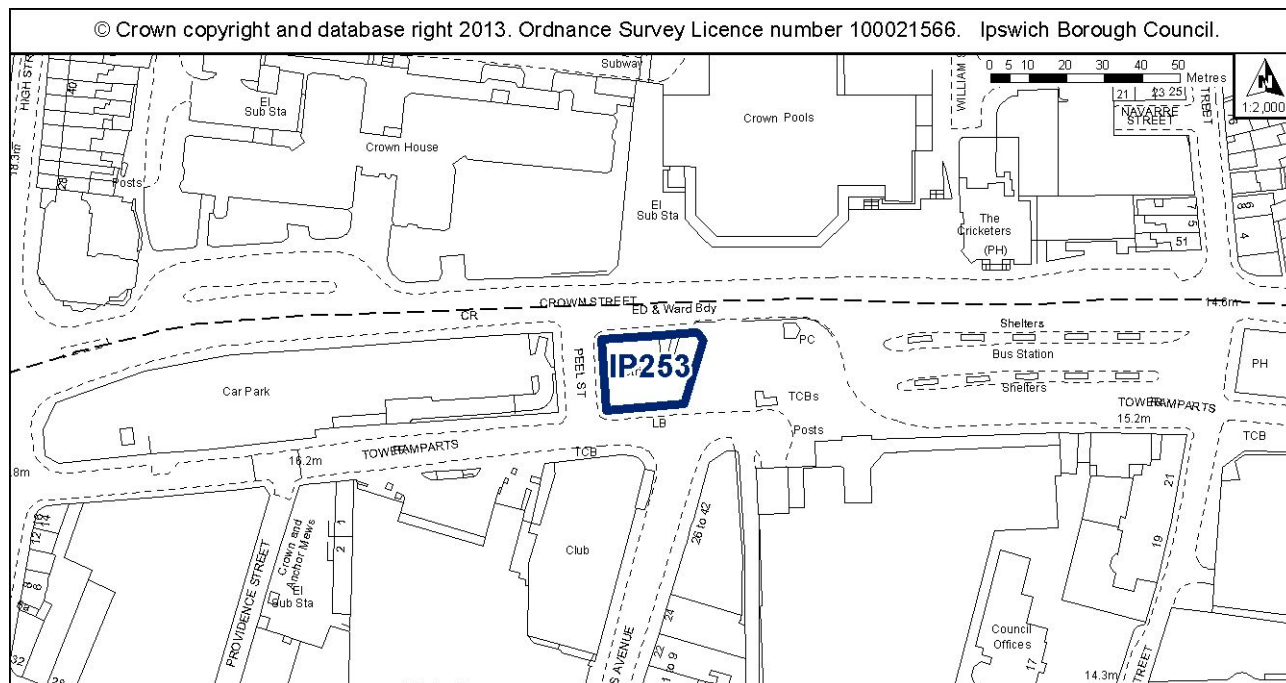
Suitable	Yes	-
Available	Yes	Site has planning permission for 13no. dwellings (ref. 09/00213/FUL).
Achievable	Yes	It is expected that works will commence on site in late 2013.

#### SUMMARY

The site is available and works to implement the above planning permission for the site are expected to commence shortly.
---



**SITE REF NO: IP253**  
**ADDRESS: Electric House, Lloyds Avenue**  
**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
-	-	13	Apr 2014 – Mar 2019

#### CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
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	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site has planning permission for 13 dwellings (ref. 12/00008/FUL).
Achievable	Yes	As per the above planning permission.

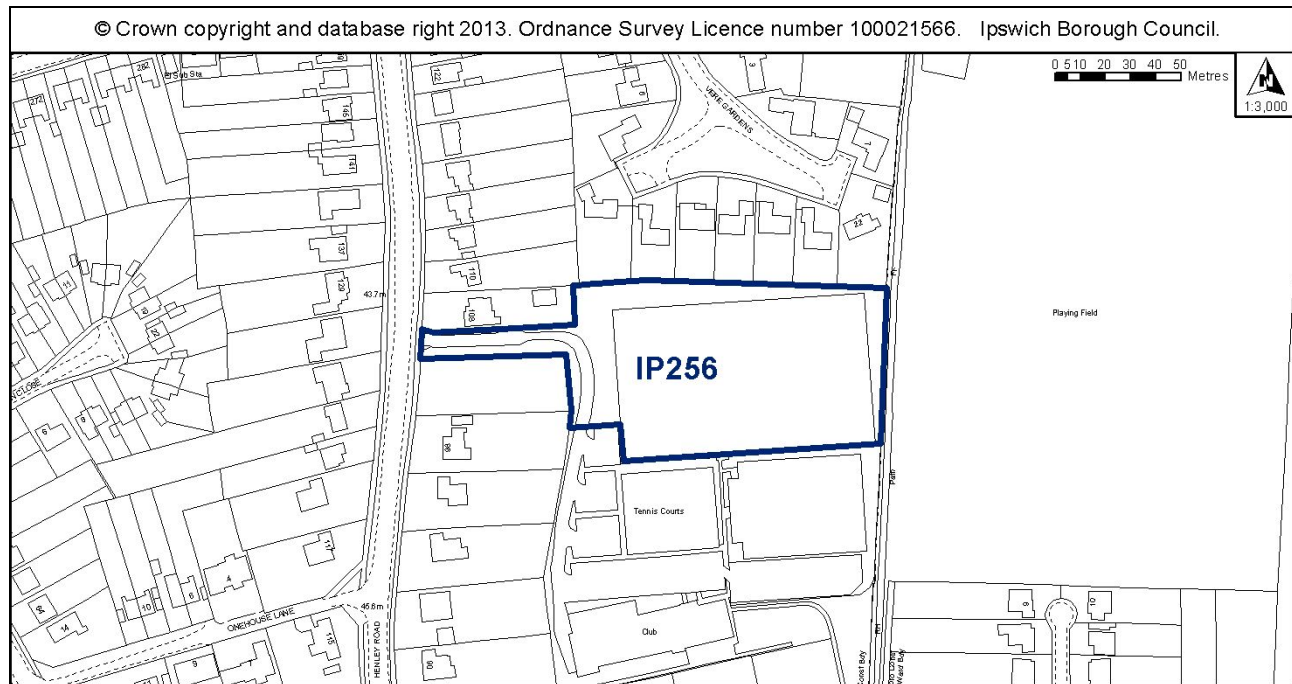
#### SUMMARY

The site is available and it is considered that 13no. dwellings are deliverable through the implementation of the existing planning permission within 1-5 years.
--

**SITE REF NO: IP256**

**ADDRESS: Artificial Hockey Pitch, Ipswich Sports Club, Henley Rd**

**SITE AREA: 0.87 ha**



#### **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>
100	L	30	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	Yes
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Yes
Existing use	Possible	Other constraints	No

#### **DELIVERABILITY**

Suitable	Yes	Subject to the relocation of existing hockey pitch.
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	Yes	Reasonable prospect site will be deliverable at a specific point in time.

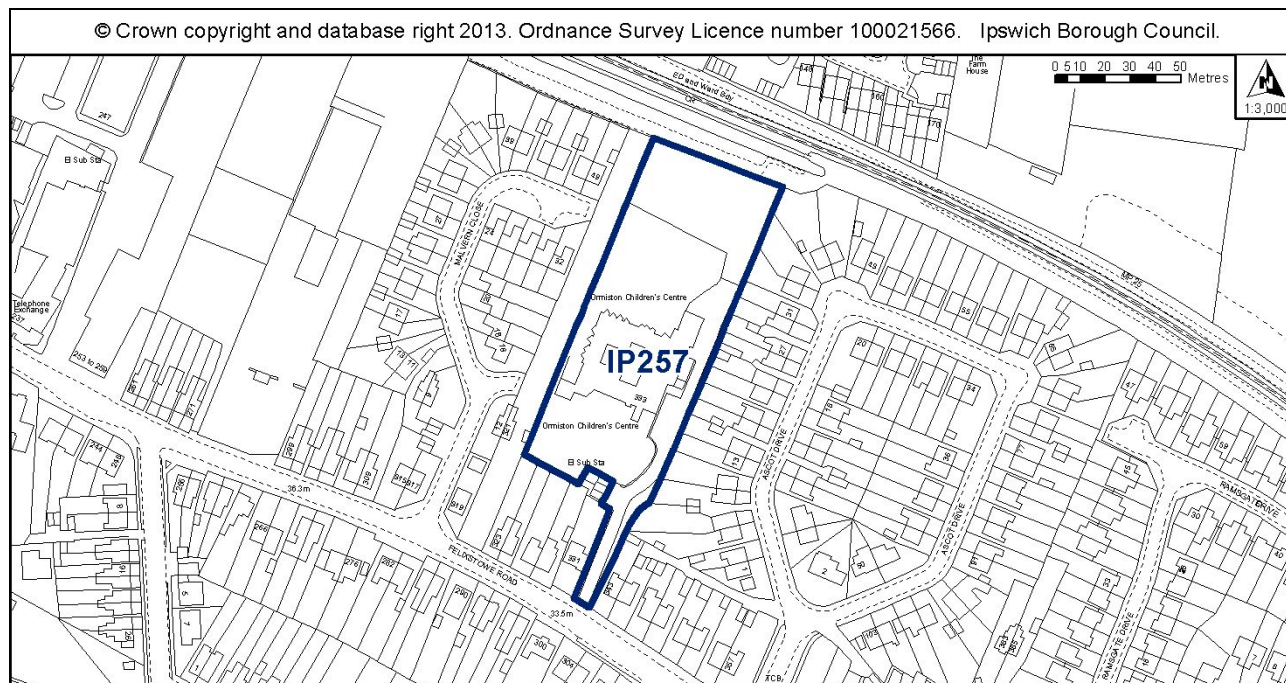
#### **SUMMARY**

There is a reasonable prospect that the site could be development at around 35dph in the medium term, subject to the relocation of the existing hockey pitch.
---

**SITE REF NO: IP257**

**ADDRESS: Land at Felixstowe Road east of Malvern Close**

**SITE AREA: 0.78 ha**



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	27	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	Yes

### DELIVERABILITY

Suitable	Yes	Subject to the relocation of the existing children's centre.
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	Yes	Reasonable prospect site will be deliverable at a specific point in time.

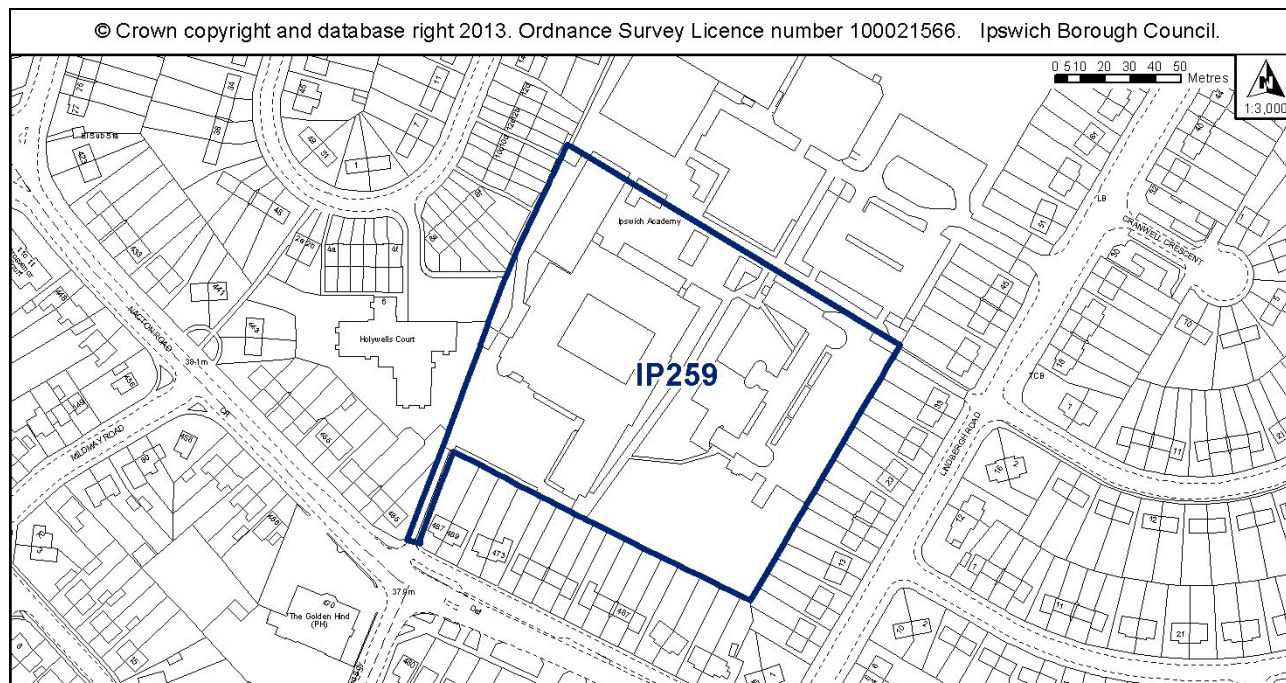
### SUMMARY

There is a reasonable prospect that the site could be development at around 35dph in the medium term, subject to the relocation of the existing children's centre. Other constraints identified include noise from the adjacent railway line.

**SITE REF NO: IP259**

**ADDRESS: Former Holywells High School (buildings)**

**SITE AREA: 1.82 ha**



#### **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>
100	M	82	Apr 2014 – Mar 2019

#### **CONSTRAINTS**

Access and Highways	Yes	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	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

#### **DELIVERABILITY**

Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available after December 2013.
Achievable	Yes	Reasonable prospect site will be deliverable in the short term.

#### **SUMMARY**

The site will likely become available for housing development in 2014, subject to planning permission being granted. There is a need to retain the former school's playing fields and built sports facilities but these have been excluded from the site area above. Constraints identified include the need for an improved access point to the site.