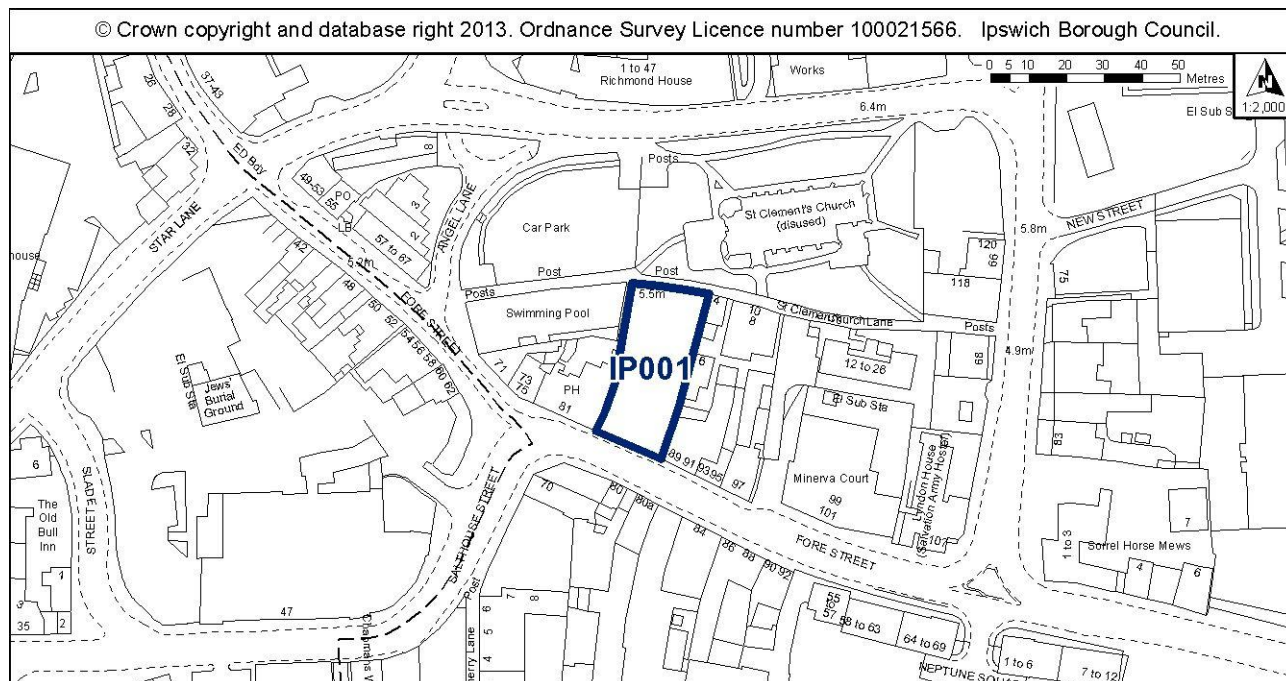


SITE REF NO: IP001 (Preferred Options ref: UC001)
ADDRESS: Land between 81-97 Fore Street
SITE AREA: 0.08 ha



SUGGESTED OPTION

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

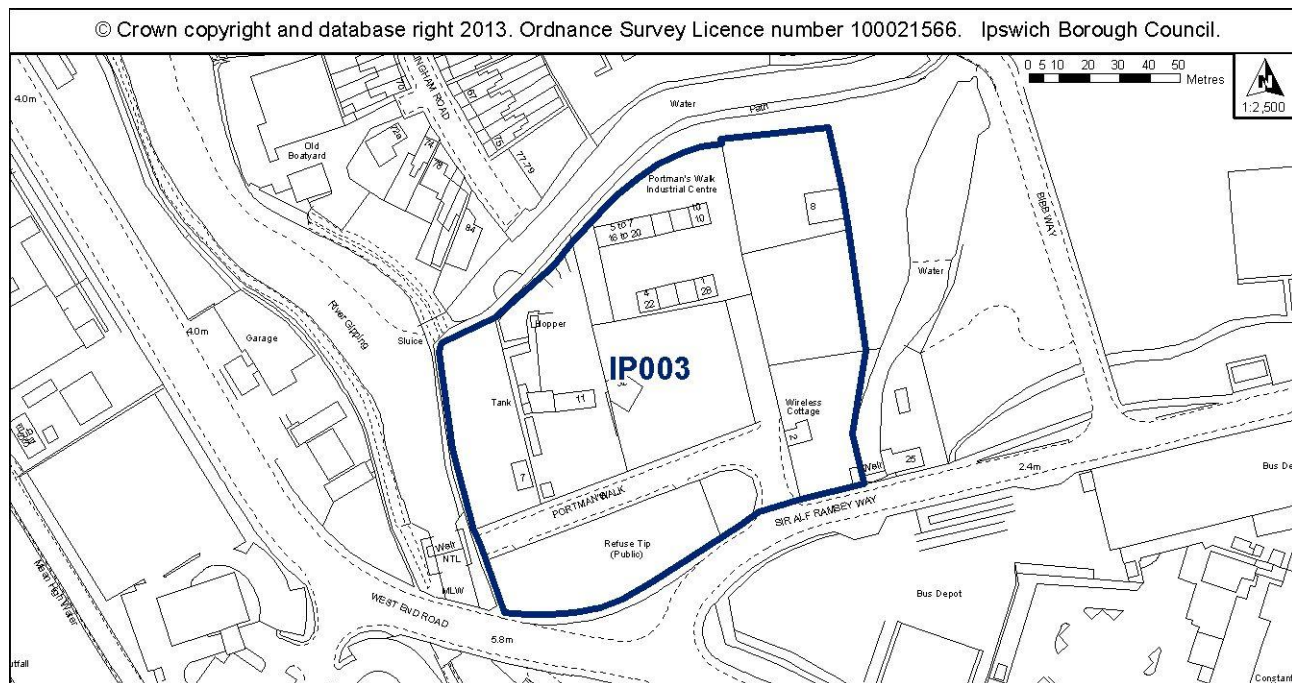
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Vacant site with expired planning permission for student accommodation (ref. 08/00078/FUL).
Achievable	Yes	Likely in the form of student accommodation as above or an alternative residential scheme in more favourable market conditions.

SUMMARY

The site is available and it is considered that a scheme similar to that previously approved (for 58 student accommodation units equivalent to five student dwellings) is deliverable in more favourable market conditions, subject to planning permission being granted. Alternatively, this is considered a potential windfall site for housing should a suitable scheme be prepared.

SITE REF NO: IP003 (Preferred Options ref: UC003)
ADDRESS: Waste tip north of Sir Alf Ramsey Way
SITE AREA: 1.57 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	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	Yes
Existing use	Possible	Other constraints	No

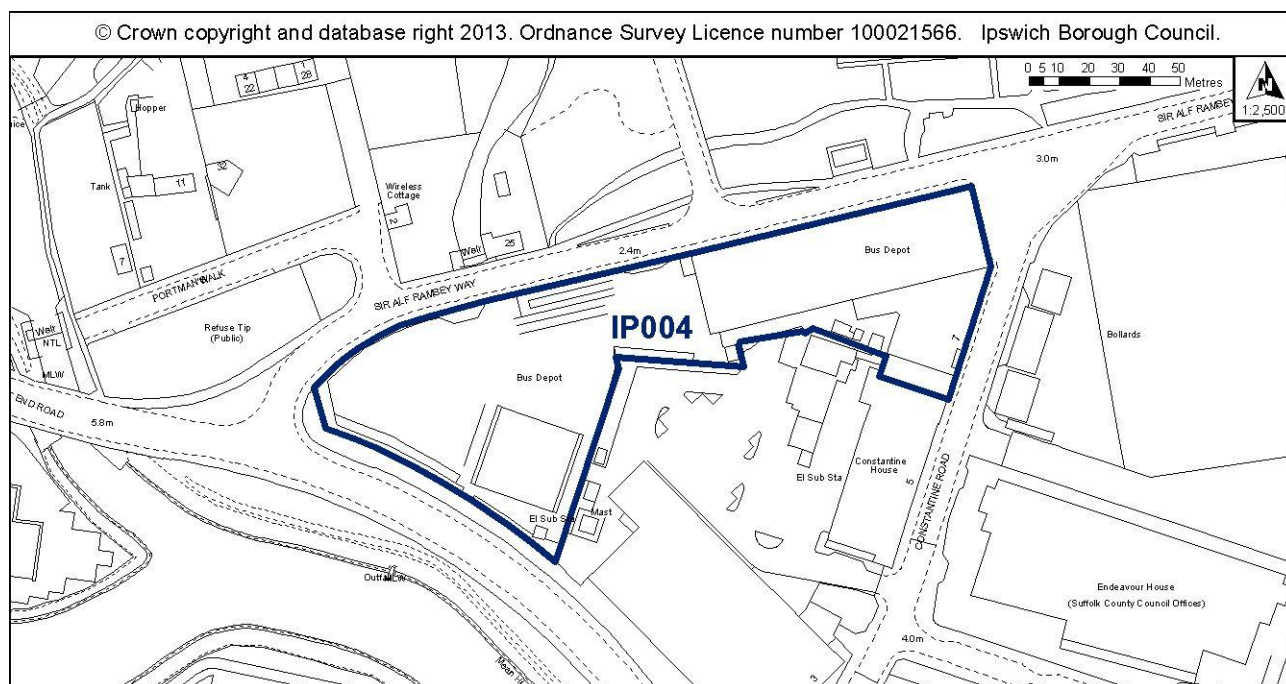
DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
Available	No	Would require relocation of industrial uses whilst occupants have long lease.
Achievable	No	-

SUMMARY

The site is considered to be suitable for housing development at around 110dph in principle although this would require the relocation of existing businesses and the waste tip. It is therefore considered unlikely that the site will be available for housing within the next ten years although is considered a potential windfall site for housing at some point in the future.

SITE REF NO: IP004 (Preferred Options ref: UC004)
ADDRESS: Bus depot, Sir Alf Ramsey Way
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
50	H	59	Apr 2019 – Mar 2024

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	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

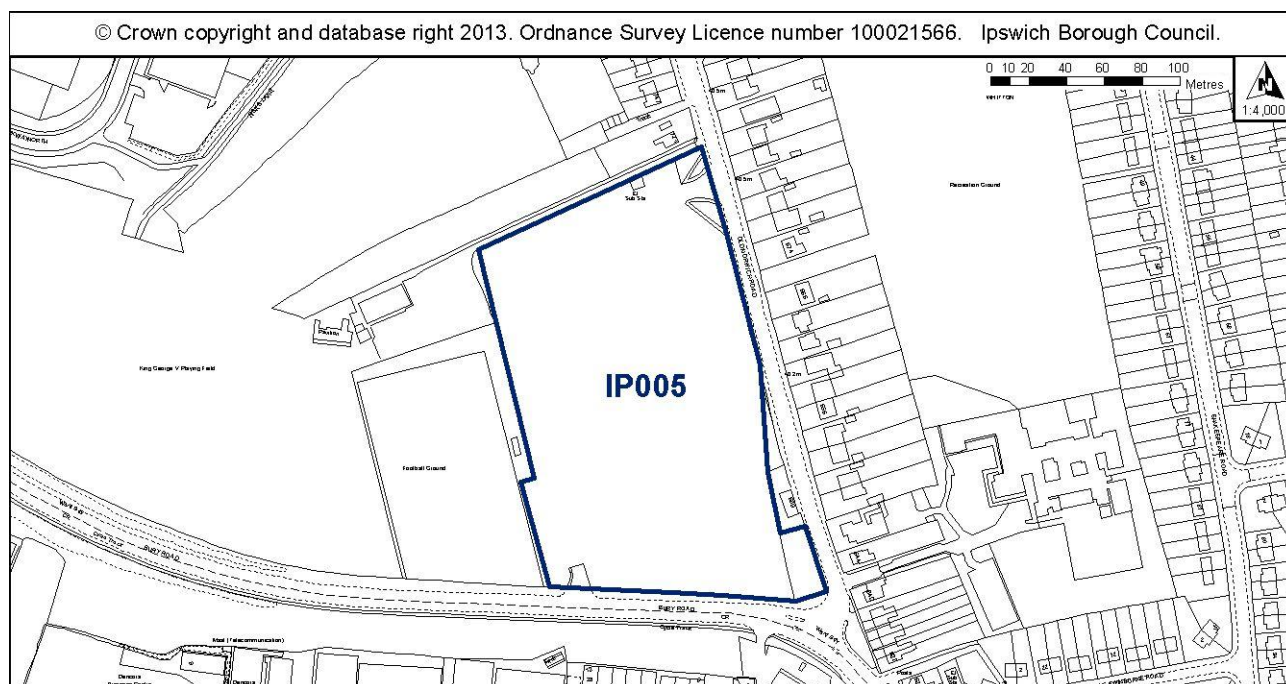
DELIVERABILITY

Suitable	Yes	Subject to the relocation of the existing bus depot on site and following the completion of the town's flood barrier (expected 2018).
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be delivered at some point in time.

SUMMARY

Part of the site is suitable for housing development at around 110dph in principle although this would require the relocation of the existing bus depot, which is considered unlikely in the short term.

SITE REF NO: IP005 (Preferred Options ref: UC005)
ADDRESS: Former Took's Bakery, Old Norwich Road
SITE AREA: 2.80 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	M	101	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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

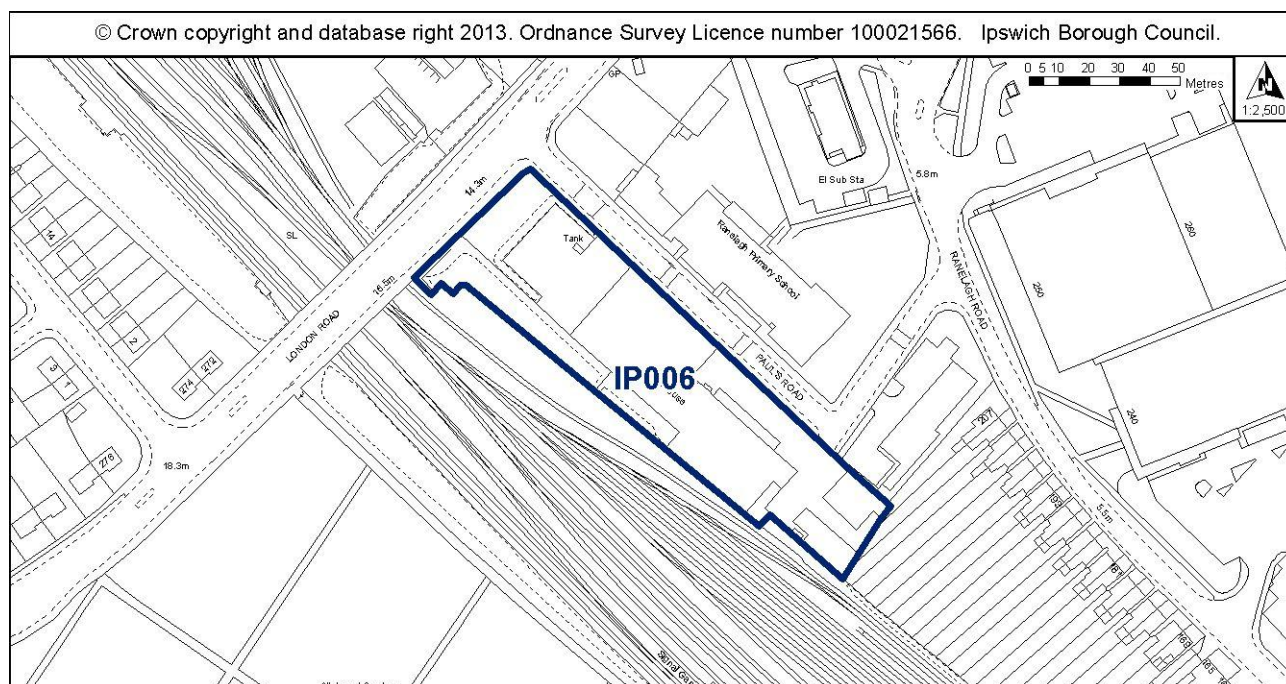
DELIVERABILITY

Suitable	Yes	Development Brief for the site.
Available	Yes	Vacant site as former bakery now demolished.
Achievable	Yes	Reasonable prospect housing will be delivered on site within five years.

SUMMARY

The site is available and it is considered that there is a reasonable prospect housing will be delivered on site within five years. It is suggested that 80% of the site is delivered for medium-density housing at 45dph in line with the Development Brief for the site, giving an indicative capacity of 101 homes. The site should be delivered in conjunction with the adjacent playing fields, site IP032, where practicable.

SITE REF NO: IP006 (Preferred Options ref: UC006)
ADDRESS: Coop Warehouse, Paul's Road
SITE AREA: 0.63 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	28	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

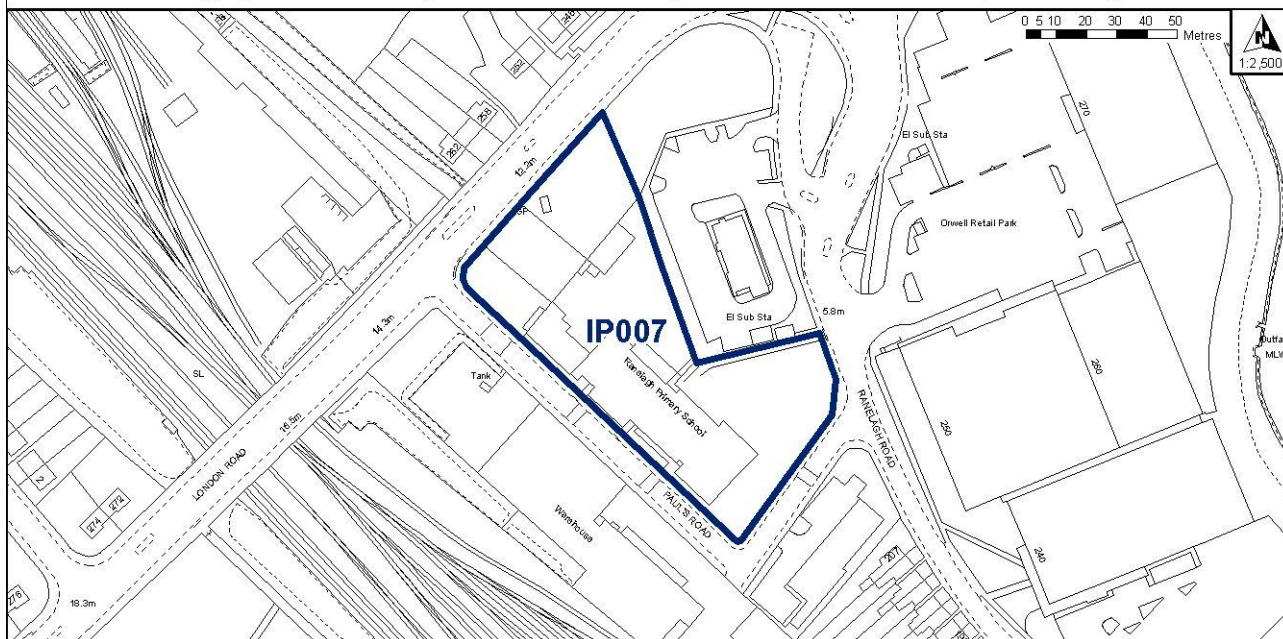
Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be developed at some point in time.

SUMMARY

The site is suitable for housing development at around 45dph. There is a reasonable prospect the site will be available and could be developed within 6-10 years of this review. Constraints identified include noise from the adjacent railway line.

SITE REF NO: IP007 (Preferred Options ref: UC007)
ADDRESS: Ranelagh School
SITE AREA: 0.69 ha

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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	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

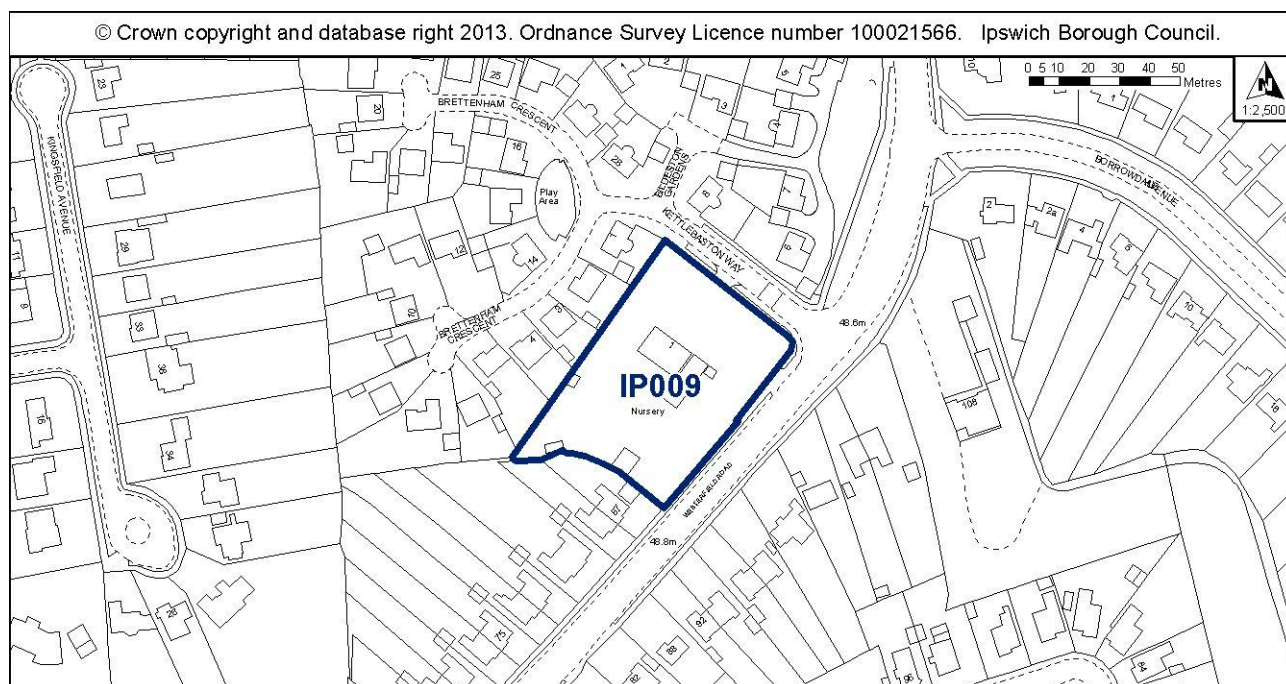
DELIVERABILITY

Suitable	Yes	-
Available	No	There are no known plans for the school to relocate in the near future.
Achievable	No	-

SUMMARY

The site is suitable for housing development in principle at around 90dph although the site is not available.

SITE REF NO: IP009 (Preferred Options ref: UC009)
ADDRESS: Victoria Nurseries, Westerfield Road
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
100	L	14	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

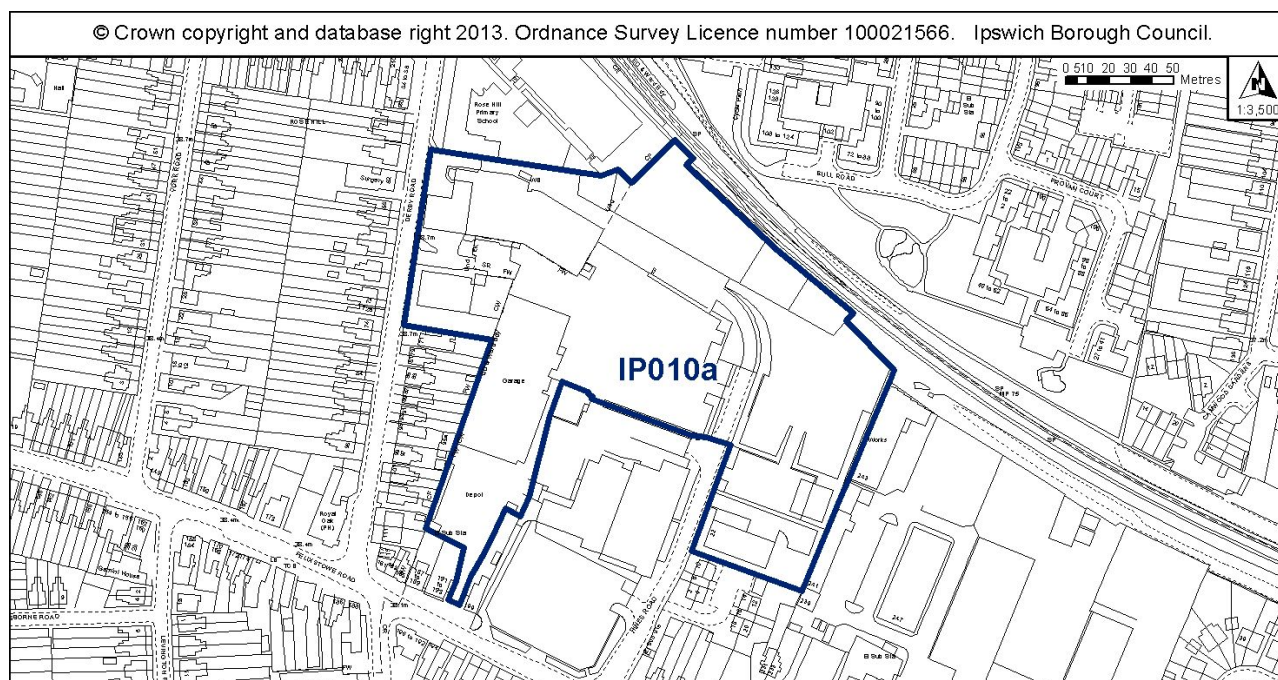
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development at around 35dph and there is a reasonable prospect the site will be developed in the short term.

SITE REF NO: IP010a (Preferred Options ref: UC010)
ADDRESS: Co-op Depot, Felixstowe Road
SITE AREA: 2.73 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	M	98	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

DELIVERABILITY

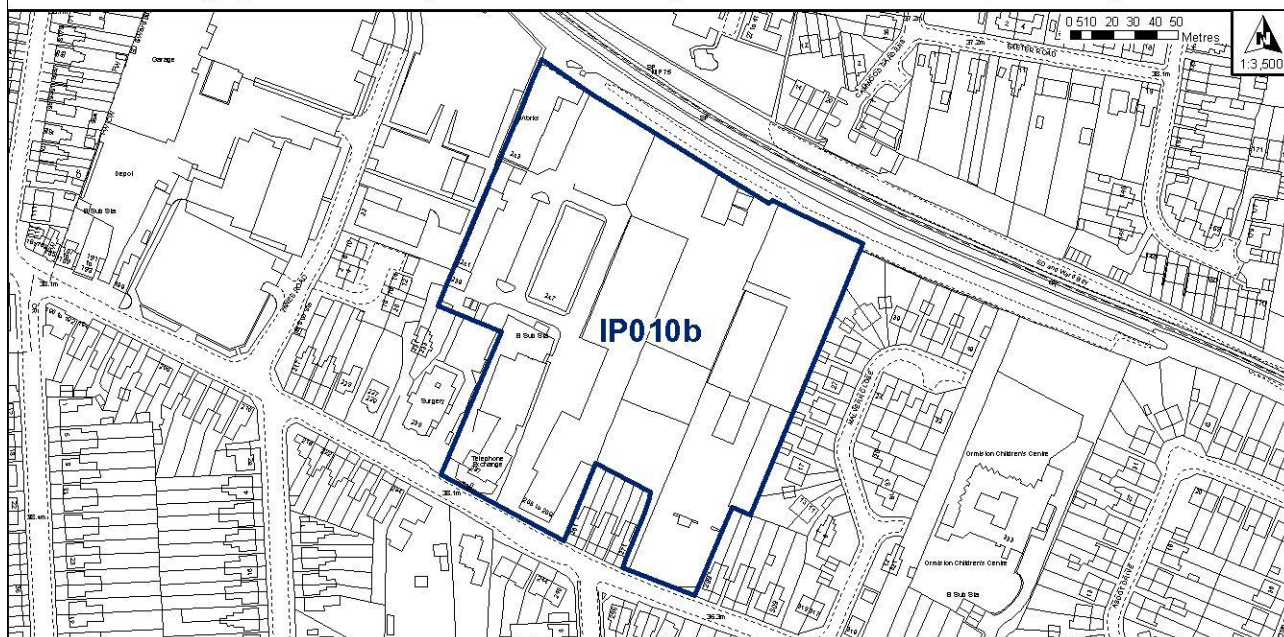
Suitable	Yes	-
Available	Yes	Car showrooms on the site are now vacant and landowner intends to develop housing as part of a mixed-use scheme.
Achievable	Yes	Aim to include housing within a second phase of development.

SUMMARY

The site is available and it is considered that there is a reasonable prospect housing will be delivered on site in the medium term. It is suggested that around 80% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 98 homes. Up to 20% of the site may be required for an extension to Rose Hill Primary School. Constraints identified on the site include potential contamination whilst noise from the adjacent railway line will need to be suitably mitigated.

SITE REF NO: IP010b (Preferred Options ref: UC010)
ADDRESS: Felixstowe Road
SITE AREA: 2.79 ha

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SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	75	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Yes

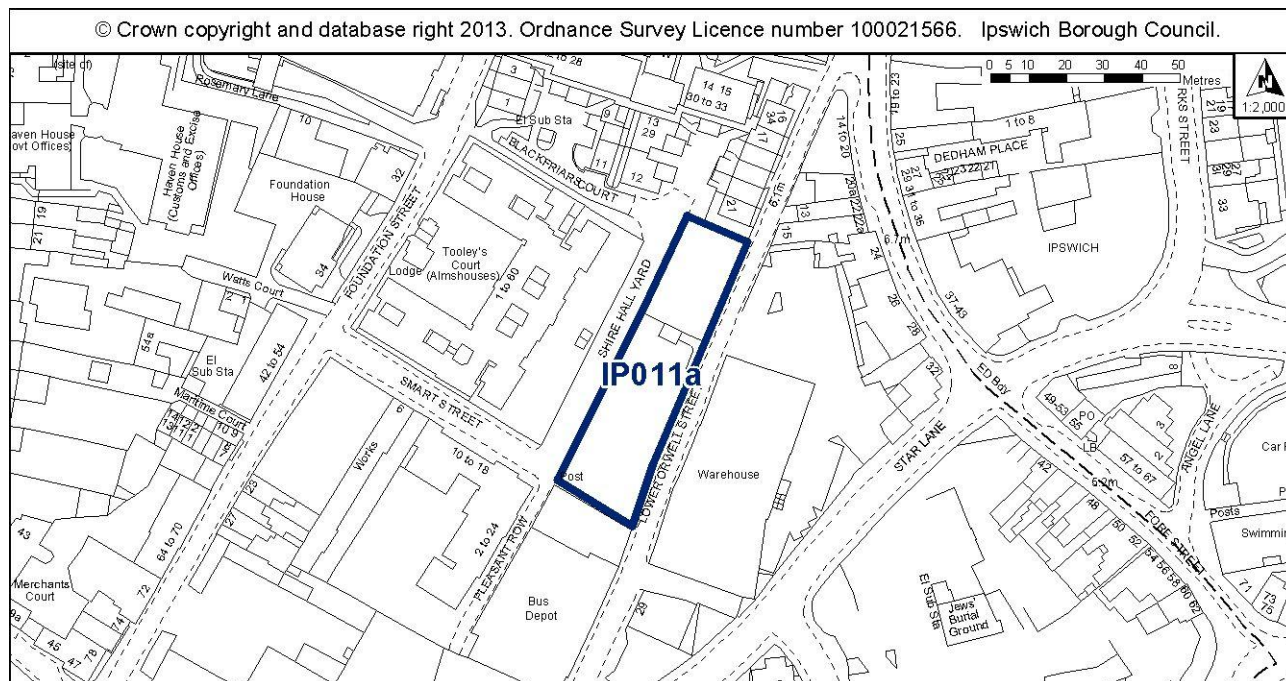
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Reasonable prospect part of site will be available at some point in time.
Achievable	Yes	Reasonable prospect part of site will be developed at some point in time.

SUMMARY

There is no known intention for some of the occupants on site to relocate and therefore only part of the site is considered available and suitable for housing development at around 45dph, although this would be dependent upon the relocation of the remaining businesses. Other constraints identified include noise from the railway line.

SITE REF NO: IP011a (Preferred Options ref: UC011)
ADDRESS: Smart Street, Foundation 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
-	-	0 (Student)	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Part within
AQMA within or close to	Part within	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	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

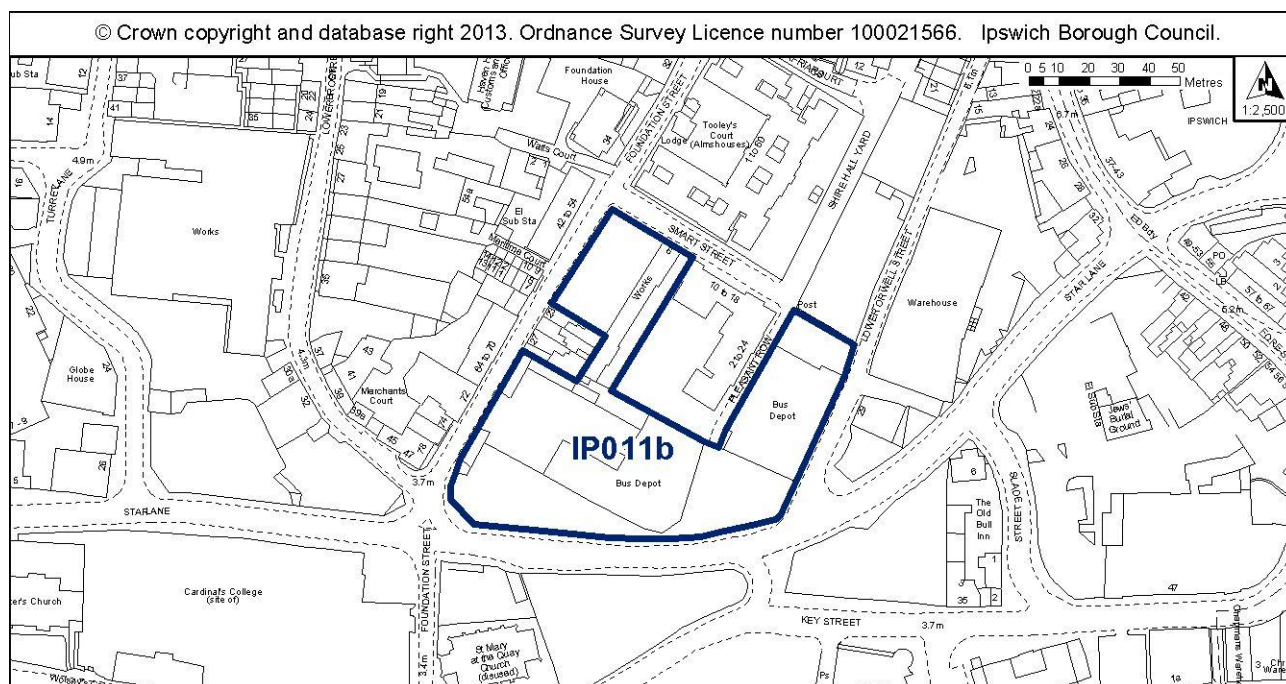
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 124 student accommodation units (ref. 11/00572/VC).
Achievable	Yes	As per the approved application.

SUMMARY

The site is available and it is considered that 124 student accommodation units are deliverable within five years through the implementation of an extant planning permission, although this particular development would not contribute to student dwelling numbers due to its internal layout.

SITE REF NO: IP011b (Preferred Options ref: UC011)
ADDRESS: Smart Street, Foundation Street
SITE AREA: 0.69 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	61	Apr 2019 – Mar 2024

CONSTRAINTS

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

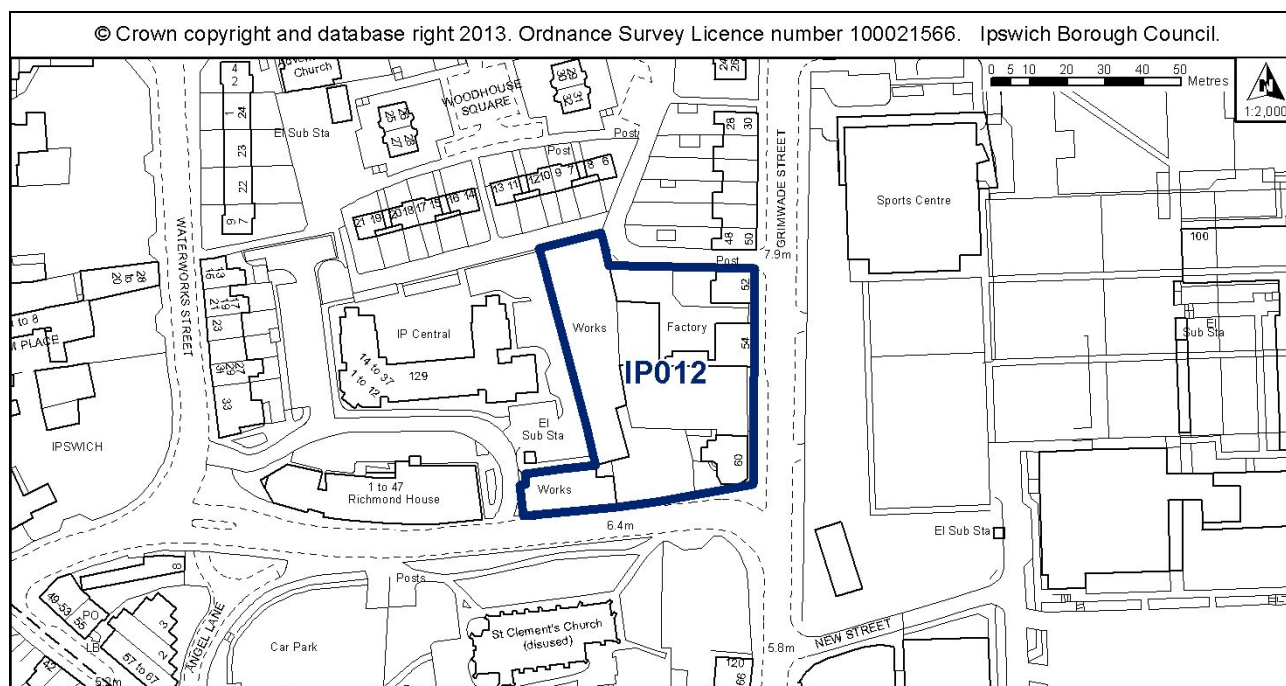
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be developed at some point in time.

SUMMARY

The site is considered suitable for housing development at around 110dph. Redevelopment is dependent upon the relocation of the bus depot and completion of the flood barrier. There is a reasonable prospect the site will be available and could be developed in the medium term. Circa 20% of the site should be retained for B1 uses.

SITE REF NO: IP012 (Preferred Options ref: UC012)
ADDRESS: Peter's Ice Cream
SITE AREA: 0.32 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	35	Apr 2019 – Mar 2024

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	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	No	Other constraints	No

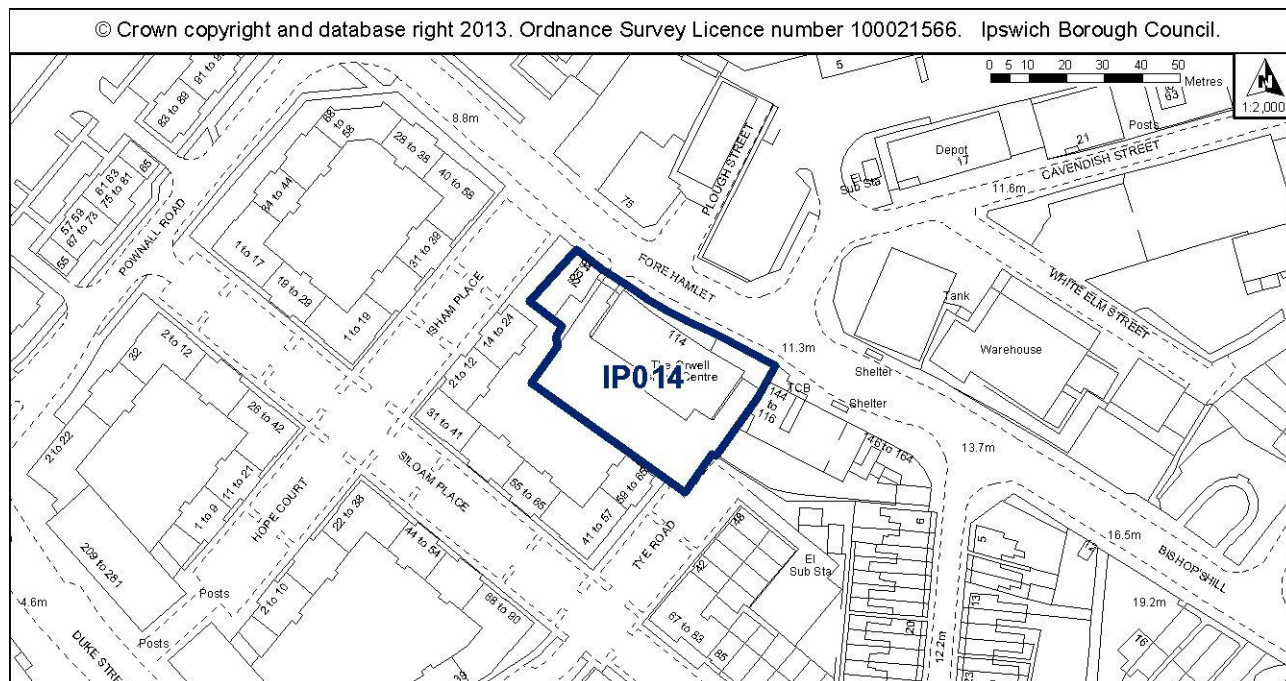
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be developed at some point in time.

SUMMARY

The site is mainly vacant and considered suitable for housing development at around 110dph. However, redevelopment is dependent upon the relocation of the Unite offices on site and more favourable market conditions.

SITE REF NO: IP014 (Preferred Options ref: UC014)
ADDRESS: Orwell Church
SITE AREA: 0.21 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	Part within	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	No

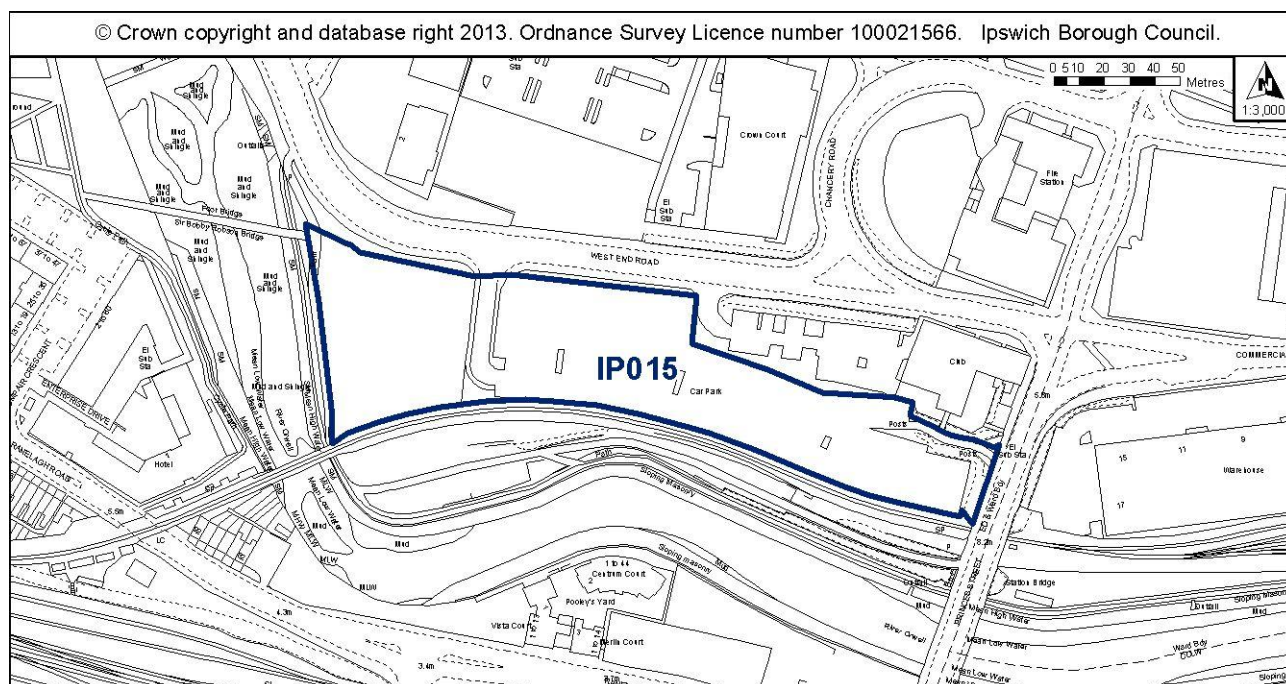
DELIVERABILITY

Suitable	Yes	-
Available	No	There are no known plans for the Church to relocate in the near future.
Achievable	No	-

SUMMARY

It is considered that the site is suitable for housing development in principle at around 110dph although the site is not currently available.

SITE REF NO: IP015 (Preferred Options ref: UC015)
ADDRESS: West End Road Surface Car Park
SITE AREA: 1.22 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	27	Apr 2019 – Mar 2024

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	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	Yes

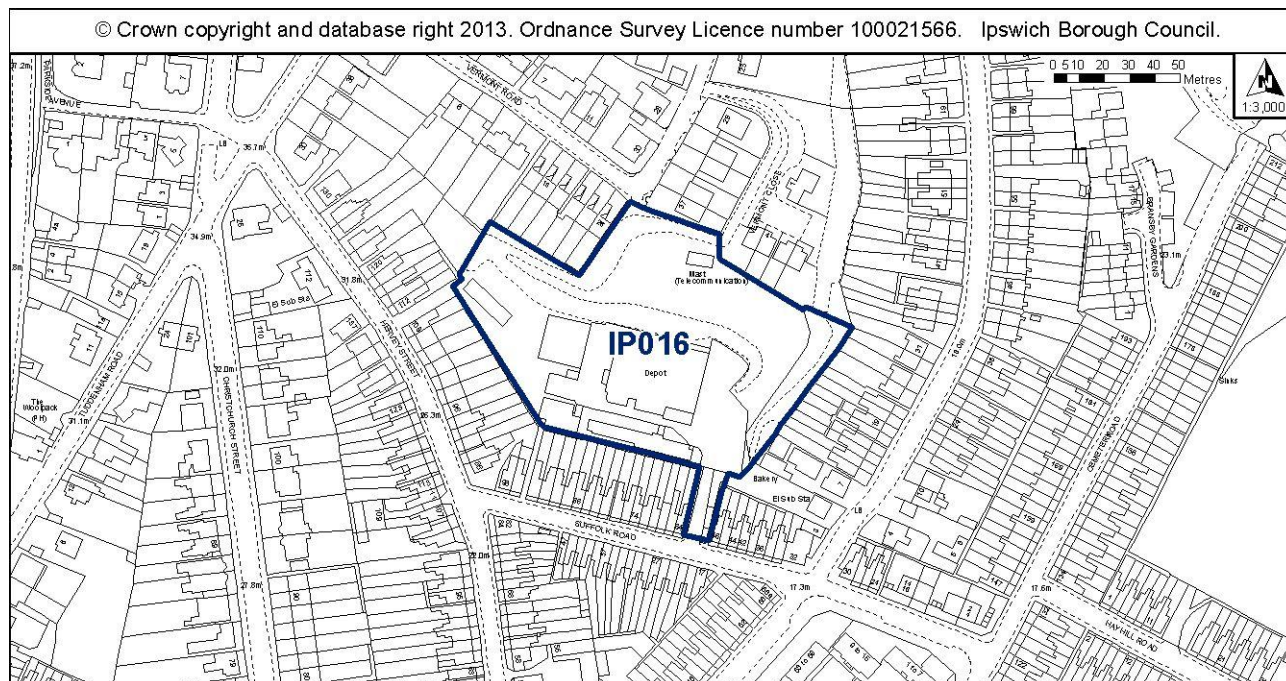
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Although there is a short term parking use of the site.
Achievable	Yes	Would likely form part of a larger redevelopment.

SUMMARY

The site is suitable for housing as part of a larger redevelopment, which is dependent upon the provision of a new multi-storey car park. There is a reasonable prospect the site will be developed in the medium-long term, and it is suggested that 20% of the site can accommodate high-density housing at 110dph giving an indicative capacity of 27 homes. Other constraints identified include there being a medium pressure Transco pipeline through the site.

SITE REF NO: IP016 (Preferred Options ref: UC016)
ADDRESS: Funeral Directors, Suffolk Road
SITE AREA: 1.04 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	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	Yes	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site works to implement planning permission ref. 11/00079/OUT for 14 residential units began in 2013.
Achievable	Yes	-

SUMMARY

Works to implement the above planning permission have commenced.
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