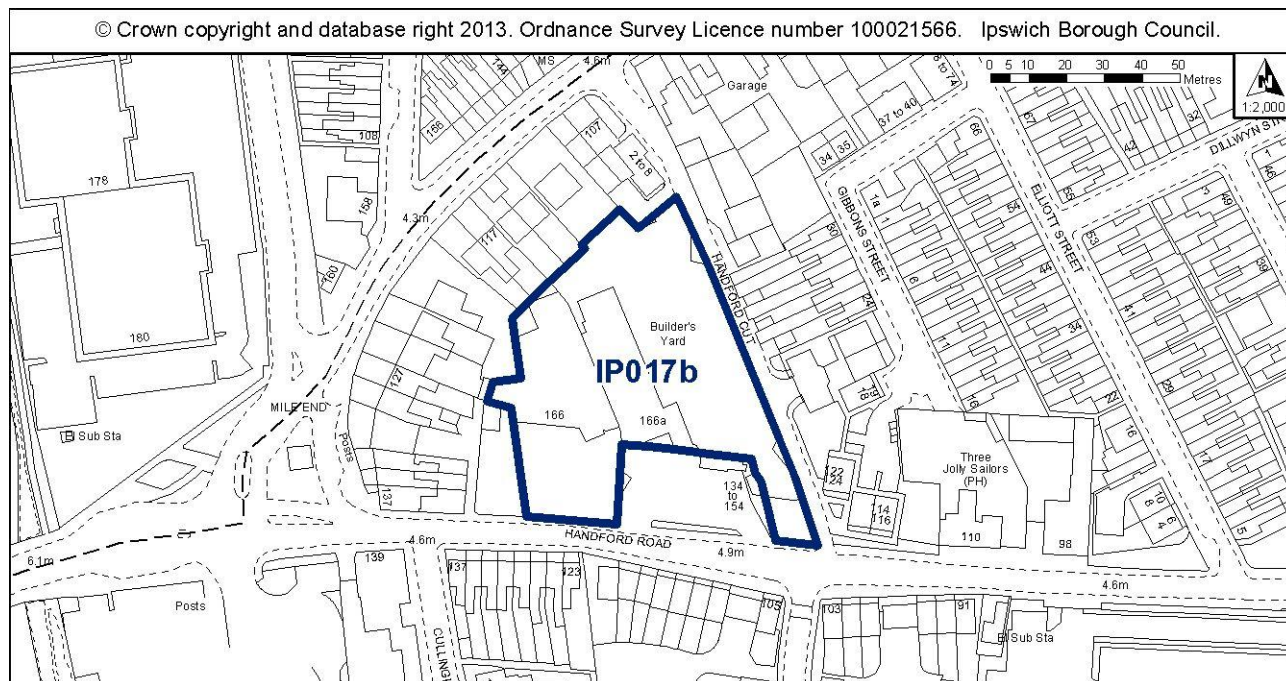


SITE REF NO: IP017b (Preferred Options ref: UC017)
ADDRESS: 166/166a Handford Road
SITE AREA: 0.40 ha



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	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	Yes	Other constraints	No

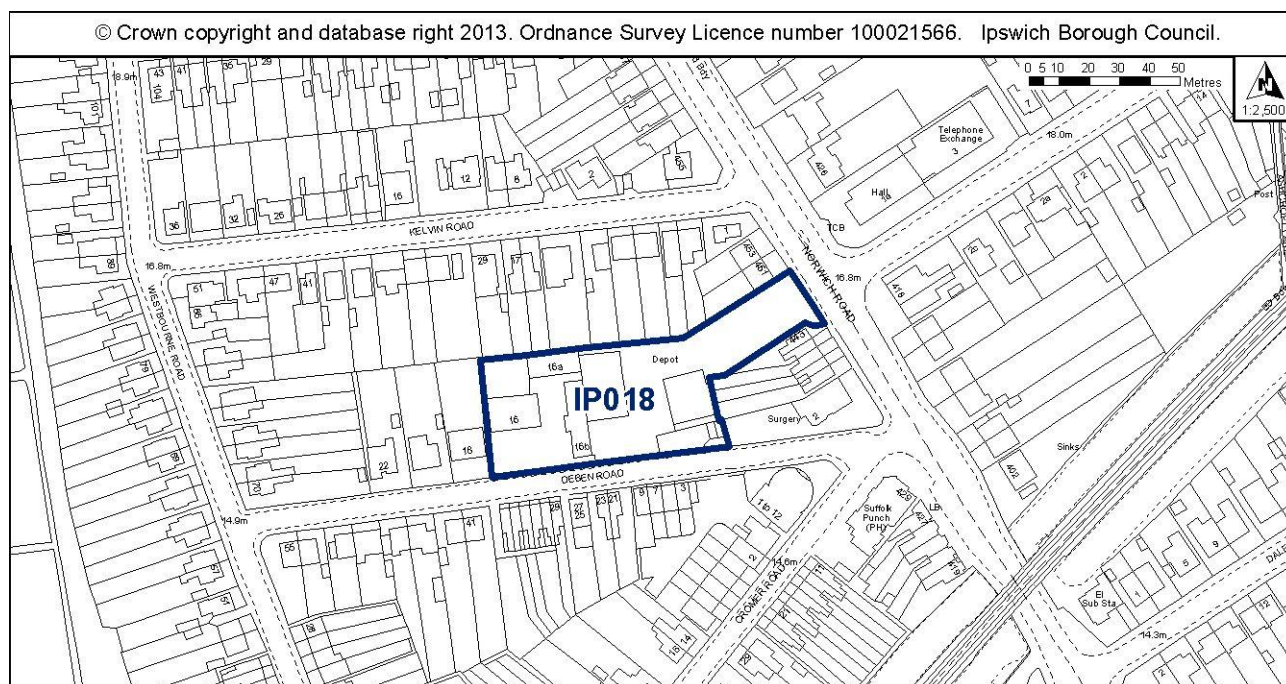
DELIVERABILITY

Suitable	Yes	-
Available	No	Site is in multiple ownership.
Achievable	No	-

SUMMARY

The site is considered suitable for new housing but is currently in multiple ownership and therefore less likely to become available.

SITE REF NO: IP018 (Preferred Options ref: UC018)
ADDRESS: Deben Road
SITE AREA: 0.36 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	Nearby
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Yes	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

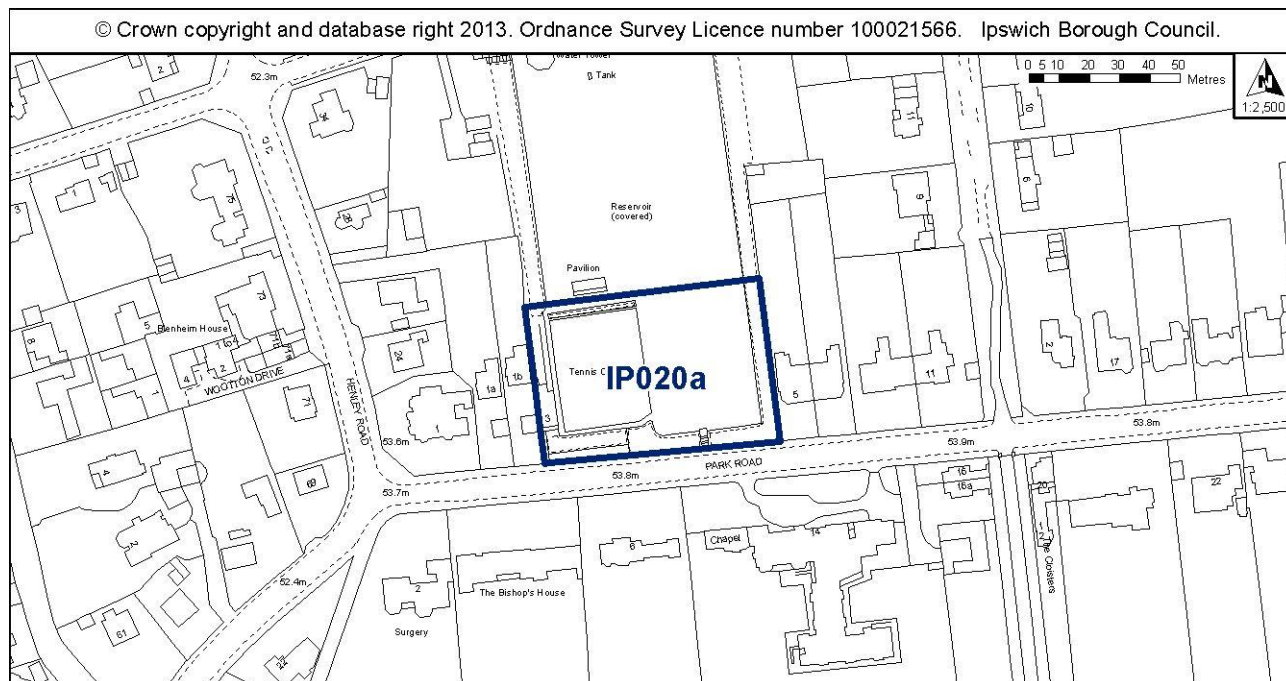
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development at around 45dph although the site is not available.
--

SITE REF NO: IP020a (Preferred Options ref: UC020)
ADDRESS: Water Tower
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
-	-	5	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	Yes	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

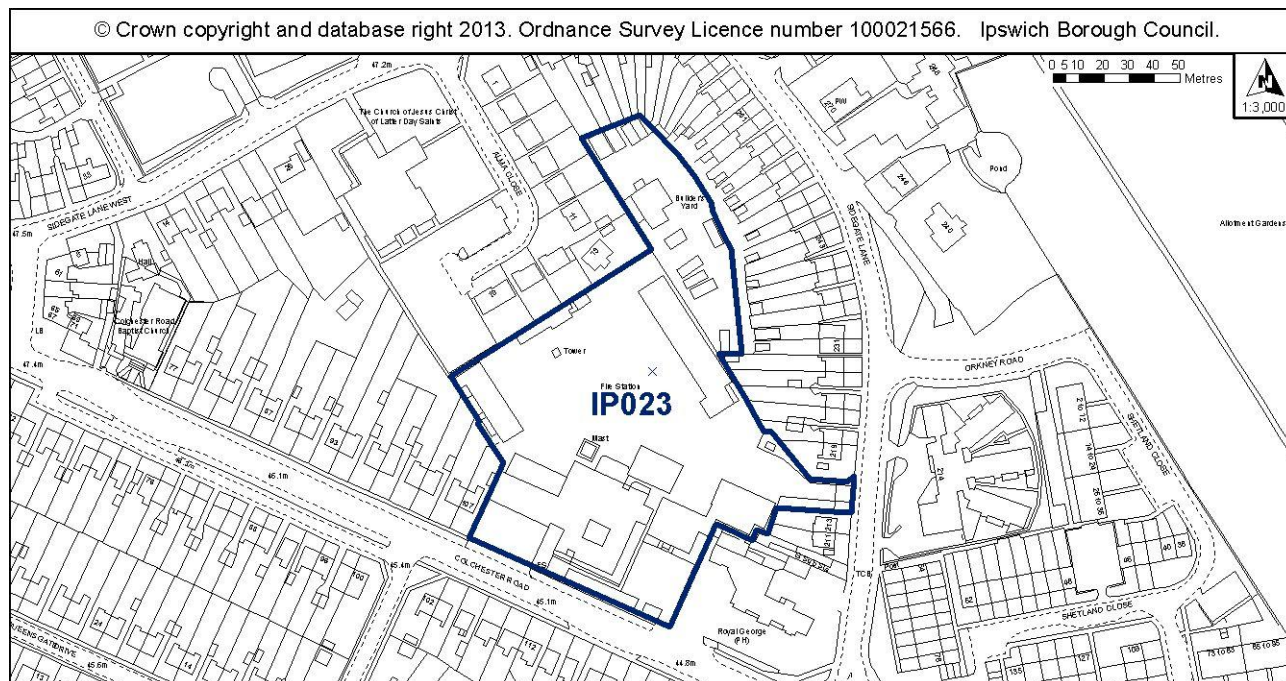
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has planning permission for 5 dwellings (ref. 11/00343/FUL).
Achievable	Yes	As per the approved application.

SUMMARY

It is expected that the planning permission for 5 dwellings on site will be implemented within 5 years.

SITE REF NO: IP023 (Preferred Options ref: UC024)
ADDRESS: Fire Station, Colchester Road
SITE AREA: 1.46 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	59	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	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

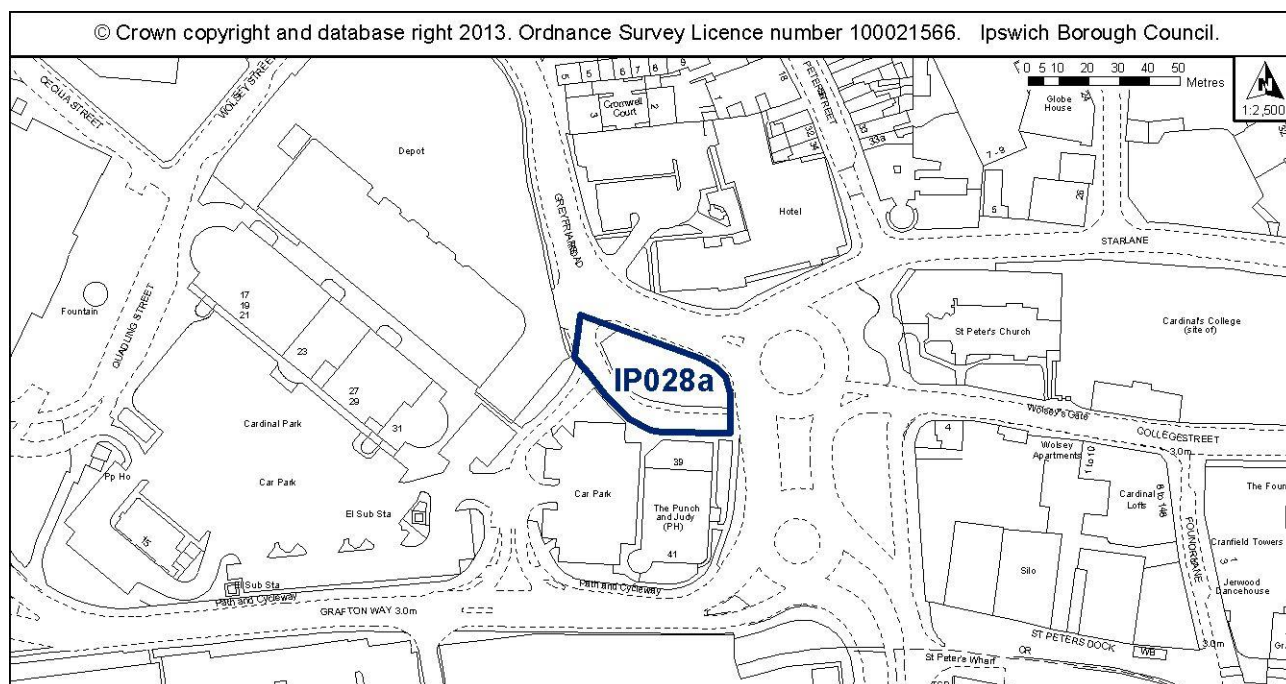
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Works to implement planning permission ref. 12/00429/FUL for 59 dwellings have begun.
Achievable	Yes	As per the approved application.

SUMMARY

Works to implement the above planning permission have commenced.
--

SITE REF NO: IP028a (Preferred Options ref: UC029)
ADDRESS: Land West of Greyfriars 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
-	-	-	Not Achievable

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	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	Yes

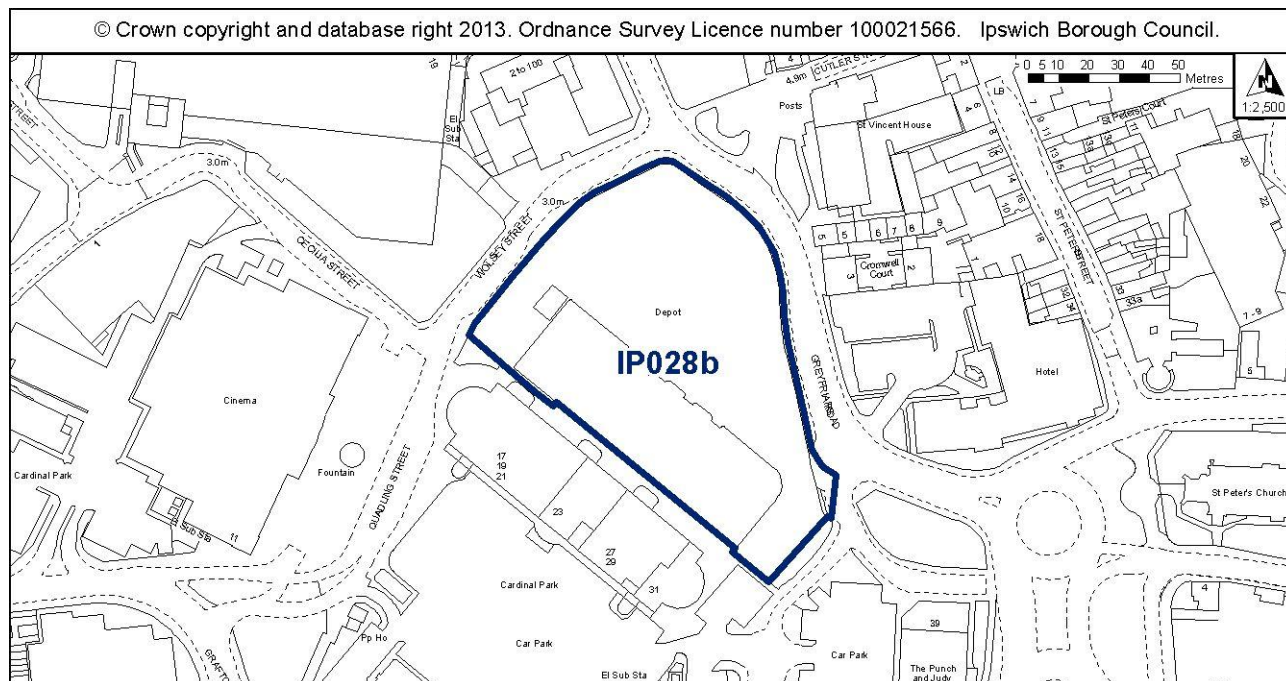
DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
Available	Yes	-
Achievable	No	The site had planning permission for 14 flats (ref. 04/01004/OUT), which has now expired. It is considered unlikely that a further flatted development will be sought.

SUMMARY

It is considered unlikely that this site will be developed for residential use.

SITE REF NO: IP028b (Preferred Options ref: UC029)
ADDRESS: Land West of Greyfriars Road (Jewsons)
SITE AREA: 0.97 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	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	Yes

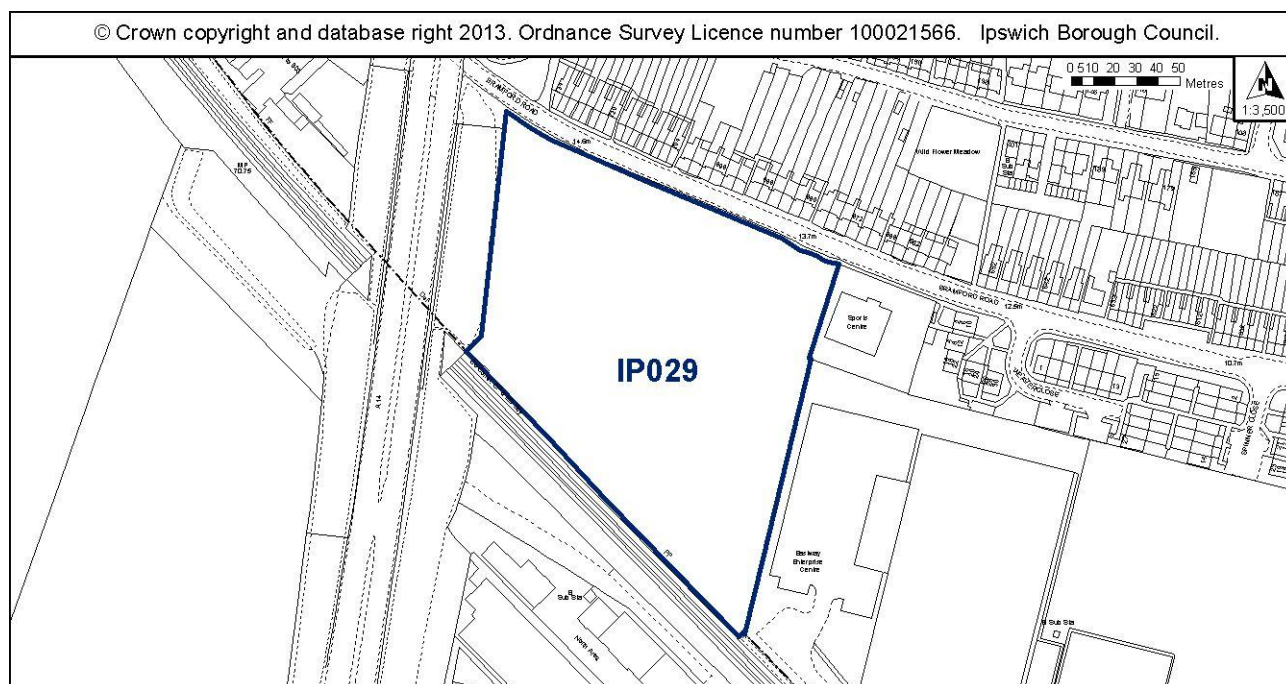
DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
Available	No	There are no known plans for the existing business on site to relocate in the near future.
Achievable	No	-

SUMMARY

The site is suitable for housing development as part of a larger mixed-use development; however the site is not available.
--

SITE REF NO: IP029 (Preferred Options ref: UC030)
ADDRESS: Land opposite 674-734 Bramford Road
SITE AREA: 2.26 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
70	M	71	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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

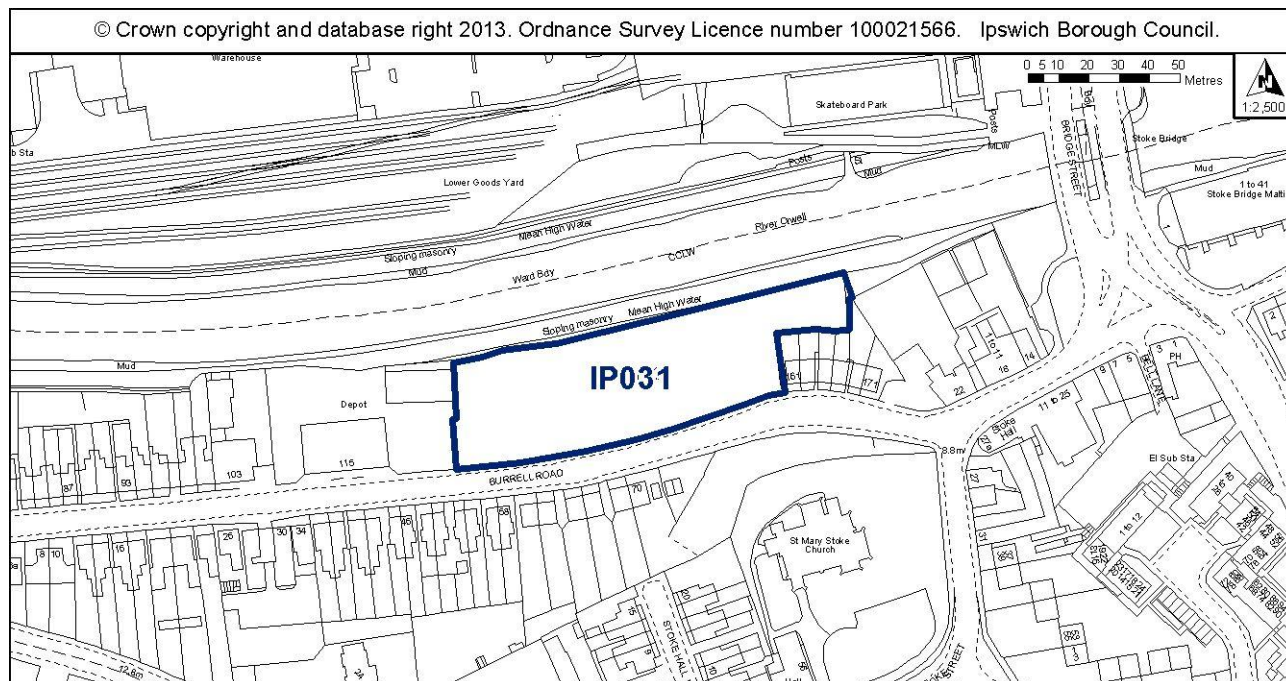
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Vacant scrubland although part of site being used as a compound for railway improvement works until 2014. Landowner intention to develop thereafter.
Achievable	Yes	Reasonable prospect site will be developed in the short term.

SUMMARY

It is considered that the site is suitable for housing development in principle although there is a temporary use of part of the site until April 2014. It is suggested that 70% of the site is delivered for medium-density housing at 45dph in view of the densities along Bramford Road giving an indicative capacity of 71 homes. There will be a need for green buffers to account for the close proximity of the A14 and the main railway line.

SITE REF NO: IP031 (Preferred Options ref: UC032)
ADDRESS: Burrell Road
SITE AREA: 0.44 ha



SUGGESTED OPTION

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

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	Part	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

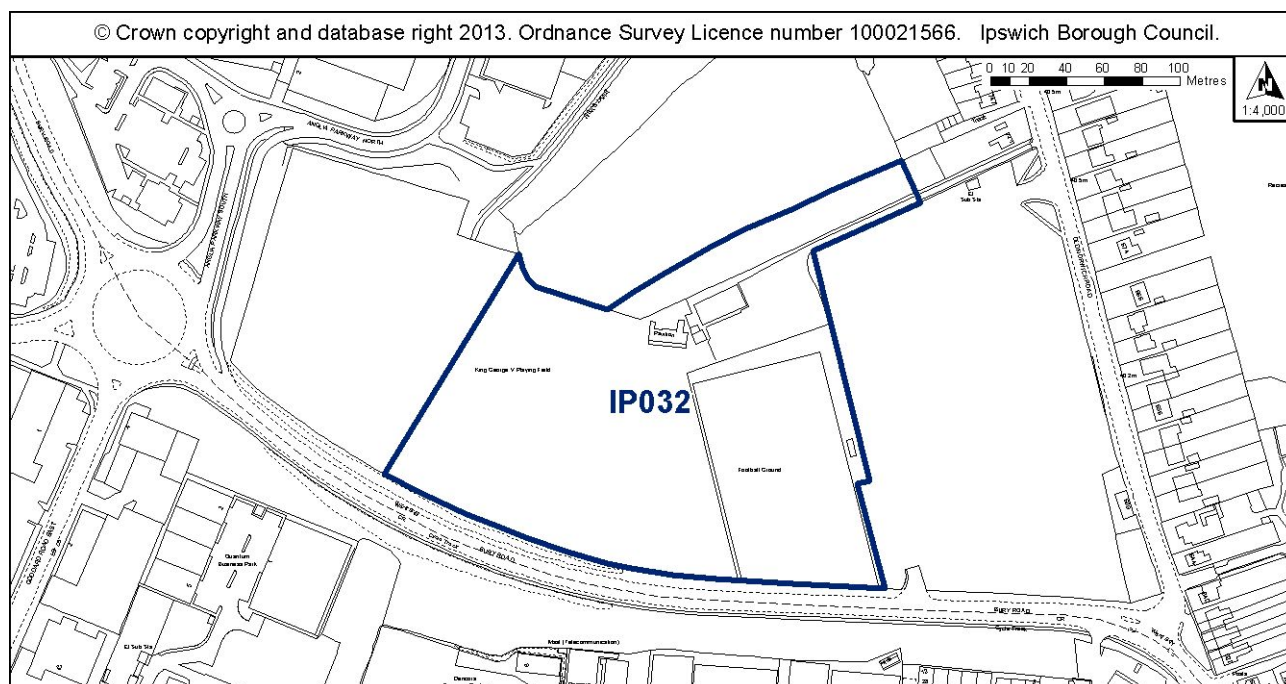
DELIVERABILITY

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

SUMMARY

It is considered that the site is suitable for housing development in principle at a medium density of 45dph, although there is a temporary parking use until 2015.

SITE REF NO: IP032 (Preferred Options ref: UC033)
ADDRESS: King George V Field, Old Norwich Road
SITE AREA: 3.54 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	L	99	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	Yes
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

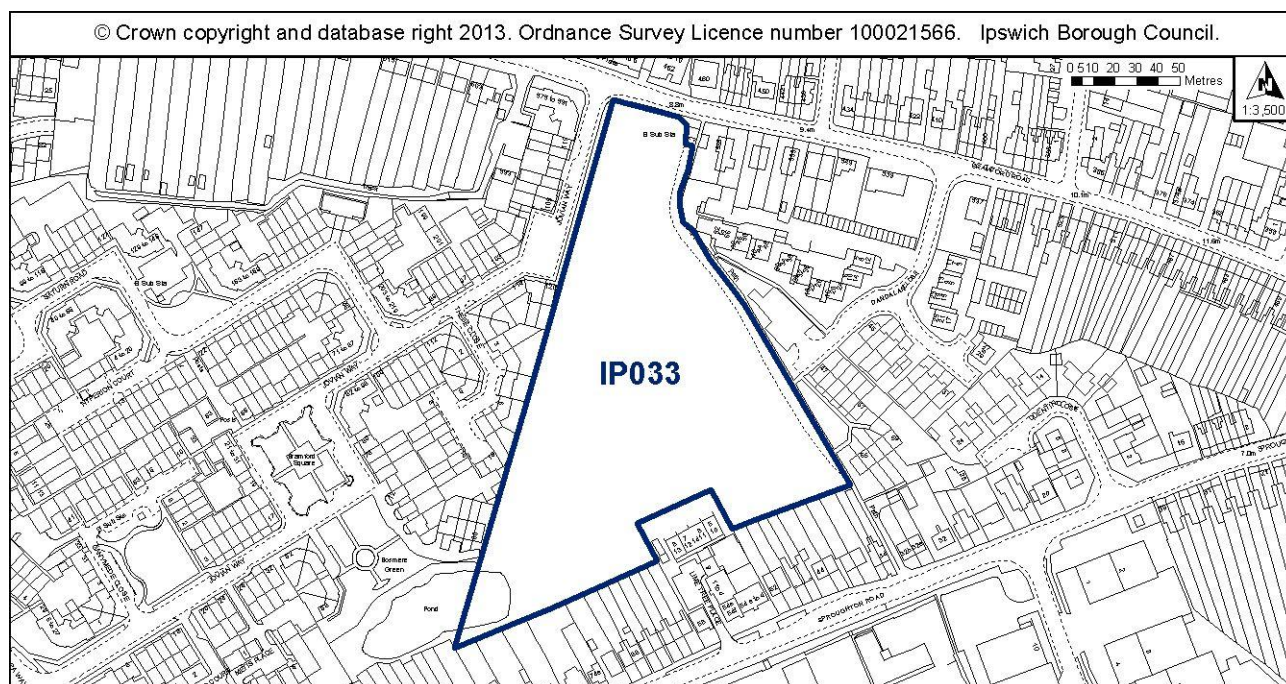
DELIVERABILITY

Suitable	Yes	Development Brief for site.
Available	Yes	Site is available if alternative playing fields found in local area.
Achievable	Yes	Reasonable prospect site will be developed in the medium term and following a first phase of development on the adjacent IP005 site.

SUMMARY

The site is available and it is considered that there is a reasonable prospect housing will be delivered on site when alternative playing fields can be found in the local area. It is suggested that 80% of the site could be delivered for low-density housing at 35dph.

SITE REF NO: IP033 (Preferred Options ref: UC034)
ADDRESS: Land at Bramford Road (Stocks site)
SITE AREA: 2.03 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	M	46	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	No
Contaminated	Possible	Wildlife site or adjacent to	Yes
Existing use	Possible	Other constraints	Yes

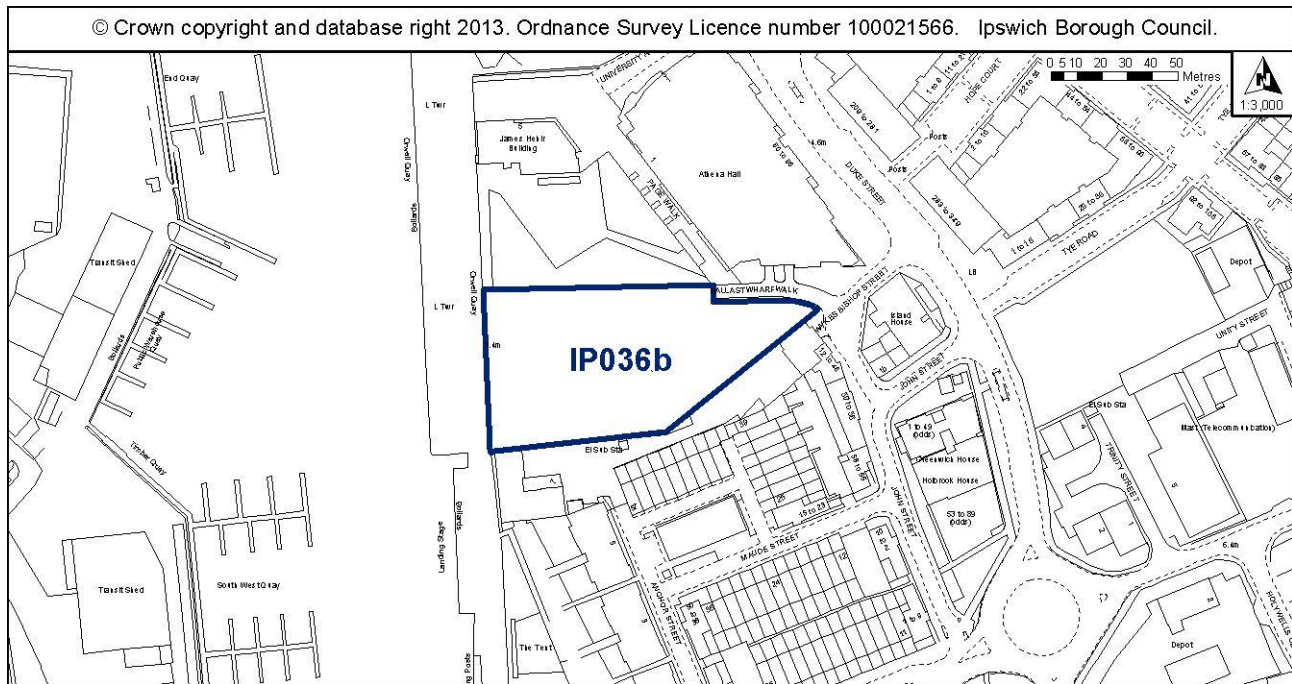
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site is occasionally used for storage of fairground equipment.
Achievable	Yes	Although there would be a need for the present allocation of the site for use by travelling showpeople to be reviewed.

SUMMARY

The site is considered to be suitable for housing in principle although it is currently allocated as a site for travelling showpeople. Subject to review of this and an alternative site being found, it is suggested that 50% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 46 homes. Other constraints identified include the land being a former landfill site and within a landfill consultation zone.

SITE REF NO: IP036b (Preferred Options ref: UC037)
ADDRESS: Shed 7
SITE AREA: 0.61 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	50 (Student)	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	Yes	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

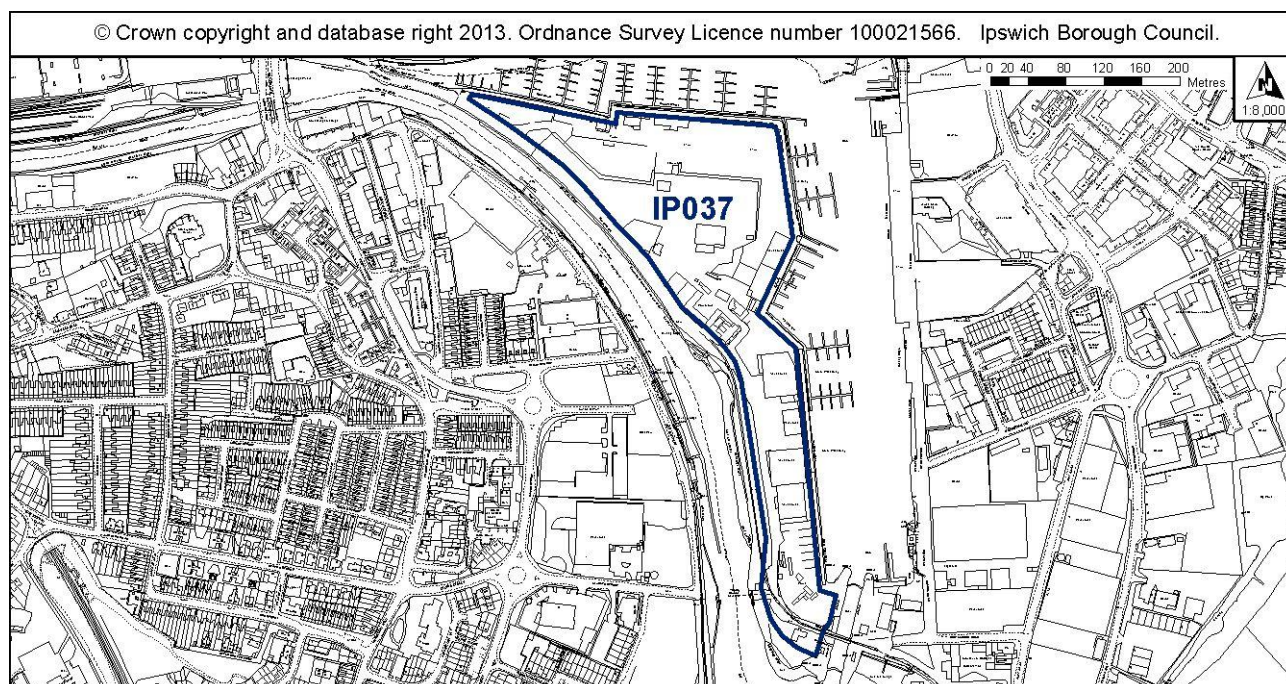
DELIVERABILITY

Suitable	Yes	-
Available	Yes	In single ownership.
Achievable	Yes	There is an intention to develop the site for student accommodation in line with expansion of UCS.

SUMMARY

It is considered that 50% of the site is suitable for high-density housing in the region of 165dph, giving an indicative capacity of 50 homes.

SITE REF NO: IP037 (Preferred Options ref: UC038)
ADDRESS: Island Site
SITE AREA: 6.02 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	271	Apr 2024 – Mar 2029

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	Nearby SPA
Existing use	Possible	Other constraints	Yes

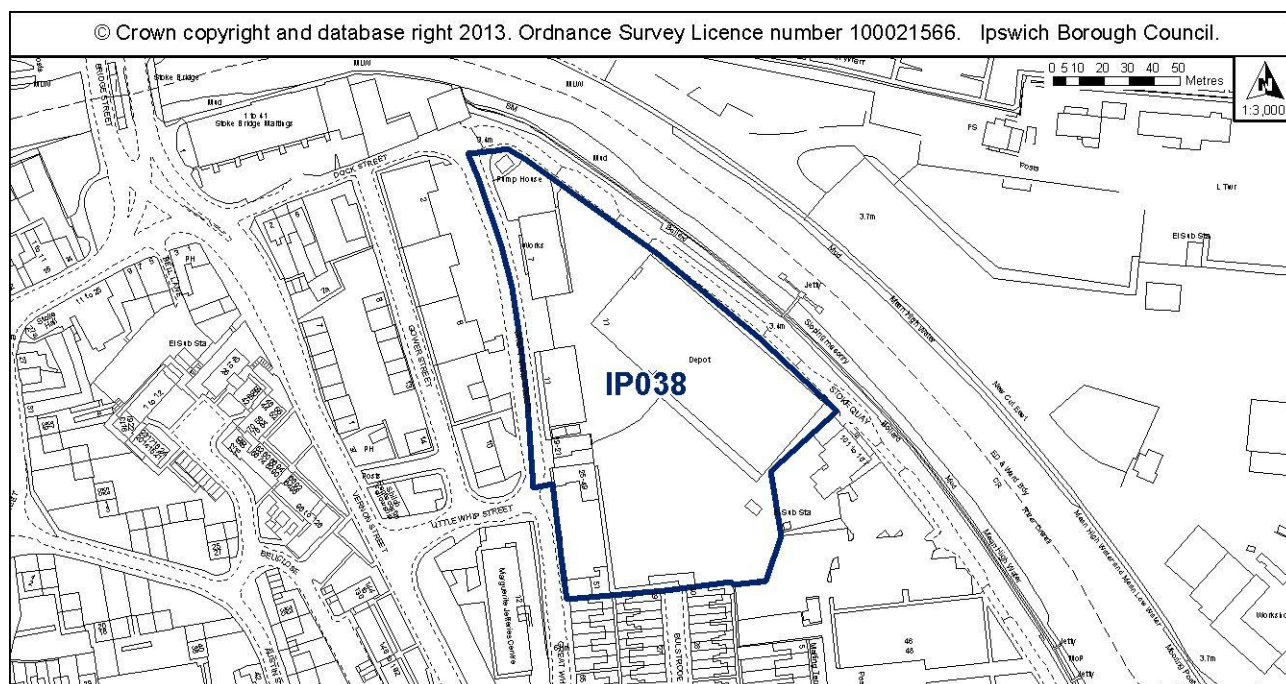
DELIVERABILITY

Suitable	Yes	As part of a larger redevelopment of the site and only following the completion of the town's flood barrier (expected 2018).
Available	Yes	Subject to the relocation of existing businesses.
Achievable	Yes	Reasonable prospect site will be delivered in the long term.

SUMMARY

The site is suitable for housing development as part of a larger mixed-use redevelopment at around 90dph. However, the site has significant constraints and its redevelopment would be dependent on the intentions of existing businesses.

SITE REF NO: IP038 (Preferred Options ref: UC039)
ADDRESS: Land between Vernon Street & Stoke Quay
SITE AREA: 1.43 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	307	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	Yes	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site works to implement planning permission ref. 10/00867/FUL for 307 residential units began in 2012.
Achievable	Yes	It is expected that the development will be delivered within 1-5 years.

SUMMARY

Works to implement the above planning permission have commenced, although some delays have been experienced in building out the site and therefore the first dwellings are unlikely to be completed until 2014.