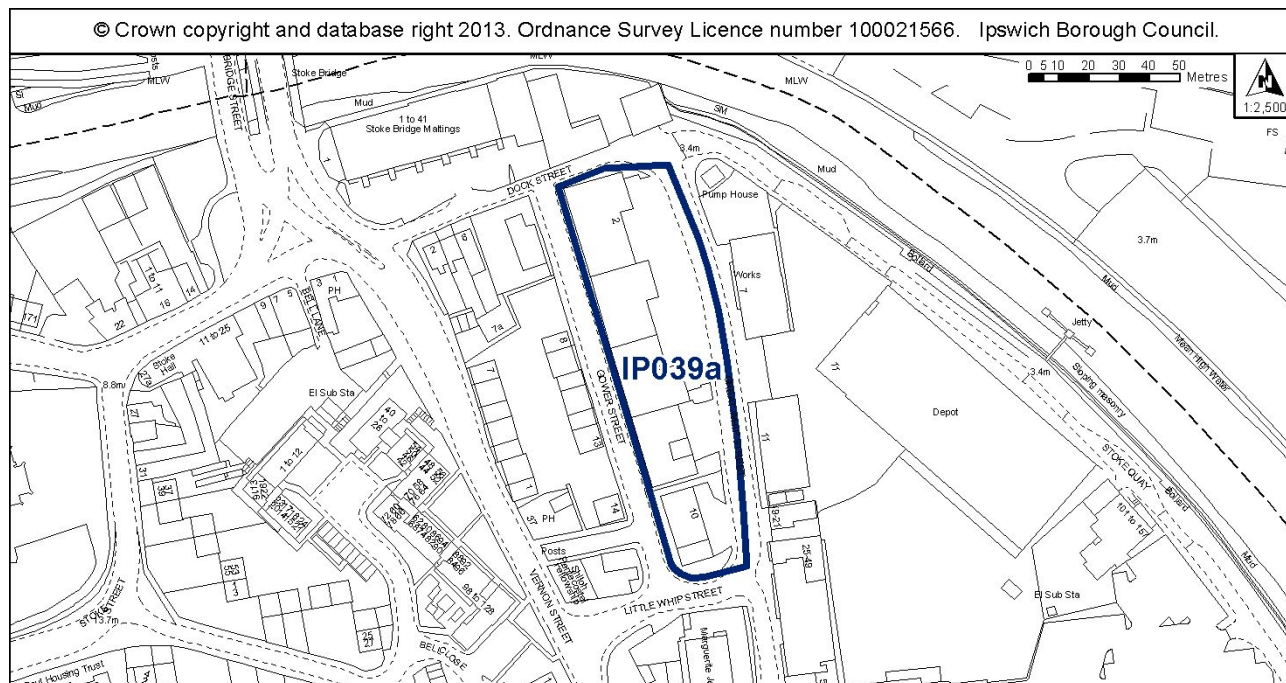


**SITE REF NO:** IP039a (Preferred Options ref: UC040)  
**ADDRESS:** Land between Gower Street & Great Whip Street  
**SITE AREA:** 0.48 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	43	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	Adjacent
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	Possible	Other constraints	No

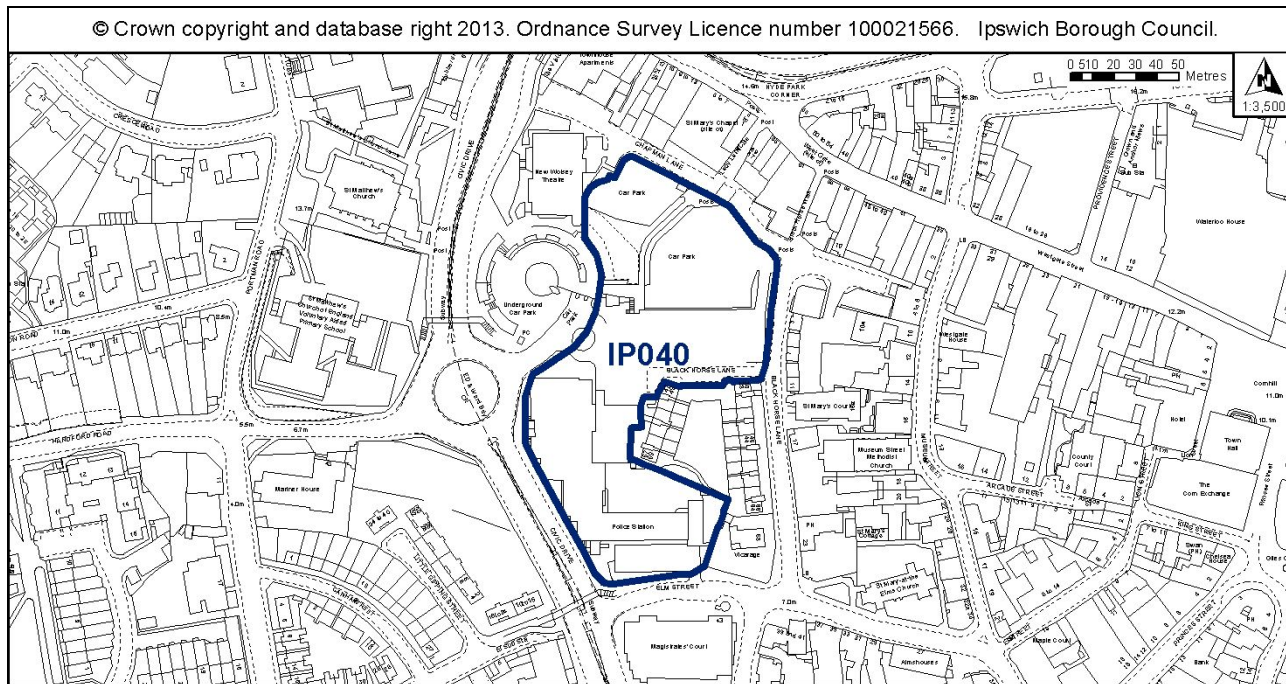
#### DELIVERABILITY

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

#### SUMMARY

It is considered that the site is suitable for housing development in principle at a high density of 90dph. There is a reasonable prospect the site will be available in the medium term subject to the relocation of existing uses on site.

**SITE REF NO:** IP040 & 041 (Preferred Options ref: UC041 & 042)  
**ADDRESS:** Civic Centre Area / Civic Drive  
**SITE AREA:** 1.31 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>
20	H	29	Apr 2019 – Mar 2024

## 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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

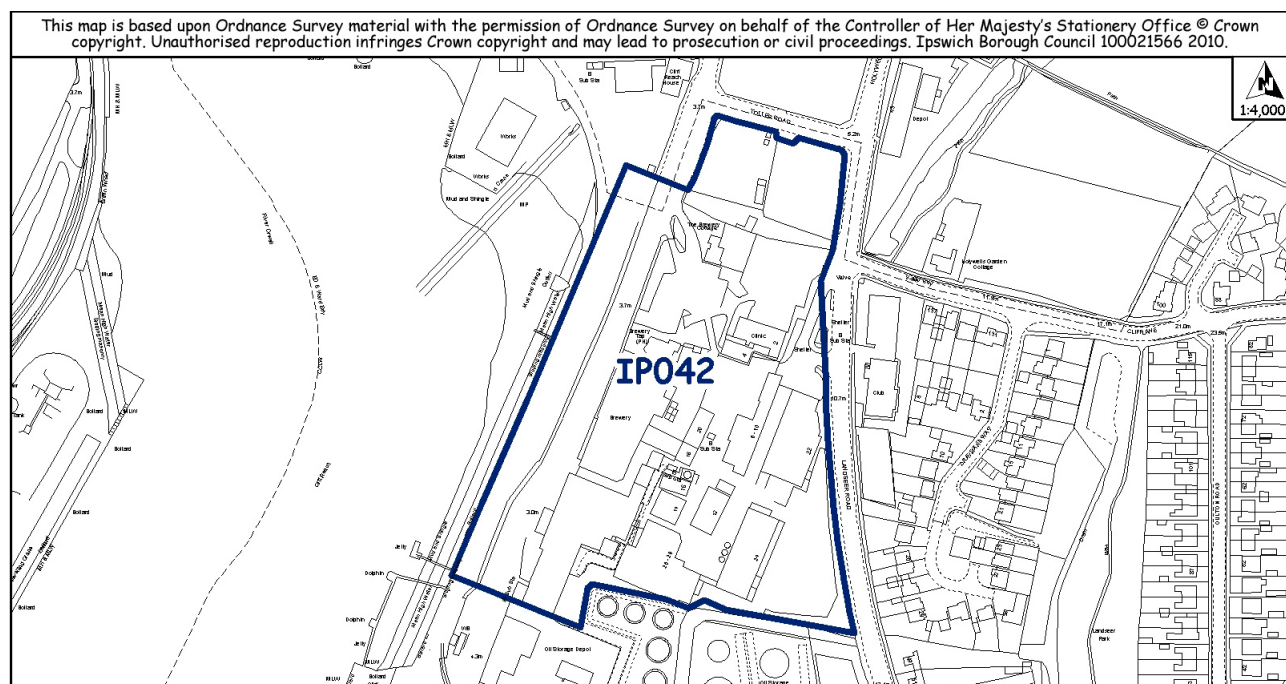
## DELIVERABILITY

Suitable	Yes	-
Available	Yes	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

The redevelopment of the site is dependent on the relocation of the Police Station. Following this, it is suggested that a retail-led development would be appropriate with residential flats located on upper-floors.

**SITE REF NO:** IP042 (Preferred Options ref: UC043)  
**ADDRESS:** Land between Cliff Quay and Landseer Road  
**SITE AREA:** 3.78 ha



#### SUGGESTED OPTION

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

#### CONSTRAINTS

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

#### DELIVERABILITY

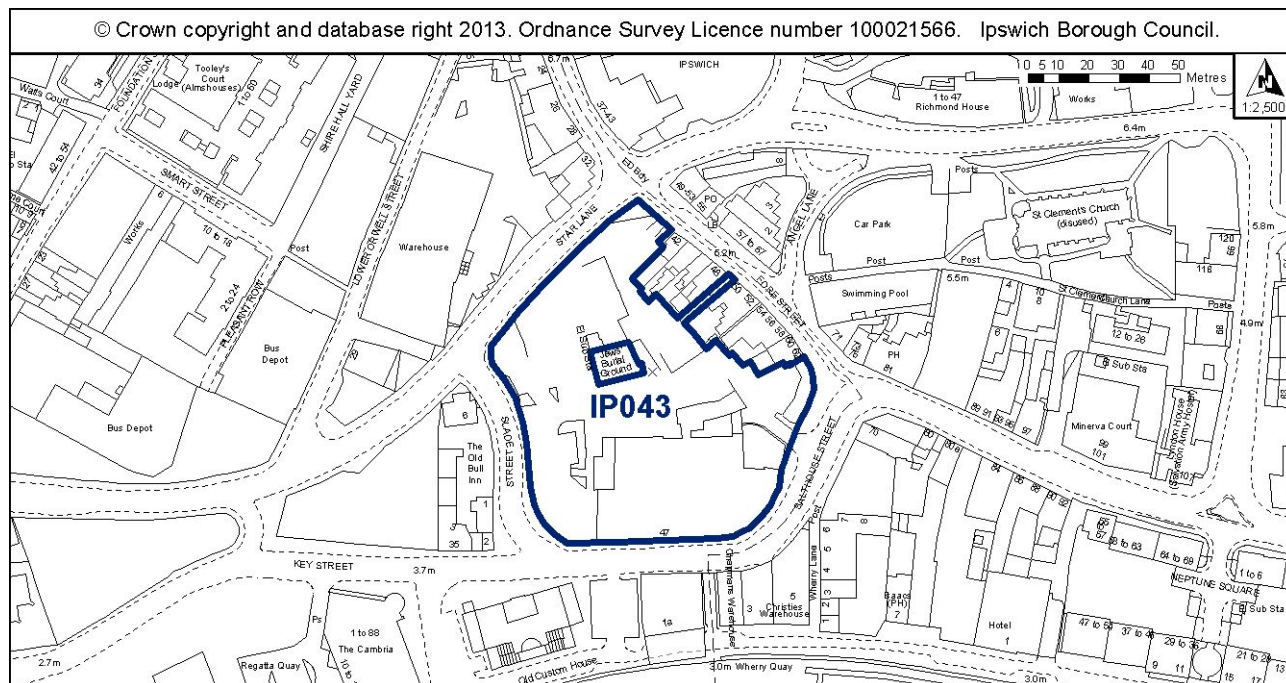
Suitable	Yes	-
Available	Yes	There is a resolution to grant planning permission for a mixed-use development on site including 27no. flats (ref. 12/00700/OUT)
Achievable	Yes	As per the above planning application.

#### SUMMARY

The site is available and it is considered that 27no. flats are deliverable through the implementation of the planning permission within 1-5 years.



**SITE REF NO: IP043** (Preferred Options ref: UC044)  
**ADDRESS: Commercial Buildings and Jewish Burial Ground, Star Lane**  
**SITE AREA: 0.70 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	62	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

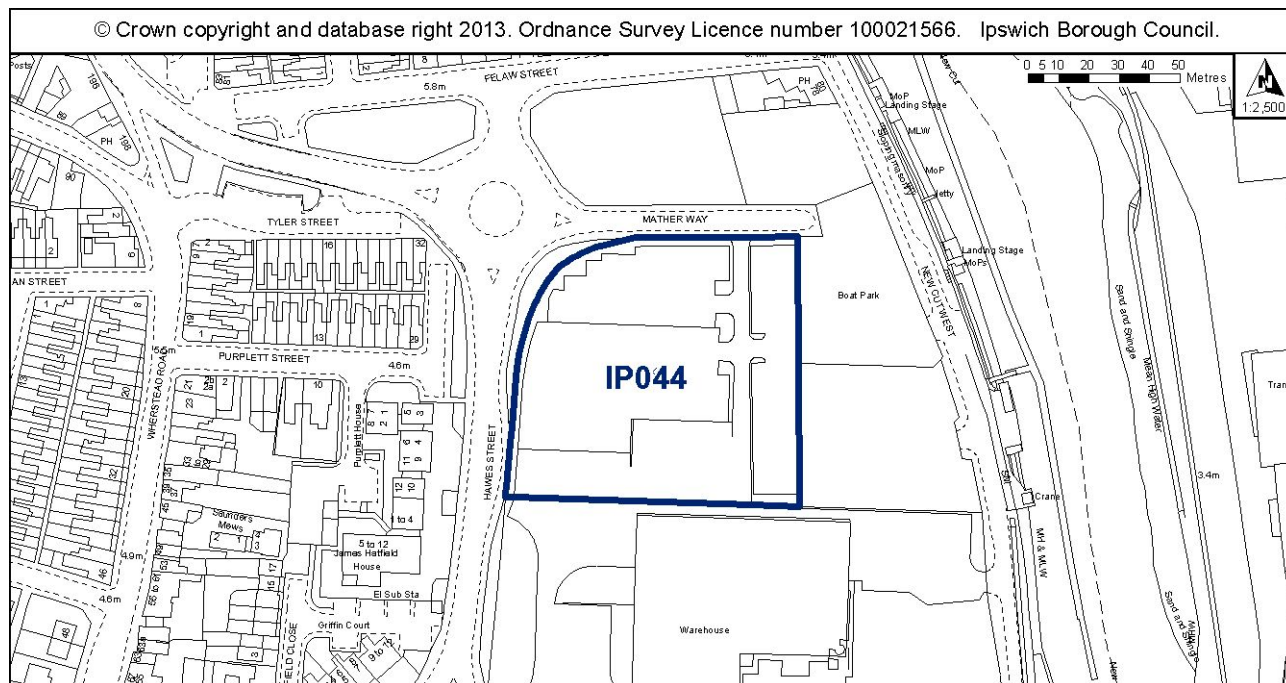
#### DELIVERABILITY

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

#### SUMMARY

The development of around 80% of the site at 110dph is considered acceptable in principle although this would be dependent on more favourable market conditions.
--

**SITE REF NO: IP044** (Preferred Options ref: UC045)  
**ADDRESS: Land South of Mather Way**  
**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
-	-	-	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	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	No

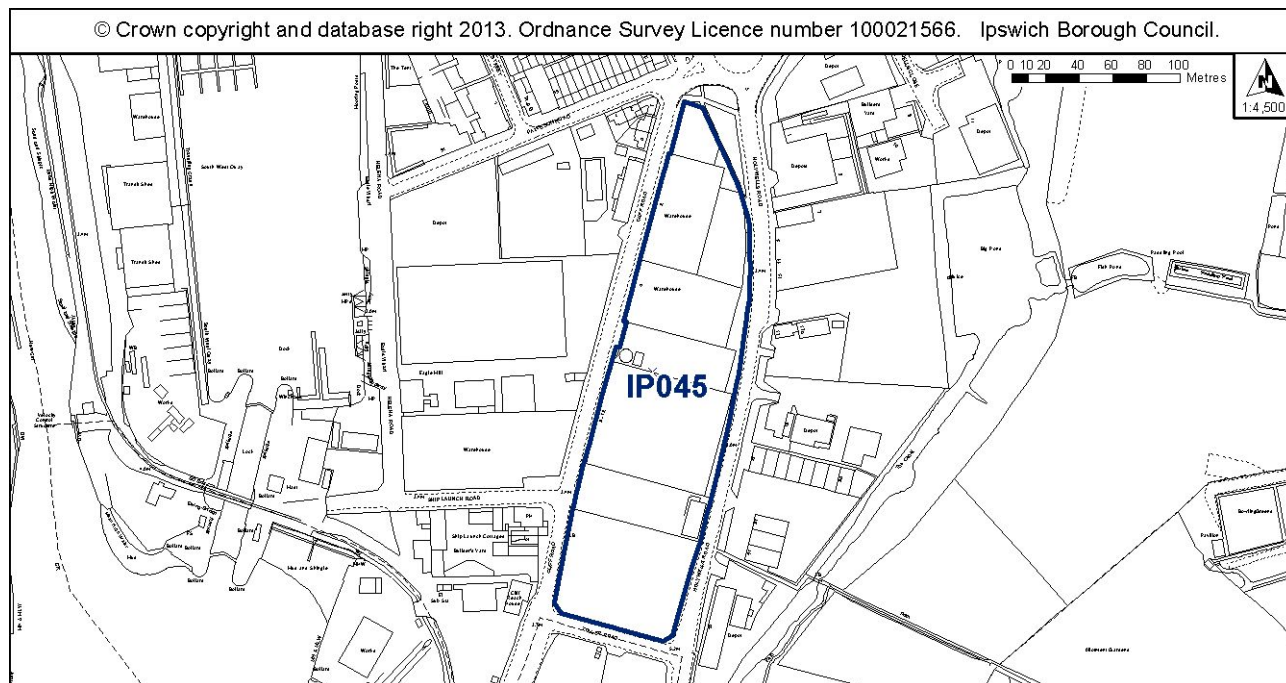
#### DELIVERABILITY

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	No	Existing economic use as a car park, which is also secured on a long lease.
Achievable	No	-

#### SUMMARY

The site is suitable for housing development as part of a mixed-use development although it is unlikely to be available in the near future. As such, this is considered to be a potential windfall site for housing.

**SITE REF NO: IP045** (Preferred Options ref: UC046)  
**ADDRESS: Holywells Road West / Toller Road**  
**SITE AREA: 2.06 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	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

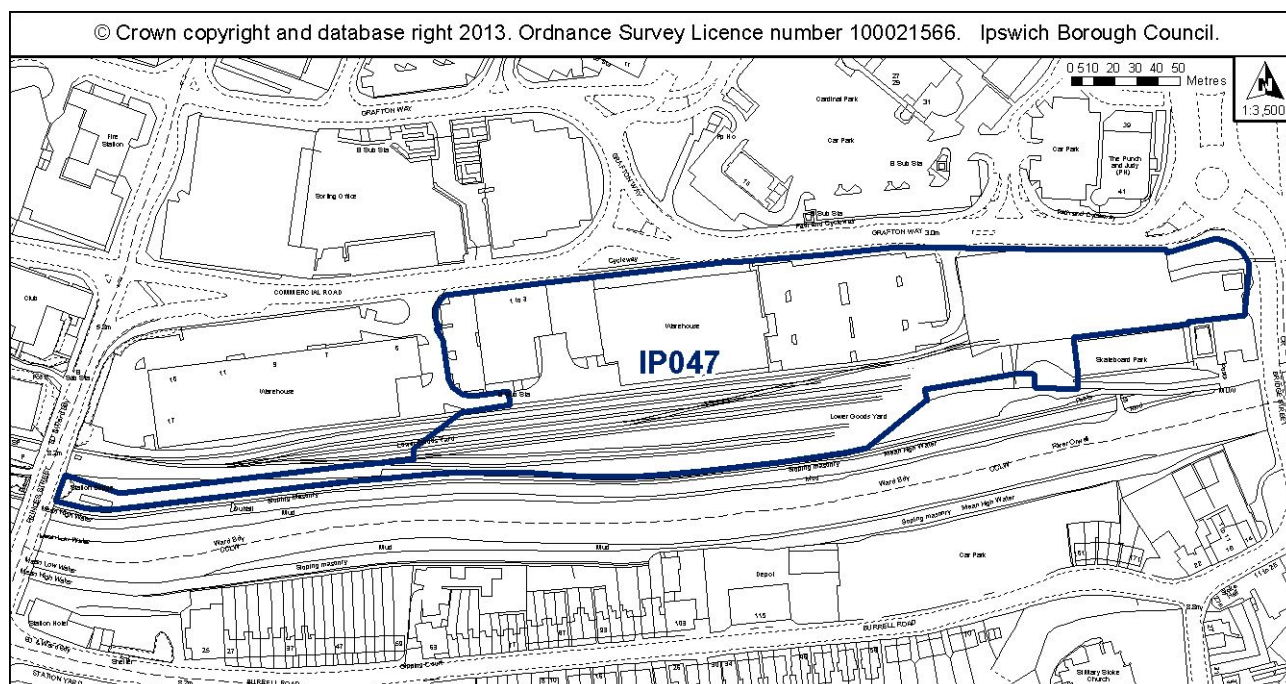
#### DELIVERABILITY

Suitable	No	The employment uses on site should be retained.
Available	No	-
Achievable	No	-

#### SUMMARY

The existing use of the site is preferred.
--

**SITE REF NO:** IP047 (Preferred Options ref: UC048)  
**ADDRESS:** Land at Commercial Road  
**SITE AREA:** 2.86 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	Possible	Flood Zones 2 or 3	Yes
AQMA within or close to	Yes	Listed buildings or adjacent to	Opposite
Area of Archaeological Importance	Part	Recreation and open space	Yes
Conservation Area	Opposite	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	Possible	Other constraints	No

## DELIVERABILITY

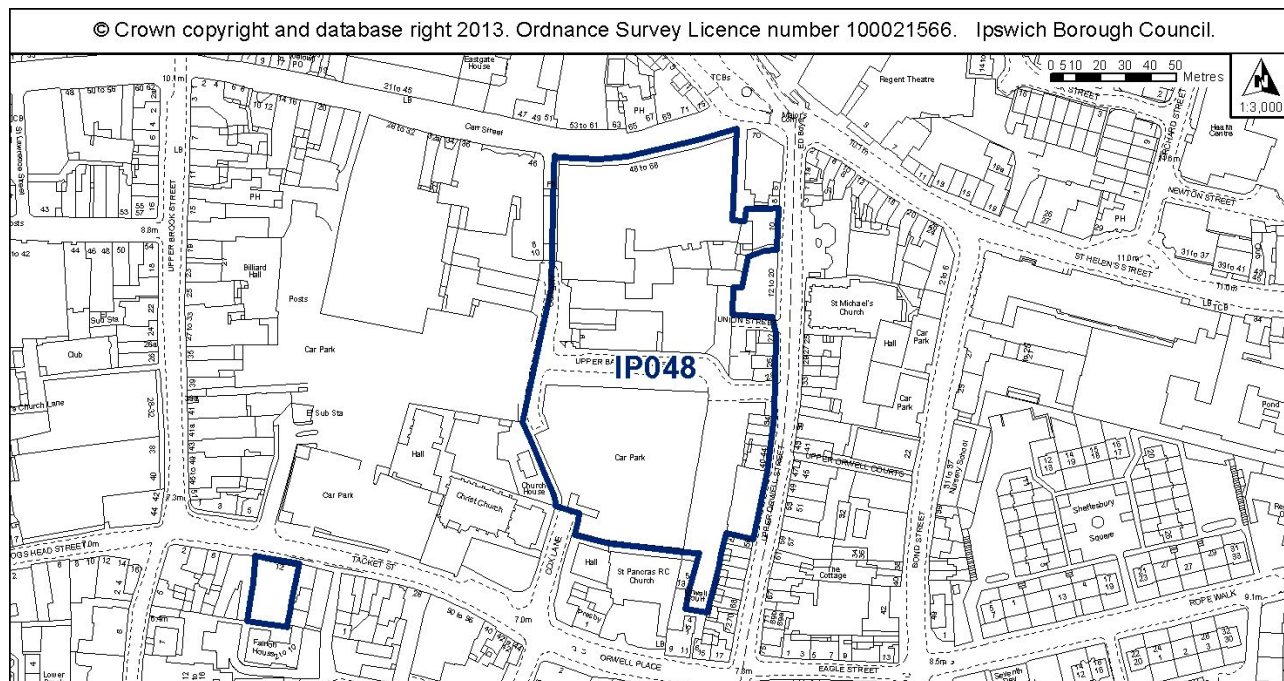
Suitable	Yes	-
Available	Yes	There is a pending planning application (ref. 12/00639/FUL) for a retail-led development of the site to include 16no. dwellings, although it is expected that this will be withdrawn.
Achievable	No	The principle of housing on part of the site is broadly accepted, subject to flood risk concerns being mitigated. However, there is some uncertainty regarding the landowner's intention for the site and therefore is more appropriately identified as a potential windfall site.

## SUMMARY

The landowner's intention to develop on or sell the site is unclear and therefore is considered a potential windfall site for housing alongside other potential uses.



**SITE REF NO: IP048** (Preferred Options ref: UC051)  
**ADDRESS: Mint Quarter**  
**SITE AREA: 1.35 ha**



## SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	H	73	Apr 2019 - Mar 2024

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

## DELIVERABILITY

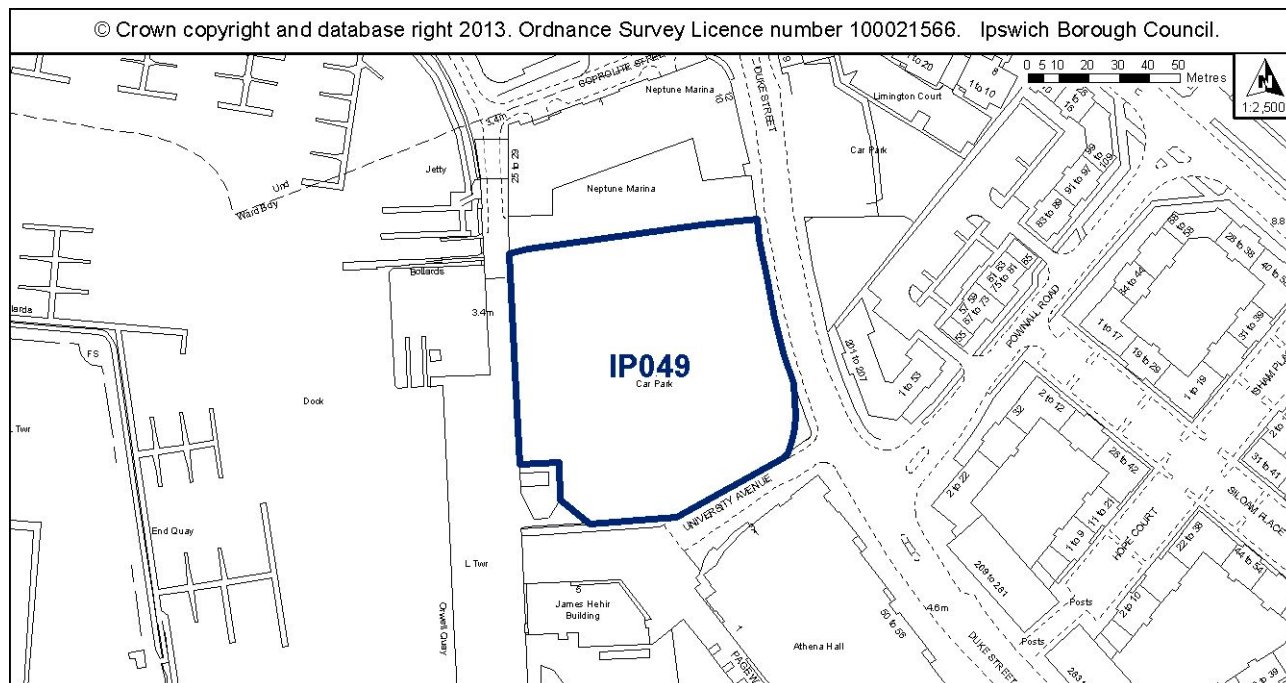
Suitable	Yes	As part of a mixed-use scheme.
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be deliverable at some point in time.

## SUMMARY

The site is considered suitable for high-density housing in principle, at around 90dph, alongside a mix of town centre uses.



**SITE REF NO: IP049** (Preferred Options ref: UC052)  
**ADDRESS: No 8 Shed, Orwell Quay**  
**SITE AREA: 0.76 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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

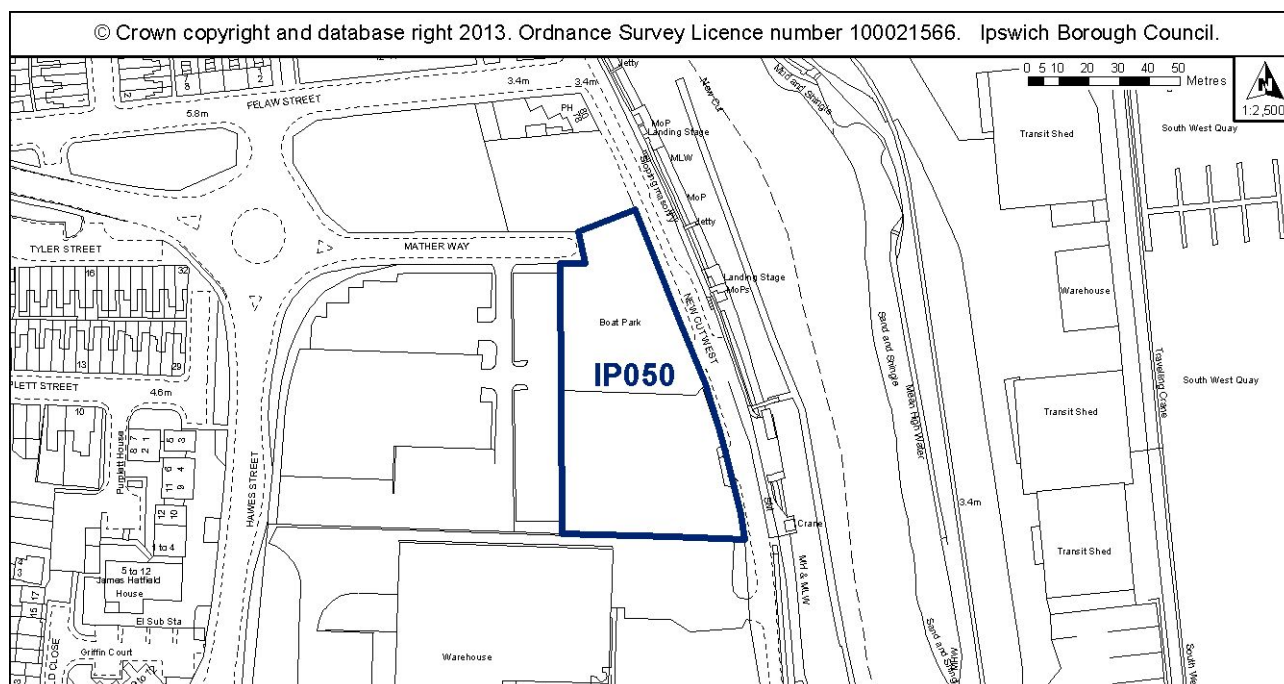
#### DELIVERABILITY

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	There is a temporary use of the site as a car park.
Achievable	No	It is expected that the site will be developed for non-residential uses as part of the expansion of UCS.

#### SUMMARY

Alternative uses of the site are preferred by the landowner.
--

**SITE REF NO:** IP050 (Preferred Options ref: UC053)  
**ADDRESS:** Land West of New Cut  
**SITE AREA:** 0.46 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	Adjacent
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	Possible	Other constraints	No

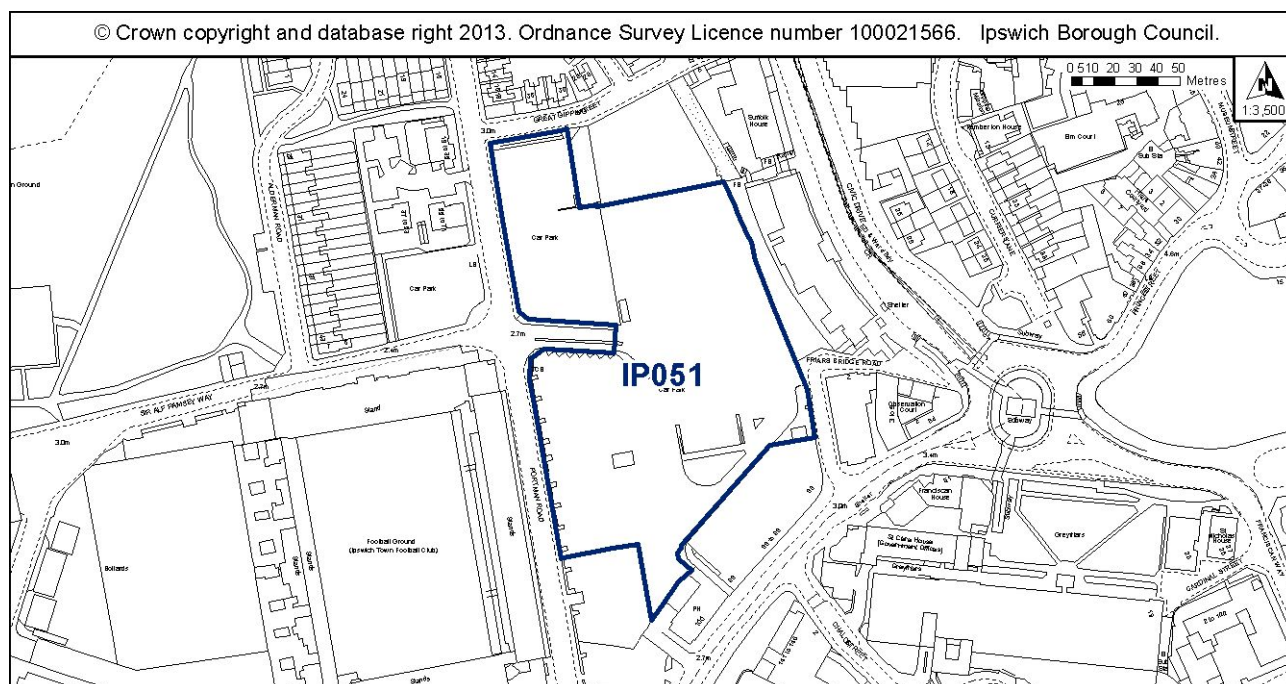
### DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
Available	No	The site is heavily utilised as an overspill car park and is therefore considered unlikely to be made available for an alternative use.
Achievable	No	-

### SUMMARY

There are no known intentions to develop the site for housing. However, this is considered a potential windfall site in future.
---

**SITE REF NO: IP051** (Preferred Options ref: UC054)  
**ADDRESS: Old Cattle Market, Portman Road - South**  
**SITE AREA: 1.85 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	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

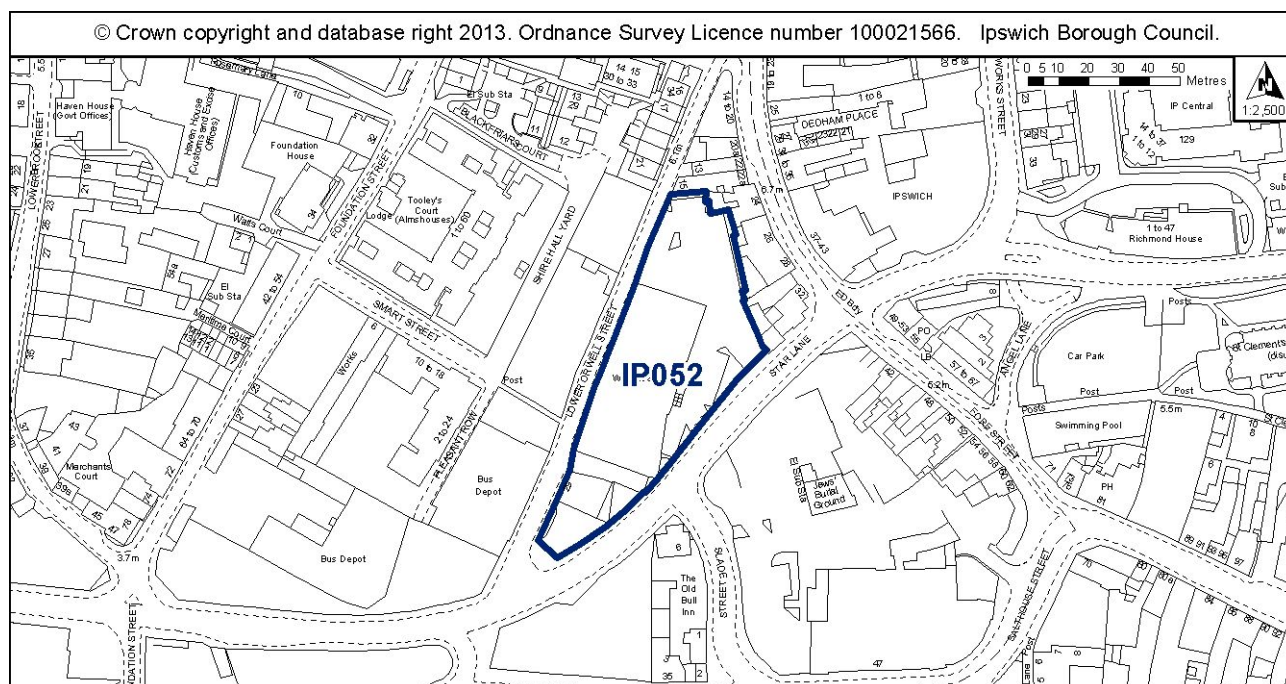
### DELIVERABILITY

Suitable	No	The site would require the completion of the town's flood barrier (expected 2018) and an appropriate land-raising scheme in order to be suitable for housing, and therefore is unlikely to be suitable in the short term. However, the Town Centre Masterplan also indicates that this site should be developed for office use.
Available	No	-
Achievable	No	-

### SUMMARY

There are flood risk concerns which could be overcome, although notwithstanding an alternative use of the site is preferred at this point in time.
--

**SITE REF NO: IP052** (Preferred Options ref: UC055)  
**ADDRESS: Land between Lower Orwell Street & Star Lane**  
**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
80	H	35	Apr 2019 – Mar 2024

### CONSTRAINTS

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

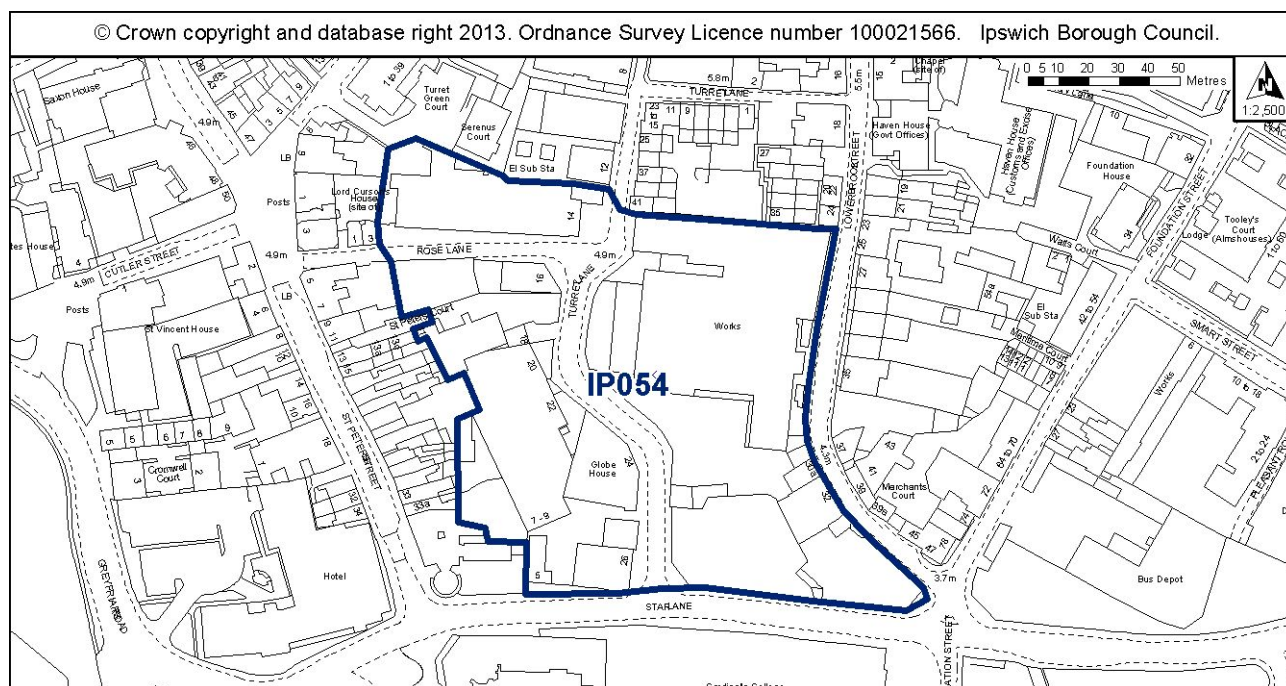
Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at some point in time.
Achievable	Yes	Reasonable prospect site will be deliverable at some point in time.

### SUMMARY

The site is considered suitable for housing development at around 110dph. There is a reasonable prospect the site will be available and could be developed alongside some B1 uses.
--



**SITE REF NO:** IP054 (Preferred Options ref: UC057)  
**ADDRESS:** Land between Old Cattle Market and Star Lane  
**SITE AREA:** 1.72 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
30	M	28	Apr 2019 – Mar 2024

#### CONSTRAINTS

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

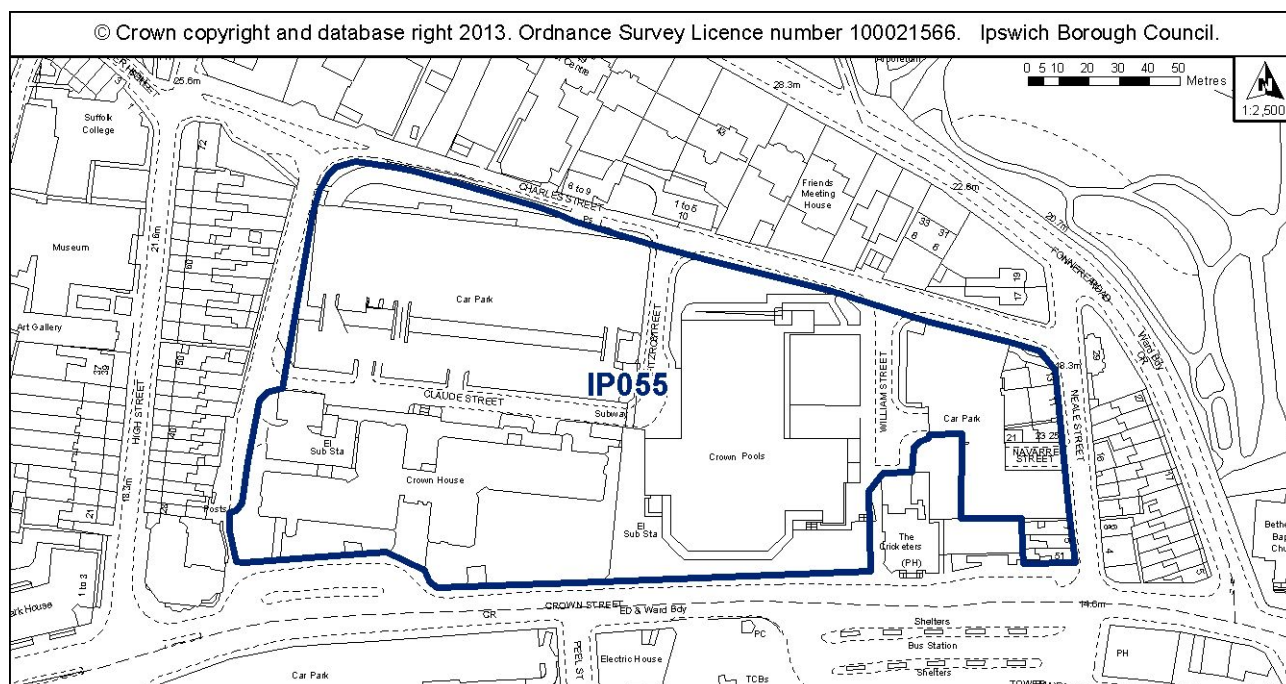
#### DELIVERABILITY

Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	Yes	Housing deliverable as part of a larger office-led scheme.

#### SUMMARY

The site is considered suitable for housing as part of a larger redevelopment of the site. It is suggested that medium density town houses (c. 55dph) would be the most likely form of residential development alongside new B1 uses and some small-scale retail. A new electricity substation is also required in this locality.

**SITE REF NO:** IP055 (Preferred Options ref: UC058 & 72)  
**ADDRESS:** Crown House etc., Crown Street  
**SITE AREA:** 2.61 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	Yes	Listed buildings or adjacent to	Opposite
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	Possible	Other constraints	Yes

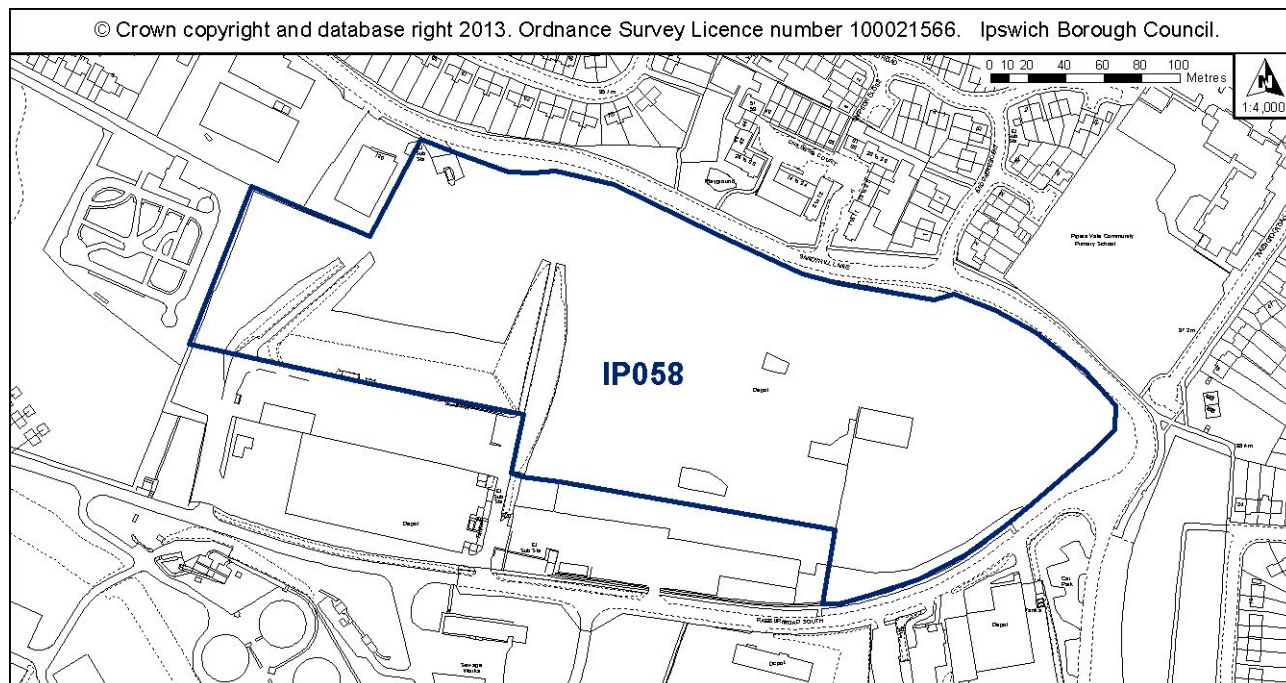
### DELIVERABILITY

Suitable	Yes	The existing uses of the site are preferred although there is some potential for windfall housing development on part of the site in future.
Available	No	Unlikely at this point in time.
Achievable	No	-

### SUMMARY

The main uses of the site should be retained with any future development for housing on site being ancillary to these.
--

**SITE REF NO: IP058** (Preferred Options ref: UC061)  
**ADDRESS: Raeburn Road South / Sandy Hill Lane**  
**SITE AREA: 5.85 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	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	No	Other constraints	Yes

#### DELIVERABILITY

Suitable	No	There are odour issues from the adjacent sewage works.
Available	No	-
Achievable	No	-

#### SUMMARY

Alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.
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