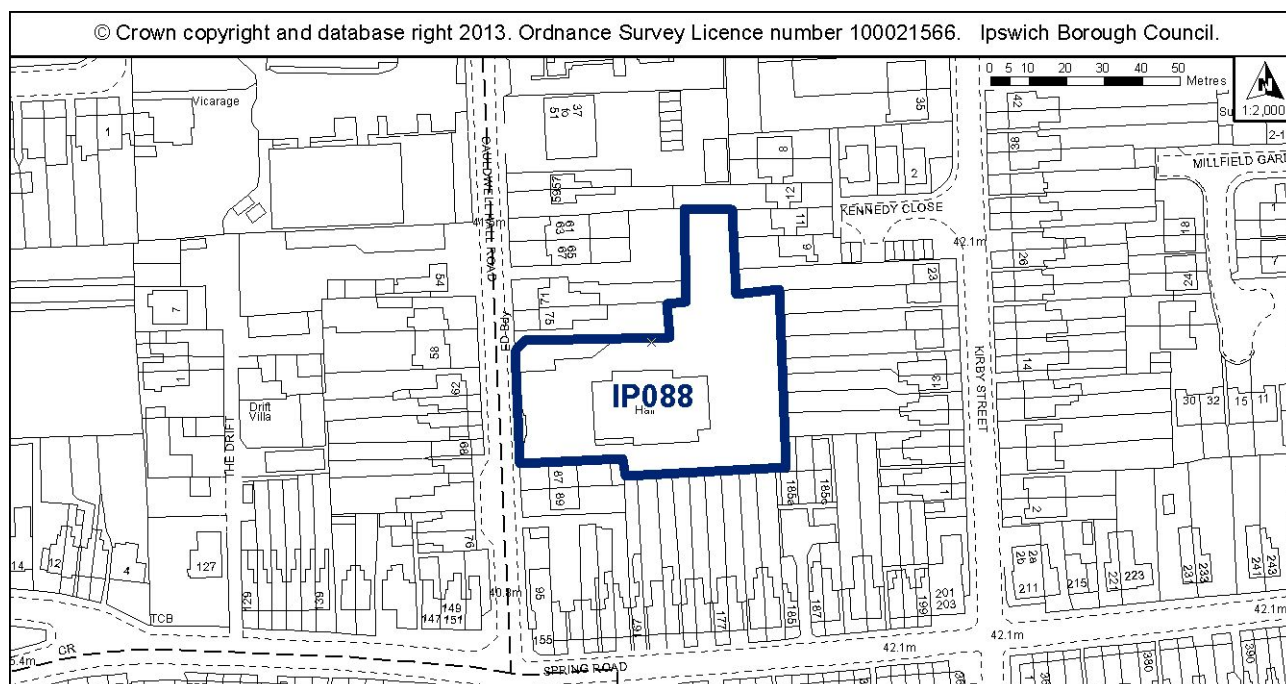


SITE REF NO: IP088 (Preferred Options ref: UC095)
ADDRESS: 79 Cauldwell Hall Road
SITE AREA: 0.30 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	16	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	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

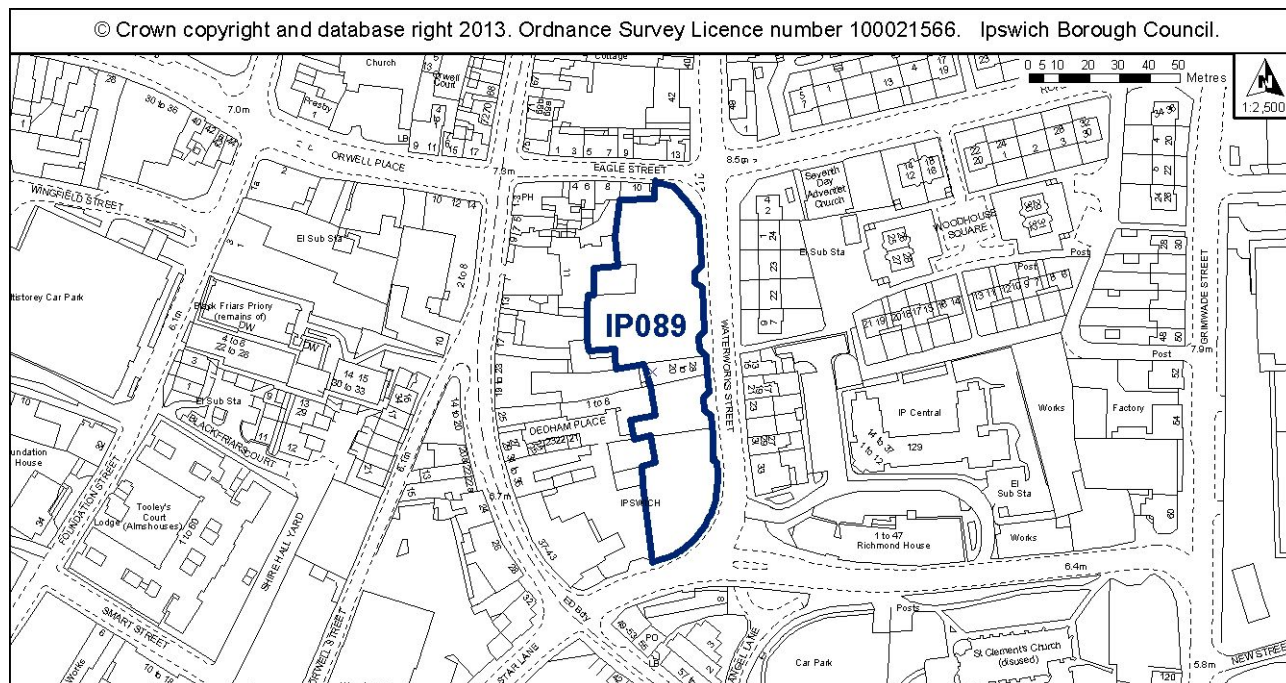
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Site has outline planning permission for 16 dwellings (ref. 12/00114/VC).
Achievable	Yes	Reasonable prospect that the planning permission will be implemented.

SUMMARY

The site has planning permission for 16 dwellings. We expect the permission to be implemented within 1-5 years.

SITE REF NO: IP089 (Preferred Options ref: UC096)
ADDRESS: Waterworks Street
SITE AREA: 0.31 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	29	Apr 2024 – Mar 2029

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	Part within	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

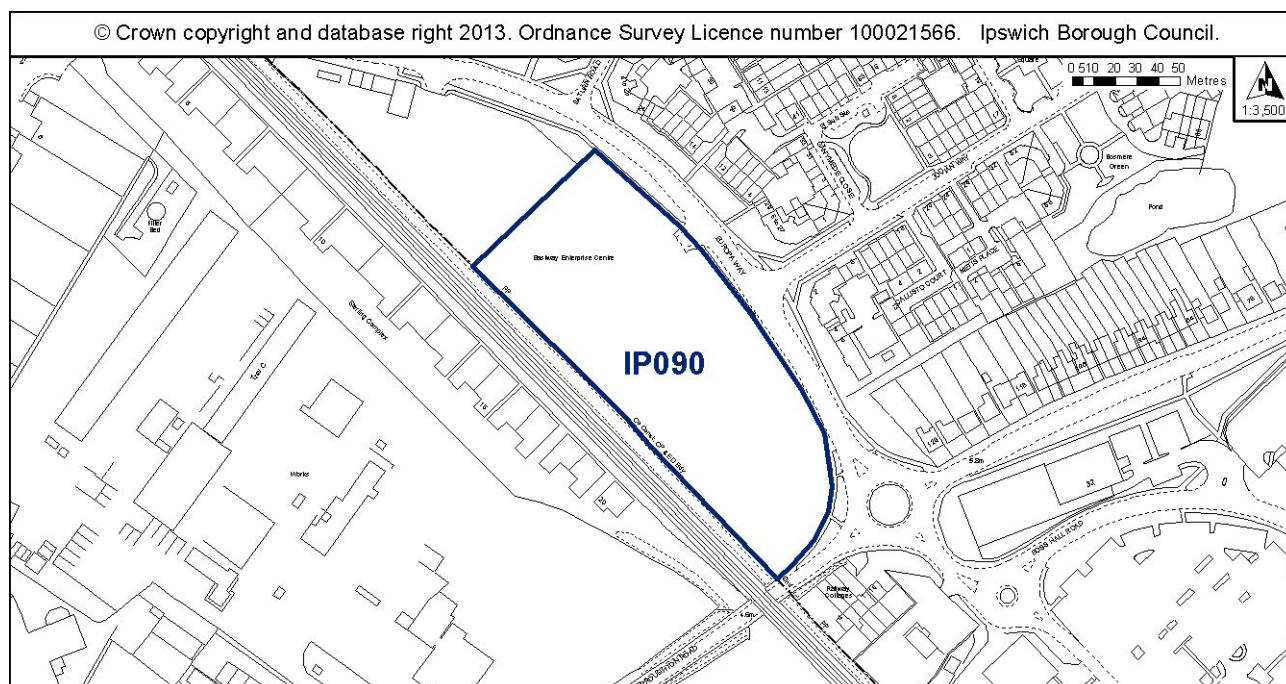
DELIVERABILITY

Suitable	Yes	-
Available	Yes	Reasonable prospect site will be available at a specific point in time, although the car parking forms an operational part of the Co-op Education Centre at the present time.
Achievable	Yes	Reasonable prospect site could be developed in the long term.

SUMMARY

The site is currently used for parking and also accommodates a lock-up shed, although it is deemed suitable for housing development in principle at around 110dph. There are five houses within the identified boundary that divides the site into northern and southern sections.

SITE REF NO: IP090 (Preferred Options ref: UC100)
ADDRESS: Europa Way
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
-	-	142	Apr 2014 – Mar 2019

CONSTRAINTS

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

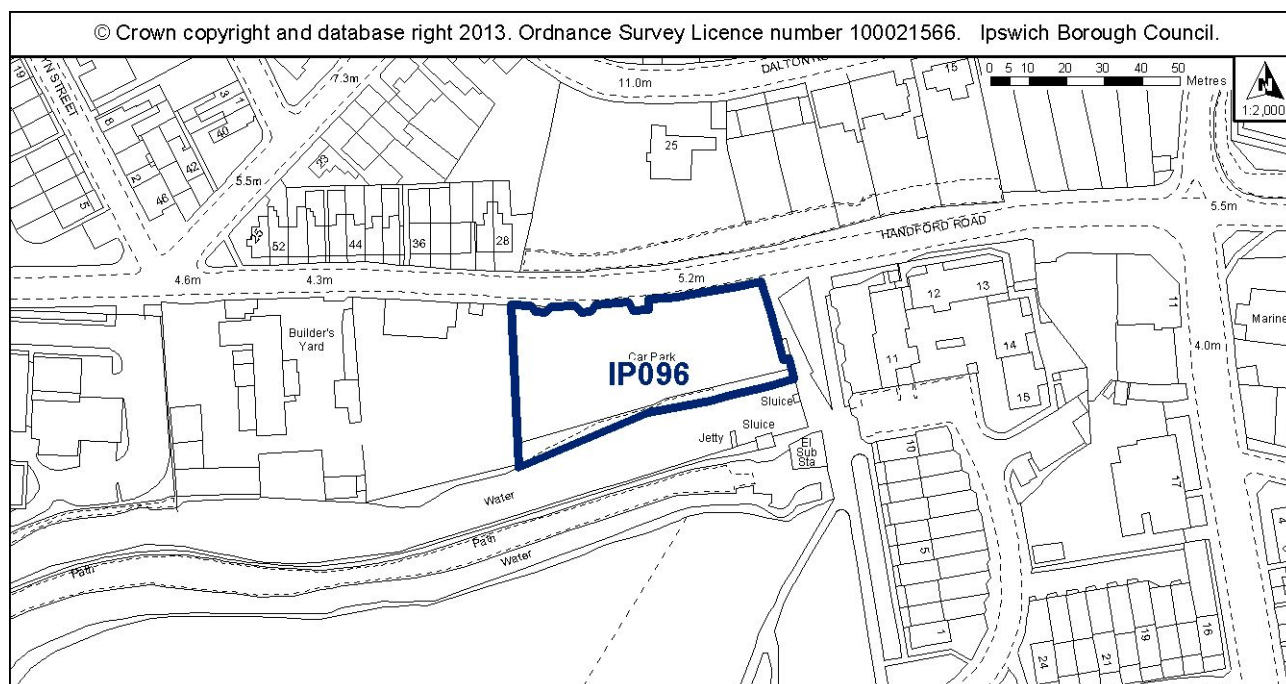
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site has an extant planning permission for 142 dwellings (ref. 11/00334/VC).
Achievable	Yes	Reasonable prospect that the site will be developed after 2015, when improvement works to the adjacent railway line are expected to be completed.

SUMMARY

The site has an extant planning permission for 142 dwellings and we expect this permission to be implemented after 2015.
--

SITE REF NO: IP096 (Preferred Options ref: UC109)
ADDRESS: Car Park Handford Road East
SITE AREA: 0.22 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	24	Apr 2019 – Mar 2024

CONSTRAINTS

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

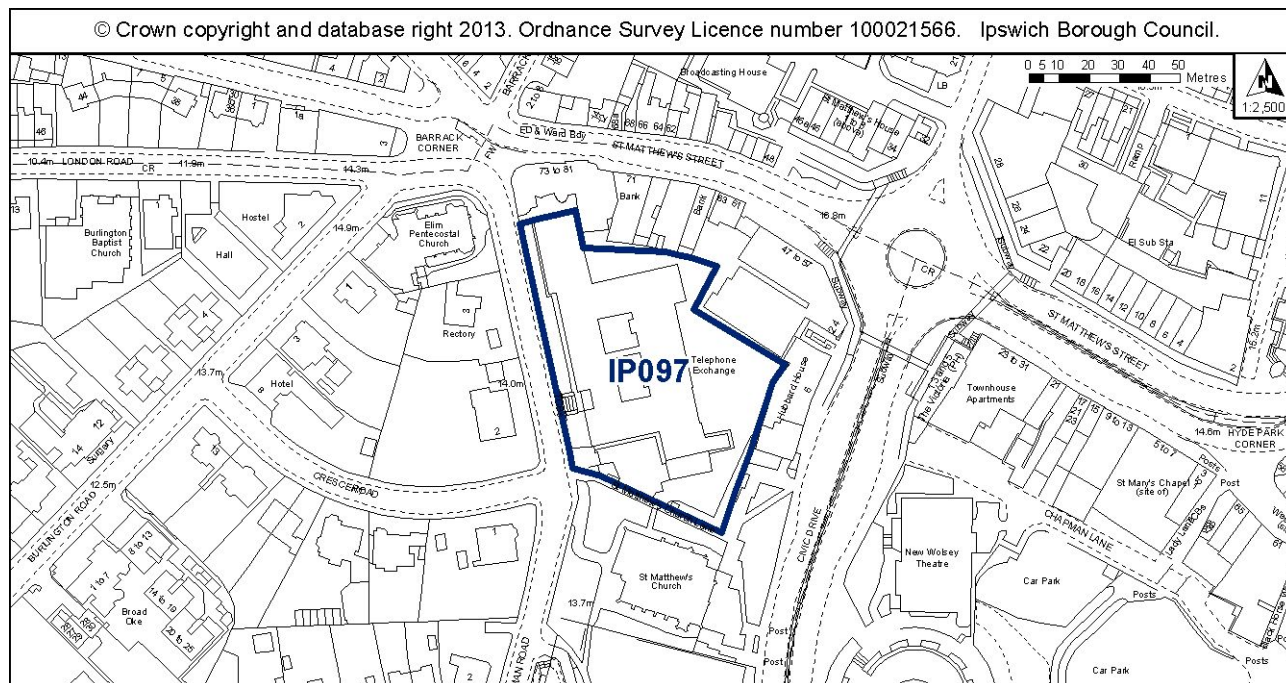
DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
Available	Yes	The site has temporary permission for use as a car park.
Achievable	Yes	Reasonable prospect housing will be delivered on site following completion of flood barrier.

SUMMARY

The site is considered suitable for housing development in principle although has an existing use as a car park. There is a reasonable prospect housing will be delivered on the site beyond 2018 and it is suggested that high-density housing is appropriate at around 110dph.
--

SITE REF NO: IP097 (Preferred Options ref: UC110)
ADDRESS: Telephone Exchange, Portman Road
SITE AREA: 0.53 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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

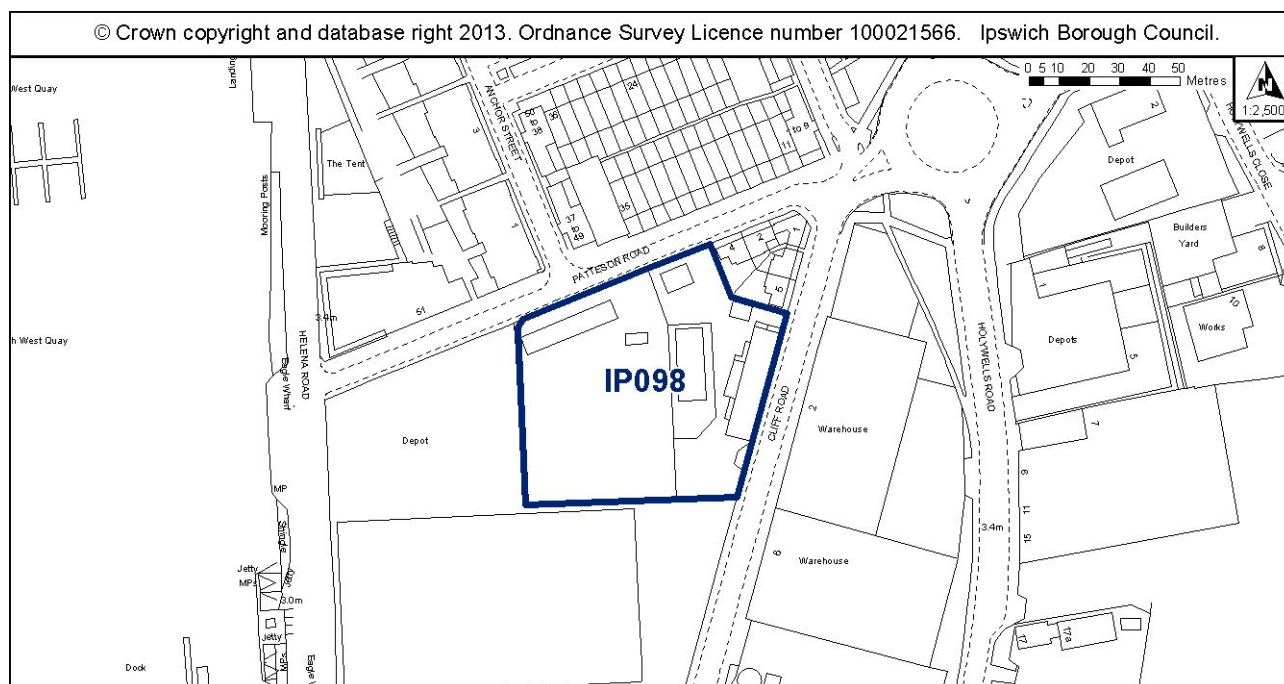
DELIVERABILITY

Suitable	Yes	-
Available	No	There is no indication that the existing use of the site will be relocated.
Achievable	No	-

SUMMARY

The site is suitable for housing development although there is no indication that it is available for housing development.

SITE REF NO: IP098 (Preferred Options ref: UC111)
ADDRESS: Transco, south of Patteson Road
SITE AREA: 0.57 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	63	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	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	No	Other constraints	Yes

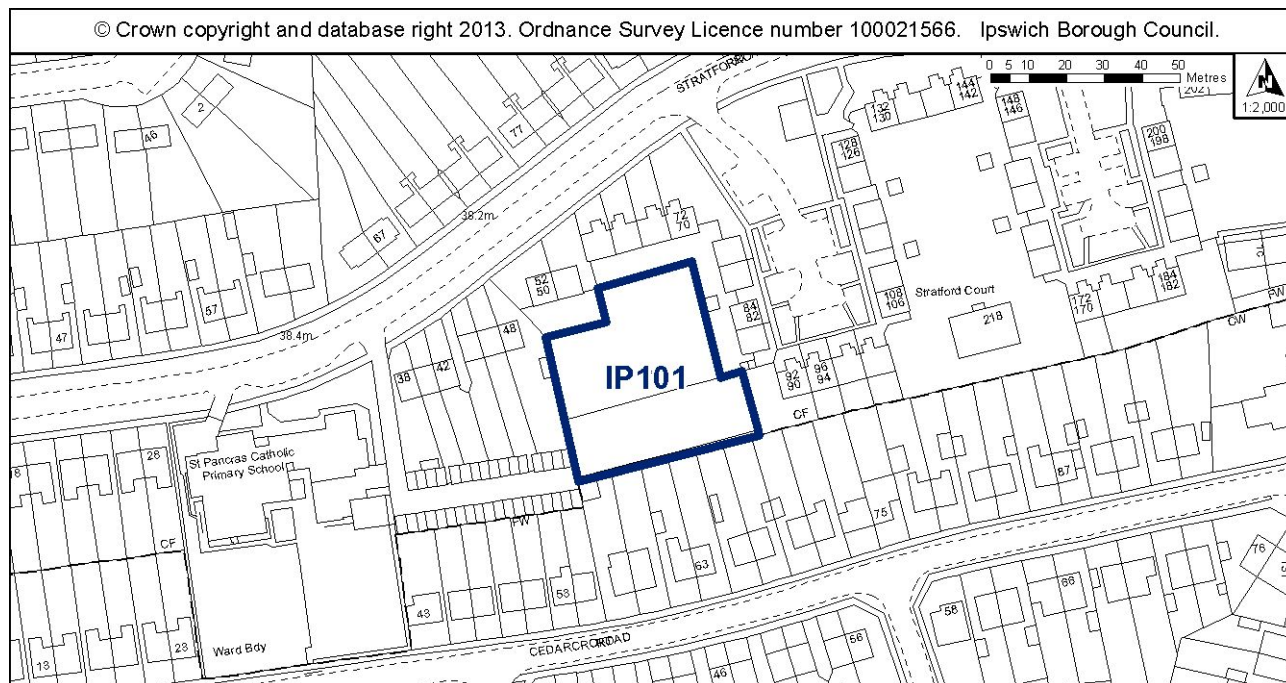
DELIVERABILITY

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	Subject to the relocation of an existing gas governor on site.
Achievable	Yes	Reasonable prospect constraints can be overcome and housing will be delivered on site in the medium term.

SUMMARY

The site is considered to be suitable for housing development and is available subject to the relocation of the existing gas governor and completion of the flood barrier. Following this, it is suggested that high-density housing is appropriate at around 110dph.

SITE REF NO: IP101 (Preferred Options ref: UC115)
ADDRESS: R/O Stratford Road & Cedarcroft Road
SITE AREA: 0.20 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	No
Existing use	No	Other constraints	No

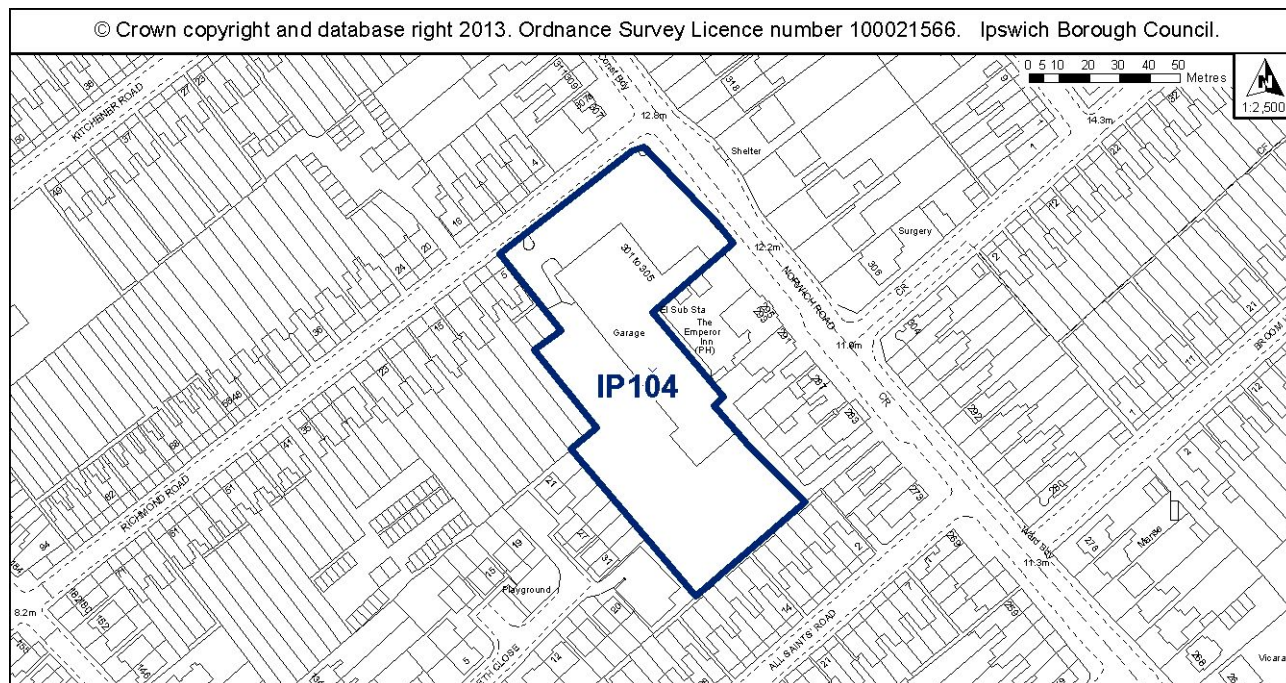
DELIVERABILITY

Suitable	No	There are access constraints to the site, whilst its existing amenity use is preferred.
Available	No	-
Achievable	No	-

SUMMARY

The site is not suitable for housing development.

SITE REF NO: IP104 (Preferred Options ref: UC128)
ADDRESS: 301-305 Norwich Road
SITE AREA: 0.66 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	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

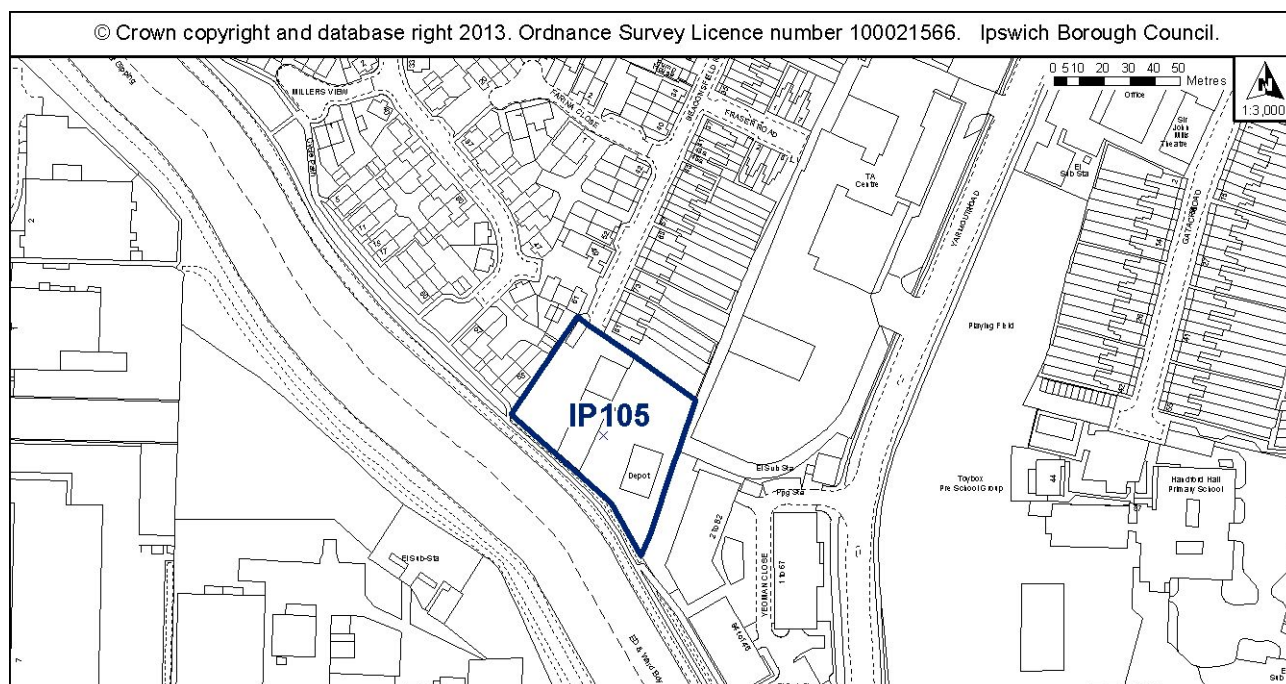
DELIVERABILITY

Suitable	Yes	-
Available	No	There are no known plans for the existing business on site to relocate.
Achievable	No	-

SUMMARY

The site is not available for housing development.
--

SITE REF NO: IP105 (Preferred Options ref: UC129)
ADDRESS: Depot, Beaconsfield Road
SITE AREA: 0.34 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	15	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	Yes

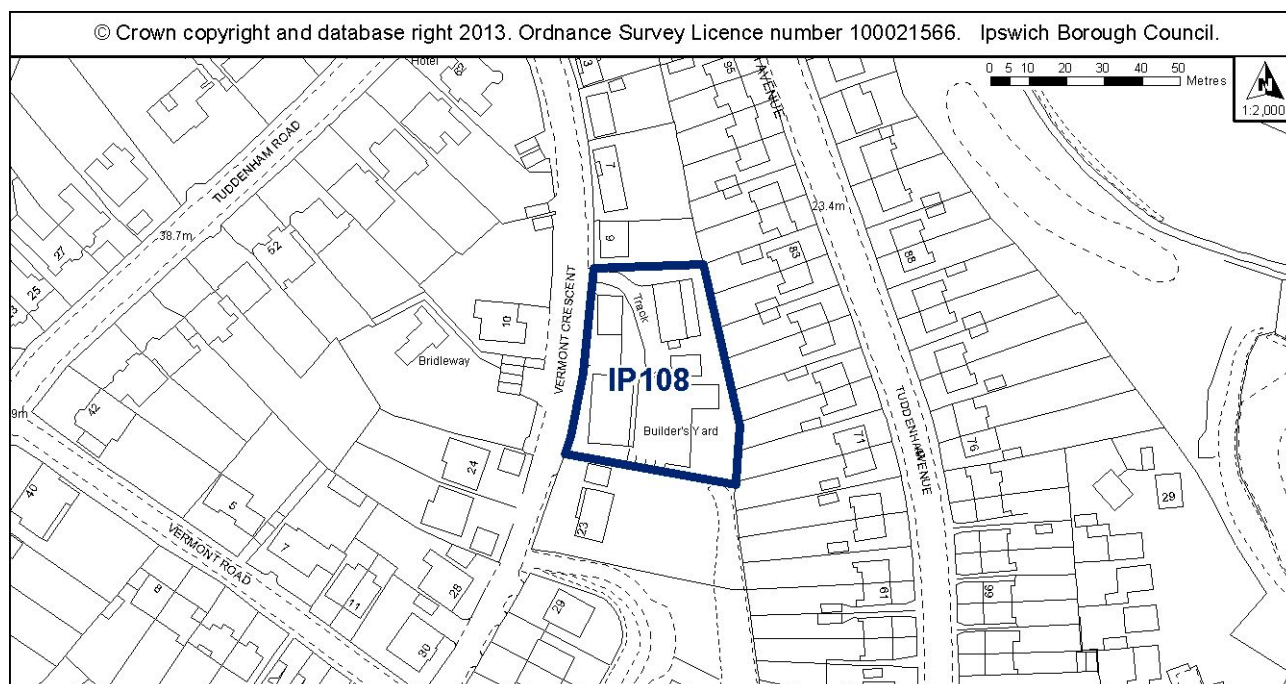
DELIVERABILITY

Suitable	Yes	Although only following the completion of the town's flood barrier (expected 2018).
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

There is a reasonable prospect the site could be available and developed in the medium term, although this is dependent upon relocation of the existing business and completion of the flood barrier. It is suggested that 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 15 homes.

SITE REF NO: IP108 (Preferred Options ref: UC148)
ADDRESS: Builders Yard, Vermont Crescent
SITE AREA: 0.20 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	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	Possible	Other constraints	Yes

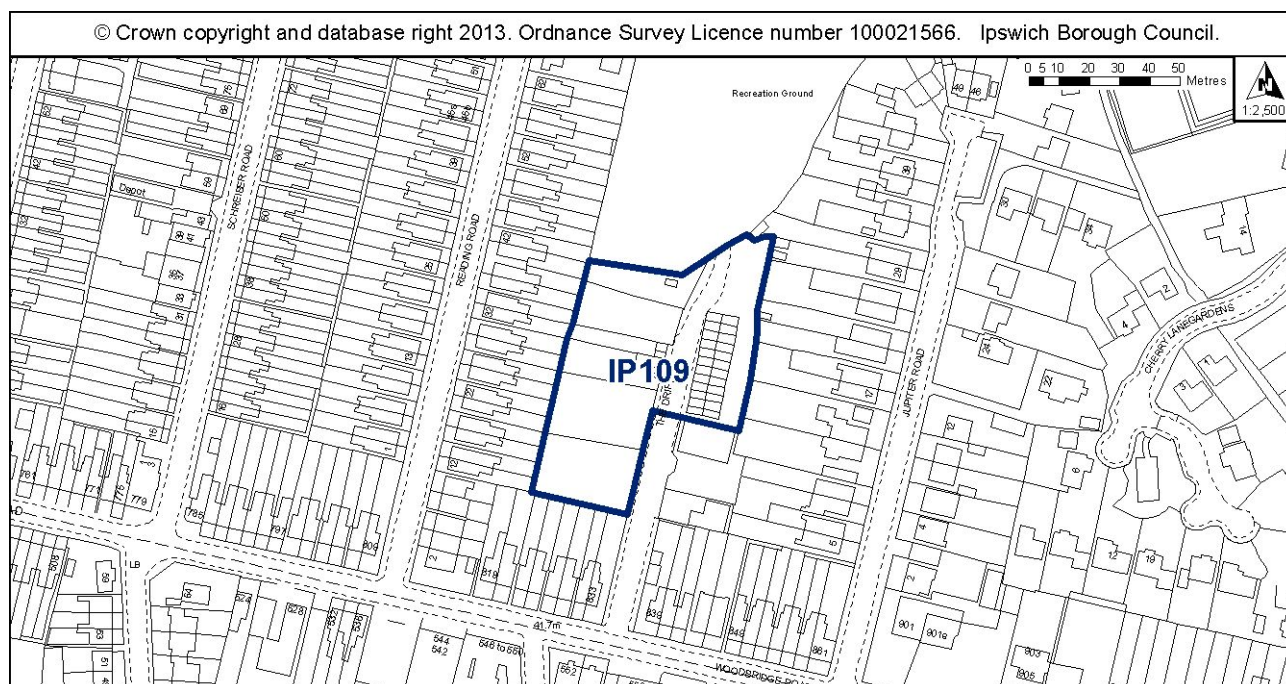
DELIVERABILITY

Suitable	Yes	Although there is a significant slope on site that would limit the number of plots.
Available	No	There are no known plans for the existing business on site to relocate.
Achievable	No	-

SUMMARY

The site is considered suitable for housing development although is unavailable at the present time. It is considered a potential windfall site for housing subject to the approval of the Highways Authority to locate further housing off an unadopted road (Vermont Crescent).

SITE REF NO: IP109 (Preferred Options ref: UC156)
ADDRESS: The Drift, Woodbridge Road
SITE AREA: 0.42 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	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

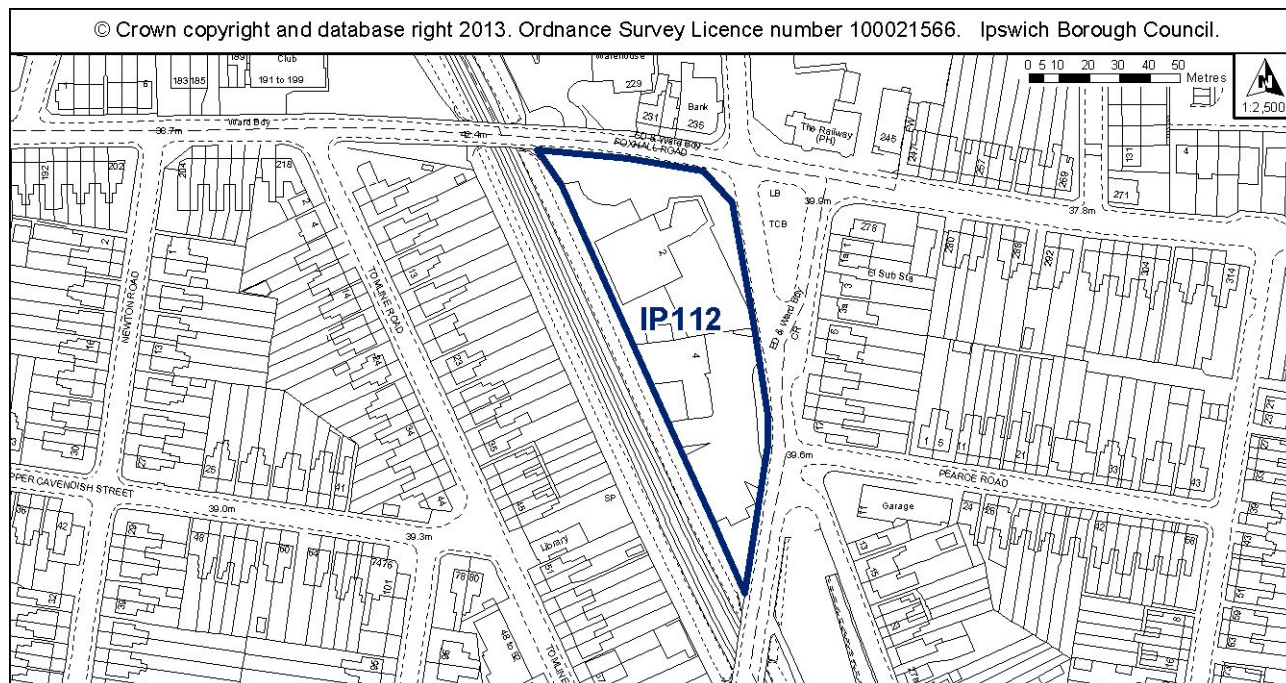
DELIVERABILITY

Suitable	Yes	-
Available	Yes	There is a pending planning application for the renewal of permission to construct 13no. dwellings on site (ref. 12/00192/FUL).
Achievable	Yes	Reasonable prospect that planning permission will be granted and implemented.

SUMMARY

We believe that, subject to approval, planning permission will be implemented and completed within 1-5 years.

SITE REF NO: IP112 (Preferred Options ref: UC170)
ADDRESS: 2 & 4 Derby Road
SITE AREA: 0.49 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	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	Possible	Other constraints	Yes

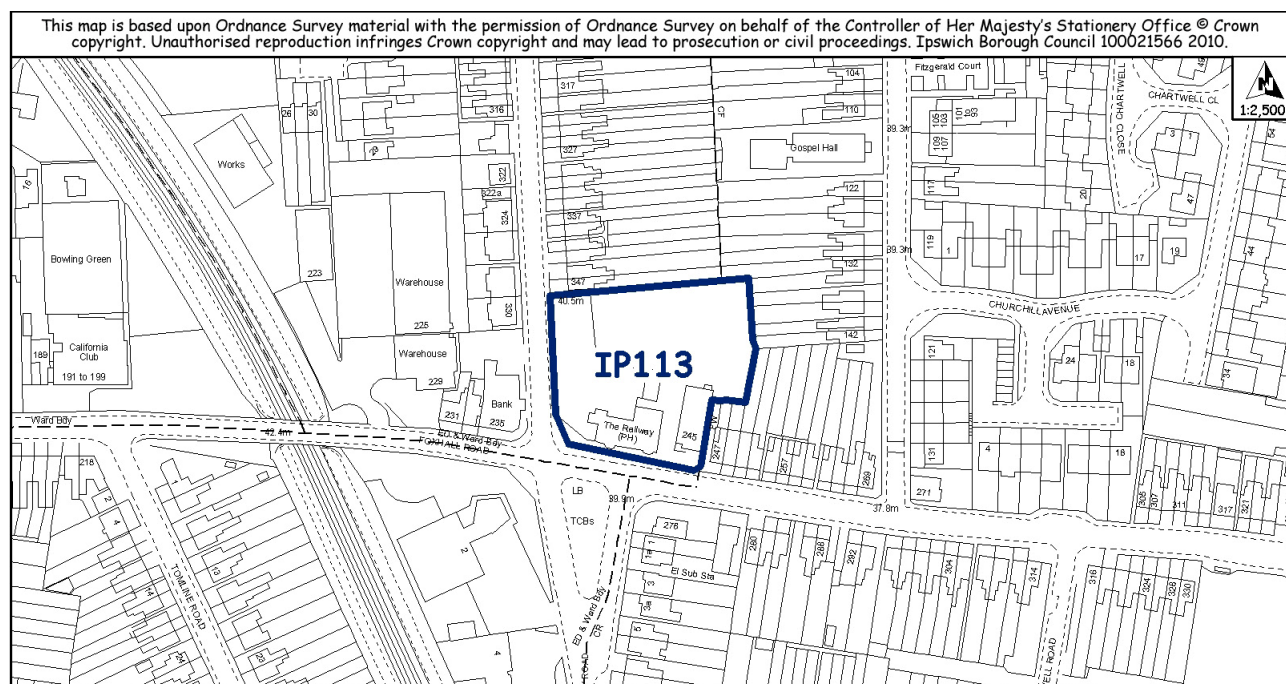
DELIVERABILITY

Suitable	No	The existing use of the site is preferred.
Available	No	-
Achievable	No	-

SUMMARY

Whilst the predominant land use of the surrounding area is housing, the existing employment use of the site is preferred.

SITE REF NO: IP113 (Preferred Options ref: UC171)
ADDRESS: The Railway PH, Foxhall Road
SITE AREA: 0.34 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	M	8	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	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

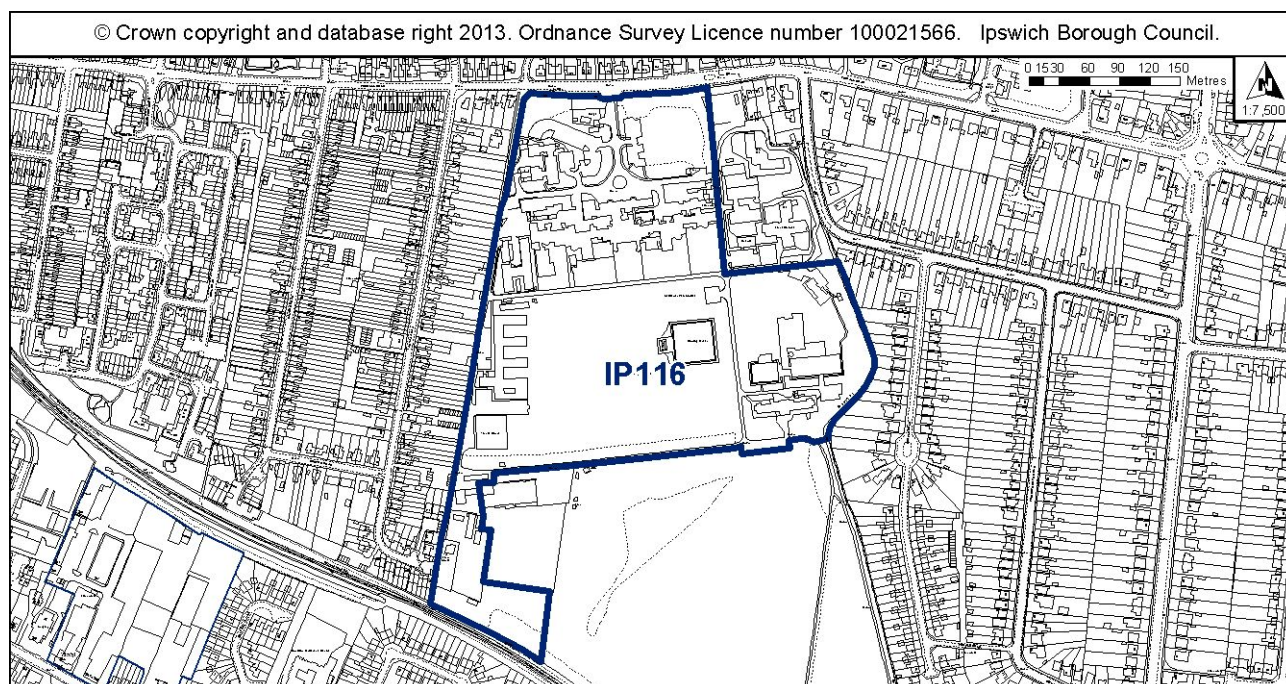
DELIVERABILITY

Suitable	Yes	Subject to appropriate access arrangements.
Available	Yes	The landowner is currently exploring options for the redevelopment of part of the site.
Achievable	Yes	Reasonable prospect site could be developed in the short term.

SUMMARY

It is suggested that the redevelopment of part of the site with a medium-density housing layout is acceptable in principle subject to appropriate access arrangements being agreed with the Highways Authority.

SITE REF NO: IP116 (Preferred Options ref: UC185)
ADDRESS: St Clement's Hospital Grounds
SITE AREA: 11.62 ha



SUGGESTED OPTION

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

DELIVERABILITY

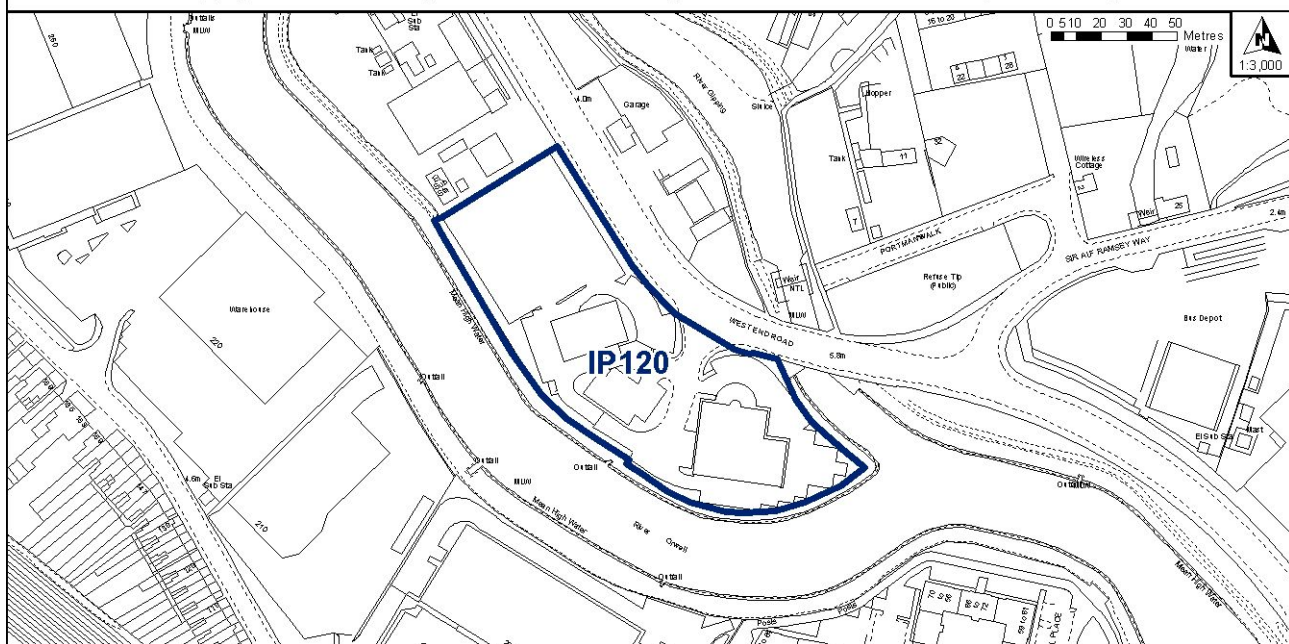
Suitable	Yes	-
Available	Yes	A planning application for the redevelopment of the site comprising 227 residential units (ref. 13/00762/OUT) is currently being considered.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years.

SUMMARY

The site is considered suitable for housing development in principle and there is a reasonable prospect that that this will be delivered within 1-5 years, subject to planning permission being granted. The main building on site is included on the Council's Local List and therefore should be retained as part of any redevelopment of the site.

SITE REF NO: IP120 (Preferred Options ref: UC201)
ADDRESS: Land West of West End Road
SITE AREA: 1.03 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	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	Yes

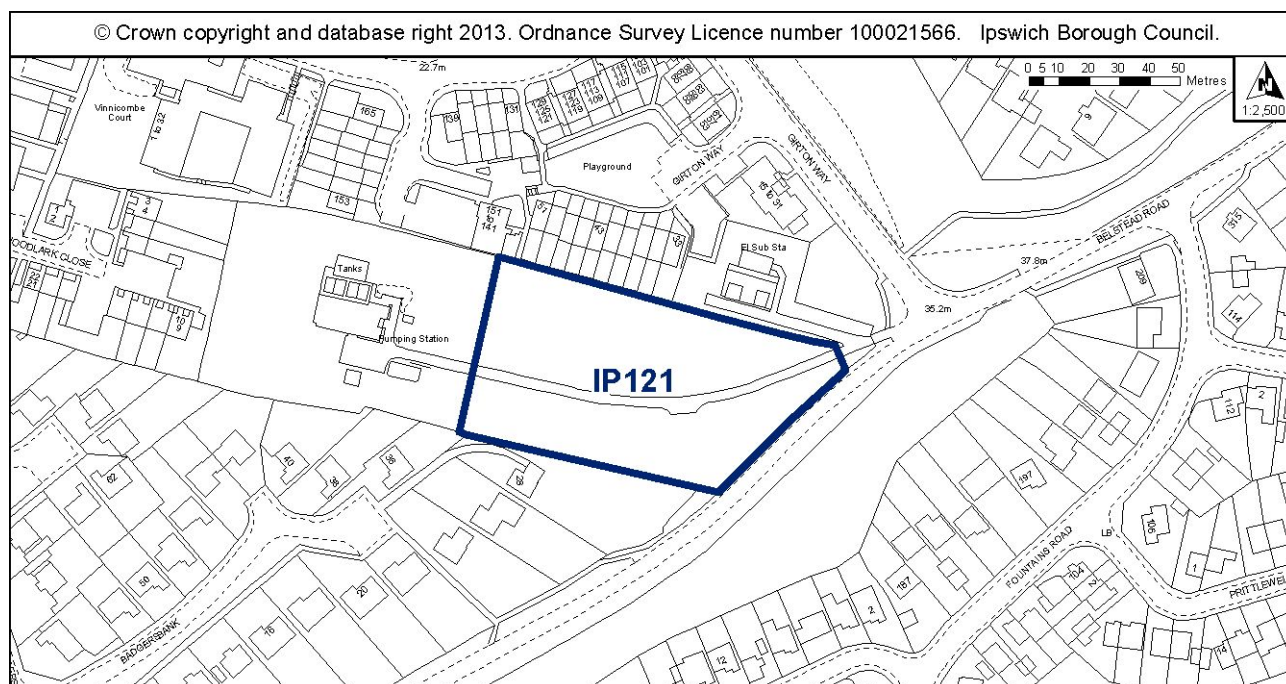
DELIVERABILITY

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 businesses on site to relocate and these are secured on long leases.
Achievable	No	-

SUMMARY

The site is not available for development.
--

SITE REF NO: IP121 (Preferred Options ref: UC209)
ADDRESS: Front of pumping station, Belstead Road
SITE AREA: 0.60 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	Possible	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	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 site is considered to be suitable for housing development at around 45dph. Access for the pumping station will need to be maintained which will likely inform the layout of any redevelopment.

