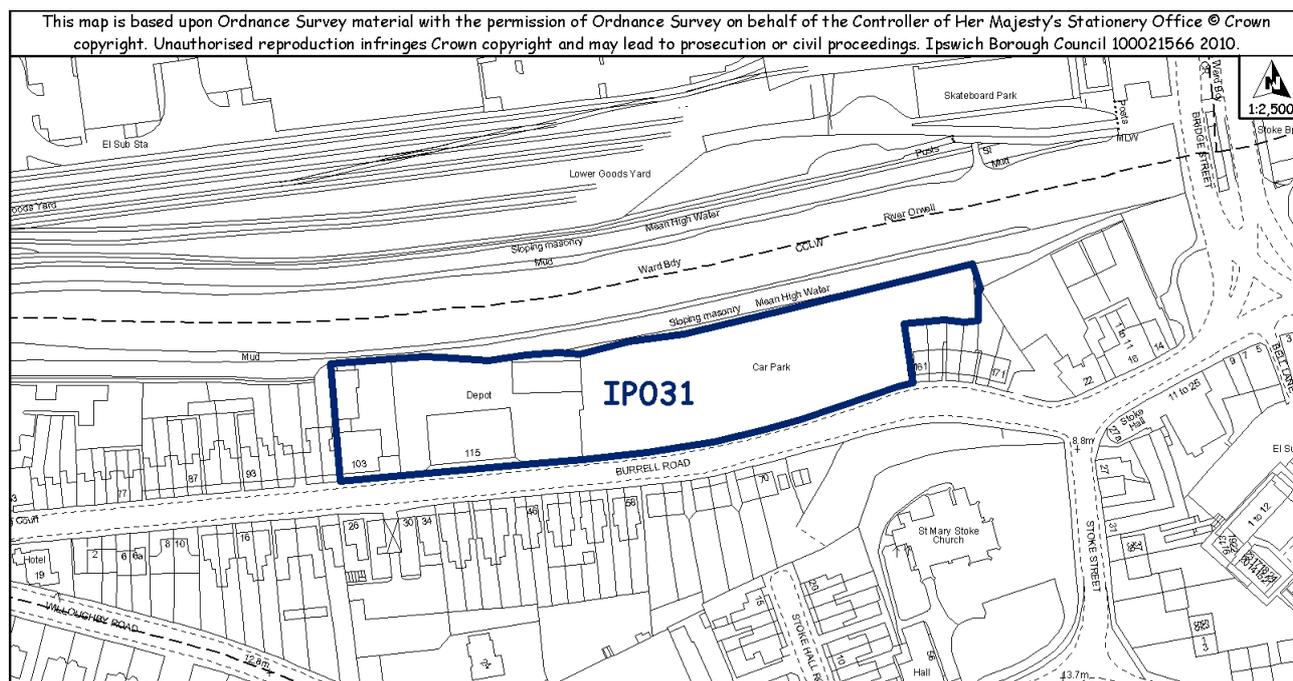


SITE REF NO: IP031 (Preferred Options ref: UC032)
ADDRESS: Burrell Road
SITE AREA: 0.74 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	81	Apr 2015- Mar 2020

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

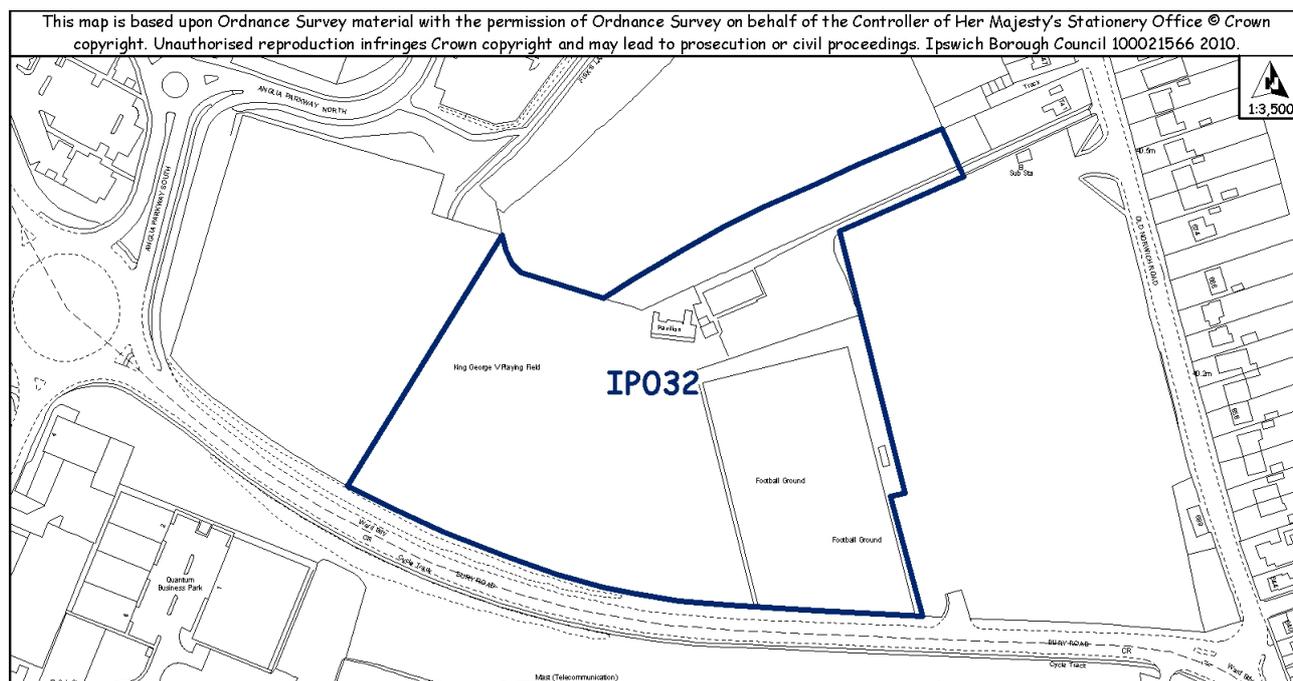
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site could be available at a specific point in time, although part of site dependent upon relocation of existing businesses.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

SUMMARY

The site is suitable for housing development and part of the site is available now with a temporary consent for car parking. However redevelopment of the remainder of the site would be dependent upon the relocation of the existing businesses. There is a reasonable prospect the site either in part or in its entirety could be available and developed at a specific point in time, 6-10 years from adoption of the plan.

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
50	L	62	Apr 2010- Mar 2015

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

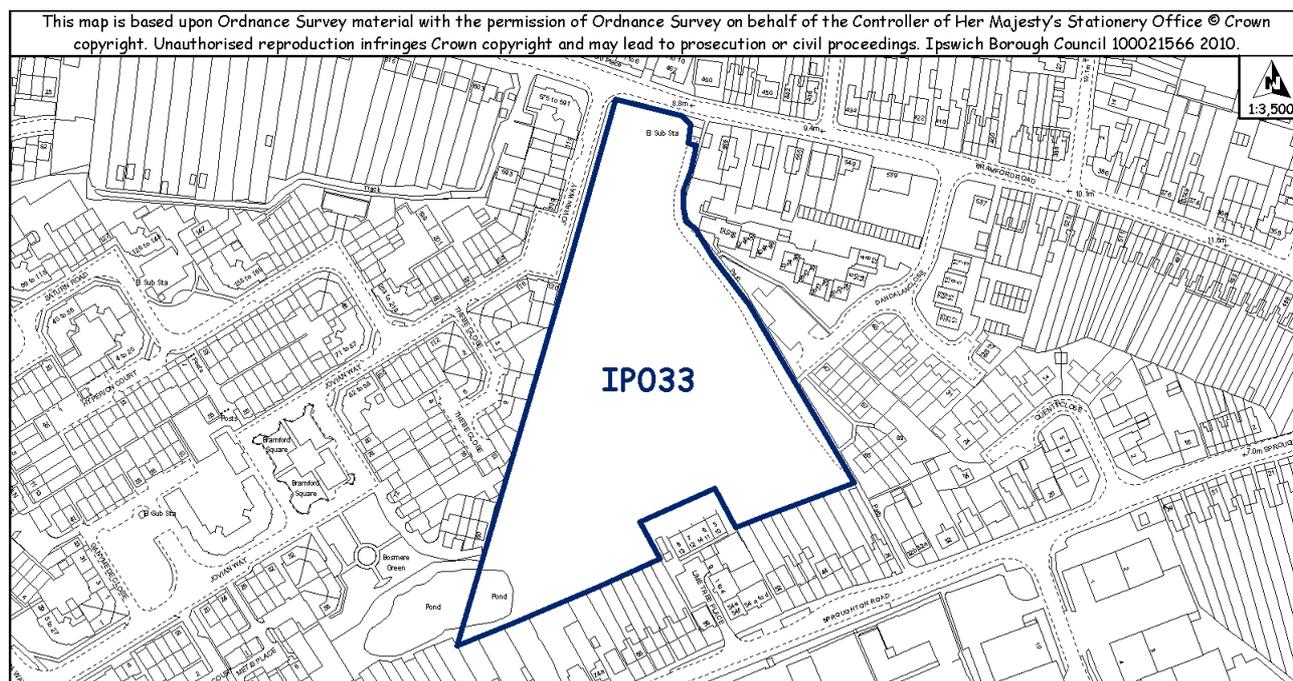
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site is available if alternative playing fields found in local area.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 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 of adoption of the plan, as long as alternative playing fields can be found in the local area. It is suggested that 50% of the site is delivered for low-density housing at 35dph giving an indicative capacity of 62 homes, and that the site should be delivered in conjunction with the adjacent former bakery site, reference IP005, although site IP005 could be delivered independently of this site.

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 2010- Mar 2015

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

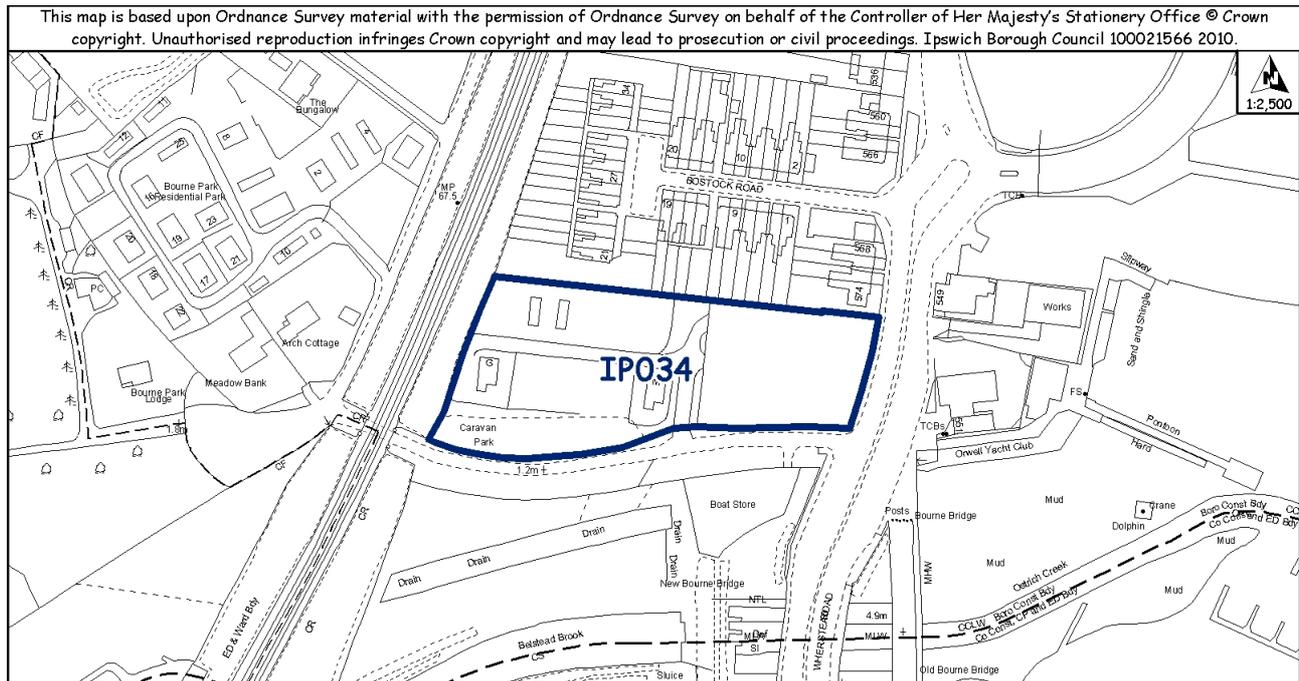
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site is occasionally used for storage of fairground equipment.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 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 of adoption of the plan. It is suggested that 50% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 46 homes. The site is on a former landfill site and within a landfill consultation zone. An alternative site for travelling showpeople would also need to be found.

SITE REF NO: IP034 (Preferred Options ref: UC035)
ADDRESS: 578 Wherstead Road
SITE AREA: 0.64 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
			Not suitable for housing development

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	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

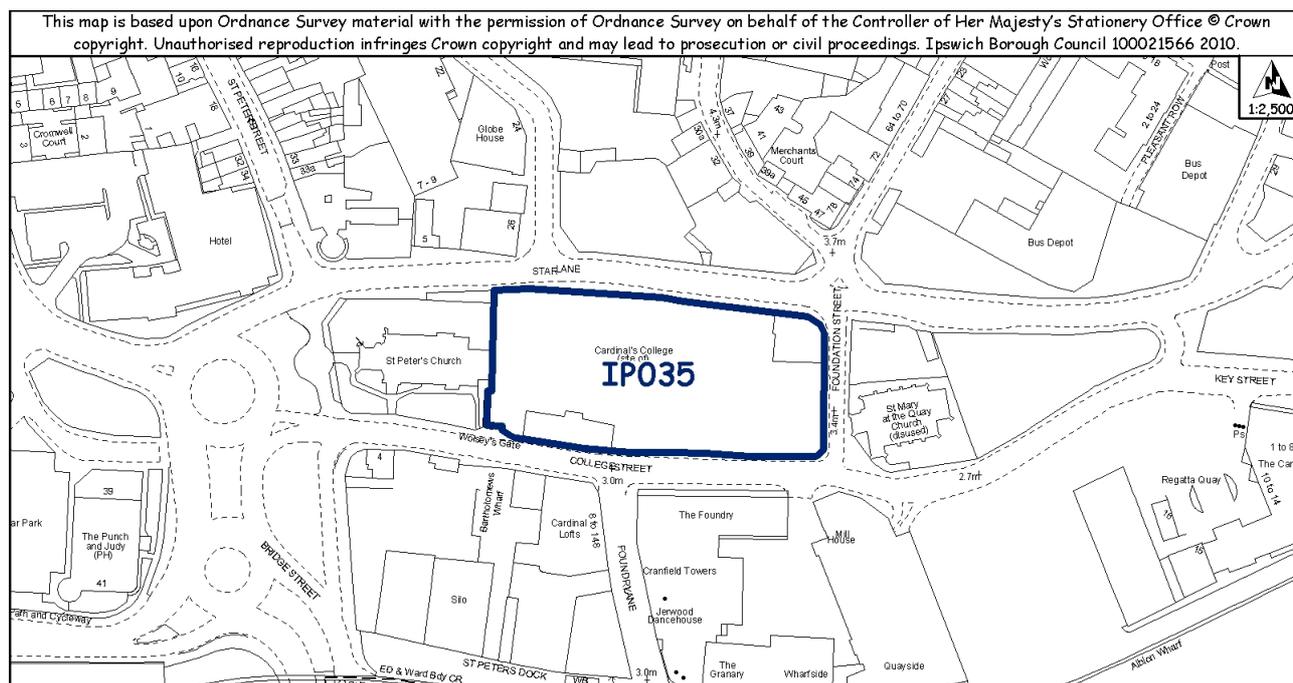
DELIVERABILITY

Suitable	No	Site is significantly constrained due to flood risk.
Available	No	
Achievable	No	

SUMMARY

The site is not considered suitable for housing development due to significant flood risk constraints. The site is also within a landfill consultation zone and noise issues are possible due to close proximity to the main railway line.

SITE REF NO: IP035 (Preferred Options ref: UC036)
ADDRESS: Key Street/Star Lane/Burtons Site
SITE AREA: 0.54 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
			Not Deliverable

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

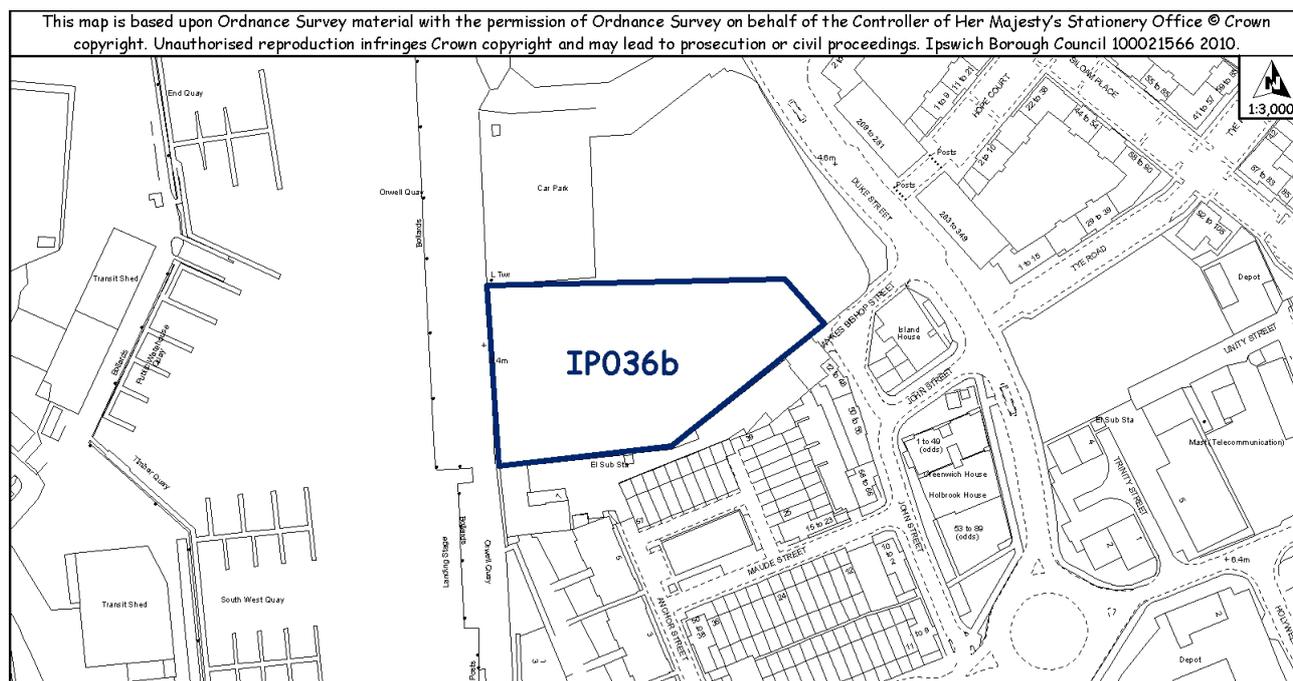
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for mixed use development.
Achievable	No	Planning permission does not including housing.

SUMMARY

The site is suitable for housing development and available, although there is a current planning permission for mixed use development, which does not include housing.

SITE REF NO: IP036b (Preferred Options ref: UC037)
ADDRESS: Shed 7
SITE AREA: 0.79 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	65	Apr 2015- Mar 2020

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

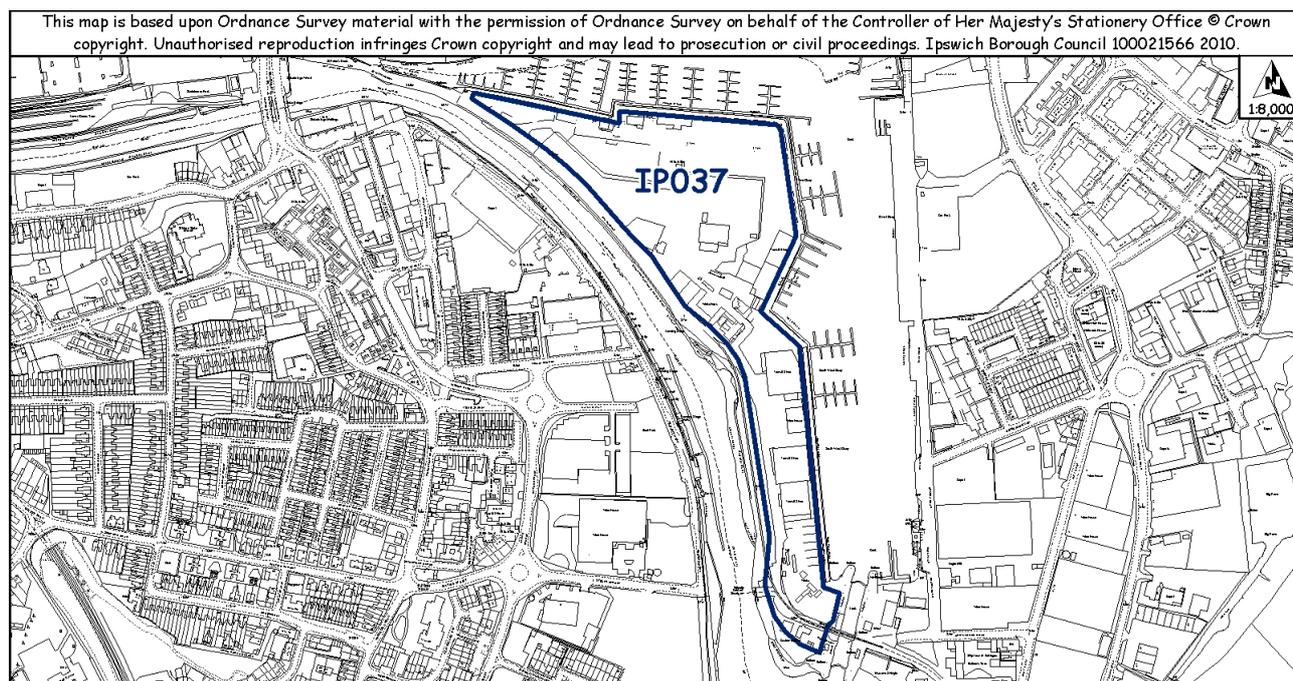
DELIVERABILITY

Suitable	Yes	
Available	Yes	
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

SUMMARY

The site is suitable for housing development and available. However, unless this part of the site is developed for student accommodation, we would expect the site to be delivered for housing development 6-10 years from adoption of the plan. We would suggest 50% of the site is suitable for high-density housing in the region of 165 dph, giving an indicative capacity of 65 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	331	Apr 2015- Mar 2020

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

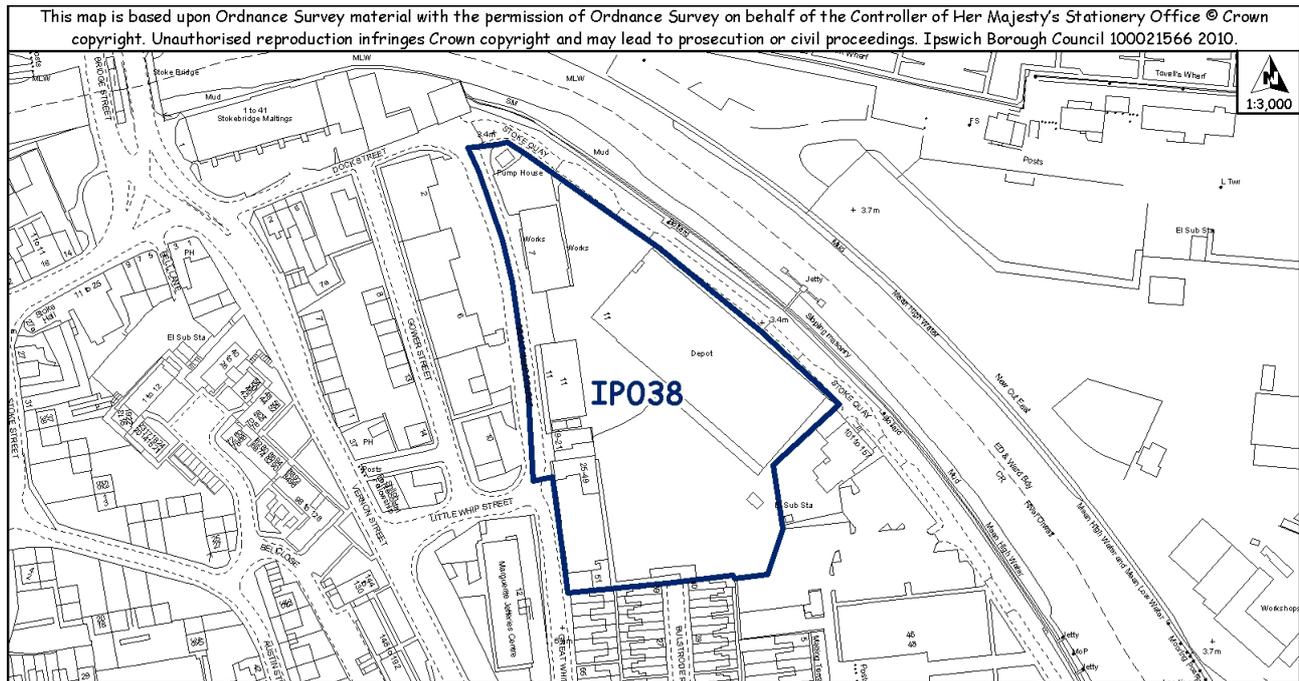
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although part of site dependent upon relocation of existing businesses or inclusion within a larger redevelopment of the site.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

SUMMARY

The site is suitable for housing development as part of a larger mixed use redevelopment. The site has significant constraints and redevelopment would be dependent on the intentions of existing businesses. There is a reasonable prospect the site will be available and could be developed at a specific point in time, in the latter part of 6-10 years from adoption of the plan.

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
		351	Apr 2009- Mar 2014

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

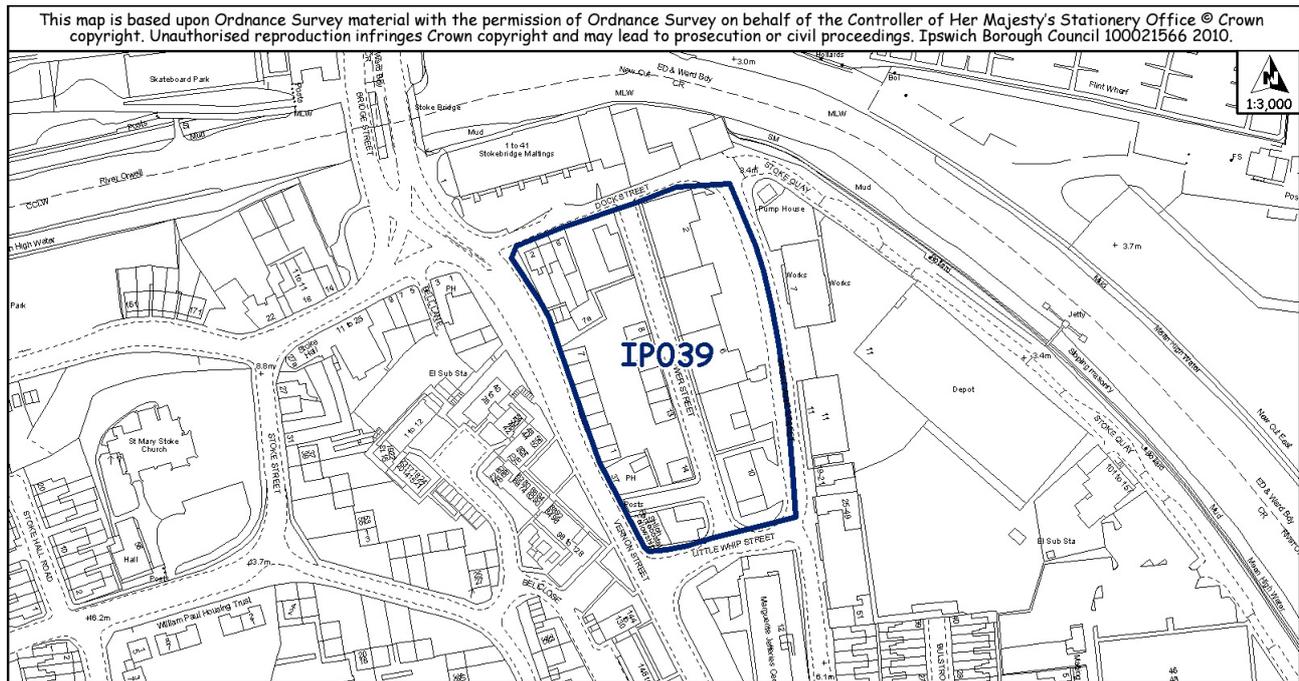
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 351 dwellings.
Achievable	Yes	Development to occur within five years.

SUMMARY

The site is available and it is considered that 351 dwellings are deliverable through the implementation of the existing planning permission within five years.

SITE REF NO: IP039 (Preferred Options ref: UC040)
ADDRESS: Land between Vernon Street & Stoke Quay
SITE AREA: 1.09 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	96	Apr 2010- Mar 2015

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

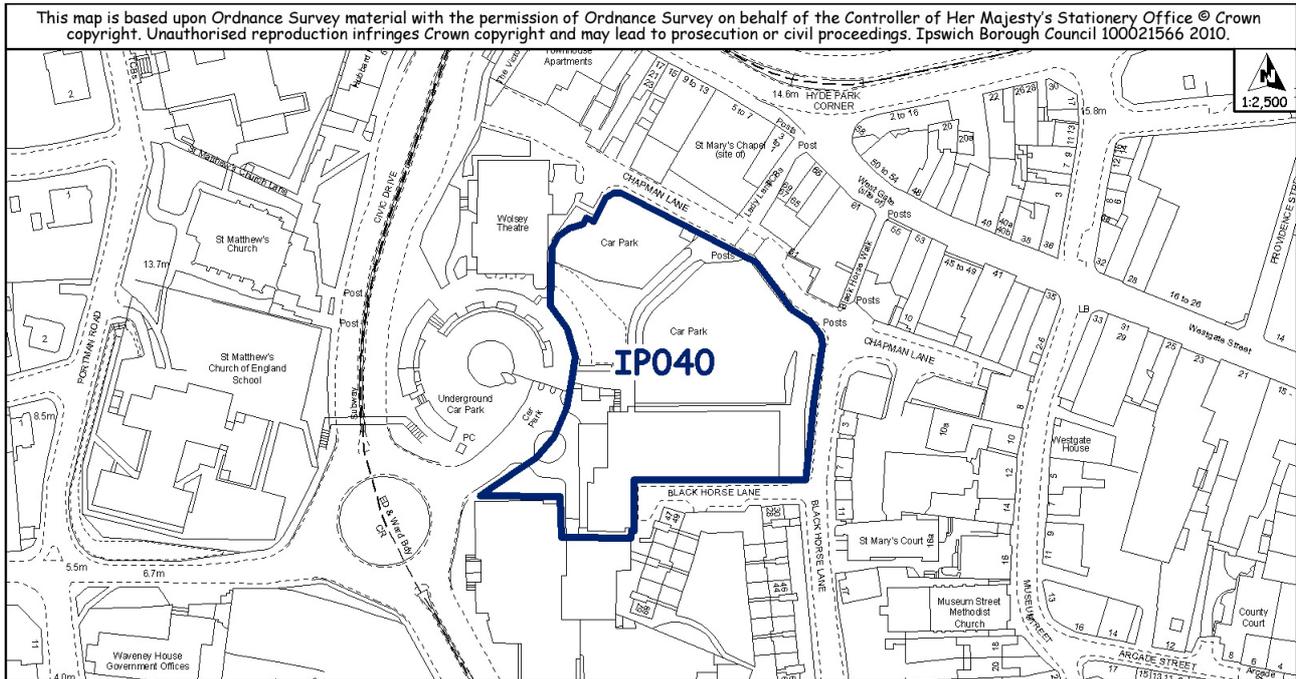
DELIVERABILITY

Suitable	Yes	
Available	Yes	There is a reasonable prospect site will be available for redevelopment within 1-5 years, although there are existing uses on the site at present.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 years.

SUMMARY

We believe there is a reasonable prospect the site will be available and housing could be delivered on 80% of the site within five years of adoption of the plan. It is suggested that high-density housing is delivered on the site at 110dph giving an indicative capacity of 96 homes.

SITE REF NO: IP040 (Preferred Options ref: UC041)
ADDRESS: Civic Centre Area / Civic Drive
SITE AREA: 0.73 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		11	Apr 2009- Mar 2014

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	Site has planning permission for 11 dwellings.
Achievable	Yes	Planning permission to be implemented.

SUMMARY

The site is available and it is considered that 11 dwellings are deliverable through the implementation of the existing planning permission for a retail-led development and is deliverable within five years.