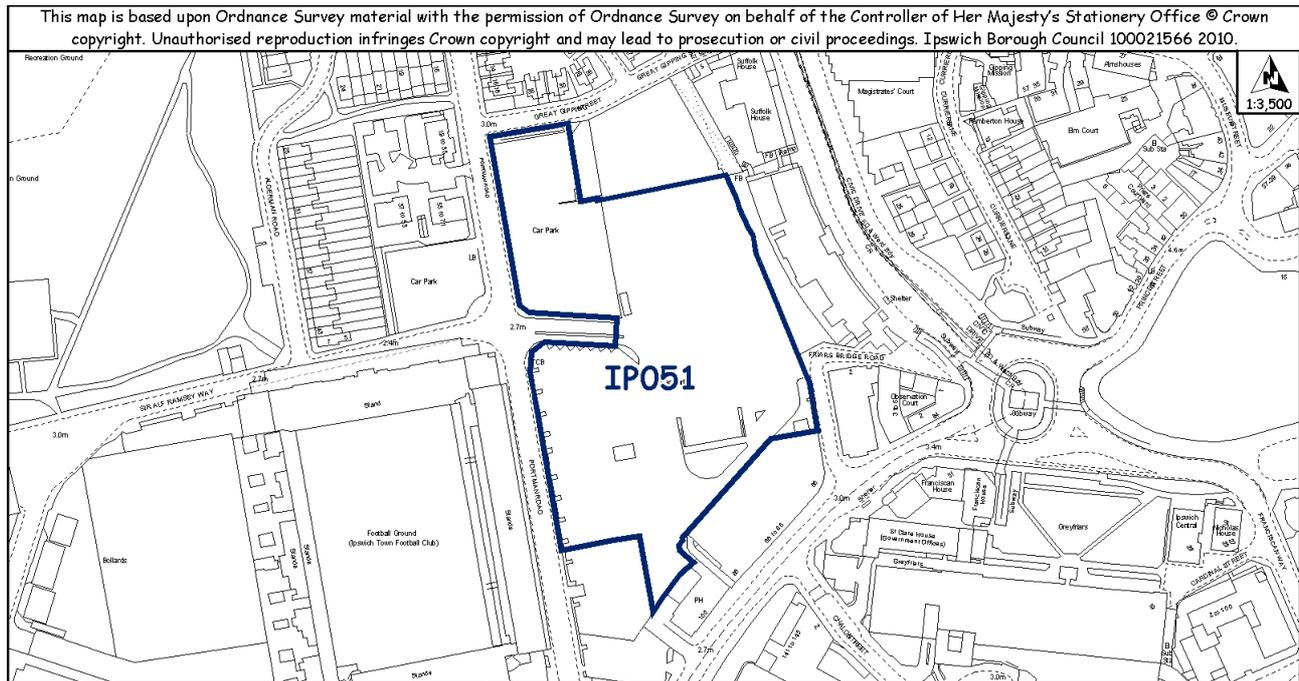


**SITE REF NO: IP051** (Preferred Options ref: UC054)  
**ADDRESS: Old Cattle Market, Portman Road - South**  
**SITE AREA: 1.85 ha**



**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	41	Apr 2015- Mar 2020

**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

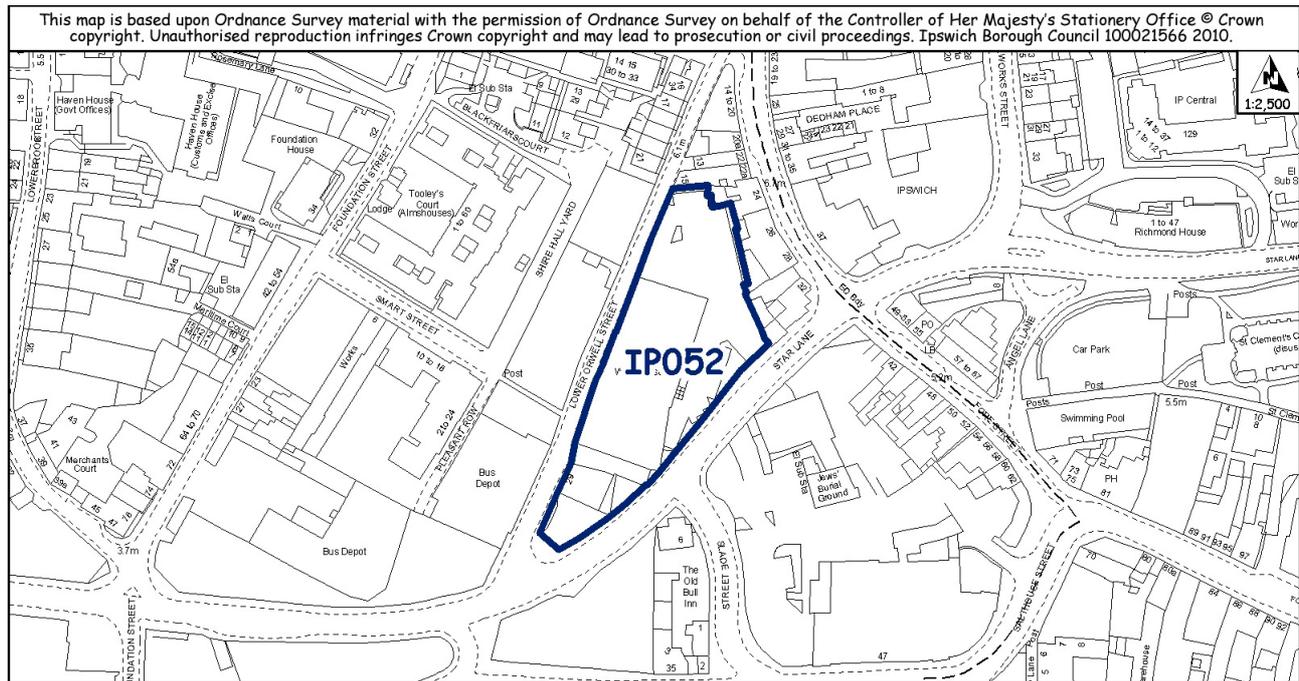
**DELIVERABILITY**

Suitable	Yes	
Available	Yes	Although in current use as a car park.
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 scheme. It is suggested 20% of the site could be developed for housing at a high-density at 110dph, giving an indicative capacity of 41 homes, which could be developed at a specific point in time, 6-10 years from adoption of the plan.

**SITE REF NO:** IP052 (Preferred Options ref: UC055)  
**ADDRESS:** Land between Lower Orwell Street & Star Lane  
**SITE AREA:** 0.40 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>
80	H	132 (Student)	Apr 2010- Mar 2015

**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

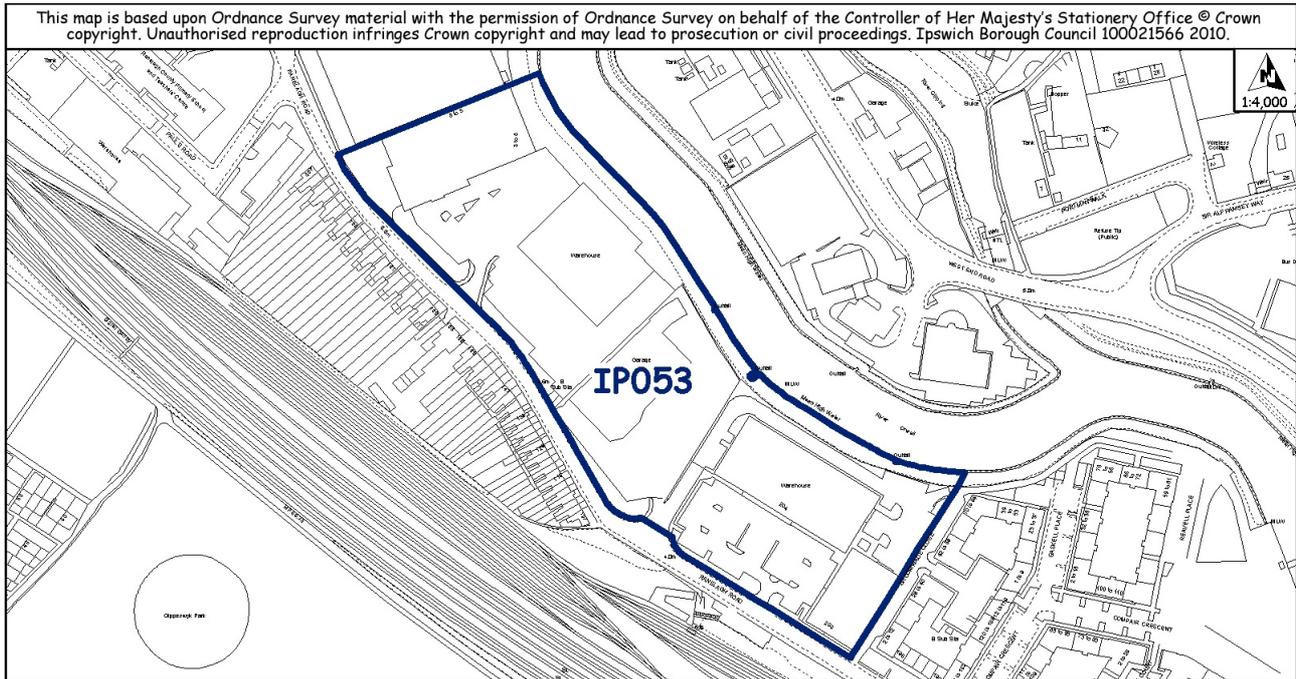
**DELIVERABILITY**

Suitable	Yes	
Available	Yes	Planning application submitted for student accommodation.
Achievable	Yes	If planning permission granted, reasonable prospect site will be developed within 1-5 years of adoption of the plan.

**SUMMARY**

The site is suitable for housing development. A planning application has been submitted for 397 student accommodation units, which would equate to 132 dwellings, and is currently being considered. If approved, there is a reasonable prospect the site will be developed within 1-5 years from adoption of the plan.

**SITE REF NO:** IP053 (Preferred Options ref: UC056)  
**ADDRESS:** Orwell Retail Park, Ranelagh Road  
**SITE AREA:** 3.61 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>
			Not Deliverable

**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	Yes	Other constraints	No

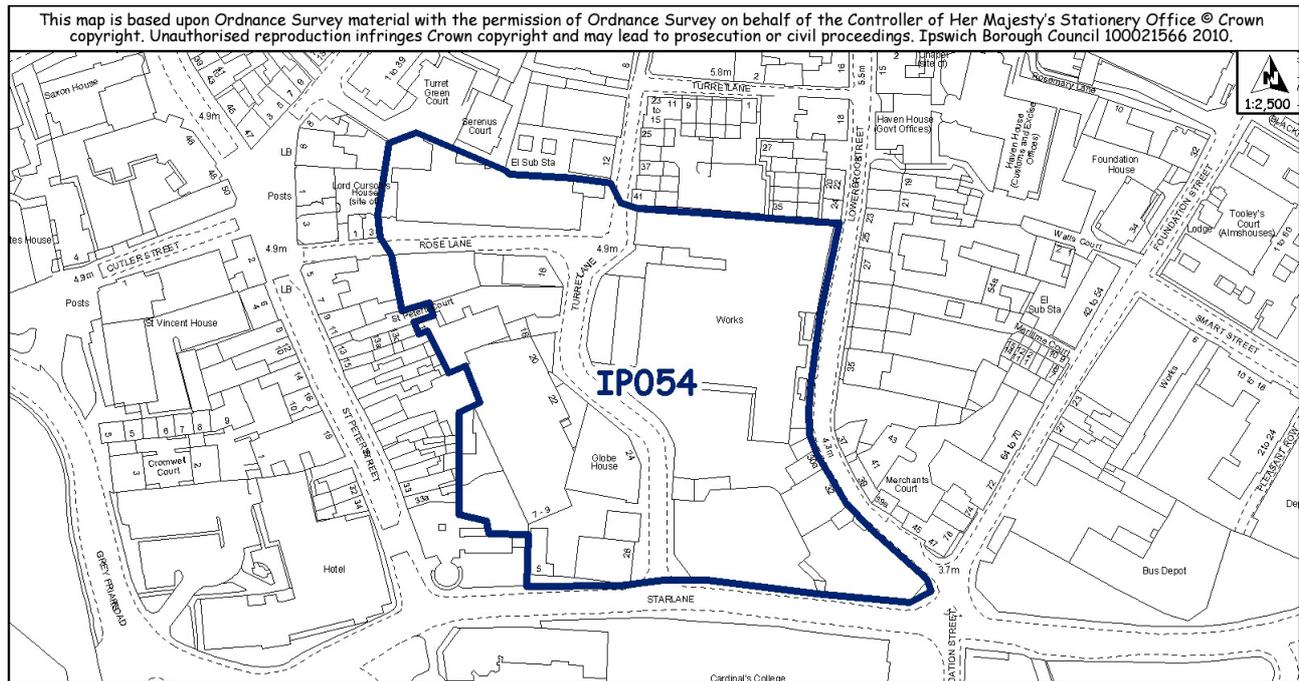
**DELIVERABILITY**

Suitable	Yes	
Available	No	Existing use value as a retail park and B class planning permissions
Achievable	No	

**SUMMARY**

The site is suitable for housing development although it is in existing use as a retail park and the vacant units adjacent to the retail park have planning permissions for B class uses. Therefore the site is unavailable for housing.

**SITE REF NO:** IP054 (Preferred Options ref: UC057)  
**ADDRESS:** Land between Old Cattle Market and Star Lane  
**SITE AREA:** 1.71 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>
50	H	94	Apr 2010- Mar 2015

**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

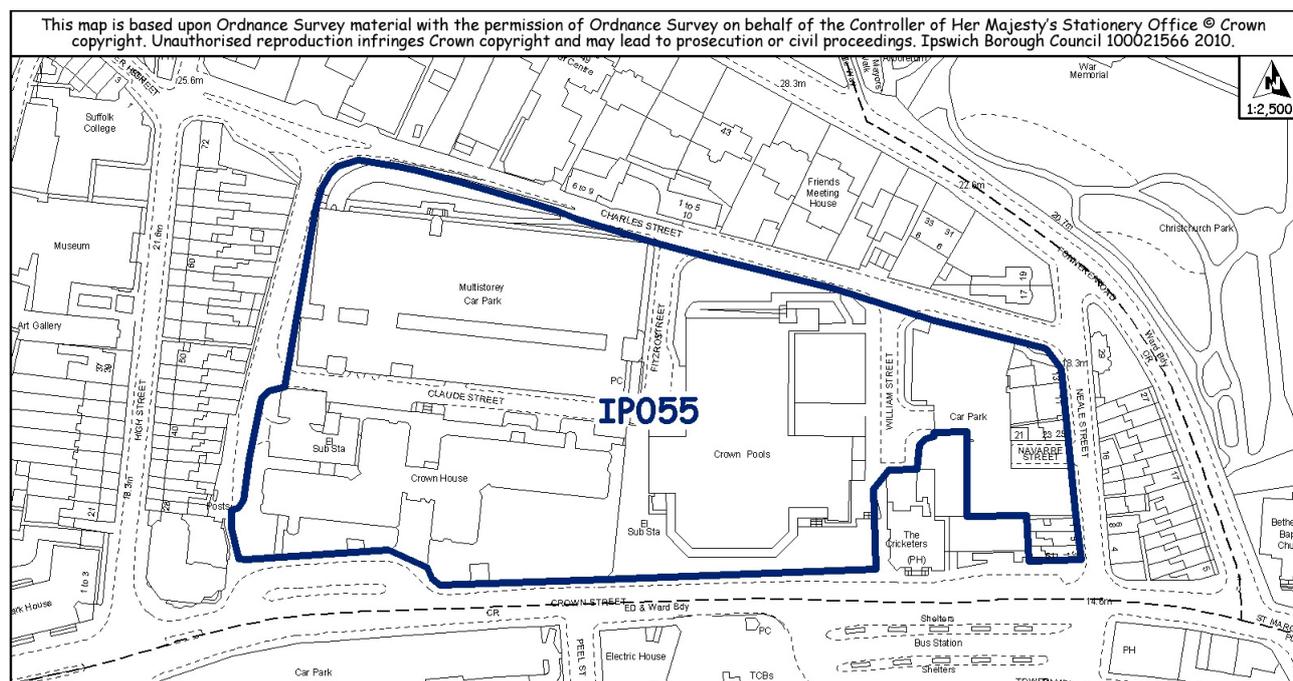
**DELIVERABILITY**

Suitable	Yes	
Available	Yes	Part of site available now.
Achievable	Yes	Reasonable prospect housing could be developed on available part of the site within 1-5 years.

**SUMMARY**

The site is suitable for housing development as part of a mixed use scheme. It is suggested 50% of the site could be developed for housing at a high-density at 110dph, giving an indicative capacity of 94 homes, and as the majority of the site is available now, there is a reasonable prospect housing could be developed within 1-5 years from adoption of the plan.

**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
20	H	57	Apr 2015- Mar 2020

### 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

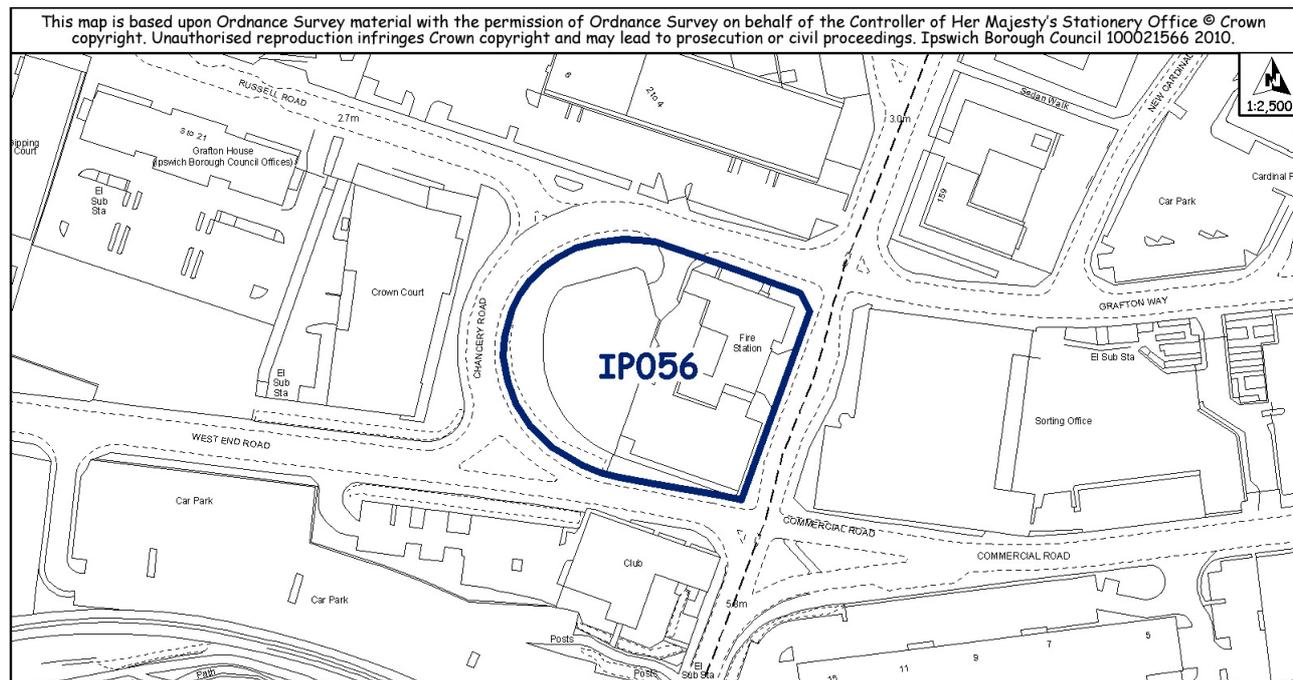
### DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although part of site dependent upon relocation or redevelopment of existing uses.
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 scheme. There is a reasonable prospect the site will be available at a specific point in time, although part of the site is dependent upon relocation or redevelopment of existing uses. There is a reasonable prospect the site either in part or in its entirety will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.

**SITE REF NO: IP056** (Preferred Options ref: UC059)  
**ADDRESS: Russell Road/Princes Street/Chancery 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
			Not suitable for housing development

### 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	Yes	Other constraints	No

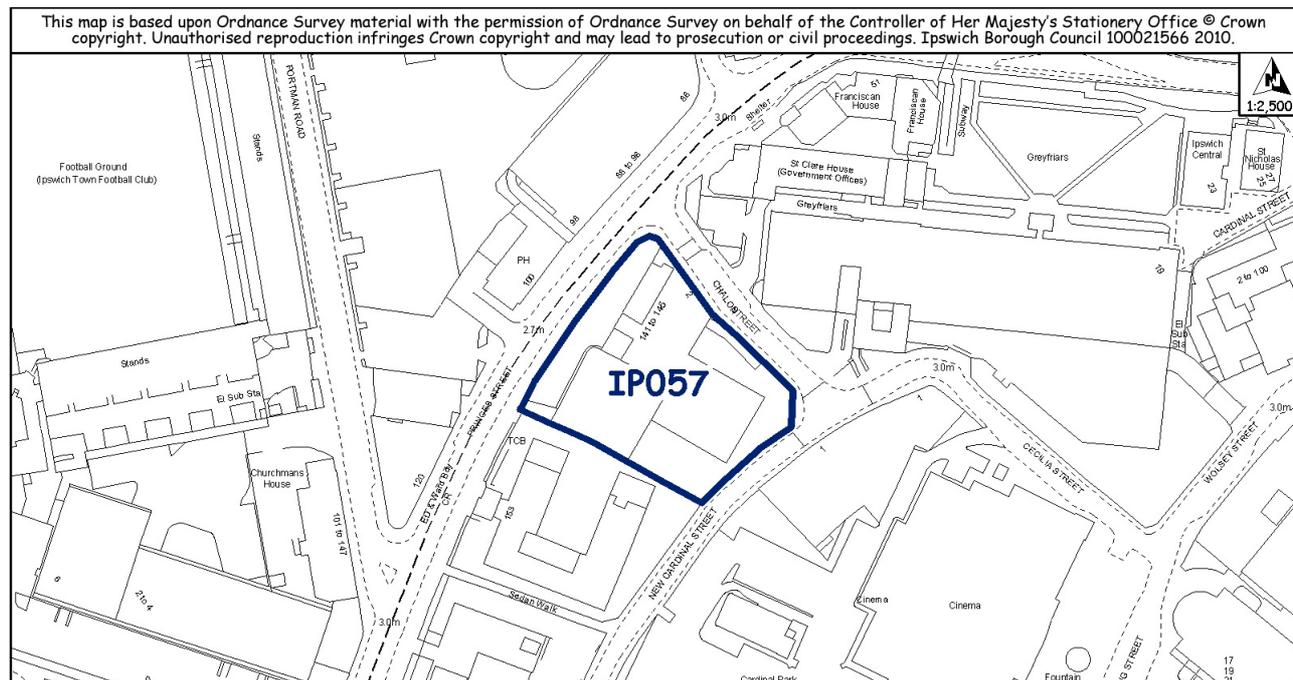
### DELIVERABILITY

Suitable	No	Site more appropriate for non-residential uses.
Available	No	Value of existing use as a fire station.
Achievable	No	

### SUMMARY

The site is more suitable for non-residential uses. The site is currently unavailable for redevelopment and is in use as a fire station.

**SITE REF NO:** IP057 (Preferred Options ref: UC060)  
**ADDRESS:** Princes Street/New Cardinal Street  
**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
			Not Deliverable

**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	Yes	Other constraints	No

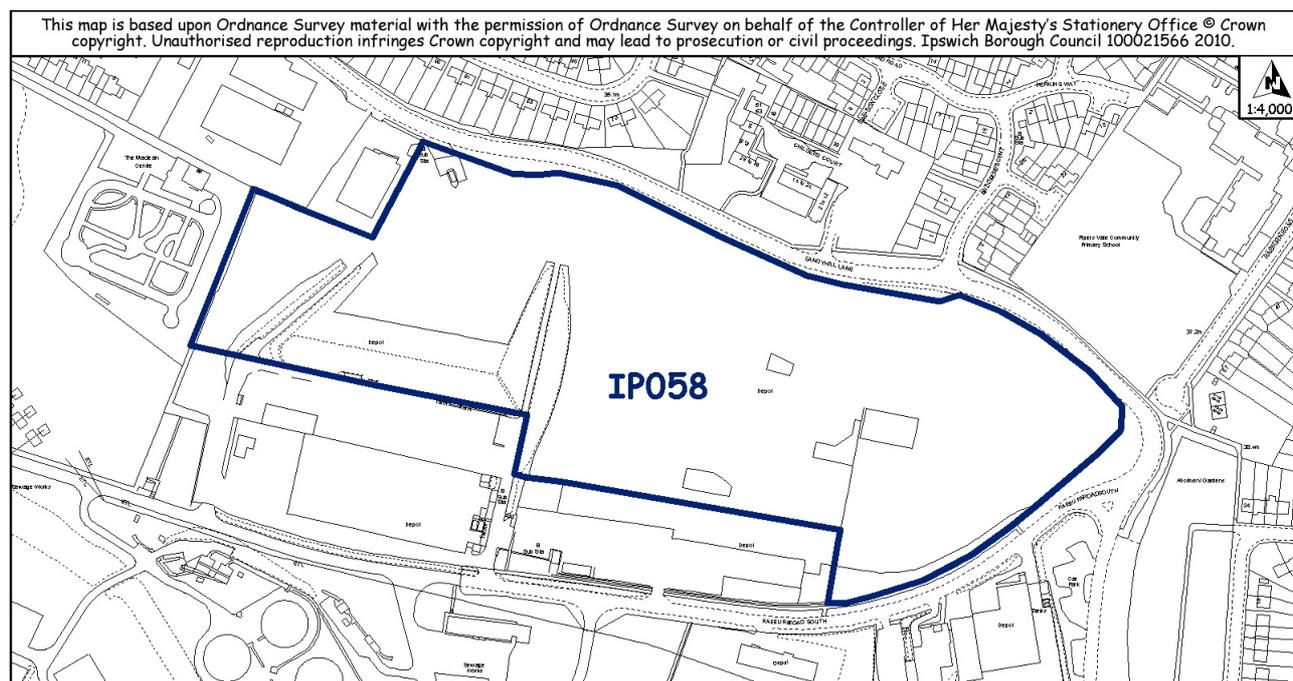
**DELIVERABILITY**

Suitable	Yes	
Available	No	Site has planning permission for office development.
Achievable	No	

**SUMMARY**

The site is suitable for housing development although employment uses are more appropriate and the site has an existing planning permission for office development.

**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
50	L	102	Apr 2015- Mar 2020

### 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

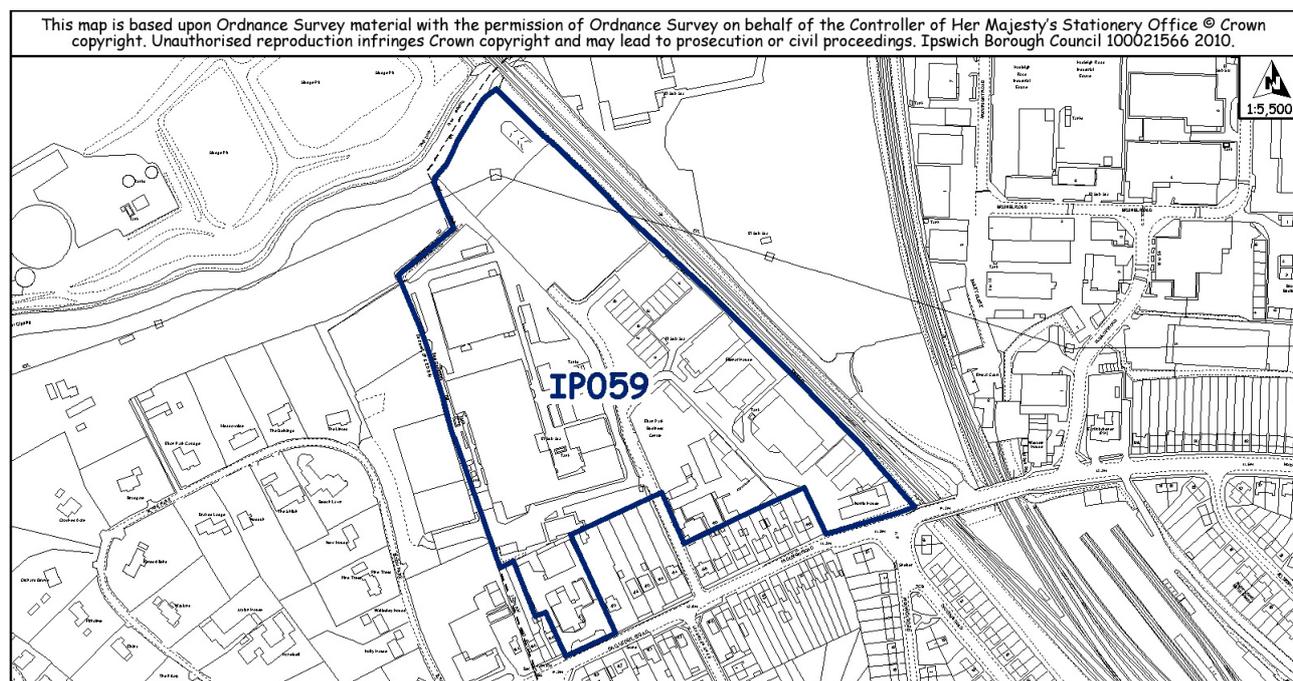
### DELIVERABILITY

Suitable	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 on the area furthest away from the sewage works. A constraint identified is the odour from the sewage works. There is a possible impact on the AQMA around the gyratory if traffic feeds into this and the site is within Landfill consultation zone. There are also bee orchids on the site, which are designated a County Wildlife site. It is suggested 50% of the site is suitable for housing development at 35dph, giving an indicative capacity of 102 homes, and there is a reasonable prospect it could be developed at a specific point in time, 6-10 years from adoption of the plan.

**SITE REF NO:** IP059 (Preferred Options ref: UC062)  
**ADDRESS:** Elton Park Industrial Estate  
**SITE AREA:** 6.61 ha



### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
	M	130	Apr 2010- Mar 2015

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

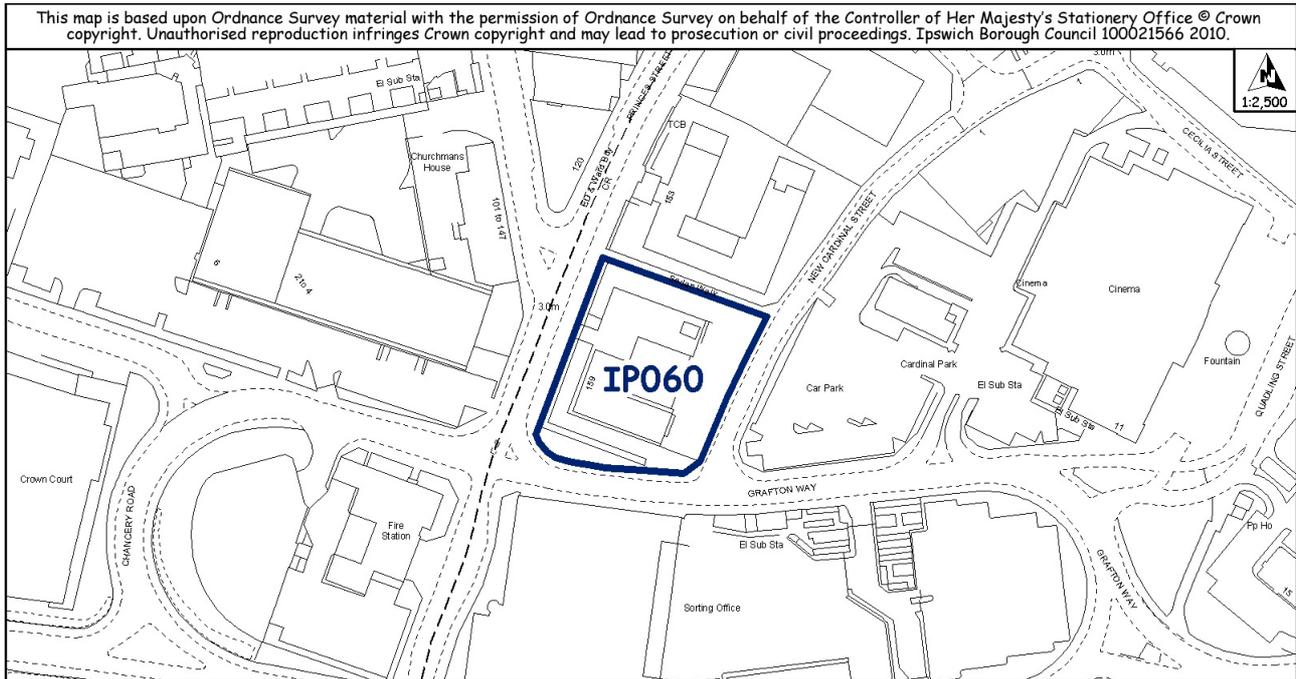
### DELIVERABILITY

Suitable	Yes	
Available	Yes	West part of site has outline planning permission for 130 dwellings subject to section 106 being agreed.
Achievable	Yes	Once section 106 agreed expect planning permission to be implemented within 1-5 years from adoption of the plan.

### SUMMARY

Part of the site is suitable for housing development and the west part has an outline planning permission for 130 dwellings subject to a section 106 being agreed. There is a reasonable prospect that housing will be delivered on site within five years.

**SITE REF NO: IP060** (Preferred Options ref: UC063)  
**ADDRESS: Fison House, Princes Street**  
**SITE AREA: 0.35 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	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	Yes	Other constraints	No

**DELIVERABILITY**

Suitable	Yes	
Available	No	Existing employment use.
Achievable	No	

**SUMMARY**

The site is suitable for housing development, although is in current use as a business centre and there is no reasonable prospect the site would be available for housing development during the plan period.