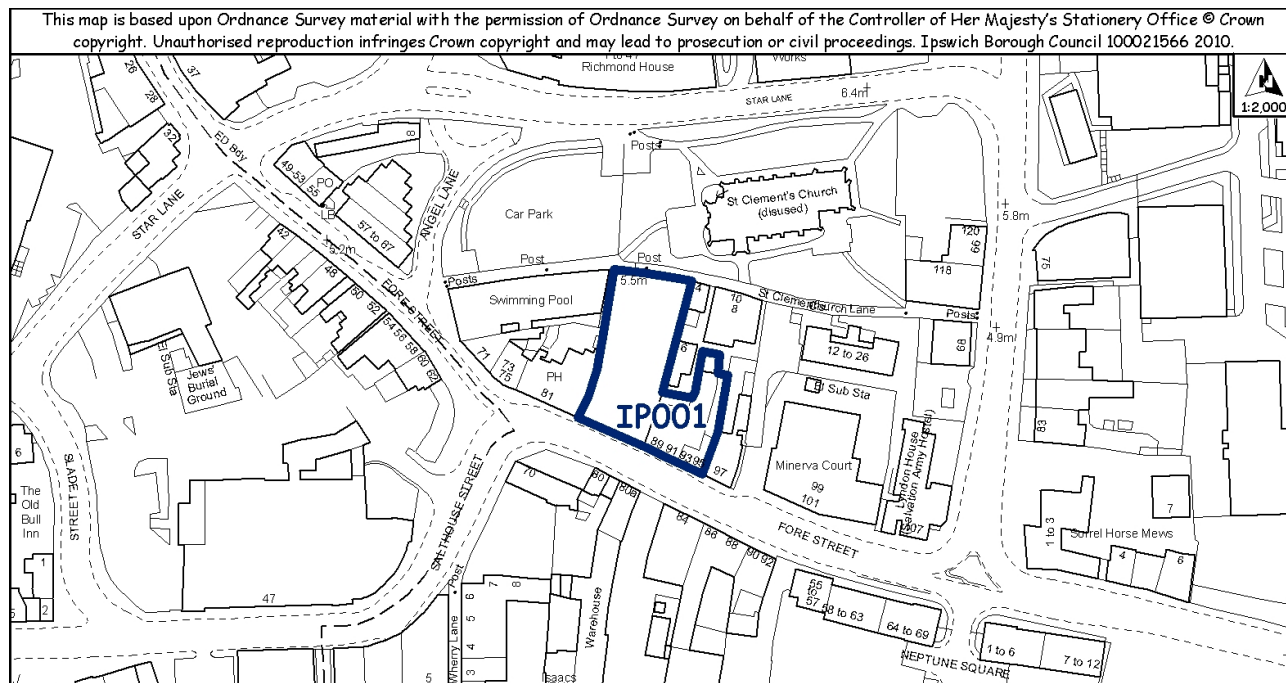


SITE REF NO: IP001 (Preferred Options ref: UC001)
ADDRESS: Land between 81-97 Fore Street
SITE AREA: 0.12 ha



SUGGESTED OPTION

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

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

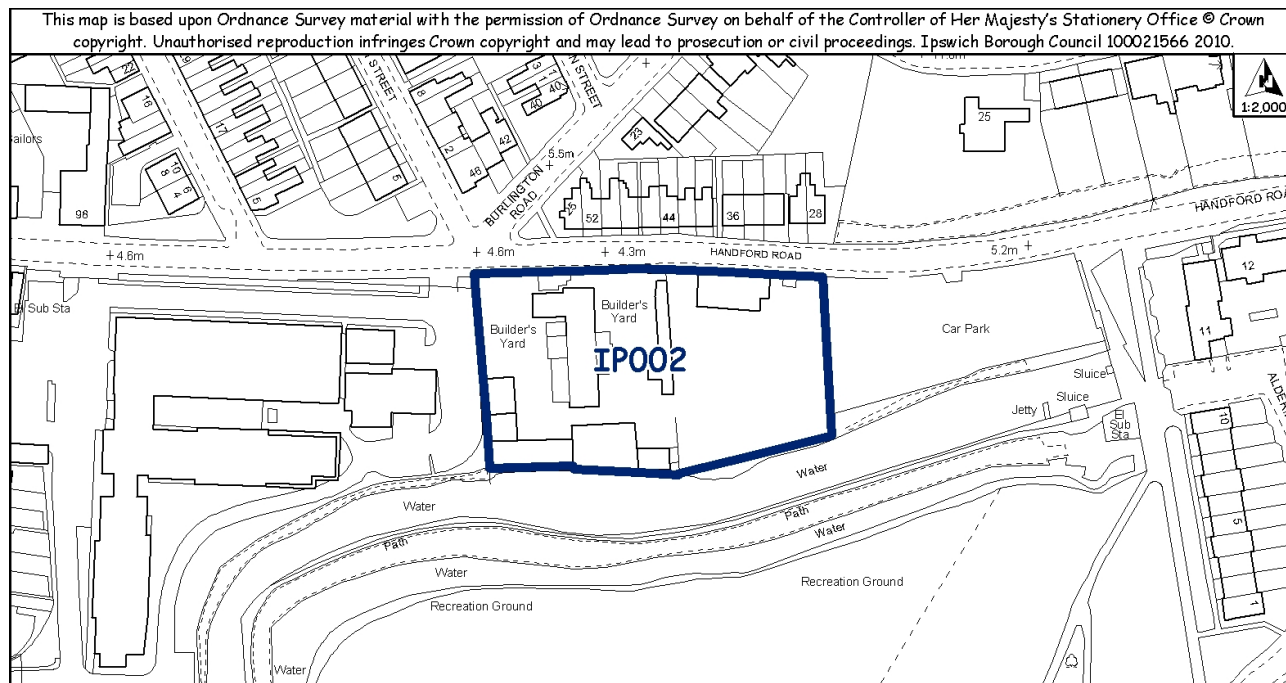
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 58 student accommodation units.
Achievable	Yes	Likely in the form of student accommodation as above.

SUMMARY

The site is available and it is considered that five student dwellings (58 student accommodation units) are deliverable through the implementation of the existing planning permission for student accommodation and this is deliverable within five years from adoption of the plan
--

SITE REF NO: IP002 (Preferred Options ref: UC002)
ADDRESS: Handford Road East
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 Deliverable

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

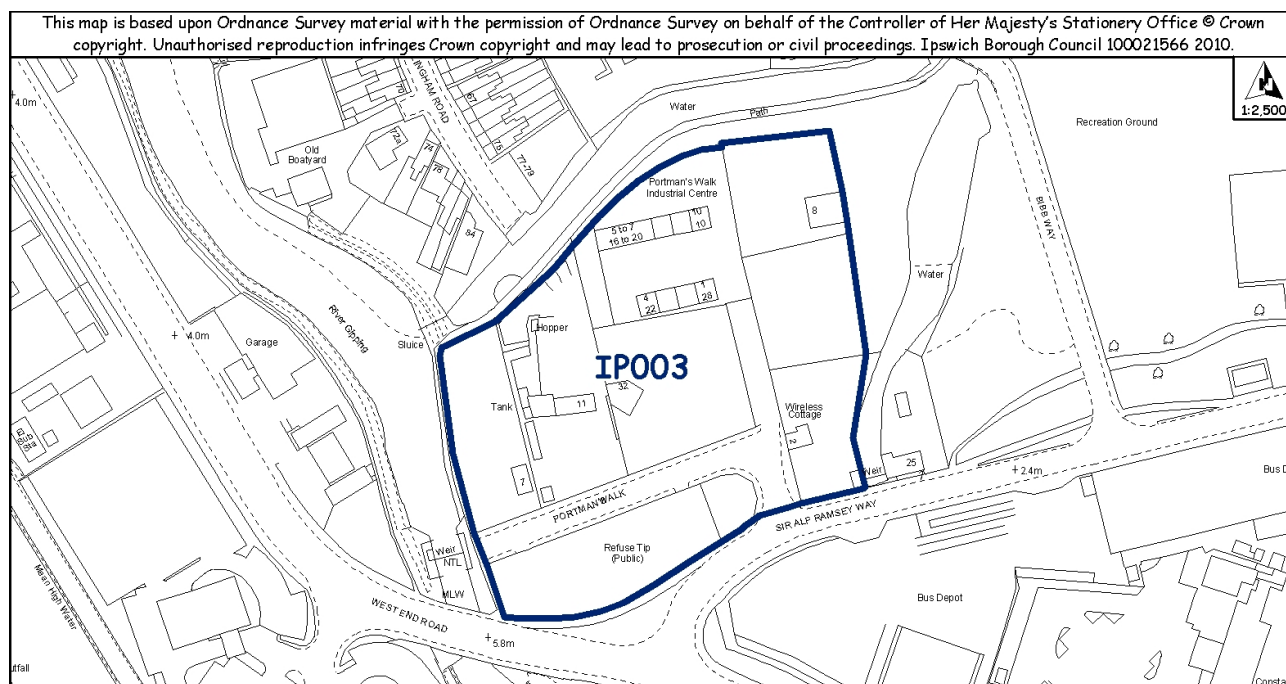
DELIVERABILITY

Suitable	Yes	
Available	Yes	Planning permission for GP medical practice.
Achievable	No	Alternative use preferred.

SUMMARY

The site is suitable for housing and available but there is a current planning permission for a GP medical practice on the site.
--

SITE REF NO: IP003 (Preferred Options ref: UC003)
ADDRESS: Waste tip north of Sir Alf Ramsey Way
SITE AREA: 1.57 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	173	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	Yes
Existing use	Possible	Other constraints	No

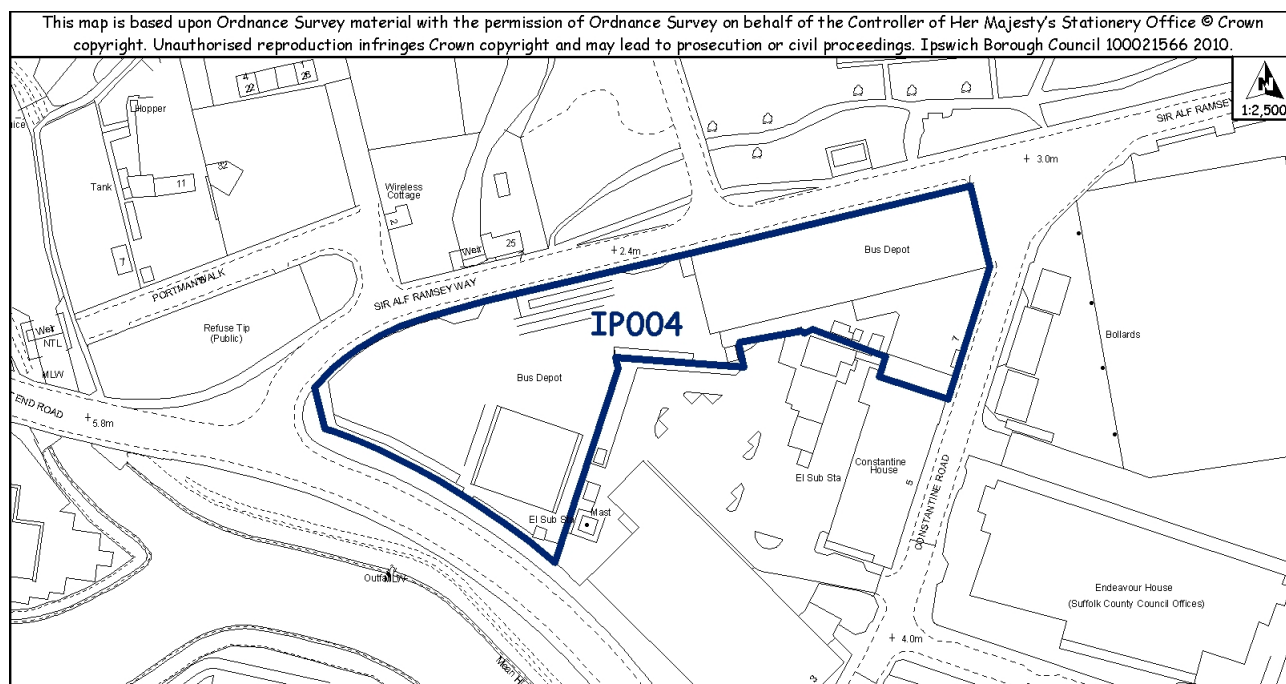
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development around 110dph. Redevelopment would be dependent upon relocation of existing businesses and the waste tip. There is a reasonable prospect the site will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.

SITE REF NO: IP004 (Preferred Options ref: UC004)
ADDRESS: Bus depot, Sir Alf Ramsey Way
SITE AREA: 1.07 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	59	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	Possible	Other constraints	No

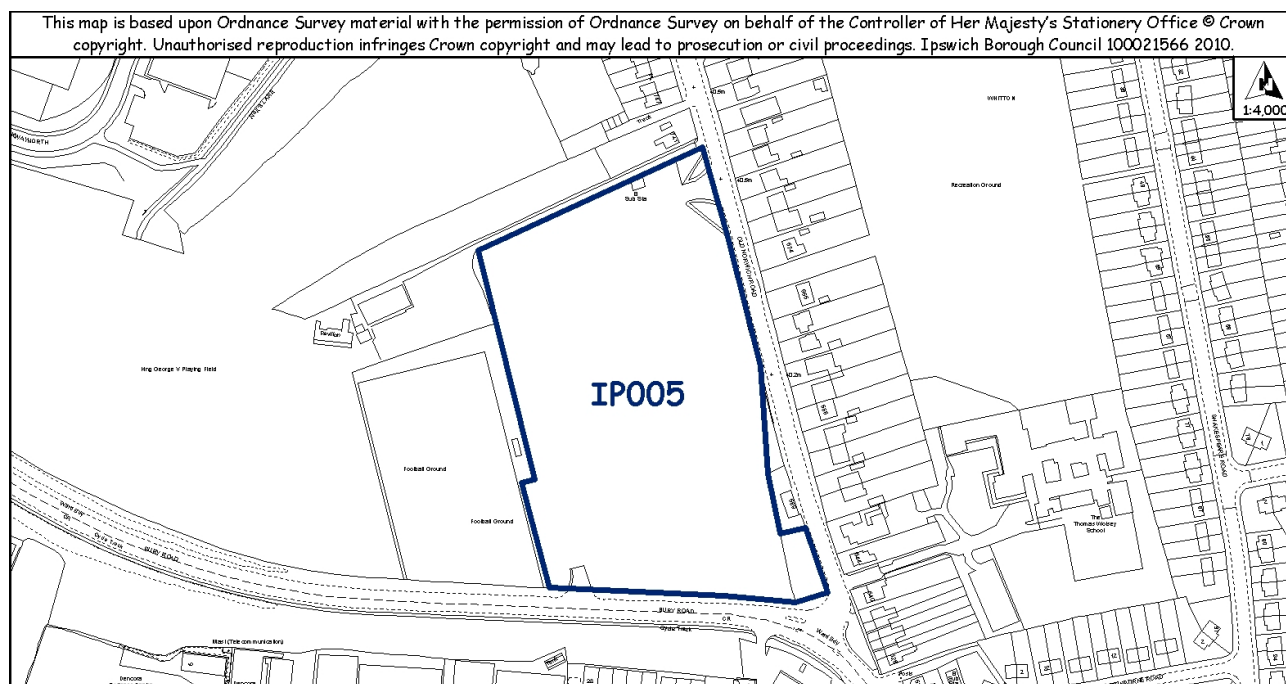
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development around 110dph. Redevelopment is dependent upon the relocation of the bus depot. There is a reasonable prospect the site will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.
--

SITE REF NO: IP005 (Preferred Options ref: UC005)
ADDRESS: Former Took's Bakery, Old Norwich Road
SITE AREA: 2.80 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	M	100	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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

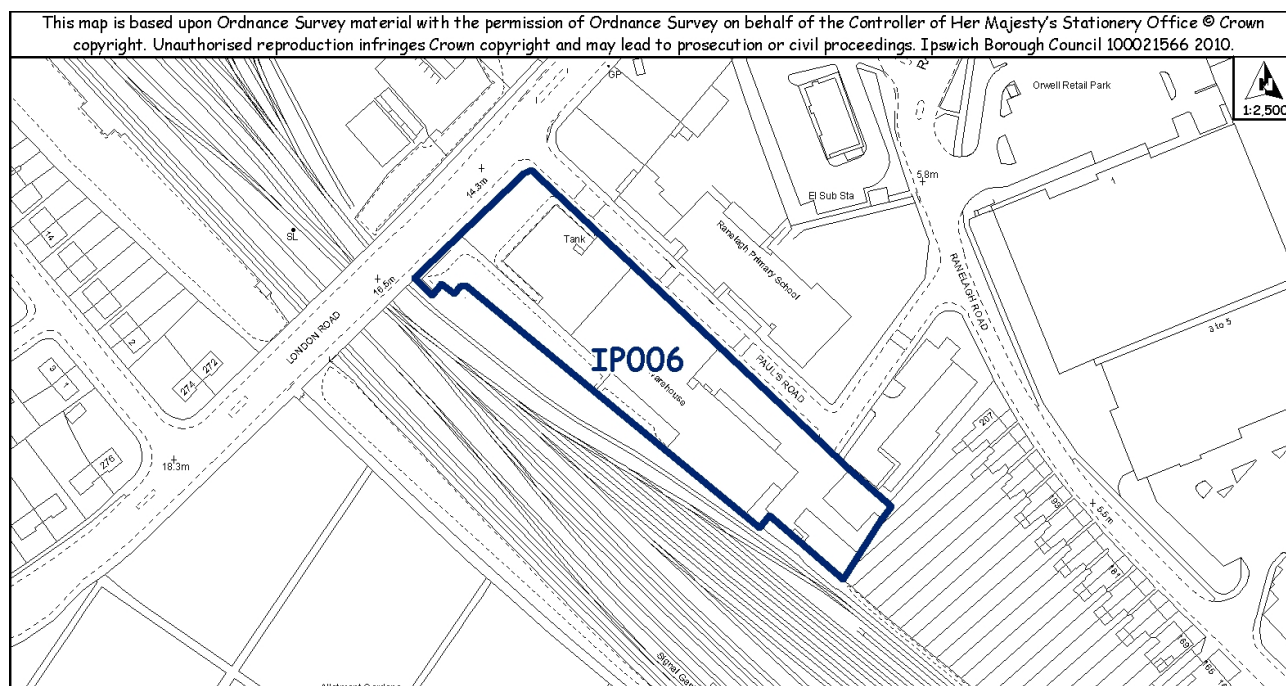
DELIVERABILITY

Suitable	Yes	
Available	Yes	Vacant site as former bakery now demolished.
Achievable	Yes	Reasonable prospect housing will be delivered on site within five 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 80% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 100 homes, and that the site should be delivered in conjunction with the adjacent playing fields, site IP032. However delivery of the site is not dependent on IP032.

SITE REF NO: IP006 (Preferred Options ref: UC006)
ADDRESS: Coop Warehouse, Paul's 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
100	M	28	Apr 2015- Mar 2020

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	Possible	Other constraints	Yes

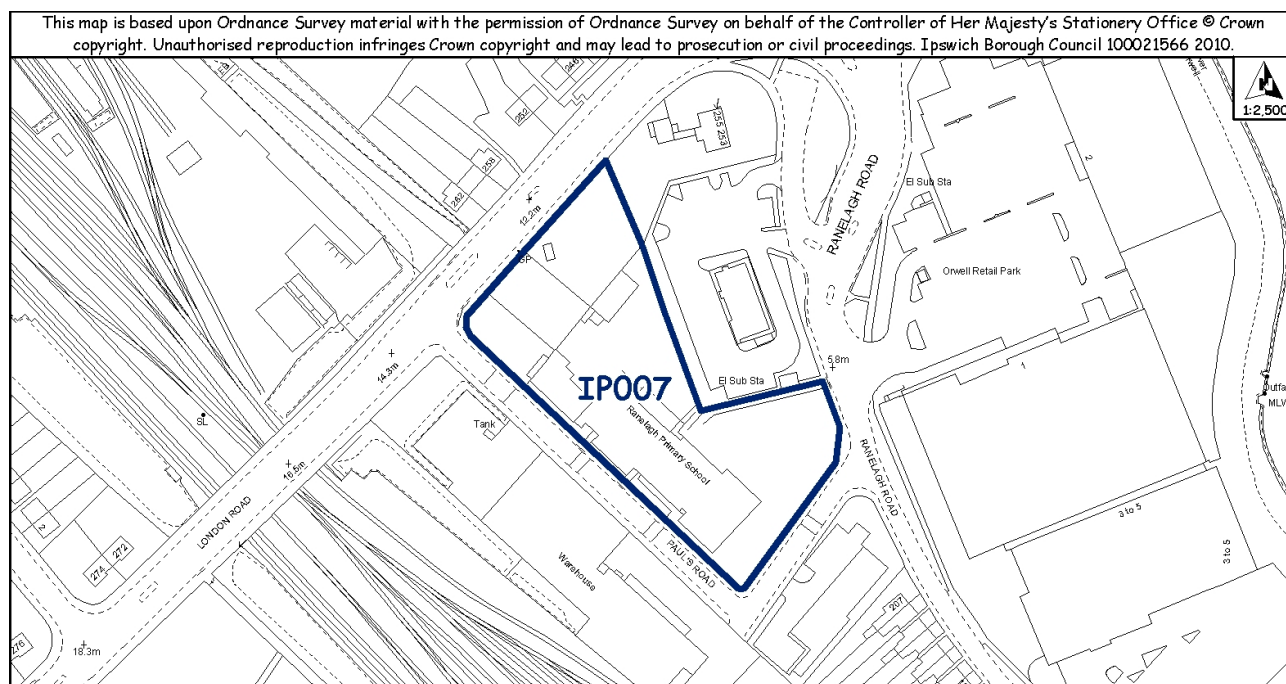
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development around 45dph and there is a reasonable prospect the site will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan, although this is dependent upon the intentions of the current occupiers. Other constraints identified include noise from the railway line.

SITE REF NO: IP007 (Preferred Options ref: UC007)
ADDRESS: Ranelagh School
SITE AREA: 0.69 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	18	Apr 2015- Mar 2020

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	Possible	Other constraints	Yes

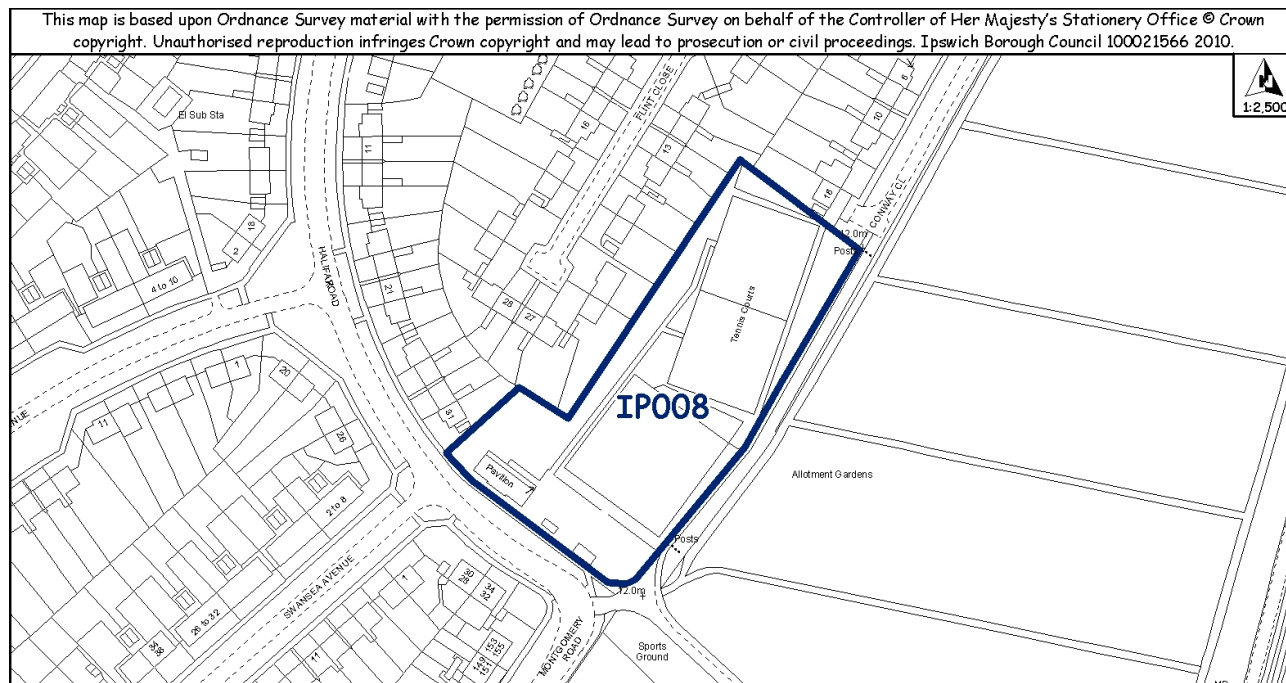
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development, including conversion of the school building, which is identified as an 'other constraint' above. An appropriate density would be around 35dph on 0.5ha of the site, although redevelopment would be dependent upon the relocation of the school and teachers' centre. There is a reasonable prospect the site will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.

SITE REF NO: IP008 (Preferred Options ref: UC008)
ADDRESS: All Weather Area, Halifax Road
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
			Site 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	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

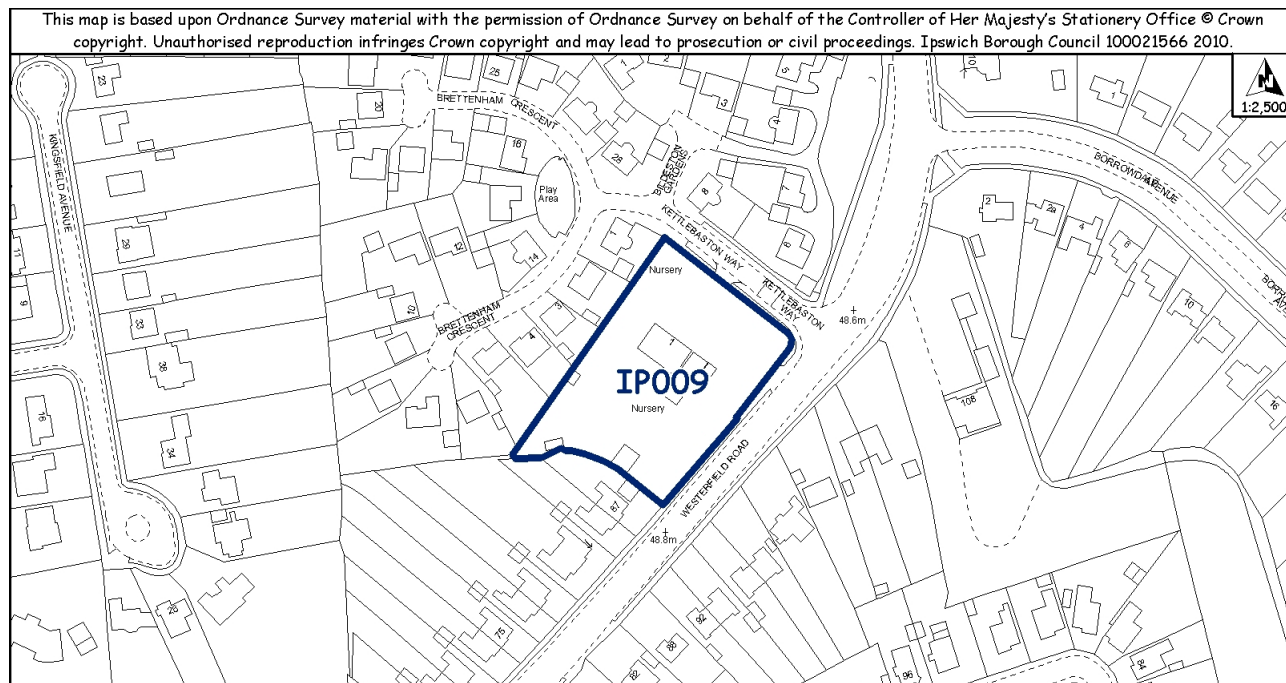
DELIVERABILITY

Suitable	Yes	
Available	No	Site is not available.
Achievable	No	

SUMMARY

The site is not available for any housing development.
--

SITE REF NO: IP009 (Preferred Options ref: UC009)
ADDRESS: Victoria Nurseries, Westerfield Road
SITE AREA: 0.39 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	14	Apr 2015- Mar 2020

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	No	Other constraints	No

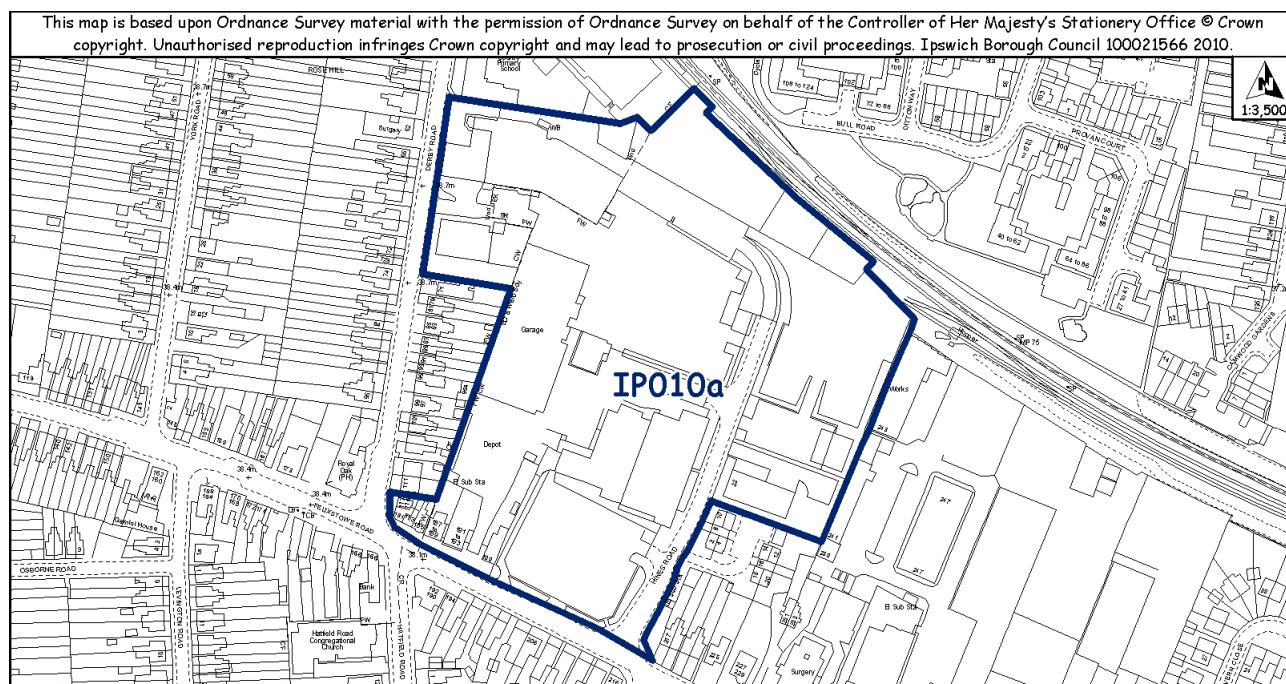
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development around 35dph and there is a reasonable prospect the site will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.

SITE REF NO: IP010a (Preferred Options ref: UC010)
ADDRESS: Co-op Depot, Felixstowe Road
SITE AREA: 3.88 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	110	Apr 2010- Mar 2015

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

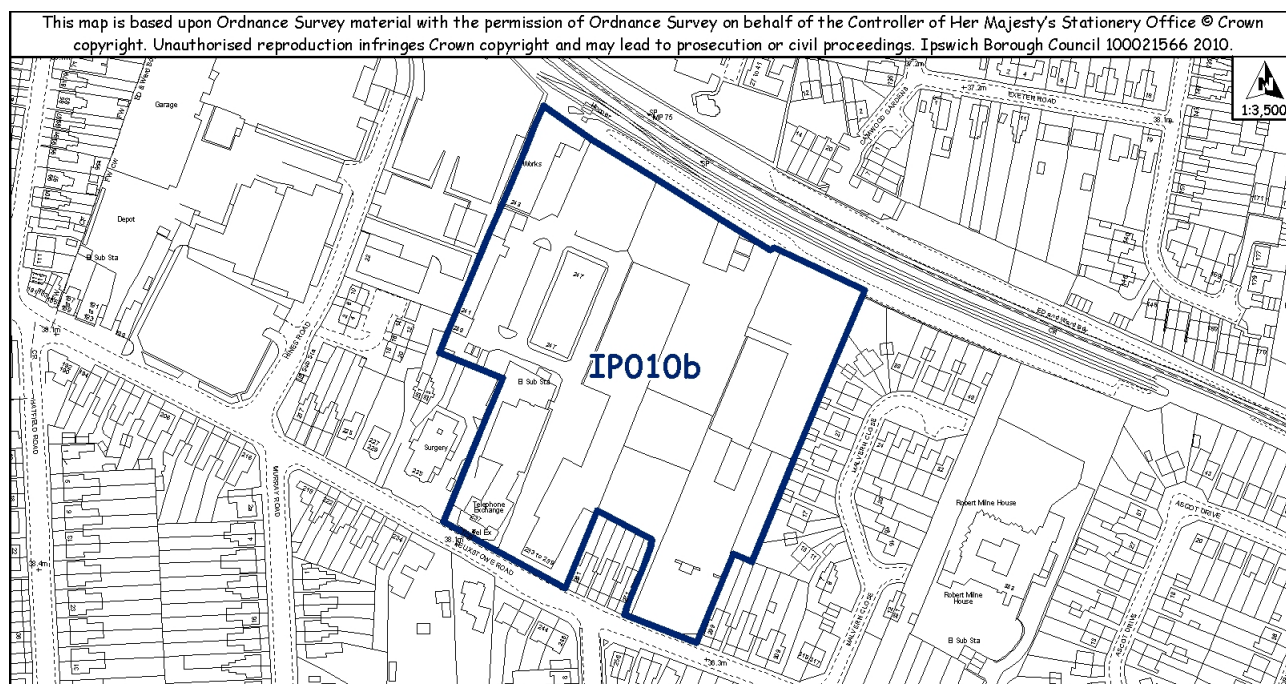
DELIVERABILITY

Suitable	Yes	
Available	Yes	Car showrooms on the site are now vacant and landowner intends to develop.
Achievable	Yes	Reasonable prospect housing will be delivered on site within five 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 around 60% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 110 homes on 2.45ha, while retaining other viable existing uses on the site. Other constraints identified on the site include the need to incorporate viable existing uses into any redevelopment and the noise from the railway line.

SITE REF NO: IP010b (Preferred Options ref: UC010)
ADDRESS: Felixstowe Road
SITE AREA: 2.79 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	75	Apr 2015- Mar 2020

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

DELIVERABILITY

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

SUMMARY

The site is suitable for housing development around 45dph, although redevelopment would be dependant upon the relocation of existing businesses. Other constraints identified include noise from the railway line. There is a reasonable prospect the site could be available and could be developed at a specific point in time, 6-10 years from adoption of the plan.