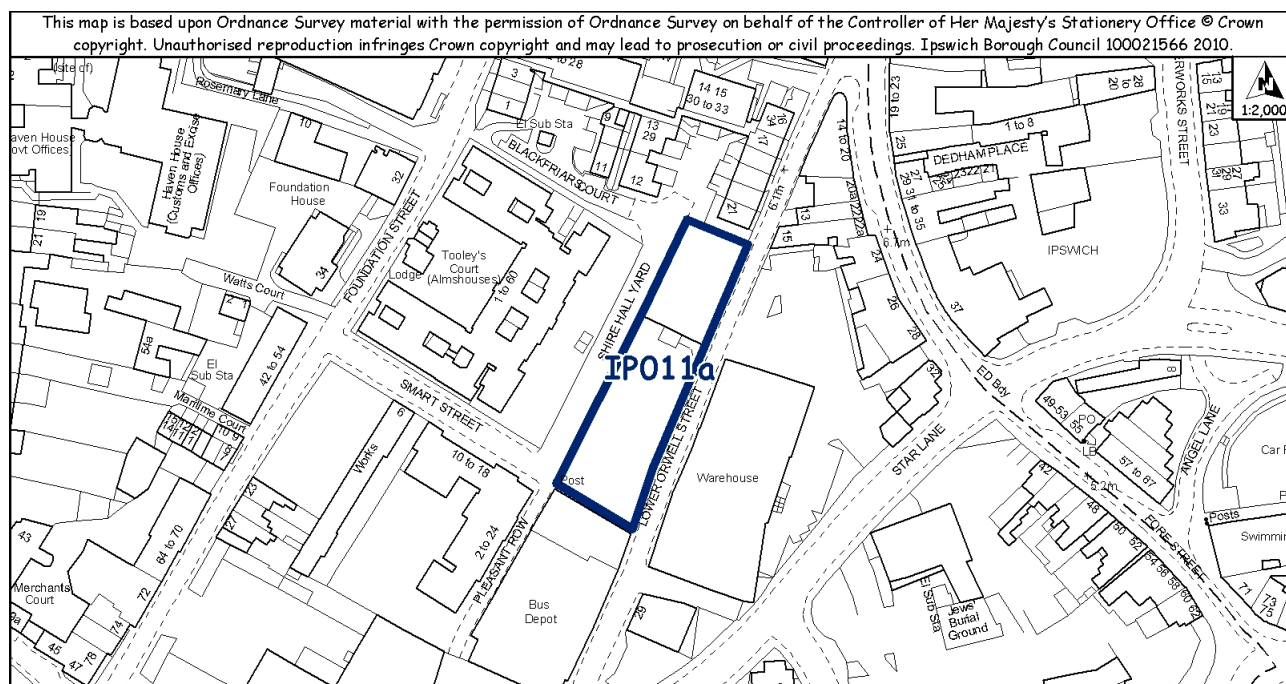


SITE REF NO: IP011a (Preferred Options ref: UC011)
ADDRESS: Smart Street, Foundation Street
SITE AREA: 0.16 ha



SUGGESTED OPTION

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

CONSTRAINTS

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

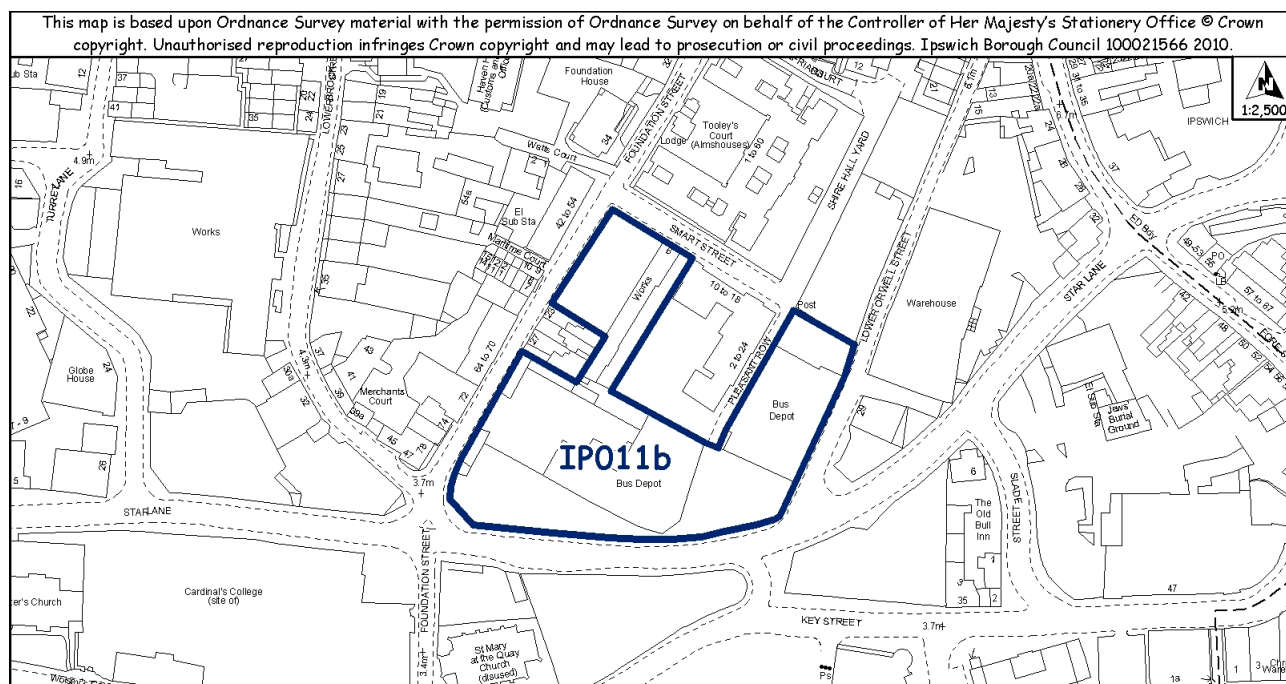
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 124 student accommodation units.
Achievable	Yes	Likely in the form of student accommodation as above.

SUMMARY

The site is available and it is considered that 124 student accommodation units are deliverable within five years from adoption of the plan, although this particular development does not contribute to the total student dwelling delivery in terms of student dwelling numbers.

SITE REF NO: IP011b (Preferred Options ref: UC011)
ADDRESS: Smart Street, Foundation Street
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
80	H	61	Apr 2015- Mar 2020

CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Part within
AQMA within or close to	Part within	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	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	No

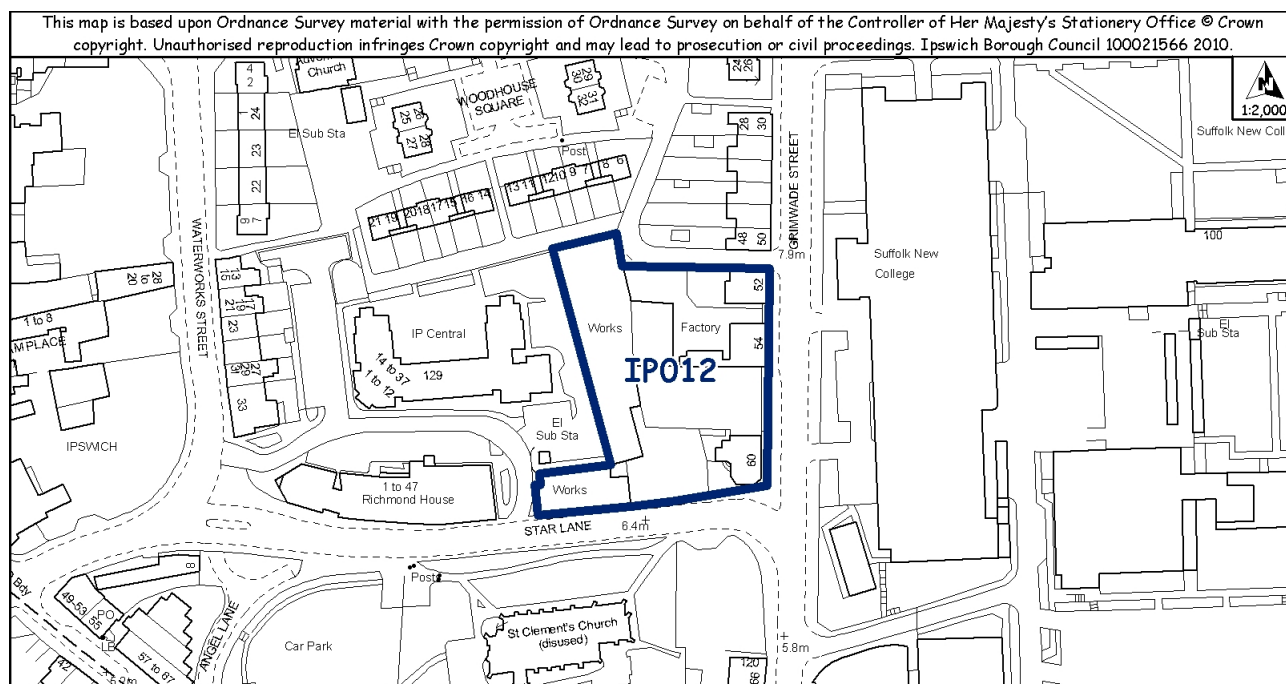
DELIVERABILITY

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: IP012 (Preferred Options ref: UC012)
ADDRESS: Peter's Ice Cream
SITE AREA: 0.32 ha



SUGGESTED OPTION

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

CONSTRAINTS

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

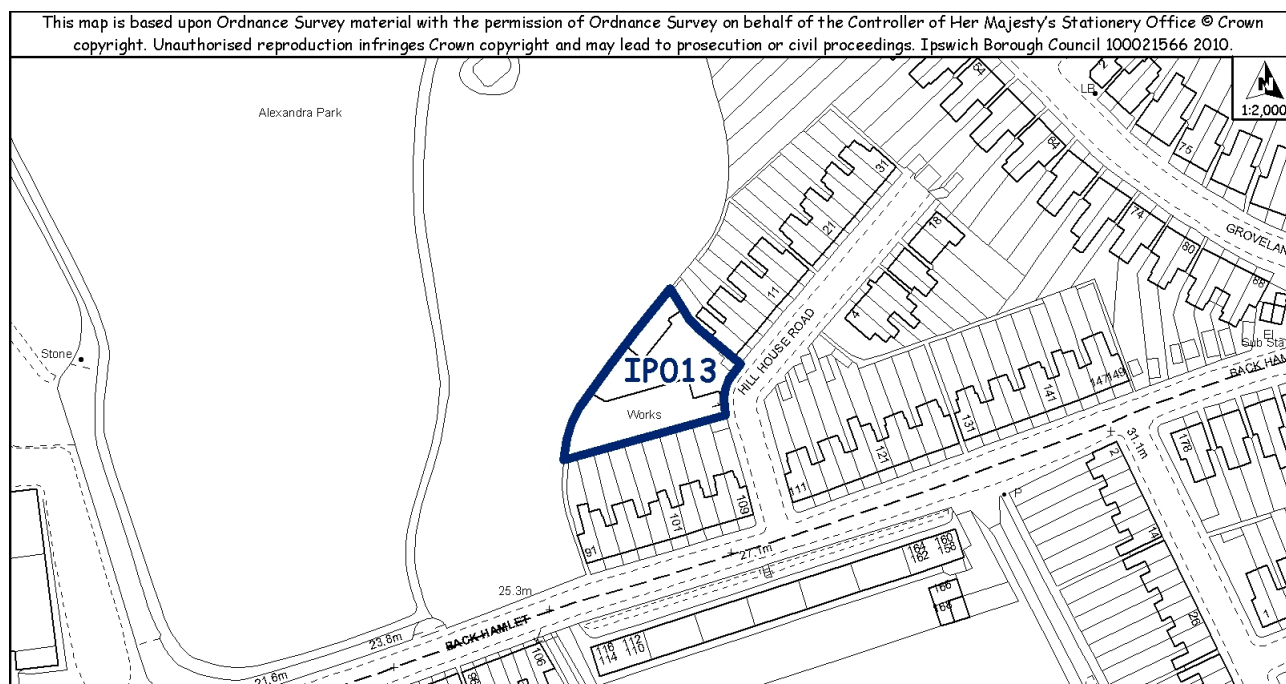
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has a resolution to grant planning permission for 397 student accommodation units.
Achievable	Yes	Likely in the form of student accommodation as above.

SUMMARY

The site is available and it is considered that 68 student dwellings (397 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: IP013 (Preferred Options ref: UC013)
ADDRESS: Hill House Road
SITE AREA: 0.10 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	5	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	No

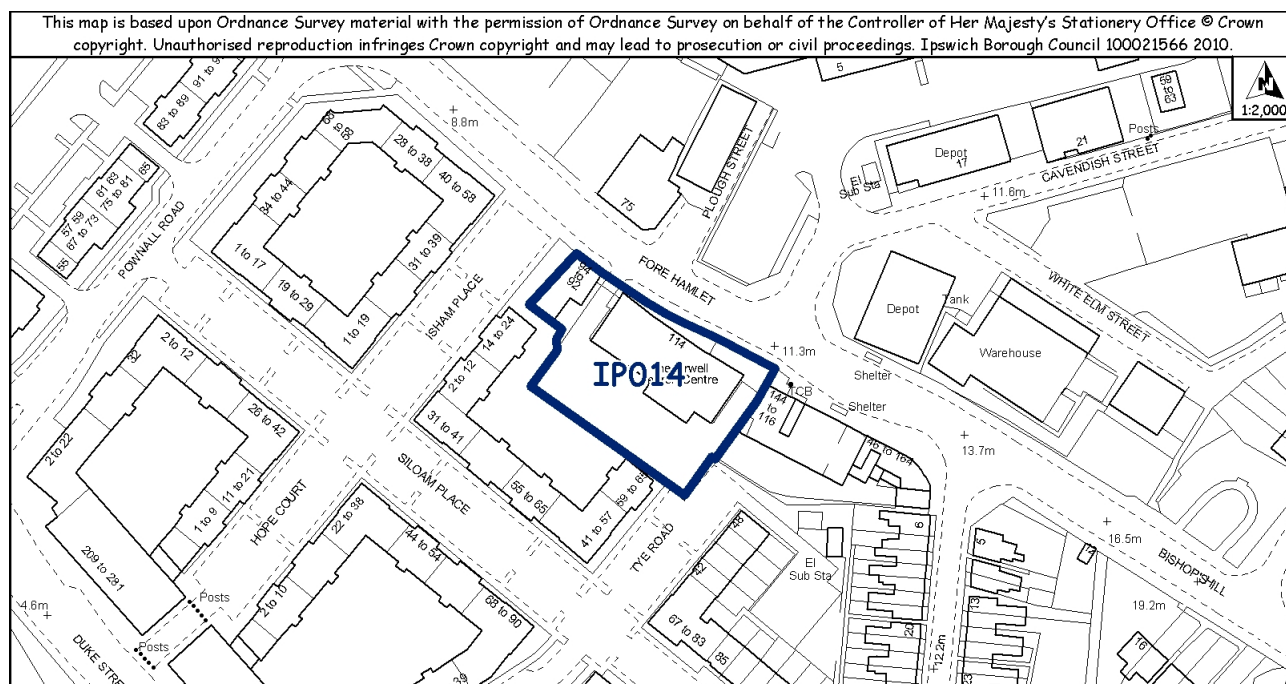
DELIVERABILITY

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 45dph. Redevelopment is dependent upon the relocation of the existing business. 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: IP014 (Preferred Options ref: UC014)
ADDRESS: Orwell Church
SITE AREA: 0.21 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	23	Apr 2010- Mar 2015

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Part within	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

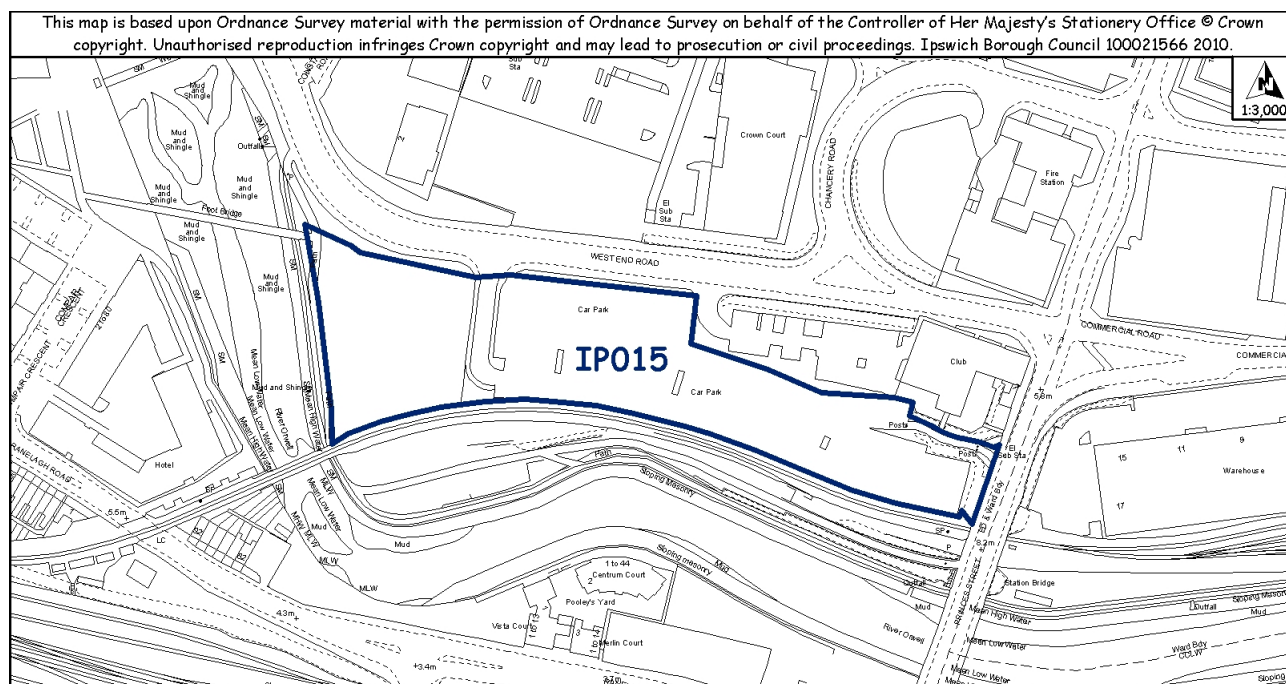
DELIVERABILITY

Suitable	Yes	
Available	Yes	Although the site is currently in use, there is a reasonable prospect the site will be available for development within 1-5 years.
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 within five years of adoption of the plan. It is suggested that 100% of the site is delivered for high-density housing at 110dph giving an indicative capacity of 23 homes.

SITE REF NO: IP015 (Preferred Options ref: UC015)
ADDRESS: West End Road Surface Car Park
SITE AREA: 1.22 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	27	Apr 2015- Mar 2020

CONSTRAINTS

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

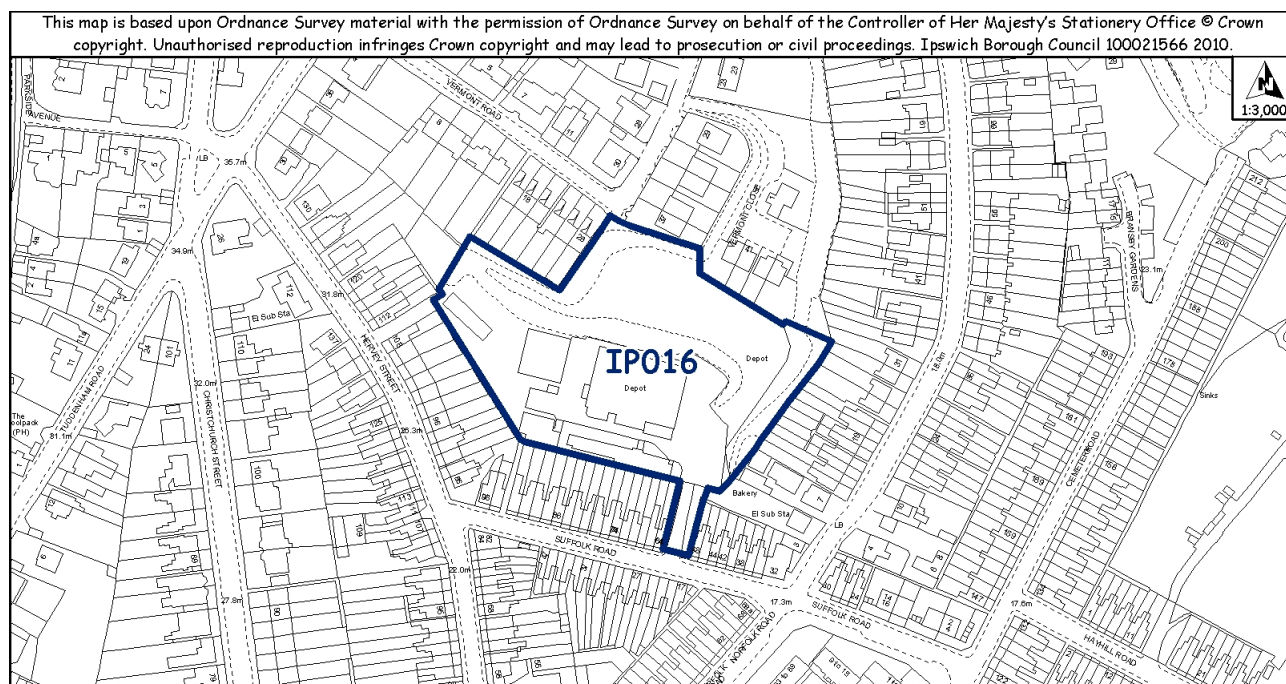
DELIVERABILITY

Suitable	Yes	Although should be considered alongside site IP083.
Available	No	Existing economic use as a car park.
Achievable	No	Would ideally be part of a larger redevelopment.

SUMMARY

The site is suitable for housing development as part of a larger redevelopment, which is dependent upon the provision of a new car park. 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. It is suggested that 20% of the site is delivered for high-density housing at 110dph giving an indicative capacity of 27 homes. Any redevelopment on the site should also be considered alongside site IP083, Banks of the river, upriver from Princes Street. It should also be noted there is a medium pressure Transco pipeline through the site.

SITE REF NO: IP016 (Preferred Options ref: UC016)
ADDRESS: Funeral Directors, Suffolk Road
SITE AREA: 1.04 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	34	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	Yes
Contaminated	Yes	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

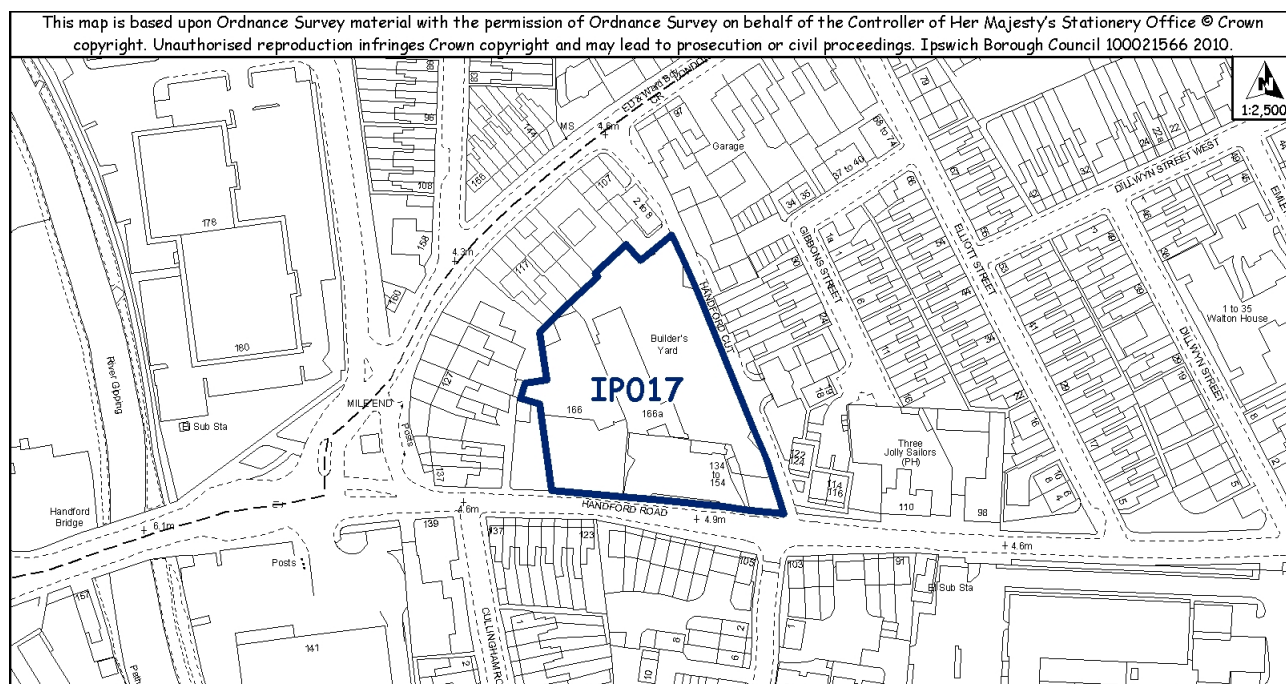
DELIVERABILITY

Suitable	Yes	
Available	Yes	Subject to relocation of existing businesses.
Achievable	Yes	At a low density.

SUMMARY

The site is available subject to relocation of existing businesses and it is considered that there is a reasonable prospect housing will be delivered on site within five years of adoption of the plan. Other constraints identified include the site being within 250-metre buffer zone for the closed landfill site at Cemetery Road and the fact that the site is very undulating in nature. It is suggested that 100% of the site is delivered for low-density housing at 35dph giving an indicative capacity of 34 homes on 0.97ha of the site.

SITE REF NO: IP017 (Preferred Options ref: UC017)
ADDRESS: Land West of Handford Cut
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 Deliverable

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

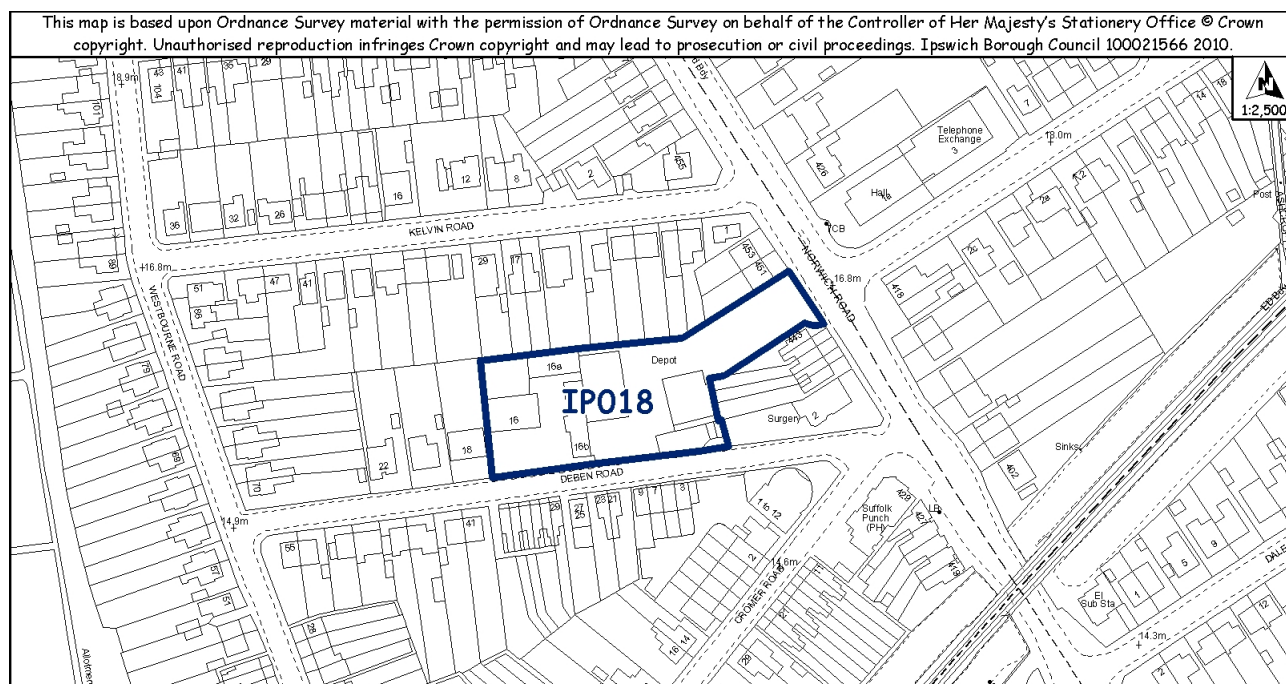
DELIVERABILITY

Suitable	Yes	
Available	No	Site is in multiple ownership.
Achievable	No	

SUMMARY

The site is suitable for housing development but is currently in multiple ownership and it is less likely the site will be available within the first ten years of the plan. Should the site be deliverable we would suggest 100% medium-density housing, giving an indicative capacity of 22 homes.

SITE REF NO: IP018 (Preferred Options ref: UC018)
ADDRESS: Deben Road
SITE AREA: 0.36 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	16	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	Nearby
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	Possible	Other constraints	No

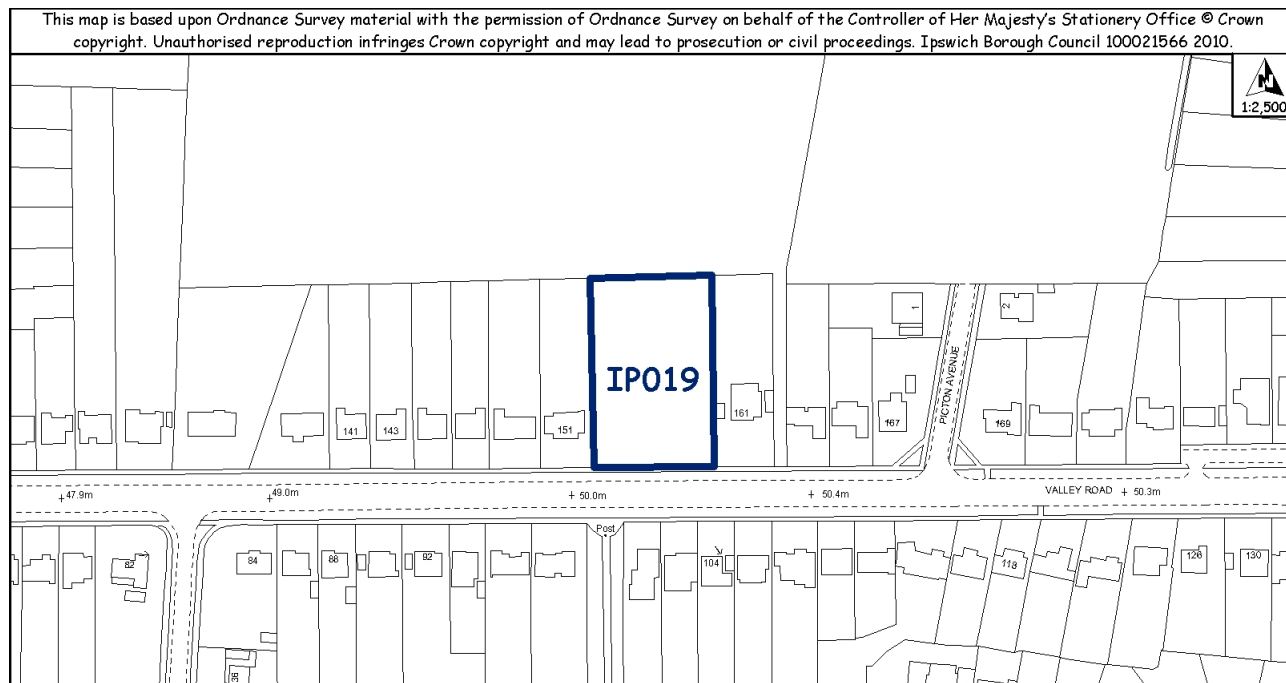
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site could be available at a specific point in time. 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 at around 45dph. Redevelopment is dependent upon the relocation of the existing businesses. There is a reasonable prospect the site could be available and developed at a specific point in time, 6-10 years from adoption of the plan.
--

SITE REF NO: IP019 (Preferred Options ref: UC019)
ADDRESS: 153-159 Valley Road
SITE AREA: 0.25 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
			Planning permission implemented

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

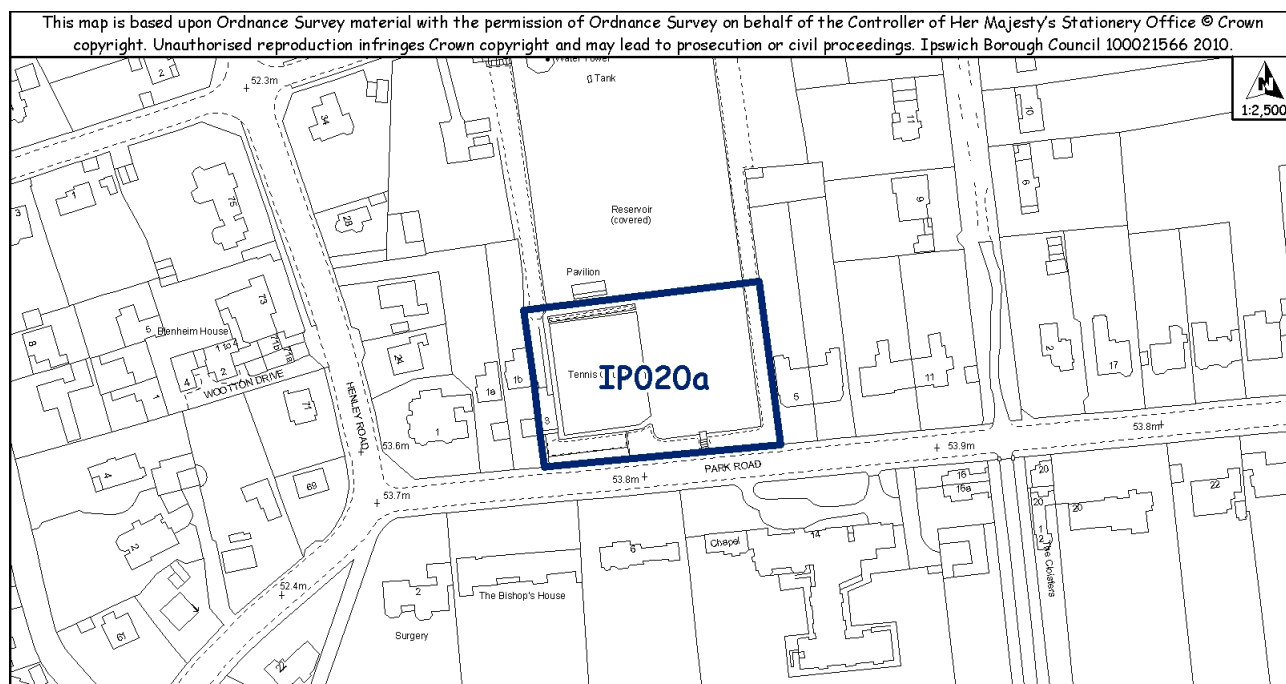
DELIVERABILITY

Suitable	Yes	
Available	Yes	
Achievable	Yes	

SUMMARY

The planning permission for residential development on this site has been implemented.
--

SITE REF NO: IP020a (Preferred Options ref: UC020)
ADDRESS: Water Tower
SITE AREA: 0.41 ha



SUGGESTED OPTION

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

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

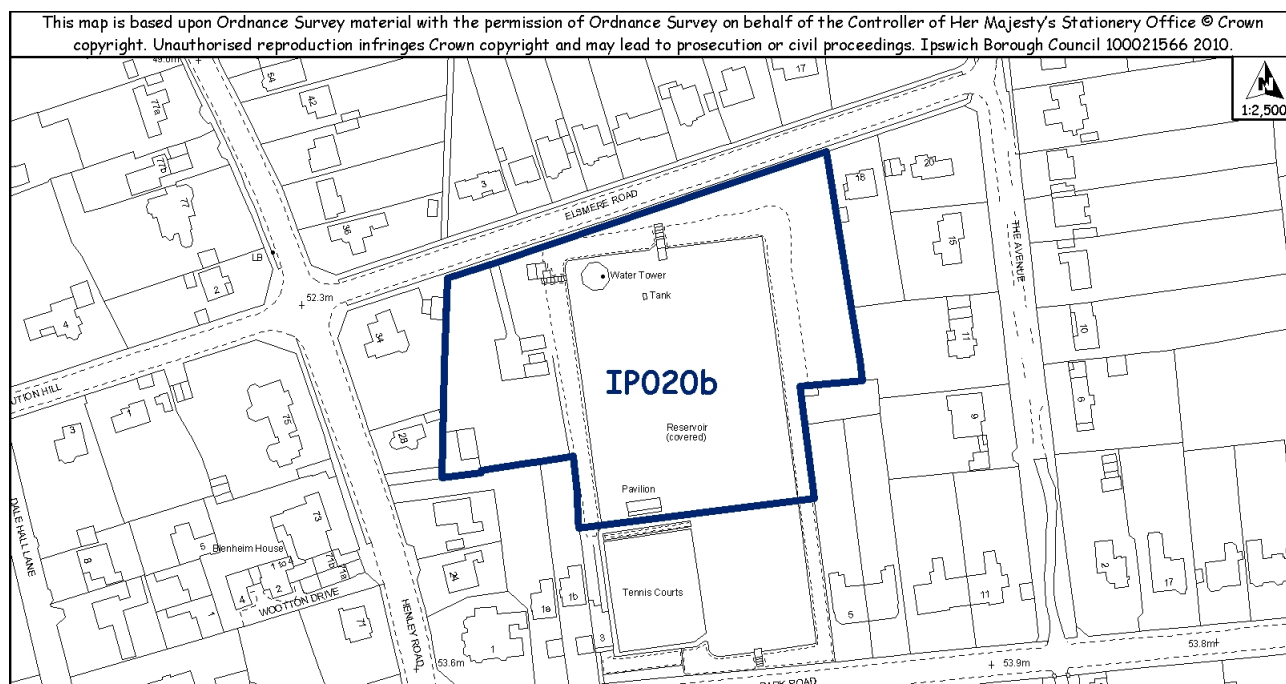
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 6 dwellings.
Achievable	Yes	Likely in the form above.

SUMMARY

This part of the site is available and it is considered that 6 dwellings are deliverable through the implementation of the existing planning permission and this is deliverable within five years.
--

SITE REF NO: IP020b (Preferred Options ref: UC020)
ADDRESS: Water Tower, Park Road
SITE AREA: 1.20 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L	42	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	Yes	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 at around 35dph in line with recent development on the nearby site on Westerfield Road, reference IP009. 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.