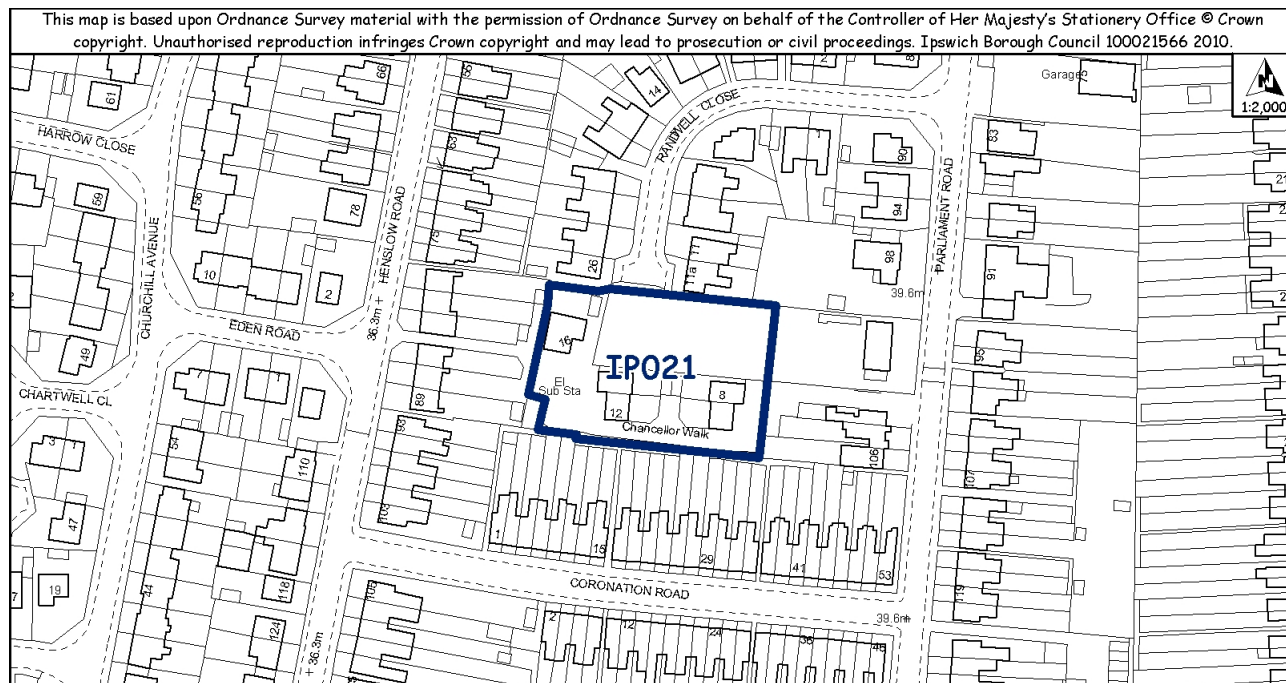


**SITE REF NO: IP021** (Preferred Options ref: UC021)  
**ADDRESS: Randwell Close**  
**SITE AREA: 0.24 ha**



#### SUGGESTED OPTION

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

#### CONSTRAINTS

Access and Highways		Flood Zones 2 or 3	
AQMA within or close to		Listed buildings or adjacent to	
Area of Archaeological Importance		Recreation and open space	
Conservation Area		TPO on site or nearby	
Contaminated		Wildlife site or adjacent to	
Existing use		Other constraints	

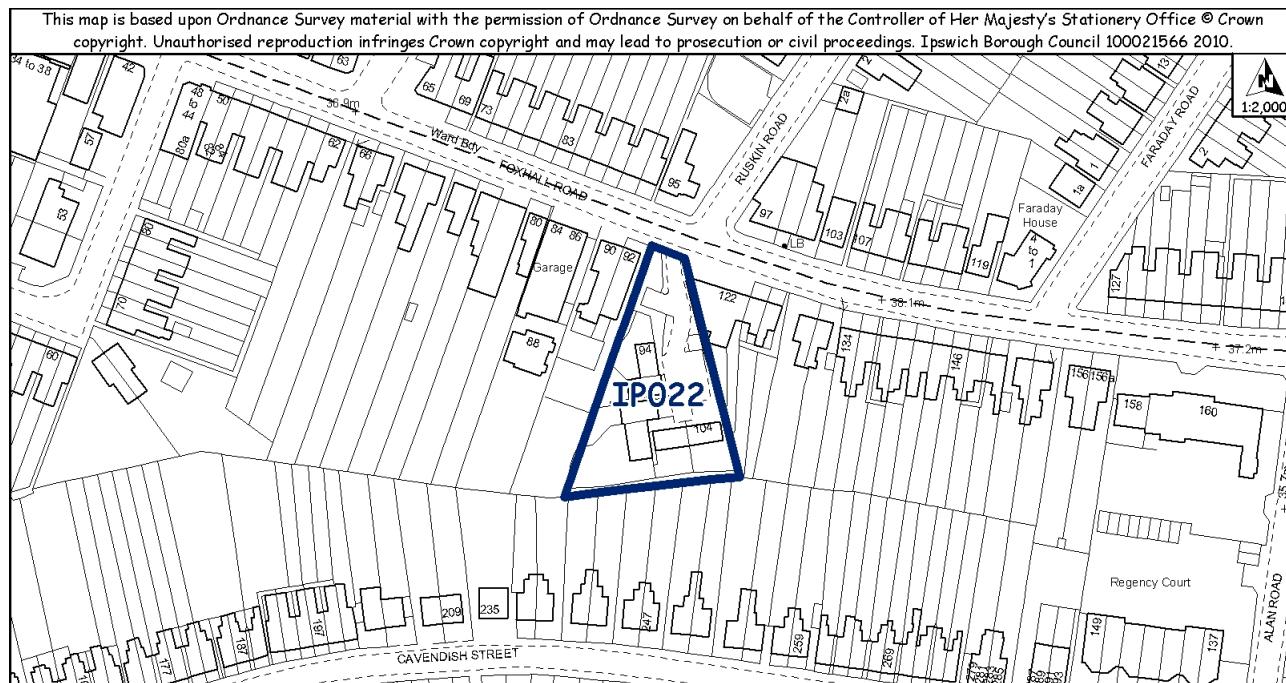
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	
Achievable	Yes	

#### SUMMARY

The planning permission for five dwellings has been implemented and the site completed.
---

**SITE REF NO: IP022** (Preferred Options ref: UC023)  
**ADDRESS: 94 Foxhall Road**  
**SITE AREA: 0.17 ha**



#### SUGGESTED OPTION

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

#### CONSTRAINTS

Access and Highways		Flood Zones 2 or 3	
AQMA within or close to		Listed buildings or adjacent to	
Area of Archaeological Importance		Recreation and open space	
Conservation Area		TPO on site or nearby	
Contaminated		Wildlife site or adjacent to	
Existing use		Other constraints	

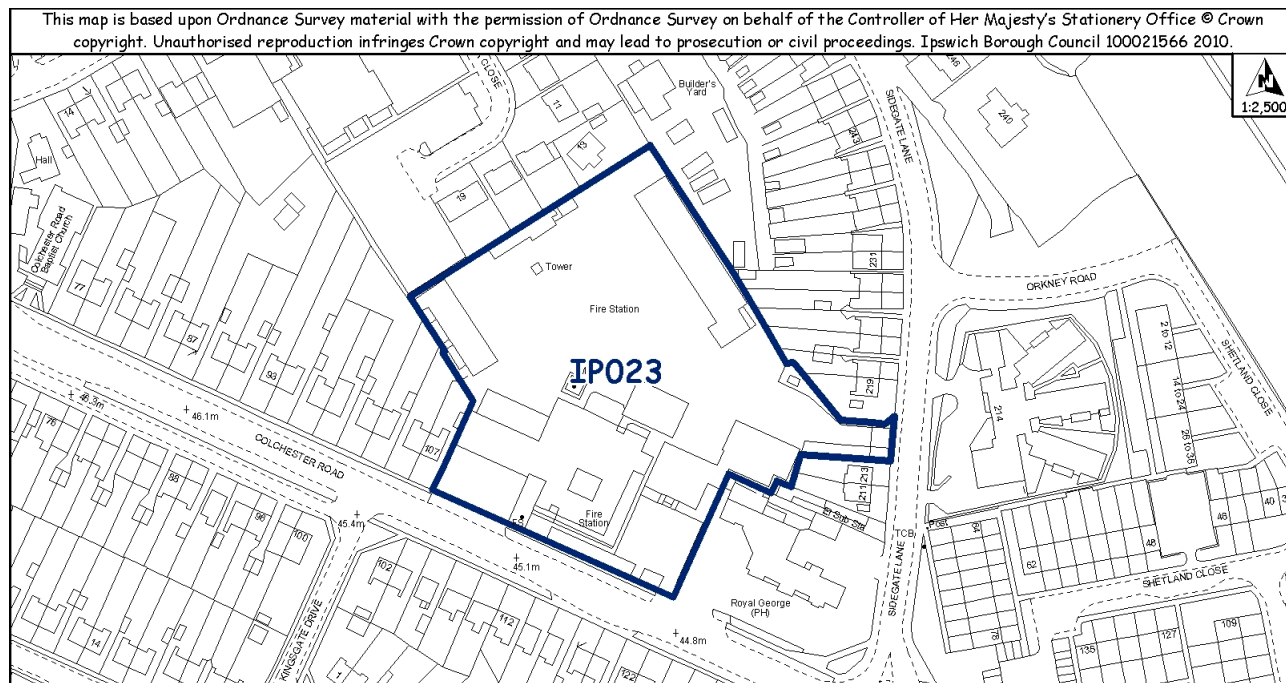
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	
Achievable	Yes	

#### SUMMARY

The planning permission for six dwellings has been implemented and the site completed.
--

**SITE REF NO: IP023** (Preferred Options ref: UC024)  
**ADDRESS: Fire Station, Colchester Road**  
**SITE AREA: 1.21 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	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

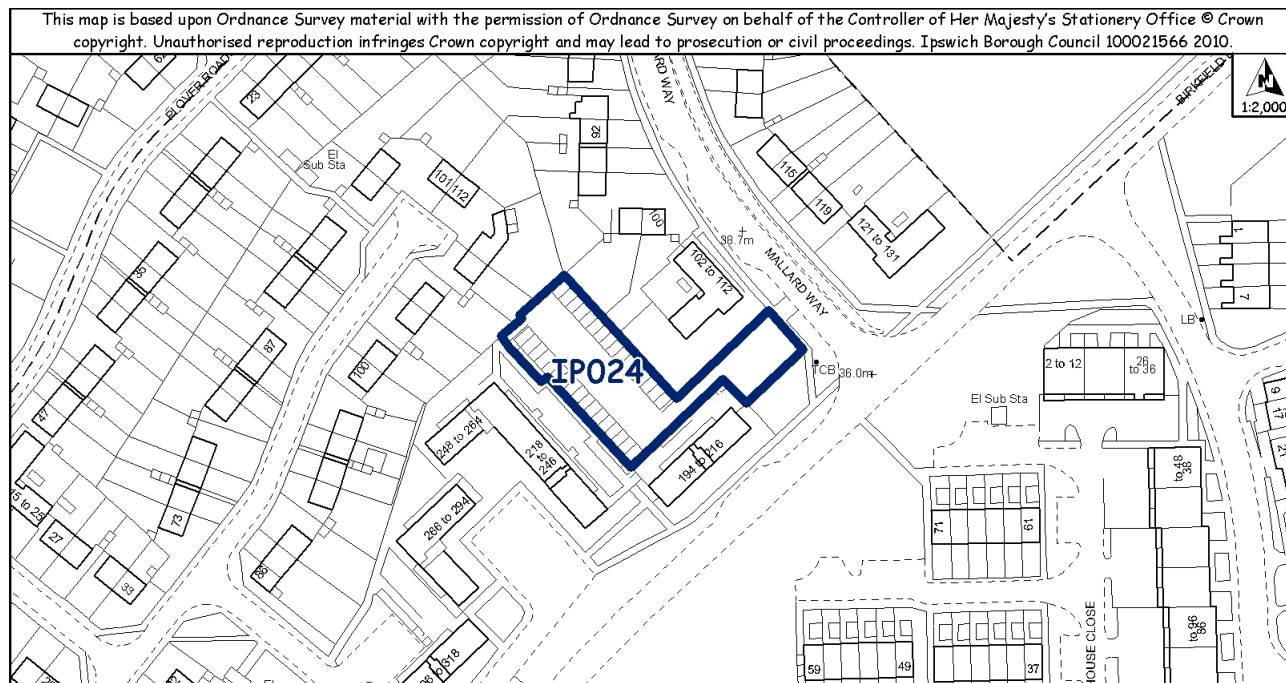
#### DELIVERABILITY

Suitable	Yes	
Available	No	Continued existing use as a fire station.
Achievable	No	

#### SUMMARY

The site is suitable for housing development, however given the importance of the existing use as a fire station and that the site is unavailable, housing development is less likely within the first ten years of the plan.

**SITE REF NO: IP024** (Preferred Options ref: UC025)  
**ADDRESS: Mallard Way Garages**  
**SITE AREA: 0.14 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	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

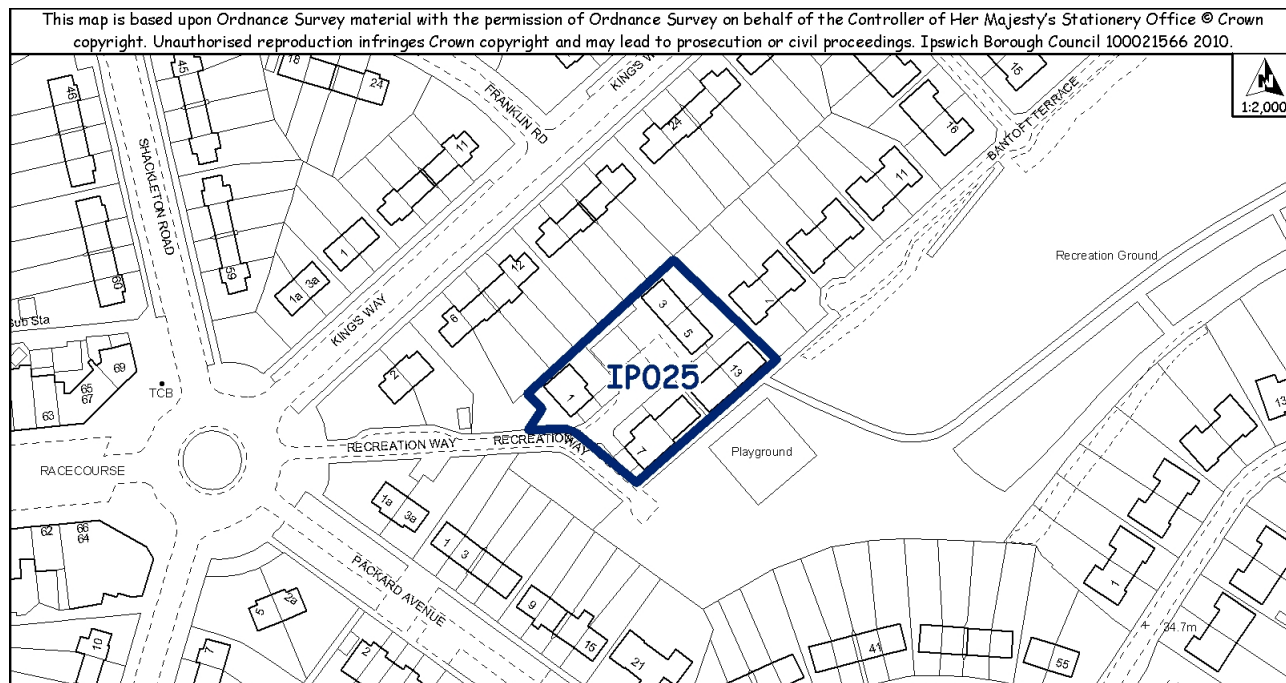
#### DELIVERABILITY

Suitable	Yes	Site is located within a residential area.
Available	No	Reasonable prospect site will be available at a specific point in time.
Achievable	No	Poor access is a significant constraint.

#### SUMMARY

The site is suitable for housing development, however poor access is a significant constraint.
--

**SITE REF NO: IP025** (Preferred Options ref: UC026)  
**ADDRESS: Former Garages, Recreation Way**  
**SITE AREA: 0.19 ha**



#### SUGGESTED OPTION

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

#### CONSTRAINTS

Access and Highways		Flood Zones 2 or 3	
AQMA within or close to		Listed buildings or adjacent to	
Area of Archaeological Importance		Recreation and open space	
Conservation Area		TPO on site or nearby	
Contaminated		Wildlife site or adjacent to	
Existing use		Other constraints	

#### DELIVERABILITY

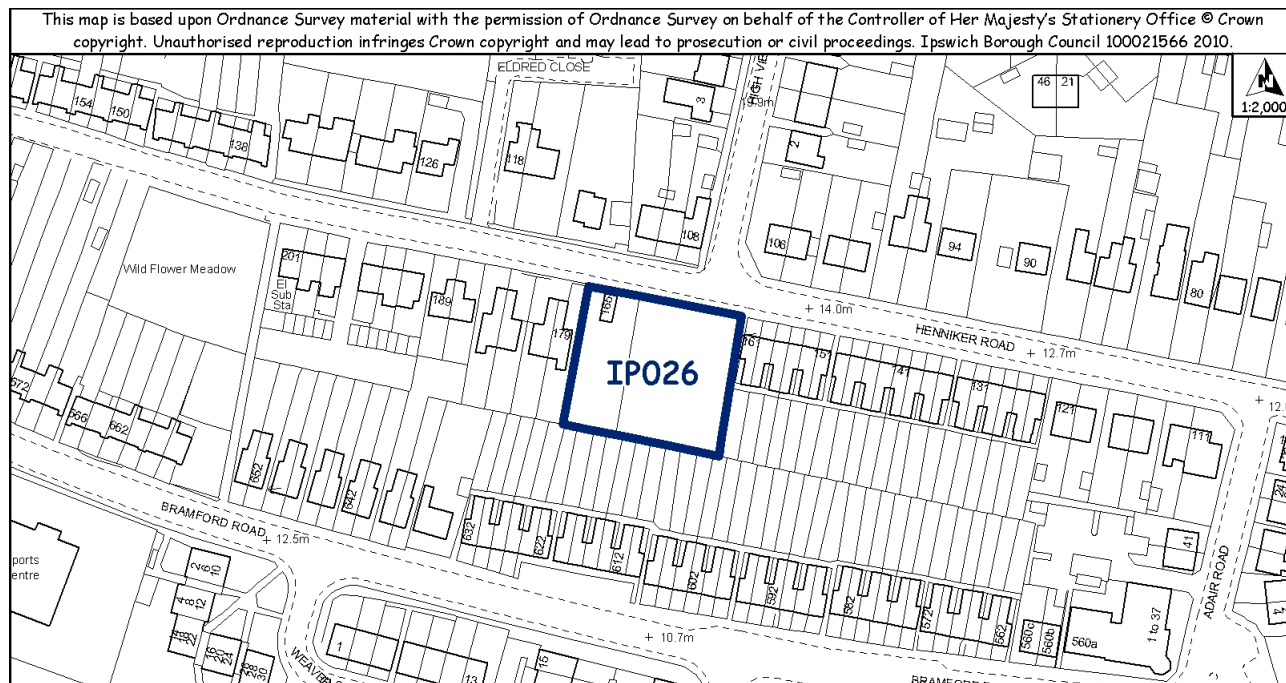
Suitable	Yes	
Available	Yes	
Achievable	Yes	

#### SUMMARY

The planning permission for seven dwellings has been implemented and the site completed.
--



**SITE REF NO: IP026** (Preferred Options ref: UC027)  
**ADDRESS: 163 & 165 Henniker Road**  
**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
			Not Deliverable

#### 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	Possible	Other constraints	No

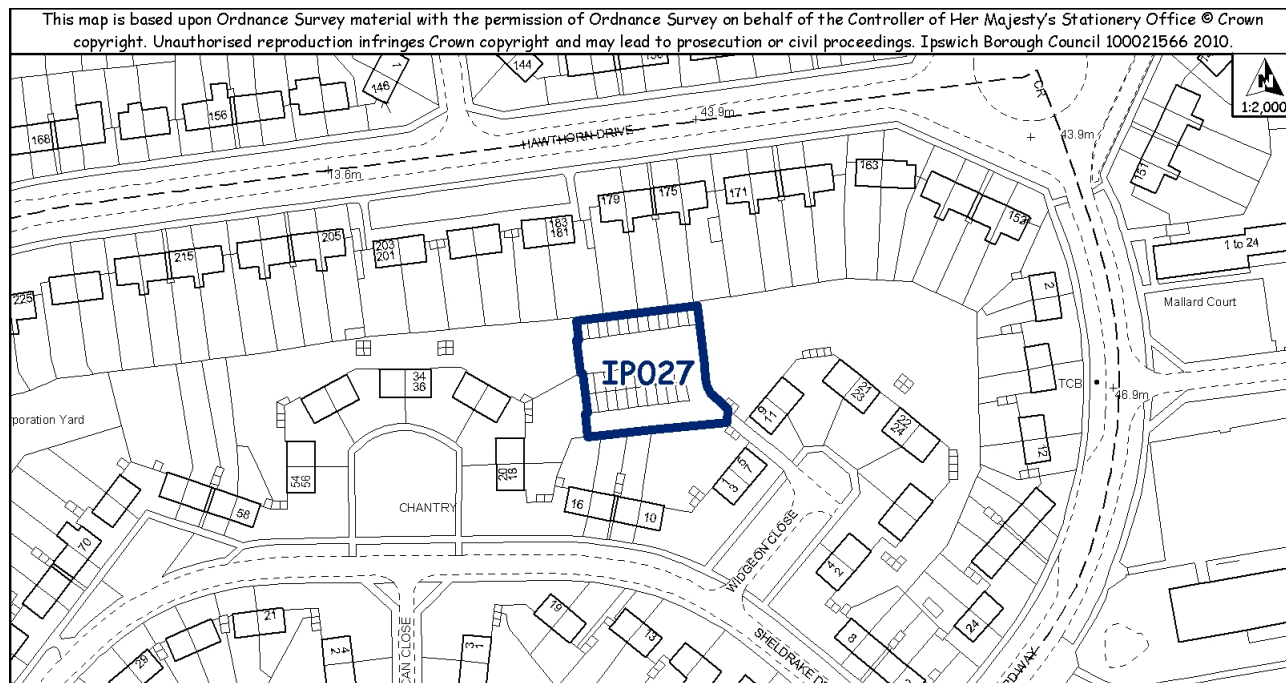
#### DELIVERABILITY

Suitable	Yes	
Available	No	In current use for Gypsy and Traveller accommodation.
Achievable	No	

#### SUMMARY

The site is suitable for housing development, however the site is less likely to be available over the first ten years of the plan as it is in current use for Gypsy and Traveller accommodation.
---

**SITE REF NO: IP027** (Preferred Options ref: UC028)  
**ADDRESS: Widgeon Close Garages**  
**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
			Not Deliverable

#### 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	Possible	Other constraints	No

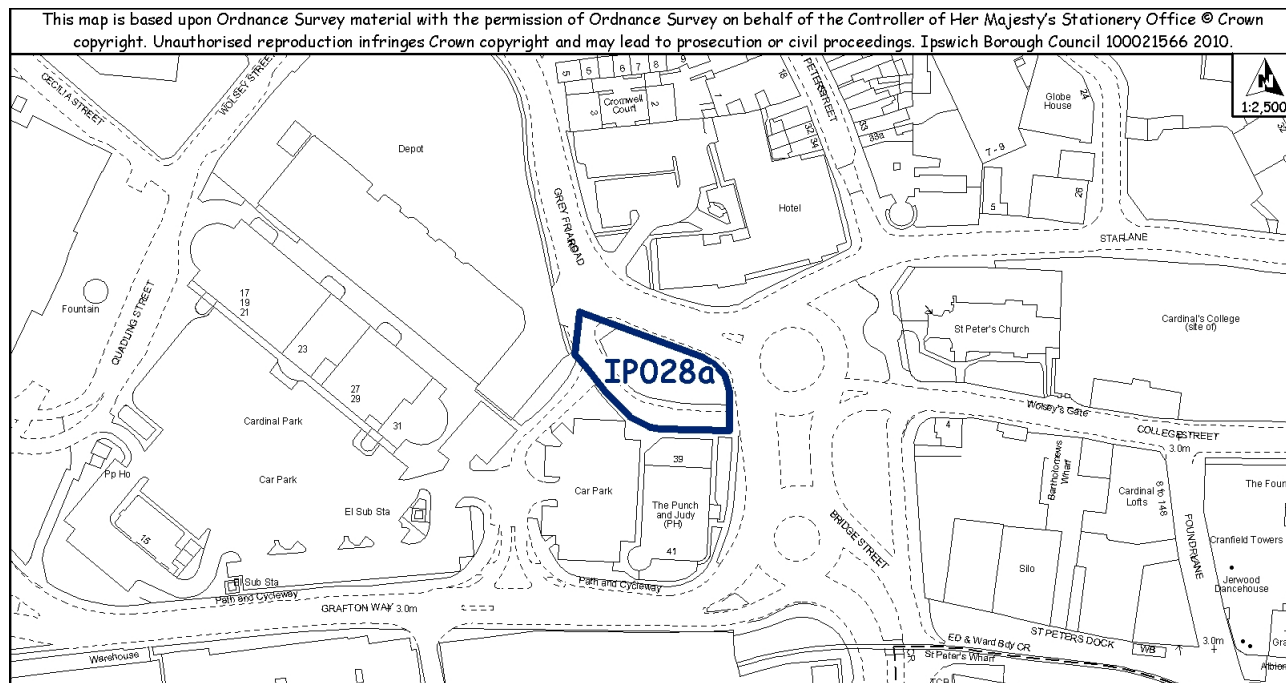
#### DELIVERABILITY

Suitable	Yes	Site is located within a residential area.
Available	No	Reasonable prospect site will be available at a specific point in time, although garages currently in active use.
Achievable	No	Poor access is a significant constraint.

#### SUMMARY

The site is suitable for housing development, however poor access is a significant constraint.
--

**SITE REF NO: IP028a** (Preferred Options ref: UC029)  
**ADDRESS: Land West of Greyfriars Road**  
**SITE AREA: 0.06 ha**



#### SUGGESTED OPTION

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

#### DELIVERABILITY

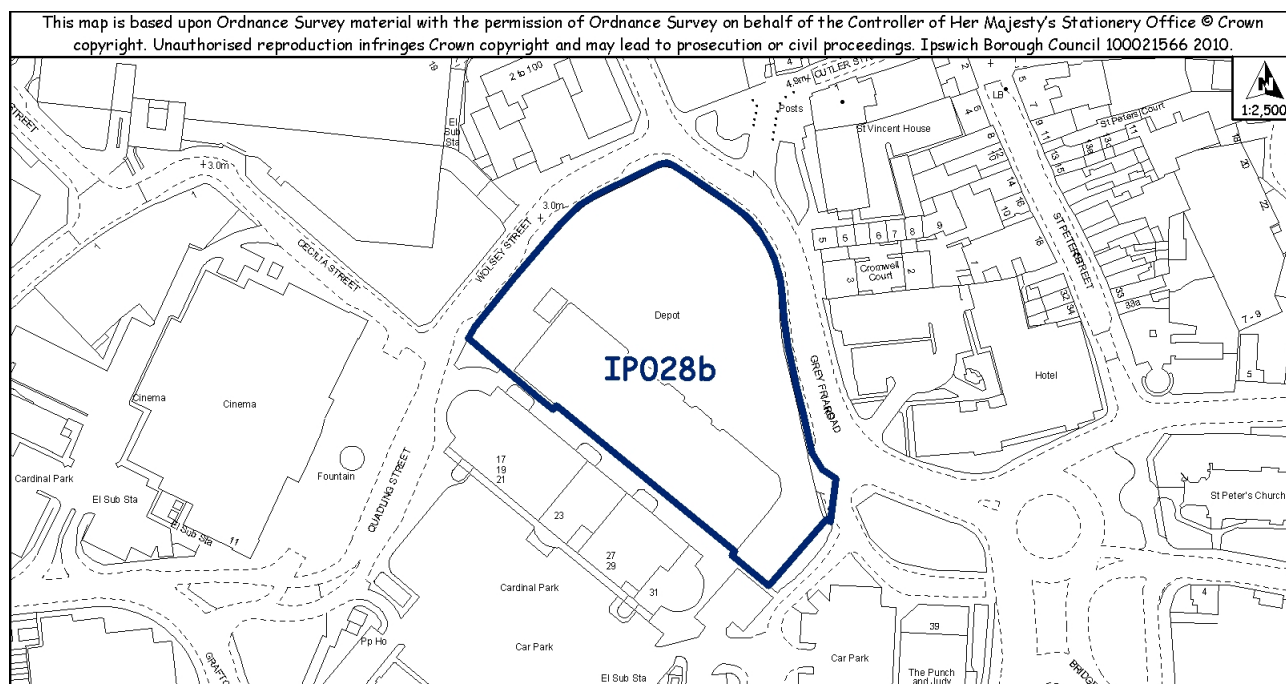
Suitable	Yes	
Available	Yes	Site has planning permission for 14 dwellings.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 years.

#### SUMMARY

The site is suitable for housing development and has a planning permission for 14 dwellings. The site is adjacent to a scheduled ancient monument however there is a reasonable prospect the site could be developed within 1-5 years of adoption of the plan.
--



**SITE REF NO: IP028b** (Preferred Options ref: UC029)  
**ADDRESS: Land West of Greyfriars Road (Jewsons)**  
**SITE AREA: 0.97 ha**



## SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	21	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	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Yes

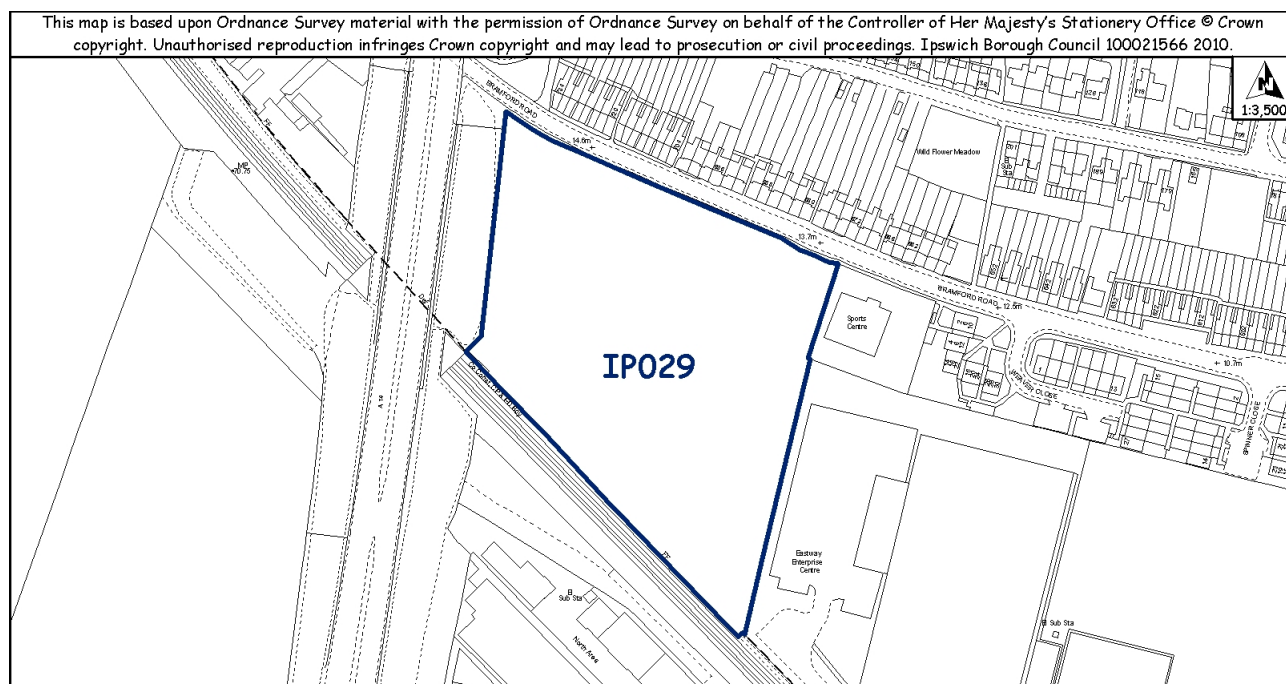
## DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, dependent upon relocation of existing business.
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 development, however redevelopment would be dependant upon the relocation of the existing business. 20% housing, giving an indicative capacity of 21 homes is suggested due to the close proximity to existing leisure uses and its impact on a scheduled ancient monument. However, there are noise constraints identified. 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: IP029** (Preferred Options ref: UC030)  
**ADDRESS: Land opposite 674-734 Bramford Road**  
**SITE AREA: 2.26 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	M	51	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	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

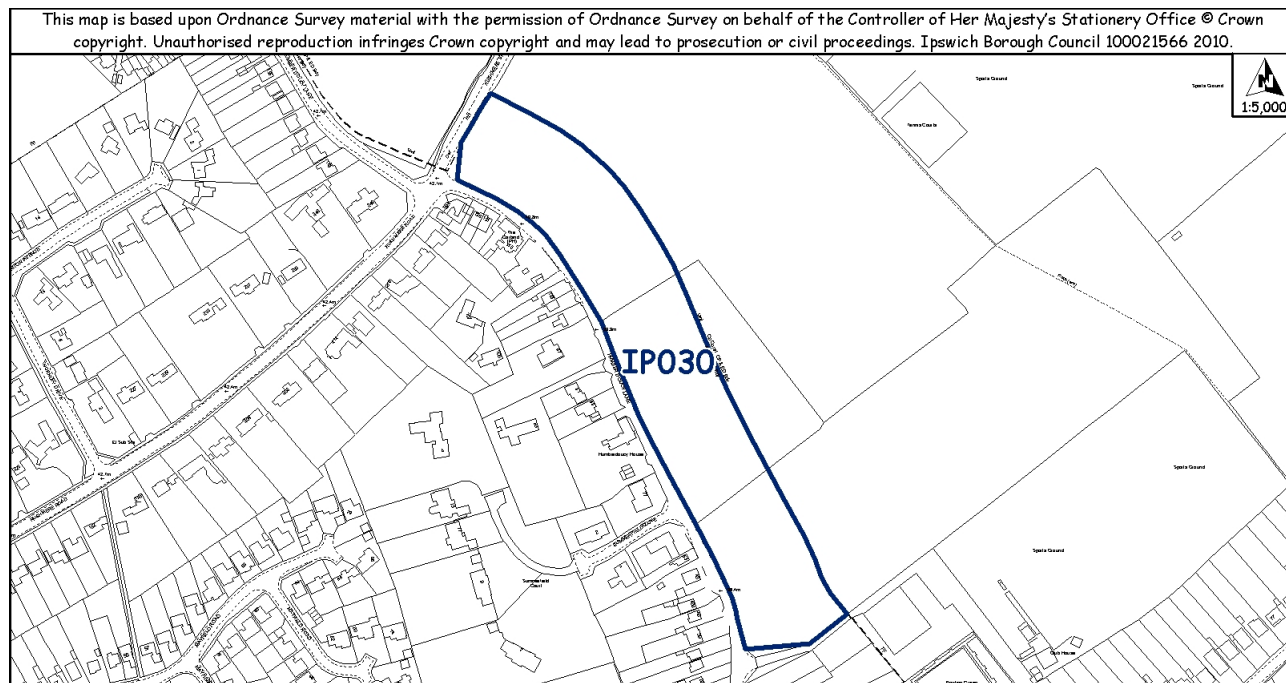
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	Vacant scrubland.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 years.

#### SUMMARY

The site is suitable for housing development and is available now. It is suggested that 50% of the site is delivered for medium-density housing at 45dph giving an indicative capacity of 51 homes, as there is the need to take into account the close proximity of the A14 and the main railway line.

**SITE REF NO: IP030** (Preferred Options ref: UC031)  
**ADDRESS: Land at Humber Doucy Lane**  
**SITE AREA: 2.48 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	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	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

#### DELIVERABILITY

Suitable	Yes	Although this is dependent on drainage constraints being overcome.
Available	Yes	Current use is for agricultural purposes.
Achievable	No	Drainage concerns and realistically most likely would come forward as part of a larger scheme.

#### SUMMARY

The site may be suitable for housing development depending on concerns over drainage. If the site were to be suitable for housing development it realistically most likely would come forward as part of a larger scheme.