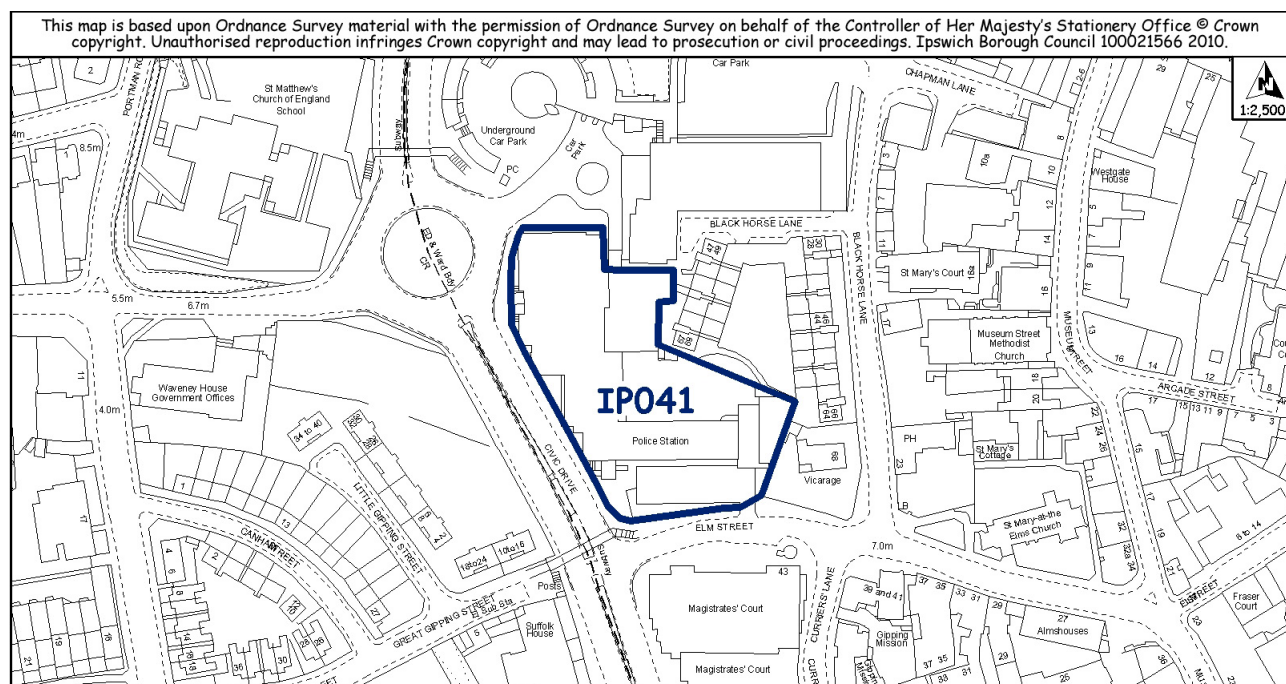


SITE REF NO: IP041 (Preferred Options ref: UC042)
ADDRESS: Civic Centre Area / Civic Drive
SITE AREA: 0.52 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	29	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	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	Possible

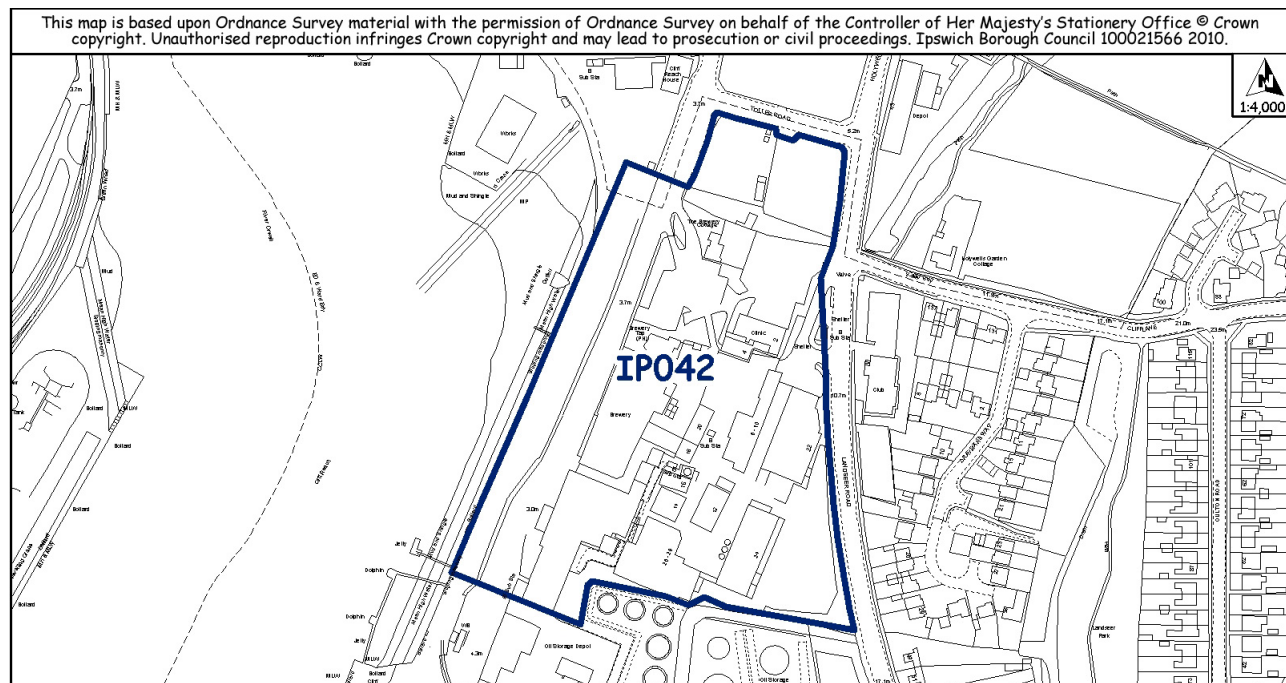
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although dependent upon relocation of the police station.
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 mixed use redevelopment. 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, although this is dependent upon relocation of the police station. There are possible noise constraints for any future redevelopment.

SITE REF NO: IP042 (Preferred Options ref: UC043)
ADDRESS: Land between Cliff Quay and Landseer Road
SITE AREA: 3.78 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	Yes
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	Adjacent
Existing use	Yes	Other constraints	Yes

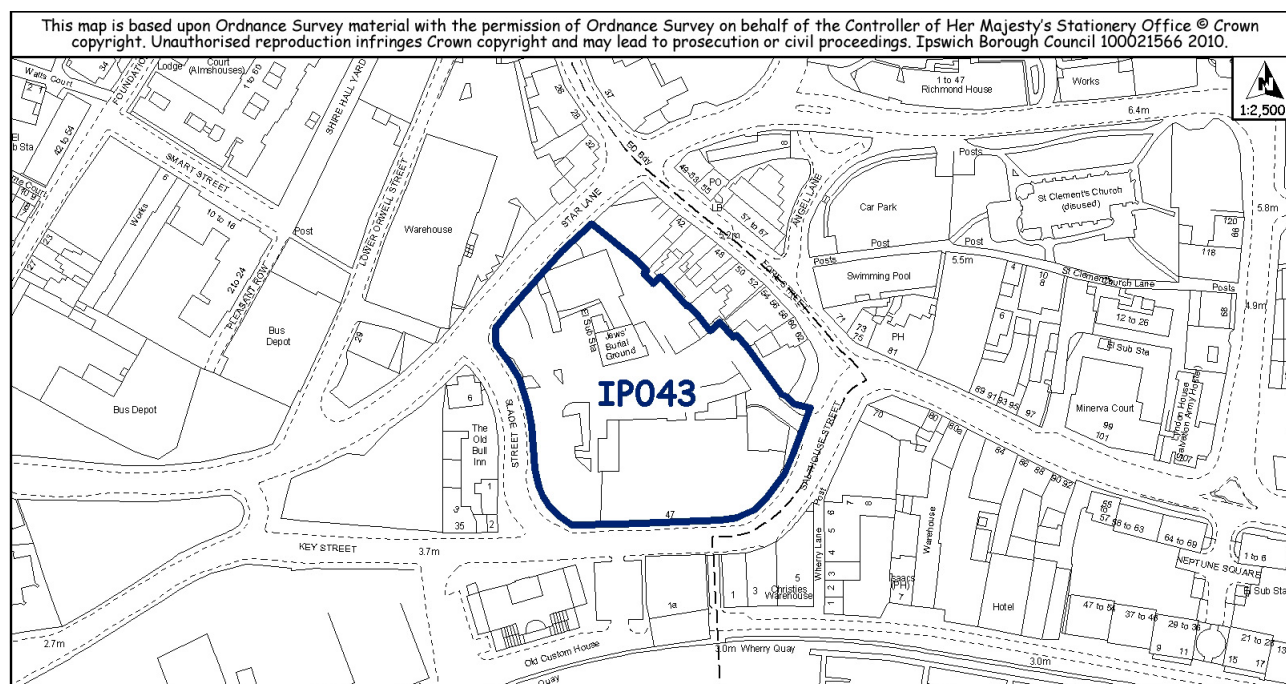
DELIVERABILITY

Suitable	No	Site is not suitable for housing development as too close to Cliff Quay.
Available	No	
Achievable	No	

SUMMARY

The site is considered not suitable for housing development due to its close proximity to Cliff Quay. The site is also within a Hazardous Substance and Landfill site consultation zone.
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SITE REF NO: IP043 (Preferred Options ref: UC044)
ADDRESS: Commercial Buildings and Jewish Burial Ground, Star Lane
SITE AREA: 0.66 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	106	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

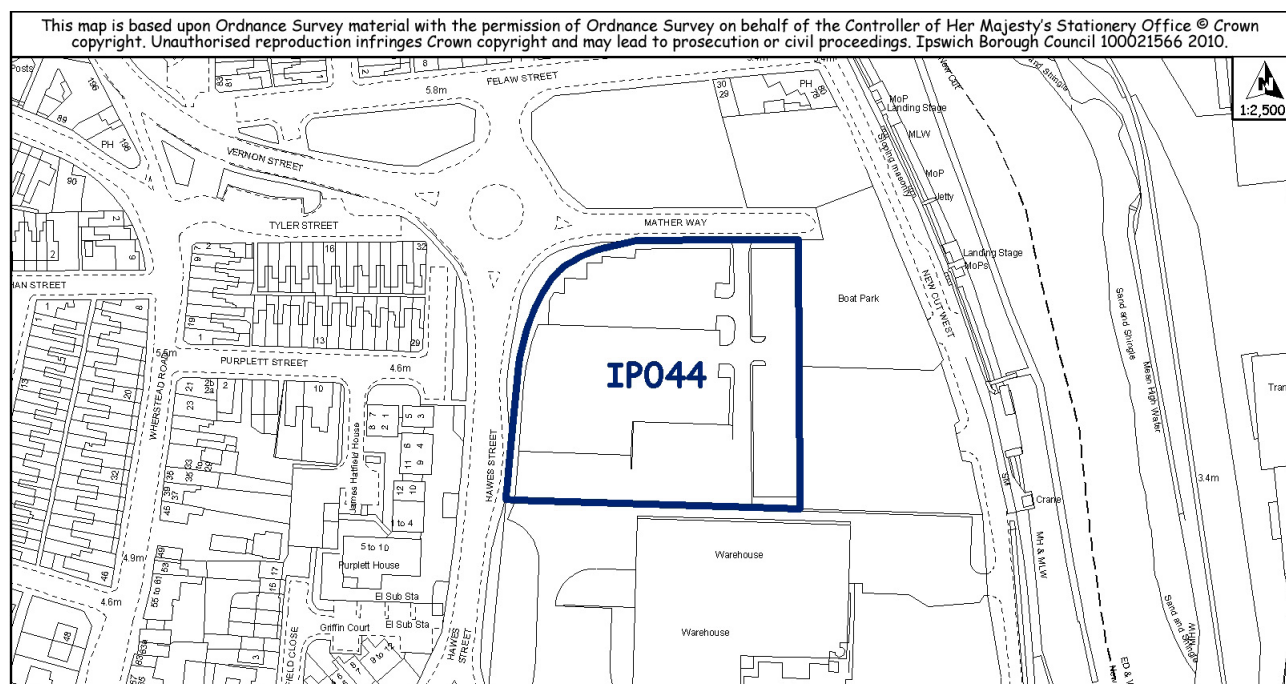
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 211 dwellings.
Achievable	Yes	Although at a lower number than currently granted.

SUMMARY

The site is available and it has an existing planning permission for 211 dwellings. However it is considered that in the current economic climate this figure will need to be reduced and therefore it is suggested that a figure of 106 dwellings at 200dph may be more appropriate. The landowner is seeking redevelopment on this site and therefore we believe housing can be delivered within years 1-5 from adoption of the plan.

SITE REF NO: IP044 (Preferred Options ref: UC045)
ADDRESS: Land South of Mather Way
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
20	H	17	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	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	No

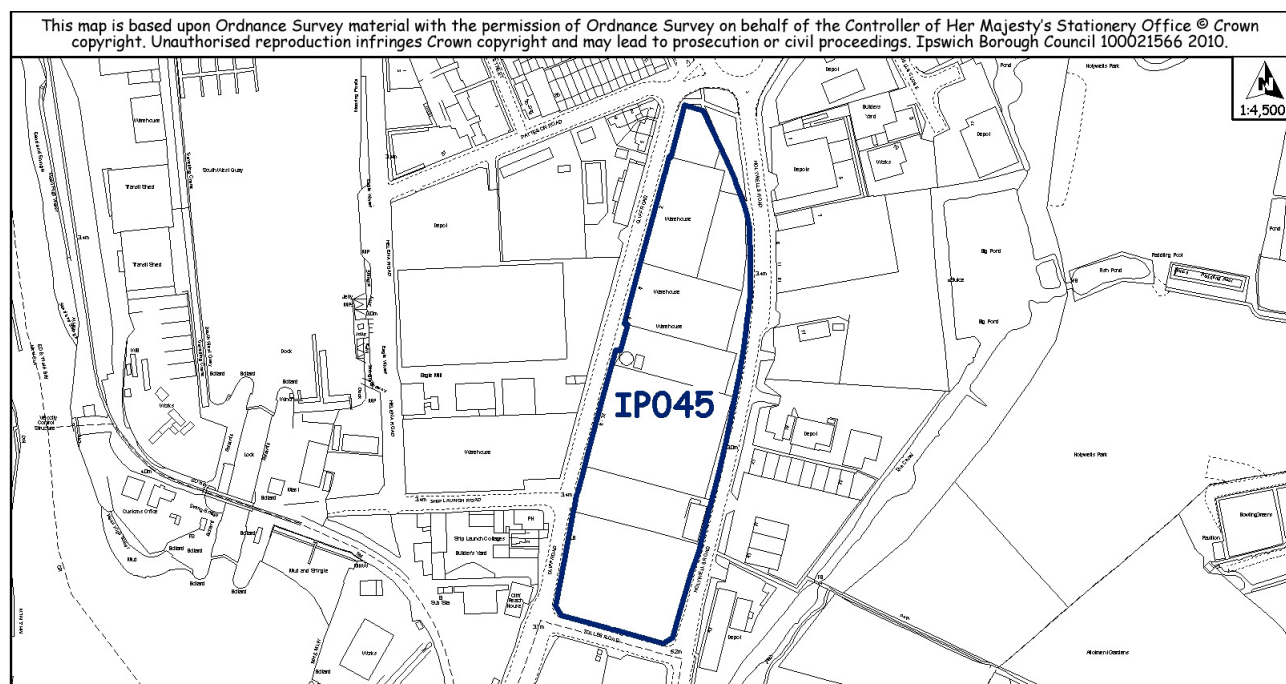
DELIVERABILITY

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 as part of a mixed use development, although it may be necessary to retain part of the site for the boat park. There is a reasonable prospect the site will be available at a specific point in time and it is suggested that 20% of the site could be developed for high-density housing at 110dph, giving an indicative capacity of 17 homes, which could be delivered 6-10 years from adoption of the plan.

SITE REF NO: IP045 (Preferred Options ref: UC046)
ADDRESS: Holywells Road West / Toller Road
SITE AREA: 2.06 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	113	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	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

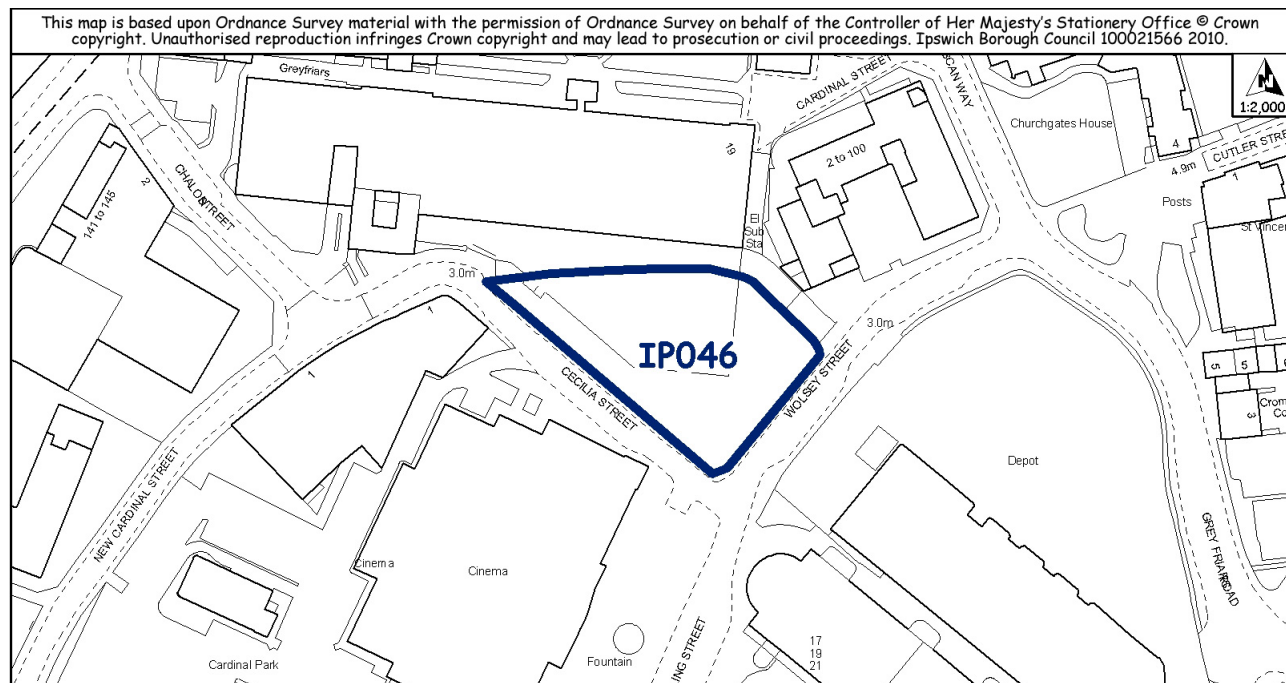
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site could be available at a specific point in time, although dependent on 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 as part of a mixed use development, although any redevelopment is dependent upon relocation of existing businesses and it may have an impact on air quality if an increase of traffic into the AQMA. There is a reasonable prospect the site could be available at a specific point in time and it is suggested that 50% of the site could be developed for high-density housing at 110dph, giving an indicative capacity of 113 homes, which could be delivered 6-10 years from adoption of the plan.

SITE REF NO: IP046 (Preferred Options ref: UC047)
ADDRESS: Wolsey Street
SITE AREA: 0.26 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	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	Yes	Other constraints	Yes

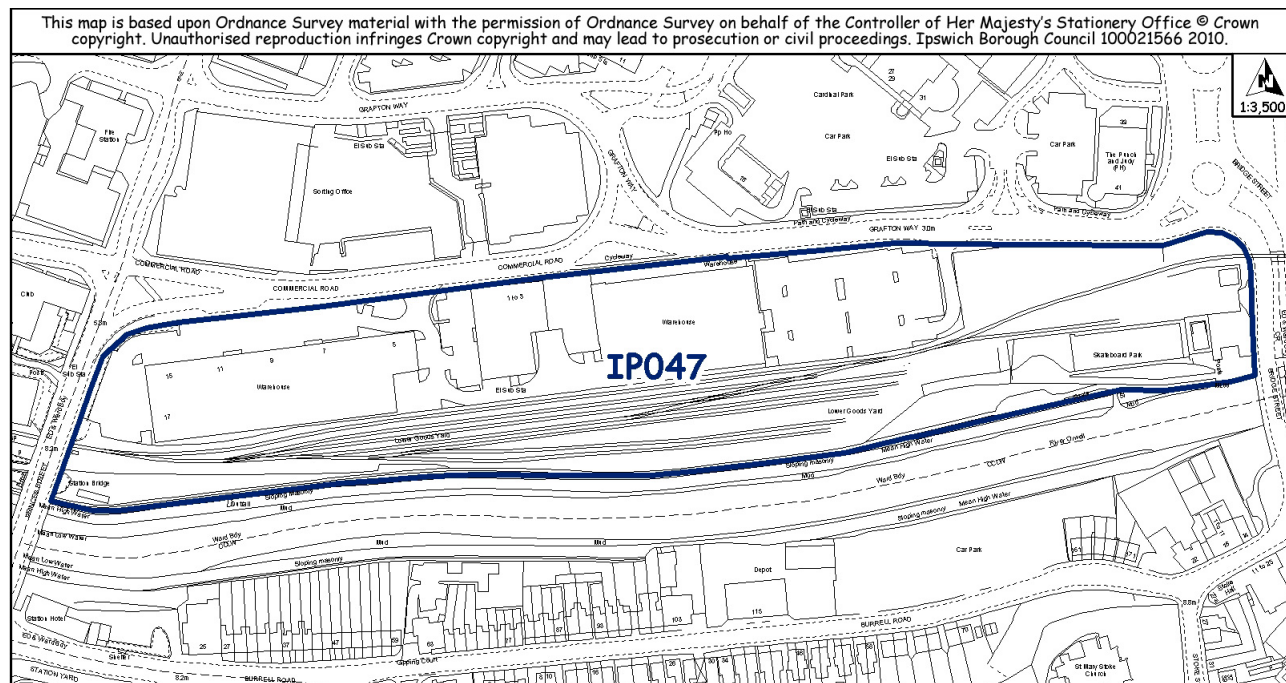
DELIVERABILITY

Suitable	Yes	Only as part of a larger redevelopment.
Available	No	Landowner has no intention to redevelop the site.
Achievable	No	

SUMMARY

The site is only suitable for housing development if part of a larger redevelopment of the area. The site is constrained with potential drainage services under the ground. The site is presently unavailable.

SITE REF NO: IP047 (Preferred Options ref: UC048)
ADDRESS: Land at Commercial Road
SITE AREA: 4.59 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	101	Apr 2010- Mar 2015

CONSTRAINTS

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

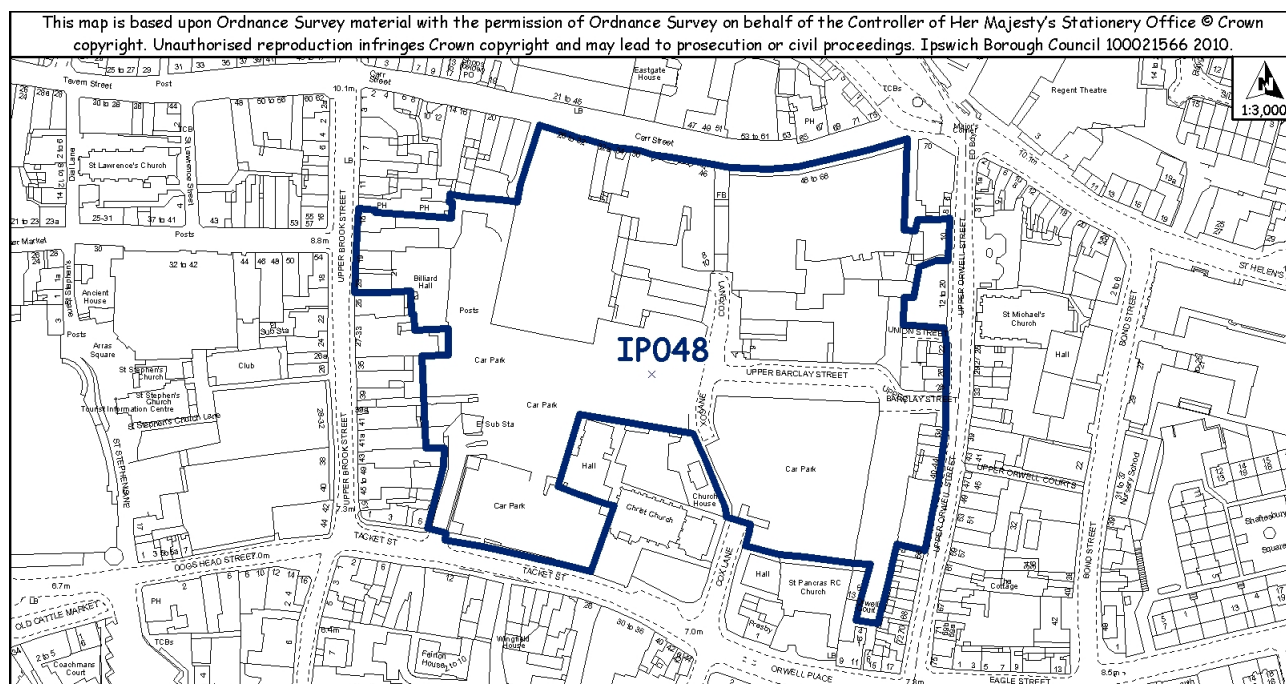
DELIVERABILITY

Suitable	Yes	
Available	Yes	Part of the site accommodates a vacant retail unit and car park. A planning application for a retail-led scheme with residential is pending consideration.
Achievable	Yes	As part of a mixed use scheme, although dependent upon intentions of existing businesses.

SUMMARY

The site is suitable for housing development as part of a larger mixed use scheme. Part of the site is currently available and accommodates a large vacant retail unit and car park. Part of the site however is currently occupied by existing businesses, although we suggest the site as a whole could be a mix of uses accommodating some housing development at a high-density of 110dph, giving an indicative capacity of 101 homes, deliverable within five years of adoption of the plan.

SITE REF NO: IP048 (Preferred Options ref: UC051)
ADDRESS: Mint Quarter
SITE AREA: 2.92 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	64	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	Adjacent
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	Yes	Other constraints	No

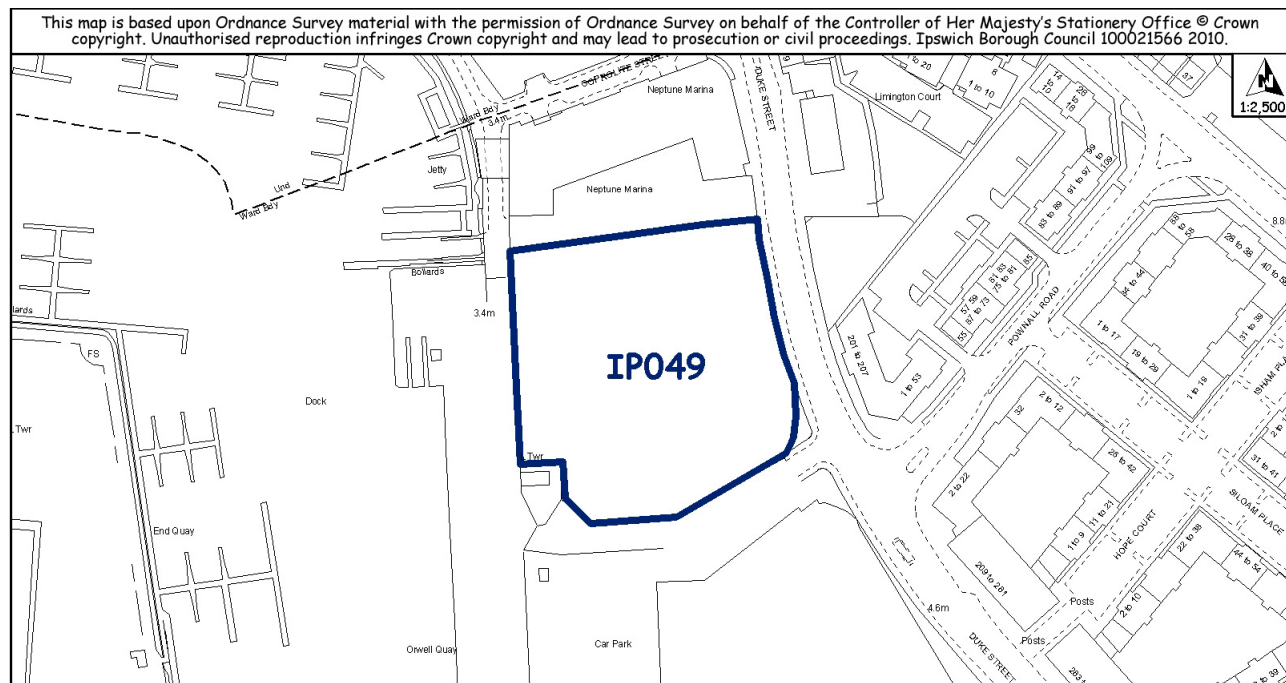
DELIVERABILITY

Suitable	Yes	
Available	Yes	The majority of the site is available and is currently used as a car park.
Achievable	No	Housing only deliverable as part of a larger mixed used retail-led scheme.

SUMMARY

The site is suitable for housing development as part of a larger mixed used retail-led scheme. The majority of the site is available now and is currently used as a surface car park. It is suggested that 20% of the site could be developed for housing at a high-density of 110dph, giving an indicative capacity of 64 homes, and there is a reasonable prospect the site could be developed at a specific point in time, 6-10 years from adoption of the plan.

SITE REF NO: IP049 (Preferred Options ref: UC052)
ADDRESS: No 8 Shed, Orwell Quay
SITE AREA: 0.76 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	200	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	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

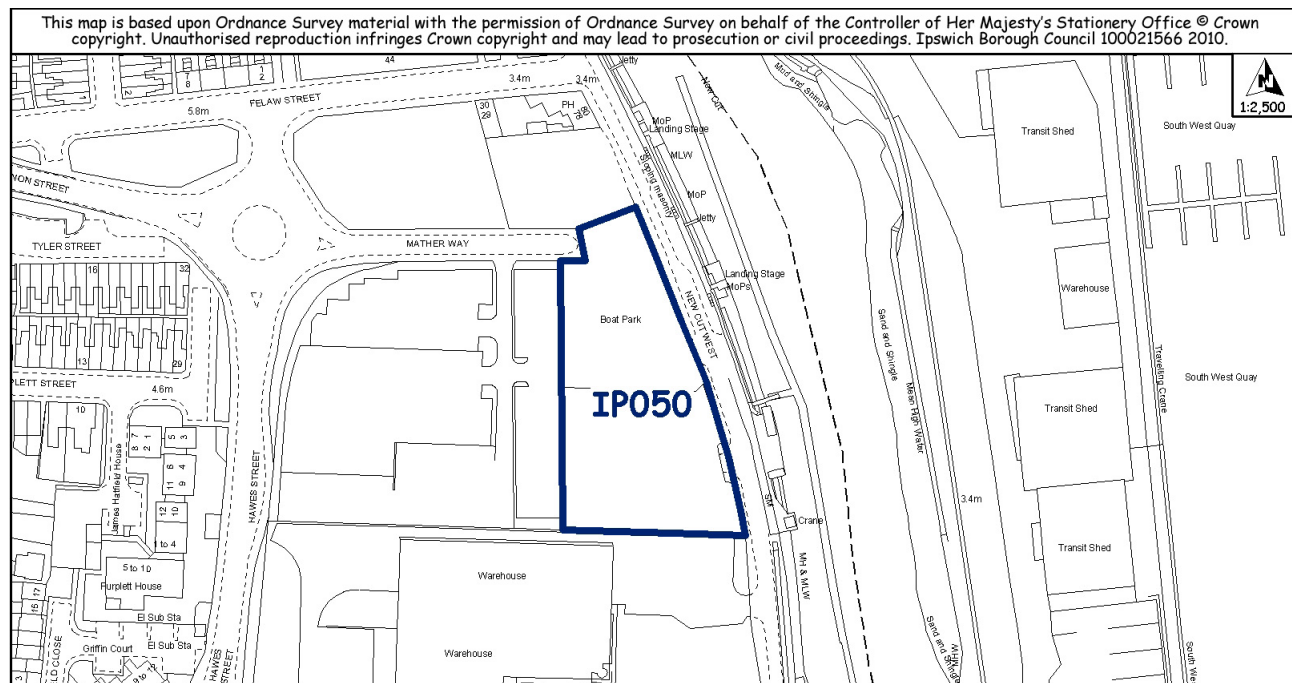
DELIVERABILITY

Suitable	Yes	
Available	Yes	Planning application pending consideration for 200 dwellings.
Achievable	Yes	Applicant believes should planning permission be granted that development could be built within five years.

SUMMARY

The site is suitable for housing development as part of a mixed use development. The site is available and a planning application has been submitted for a mixed use scheme including 200 dwellings. If approved, the applicant believes that development could be built within five years and as this application has been made recently in the current market, we believe an indicative capacity of 200 is more realistic than the previous 76.

SITE REF NO: IP050 (Preferred Options ref: UC053)
ADDRESS: Land West of New Cut
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
50	H	25	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	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	Adjacent
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although suggest retention of boat 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 mixed use development and it is suggested to retain the boat park. There is a reasonable prospect the site will be available at a specific point in time and it is suggested that 50% of the site could be developed for high-density housing at 110dph, giving an indicative capacity of 25 homes, which could be delivered 6-10 years from adoption of the plan.