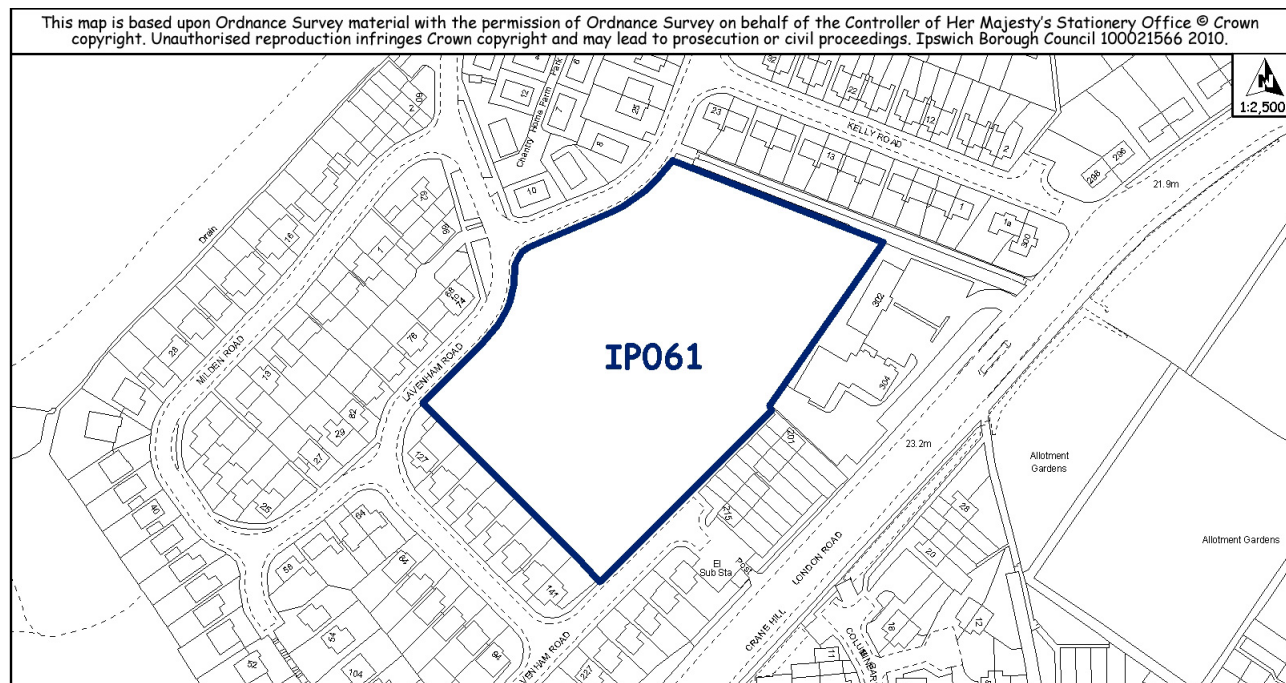


**SITE REF NO: IP061** (Preferred Options ref: UC064)  
**ADDRESS: School site, Lavenham Road**  
**SITE AREA: 1.08 ha**



#### 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	Possible	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	No	Other constraints	No

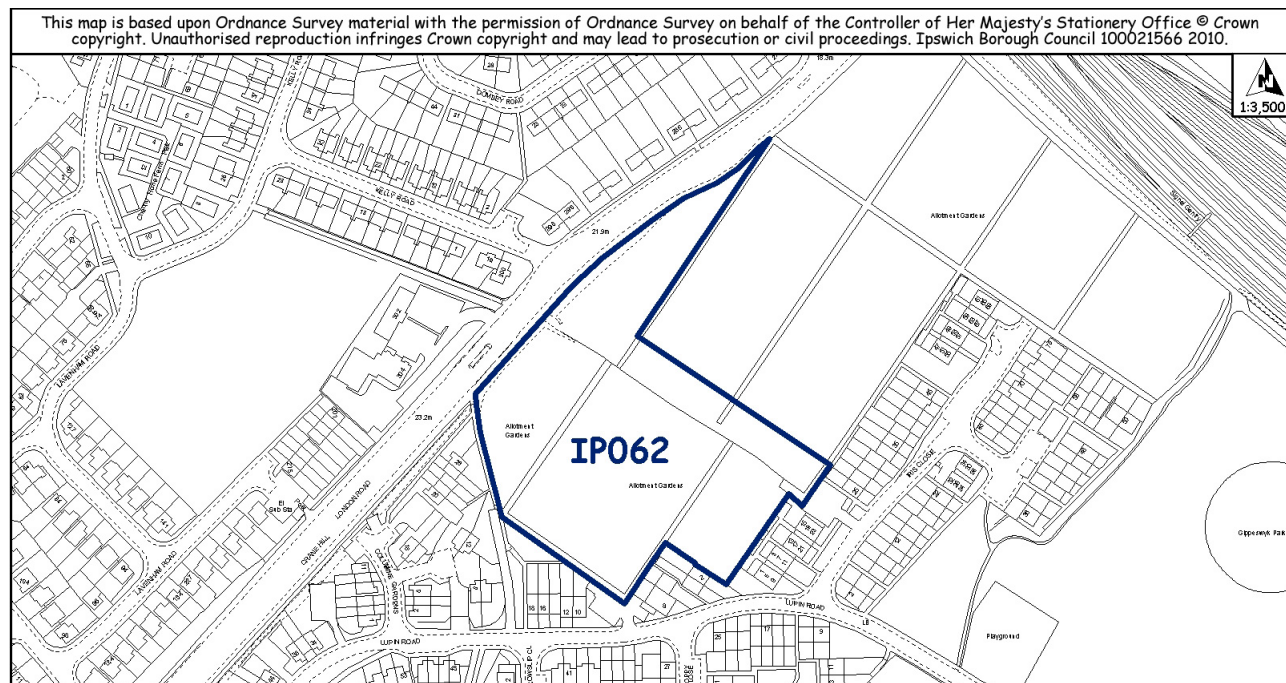
#### DELIVERABILITY

Suitable	Yes	
Available	No	Preferred use for a new school.
Achievable	No	

#### SUMMARY

The site is suitable for housing development although is less likely to be available as the preferred use is for a new school.
--

**SITE REF NO: IP062** (Preferred Options ref: UC065)  
**ADDRESS: London Road Allotments**  
**SITE AREA: 1.55 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	Possible	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	Possible	Other constraints	Yes

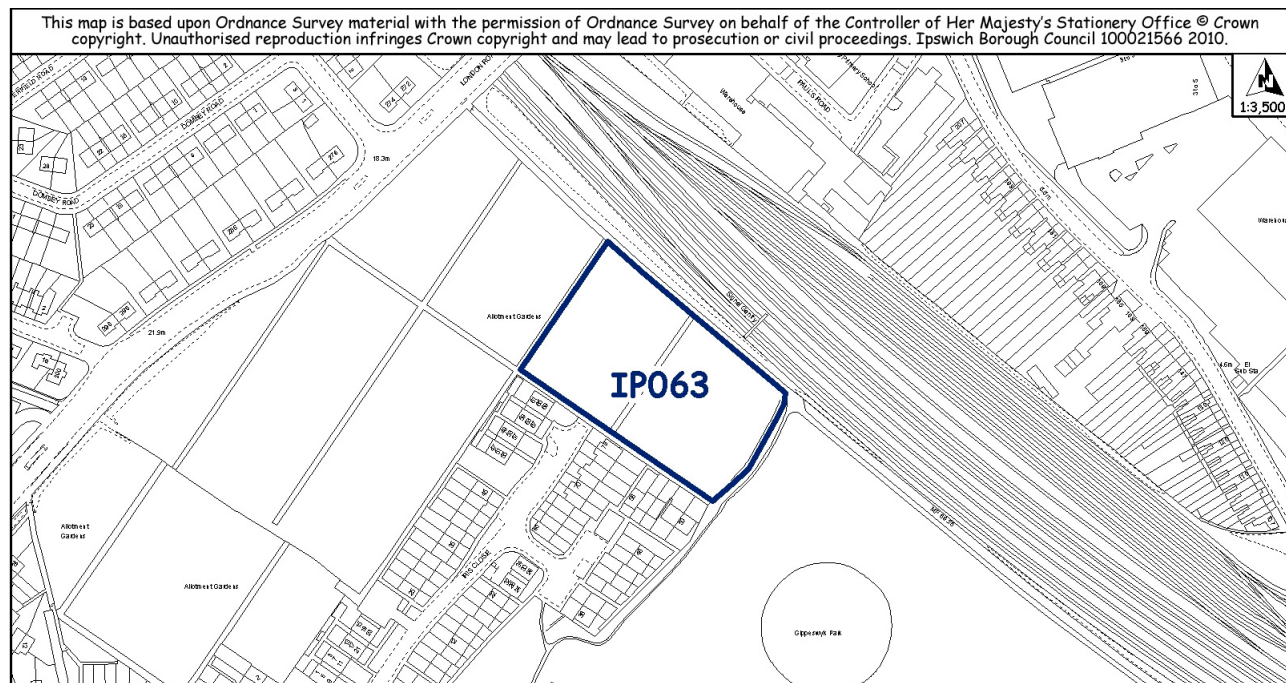
#### DELIVERABILITY

Suitable	Yes	Subject to drainage issues being resolved.
Available	No	Site not available.
Achievable	No	

#### SUMMARY

The site is not available for housing development.
--

**SITE REF NO: IP063** (Preferred Options ref: UC066)  
**ADDRESS: London Road Allotments**  
**SITE AREA: 0.73 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	Possible	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	Possible	Other constraints	Possible

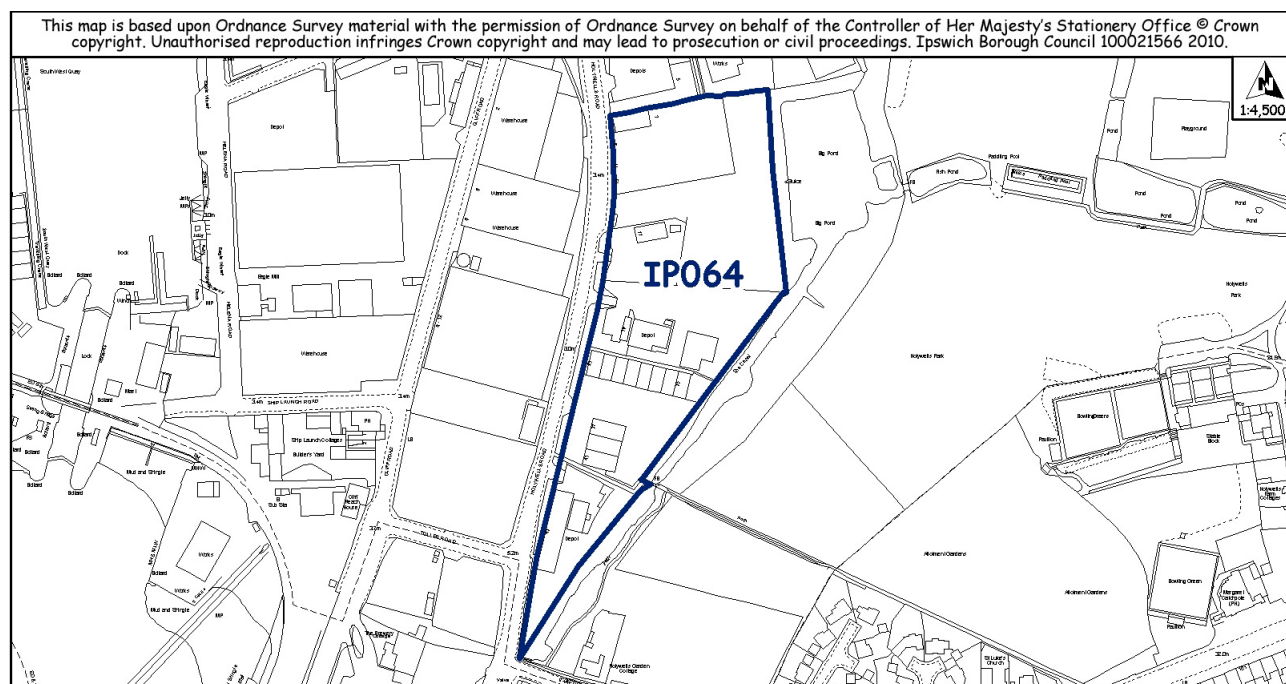
#### DELIVERABILITY

Suitable	Yes	
Available	No	Site not available.
Achievable	No	

#### SUMMARY

The site is not available for housing development.
--

**SITE REF NO:** IP064 (Preferred Options ref: UC067)  
**ADDRESS:** Holywells Road East  
**SITE AREA:** 2.29 ha



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	M	52	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

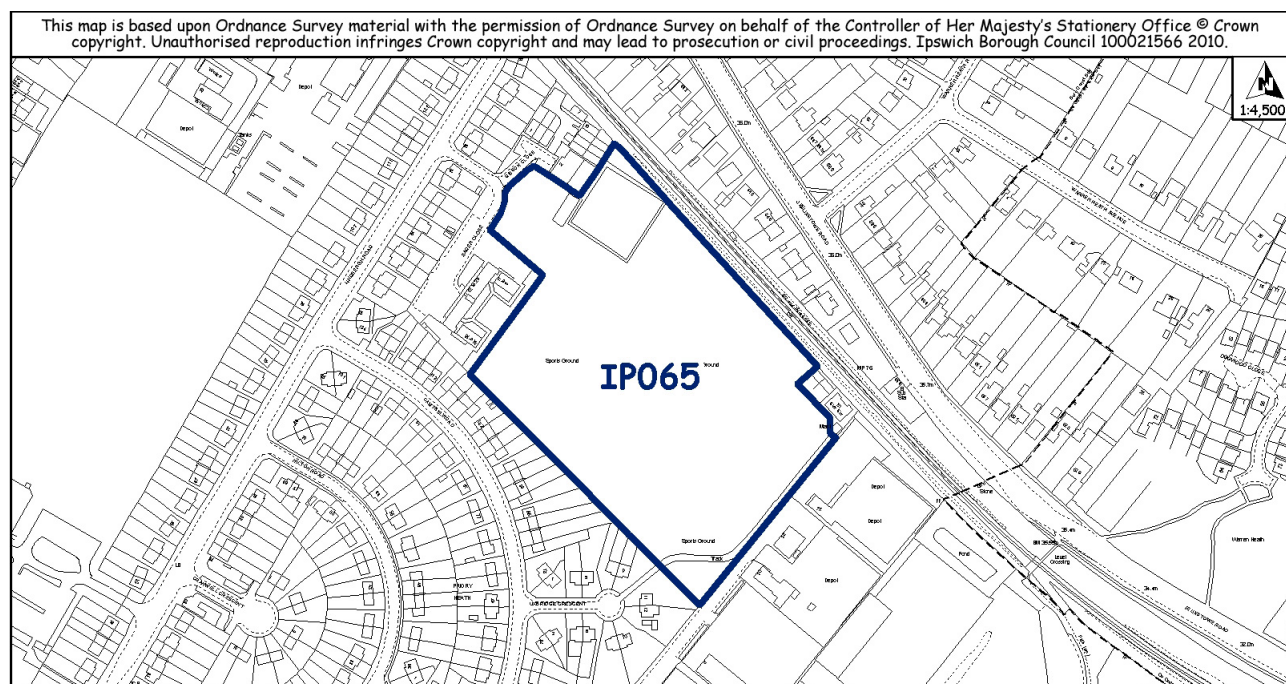
Suitable	Yes	
Available	No	Reasonable prospect site could be available at a specific point in time, although dependent on relocation/rationalisation of existing businesses.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

#### SUMMARY

The site is suitable for housing development as part of a mixed use development, although any redevelopment is dependent upon relocation or rationalisation 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 medium-density housing at 45dph, giving an indicative capacity of 52 homes, which could be delivered 6-10 years from adoption of the plan.



**SITE REF NO: IP065** (Preferred Options ref: UC068)  
**ADDRESS: Former 405 Club, Bader Close**  
**SITE AREA: 3.22 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	87	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	Possible	Other constraints	Yes

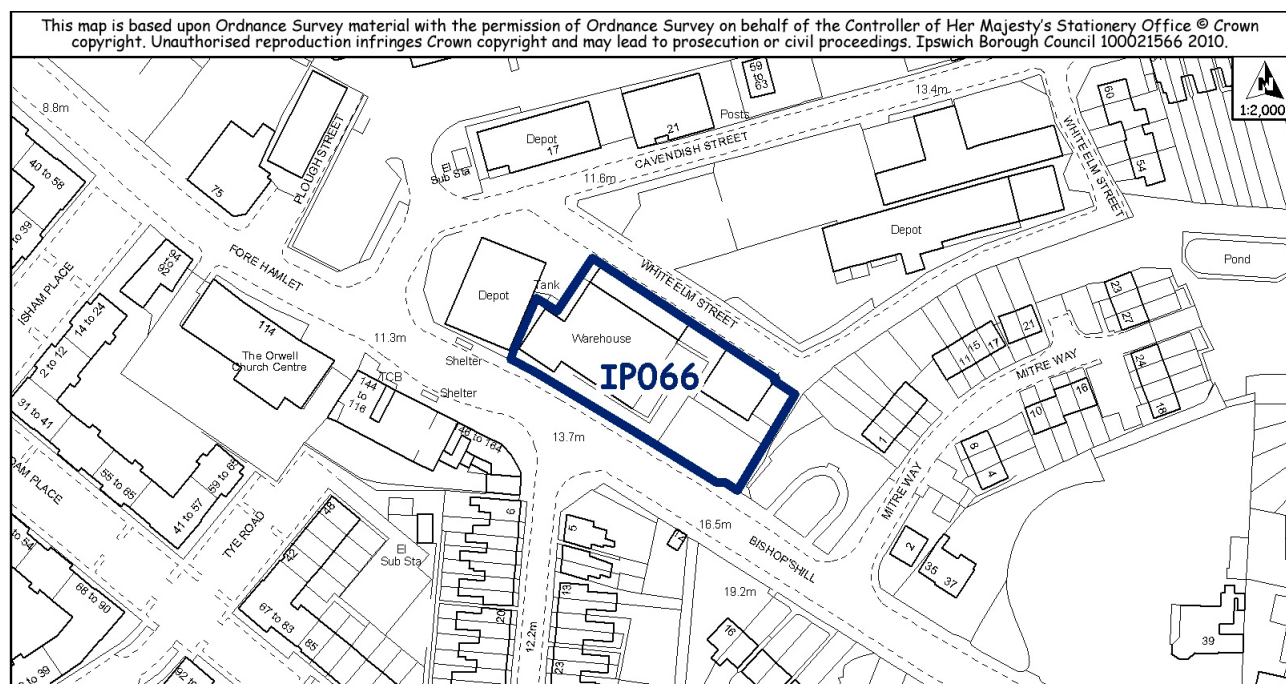
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	Site is currently vacant.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 years.

#### SUMMARY

The site is suitable for housing and is available now. There is a reasonable prospect the site could be developed within 1-5 years and it is suggest that 60% of the site is suitable for medium-density housing development at 45dph, giving an indicative capacity of 87 homes, and any redevelopment may need to include replacement playing pitches elsewhere in the Borough. Protected species (good slowworm and common lizard) have previously been identified on the site.

**SITE REF NO: IP066** (Preferred Options ref: UC069)  
**ADDRESS: JJ Wilson, White Elm Street**  
**SITE AREA: 0.22 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	10	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	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

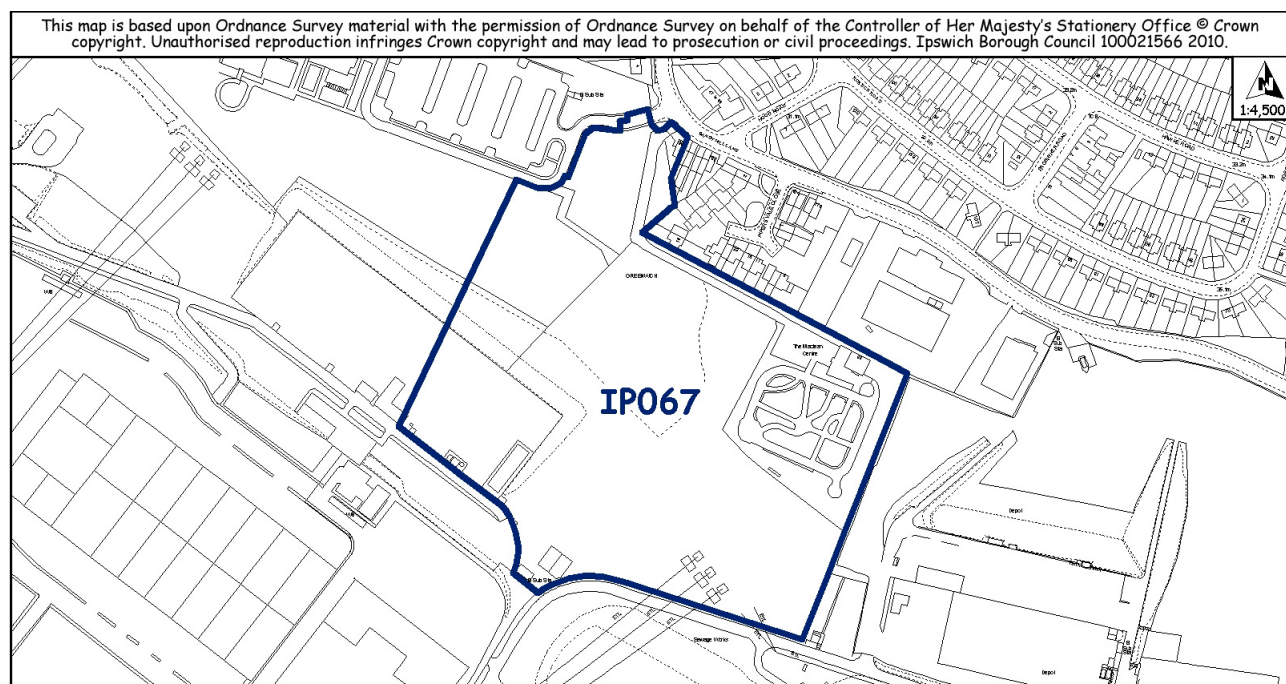
#### DELIVERABILITY

Suitable	Yes	
Available	No	Redevelopment would be dependent upon existing business relocating.
Achievable	No	Reasonable prospect site could be developed within 6-10 years.

#### SUMMARY

The site is suitable for housing development as long as this does not disrupt the current employment area. The site could be available if the existing business decides to relocate and if this occurs then there is a reasonable prospect the site could be developed within 6-10 years.
---

**SITE REF NO: IP067** (Preferred Options ref: UC070)  
**ADDRESS: Former British Energy Site**  
**SITE AREA: 5.25 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	L	37	Apr 2015- Mar 2020

#### CONSTRAINTS

Access and Highways	Yes	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	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	No	Other constraints	Yes

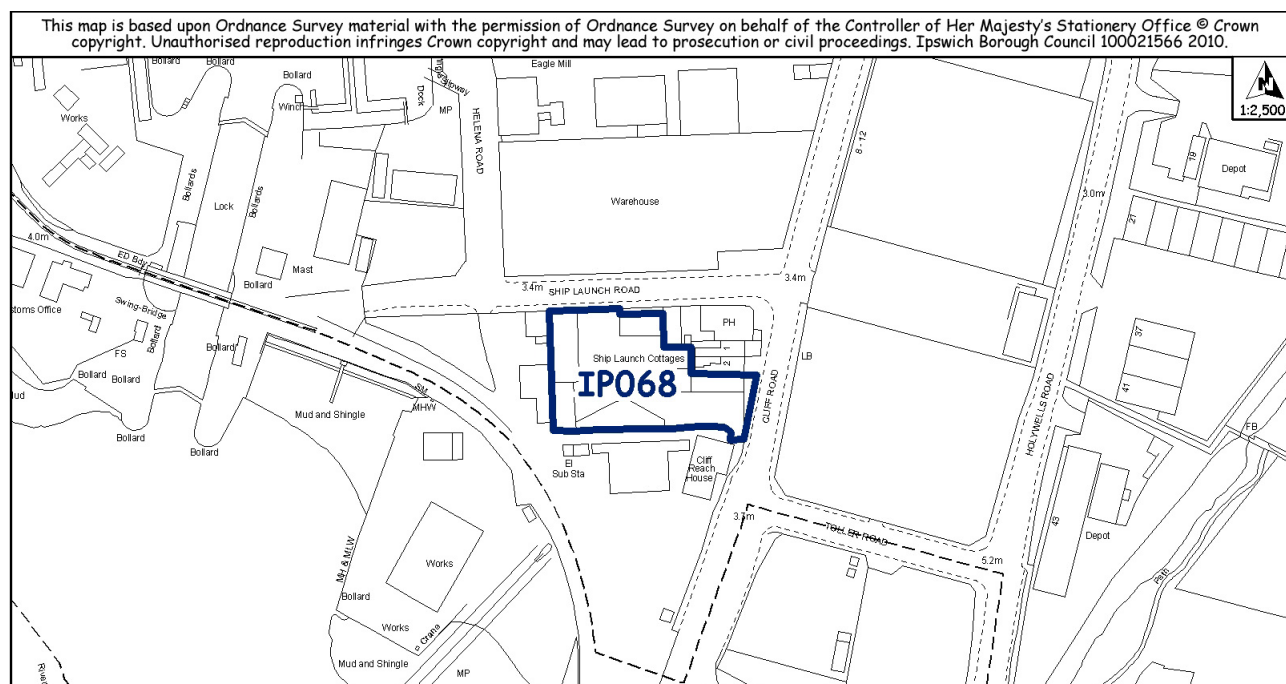
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	Site is currently vacant.
Achievable	No	Reasonable prospect site could be developed within 6-10 years.

#### SUMMARY

The site is suitable for an element of housing development as part of a larger mixed use scheme. Housing would need to be located to the north of the site furthest away from the sewage works, and odour from the sewage works is identified as a constraint. Part of the site is on a former landfill site and the whole of the site is within a Landfill consultation zone. There could be a possible impact upon an AQMA if traffic generated feeds into this. As long as constraints can be overcome, there is a reasonable prospect the site could be developed within 6-10 years.

**SITE REF NO: IP068** (Preferred Options ref: UC071)  
**ADDRESS: Truck and Car Co**  
**SITE AREA: 0.22 ha**



## SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	14	Apr 2010- Mar 2015

## 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	No	Other constraints	Yes

## DELIVERABILITY

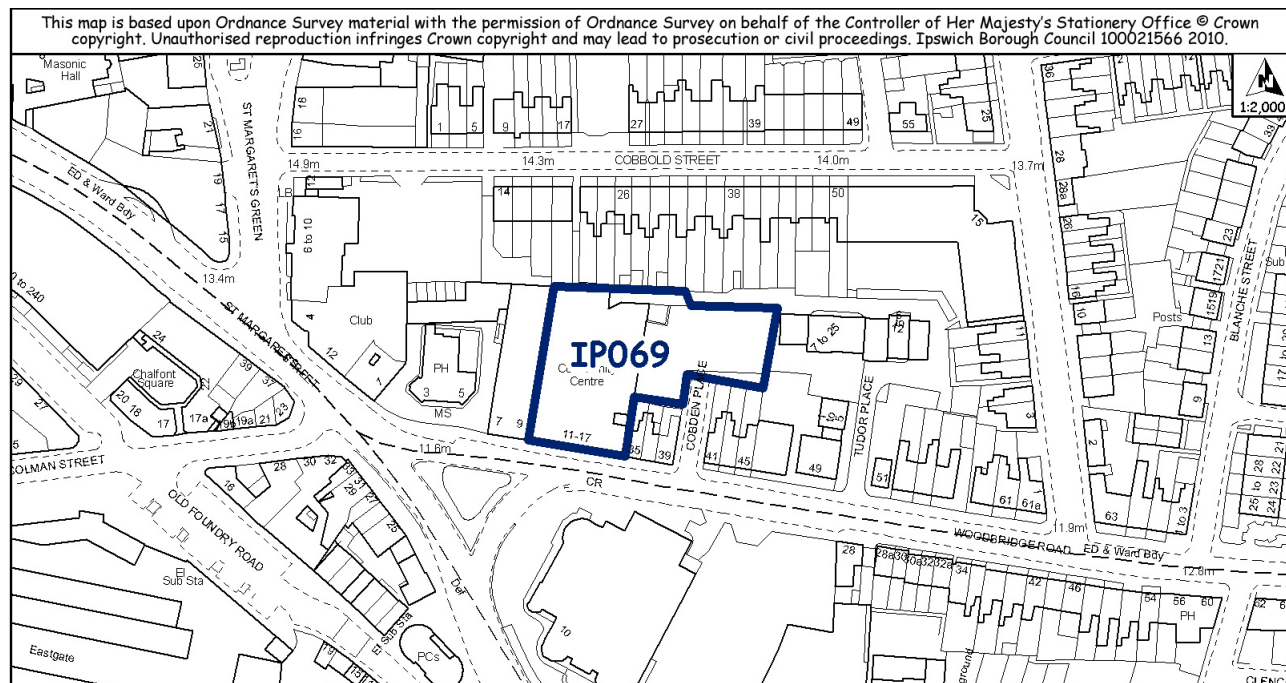
Suitable	Yes	
Available	Yes	Site has outline planning permission for up to 14 dwellings.
Achievable	Yes	Reasonable prospect the planning permission will be implemented.

## SUMMARY

The site is suitable for housing development and has outline planning permission for up to 14 dwellings. There are flood risk constraints and the site is close to port activities. There are also potential impacts on air quality if this development generates an increase in traffic into the nearby AQMA, and the site is on the route of a proposed Wet Dock crossing. The southern end of the site is also within the 250-metre hazard consultation zone. However there is a reasonable prospect that the planning permission will be implemented and housing will be delivered on the site within 1-5 years.



**SITE REF NO: IP069** (Preferred Options ref: UC073)  
**ADDRESS: Land between Cobbold Street and Woodbridge Road**  
**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
			Site Not Available

#### CONSTRAINTS

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

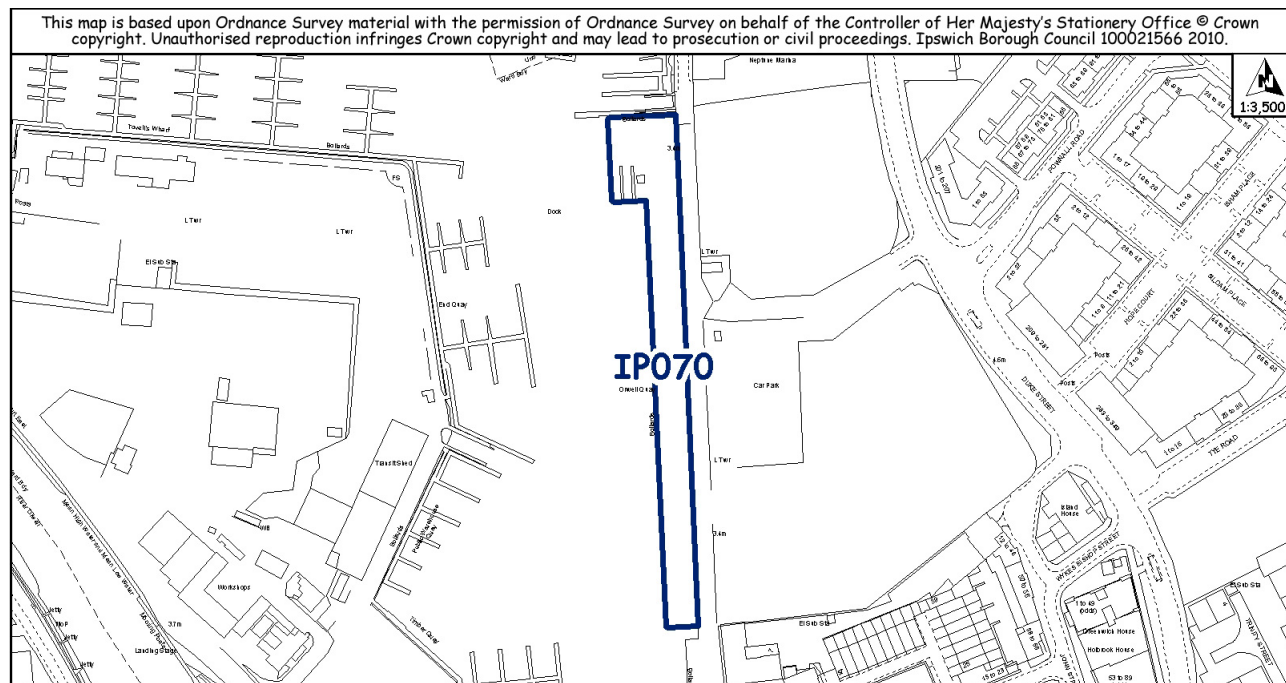
#### DELIVERABILITY

Suitable	Yes	
Available	No	Site is not available.
Achievable	No	

#### SUMMARY

The site is not available for housing development.
--

**SITE REF NO: IP070** (Preferred Options ref: UC074)  
**ADDRESS: Orwell Quay**  
**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 suitable for housing development

#### CONSTRAINTS

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

#### DELIVERABILITY

Suitable	No	Importance of existing use and more appropriate for non-residential.
Available	No	
Achievable	No	

#### SUMMARY

The site is more suitable for non-residential uses.
---