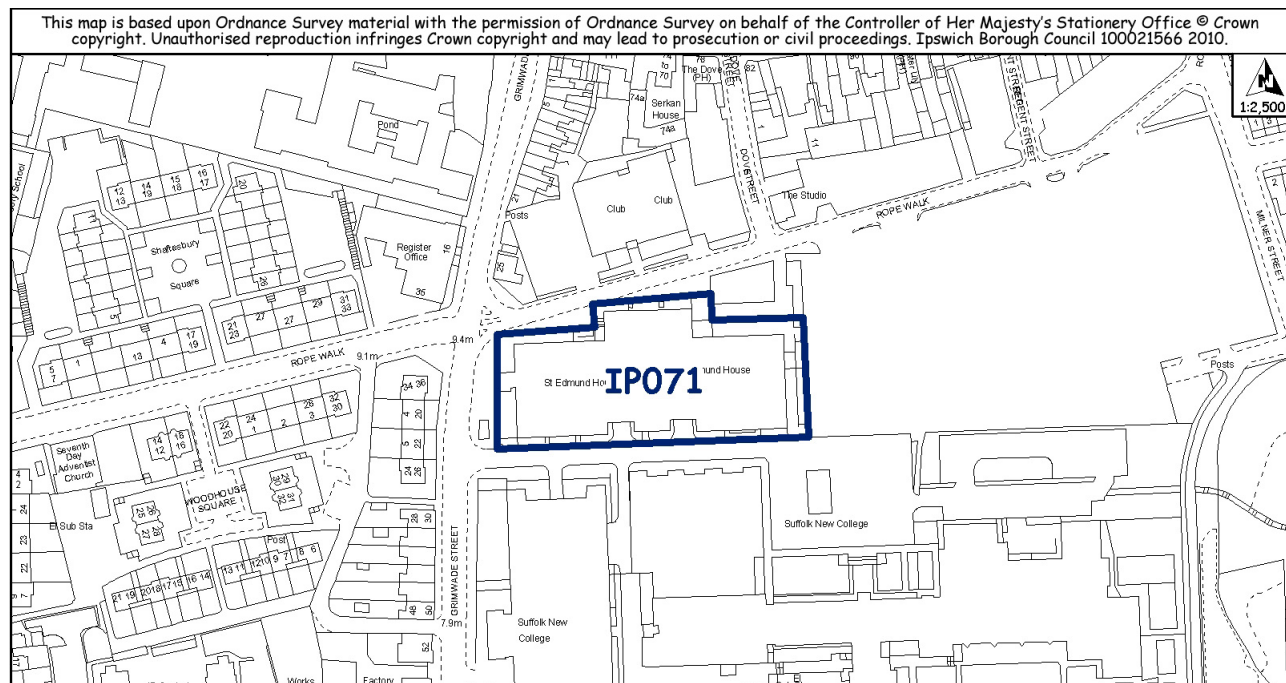


SITE REF NO: IP071 (Preferred Options ref: UC075)
ADDRESS: St Edmund House, Rope Walk
SITE AREA: 0.43 ha



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

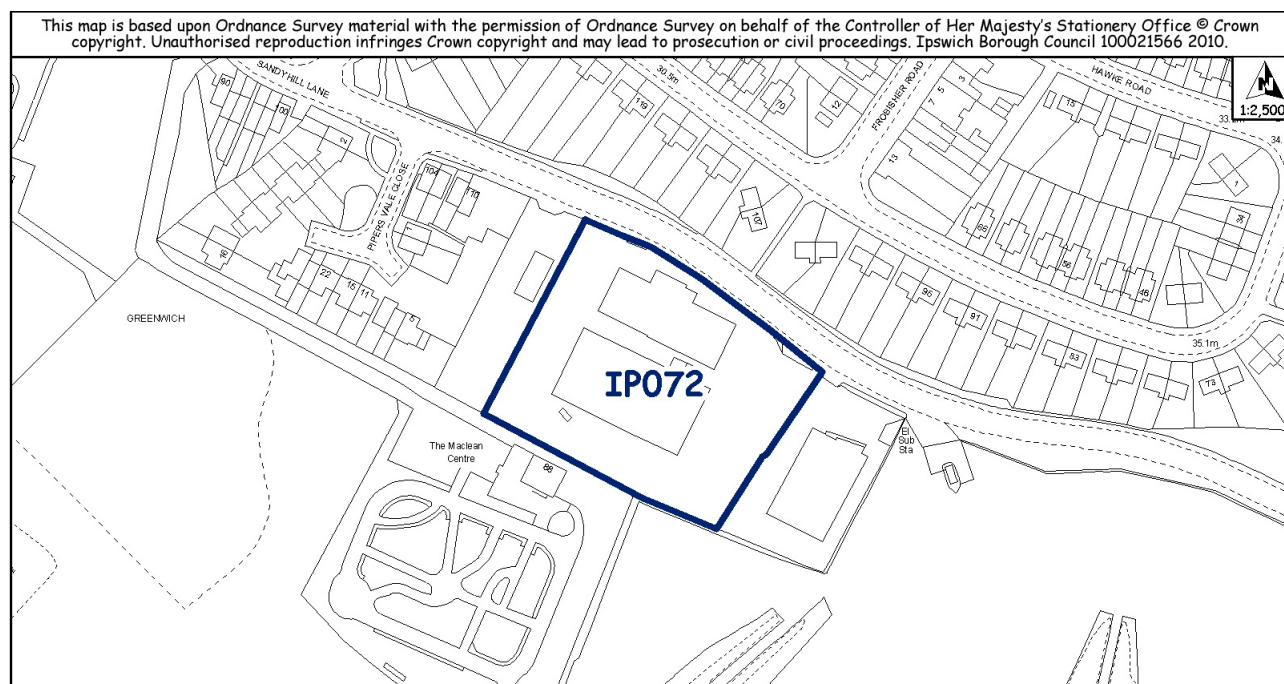
DELIVERABILITY

Suitable	Yes	
Available	No	Office use likely to be retained.
Achievable	No	

SUMMARY

The site currently has an office use and this is likely to be retained throughout the plan period. If residential development was likely to occur it is expected this would be for university uses.

SITE REF NO: IP072 (Preferred Options ref: UC076)
ADDRESS: Cocksedge Engineering, Sandy Hill Lane
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	L	22	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	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	Possible	Other constraints	Yes

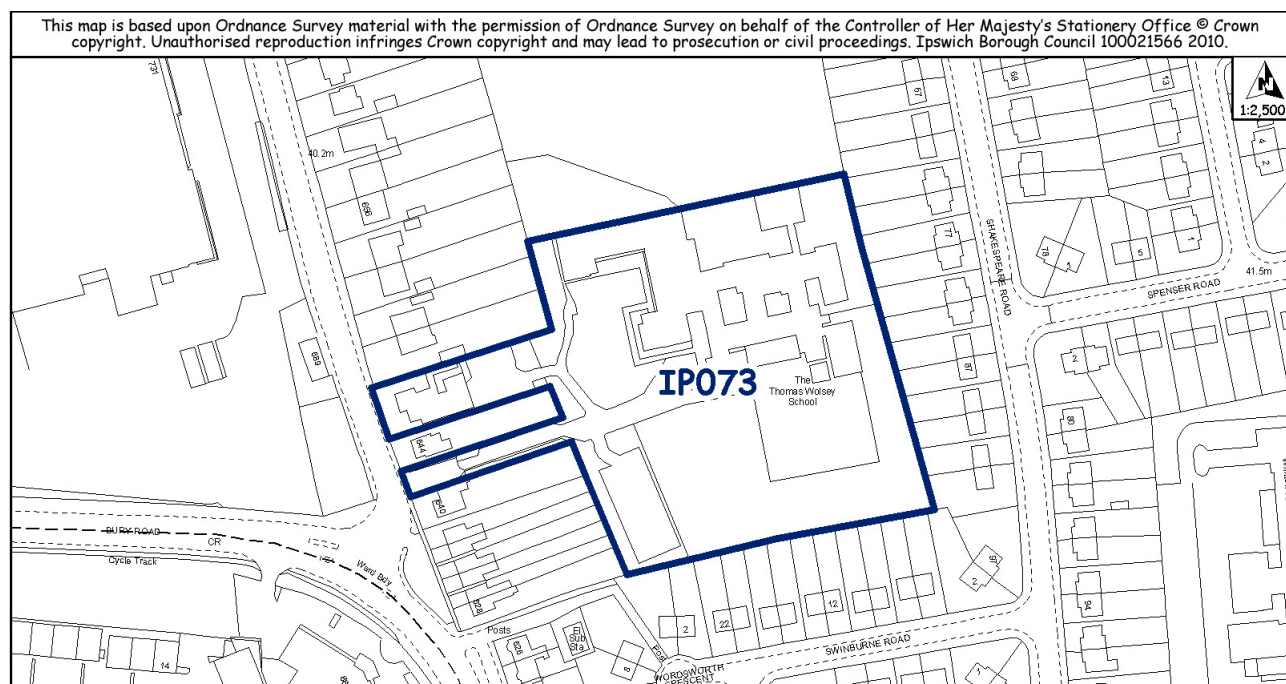
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although 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 low-density housing development, giving an indicative capacity of 22 homes. The site is currently not available and any housing development would be dependent upon the relocation of existing businesses. There is a potential impact upon a nearby AQMA if traffic flows into it and the site is within a Landfill site consultation zone. Odour from the sewage works is also a constraint. However 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: IP073 (Preferred Options ref: UC077)
ADDRESS: Thomas Wolsey Special School, Old Norwich Road
SITE AREA: 1.38 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	62	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	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

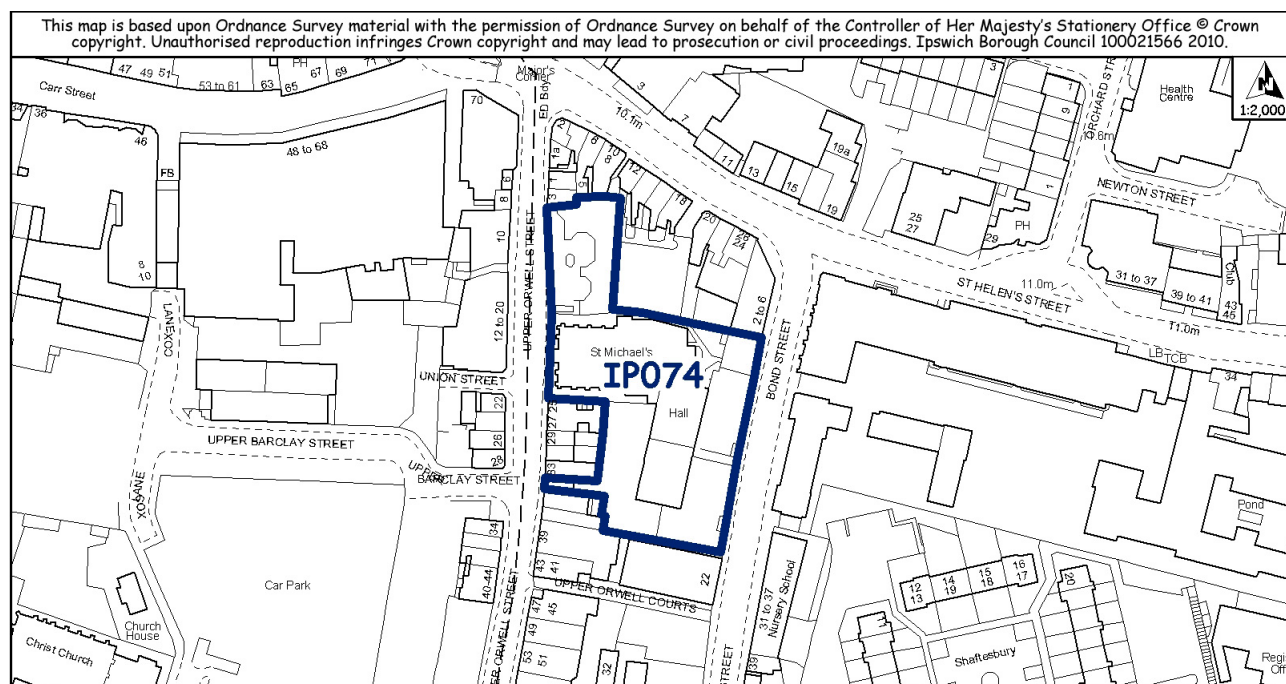
DELIVERABILITY

Suitable	Yes	
Available	Yes	School is currently vacant.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years.

SUMMARY

The site is suitable for housing development and is available now. There is a reasonable prospect housing will be delivered on the site within five years from adoption of the plan and it is suggested 100% medium-density housing is appropriate at 45dph, giving an indicative capacity of 62 homes.

SITE REF NO: IP074 (Preferred Options ref: UC078)
ADDRESS: Church and land at Upper Orwell Street
SITE AREA: 0.31 ha



SUGGESTED OPTION

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

CONSTRAINTS

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

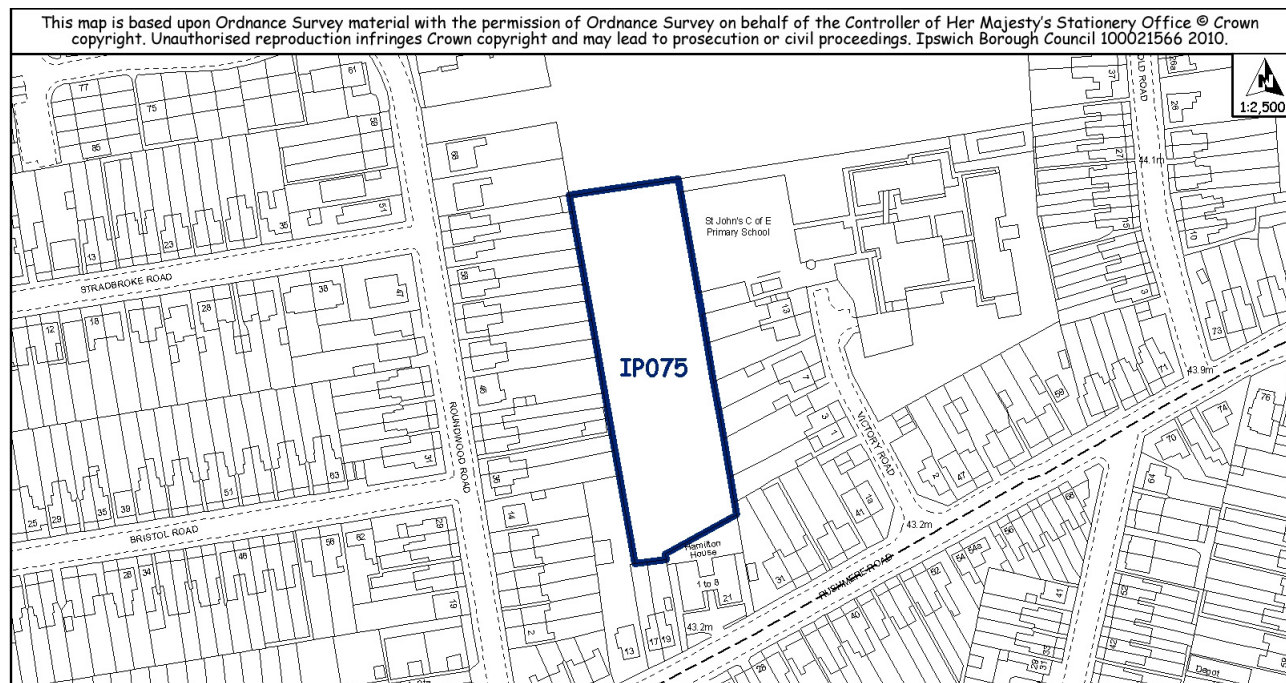
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 18 dwellings.
Achievable	Yes	Likely in the form above.

SUMMARY

The site has planning permission for 18 dwellings including conversion of existing church hall, which could be implemented and completed within five years from adoption of the plan.

SITE REF NO: IP075 (Preferred Options ref: UC079)
ADDRESS: Playing fields, Victory Road
SITE AREA: 0.43 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	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

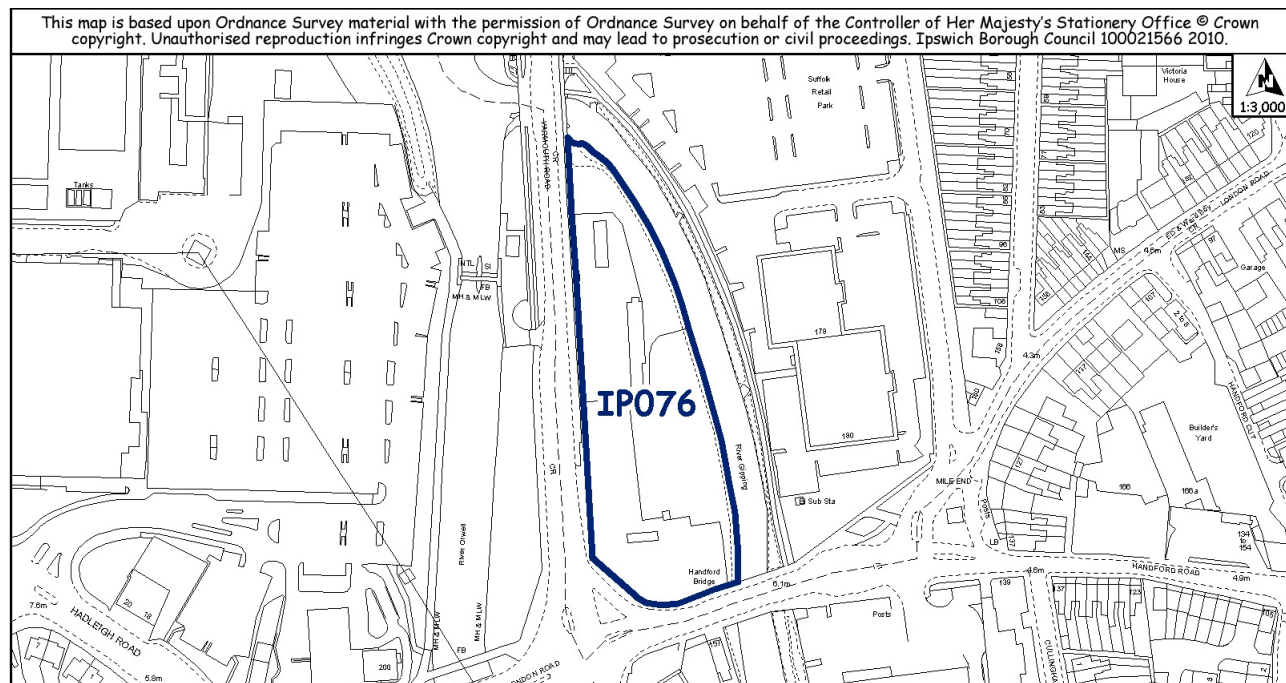
DELIVERABILITY

Suitable	Yes	
Available	No	Future of playing fields not certain.
Achievable	No	

SUMMARY

The site may be needed for possible school expansion therefore although the site could theoretically accommodate residential development it is less likely to be available over the plan period.

SITE REF NO: IP076 (Preferred Options ref: UC080)
ADDRESS: Land at Yarmouth 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	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	Adjacent
Existing use	No	Other constraints	Yes

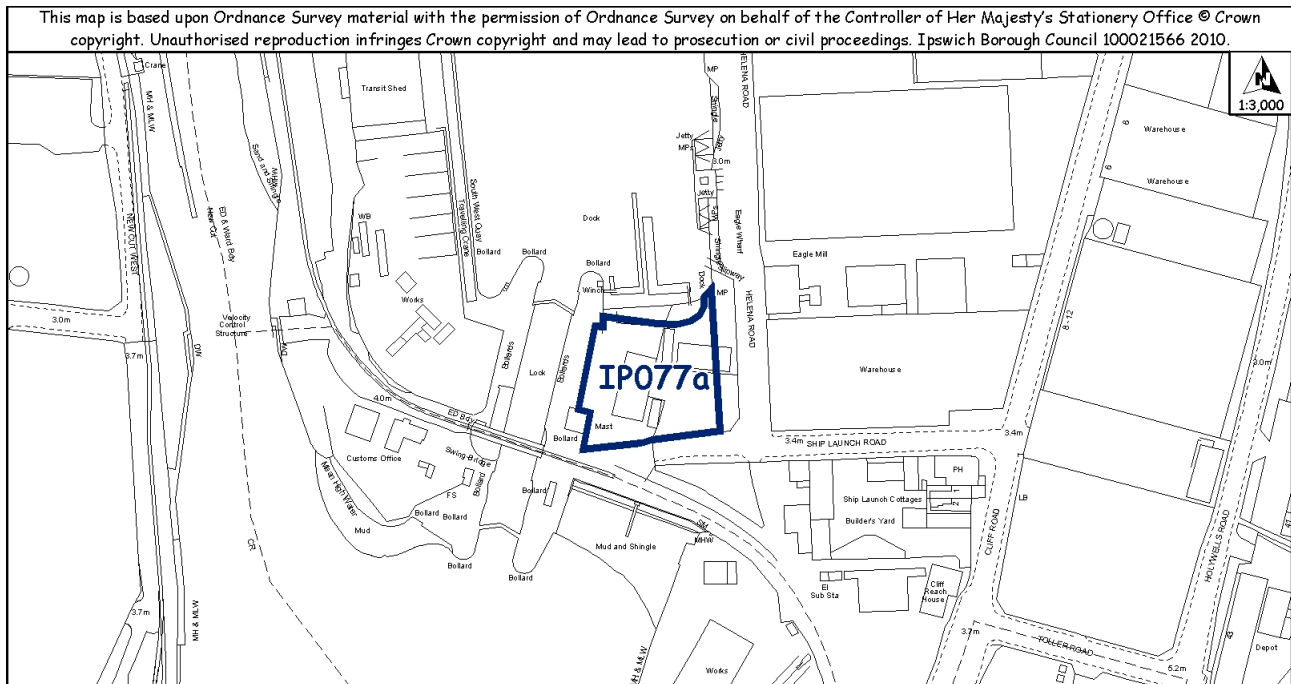
DELIVERABILITY

Suitable	Yes	Part of the site may be suitable subject to overcoming noise/pollution constraints.
Available	No	Site is not available.
Achievable	No	

SUMMARY

The site is not available for residential development and noise is identified as a significant constraint.
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SITE REF NO: IP077a (Preferred Options ref: UC082)
ADDRESS: Drunken Docker area (north)
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
			This part of the site may be suitable for housing development

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

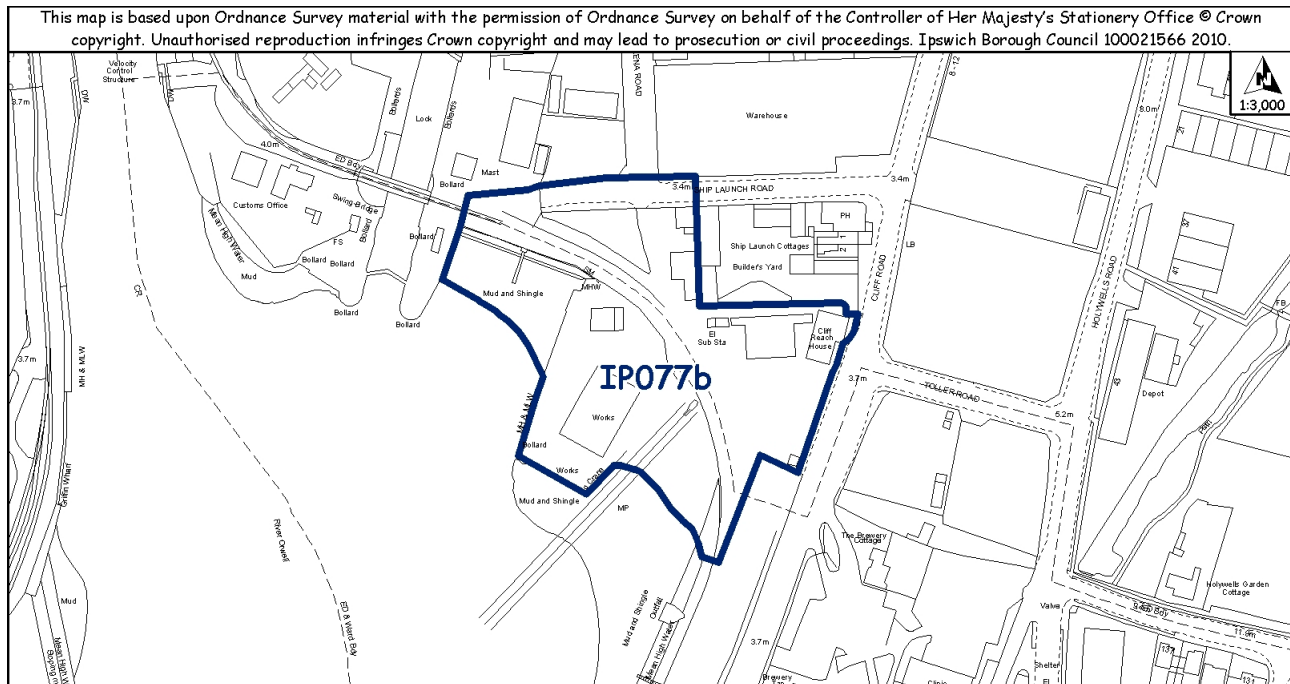
DELIVERABILITY

Suitable		This part of the site may be suitable.
Available	No	
Achievable	No	

SUMMARY

Following consultation this site has been divided into two and this part may be suitable but would need to be assessed in an update of the SHLAA.

SITE REF NO: IP077b (Preferred Options ref: UC082)
ADDRESS: Drunken Docker area (south)
SITE AREA: 1.33 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	Yes	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

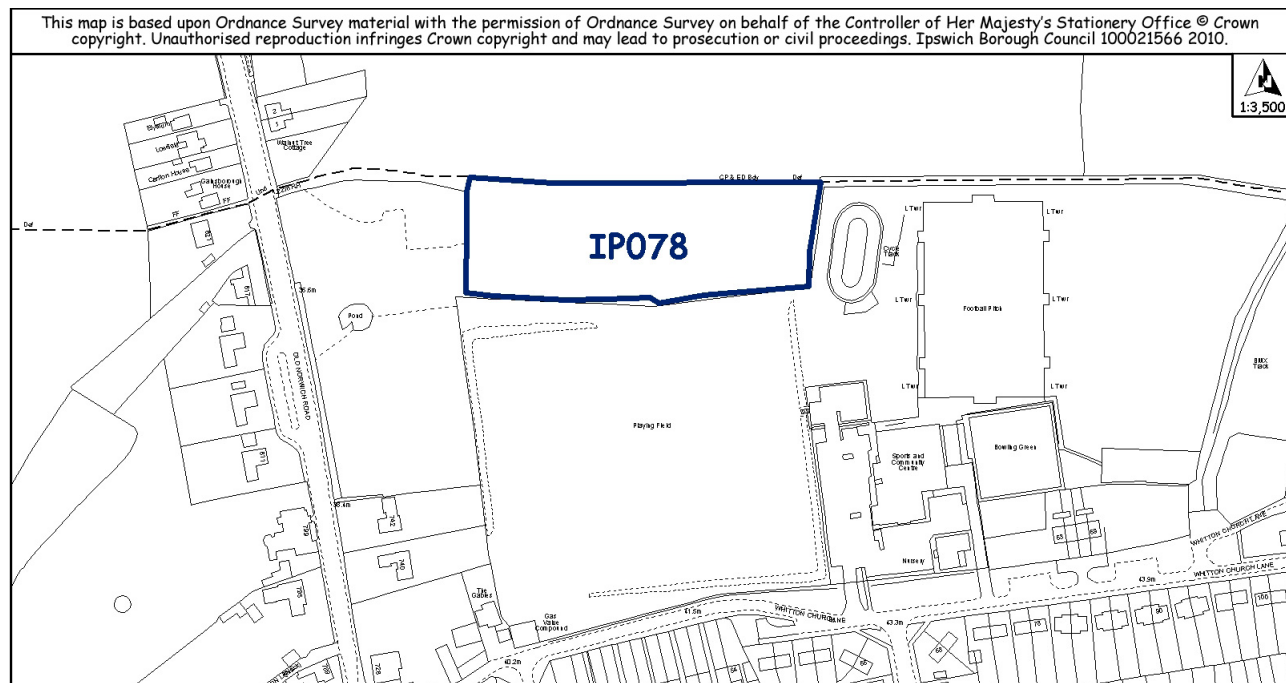
DELIVERABILITY

Suitable	No	Importance of existing use.
Available	No	
Achievable	No	

SUMMARY

The site is more suitable for non-residential uses and there are existing use constraints on this site.

SITE REF NO: IP078 (Preferred Options ref: UC083)
ADDRESS: Land north of Whitton Sports Centre
SITE AREA: 0.85 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	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	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Unknown	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

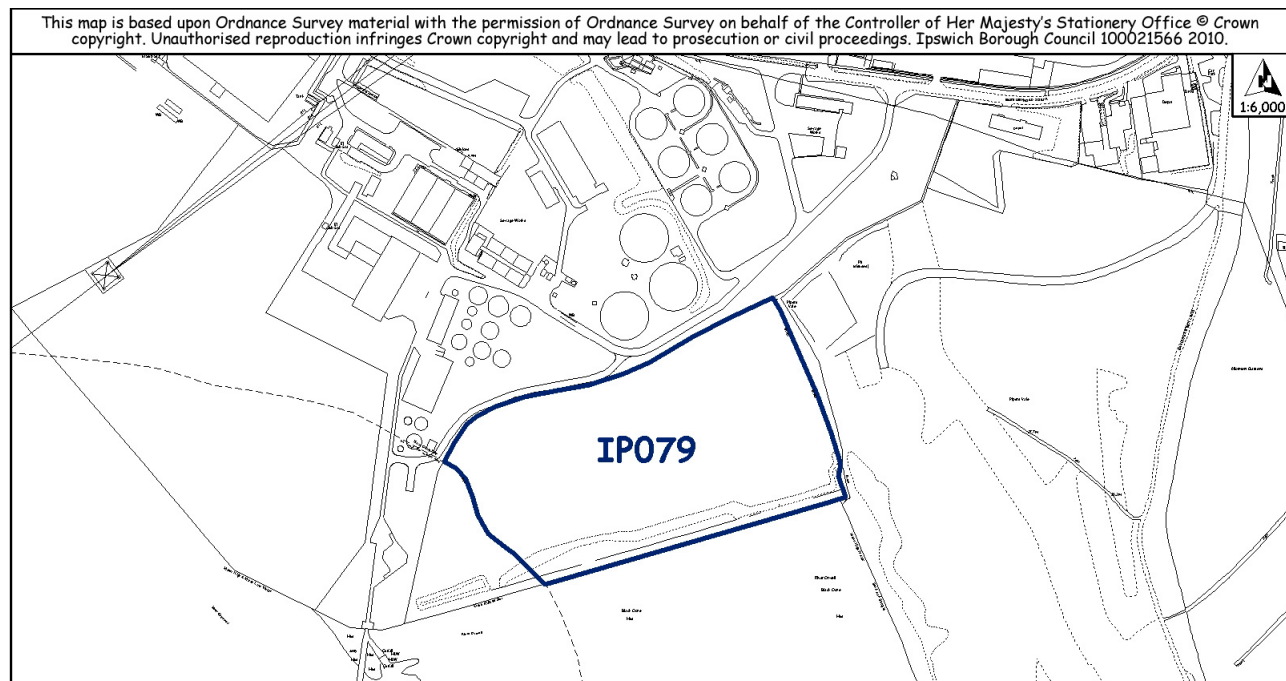
DELIVERABILITY

Suitable	No	Importance of existing use and potential for non-residential uses.
Available	No	
Achievable	No	

SUMMARY

The site is more suitable for non-residential uses.

SITE REF NO: IP079 (Preferred Options ref: UC084)
ADDRESS: Land south of Sewage Works
SITE AREA: 4.16 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	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	Adjacent
Existing use	Adjacent	Other constraints	Yes

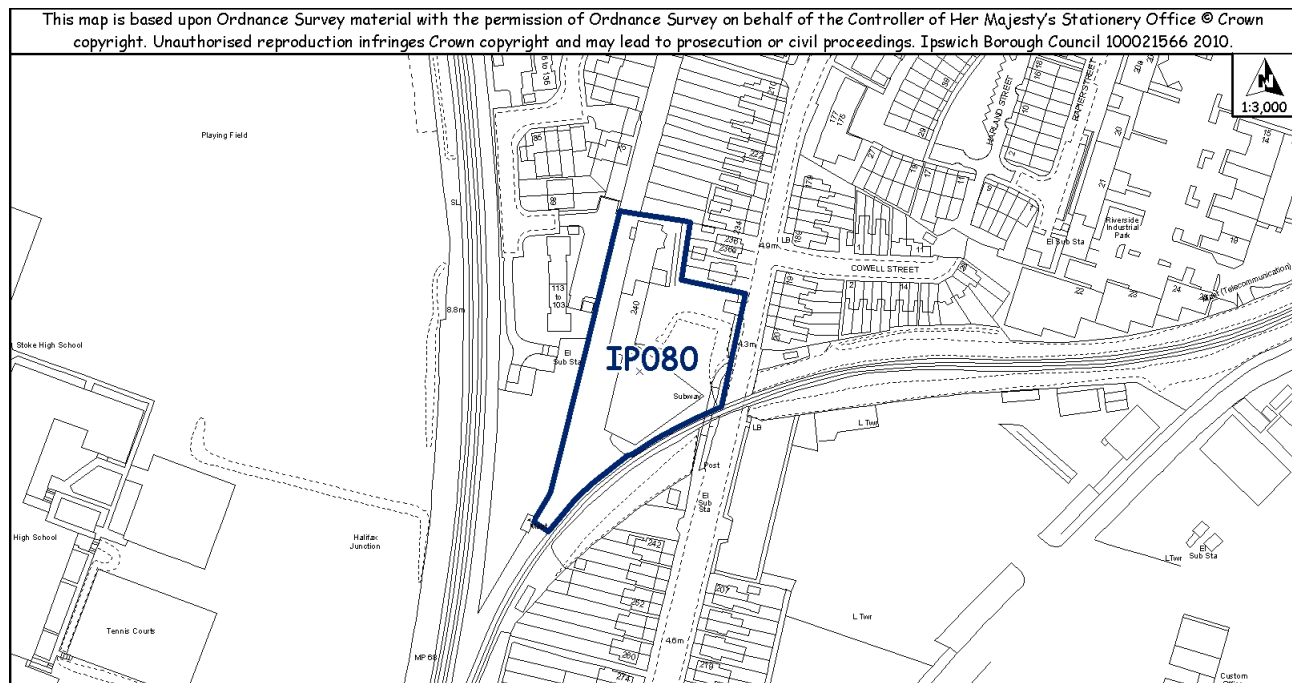
DELIVERABILITY

Suitable	No	Due to odour from the sewage works.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for residential development.

SITE REF NO: IP080 (Preferred Options ref: UC085)
ADDRESS: 240 Wherstead Road
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
100	M	26	Apr 2010- Mar 2015

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Adjacent
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	Yes

DELIVERABILITY

Suitable	Yes	
Available	Yes	The site is currently vacant and derelict.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years.

SUMMARY

The site is suitable for housing development and is available now. There are additional constraints as the site is within a Landfill site consultation zone and there is noise from the adjacent railway line. However there is a reasonable prospect housing will be delivered on the site within five years from adoption of the plan and it is suggested 100% medium-density housing is appropriate at 45-55dph, giving an indicative capacity of 22-26 homes.
