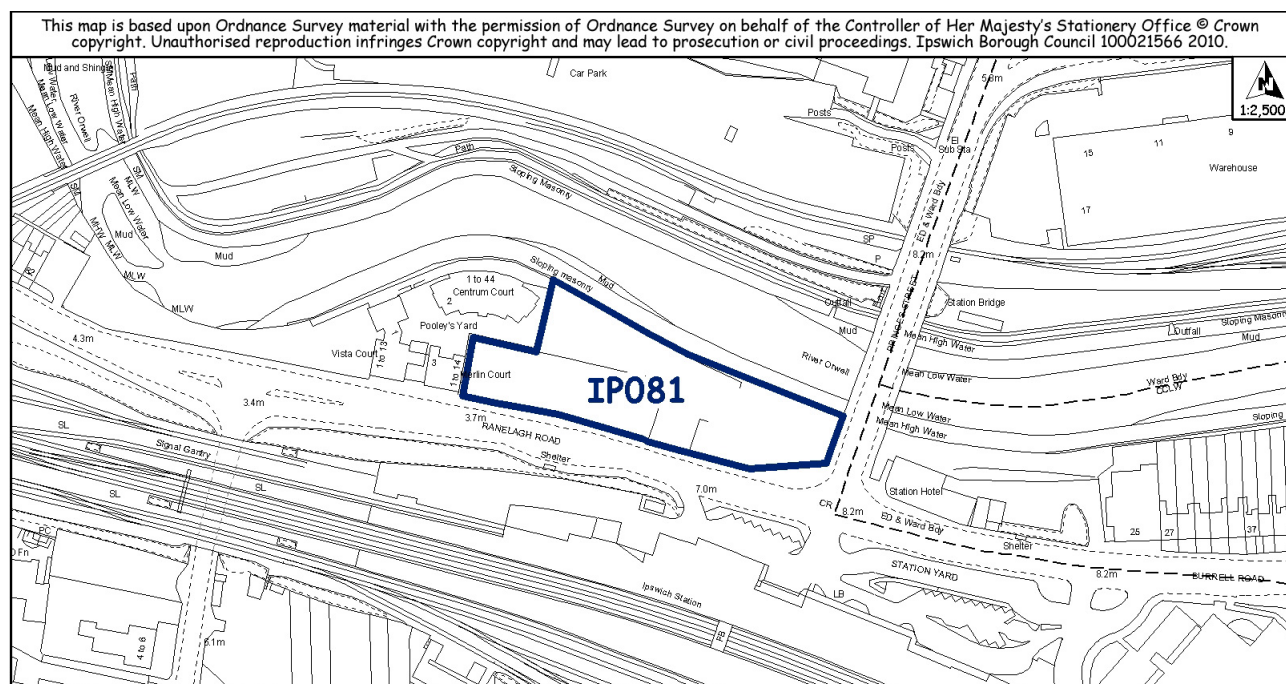


SITE REF NO: IP081 (Preferred Options ref: UC086)
ADDRESS: Land North of Ranelagh Road
SITE AREA: 0.36 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	H	32	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	Yes

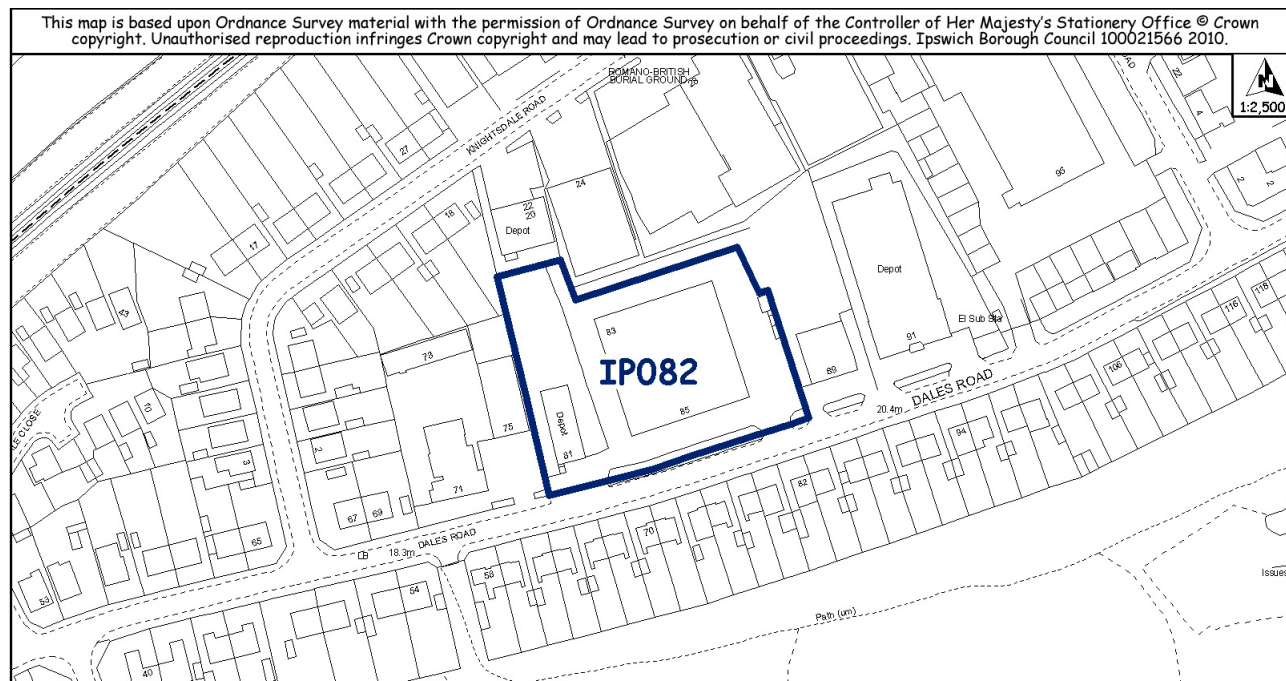
DELIVERABILITY

Suitable	Yes	As part of a mixed use scheme.
Available	No	Reasonable prospect site will be available at a specific point in time, although currently in use as a car park and some poor amenity land.
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 the car park either no longer being required, or relocated elsewhere. Any redevelopment may have an impact on air quality if an increase of traffic into the AQMA. There is a reasonable prospect the site will be available at a specific point in time and it is suggested that 80% of the site could be developed for high-density housing at 110dph, giving an indicative capacity of 32 homes, which could be delivered 6-10 years from adoption of the plan.

SITE REF NO: IP082 (Preferred Options ref: UC087)
ADDRESS: 83/85 Dales Road
SITE AREA: 0.57 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

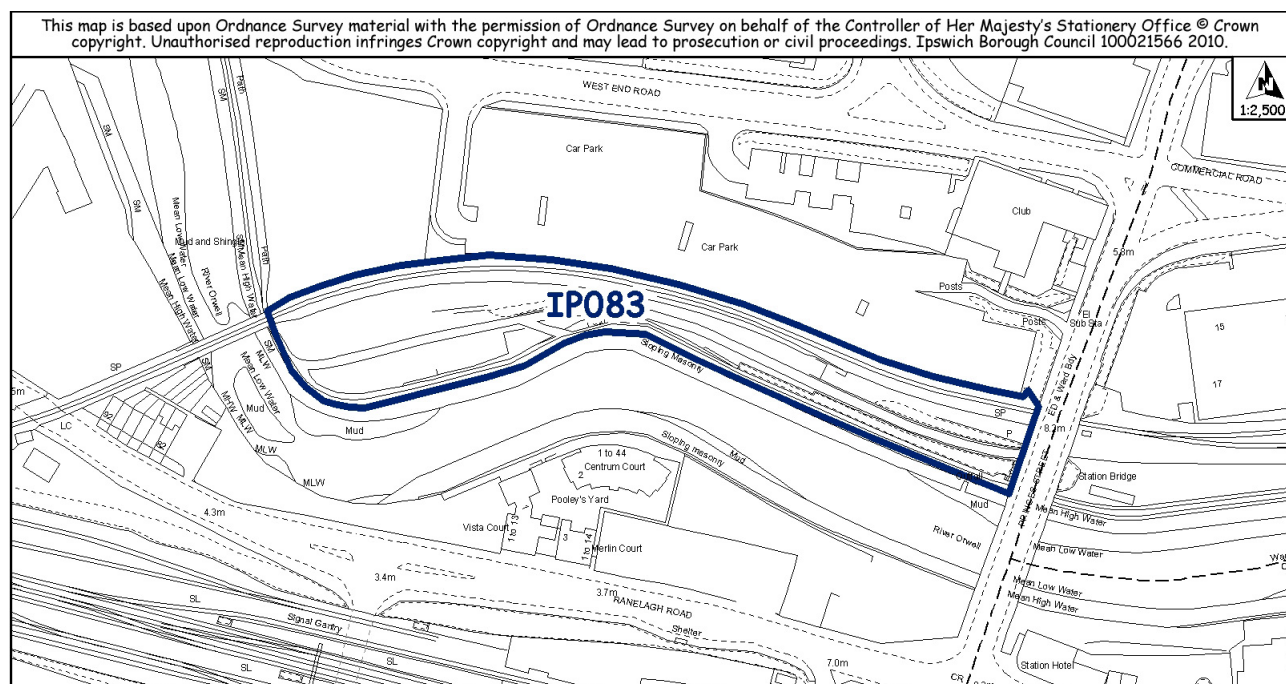
DELIVERABILITY

Suitable	Yes	
Available	No	Existing employment use and landowner's intentions unknown.
Achievable	No	

SUMMARY

There is an existing employment use on this site and the landowner's intentions are unknown. The site is less likely to become available during the plan period for residential development.

SITE REF NO: IP083 (Preferred Options ref: UC089)
ADDRESS: Banks of river, upriver from Princes Street
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
20	H	17	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	Yes	Other constraints	No

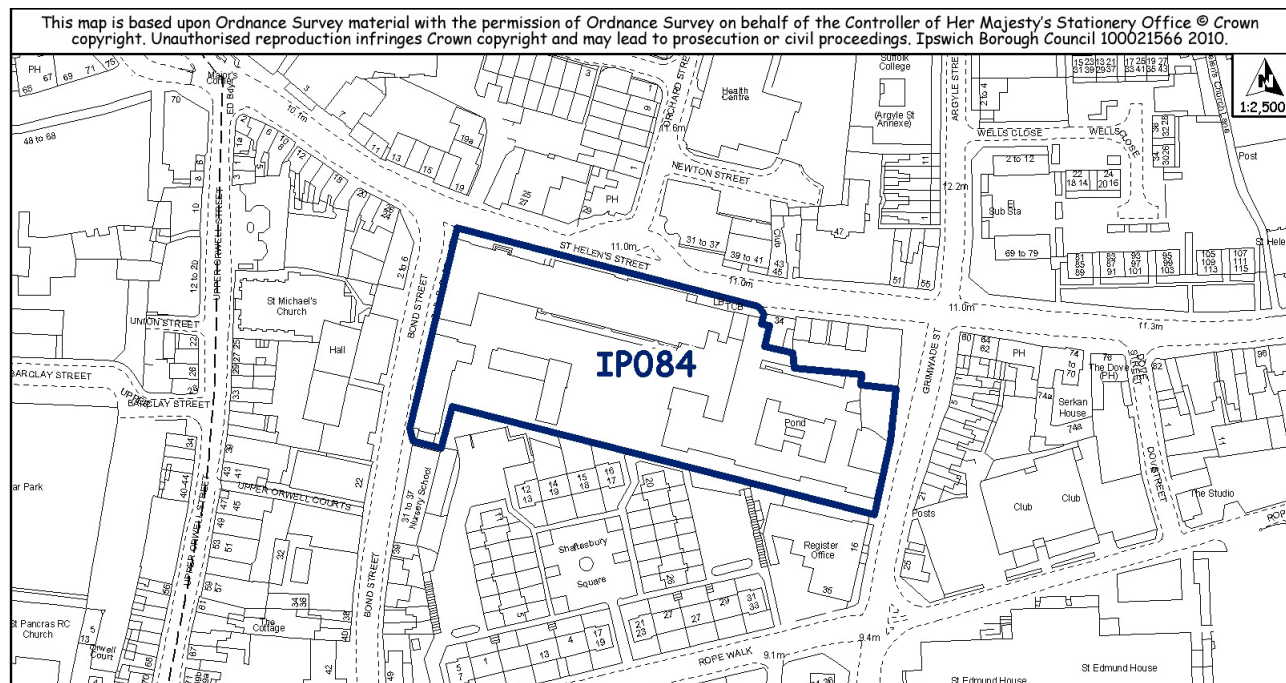
DELIVERABILITY

Suitable	Yes	Although should be considered alongside site IP015.
Available	Yes	
Achievable	No	Will need to be part of a larger redevelopment.

SUMMARY

The site is suitable for housing development as part of a larger redevelopment, and should be considered alongside site IP015. 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 17 homes. Any redevelopment would retain the river path and its setting would help provide surveillance.

SITE REF NO: IP084 (Preferred Options ref: UC091)
ADDRESS: County Hall, St Helen's Street
SITE AREA: 0.84 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		79	Apr 2008- Mar 2014

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

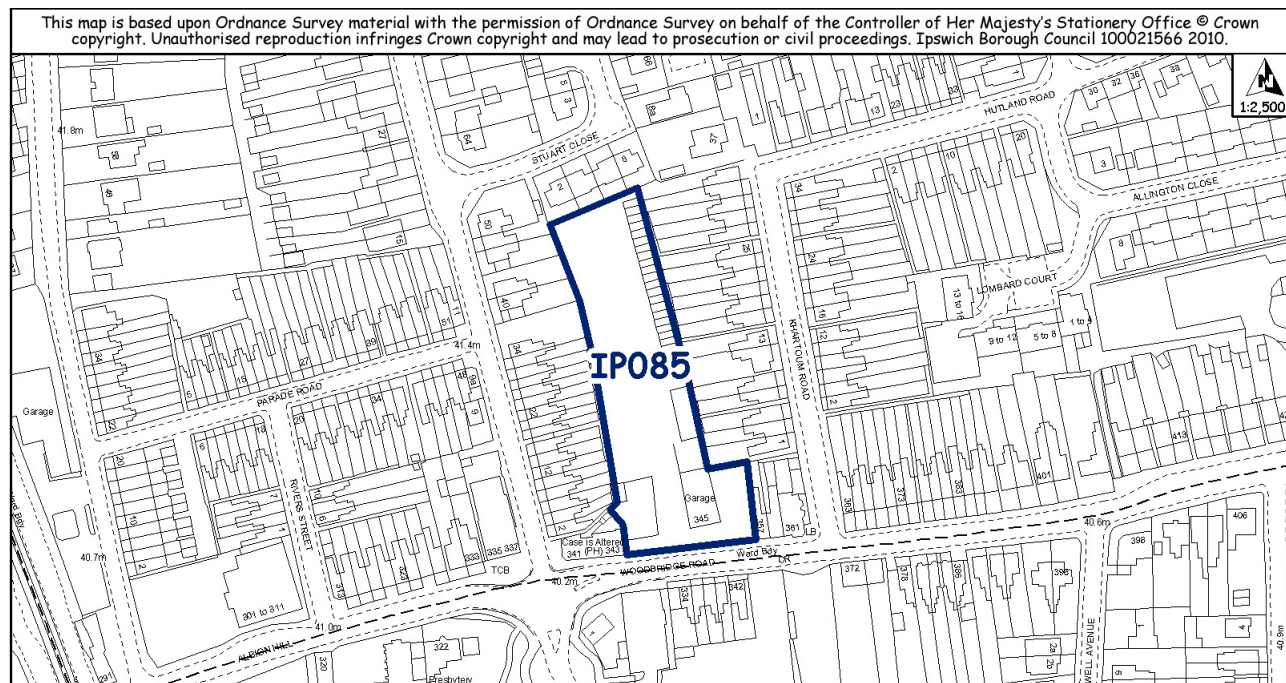
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 79 dwellings.
Achievable	Yes	28 of the 79 dwellings have already been completed on the site.

SUMMARY

Part of the planning permission for 79 dwellings has been implemented with 28 dwellings completed. The completion of the remaining 51 dwellings is expected within five years.
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SITE REF NO: IP085 (Preferred Options ref: UC092)
ADDRESS: 345 Woodbridge Road
SITE AREA: 0.38 ha



SUGGESTED OPTION

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

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

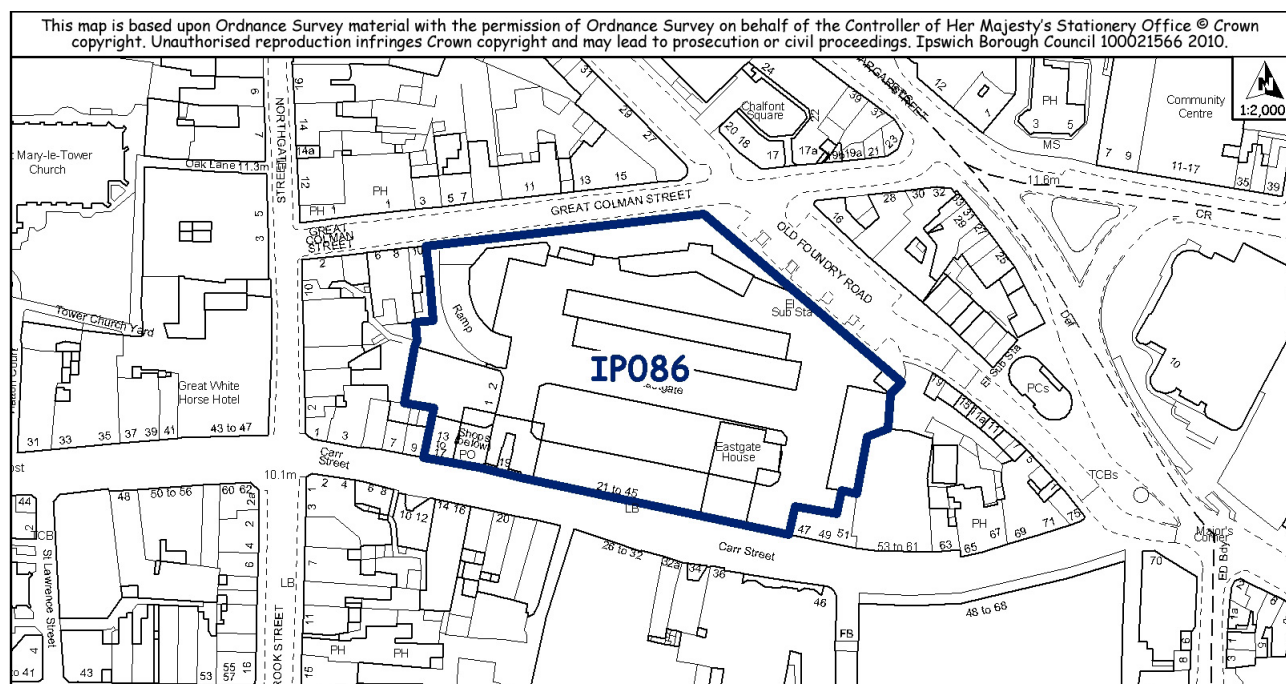
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 14 dwellings.
Achievable	Yes	Likely in the form above.

SUMMARY

The site has planning permission for 14 dwellings (townhouses) and we expect this permission to be implemented and completed within five years from adoption of the plan.

SITE REF NO: IP086 (Preferred Options ref: UC093)
ADDRESS: Area north of Carr Street
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
			Not suitable for housing development

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

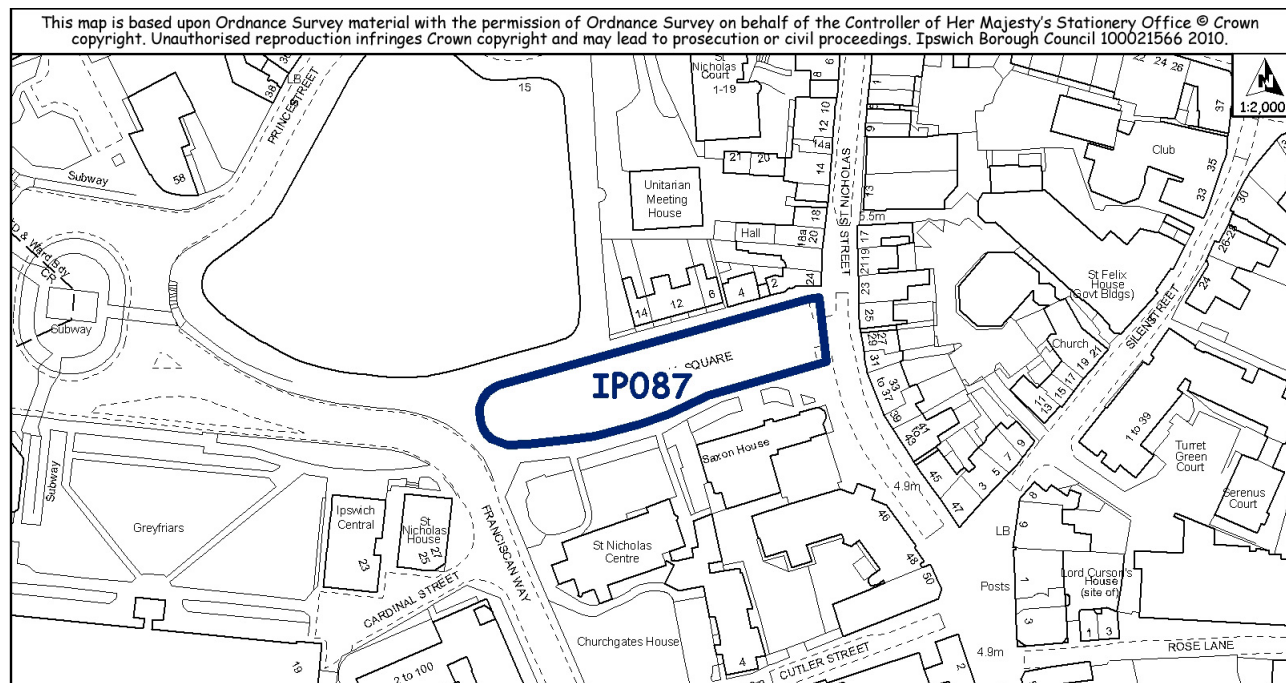
DELIVERABILITY

Suitable	No	Retail and employment uses more suitable.
Available	No	
Achievable	No	

SUMMARY

The site is adjacent to a scheduled ancient monument. The building fronting Carr Street has recently been refurbished and provides ground floor retail frontage to Carr Street. Retail and employment uses are more suitable in this location.

SITE REF NO: IP087 (Preferred Options ref: UC094)
ADDRESS: Car Park off St Nicholas Street
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
			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	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	Unknown	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

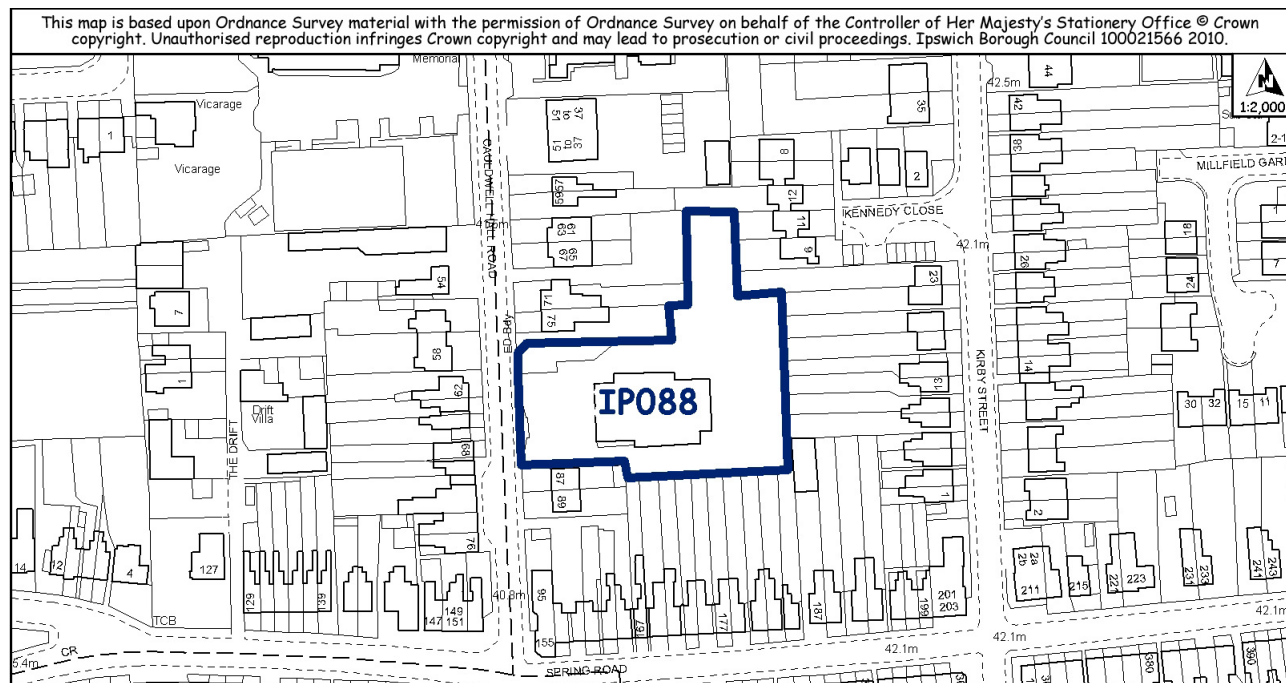
DELIVERABILITY

Suitable	No	
Available	No	Improvements proposed to car park.
Achievable	No	

SUMMARY

The landowner has no intentions to develop and there are proposals for landscape improvements to the car park.
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SITE REF NO: IP088 (Preferred Options ref: UC095)
ADDRESS: 79 Cauldwell Hall Road
SITE AREA: 0.30 ha



SUGGESTED OPTION

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

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

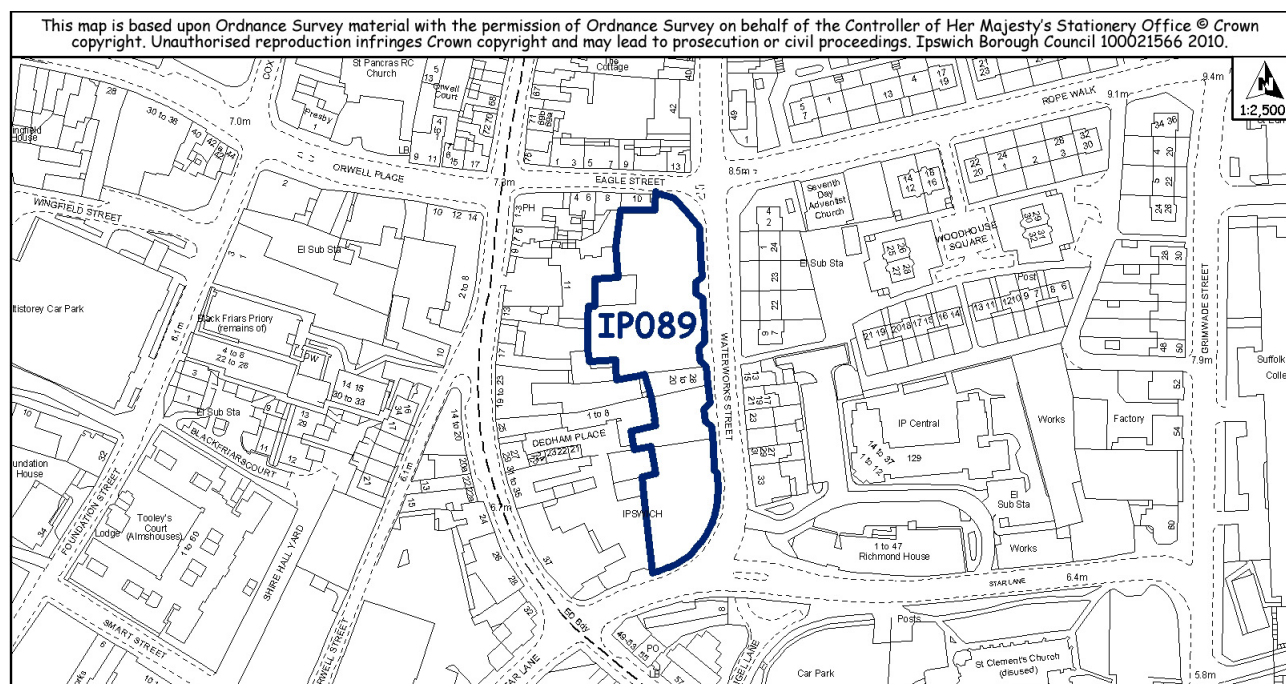
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has outline planning permission for 16 dwellings, with the demolition of the existing building.
Achievable	Yes	Reasonable prospect the planning permission will be implemented.

SUMMARY

The site has planning permission for 16 dwellings.. We expect the permission to be implemented and completed within five years from adoption of the plan.

SITE REF NO: IP089 (Preferred Options ref: UC096)
ADDRESS: Waterworks 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
100	H	34	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	Part within	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

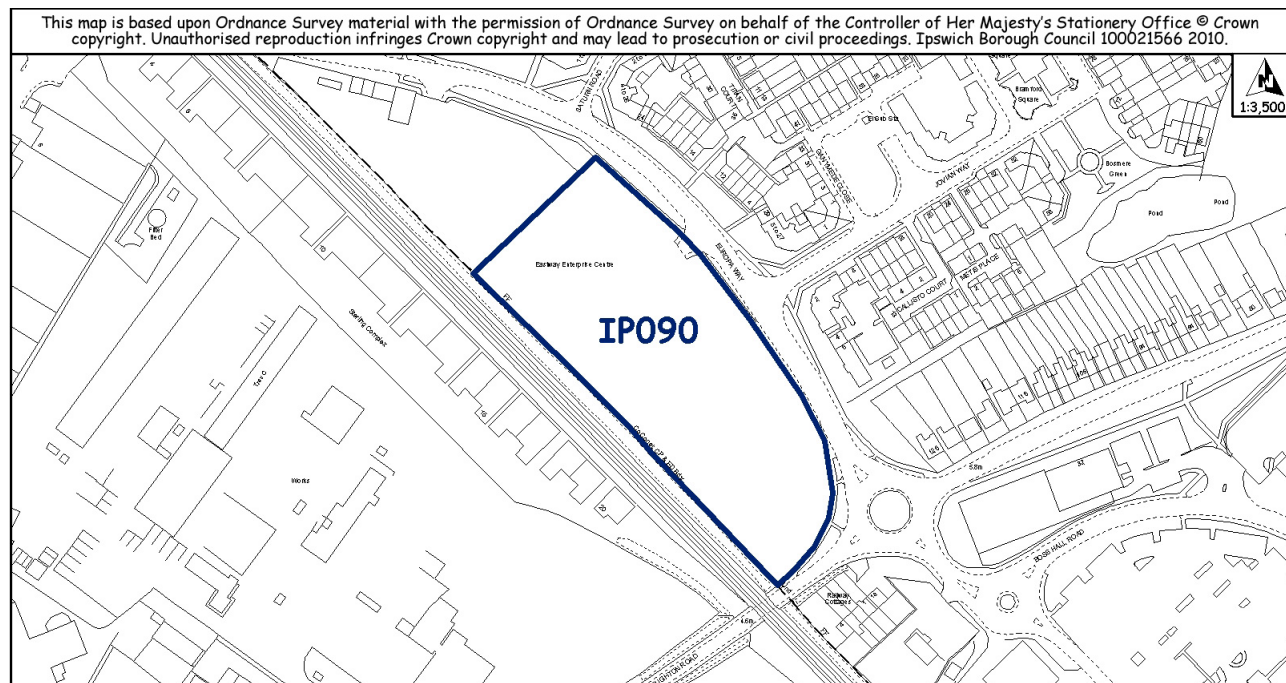
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although existing economic use as a car park and other uses.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

SUMMARY

The site is suitable for housing development around 110dph. 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, although this is dependent upon existing uses, which include a car park, a lock-up shed and some residential dwellings.

SITE REF NO: IP090 (Preferred Options ref: UC100)
ADDRESS: Europa Way
SITE AREA: 1.43 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	Possible	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	No
Existing use	No	Other constraints	Possible

DELIVERABILITY

Suitable	Yes	
Available	Yes	Planning permission for 142 dwellings has expired
Achievable	Yes	Reasonable prospect site could be developed at a reasonable prospect in time.

SUMMARY

The site had planning permission for 142 dwellings as part of a larger mixed use scheme including a food store. This has now expired and we expect the site to be developed at a reasonable prospect in time.
