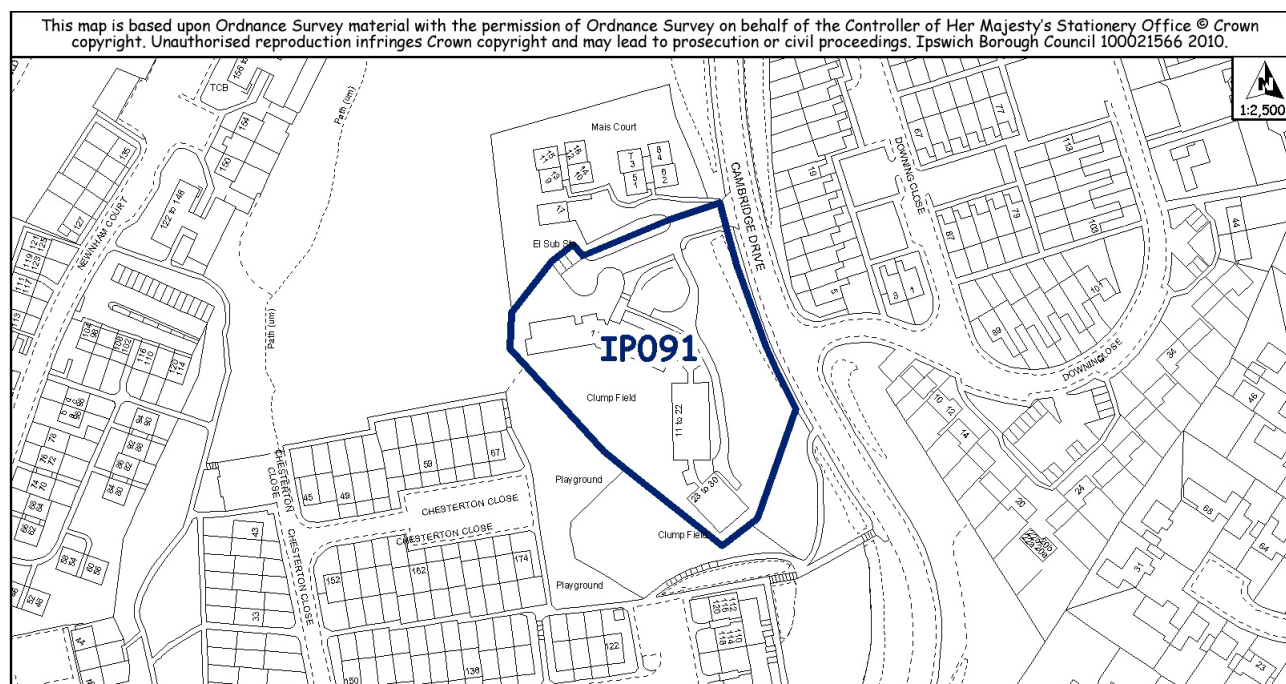


SITE REF NO: IP091 (Preferred Options ref: UC101)
ADDRESS: Cambridge Drive
SITE AREA: 0.63 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		36	Apr 2008- Mar 2011

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	Possible

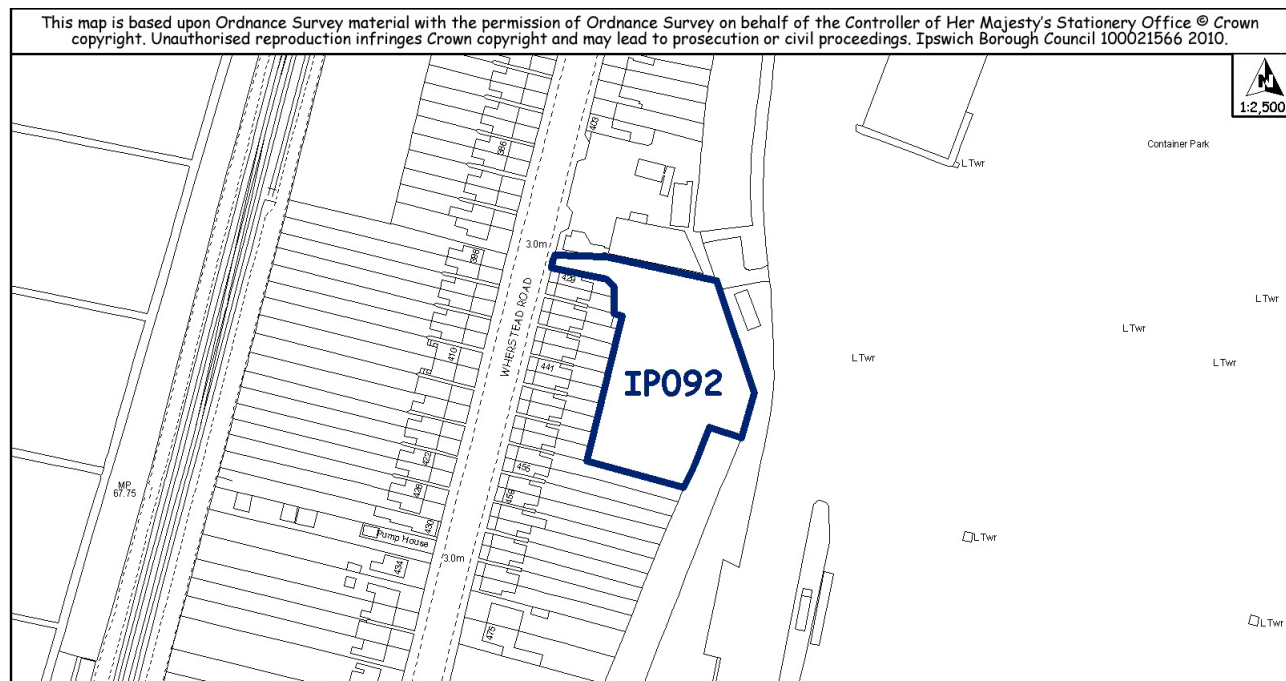
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 36 dwellings.
Achievable	Yes	Site is under construction.

SUMMARY

Development is under construction implementing the planning permission for 36 dwellings, to replace 31 dwellings demolished. Although this represents a net gain of 5 dwellings, the 31 dwellings have already been removed from the total housing stock.

SITE REF NO: IP092 (Preferred Options ref: UC102)
ADDRESS: 427 Wherstead Road
SITE AREA: 0.29 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	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

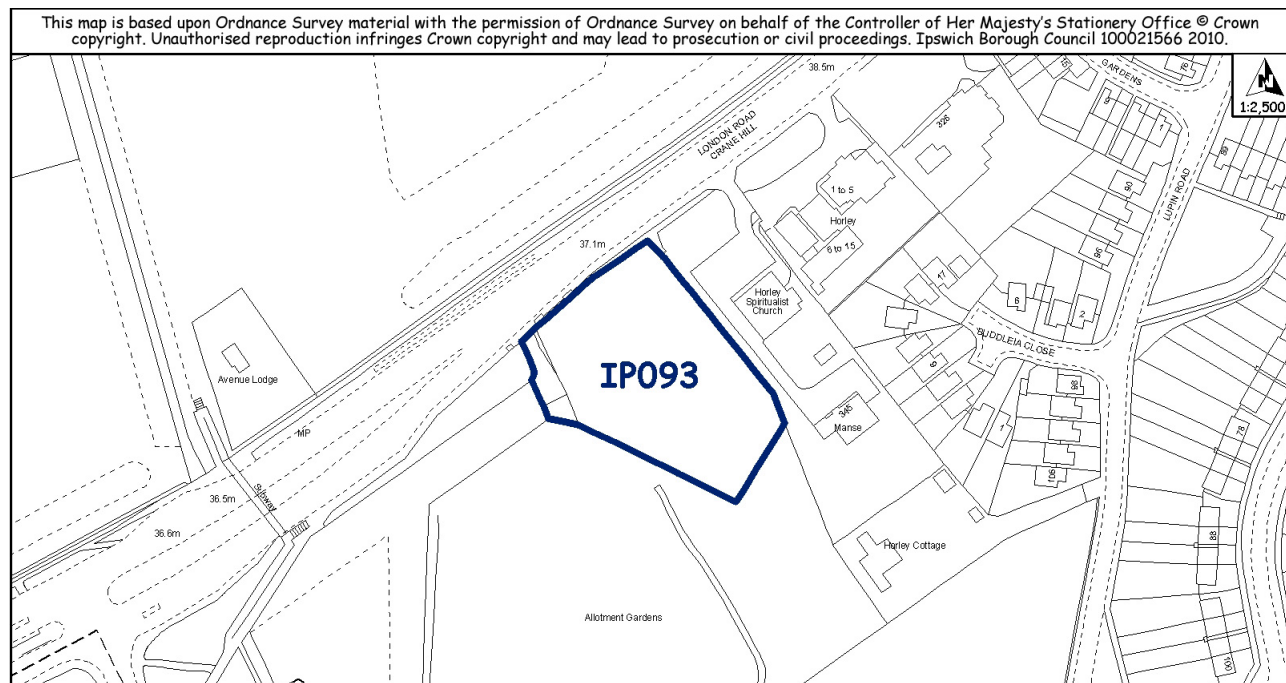
DELIVERABILITY

Suitable	No	Due to flood risk.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for residential development due to flood risk and noise issues are identified as a further constraint.

SITE REF NO: IP093 (Preferred Options ref: UC103)
ADDRESS: Chantry Close, London Road
SITE AREA: 0.41 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	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	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

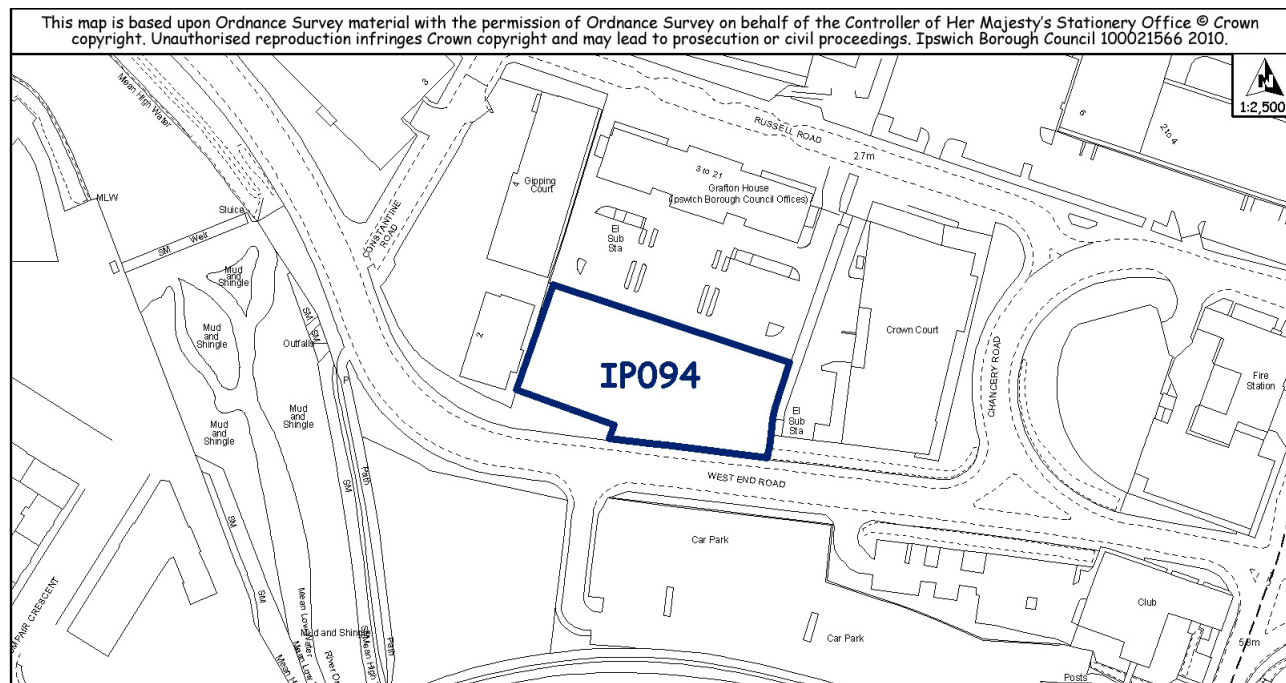
DELIVERABILITY

Suitable	Yes	
Available	No	Site has planning permission for a care home.
Achievable	No	

SUMMARY

The site is suitable for housing development, although there are possible noise constraints from London Road. However there is a planning permission for a care home.

SITE REF NO: IP094 (Preferred Options ref: UC104)
ADDRESS: Rear of Grafton House, Russell Road
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
			Not Deliverable

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	Adjacent
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

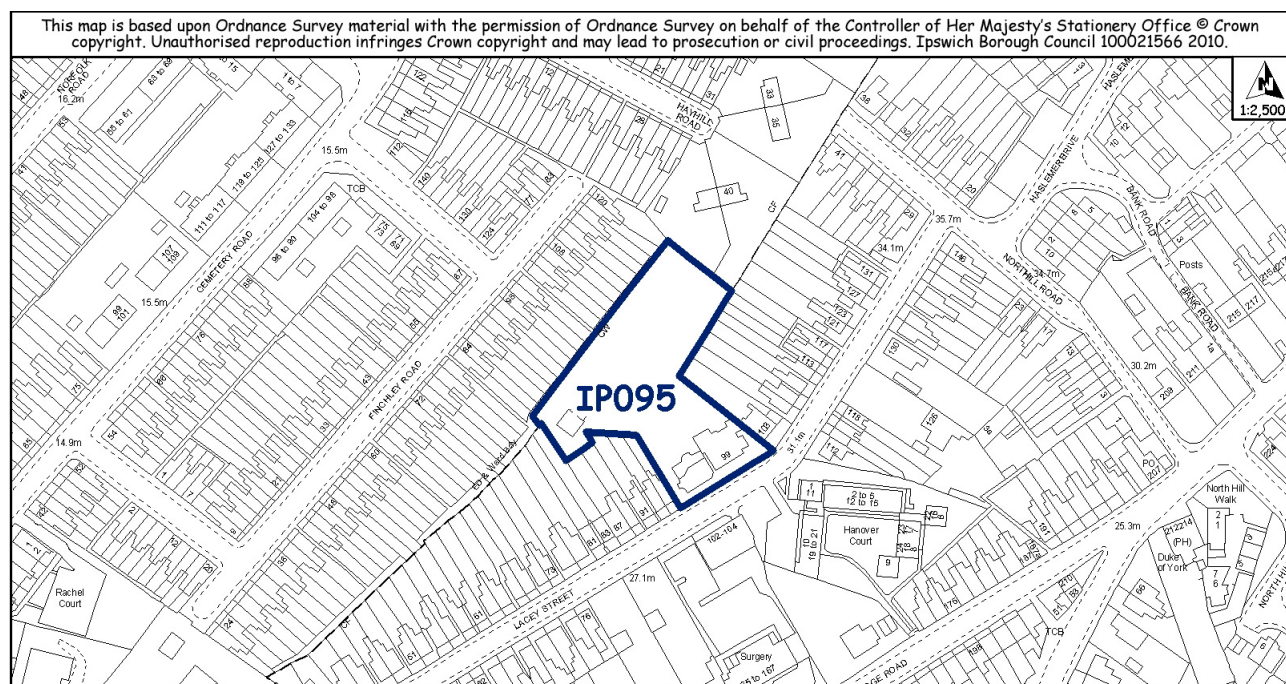
DELIVERABILITY

Suitable	Yes	As part of mixed use scheme.
Available	No	Landowner favours a non-residential use.
Achievable	No	

SUMMARY

The site is not available for residential development as landowner favours a non-residential use.

SITE REF NO: IP095 (Preferred Options ref: UC106)
ADDRESS: Morpeth House, 97-99 Lacey 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
			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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Possible

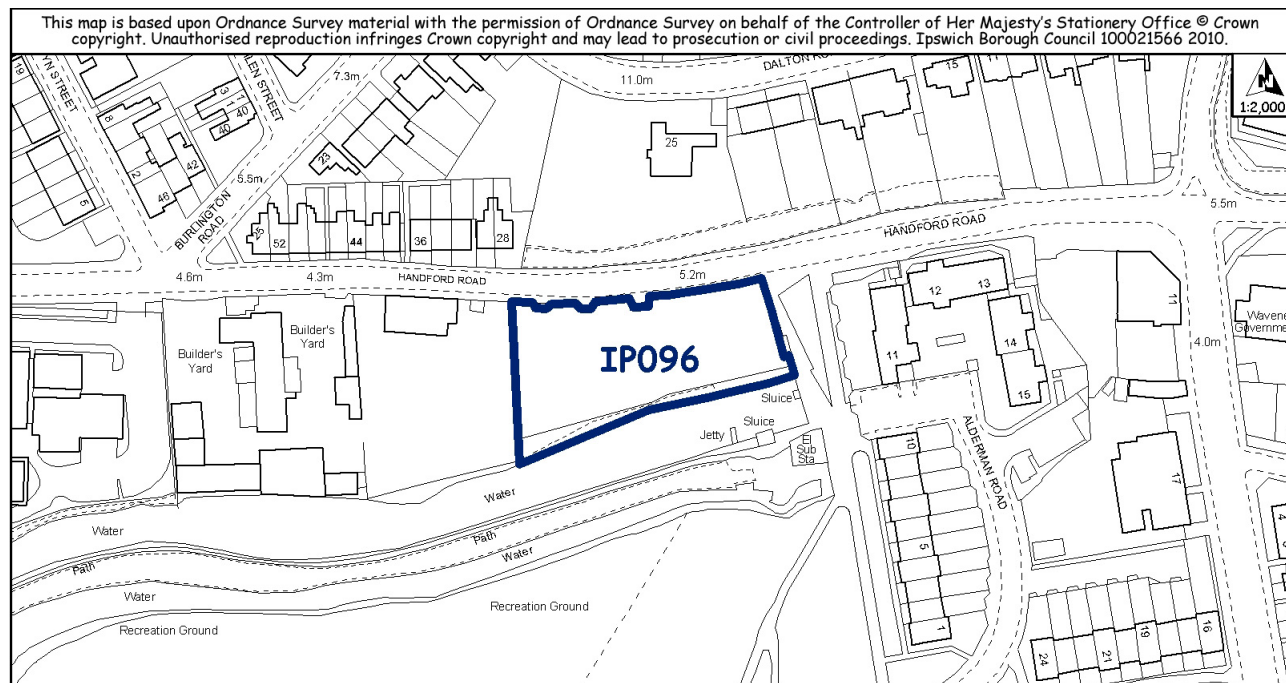
DELIVERABILITY

Suitable	Yes	
Available	No	Site is not available for redevelopment.
Achievable	No	

SUMMARY

The site has a number of trees with tree preservation orders on, the site is difficult to access and there are physical topography constraints. Furthermore there is the need to retain the house as it is of historic interest. Therefore although residential development may be achievable on the site it is less likely due to the constraints and is not available for redevelopment.

SITE REF NO: IP096 (Preferred Options ref: UC109)
ADDRESS: Car Park Handford Road East
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 2010- Mar 2015

CONSTRAINTS

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

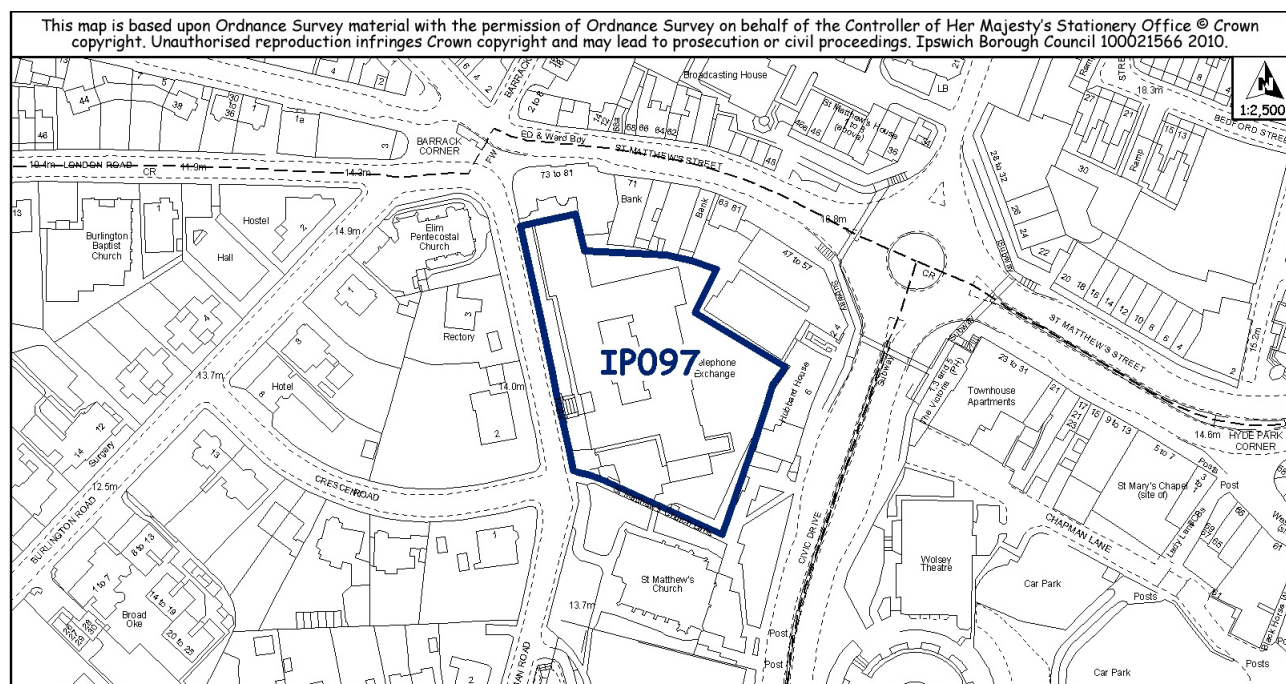
DELIVERABILITY

Suitable	Yes	
Available	Yes	The site has a temporary planning consent for a car park.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years.

SUMMARY

The site is suitable for housing development and has a temporary planning consent for a car park. 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 10 homes.

SITE REF NO: IP097 (Preferred Options ref: UC110)
ADDRESS: Telephone Exchange, Portman Road
SITE AREA: 0.53 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	24	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	Adjacent
Area of Archaeological Importance	No	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	No

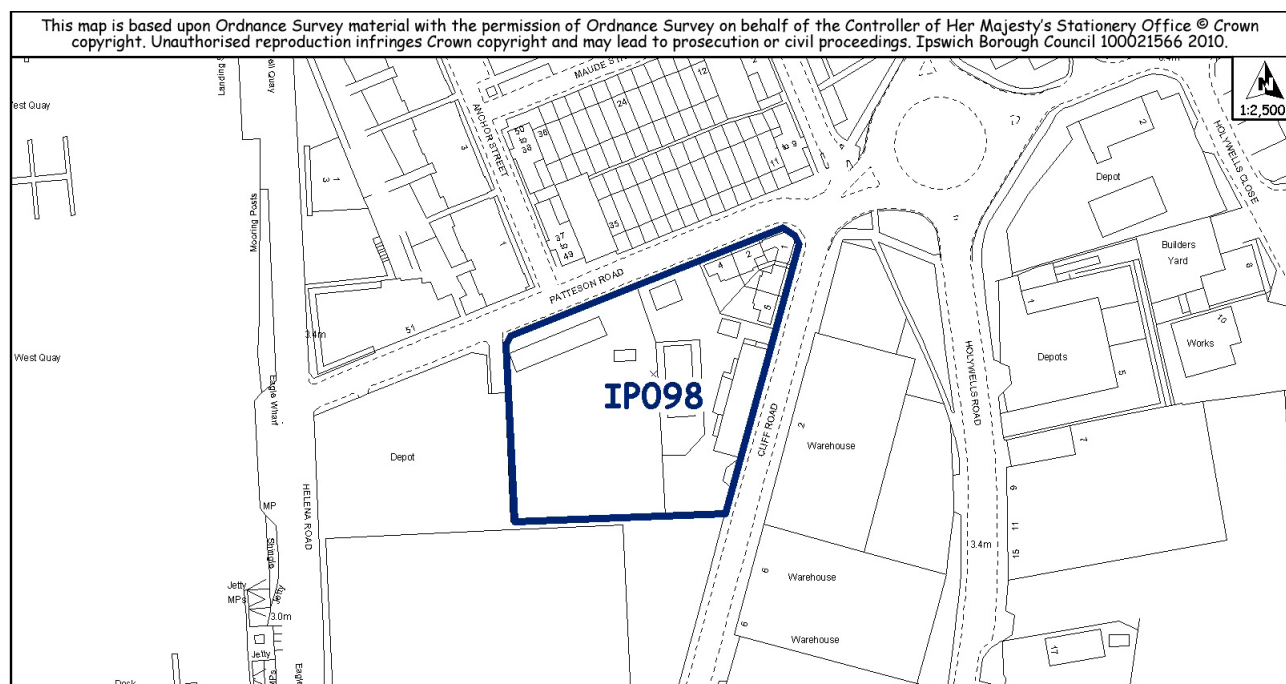
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although this is dependent upon the future of the telephone exchange.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

SUMMARY

The site is suitable for housing development and 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 the future of the telephone exchange. It is suggested 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 24 homes.

SITE REF NO: IP098 (Preferred Options ref: UC111)
ADDRESS: Transco, south of Patteson Road
SITE AREA: 0.64 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	63	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	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Yes	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

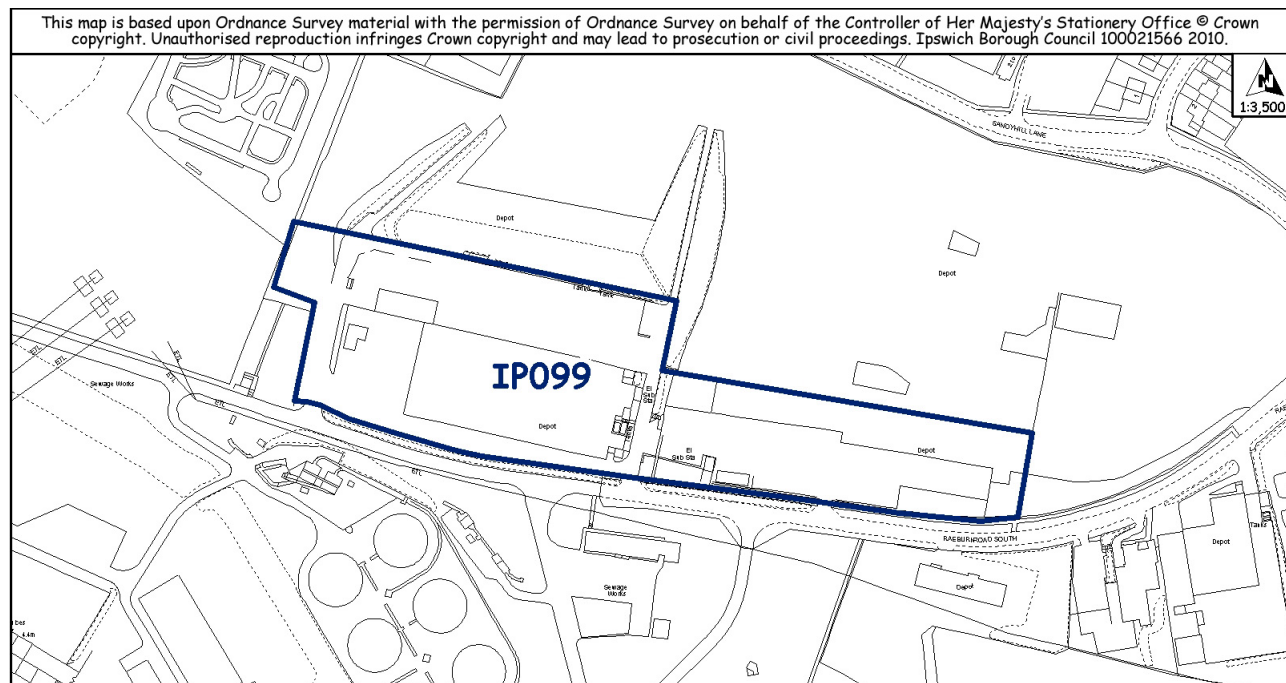
DELIVERABILITY

Suitable	Yes	Subject to overcoming flood risk constraints.
Available	Yes	Subject to relocation of existing gas governor.
Achievable	Yes	Reasonable prospect constraints can be overcome and housing will be delivered on site within 1-5 years.

SUMMARY

The site is suitable for housing development and is available subject to the relocation of the existing gas governor, which is identified as an other constraint above along with noise. There are flood risk constraints, but there is a reasonable prospect these can be overcome and housing will be delivered on the site within five years from adoption of the plan. It is suggested 100% high-density housing is appropriate at 110dph, giving an indicative capacity of 63 homes on 0.57ha of the site.

SITE REF NO: IP099 (Preferred Options ref: UC113)
ADDRESS: Part former Volvo site, Raeburn Road south
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
			Not suitable for housing development

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	No
Existing use	Yes	Other constraints	Yes

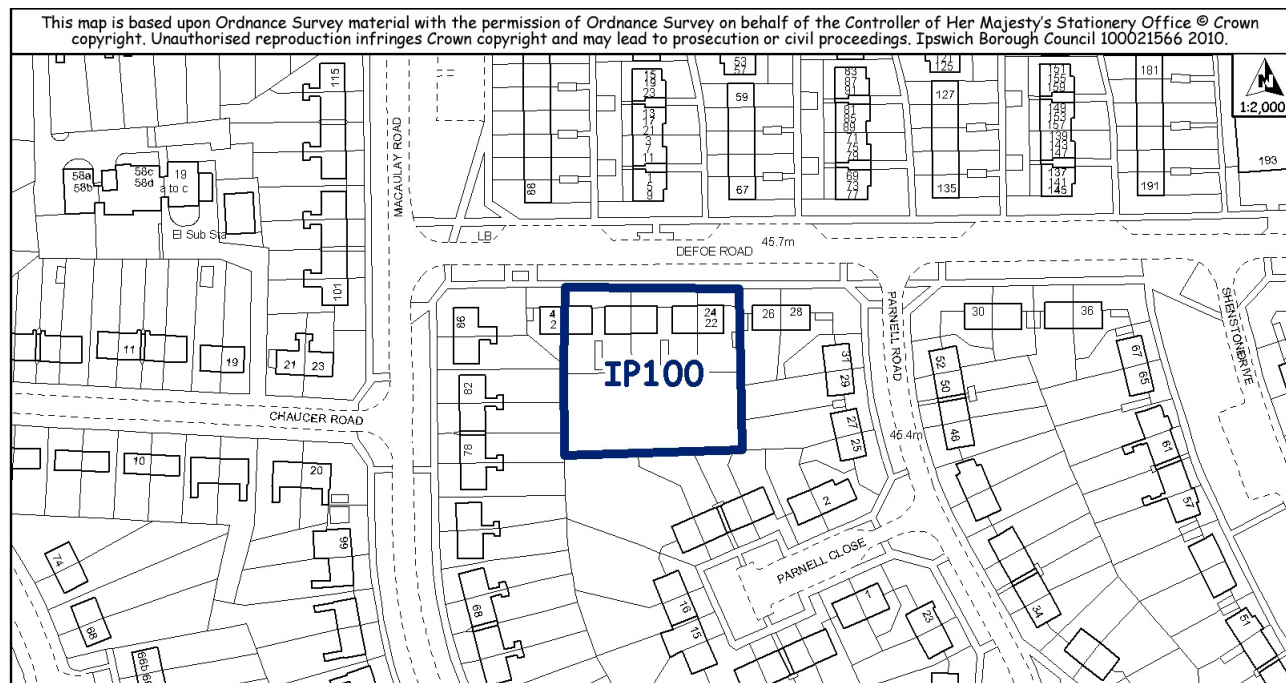
DELIVERABILITY

Suitable	No	Too close to the sewage works.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for housing due to the importance of the existing use and close proximity of the sewage works.

SITE REF NO: IP100 (Preferred Options ref: UC114)
ADDRESS: 6-24 Defoe Road
SITE AREA: 0.20 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	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

DELIVERABILITY

Suitable	Yes	Although access is constrained.
Available	No	The site is not available.
Achievable	No	

SUMMARY

The site is not available for redevelopment and there is no prospect the site would be developable within the period of the plan.
