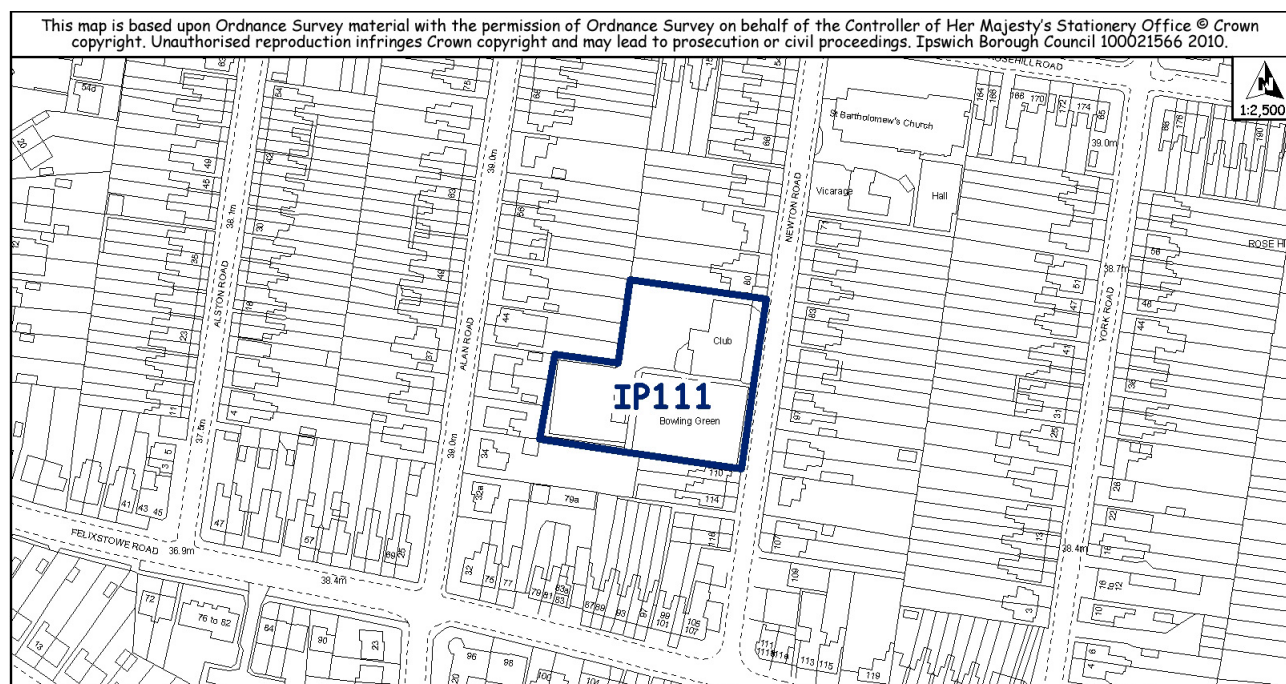


**SITE REF NO:** IP111 (Preferred Options ref: UC167)  
**ADDRESS:** Club, Newton Road  
**SITE AREA:** 0.32 ha



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

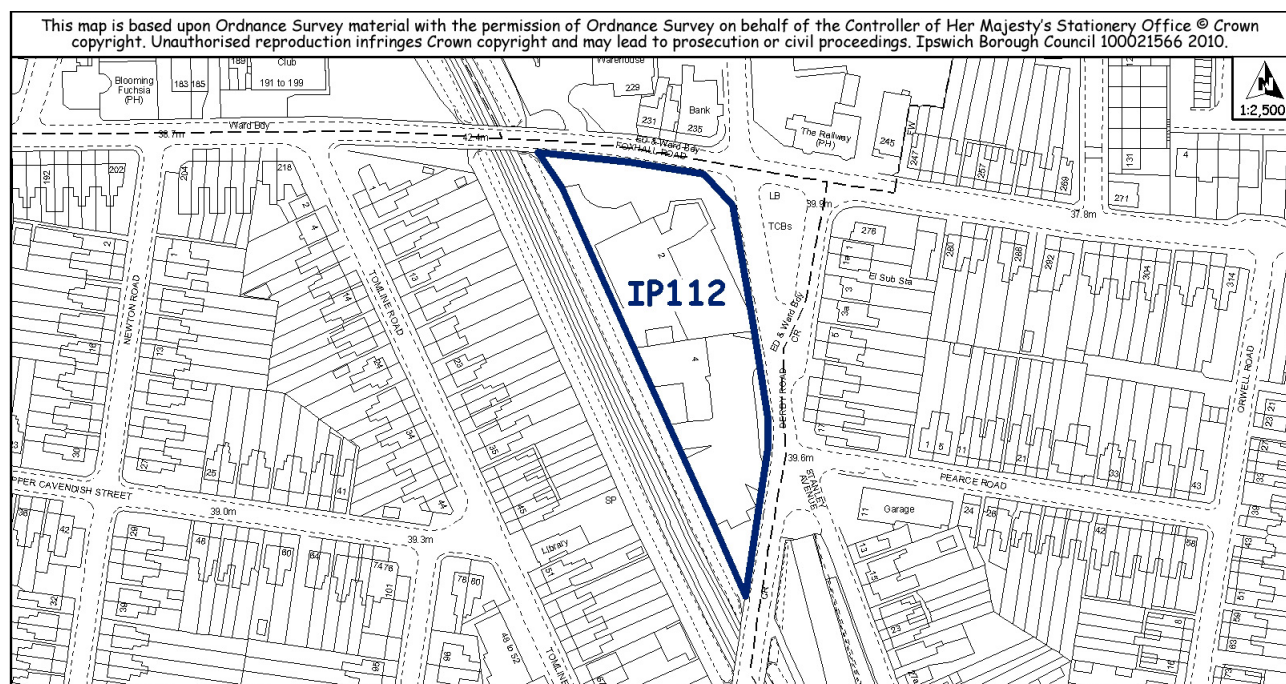
#### DELIVERABILITY

Suitable	Yes	
Available	No	Importance of existing use would prevent housing development.
Achievable	No	

#### SUMMARY

The site is not available for development and there is no reasonable prospect the site would be developable within the plan period.
---

**SITE REF NO: IP112** (Preferred Options ref: UC170)  
**ADDRESS: 2 & 4 Derby 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	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Yes

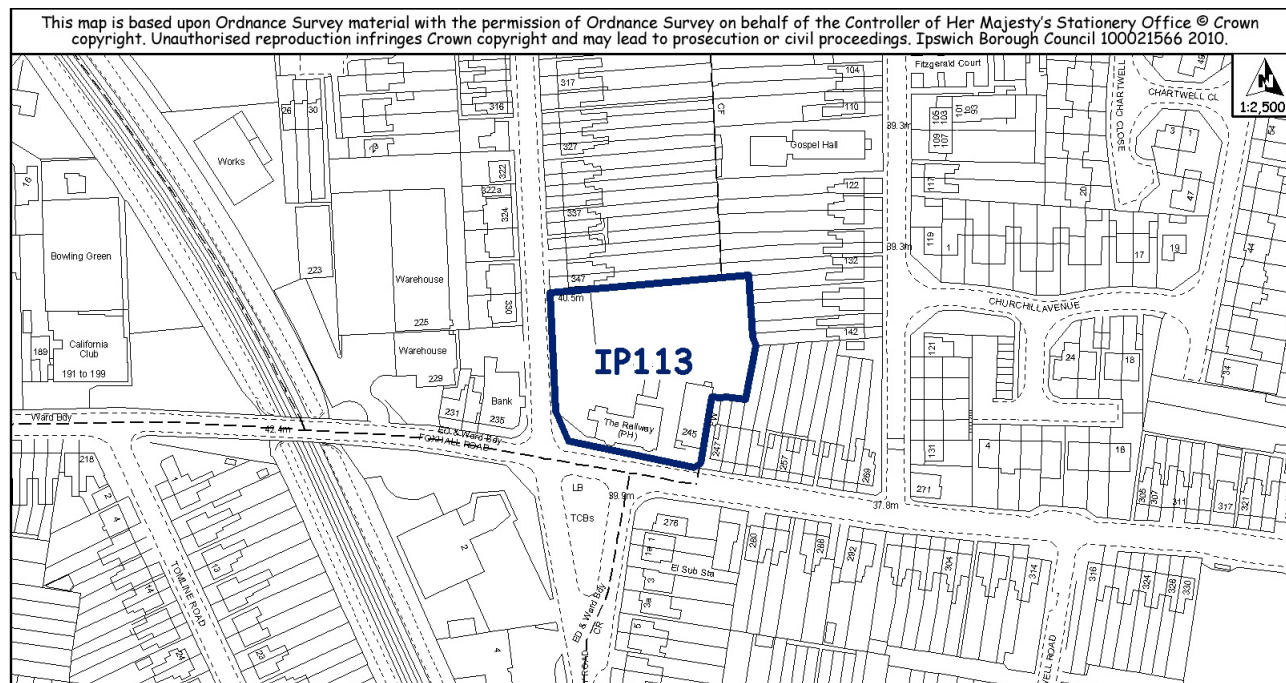
#### DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although this is 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 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 relocation of existing businesses and mitigating measures against noise from the railway line. It is suggested 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 22 homes.

**SITE REF NO: IP113** (Preferred Options ref: UC171)  
**ADDRESS: The Railway PH, Foxhall Road**  
**SITE AREA: 0.34 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	M	3	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	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

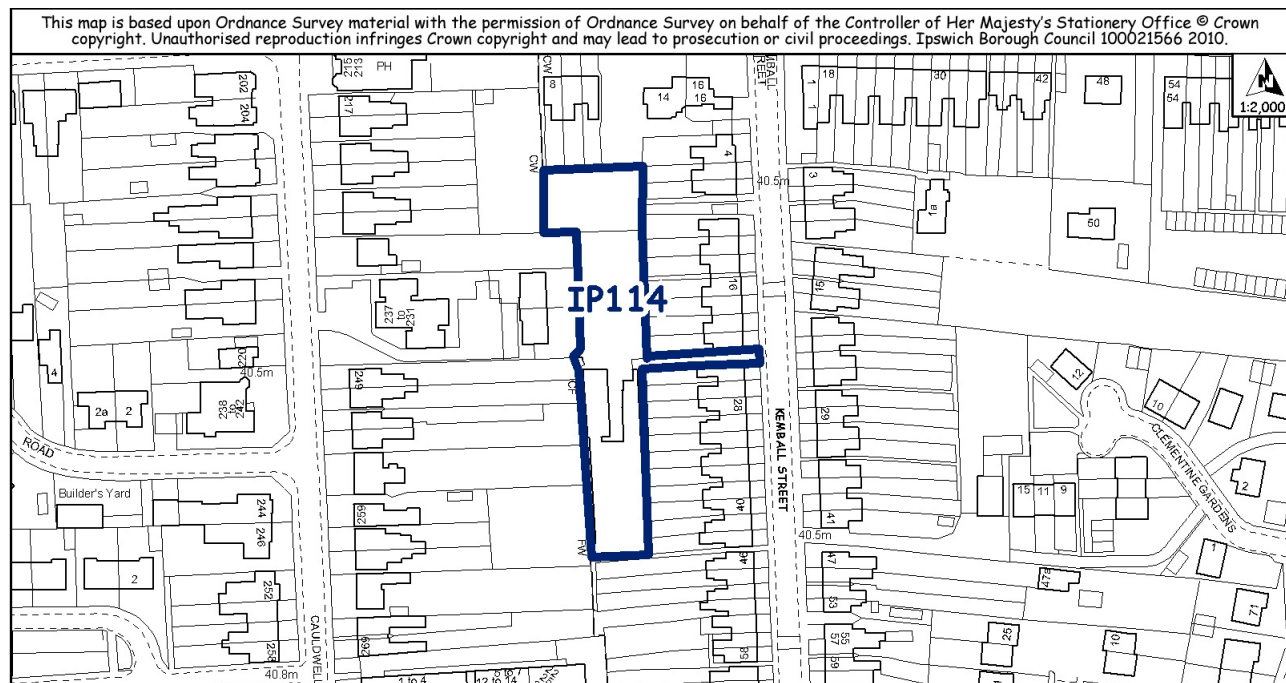
#### DELIVERABILITY

Suitable	Yes	Alongside existing uses.
Available	No	Reasonable prospect part of the site will be available at a specific point in time, currently used as a car park.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

#### SUMMARY

Part of the site, currently used as a car park, is suitable for housing development and there is a reasonable prospect this will be available and could be developed at a specific point in time, 6-10 years from adoption of the plan. It is suggested 20% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 3 homes.

**SITE REF NO: IP114** (Preferred Options ref: UC172)  
**ADDRESS: R/O Cauldwell Hall Road & Kemball Street**  
**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	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

#### DELIVERABILITY

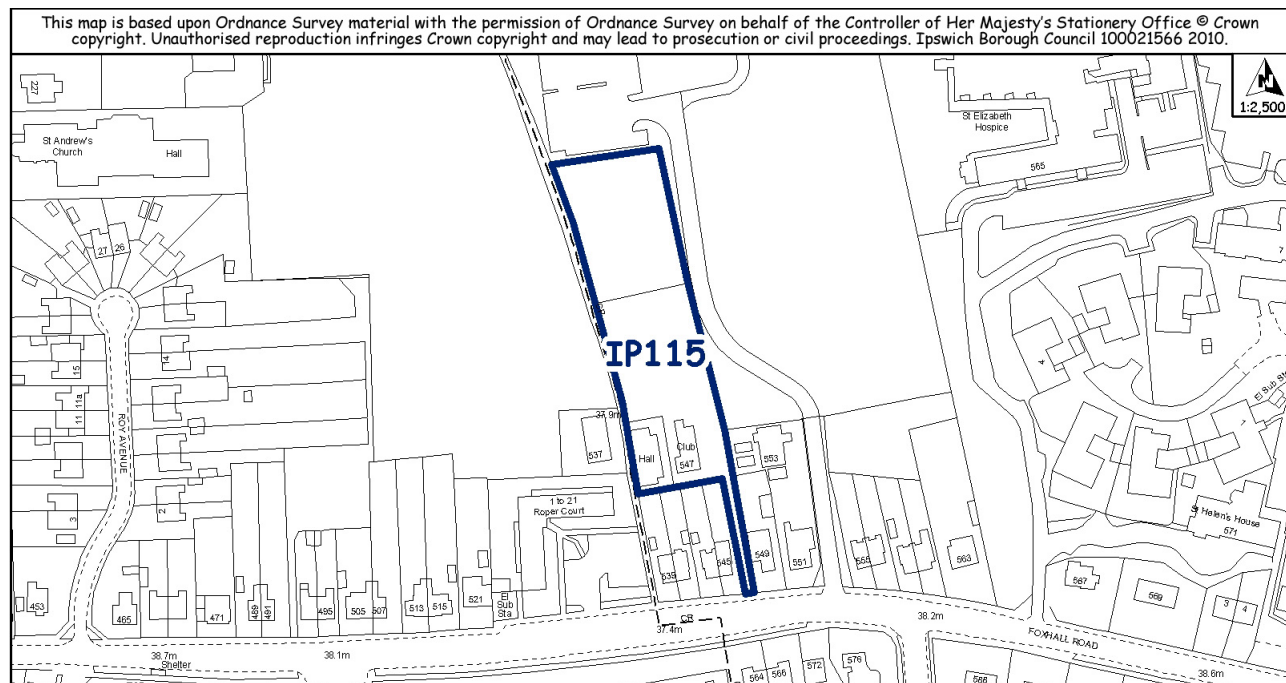
Suitable	Yes	Although access is constrained.
Available	No	
Achievable	No	

#### SUMMARY

Development on the site is dependent upon the relocation of the existing business. The site as shown on this sheet is unlikely to be available in its entirety and due to the uncertain availability of the site it is assumed that any residential development is more likely to come forward as windfall.



**SITE REF NO: IP115** (Preferred Options ref: UC180)  
**ADDRESS: 547 Foxhall Road & Land to rear**  
**SITE AREA: 0.37 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	Unknown	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

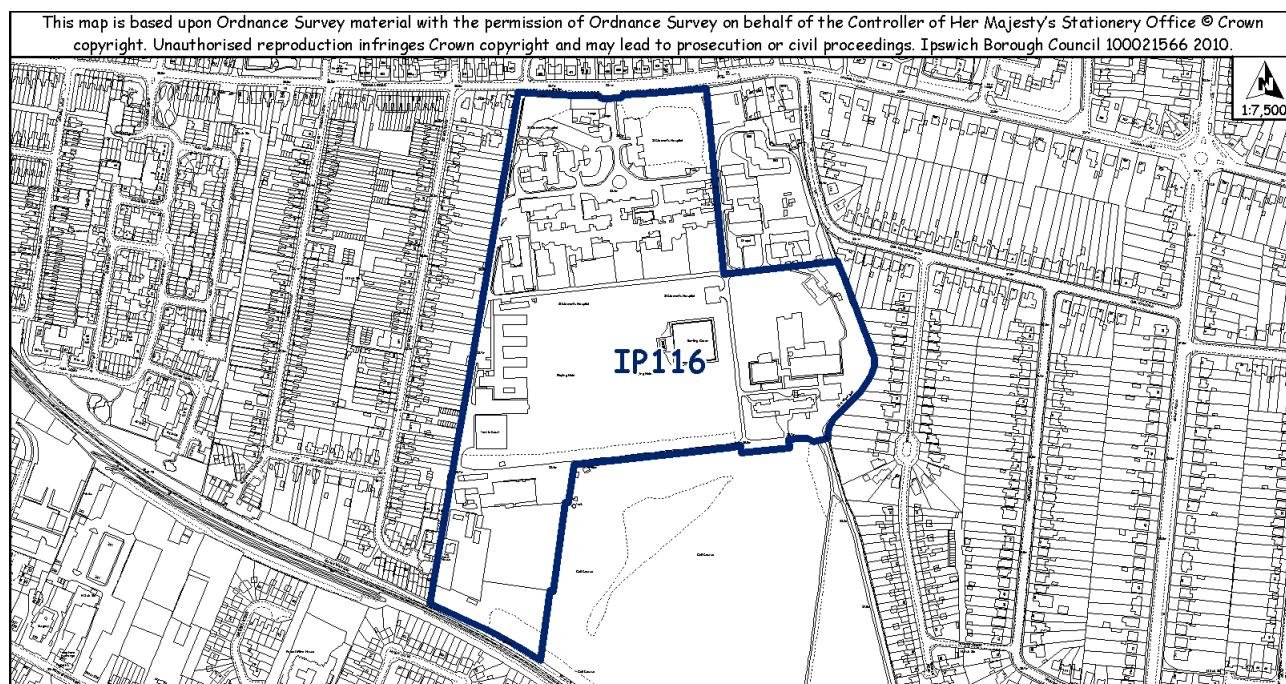
#### DELIVERABILITY

Suitable	Yes	Although access is constrained.
Available	No	
Achievable	No	

#### SUMMARY

The site is not available for development and there is no reasonable prospect the site would be developable within the plan period.
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**SITE REF NO: IP116** (Preferred Options ref: UC185)  
**ADDRESS: St Clement's Hospital Grounds**  
**SITE AREA: 12.57 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
80	L	350	Apr 2010- Mar 2015

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

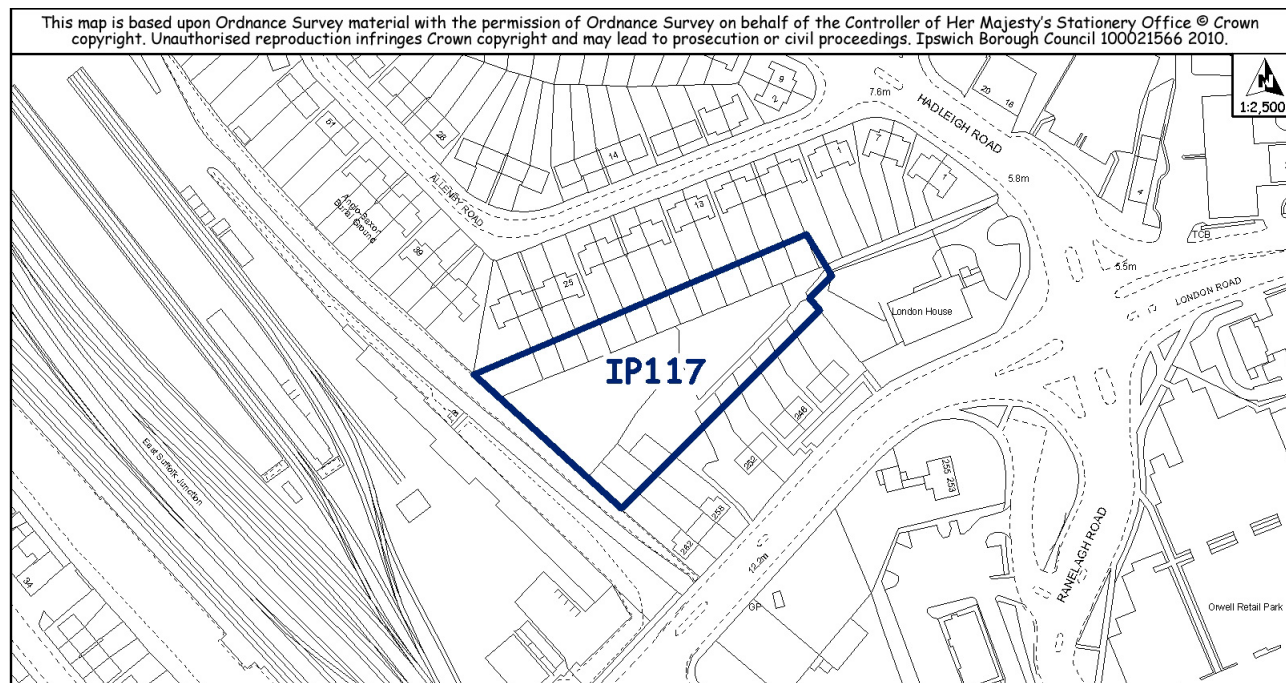
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	The landowner is exploring redevelopment opportunities, subject to relocation of the hospital.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years.

#### SUMMARY

The site is suitable for housing development and the landowner is exploring redevelopment opportunities, subject to relocation of the hospital. The site is on the edge of a Landfill consultation zone and there is a potential impact on air quality if additional traffic is generated. There is a reasonable prospect housing will be delivered on the site within five years from adoption of the plan. It is suggested 80% low-density housing is appropriate around 35-37.5dph, just under the threshold for medium density, giving an indicative capacity of 350 homes.

**SITE REF NO: IP117** (Preferred Options ref: UC192)  
**ADDRESS: R/O Allenby Road & Hadleigh Road**  
**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
			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	Adjacent
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

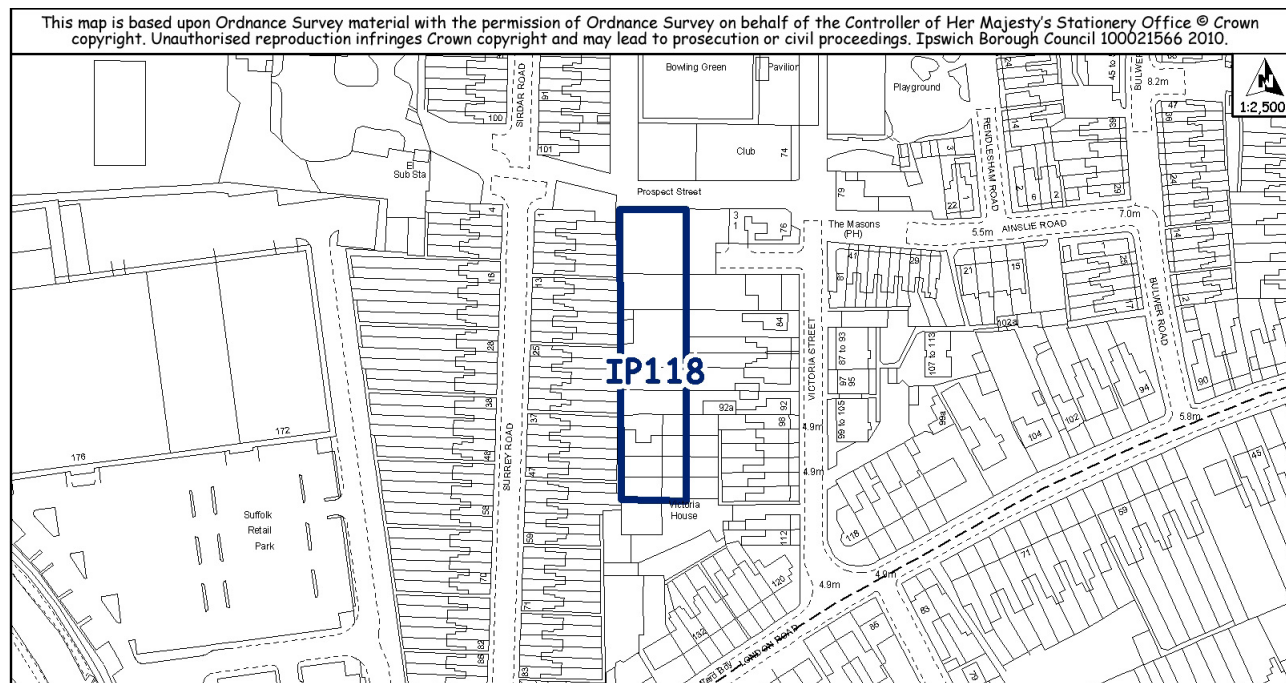
#### DELIVERABILITY

Suitable	Yes	
Available	Yes	
Achievable	No	Access is a significant constraint.

#### SUMMARY

The site is not deliverable due to access constraints and other constraints are identified including noise and the topography of the site. There is no reasonable prospect the site would be developable within the plan period.
--

**SITE REF NO: IP118** (Urban Capacity Study ref: UC196)  
**ADDRESS: Rear of 76-108 Victoria Street**  
**SITE AREA: 0.21 ha**



#### SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		3	Planning permission implemented and site completed

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

#### DELIVERABILITY

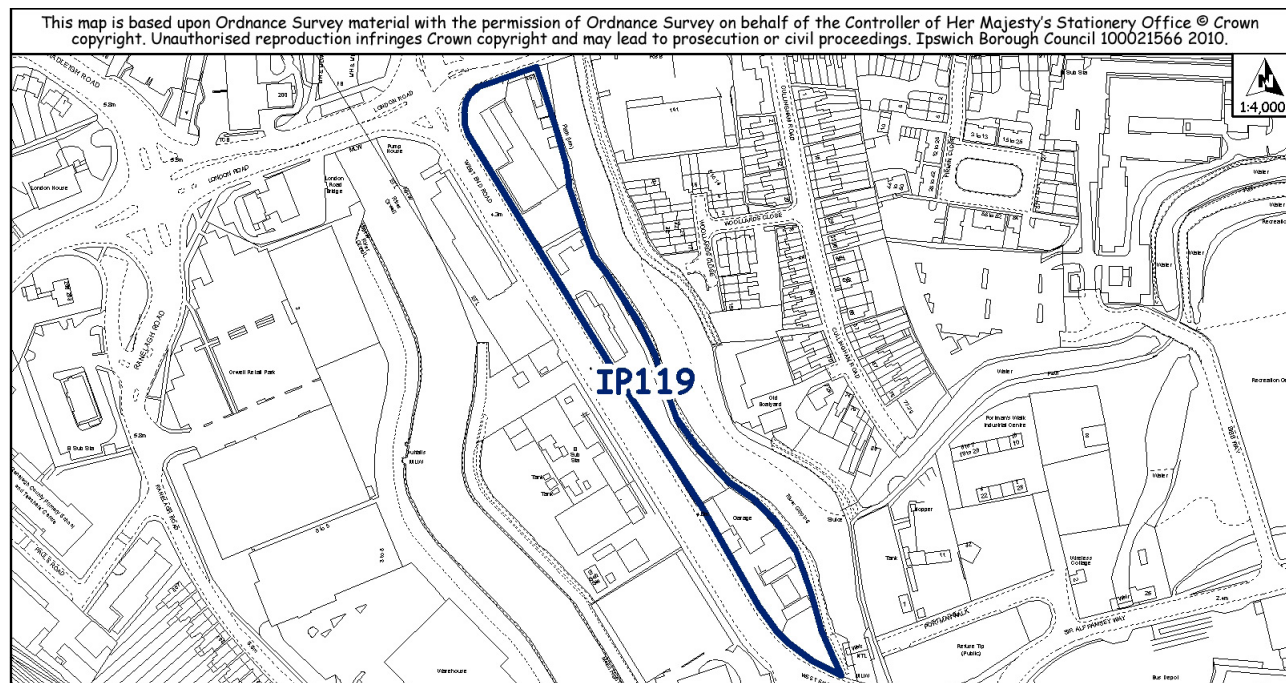
Suitable	Yes	
Available	Yes	Planning permission for three dwellings implemented. Rear gardens are not available (see below).
Achievable	Yes	Three dwellings completed. Development on rear gardens is not achievable (see below).

#### SUMMARY

The planning permission for three dwellings has been implemented and the remainder of the site is rear gardens, which are less likely to be developed. There are multiple ownership constraints and difficulty obtaining access.



**SITE REF NO: IP119** (Preferred Options ref: UC199)  
**ADDRESS: Land East of West End Road**  
**SITE AREA: 0.93 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	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

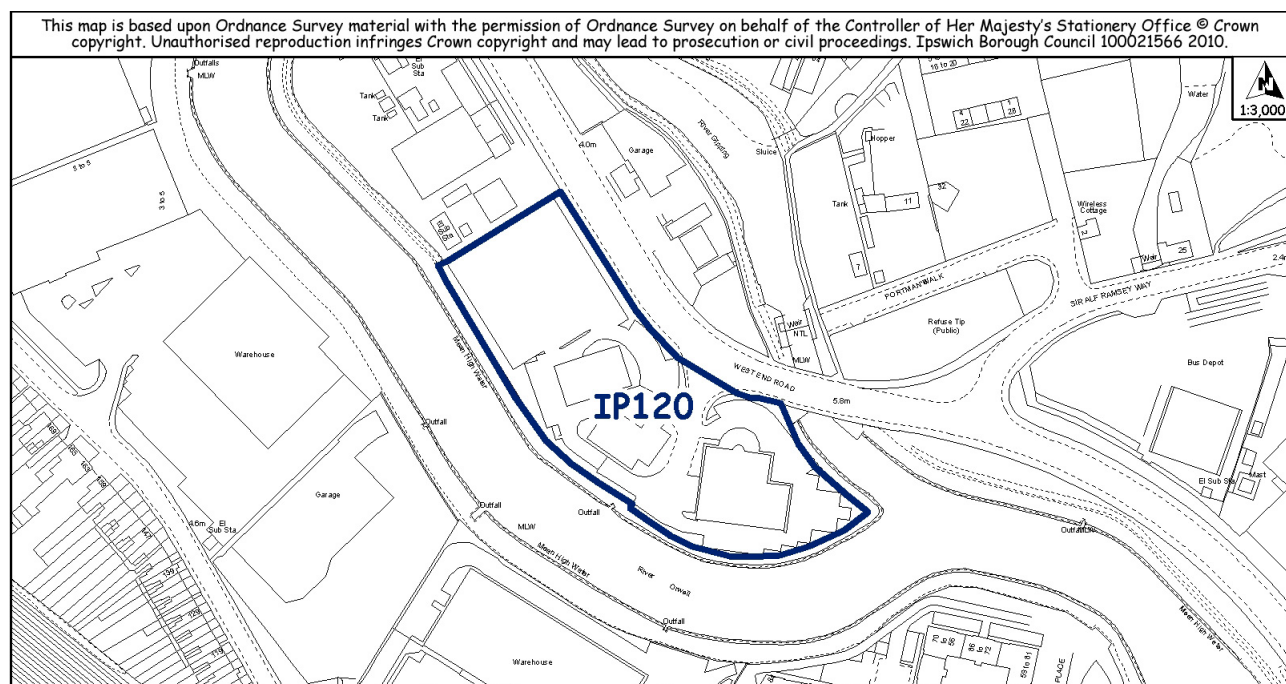
#### DELIVERABILITY

Suitable	No	
Available	No	
Achievable	No	

#### SUMMARY

Following consultation on the draft report it was decided that the site is not suitable for housing development.
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**SITE REF NO:** IP120 (Preferred Options ref: UC201)  
**ADDRESS:** Land West of West End Road  
**SITE AREA:** 1.03 ha



## SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	46	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	
Available	No	Reasonable prospect site will be available at a specific point in time, although this is dependent upon the existing car sales business.
Achievable	No	Reasonable prospect site could be developed at a specific point in time.

## SUMMARY

The site is suitable for housing development, although it is constrained by adjacent electricity substation. 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 existing car sales business. Other constraints identified include noise as the site is adjacent to a busy road and its proximity to an electricity sub-station. It is suggested 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 46 homes.