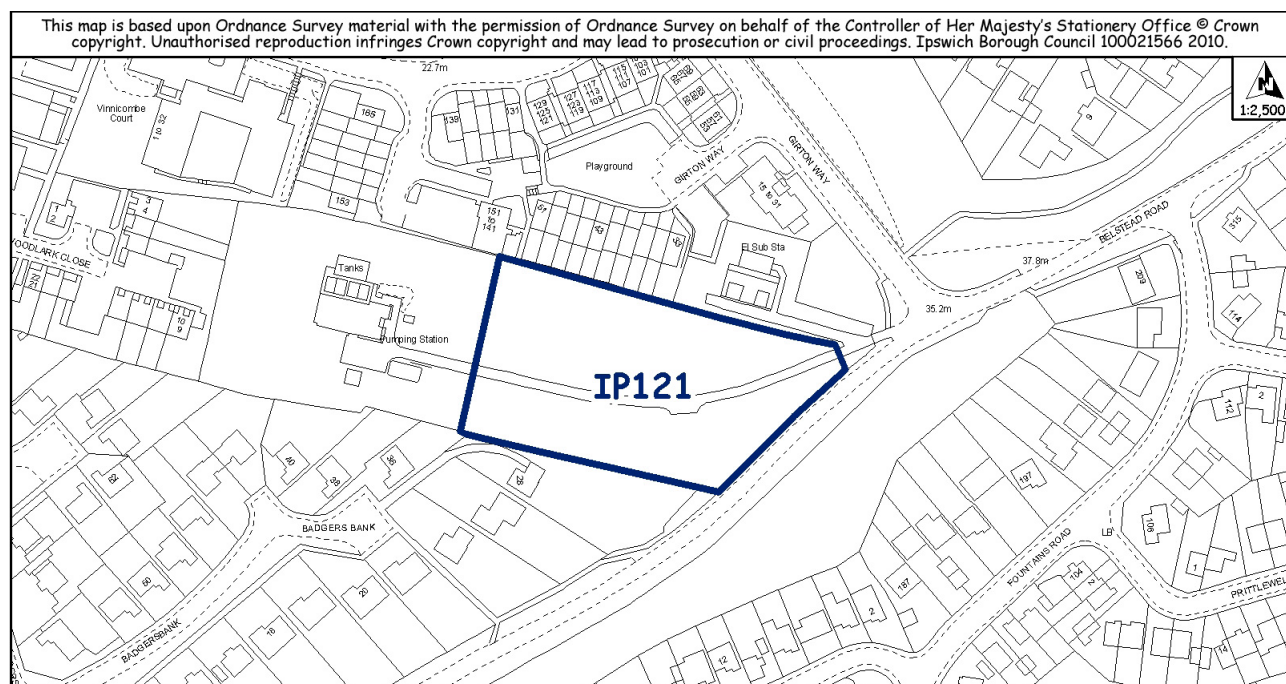


SITE REF NO: IP121 (Preferred Options ref: UC209)
ADDRESS: Front of pumping station, Belstead Road
SITE AREA: 0.60 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	27	Apr 2015- Mar 2020

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

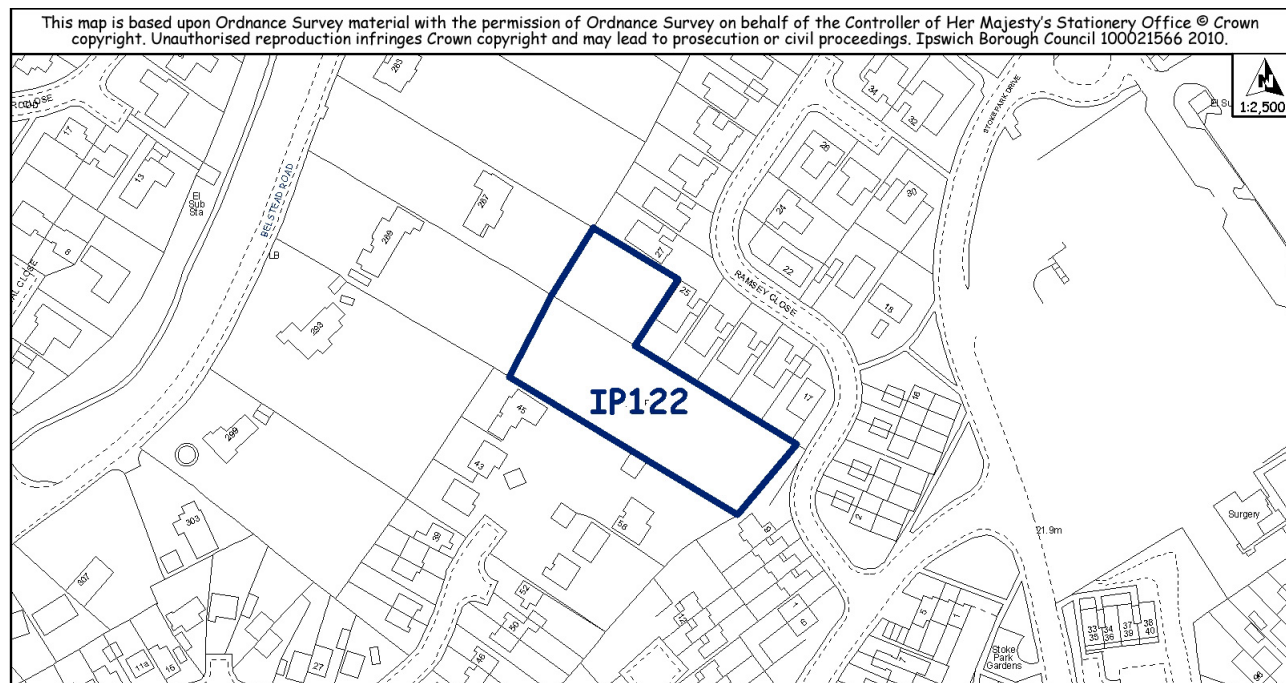
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development, although access for the pumping station will need to be maintained and this may constrain the site. 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 requirements of the landowner. It is suggested 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 27 homes.

SITE REF NO: IP122 (Preferred Options ref: UC213)
ADDRESS: R/O 17-27 Ramsey Close (Wigmore Close)
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
			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	Gardens
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

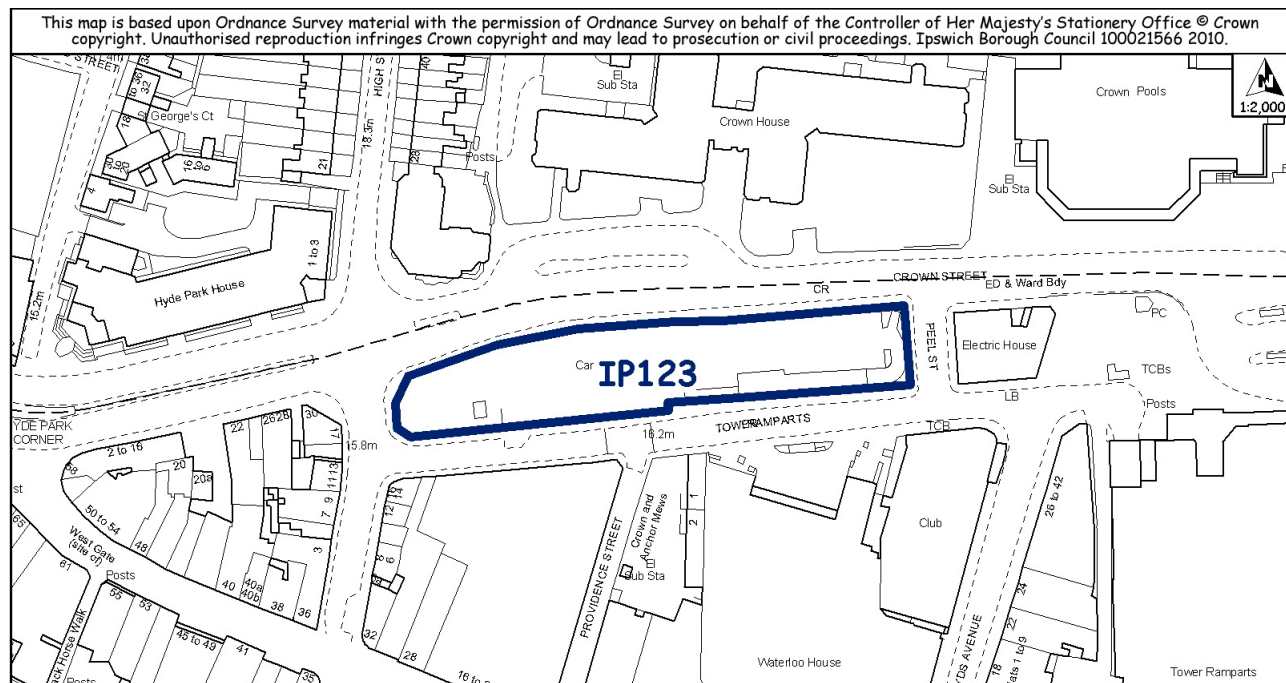
DELIVERABILITY

Suitable	Yes	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.

SITE REF NO: IP123 (Preferred Options ref: UC224)
ADDRESS: Car Park, Crown Street/Tower Ramparts
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 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	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Unknown	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Possible

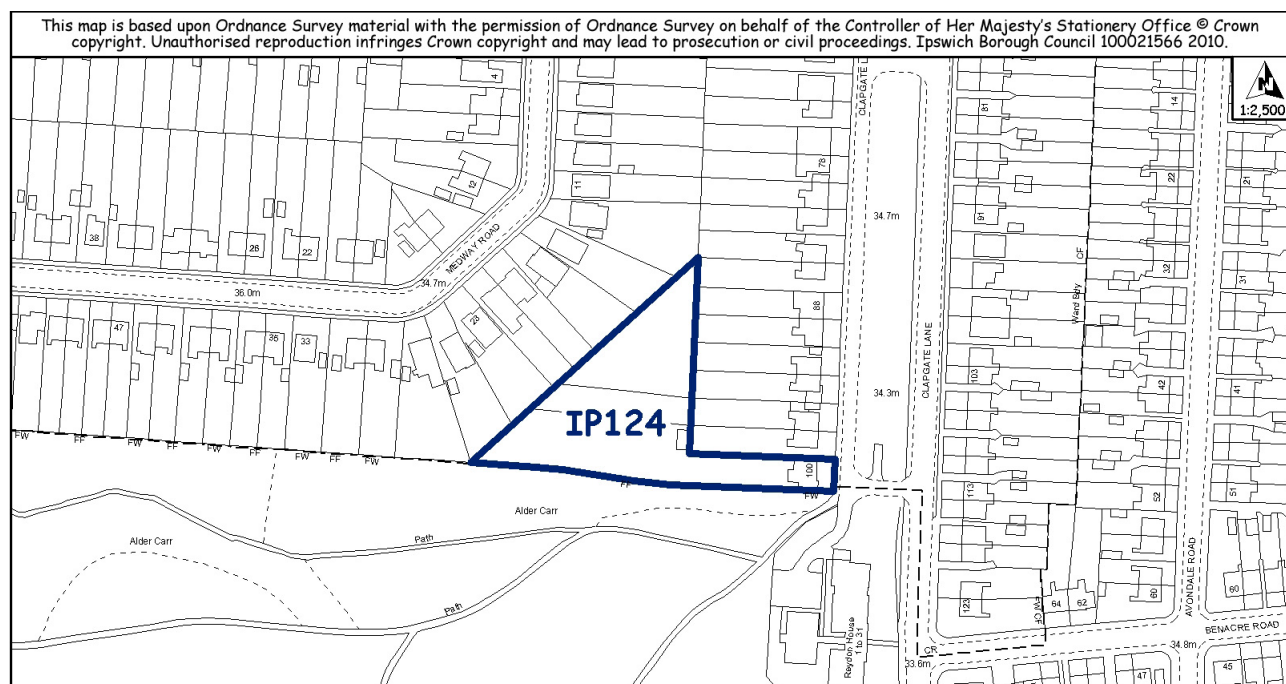
DELIVERABILITY

Suitable	Yes	As part of a larger mixed use scheme.
Available	No	In use as a car park and landowner intentions unknown.
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: IP124 (Preferred Options ref: UC229)
ADDRESS: 100 Clapgate Lane
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	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	Gardens
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	Yes	Other constraints	No

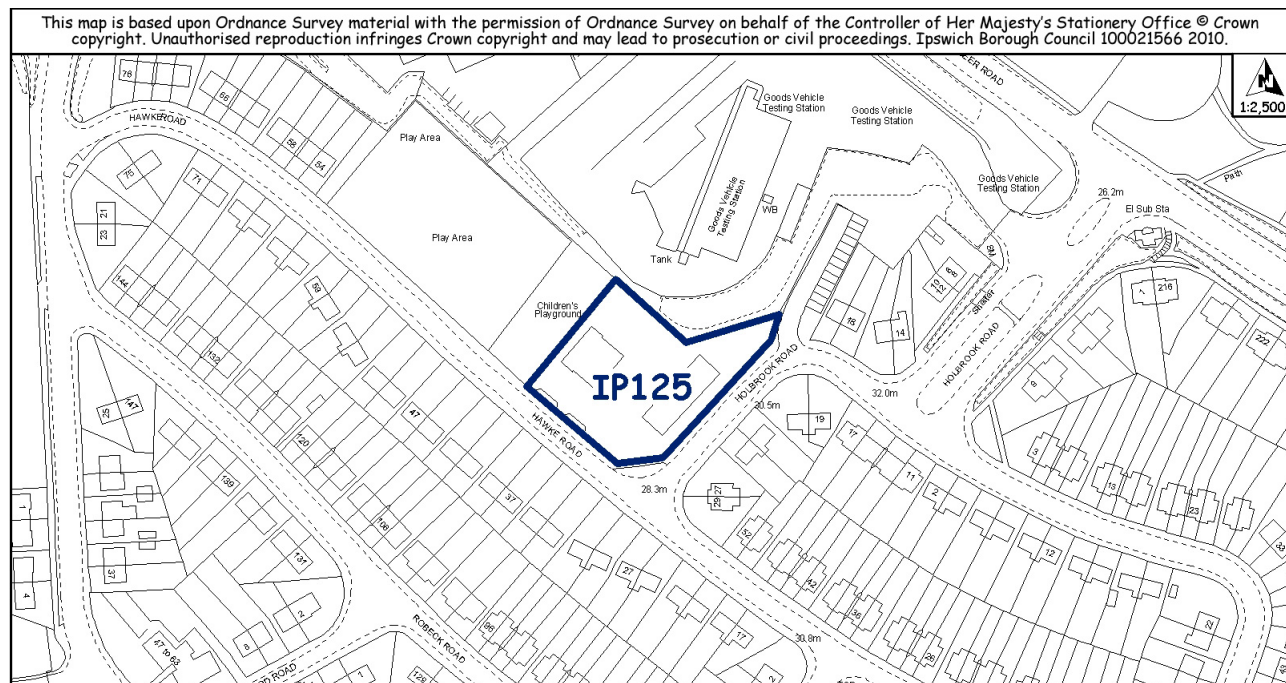
DELIVERABILITY

Suitable	Yes	
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.

SITE REF NO: IP125 (Preferred Options ref: UC230)
ADDRESS: Corner Hawke Road & Holbrook Road
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
			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	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Possible

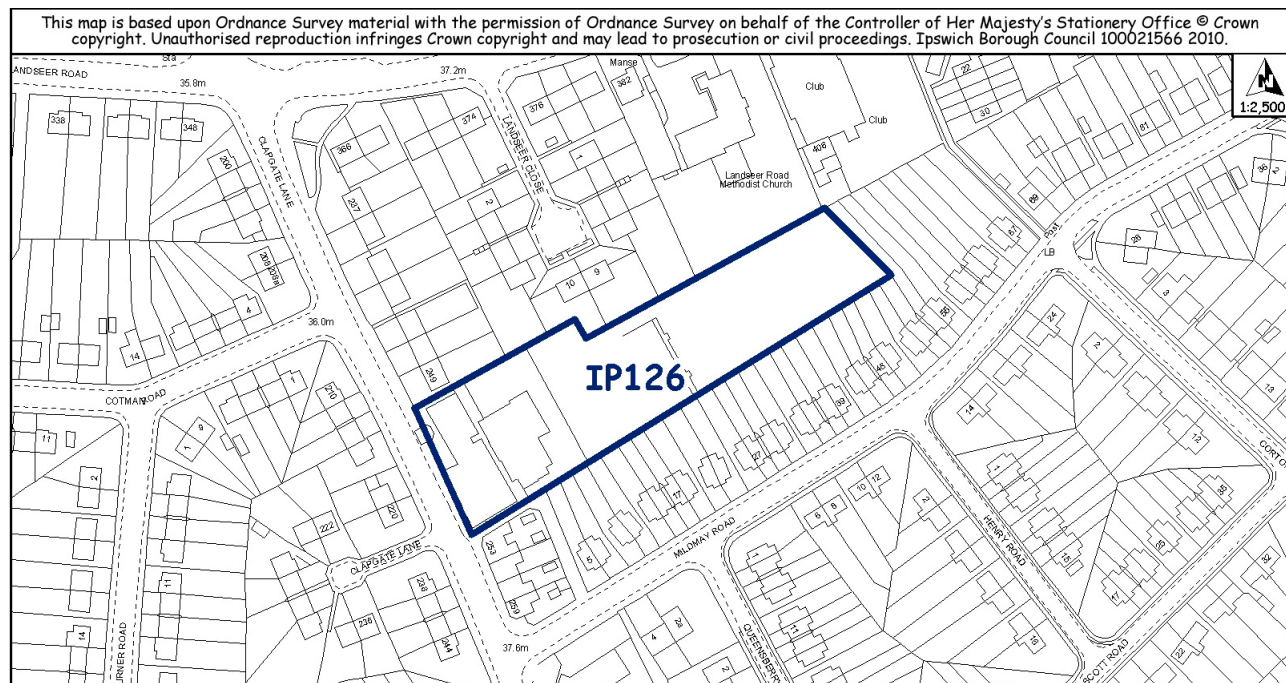
DELIVERABILITY

Suitable	Yes	
Available	No	Site in current use and landowner intentions unknown.
Achievable	No	

SUMMARY

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

SITE REF NO: IP126 (Preferred Options ref: UC231)
ADDRESS: 251 Clapgate Lane
SITE AREA: 0.58 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	Possible

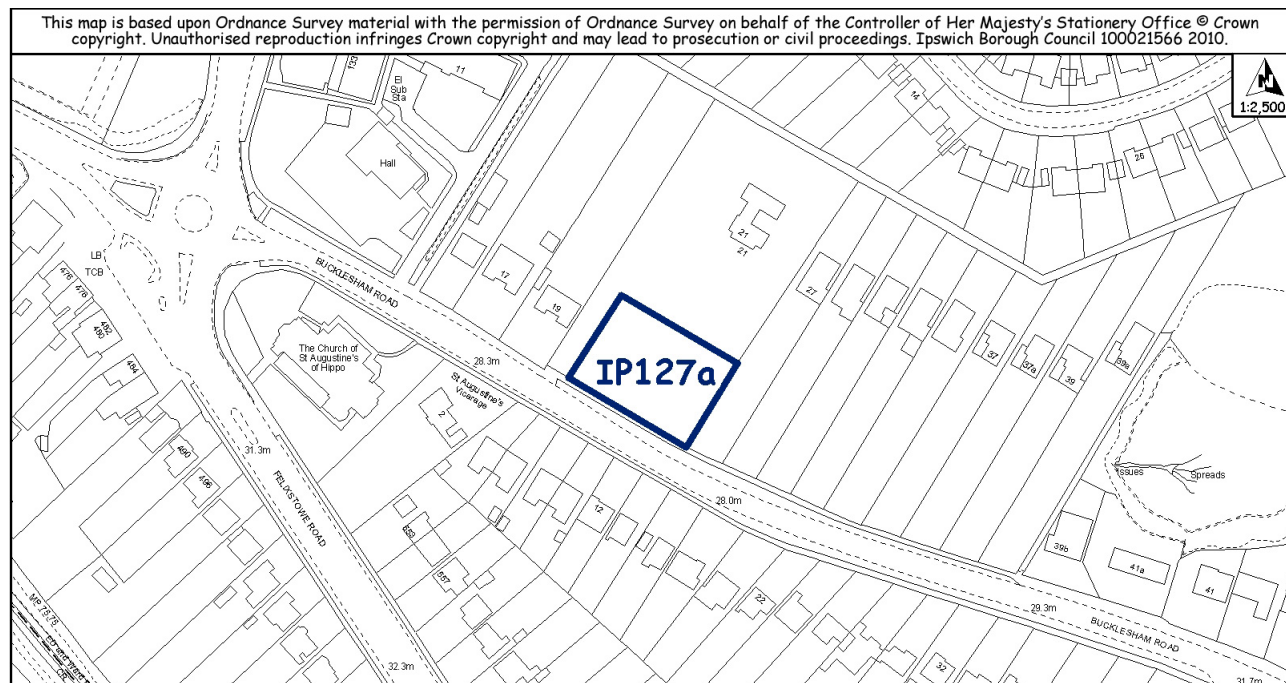
DELIVERABILITY

Suitable	Yes	
Available	No	
Achievable	No	

SUMMARY

Potential for development of part of the site to the rear alongside existing use although access to the rear is an issue. However the site is not available for residential development over the plan period.

SITE REF NO: IP127a (Preferred Options ref: UC234)
ADDRESS: 15-39a Bucklesham Road
SITE AREA: 0.14 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		3	Apr 2009- Mar 2014

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

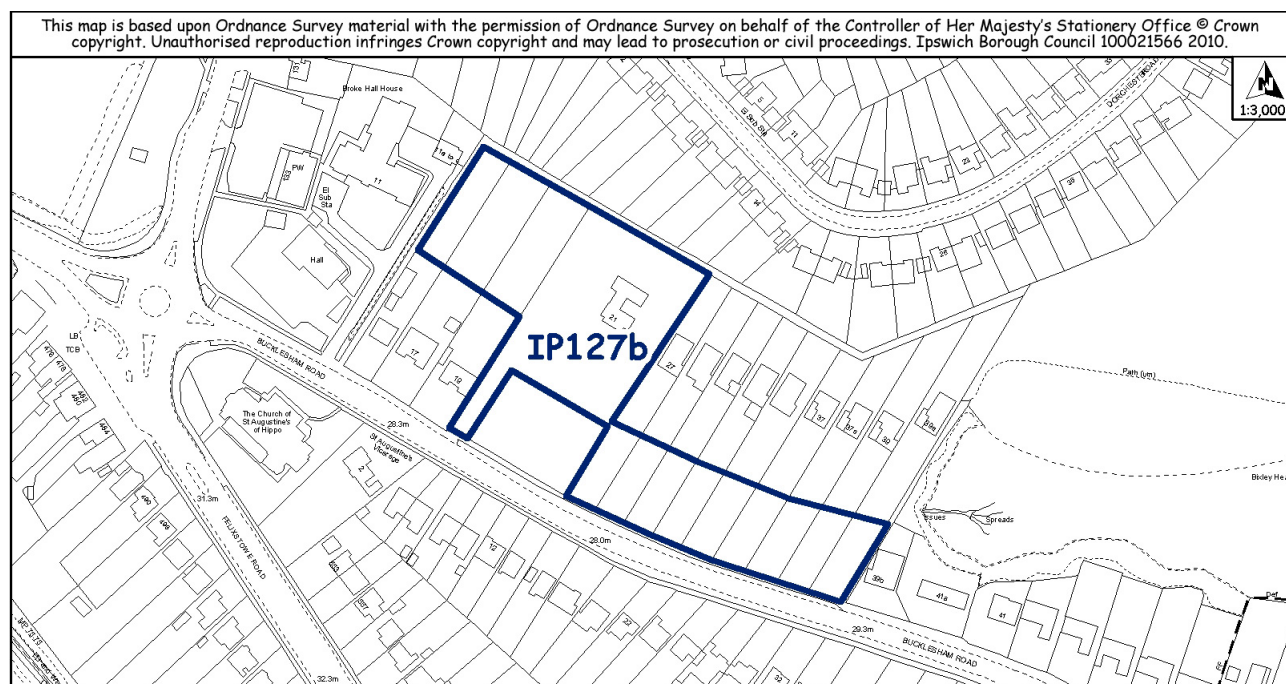
DELIVERABILITY

Suitable	Yes	
Available	Yes	The site has planning permission for three dwellings.
Achievable	Yes	There is a reasonable prospect the permission will be implemented.

SUMMARY

The site has a planning permission for three dwellings and there is a reasonable prospect the permission will be implemented.

SITE REF NO: IP127b (Preferred Options ref: UC234)
ADDRESS: 15-39a Bucklesham Road
SITE AREA: 1.06 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	No	Recreation and open space	Gardens
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	Yes

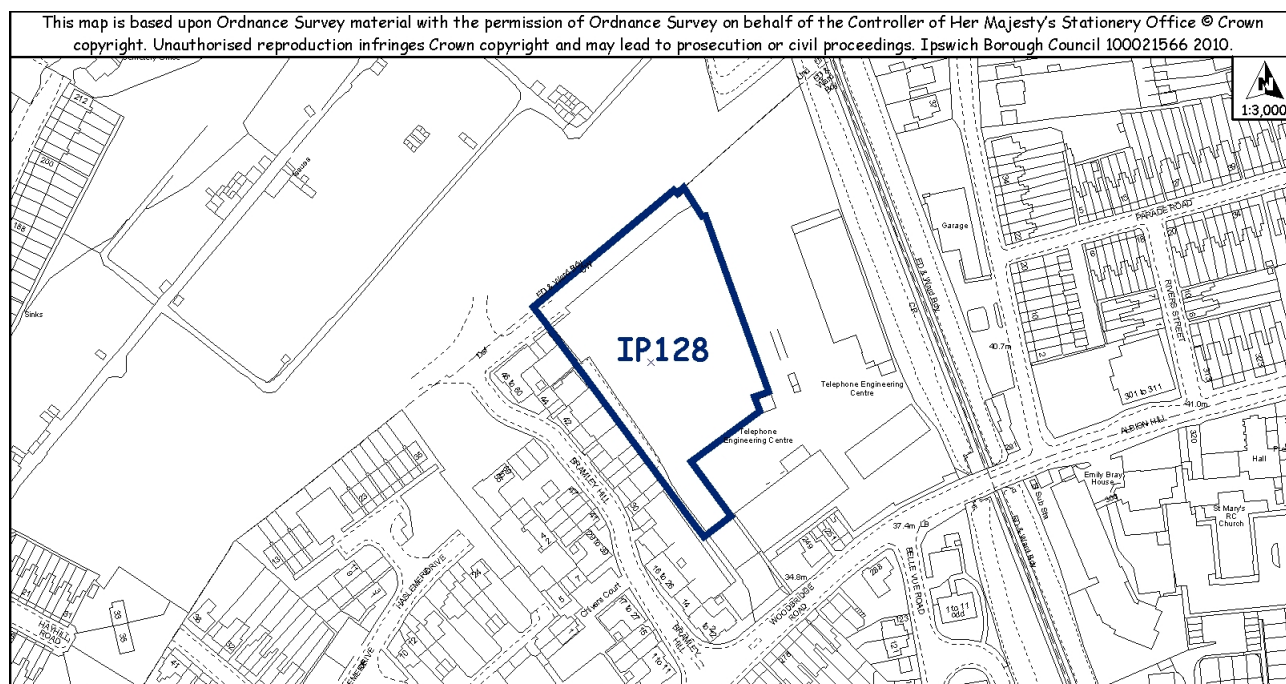
DELIVERABILITY

Suitable	No	Site has physical constraints.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for residential development due to physical constraints identified in the form of a sewer running across the front gardens of 27-39a Bucklesham Road. The site is also not available for development.

SITE REF NO: IP128 (Preferred Options ref: UC236)
ADDRESS: Former Driving Test Centre, Woodbridge Road
SITE AREA: 0.62 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	48	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	No
Conservation Area	Adjacent	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

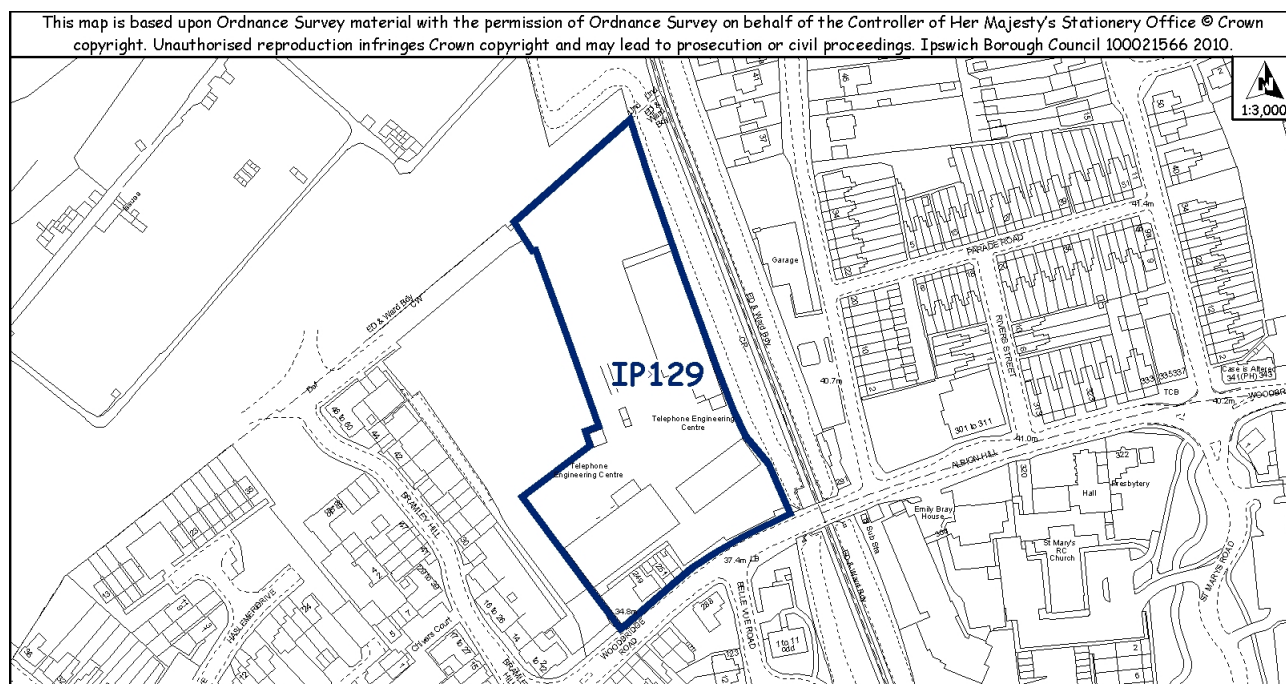
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 48 dwellings.
Achievable	Yes	Planning permission to be implemented.

SUMMARY

The site has planning permission for 48 dwellings and there is a reasonable prospect these dwellings will be delivered on the site within five years.

SITE REF NO: IP129 (Preferred Options ref: UC237)
ADDRESS: BT Depot, Woodbridge Road
SITE AREA: 1.07 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	48	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	No
Existing use	Possible	Other constraints	No

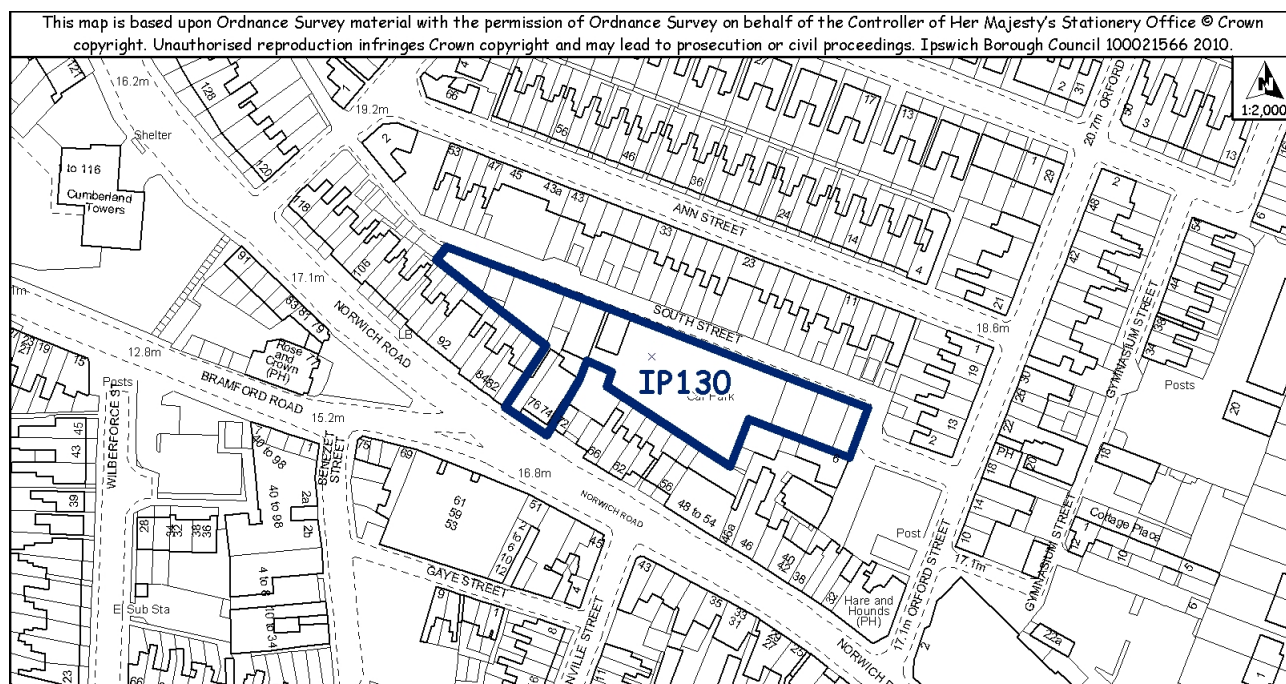
DELIVERABILITY

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 existing 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 may impact upon an AQMA if there is an increase in traffic into the town centre at peak times. 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 existing business. It is suggested 100% medium-density housing is appropriate, at 45dph, giving an indicative capacity of 48 homes.

SITE REF NO: IP130 (Preferred Options ref: UC241)
ADDRESS: South of South 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
		12	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	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permissions for 11 dwellings and 1 dwelling.
Achievable	Yes	Reasonable prospect the planning permissions will be implemented.

SUMMARY

The site has planning permissions for 11 dwellings at 74-78 Norwich Road and 1 dwelling at 37 South Street. We expect the permissions to be implemented and completed within five years.
--