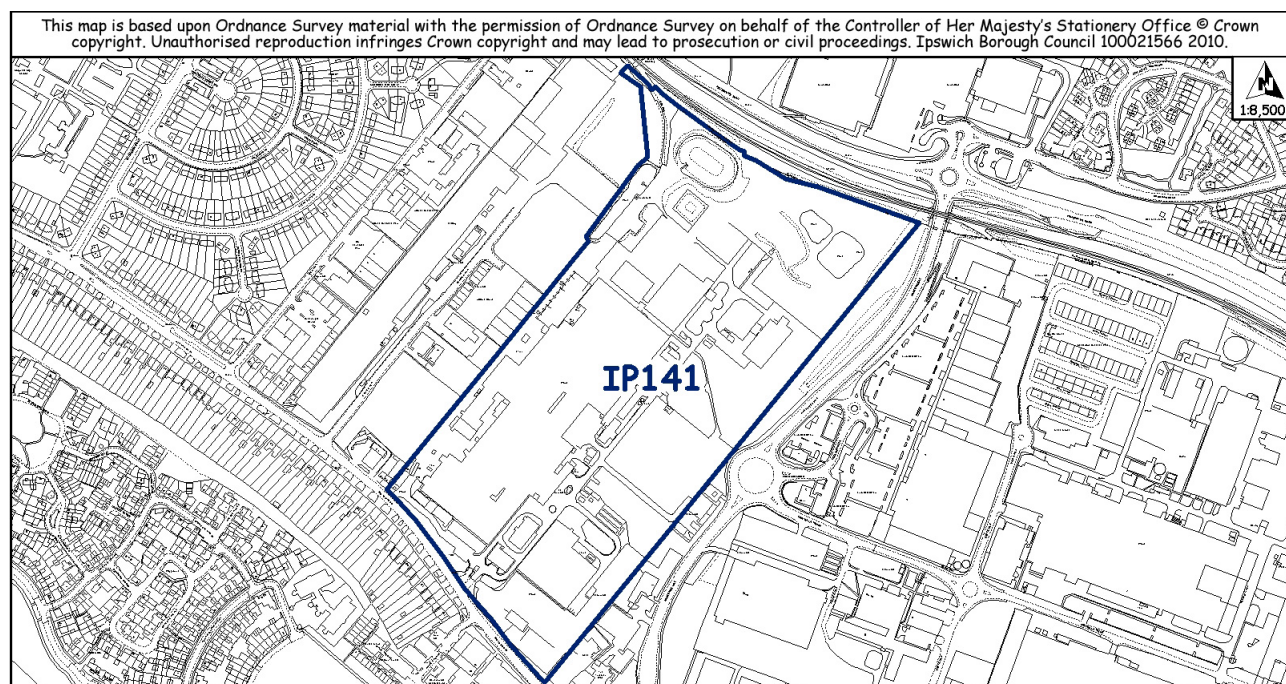


SITE REF NO: IP141 (Preferred Options ref: UC258)
ADDRESS: Cranes Site
SITE AREA: 16.74 ha



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

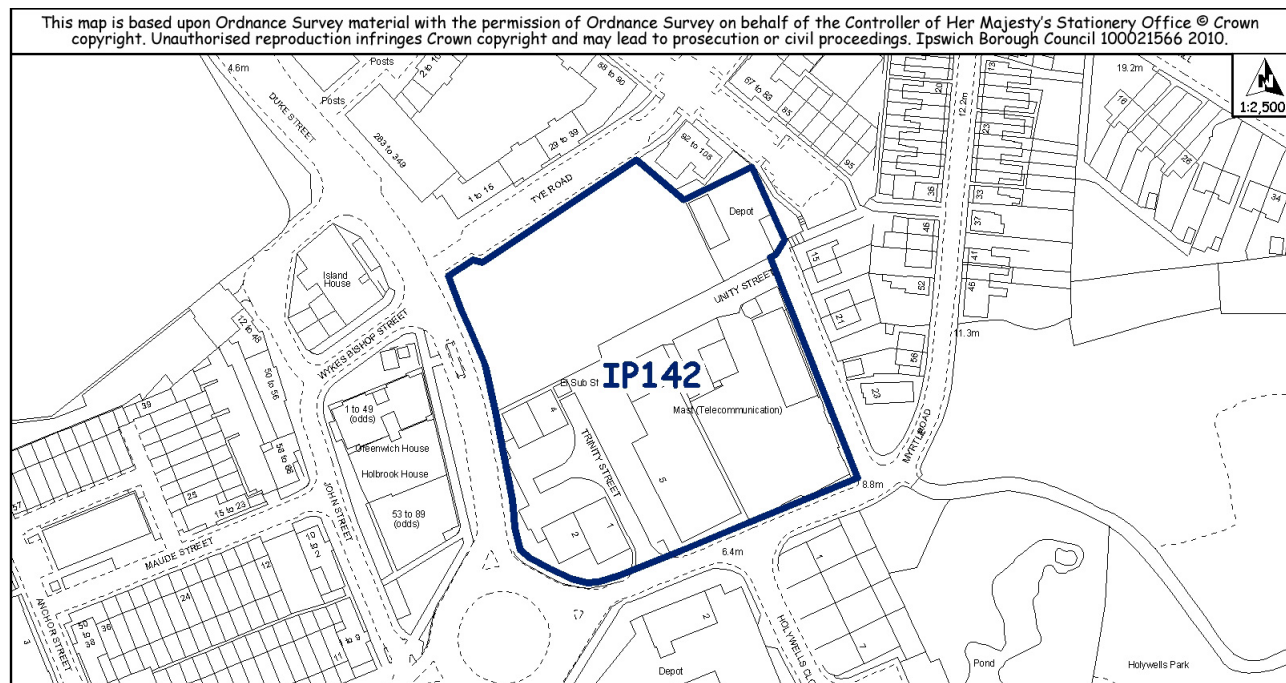
DELIVERABILITY

Suitable	Yes	As part of a larger mixed use scheme
Available	Yes	Although preferred use is employment
Achievable	No	

SUMMARY

The site is suitable for residential development, although there are noise issues alongside the railway line. However housing development is not achievable due to the importance of the existing site as an employment use, despite the fact it is currently vacant.

SITE REF NO: IP142 (Preferred Options ref: UC259)
ADDRESS: Duke Street
SITE AREA: 1.20 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	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	Possible

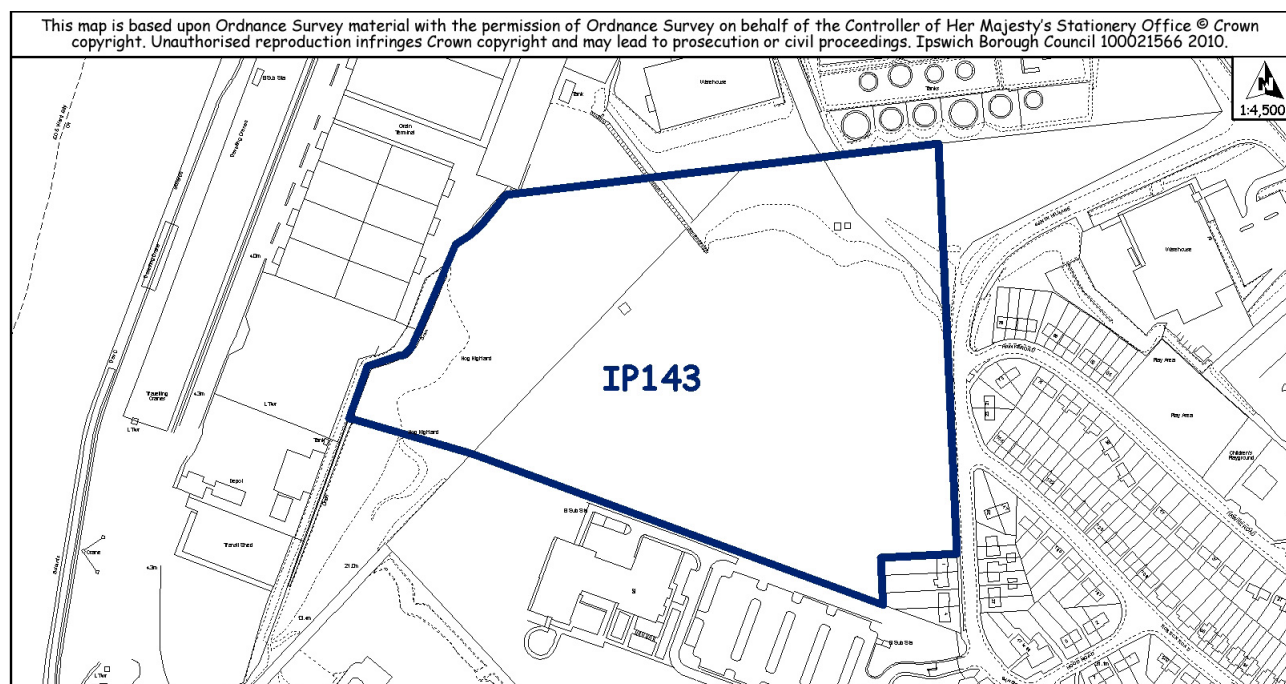
DELIVERABILITY

Suitable	Yes	
Available	No	Preferred use for a new school on part of site, and part of site in use as a breakers yard.
Achievable	No	

SUMMARY

The site is suitable for housing development although is less likely to be available as the preferred use is for a new school and there is also currently a breakers yard on the site.
--

SITE REF NO: IP143 (Preferred Options ref: UC260)
ADDRESS: Former Norsk Hydro Site, Sandy Hill Lane
SITE AREA: 6.55 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	No	Other constraints	Yes

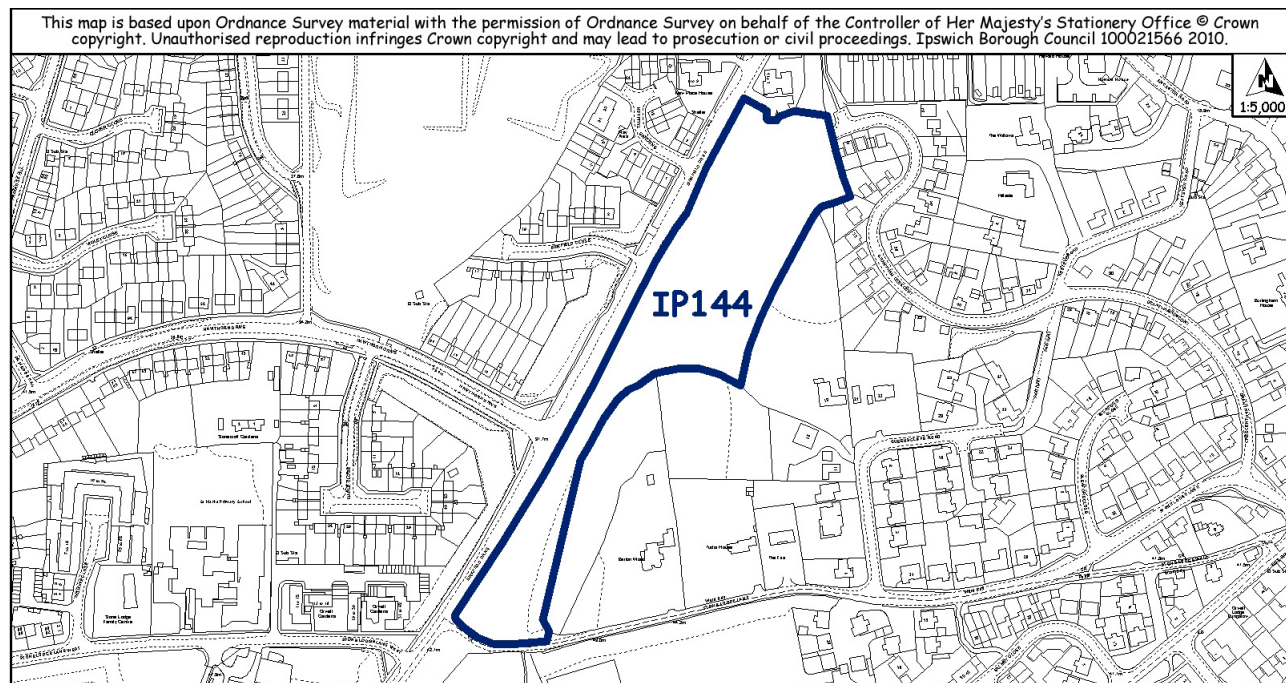
DELIVERABILITY

Suitable	Yes	Although only on part of the site.
Available	Yes	Landowner has pursued non-residential uses. The site is vacant.
Achievable	No	

SUMMARY

Part of the site is suitable for housing, although the majority of the site is within a hazardous substance consultation zone and the landowner has pursued non-residential uses.

SITE REF NO: IP144 (Preferred Options ref: UC261)
ADDRESS: Wooded area and large verge, Birkfield Drive
SITE AREA: 2.11 ha



SUGGESTED OPTION

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

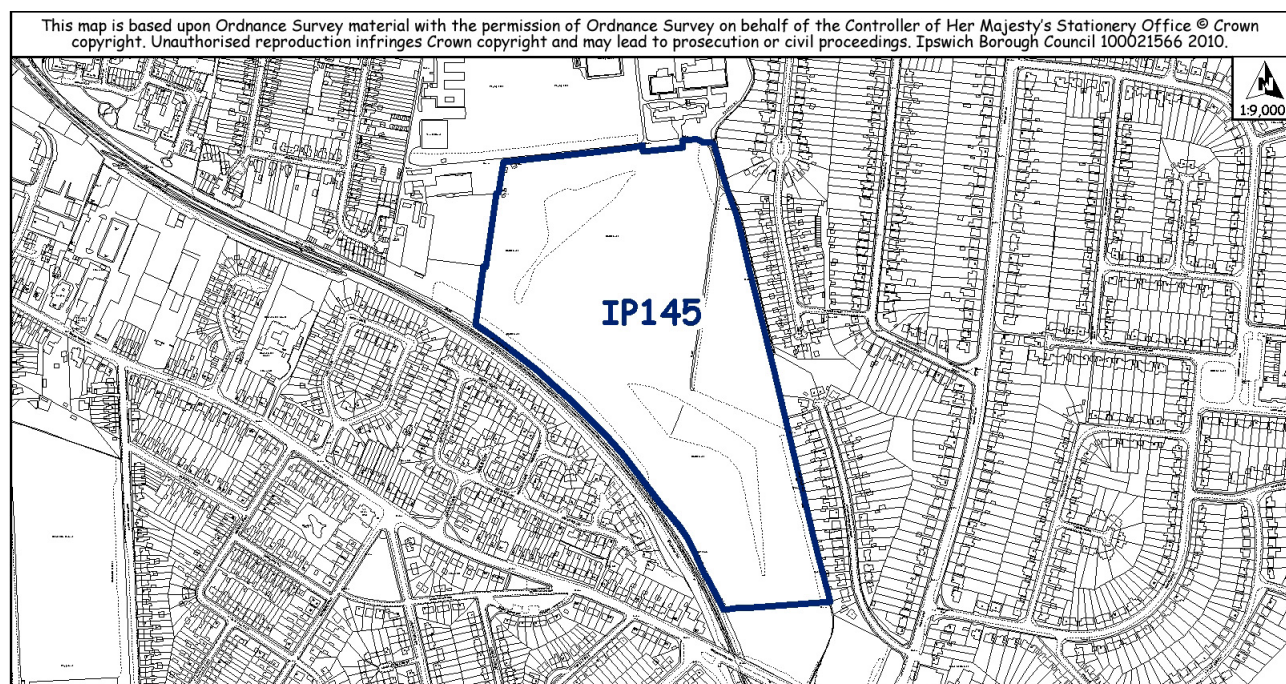
DELIVERABILITY

Suitable	Yes	On part of the site.
Available	No	Open space and part of site is an existing local wildlife site.
Achievable	No	

SUMMARY

Although part of the site is suitable for housing development, the site is not available and the site has an important existing use as open space and a local wildlife site.
--

SITE REF NO: IP145 (Preferred Options ref: UC262)
ADDRESS: St Clement's Golf Course
SITE AREA: 13.15 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	Yes
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	Yes
Existing use	Possible	Other constraints	Possible

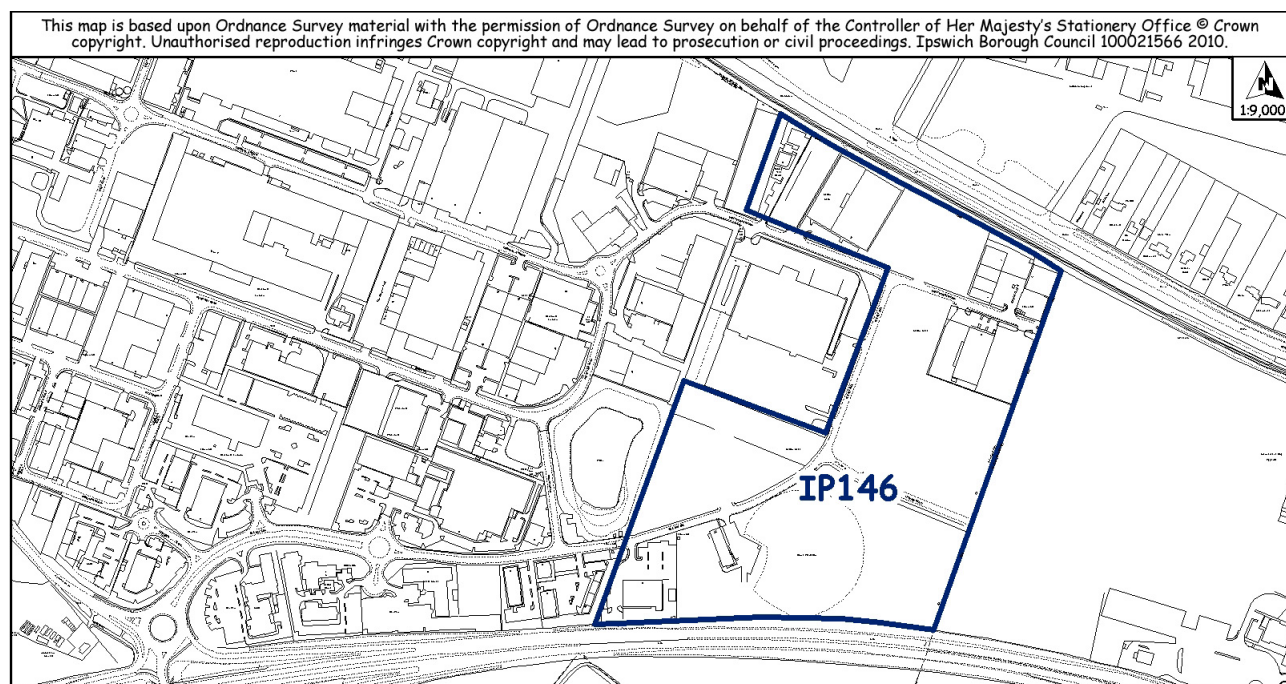
DELIVERABILITY

Suitable	Yes	For a small element of specialist housing.
Available	Yes	Although dependent upon the relocation of the golf club.
Achievable	No	

SUMMARY

The site is currently allocated for open space in the development plan and the importance of the existing use means this site is unachievable.

SITE REF NO: IP146 (Preferred Options ref: UC263)
ADDRESS: Ransomes Europark (east)
SITE AREA: 16.69 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	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	Yes	Other constraints	Yes

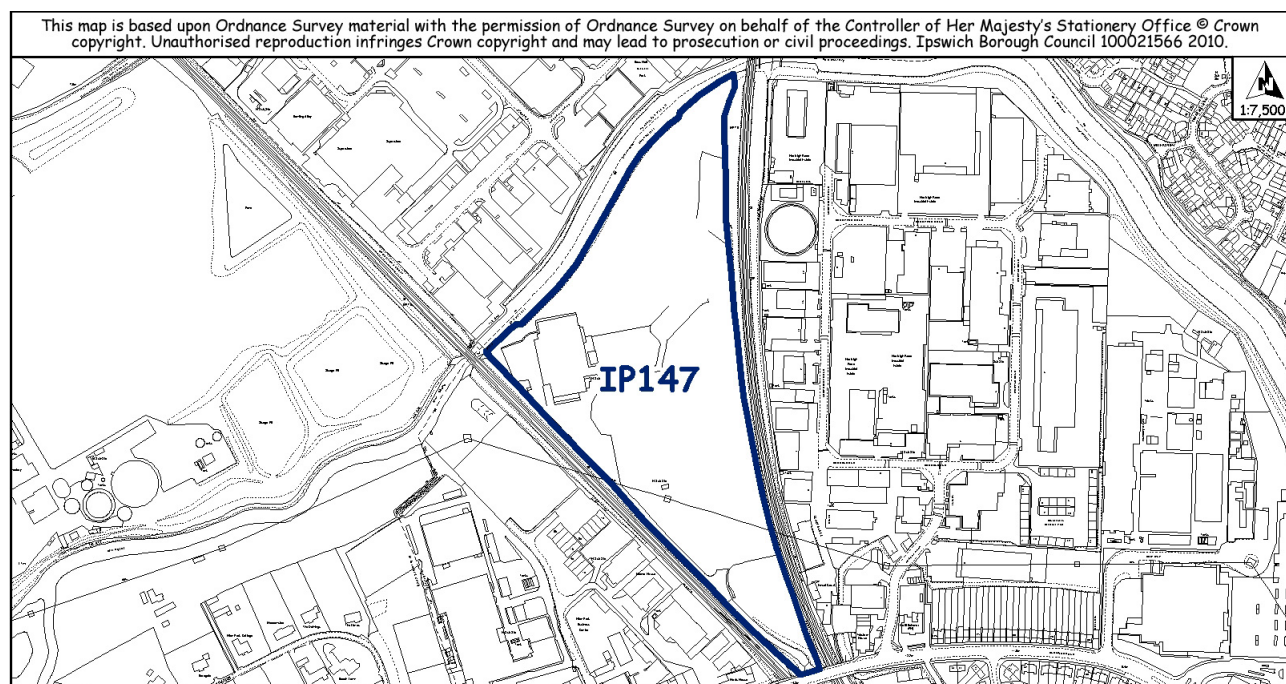
DELIVERABILITY

Suitable	No	Existing employment area.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for housing development due to the importance of the existing use. The site is also located next to a railway line and the A14.

SITE REF NO: IP147 (Preferred Options ref: UC264)
ADDRESS: Land between railway junction and Hadleigh Road
SITE AREA: 7.57 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	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	Yes	Other constraints	Yes

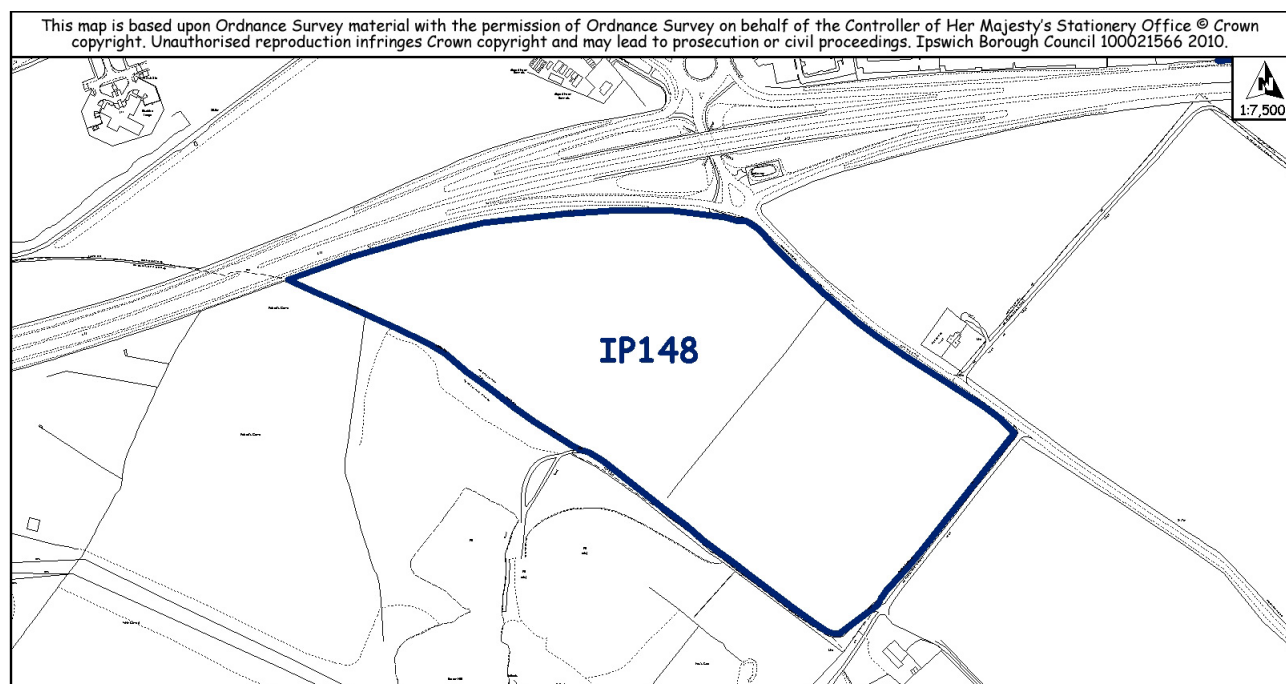
DELIVERABILITY

Suitable	No	Existing employment area.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for housing development due to the importance of the existing use and is surrounded on two sides by railway lines.

SITE REF NO: IP148 (Preferred Options ref: UC265)
ADDRESS: Land south of the A14
SITE AREA: 14.32 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	Possible	Recreation and open space	Countryside
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Yes
Existing use	Yes	Other constraints	Yes

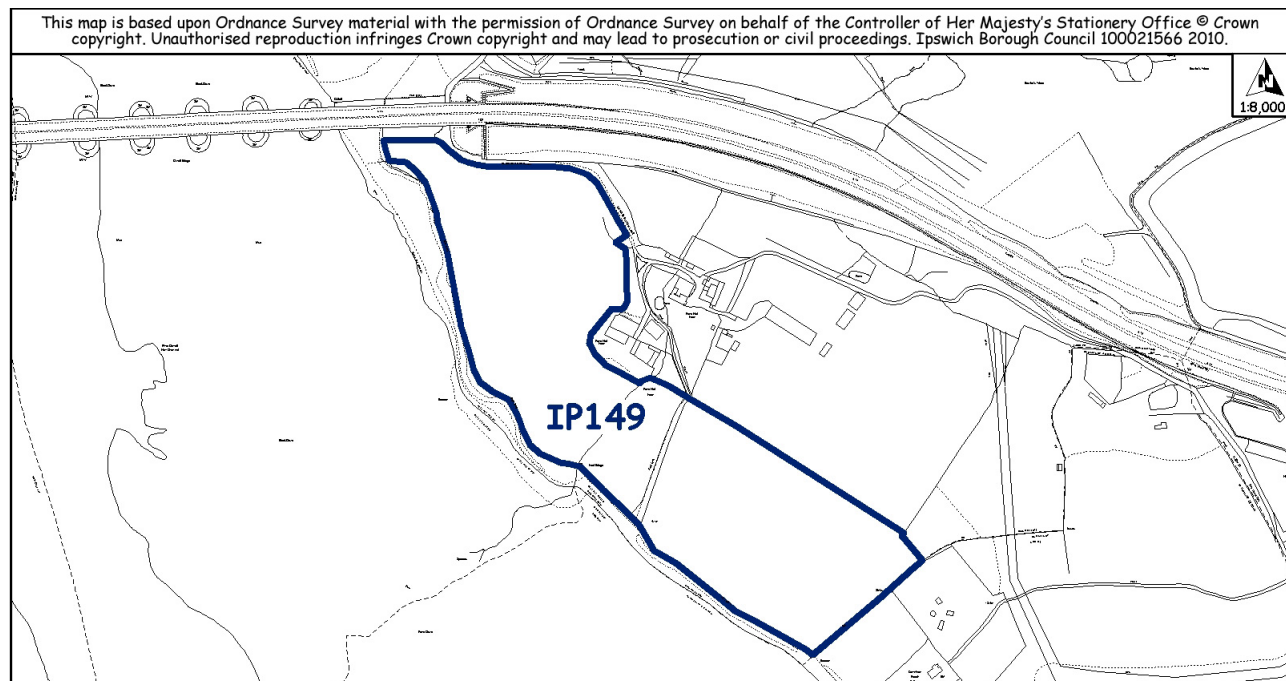
DELIVERABILITY

Suitable	Yes	Although part of the site is within an AONB.
Available	No	Landowner has no intentions to cease agricultural use.
Achievable	No	

SUMMARY

The site is suitable for some housing development, although part of the site is within an Area of Outstanding Natural Beauty defined within the Ipswich Local Plan (1997) and part of the site is adjacent to the A14. However, the site is not available for housing development and the landowner has no intentions to develop.

SITE REF NO: IP149 (Preferred Options ref: UC266)
ADDRESS: Land at Pond Hall Farm, south of the A14
SITE AREA: 10.02 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	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	No
Contaminated	Possible	Wildlife site or adjacent to	Yes
Existing use	Yes	Other constraints	Possible

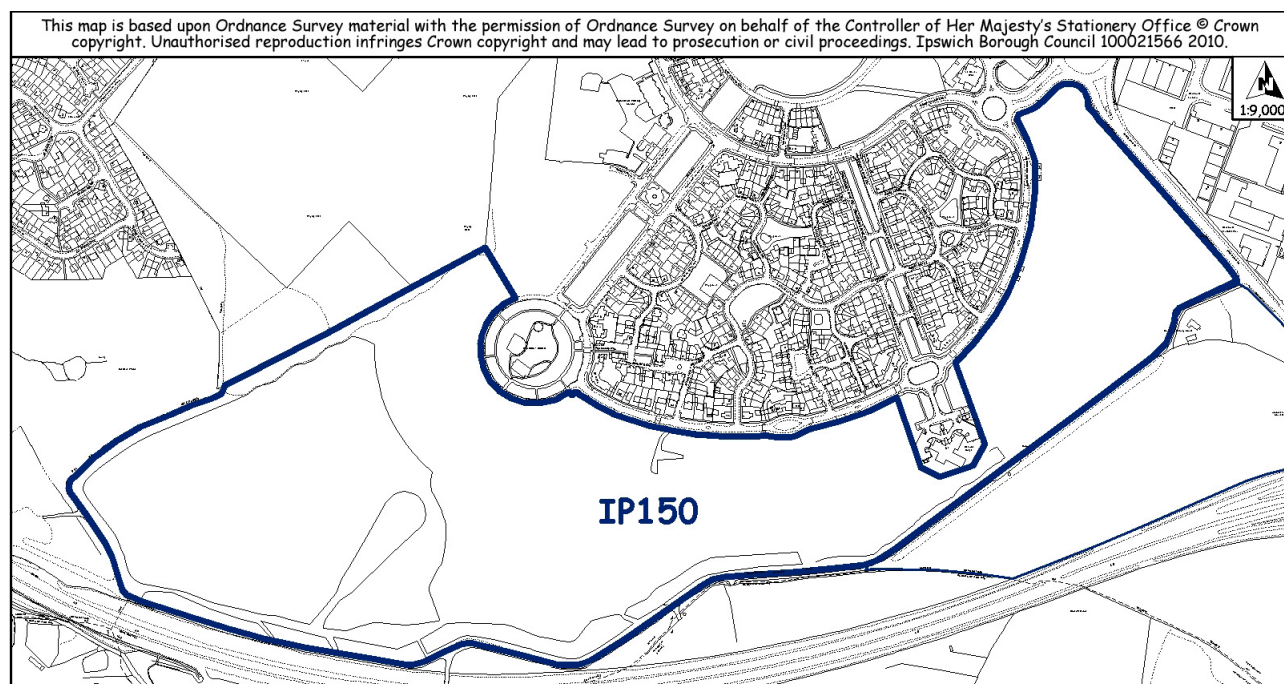
DELIVERABILITY

Suitable	No	Site access constrained and adjacent to River Orwell.
Available	No	
Achievable	No	

SUMMARY

The site is not suitable for housing development.

SITE REF NO: IP150 (Preferred Options ref: UC267)
ADDRESS: Land south of Ravenswood
SITE AREA: 34.78 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		155	Apr 2009- Mar 2012

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	Yes
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 155 residential dwellings.
Achievable	Yes	Under construction. Likely to be completed within three years from April 2009.

SUMMARY

The site is available and it is considered that 155 dwellings are deliverable through the implementation of the existing planning permissions and this is deliverable within three years from April 2009, as development is under construction.