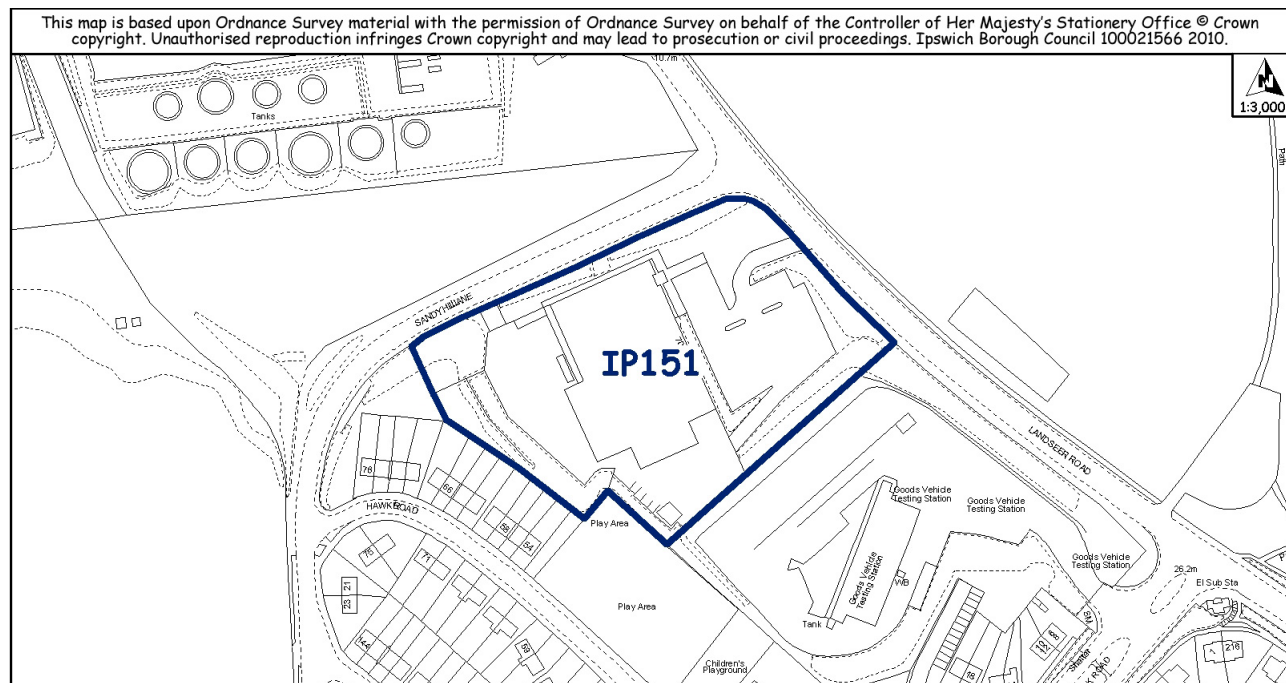


SITE REF NO: IP151 (Preferred Options ref: UC268)
ADDRESS: Lister's, Landseer Road
SITE AREA: 1.46 ha



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

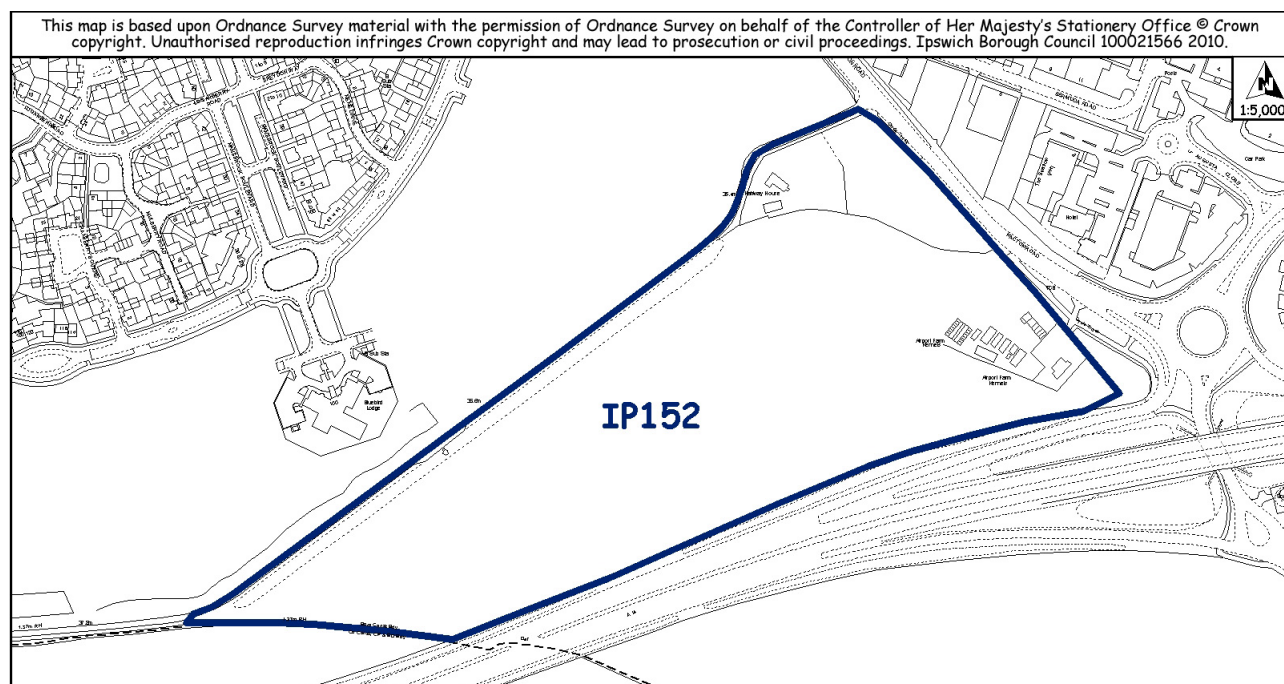
DELIVERABILITY

Suitable	No	More suited to employment uses.
Available	No	
Achievable	No	

SUMMARY

The site is more suited to employment uses because it is in a hazardous substance consultation zone.
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SITE REF NO: IP152 (Preferred Options ref: UC269)
ADDRESS: Airport Farm Kennels, north of A14
SITE AREA: 8.40 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	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Yes
Existing use	Possible	Other constraints	Yes

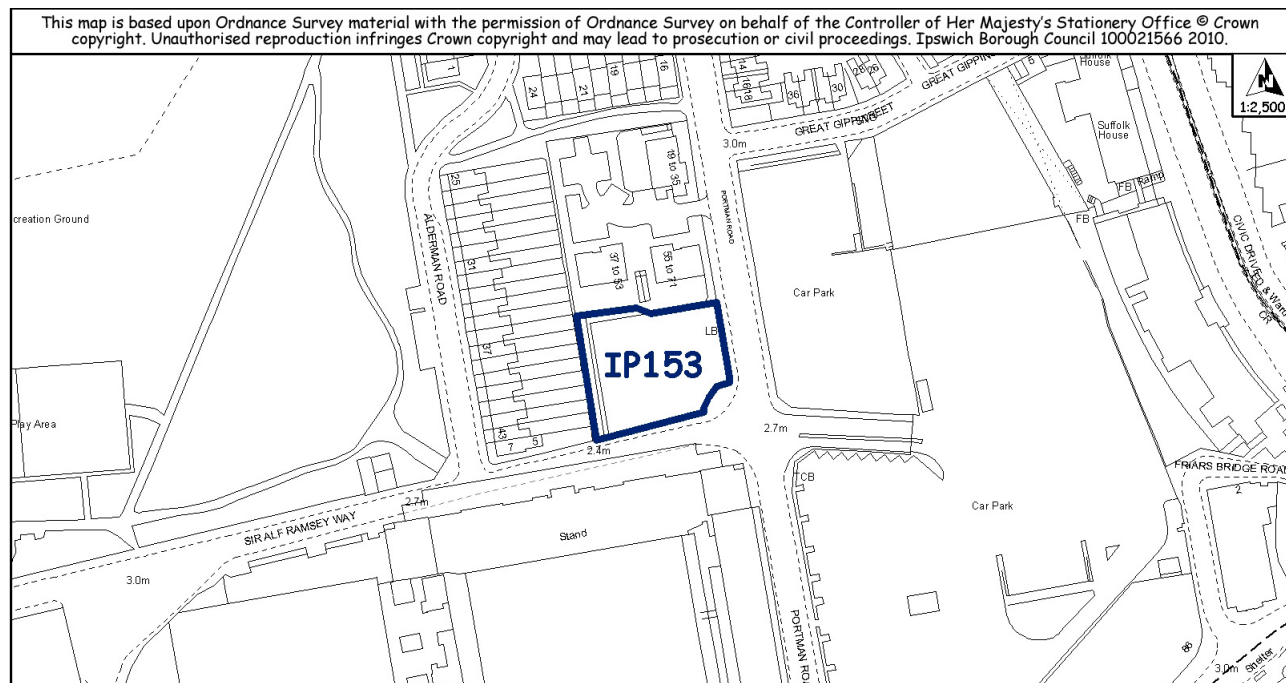
DELIVERABILITY

Suitable	Yes	Part of site only as some of the site is within the Area of Outstanding Natural Beauty.
Available	No	Landowner proposes an employment use on the site.
Achievable	No	

SUMMARY

The site is suitable for some limited housing development, although part of the site is an Area of Outstanding Natural Beauty and road noise from the A14 is a constraint. However the landowner is exploring employment use and we believe there is no reasonable prospect the site will be available for housing development within the plan period.

SITE REF NO: IP153 (Preferred Options ref: UC270)
ADDRESS: Car Park, Sir Alf Ramsey Way/Portman Road
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	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	Yes

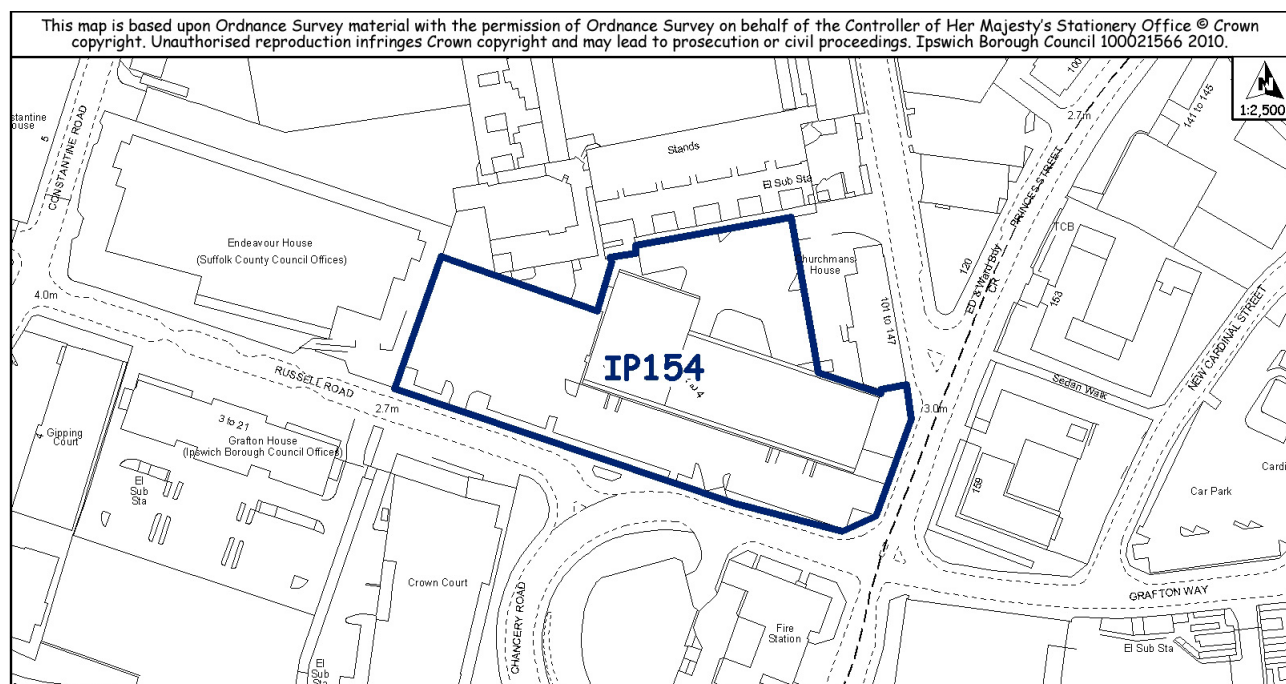
DELIVERABILITY

Suitable	No	Overshadowed by football stadium.
Available	Yes	Council-owned car park.
Achievable	No	

SUMMARY

The site is not suitable for housing development and is overshadowed by the football stadium.

SITE REF NO: IP154 (Preferred Options ref: UC271)
ADDRESS: 2-6 Russell Road
SITE AREA: 1.01 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	H	56	Apr 2015- Mar 2020

CONSTRAINTS

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

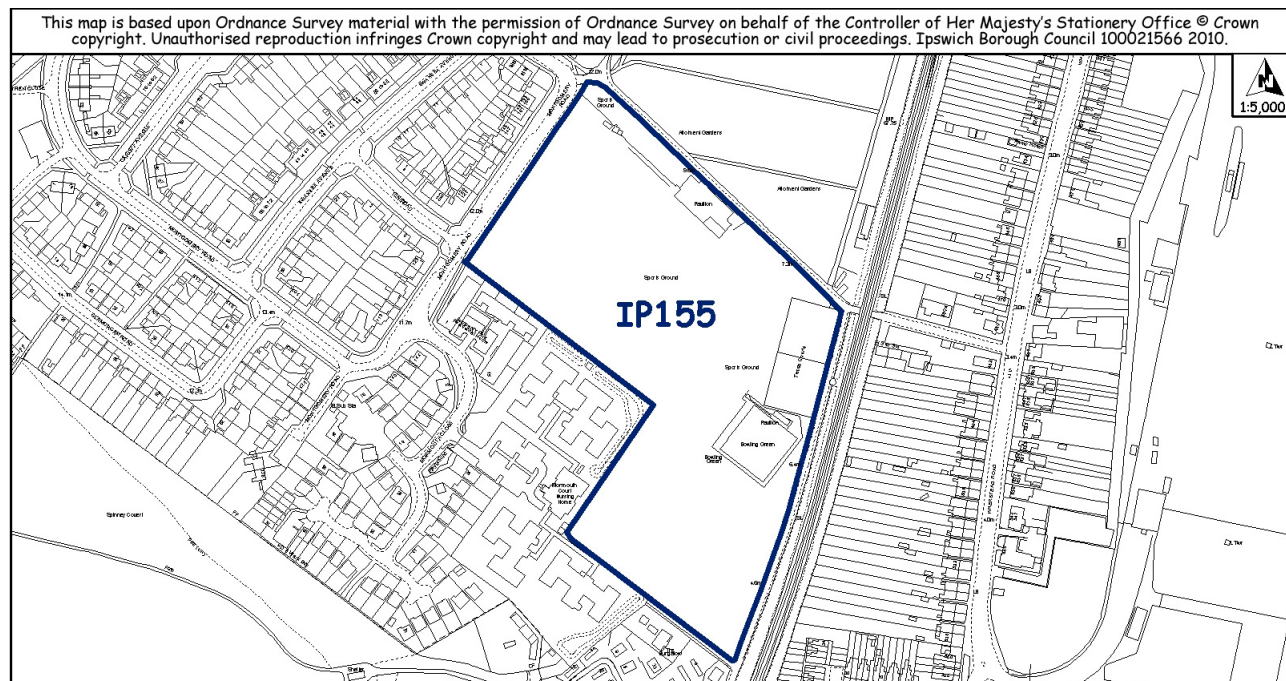
DELIVERABILITY

Suitable	Yes	
Available	No	Reasonable prospect site will be available at a specific point in time, although dependent upon intentions of existing businesses.
Achievable	No	Reasonable prospect site could be developed at a specific point in time, as part of a mixed use scheme.

SUMMARY

The site is suitable for housing development as part of a mixed use scheme that could incorporate the existing uses. Any redevelopment would be dependent upon intentions of existing businesses and 50% high-density housing at 110dph, giving an indicative capacity of 56 homes, is suggested for this 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.

SITE REF NO: IP155 (Preferred Options ref: UC272)
ADDRESS: Halifax Road Sports Ground
SITE AREA: 4.67 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	Yes
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	Possible

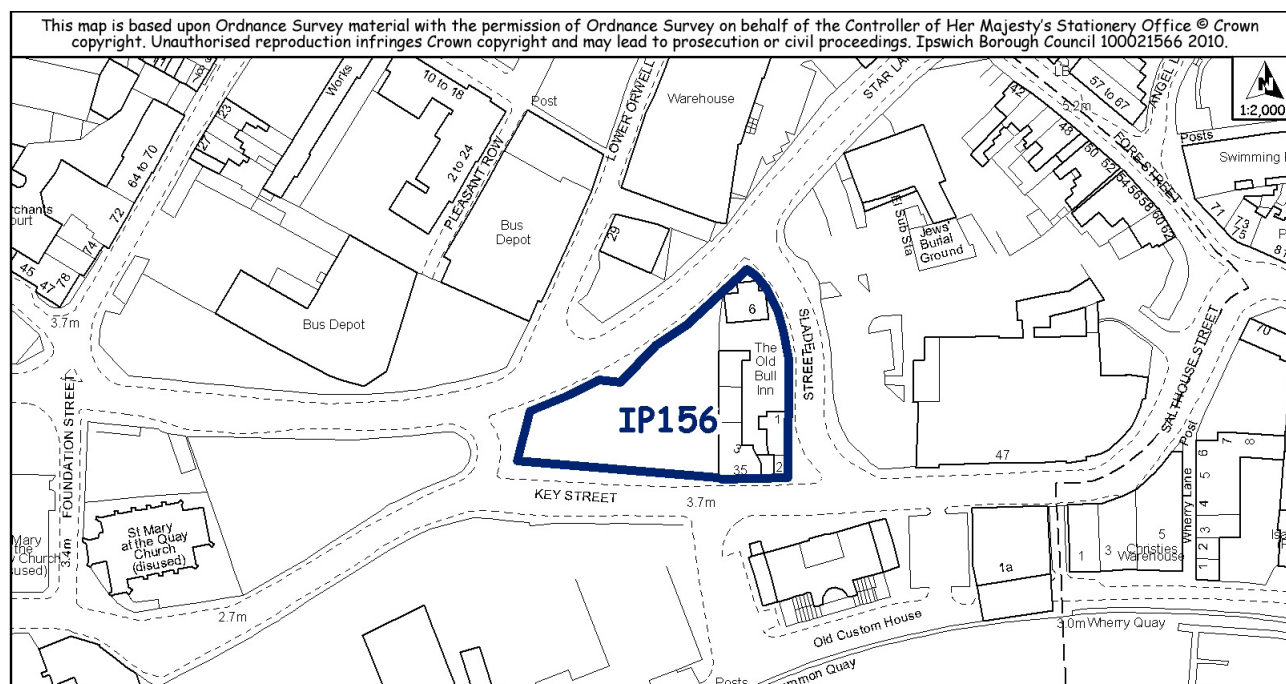
DELIVERABILITY

Suitable	Yes	
Available	No	Allocated and in use as a playing field.
Achievable	No	

SUMMARY

The site is suitable for housing development but is not available as it is allocated and in use as a playing field.

SITE REF NO: IP156 (Preferred Options ref: -)
ADDRESS: Land between Star Lane and College Street east of Slade Street
SITE AREA: 0.24 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		51 (Student)	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	Yes
Area of Archaeological Importance	Yes	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

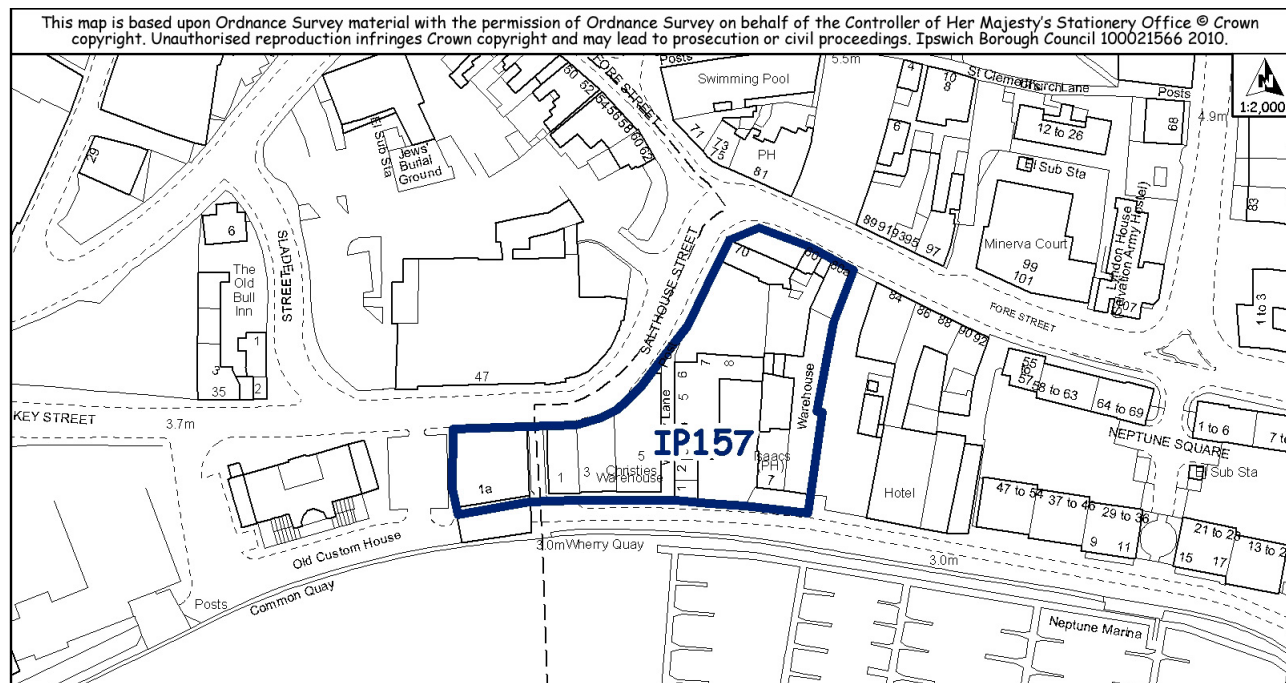
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for 373 student accommodation units.
Achievable	Yes	Development to occur within five years from adoption of plan.

SUMMARY

The site has planning permission for 373 student accommodation equating to 51 student dwellings, and we expect the planning permission to be implemented within five years from adoption of plan.

SITE REF NO: IP157 (Preferred Options ref: -)
ADDRESS: Land fronting the northern quays of the Waterfront eastern end
SITE AREA: 0.40 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	Yes
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	Yes	Other constraints	Possible

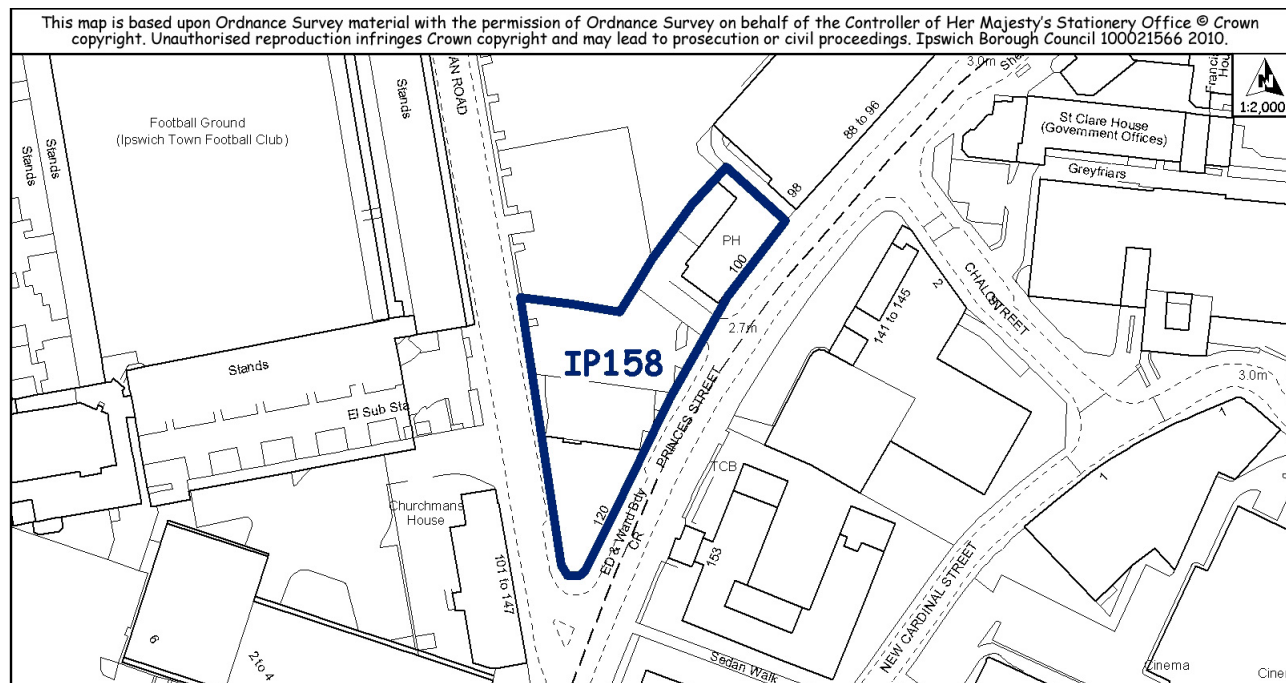
DELIVERABILITY

Suitable	Yes	
Available	No	Alternative existing uses considered more appropriate.
Achievable	No	

SUMMARY

The site is not available for housing development and alternative existing uses are considered more appropriate on this site.

SITE REF NO: IP158 (Preferred Options ref: -)
ADDRESS: Princes Street / Portman 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 Deliverable

CONSTRAINTS

Access and Highways	No	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	No	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

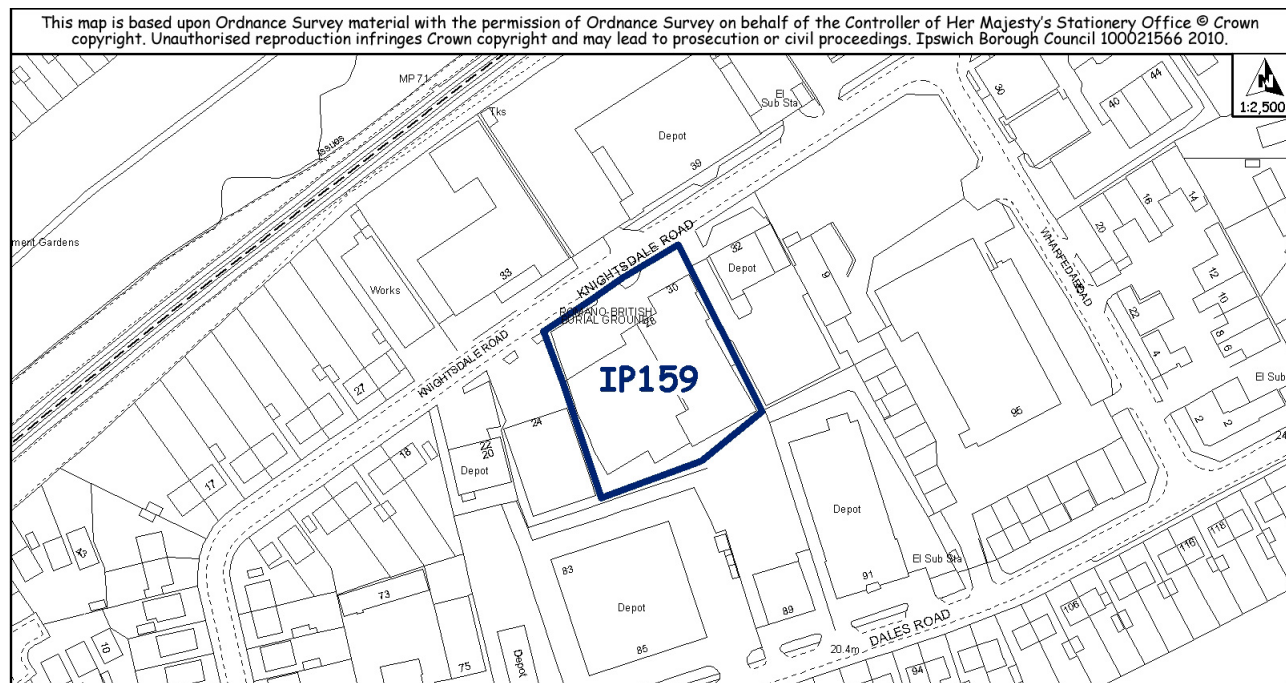
DELIVERABILITY

Suitable	Yes	
Available	No	Existing employment use value.
Achievable	No	

SUMMARY

The site is suitable for housing development, however the site is not available and there is an existing employment use value.
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SITE REF NO: IP159 (Preferred Options ref: -)
ADDRESS: 30 Knightsdale Road
SITE AREA: 3.40 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	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	Possible

DELIVERABILITY

Suitable	No	Existing employment use value surrounded by employment uses.
Available	No	
Achievable	No	

SUMMARY

The site is an existing employment use and is surrounded by other employment uses.
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