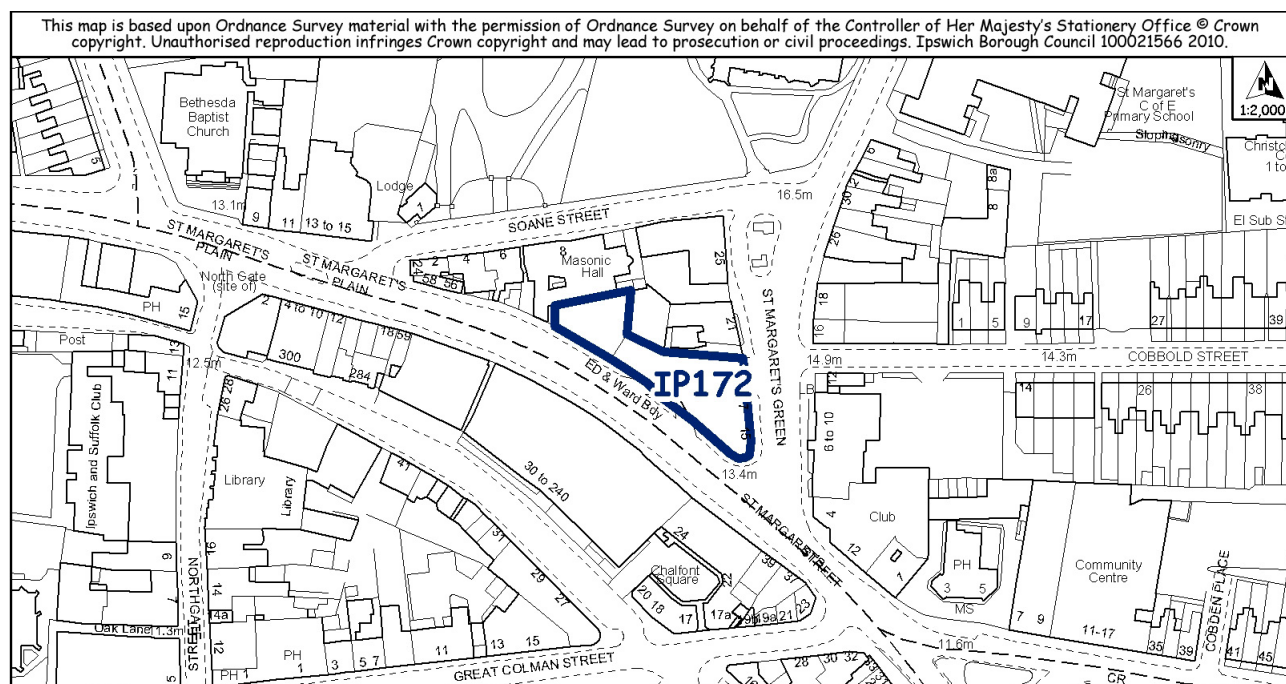


SITE REF NO: IP172 (Preferred Options ref: UC088)
ADDRESS: 15-19 St Margaret's Green
SITE AREA: 0.08 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Yes	Listed buildings or adjacent to	Adjacent
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	No	Other constraints	Possible

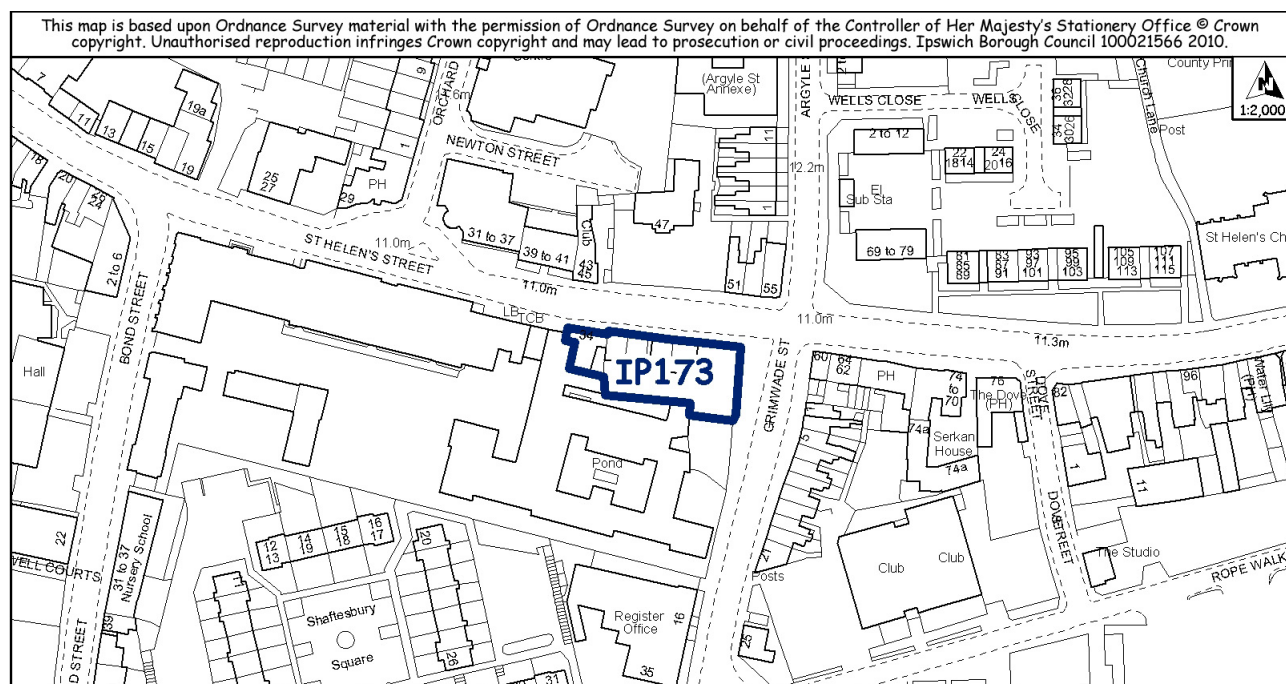
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for student accommodation.
Achievable	Yes	Reasonable prospect the planning permission will be implemented.

SUMMARY

The site has planning permission for 72 student rooms equating to 17 dwellings. We expect the permission to be implemented and completed within five years.

SITE REF NO: IP173 (Preferred Options ref: -)
ADDRESS: 36-48 St Helen's Street
SITE AREA: 0.06 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
		13	Apr 2009- Mar 2010

CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	No
AQMA within or close to	Yes	Listed buildings or adjacent to	Adjacent
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	No	Other constraints	Possible

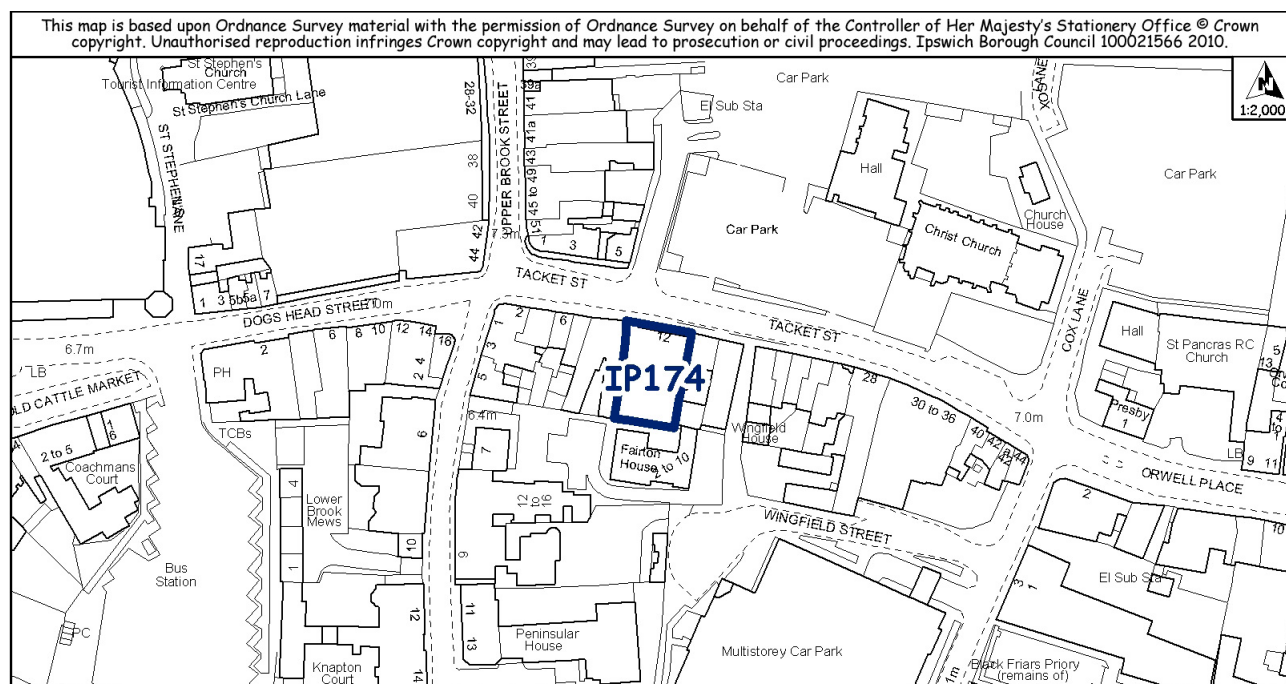
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission and is under construction.
Achievable	Yes	Development on the site is under construction.

SUMMARY

Development is under construction implementing the planning permission for 13 dwellings.
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SITE REF NO: IP174 (Preferred Options ref: -)
ADDRESS: 12 Tacket Street
SITE AREA: 0.04 ha



SUGGESTED OPTION

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

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	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

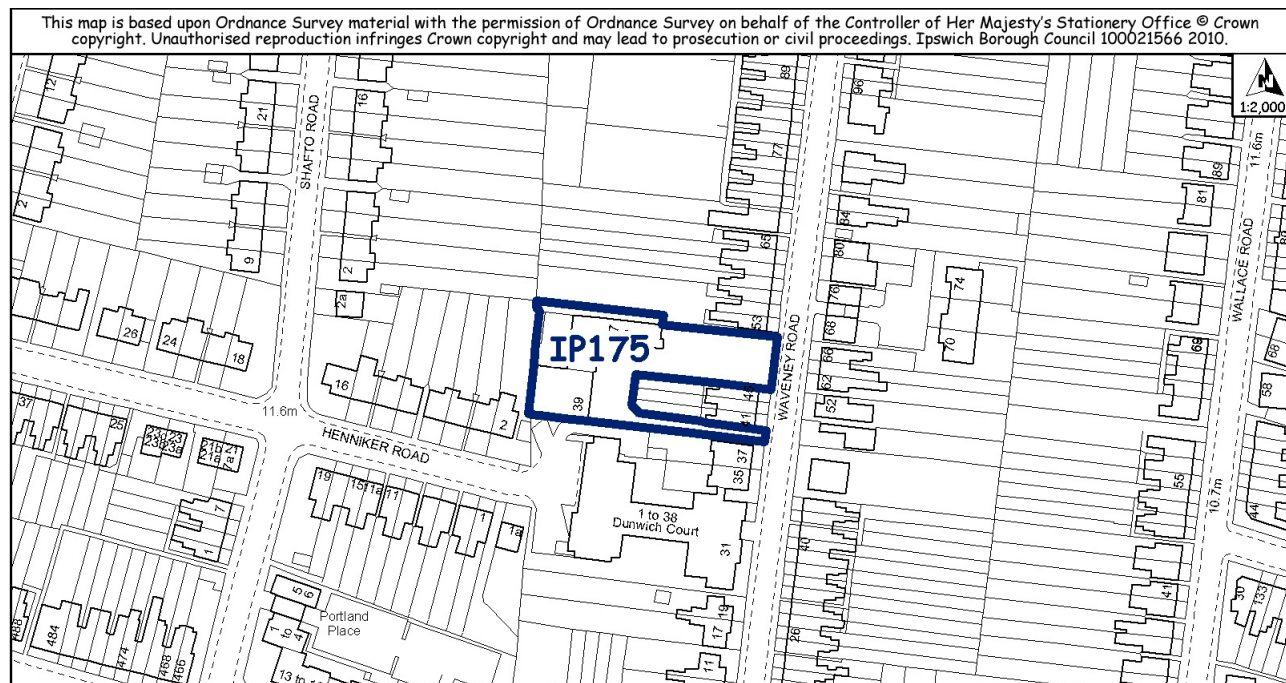
DELIVERABILITY

Suitable	Yes	
Available	Yes	The site had planning permission for 14 dwellings, now expired.
Achievable	Yes	Reasonable prospect housing could be delivered on the site within five years from adoption of plan.

SUMMARY

The site had planning permission until recently for 14 dwellings as part of a mixed use redevelopment of the site. We believe there is a reasonable prospect the site could be delivered for housing development within five years from adoption of plan at a similar density in more favourable market conditions.

SITE REF NO: IP175 (Preferred Options ref: -)
ADDRESS: 47-51 Waveney Road
SITE AREA: 0.15 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	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	Possible	Other constraints	No

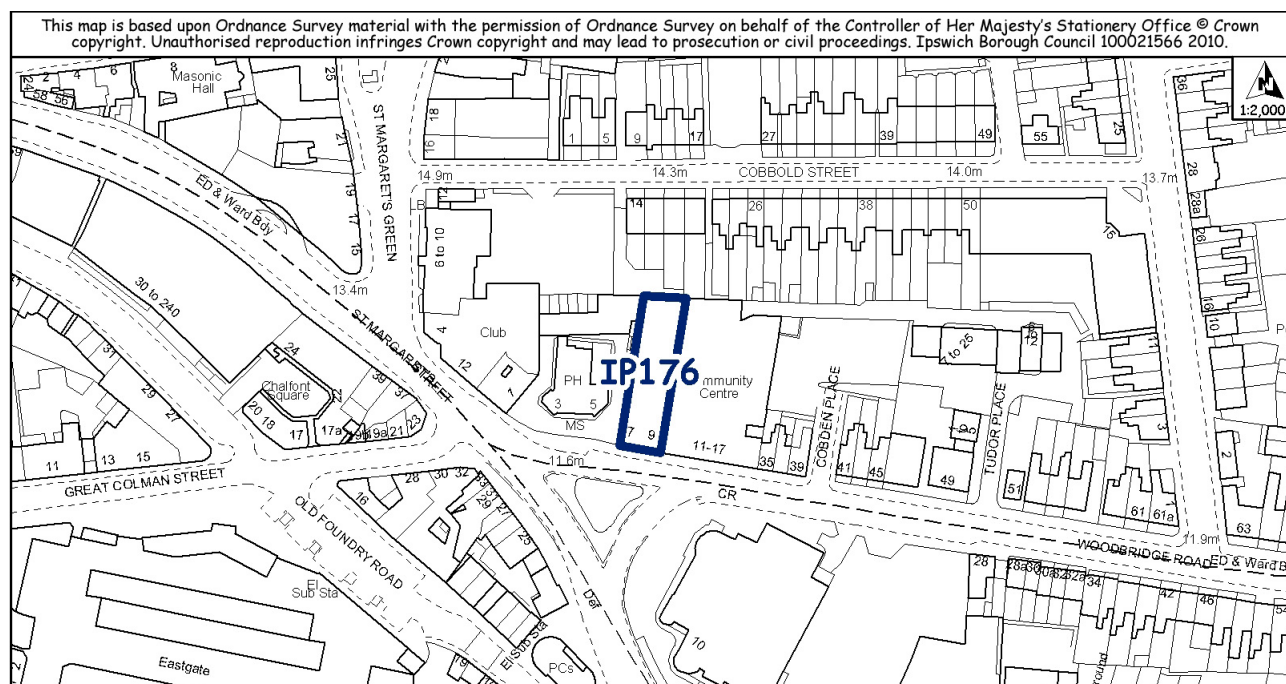
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has outline planning permission for 12 dwellings.
Achievable	Yes	Reasonable prospect housing could be delivered on the site within five years.

SUMMARY

The site has outline planning permission for 12 dwellings and we believe there is a reasonable prospect the site could be delivered for housing development within five years.
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SITE REF NO: IP176 (Preferred Options ref: UC081)
ADDRESS: 7-9 Woodbridge Road
SITE AREA: 0.05 ha



SUGGESTED OPTION

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

CONSTRAINTS

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

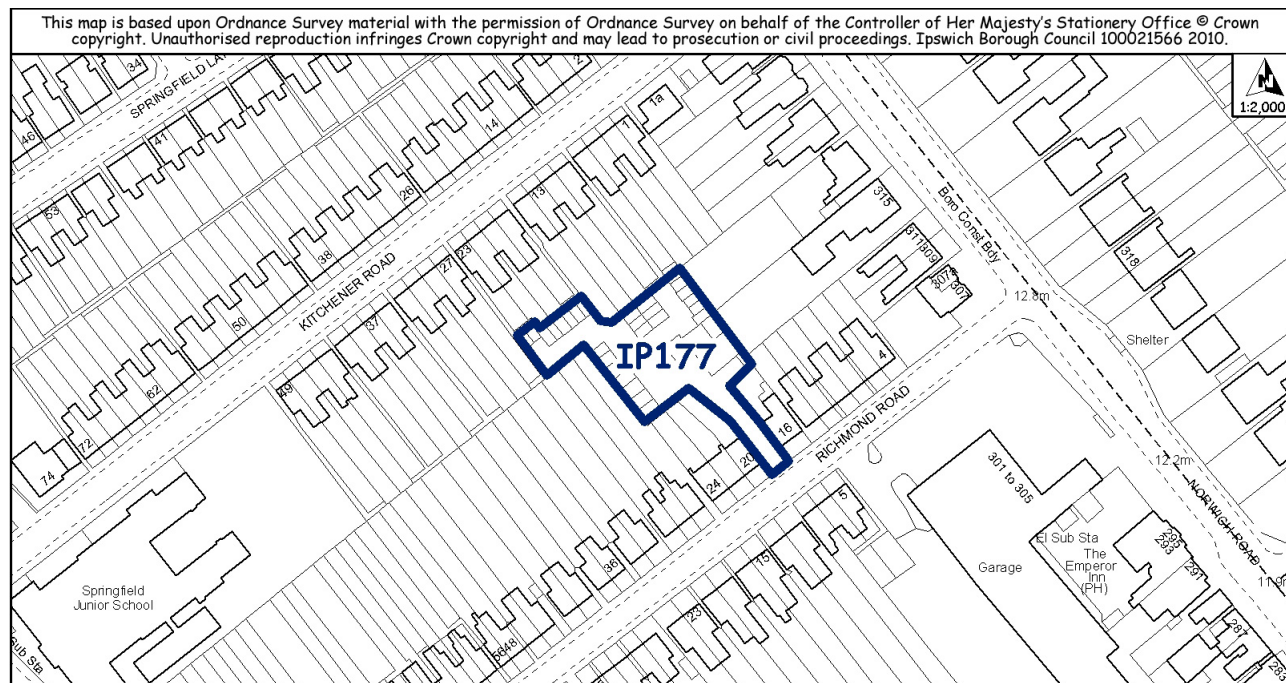
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has outline planning permission for 14 dwellings.
Achievable	Yes	Reasonable prospect housing could be delivered on the site within five years from adoption of plan.

SUMMARY

The site has outline planning permission for 14 dwellings as part of a mixed use development and we believe there is a reasonable prospect the site could be delivered for housing development within five years from adoption of plan.

SITE REF NO: IP177 (Preferred Options ref: -)
ADDRESS: Lock-up Garages rear of 16-30 Richmond Road
SITE AREA: 0.13 ha



SUGGESTED OPTION

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

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	No	Other constraints	No

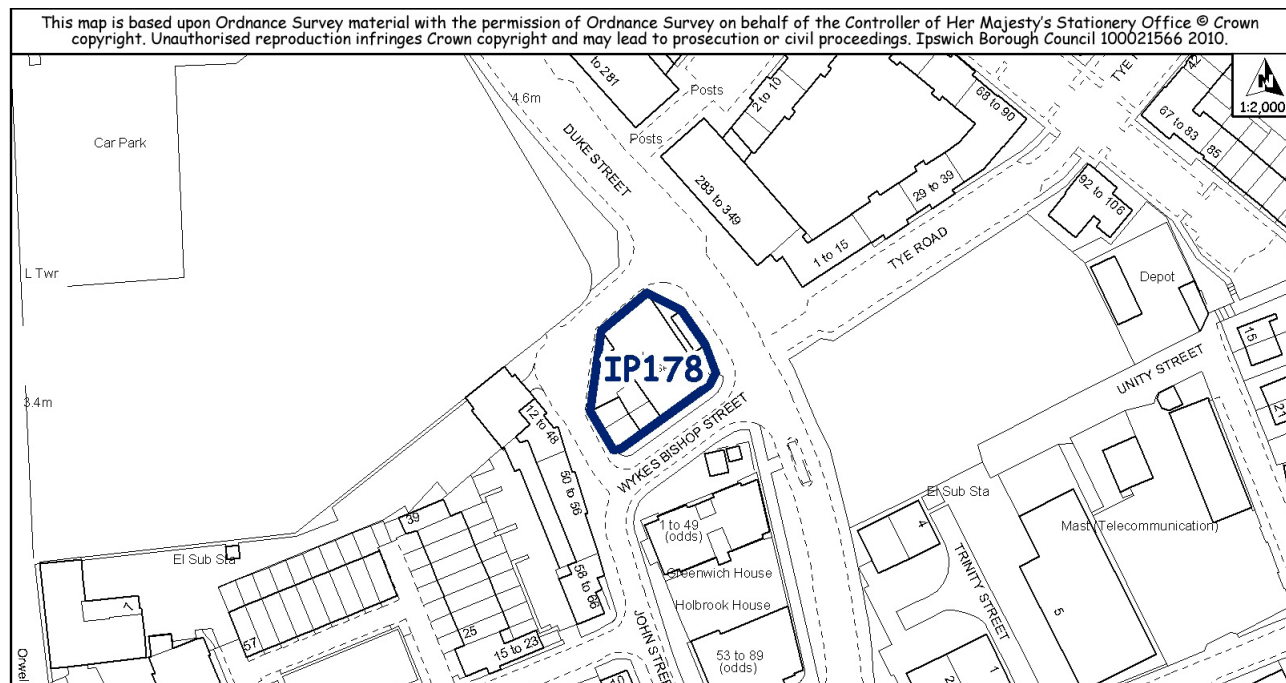
DELIVERABILITY

Suitable	Yes	
Available	Yes	The site had planning permission for 6 dwellings, now expired.
Achievable	Yes	Reasonable prospect housing could be delivered on the site within five years.

SUMMARY

The site had planning permission until recently for 6 dwellings. We believe there is a reasonable prospect that housing development could be delivered on the site within five years at a similar density in more favourable market conditions.

SITE REF NO: IP178 (Preferred Options ref: -)
ADDRESS: Island House, Duke Street
SITE AREA: 0.09 ha



SUGGESTED OPTION

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

CONSTRAINTS

Access and Highways	Possible	Flood Zones 2 or 3	Yes
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	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Possible

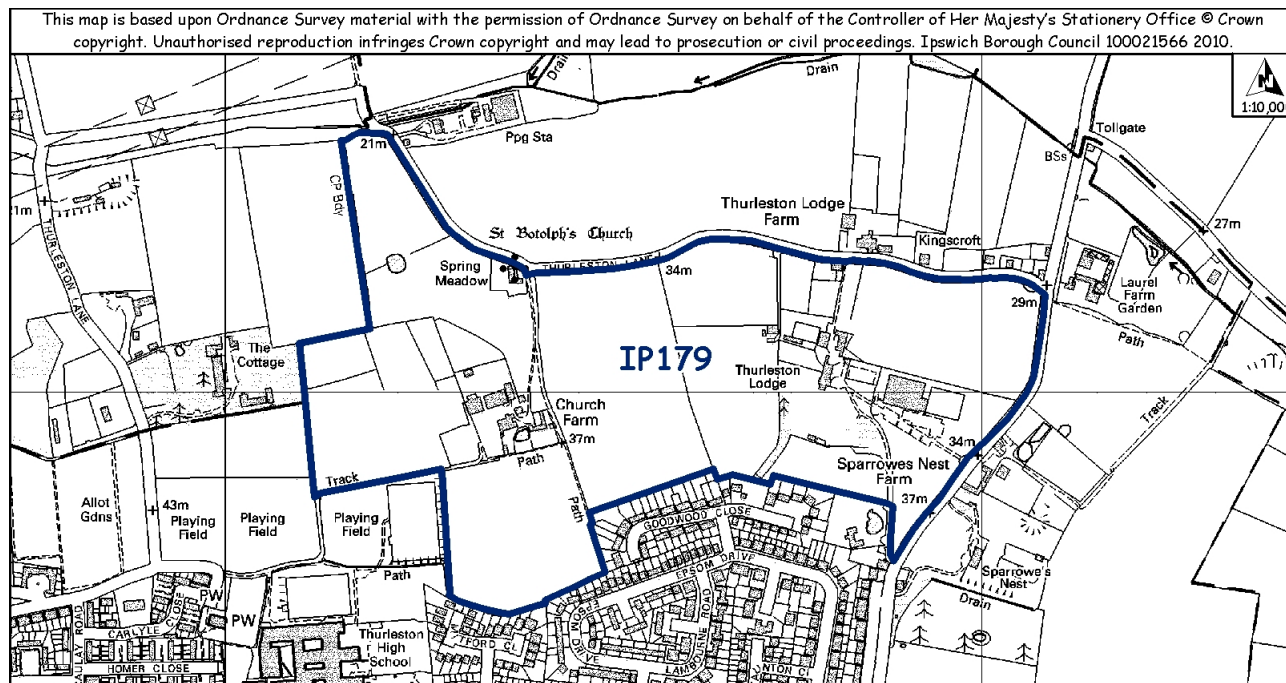
DELIVERABILITY

Suitable	Yes	
Available	Yes	Site has planning permission for student accommodation.
Achievable	Yes	Reasonable planning permission will be implemented within five years.

SUMMARY

The site is available and it is considered that 31 student dwellings are deliverable through the implementation of the existing planning permission for student accommodation, within five years.

SITE REF NO: IP179 (Preferred Options ref: -)
ADDRESS: Land surrounding Thurleston Lane (part of option A)
SITE AREA: 32.10 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	L	562	Apr 2015- Mar 2020

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	Countryside
Existing use	Possible	Other constraints	Possible

DELIVERABILITY

Suitable	Yes	
Available	Yes	The site has been promoted for housing development.
Achievable	No	Infrastructure constraints exist.

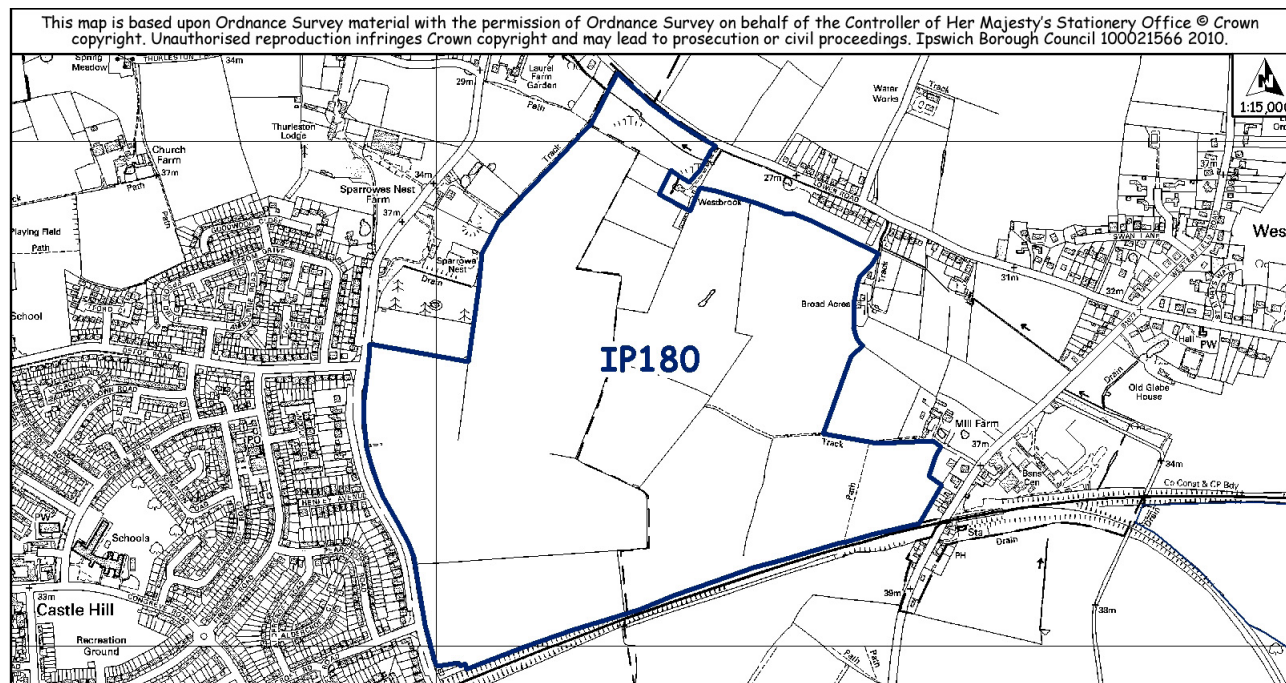
SUMMARY

The site is suitable for housing development and has been promoted by interested parties through the local development framework process. However in order for the development to be viable, the appropriate infrastructure needs to be in place in particular traffic related.

SITE REF NO: IP180 (Preferred Options ref: -)

ADDRESS: Land to east of Henley Road north of railway line (part of option B)

SITE AREA: 75.69 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	2044	Apr 2015- Mar 2020

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	Countryside
Existing use	Possible	Other constraints	Yes

DELIVERABILITY

Suitable	Yes	
Available	Yes	The site has been promoted for housing development.
Achievable	No	Infrastructure constraints exist.

SUMMARY

The site is suitable for housing development and has been promoted by interested parties through the local development framework process, although there are noise constraints from the railway line. However in order for the development to be viable, the appropriate infrastructure needs to be in place in particular traffic related. Furthermore in order to sustain a sustainable urban extension of this size additional facilities such as shops and schools need to be considered alongside housing.