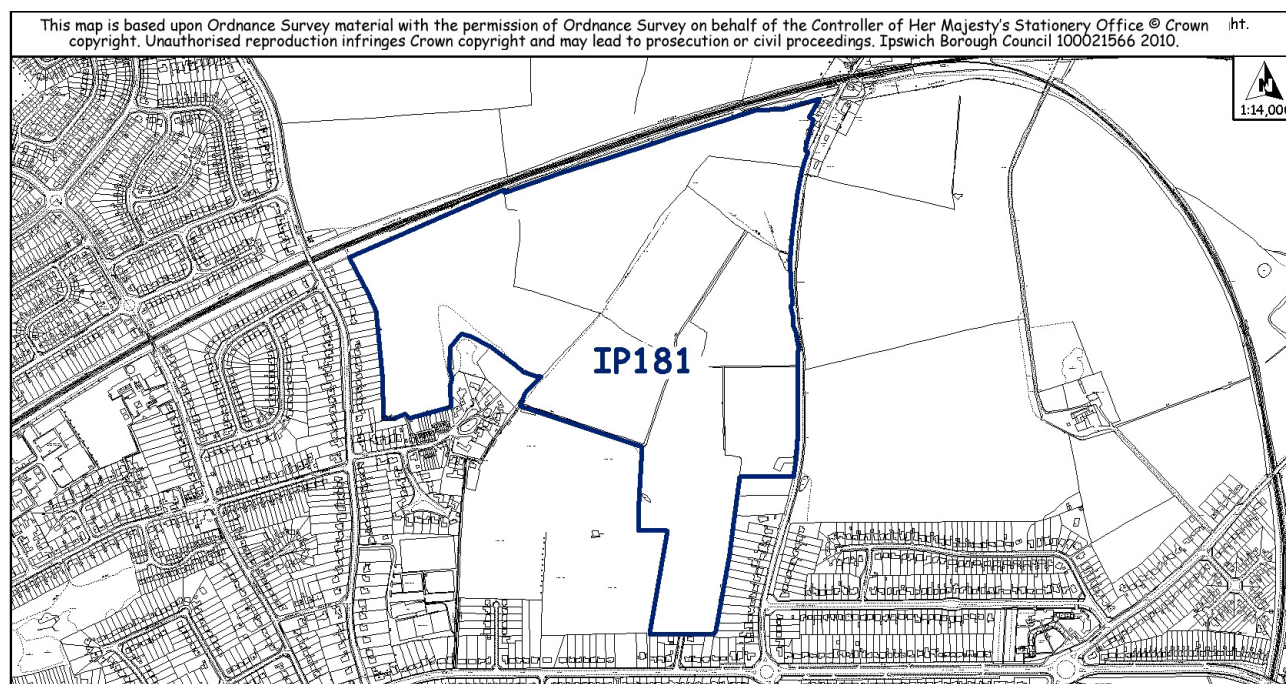


SITE REF NO: IP181 (Preferred Options ref: -)
ADDRESS: Land west of Westerfield Road (part of option C)
SITE AREA: 41.57 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	1122	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	Yes
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	Yes

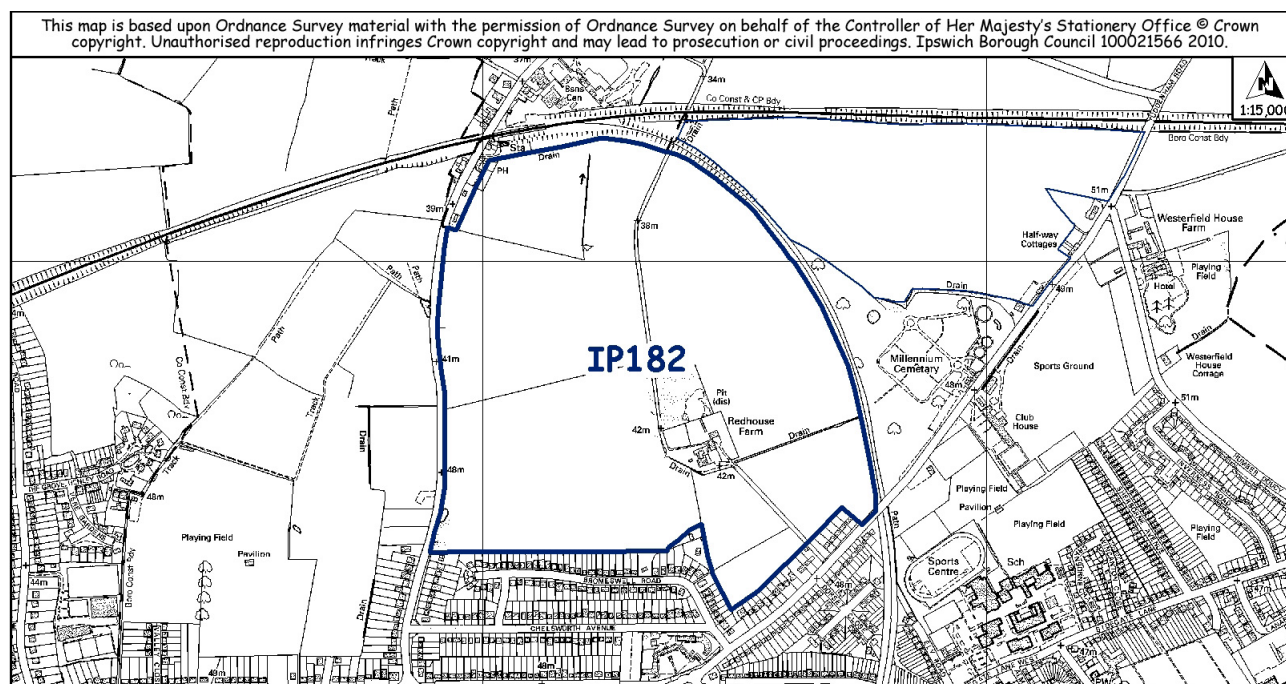
DELIVERABILITY

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.

SITE REF NO: IP182 (Preferred Options ref: -)
ADDRESS: Land to the east of Westerfield Road (part of option D)
SITE AREA: 59.16 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	L	1242	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

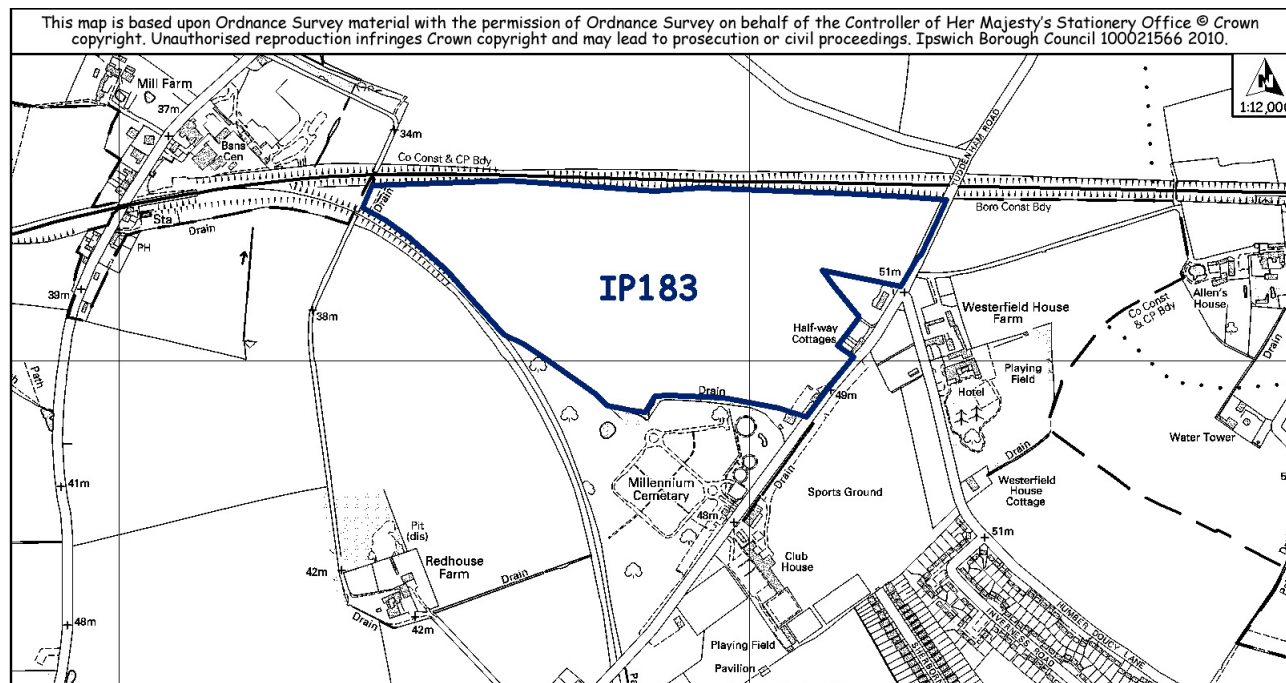
DELIVERABILITY

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.

SITE REF NO: IP183 (Preferred Options ref: -)
ADDRESS: Land north of Millennium Cemetery (part of option E)
SITE AREA: 21.95 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	L	384	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

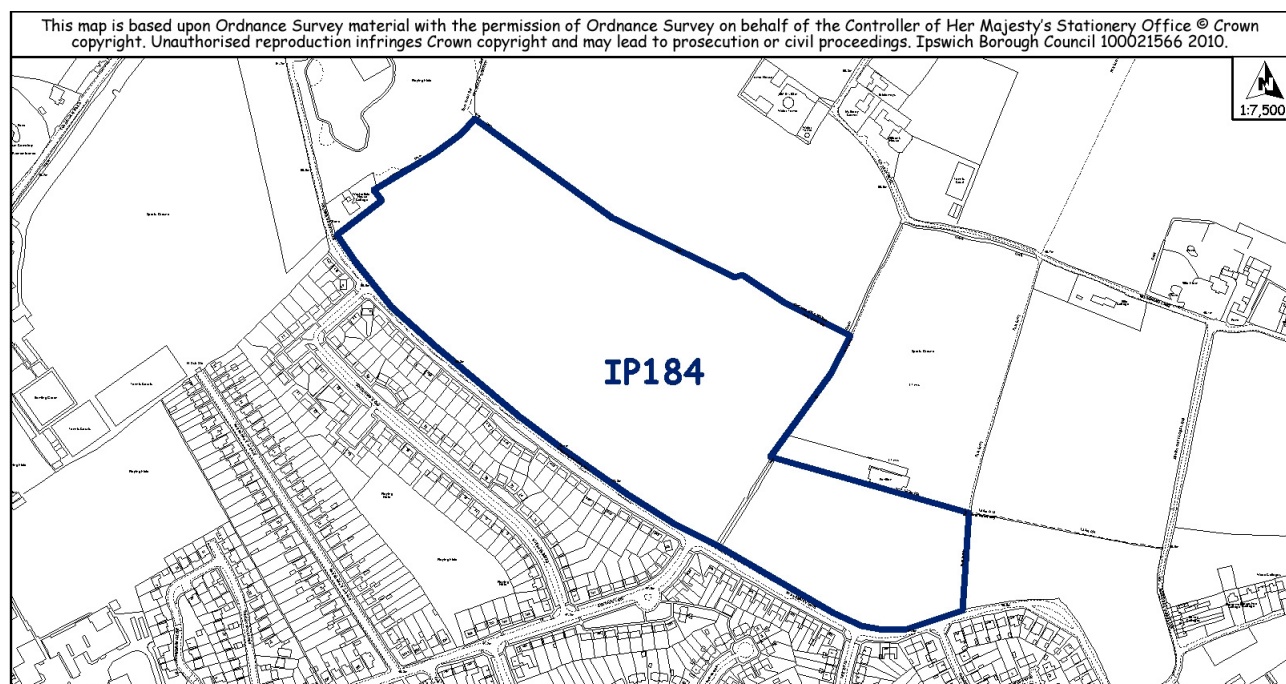
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development and has been promoted for development by interested parties through the local development framework process, although there are noise constraints from the railway line and the site is adjacent to a cemetery whose future needs must also be considered. 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.

SITE REF NO: IP184 (Preferred Options ref: -)
ADDRESS: Land adjacent to Humber Doucy Lane (part of option F)
SITE AREA: 12.94 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
50	L	226	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

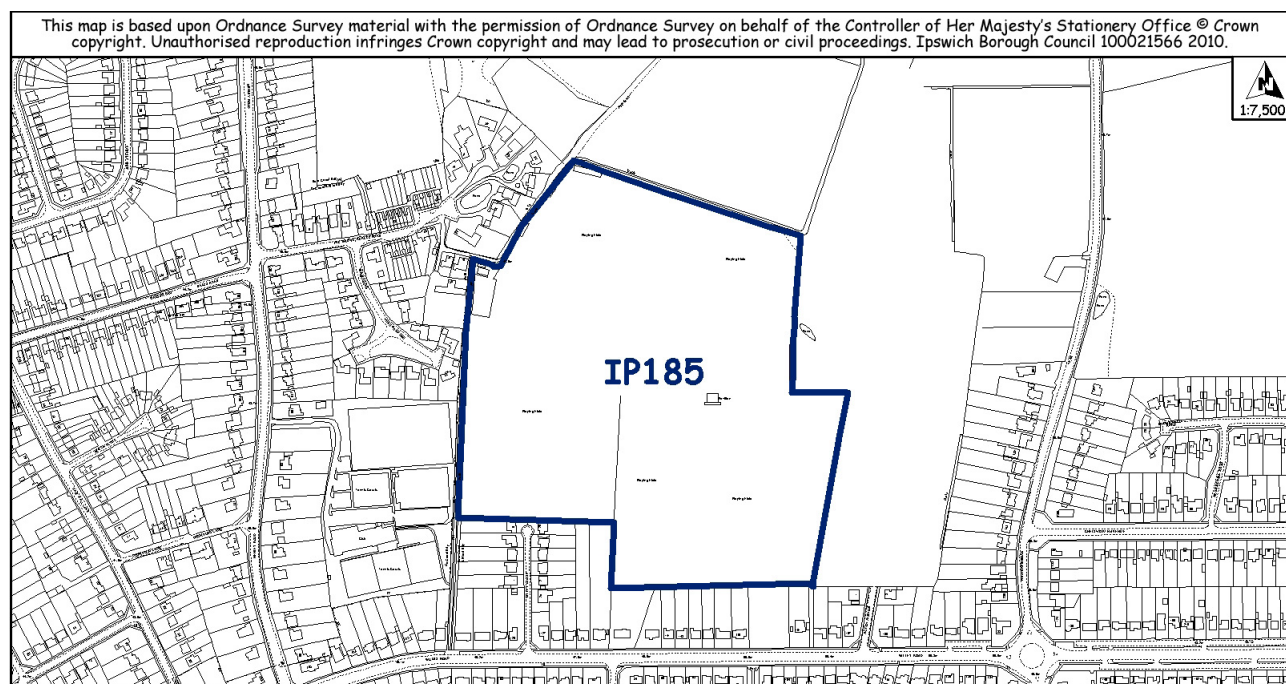
DELIVERABILITY

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 for development 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. Furthermore this site should be considered as part of a larger urban extension and in order to sustain a sustainable urban extension of the size suggested, additional facilities such as shops and schools need to be considered alongside housing.

SITE REF NO: IP185 (Preferred Options ref: -)
ADDRESS: Ipswich School Playing Field (part of option C)
SITE AREA: 12.55 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	339	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	No	Wildlife site or adjacent to	Possible
Existing use	Yes	Other constraints	Possible

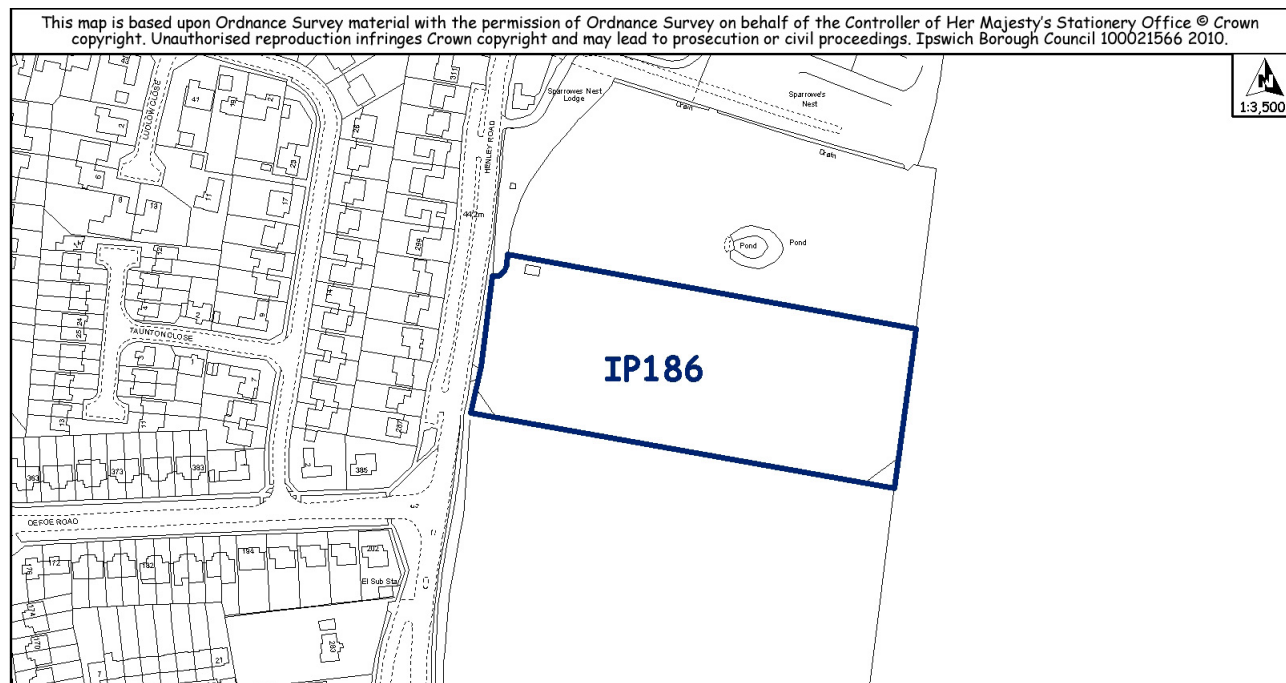
DELIVERABILITY

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

SUMMARY

The site is suitable for housing development, although is in current use as playing fields and these would need to be located elsewhere in the Borough to enable housing development to occur. The site should be considered as part of a larger urban extension, to enable the delivery of appropriate infrastructure in particular traffic related and additional facilities such as shops and schools need to be considered alongside housing.

SITE REF NO: IP186 (Preferred Options ref: -)
ADDRESS: Land opposite 289-299 Henley Road
SITE AREA: 1.50 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
60	M	41	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	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	No

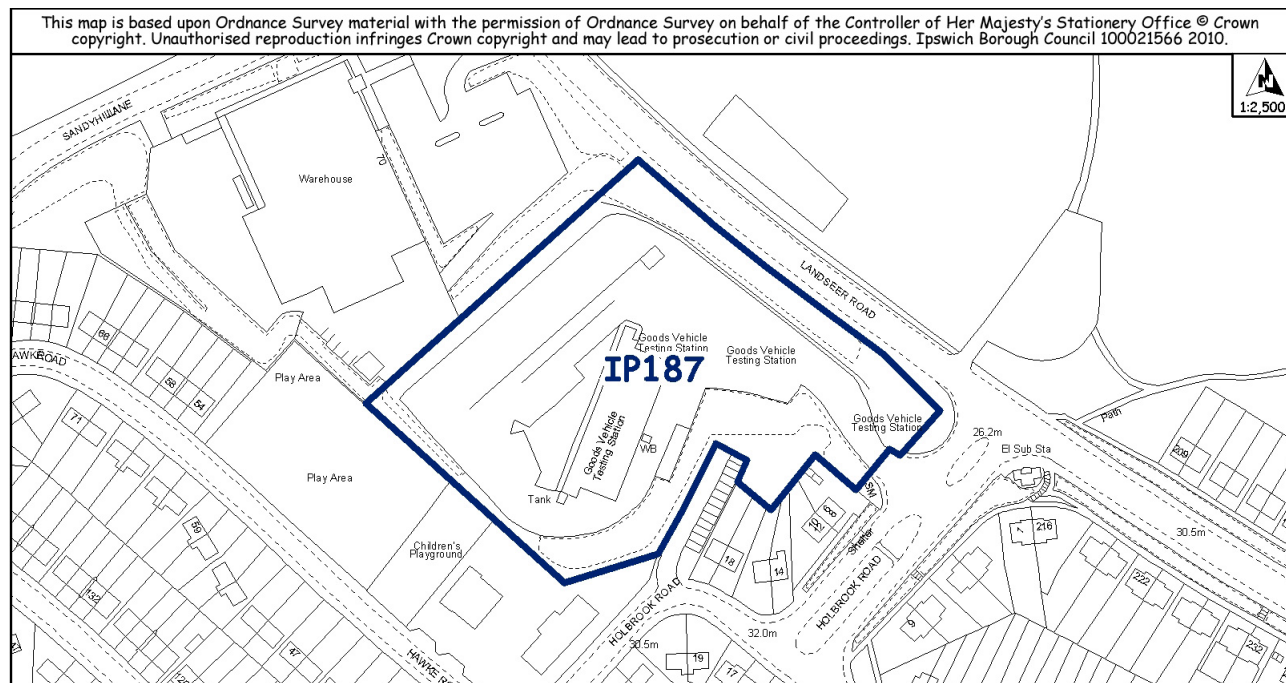
DELIVERABILITY

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, although it should be considered alongside site IP180 as part of a larger urban extension, to enable the delivery of appropriate infrastructure in particular traffic related and additional facilities such as shops and schools need to be considered alongside housing.

SITE REF NO: IP187 (Preferred Options ref: -)
ADDRESS: Goods Vehicle Testing Station, Landseer Road
SITE AREA: 1.34 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	Likely	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	Possible

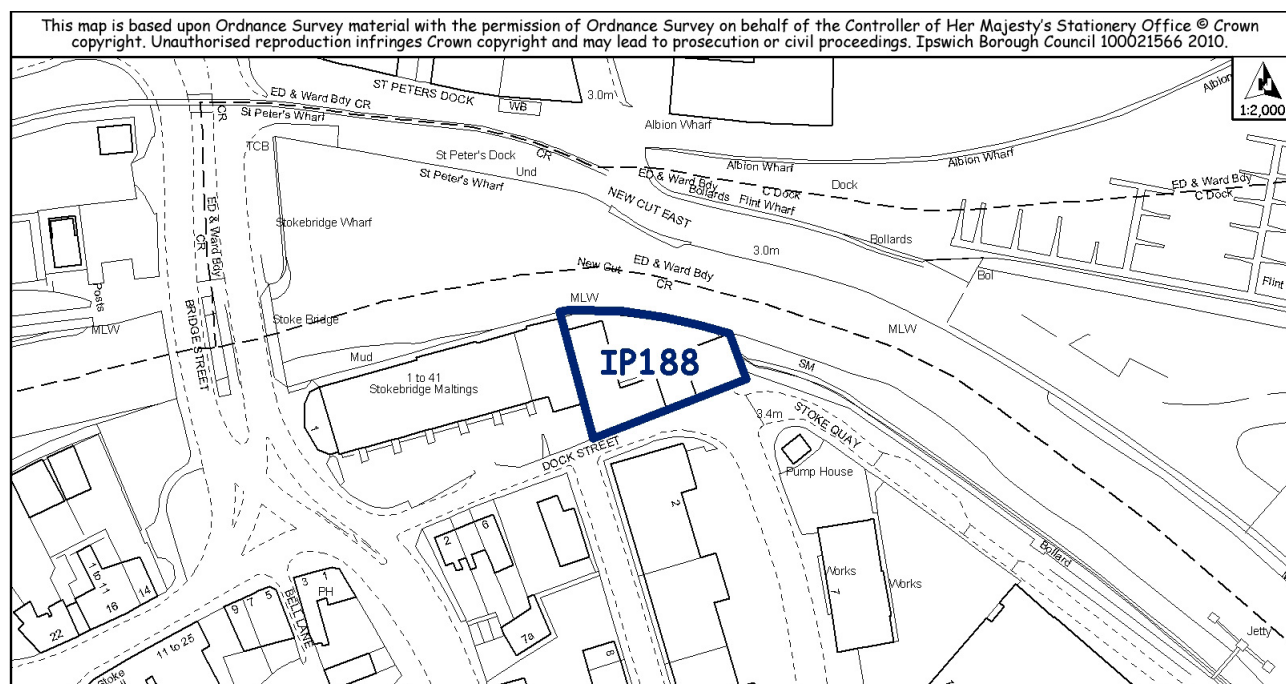
DELIVERABILITY

Suitable	Yes	
Available	No	The site is not available for development.
Achievable	No	

SUMMARY

The importance of the existing use means the site is less likely to be available within the period of the plan.

SITE REF NO: IP188 (Preferred Options ref: -)
ADDRESS: Websters Saleyard site, Dock Street
SITE AREA: 0.11 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	H	10	Apr 2010- Mar 2015

CONSTRAINTS

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

DELIVERABILITY

Suitable	Yes	
Available	Yes	Derelict buildings on site.
Achievable	Yes	Reasonable prospect site could be developed within 1-5 years.

SUMMARY

The site is suitable for housing development and is available now. There is a reasonable prospect housing will be delivered on the site within five years from adoption of the plan and it is suggested 100% high-density housing is appropriate at 165dph, giving an indicative capacity of 10 homes.