

Urban Capacity Study

Ipswich Local Development Framework

January 2008

Planning Transport & Regeneration,
Ipswich Borough Council,
Grafton House,
15-17 Russell Road,
Ipswich
IP1 2DE
Tel : 01473 432019

Web: www.ipswich.gov.uk

Email: planningandregeneration@ipswich.gov.uk

Ipswich Urban Capacity Study

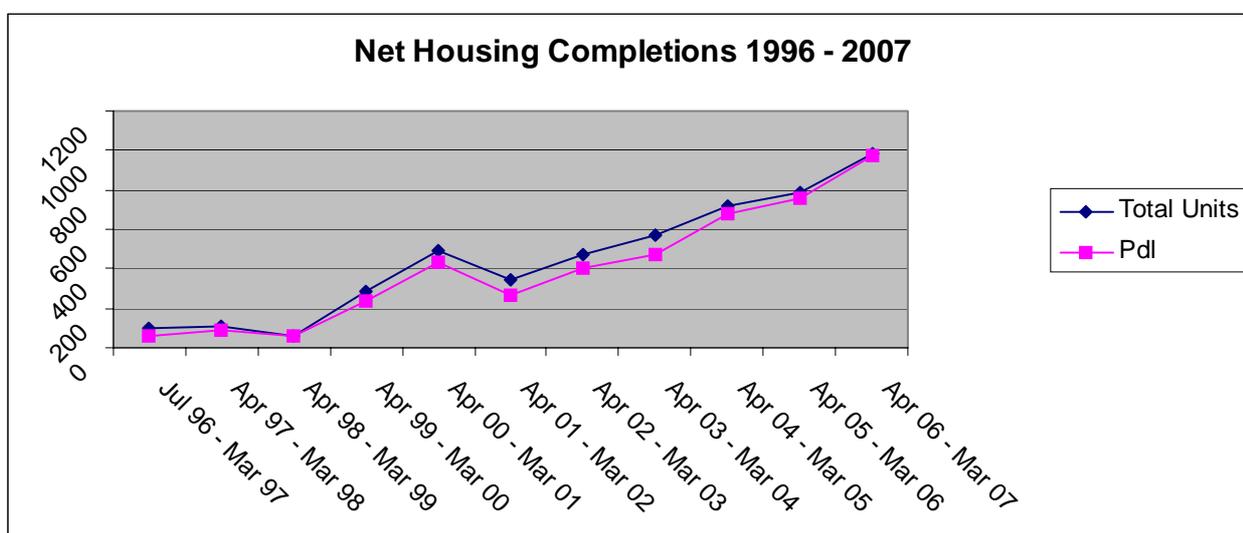
Contents	Page
PART1: URBAN CAPACITY STUDY METHODOLOGY	2
1. Introduction	2
2. Purpose of the Study	2
3. Aims and Objectives of the Study	2
4. Methodology	4
5. Applying the Suffolk Methodology	5
1. Identifying Capacity Sources	5
2. Surveying the Capacity	9
3. Assessing the Yield	11
4. Discounting	13
6. Deliverability of Sites for Development	14
PART 2 : SUMMARY OF RESULTS	16
<hr/>	
Appendices	
Appendix 1: Definition of Sources	16
Appendix 2: Consideration of Site Thresholds against previous planning approvals	18
Appendix 3: Potential Residential Sites but with extant Planning Permission	19
Appendix 4: Sites with potential for residential either as single or mixed use developments	23
Tables	
Ipswich Net Housing Completions 1996 – 2007	2

PART 1 : URBAN CAPACITY STUDY METHODOLOGY

1. Introduction

PPS3 Housing, published in November 2006 enshrines the Governments objective that Local Planning Authorities should make effective use of land by re-using land that has been developed and reiterates the national annual target that at least 60% of new housing should be provided on previously developed land (PDL) (otherwise known as brownfield). This target has been carried forward into the Draft East of England Plan (Policy SS4).

As an urban Borough, Ipswich has a history of delivering a very high proportion of housing on PDL In fact, 90% of the total completions recorded between 1996 and 2007 were on PDL, way in excess of the Governments 60% target :



The Draft Regional Plan anticipates the provision of at least 15,400 new homes within Ipswich. A further 4,600 new homes are also proposed within the Ipswich Policy Area outside the Borough Boundary.

There is a clear challenge for Ipswich to meet this required level of growth within the parameters of the Governments 60% PDL target.

In addition, The Government has now published Good Practice Guidance on "Housing Land Availability Assessments: Identifying appropriate land for development" (August 2007). This has brought together previous guidance to assess housing land availability and urban capacity but promotes a much stronger emphasis on deliverability and on local authorities taking a proactive approach to bringing forward brownfield sites.

In preparing the evidence base in support of their Development Plan Documents (DPDs) Local

Authorities now need to include an assessment of the availability of brownfield sites and the actions that need to be taken to make them available, suitable and viable for development.

Against this background, the Development Plan Documents (DPDs) for Ipswich will need to set out a strategy or “spatial vision” for the planned location of new housing which contributes to the achievement of sustainable development -including bringing previously developed land into housing use.

The Ipswich Urban Capacity Study 2008 is one of a suite of reports (including the Housing Market Assessment, Housing Land Availability Assessment and Open Space Study), which will inform the Council’s DPDs in terms of the bringing forward of land for residential and other purposes.

In particular the Urban Capacity Study will seek to identify the residential capacity of sites that could potentially come forward from previously developed land within the plan period in order to guide the future development strategy for the Borough.

2. Purpose of the Study

Urban capacity Studies do not allocate land for new residential development; this is purely a technical document that informs the preparation of the DPDs. Inclusion of a site as having potential capacity for housing is not an indication that it would automatically receive permission for such a use.

3. Aims and Objectives of the Study

The aim of the Study is to ascertain the potential for new housing on PDL within the existing built up area of Ipswich.

Objectives:

- Identify sources of potential capacity
- Estimate the potential number of dwellings that could be developed
- Assess the availability and deliverability of the sites
- Inform the preparation of the Development Plan Documents

4. Methodology

In preparing this urban capacity study regard was had to PPS 3 – Housing (Nov 2006) and the emerging Good Practice Guidance on “Housing Land Availability Assessments: Identifying appropriate land for development“, particularly the emphasis on the promotion of brownfield sites for redevelopment.

The study has been prepared between January and September 2007 and the following text sets out the methodology used. It has been written up and published to support the Council's Preferred Options for its DPDs that went out for public consultation in January 2008.

Using what we have.

The Good Practice Guidance recognises the importance of building on the good parts of previous practices, including urban capacity studies and in particular the techniques developed to identify brownfield development opportunities.

For Ipswich, there are 2 key documents in this respect:

1. Suffolk's Urban Capacity Methodology, 2002

The Suffolk Methodology was produced in response to PPG3 - Housing in 2000 and the accompanying ODPM Good Practice Guide "Tapping the Potential - Assessing Urban Housing Capacity: towards better practice (2000)" which first set out the need for a consistent approach by local planning authorities to the estimation of housing capacity.

In line with this government advice, a joint working group of Suffolk Authorities was formed to establish a consistent basis for estimating the urban housing capacity of each of the local planning authorities in Suffolk during the period 2001-2016.

In January 2002, following widespread consultation with representatives from the development industry, county-wide interest groups and the public, "Suffolks Urban Capacity Methodology" was agreed by the Suffolk Development Plan Officers Group.

2. Ipswich Urban Capacity Work in 2004

The Suffolk methodology was not prescriptive, but set the parameters for the approach to urban capacity, providing room for judgement and discretion by each local authority to apply the guidance with consideration for the local pattern and character of settlement in their area.

Accordingly the methodology was taken forward and significant work on Urban Capacity in Ipswich was undertaken Study in 2004.

Discussions have been held with our neighbouring planning authorities to discuss their approach to the Urban Capacity Studies and it was agreed that the above methodology should largely continue to form the basis for the current studies, amended as appropriate to each District/Borough and to reflect changes in emphasis in the new PPS3 and accompanying Good Practice Guidance, particularly in relation to windfalls, the reuse of employment land and the deliverability of sites.

In the future, further consideration will need to be given to the possibility of joint working with neighbouring authorities to produce capacity related work.

5. Applying the Suffolk Methodology

The Suffolk Methodology is based on a 4 stage process:

- 1. Identifying Capacity Sources**
- 2. Surveying the Capacity**
- 3. Assessing the Yield**
- 4. Discounting**

1. Identifying Capacity Sources

Eleven sources of urban housing capacity are identified in the 2004 Ipswich Urban Capacity Study (these were based on “Tapping the Potential” and the Suffolk Methodology):

- 1. Subdivision of existing housing (*See below*)**
- 2. Flats over shops (extended to include offices) (*See below*)**
- 3. Previously developed vacant and derelict land and buildings**
- 4. Intensification**
- 5. Redevelopment of existing housing**
- 6. Development of car parks**
- 7. Conversion of commercial buildings**
- 8. Existing housing allocations**
- 9. Land allocated in plans for employment uses (extended to include other non housing allocations)**
- 10. Vacant land not previously developed**
- 11. Empty homes**

Appendix 1 provides a definition of each of these.

For this Urban Capacity Study, all sources of supply have been assessed but for some, a judgement has been made about the contribution they are likely to make as a major source of supply, based against the methodology used for the study as set out below.

Although the Urban Capacity Study is based on the 2004 work the method of carrying out the survey differed significantly with some potential sources of capacity being ruled out early on.

Sources that were excluded as a result of changes to the methodology are as follows:

- **Source 1: Subdivision of Existing Housing**

In accordance with the Suffolk Methodology the assessment of capacity from this source in 2004 was based on completions from the subdivision of residential property over a five year period. An annual average completion rate was taken from the net total of new dwellings delivered and projected forward over the remaining plan period to give total capacity. As annual completion rates will vary, reflecting variations in supply and market conditions no discounting was required from this figure.

Carrying this forward, the following table shows sites where conversions and changes of use, involving the subdivision of property, have taken place over the 5 years from April 2002 to March 2007 (net figures):-

Source	Units Completed
Sub-divisions	4 units
Change of Use to Residential from other buildings	352 units
Total	356 units

The total of 356 completions equates to an average rate of 71 dwellings per year from this source. Projecting this rate over the period 2006 – 2021 would provide 1,065 dwellings from this source over a 15 year period.

However this is an unpredictable source of housing supply, which needs to be the subject of regular monitoring. It is also problematic in terms of the overall methodology used for the Urban Capacity Study.

For example, a significant proportion of subdivided property will be likely to fall below the 0.2 hectare (6 unit) threshold that has been applied to the urban capacity study. Conversely, on larger sites, there may be some overlap with some of the other sources identified for the urban capacity, which could lead to an element of double counting.

Furthermore, as the methodology used in 2004 does not involve identifying individual sites, it makes allocation virtually impossible, in which case, these sites would really now be better described as windfall which will be reflected in the delivery of housing completions.

For these reasons this potential source of housing has been excluded from the Urban Capacity Study except where sites are of a sufficiently large size (over 0.2 hectares/ 6 units) and can be identified for medium to longer term supply.

However this remains a significant potential source of housing supply and should be kept in mind when projecting housing delivery.

- **Source 2: Flats above Shops and Offices**

The 2004 survey highlighted the fact that the likely contribution from this source would be very low (estimated constrained capacity of 21 units in total). Vacant Properties in the town centre, District and Local shopping centres were identified using Business Rates records but, following site visits it was considered that very few would have the potential for residential conversion. It was concluded that this source is unlikely to yield many additional dwellings and cannot be relied upon in the future.

For the 2007 study it has been assumed that this trend has continued and a more significant contribution in this respect will be likely to come from redevelopment. In any event the majority of conversions to flats above shops and offices will fall below the 0.2 hectare (6 unit) threshold that has been applied).

This source has therefore been excluded from the Urban Capacity Study

- **Source 5: Redevelopment of Existing Housing**

This category is concerned with the redevelopment of sub-standard and/or derelict housing.

The 2004 work identified two housing sites with potential for redevelopment. These were the low density Rushmere prefabs (Humber Doucy Lane/Inverness Rd) and the nurses accommodation (Pearson Rd/Foxhall Rd). However neither site is considered to be of substandard condition and the accommodation on Foxhall Rd plays a key role in providing housing for key public sector workers.

- **Source 9: Land Allocated in Plans for Employment Uses (extended to include other non-housing allocations)**

The desktop analysis excluded those areas, which are allocated for employment or open space as both of these issues are to be considered as the subject of other studies. The studies will, amongst other things, give consideration to whether they are genuinely needed for employment or open space or whether any land could/should be acceptable for redevelopment for other purposes.

In a few exceptional instances sites were identified at the Issues and Options Consultation stage, either by the Council or others as a potential redevelopment opportunity in which case, they were included as a part of the desktop analysis. Some are included in the Preferred Options documents.

- **Source 10: Vacant Land Not Previously Developed**

A planning application has now been granted (subject to S106) on The Albany, which was

considered in the 2004 Urban Capacity work.

The Ellenbrook Road site (also considered in 2004) has now been developed.

No new sites, which fall within this category have been identified.

- **Source 11: Empty Homes**

Empty homes were removed from the Suffolk methodology as at that time an allowance for a reduction to the 3% national target had already been taken into account in the Structure Plan housing requirement for each District.

For the Study the Council's Housing service were consulted on all potential urban capacity sources, but public sector empty homes were not felt to be a likely significant contributor. Although some empty homes in private ownership have been picked up as a part of the identification of a larger site/redevelopment opportunity most individual houses will not have been included as they tend to fall below the size threshold (0.2 hectares/6 dwellings) used for the 2007 Study.

An allowance in the region of 250 units over the period up to 2021 for the re-use of vacant properties has been made in the suggested approach to housing growth set out in the Core Strategy Preferred Options. This allowance would bring Ipswich into line with the national average at 2001.

The role of Windfall

The Urban Capacity Study is comprehensive. However there are some differences from the 2004 methodology, which have been necessary to reflect the changes in Government guidance. In particular the increased emphasis on the total requirement as a "minimum" for allocation and the need to make no allowance for "windfall" in the first 5 years.

For purposes of delivery, those sites which have an extant permission for housing (including those awaiting the completion of a S106 Agreement) will be considered as potential supply for the first 5 years. They were therefore excluded as a source of capacity to avoid the risk of double counting.

Similarly those for which a comprehensive scheme for redevelopment for other purposes has only recently been approved were excluded to avoid including a site, which is unlikely to come forward for residential purposes.

A cut-off date of 1st April 2007 has been used for planning permissions to tie in with the Housing Land Availability Monitoring period. A few sites, the subject of more recent applications may therefore be included in the urban capacity study but double counting will have been avoided.

Sites that were originally identified as potential but were excluded due to an extant residential planning permission are listed in Appendix 3.

2. Surveying the Capacity

• Site Identification

Using the Suffolk and Ipswich methodology relating to site identification a map based desk top exercise was carried out to pull together all the sites information from the following sources:

- Ipswich Urban Capacity Work 2004
- National Land Use Database Sites
- Expired Planning permissions
- Sites consulted on at Issues and Options stage
- Sites put forward in response to the consultation
- Council owned sites under review
- Consultation with the Property, Housing and Parks teams.
- Input from Development Control, Design and Senior Management.
- Suffolk County Council owned sites (including surplus school sites)
- Still undeveloped Local Plan Allocations

Following a desktop scan, a range of other potential (unconstrained) capacity sites within the built up area of the Borough were identified. These included car parks, long back gardens, amenity land, operational land, plots that appear large for the size of building on them and areas that appeared potentially suitable for intensification/regeneration.

• Site Size Threshold

In order to make the amount of work more manageable consideration was given to a site size cut-off. A close look was taken at all planning permissions and windfall planning permissions (ie. those not allocated in the Adopted or First Deposit Draft Plans) over the last 5 years to determine whether there was an obvious site size threshold that could be applied. (See Appendix 2).

Following discussion with our neighbouring authorities, it was agreed with Suffolk Coastal District Council that a threshold of 0.2 hectares (6 units or less) would be used as an appropriate site size cut off, partly because of the enormity of the task in identifying all small sites but also because it was felt that although they did make a valuable contribution to the housing completions overall, they should be regarded as additional to the housing target of

15,400 dwellings which should be regarded as a minimum for provision.

- **Applying a filter**

The “long list” thus created then needed to be sifted in order to begin to determine which of the sites would be the most realistic to come forward for residential purposes.

A filter was applied which excluded the following:

- Sites under construction/completed
- Sites with extant planning permission for residential use (as at 1st April 2007)
- Sites within allocated employment areas*
- Sites in use as open space/amenity land*
- Sites comprising many long back gardens (ie, multiple ownerships), with no obvious point of access unless demolition was involved**.
- Sites known to be in use and unlikely to come forward for residential purposes
- Sites where intensification would be detrimental to the character of an area/ a listed building.
- Sites where intensification would be unlikely
- Greenfield Sites
- Sites or parts of sites where a strong constraint on development was obvious eg. configuration too narrow, development would lead to loss of privacy, access too constrained and could not easily be overcome without demolition, protected trees/woodland.

**These sites to be given further consideration as a part of the Employment Land Review and Open Space, Sport and Recreation Study.*

***A number of potential sites were identified which combined several long rear gardens. Although it is recognised that these have made and will make a contribution to housing provision in the District, the majority of these were subsequently excluded from the Study due to the great uncertainty of delivery: existing constraints (eg. trees, character of areas, conservation areas etc), no obvious means of access and/or difficulties of land assembly.*

3. Assessing the Yield

In a departure from the “design template” approach of the 2004 Urban Capacity Work, a number of assumptions were built into the 2007 study as follows:

- **Density**

Issue 3 of the Core Strategy Issues and Options Consultation in June 2006 set out a range of possible density targets based on recent experience of what is possible within Ipswich, as follows:

- (a) High Density Sites: Above 110 units per hectare (at an average of 165 units per hectare);
- (b) Medium Density Sites: Between 40 and 110 units per hectare (at an average of 55 units per hectare);
- (c) Low Density Sites: Between 30 and 40 units per hectare (at an average of 35 units per hectare).

A separate paper entitled: *Supporting Paper on Housing Density* explains how these figures were produced. As they have been based on real developments they have the advantage that they are densities which reflect actual take-up of land for roads, open space, amenity land etc within the schemes.

Whilst preparing the Urban Capacity Study, this issue has been taken forward through the emerging Core Strategy Preferred Options and capacities have been estimated on the basis of three average densities; 165 units per hectare (for locations where high density would be appropriate); 55 units per hectare (where medium density locations) and ; 35 units per hectare (for low density locations).

These have been applied on a site-by-site basis with regard to the character of the site and its surroundings. Any significant constraints on site eg. a tree belt or a safeguarding zone will be reflected in a reduced site area, so that the estimated capacity is closer to a net figure than a gross figure.

- **Proportion of the site that would come forward for residential and Mixed Use Sites**

In some cases it is probable that more or less 100% of the site would come forward for development/redevelopment. However in other cases it is apparent that there are obvious constraints that would mean that only a proportion of the site would realistically be available.

For many of the town centre sites assessment of yield is further complicated by the fact that developments would be anticipated to provide for a mix of uses. In recognition of the fact that capacity estimates will be at best inexact and as a means of standardising the approach to mixed- use sites, residential proportions of 20%, 50% or 80% have been applied. These

reflect previous guidance in the IP-One Area Action Plan 2003, updated by current thinking for the sites in the emerging IP-One Area Action Plan Preferred Options, which has considered design and mix on each individual site within the central area.

Thus in making these judgements about density and proportion of the site to come forward for residential purposes on a site by site basis the assumptions made have ensured the estimated capacity/yield is a net (constrained) figure.

- **Accessibility/Sustainability**

The Borough of Ipswich comprises a large single urban area with very little rural hinterland. For the purpose of this study the potential housing capacity of the built up area only has been examined. Greenfield sites will be considered beyond the Borough boundary as part of the strategic approach of the Core Strategy Preferred Options, which is informed by the outcomes of this study.

Ipswich has high accessibility attributes. The urban area is relatively compact with no part being greater than 4km away from the town centre. An extensive network of bus services, footpaths and cycle ways link different parts of the town. There are two railway stations, Ipswich (with mainline services to London Liverpool Street and Norwich) and Derby Road (with local service to Felixstowe). A third station is located at Westerfield just outside the district boundary, connecting Ipswich with East Suffolk.

Although many of the sites would therefore score highly on accessibility attributes for new housing, there will be other issues to consider such as the proximity to other services. Work being done on the Core Strategy Preferred Options suggests that the acceptable density of development could be linked in some way to proximity to a local service centre (in particular the town centre, or a District Shopping Centre) which is likely to offer a range of necessary local services to support the growing population.

It is suggested that central sites should be high density developments (probably mainly flats), sites in or close to district shopping centres be medium density developments (probably a mix of flats and houses) and sites elsewhere be for low density developments (probably mainly housing).

This methodology has been used as the basis for estimating capacity in the Urban Capacity Study .

4. Discounting

In reaching conclusions about capacity, each site was judged against the following to decide whether a site was acceptable or not for development. Those deemed acceptable formed the constrained capacity.

- **The Physical or Policy Constraints on Deliverability**

Constraints for each site were identified from the outset using Councils Constraints Mapping system. This included identification of Flood Plain, Conservation Area, Listed Buildings, Tree Preservation Orders, Area of Archaeological Importance, Air Quality Management Areas, Contamination, Wildlife designations and other constraints such as rights of way, wayleaves etc. Where appropriate, the site area was reduced to reflect any constraints.

- **Character of the Area**

The character of the site and its locality was also considered eg. plot size, density and layout.

- **Planning Standards**

For example, Parking Standards / acceptable overlooking distances.

Little further discounting was needed.

3. Deliverability of Sites for Development

The DPDs will set out a framework for the delivery of sites over the Plan period to meet the target requirements for residential growth. In doing so, they will also need to consider the following:

- **Owner's Intentions**

The Site Allocations DPD and IP-One Area Action Plan will need to establish whether owners intend to redevelop their sites as envisaged in the Urban Capacity Study and / or the DPDs.

- **Market viability**

This was broadly considered in terms of the nature of the site and its surroundings, although it needs to be recognised that market conditions will have the strongest bearing on the viability of sites. In some cases the market may be very local (eg. The waterfront, which can result in sites becoming viable which might not easily be brought forward elsewhere).

- **Financial viability**

The development costs will need to be considered to include such matters as the cost of site clearance, land assembly costs and whether any public help might be available to enable a site to come forward for development.

Consideration will then need to be given to how these sites could be brought forward and in what timeframe.

A list of included sites can be found in Appendix 4 of this report.

PART 2 : SUMMARY OF THE RESULTS

The results of the urban capacity assessment process are shown in Appendix 4, which lists each of the sites which are above 0.2 hectares in size and are considered to have the potential for residential development, either as a whole or as part of a mixed use scheme.

The table shows that there is potential capacity within the urban area of Ipswich to accommodate **6,329** new residential units from the sources listed earlier in Part 1 of this document. These sites have been carried forward into the Preferred Options Consultation DPDs and detailed maps showing their boundaries and a rationale for the approach on a site-by-site basis can be found within the IP-One Area Action Plan and the Site Allocations and Policies DPDs.

Over 100 other sites or areas were considered as part of the Councils' urban capacity work. These ranged in scale from 0.1ha to over 4 ha. These have been excluded for various reasons but largely because it is not considered that they are likely to be brought forward for residential development prior to 2021. The reasons include some or all of:

- Site is land-locked – ie. access difficulties
- Site is in a variety of ownerships
- Site is likely to remain in its existing use
- Site is considered more appropriate for alternative non-residential use
- Site is unlikely to be suitable for residential use due to environmental constraints
- Site is not considered suitable for development because of policy objections e.g. being part of the countryside
- Any development would be likely to have an unacceptable impact on built or natural environment designations

Definition of Sources

Source 1 : Subdivision of Existing Housing

Definition: The sub-division of an existing house into 2 or more units. This excludes the development of residential ancillary land.

Source 2: Flats above Shops and Offices

Definition: The conversion of space over shops (and offices) to flats, where existing use is non-residential. This excludes space above single shops in residential areas.

Source 3: Previously developed vacant land and buildings

Definition: Essentially these are sites that fit within the normal perception of 'brownfield'. Many of the sites will have been identified through National Land Use Database (NLUD). This source does not include the intensification or redevelopment of existing housing.

Source 4: Intensification

Definition: Intensification was defined in 'Tapping the Potential' as "making the most effective use of land". This includes back land, gardens and lock-up garages.

Source 5: Redevelopment of Existing Housing

Definition: The demolition and redevelopment of more than 2 units of housing. Redevelopment is only a viable option where the property is in a sub-standard or derelict condition and ownership will be a significant determinant in the release of sites for redevelopment.

In practice in Ipswich these have tended to occur where there is an opportunity for redevelopment on a wider scale so that the housing forms part of a larger site.

Source 6: Development of Car Parks

Definition: temporary and permanent car parks, tiered and multi storey car parks in public and private ownership. On street parking, lock-up garages and single property ancillary residential parking are excluded from this category.

The development of car parks to residential use may arise because of revisions to policy requirements, over-provision, improved public transport accessibility (including the establishment of park and ride schemes) and the inefficient use of the existing provision. In

some cases they may also provide an opportunity for redevelopment, which incorporates replacement car parking.

Both public and private car parks were included as a part of the desktop analysis. They were identified for further consideration where it was felt there is a need/opportunity for redevelopment that could be achieved without compromising the town centre or local facilities or creating an unsuitable residential environment.

Source 7: Conversion of Commercial Buildings

Definition: The potential arising from vacant commercial/industrial buildings located in areas suitable for residential development.

Vacant property was identified from local knowledge, NLUD returns, the desktop analysis and the Land and Property Register produced by the Council's Development and Property service, which lists vacant commercial land and property currently on the market.

Source 8: Existing Housing Allocations

Definition: This source includes Adopted and First Deposit Draft Local Plan sites that have not yet been developed.

Source 9: Land Allocated in Plans for Employment Uses (extended to include other non-housing allocations)

Definition: The review of all existing Local Plan allocations such as allocations for retail, car parking, employment, open space etc.

Source 10: Vacant Land Not Previously Developed

Definition: Sites that have not been identified or used for any particular purpose. (Open space, recreational uses, allotments and sites with amenity, nature or heritage value are excluded from this definition as they are "in use").

Source 11: Empty Homes

Definition: Homes which are currently unoccupied.

Consideration of Site Thresholds against previous planning approvals.

Year	No of applications	Net units
------	--------------------	-----------

All approvals on any site

2002	49	465
2003	64	1059
2004	48	599
2005	76	1738
2006	53	1074
Total	290	4935

Windfall* sites - any size

2002	47	416
2003	57	318
2004	39	262
2005	71	378
2006	50	736
Total	264	2110

All sites under 0.4 hectares

2002	41	241
2003	56	312
2004	47	576
2005	66	250
2006	48	517
Total	258	1896

Windfall* sites under 0.4 hectares

2002	40	205
2003	54	258
2004	38	239
2005	65	243
2006	45	179
Total	242	1124

All sites under 0.2 hectares

2002	33	126
2003	49	208
2004	42	289
2005	65	246
2006	46	489
Total	235	1358

Windfall* sites under 0.2 hectares

2002	33	126
2003	49	208
2004	35	161
2005	64	239
2006	43	151
Total	224	885

The above figures only include the first application on each site, ie not revised applications or full planning after an outline.

- Windfall sites – those not allocated in a the Adopted or 1st Deposit Draft Local Plans

Appendix 3

Potential Residential Sites but with extant Planning Permission at 1st April 2007

	Address	Urban Capacity Number	Source	Site Area	Planning Application Details
1	94 Foxhall Road	UC023	S021	0.17	06/00841 (Demolition of existing building and erection of 6 semi detached two-storey dwellings- Approved 2nd Nov 06)
2	Key Street/Star Lane/Burtons Site	UC036	S036	0.54	Planning application (07/0555) pending decision for 3 hotels, 411sqm retail, 1,278sqm retail/restaurant, 8342sqm offices, basement and sub - basement parking (420spaces) and conversion 1-5 College St to bar/restaurant.
3	Land between Cliff Quay and Landseer Road	UC043	S041	3.78	04/00374 (Three storey front extension to clinic/healthcare call centre- approved 24th June 04) & 05/00230 (Installation of timber treatment plant- approved 2nd September 05) & 05/00623 (2nd floor extension- approved 1st September 05). Van Ommeron Hazardous Substance and Landfill Consult Zone.
4	Church and land at Upper Orwell Street	UC078	S086	0.31	06/01085 (Erection of 12 flats in 2 and 3 storey blocks- approved 26th Jan 07), 06/01188 (Conversion of existing church hall to provide six residential apartments- decision pending)
5	St Margarets Green/Woodbridge Road	UC081	S089	0.05	04/00778 (7-9 Woodbridge Road- Erection of 3 and 4 storey blocks of flats (14 units)- approved 21st October 04), 06/00495 (Demolition of existing single storey workshop and the erection of 3 - 4 storey courtyard building comprising 14 apartments and a retail / office unit- approved 13th July 06)
6	15-19 St Margaret's Street	UC088	S099	0.08	07/00037 (Erection of 3-4 storey building for 23 flats and ground floor A1/A2 and B1 use- approved 16th April 07)
7	Curriers Lane Princes Street corner	UC090	S101	0.08	05/01104 (Erection of up to 4 storey building containing 13 flats and 3 commercial units (for use within Use Classes A1, A2, A3) (250sqm) fronting Princes street, alterations to vehicular access fronting Curriers Lane and erection of 2nd two storey building containing 1 flat (fronting Curriers Lane) - approved 14/3/2006). 07/00382 (Erection of 3-4 storey block of offices (Class A2) (756m2) and 13 flats - pending)

8	County Hall, St Helen's Street	UC091	S102	0.84	07/00297 (Demolition of No. 44 and 46/48 St Helens Street and constructions of new 3-storey block comprising 8 X 2 bedroom flats and 1 X 1 bedroom flat. Conversion of existing first floors of existing terrace to 4 flats- pending decision), 06/00980 (Erection of new terrace comprising of 3 storey buildings containing 6 shops and 15 flats- refused 5th January 2007), 05/00641 (Alterations, extensions and change of use to convert St. Andrew House from offices to 50 flats, including removal of existing third floor accommodation and construction of new third floor and associated works. Demolition of existing buildings in courtyard and erection of new part three, part four storey buildings, fronting Bond Street and within the courtyard, accommodating 28 flats. Erection of 2.5 storey house fronting Grimwade Street. Buildings fronting St. Helens Street to be retained as existing, with main "County Hall" buildings (St Helens Court) converted to office use (Class B1)- approved 6th October 2005).
9	Area north of Carr Street	UC093	S104	0.78	Adjacent conservation area.06/00722 (Erection of first floor retail unit (1400m2) with ground floor access, elevational recladding to Carr Street frontage and Robert Ransome House - appr 1/11/06) and further smaller appn for cou to retail units)
10	79 Cauldwell Hall Road	UC095	S108	0.30	06/00921 (Demolition of existing building and erection of 15 X 2 ½ storey dwellings and 1 bungalow with car parking and associated works - outline approved 17 Jan 07).
11	Rear of Wherstead Road	UC097	NLUD	1.92	Part under construction (04/00105- Construction of 180 houses and flats- approved 6th January 2005).
12	Europa Way	UC100	NLUD	1.43	District Centre Allocation. 05/00599 (Erection of food store totalling 1,796m2 (20,000sq ft) up to 14 units; A1, A2, B1 A3-A5, D1 and D2 totalling 3,194m2 (35,000 sq ft), 110 flats, 32 retirement dwellings, 145 decked car parking space and surface car park, roof gardens- Approved.)
13	Cambridge Drive	UC101	NLUD	0.63	03/00414 (Part demolition and erection of 10 two storey houses, conversion of 23-30 to homeless families unit- Approved)

14	427 Wherstead Road	UC102	NLUD	0.29	(03/0715/OUT - demolition of all bldgs & erection of dwellings. Approved. RM to be submitted within 5 yrs. 06/00868 RM (24 dwellings - withdrawn).
15	Chantry Close, London Road	UC103	NLUD	0.41	06/01189 Erection of 6 two-storey detached houses with access road (submission of reserved matters under outline planning permission 03/00849/OUT- A). 06/00479 (same as 06/01189- but refused) & 05/00814 (Erection of 9 flats in 3 storey block and 3 detached houses- A)
16	Grosvenor Close	UC145	CS07	0.32	07/00190 (Erection of 38 dwellings- pending decision) plan perm (S106) for housing.
17	Rear of 76-108 Victoria Street	UC196	CS07	0.21	.06/01097 (Erection of a pair of two-storey semi detached dwellings and a single unit of shared accommodation with four bedrooms and guest room and office and staff accommodation - pending decision - at rear of 76 Victoria St).
18	South of South Street	UC241	CS07	0.20	05/00210 (convert existing privately operated car park to Pay and Display public car park- A) 07/00009 (erection of dwelling house - approved 15/2/07) 05/00792 (Demolition of existing buildings and replacement with mixed-use scheme including erection of 11 one-bedroom dwellings and two retail units in 2 blocks (two and three storeys), amenity space, bin stores and cycle park - appr 17/11/2005) Join with NLUD172?
19	Orwell Junior School, Robeck Road	UC242	CS07	0.83	05/00846 (Removal of condition 5 of outline planning permission IP/02/00376/OUT restricting the number of residential units on the site to 41- approved 21st October 2005), 04/01127 (Reserved matters application under outline permission IP/05/00846/VC for the erection of 49 houses and flats- approved 21st October 05),
20	Reservoir, Spring Road	UC243	CS07	0.25	04/01085 (request to extend deadline for submission of reserved matters by 2 years to 27th October 2006- approved 14th December 05), 06/00087 (Erection of up to 3 ½ storey block of 24 residential apartments- approved 18th May 2006)
21	560 Bramford Rd	UC244	CS07	0.20	07/00064 (Erection of 4 storey block of 20 flats and 4 semi-detached houses- approved 23rd April 2007), edge of landfill consult zone

22	488-496 Woodbridge Road	UC245	CS07	0.37	03/00098 (Outline appn - Demolition of existing buildings and erection of 32 flats and a pair of semi-detached bungalows- approved 6th March 2007), edge of landfill consult zone
23	Bridge Street, Northern Quays (west)	UC247	CS07	0.18	Site forms part of a Lplan hsg allocation. 01/00849 (10, 4 & 2 storey buildings and alts to 4 College St to provide 62 flats - approved 16/2/2007)
24	South of Felaw Street	UC248		0.41	06/00355 (Erection of up to 7 storey block of 47 flats, ground and first floor commercial / restaurant /retail use, underground car parking pending decision), 05/00083 (Erection of up to seven storey block of 47 residential units with ground floor / 1st floor commercial retail and restaurants units- approved 5th May 2005) (part in conservation area)

Appendix 4

Sites with potential for residential use either as single or mixed use developments

	Site Address	Urban Capacity Site No.	Source *	Site Area	Density	% of site*	Capacity*
1	Land between 81-97 Fore Street	UC001	S001	0.12	M	50	10
2	Handford Road East	UC002	S002	0.46	M	100	25
3	Waste tip north of Sir Alf Ramsey Way	UC003	S003	1.57	H	100	259
4	Bus depot, Sir Alf Ramsey Way	UC004	S003	1.07	H	50	88
5	Former Tooks Bakery, Old Norwich Rd	UC005	S004	2.80	M	80	122
6	Coop Warehouse, Paul's Road	UC006	S005 part	0.63	L	80	17
7	Ranelagh School	UC007	S005	0.5	L	100	18
8	All Weather Area, Halifax Rd	UC008	S006	0.78	M	100	43
9	Victoria Nurseries, Westerfield Rd	UC009	S007	0.39	H	100	14
10	Co-op Depot, Felixstowe Rd	UC010	S008	5.15	H	80	227
11	Smart St/Foundation St	UC011	S009	0.85	H	80	112
12	Peter's Ice Cream	UC012	S010	0.32	H	100	53
13	Hill House Rd	UC013	S011	0.10	H	100	17
14	Orwell Church	UC014	S012	0.21	H	100	35
15	West End Road Surface Car Park	UC015	S013	1.22	H	20	40
16	Funeral Directors, Suffolk Rd	UC016	S014	0.97	H	100	160
17	Land West of Handford Cut	UC017	S015	0.49	M	100	27
18	Deben Rd	UC018	S016	0.36	M	100	20
19	Water Tower	UC020	S018	1.61	L	100	56

20	Randwell Close	UC021	S019	0.24	M	100	13
21	The Albany	UC022	S020	1.14	L	100	40
22	Fire Station, Colchester Rd	UC024	S022	1.21	M	20	16
23	Mallard Way Garages	UC025	S023	0.14	M	100	8
24	Former Garages, Recreation Way	UC026	S025	0.19	M	100	10
25	163 & 165 Henniker Rd	UC027	S026	0.16	M	100	9
26	Land West of Greyfriars Rd (Jewsons)	UC029	S028	1.03	H	20	33
27	Land opposite 674-734 Bramford Rd	UC030	S029	2.26	M	50	85
28	Burrell Road	UC032	S032	0.74	H	100	122
29	King George V Field, Old Norwich Rd	UC033	S033	3.54	M	50	97
30	Land at Bramford Rd (Stocks site)	UC034	S034	2.03	M	20	22
31	578 Wherstead Rd	UC035	S035	0.64	L	100	22
32	Shed 7	UC037	S037	1.92	H	50	158
33	Island Site	UC038	S038	6.02	H	50	497
34	Land between Vernon St & Stoke Quay	UC040	S039b	1.09	H	80	144
35	Former Civic Centre	UC041	S040a	0.73	H	20	24
36	Police Station, Elm St	UC042	S040b	0.52	H	50	43
37	BOCM Pauls	UC044	S042	0.66	H	80	211
38	Land South of Mather Way	UC045	S043	0.78	H	20	26
39	Holywells Road West / Toller Road	UC046	S044	2.06	H	50	170
40	Wolsey Street	UC047	S045	0.26	H	50	21
41	Land at Commercial Road	UC048	S047 / 48 / 49	4.59	H	20	152
42	Mint Quarter	UC051	S050	2.70	H	20	89

43	Shed 8	UC052	S051	0.76	H	50	62
44	Land West of New Cut	UC053	S052	0.46	H	80	61
45	Old Cattle Market, Portman Road – South	UC054	S053	1.6	H	20	83
46	Land between Lower Orwell St & Star Lane	UC055	S054	0.40	H	80	53
47	Orwell Retail Park	UC056	S055	3.61	L	80	101
48	Land between Old Cattle Market and Star Lane	UC057	S056	1.71	H	50	141
49	Crown House etc., Crown Street	UC058 & 72	S057	1.95	H	20	64
50	Raeburn Rd South /Sandy Hill Lane	UC061	S062	5.85	L	50	102
51	Elton Park Industrial Estate	UC062	S064	3	M	50	165
52	London Rd Allotments	UC065	S069	1.55	M	100	54
53	Holywells Road East	UC067	S070	2.3	M	50	63
54	Former 405 Club, Bader Close	UC068	S071	3.22	M	50	89
55	JJ Wilson, White Elm Street	UC069	S073	0.22	M	100	12
56	Former British Energy Site	UC070	S074	5.25	L	50	92
57	Truck and Car Co	UC071	S075	0.22	H	50	18
58	Land between Cobbold St & Woodbridge Rd	UC073	S077	0.19	H	100	31
59	Cocksedge Engineering, Sandy Hill Lane	UC076	S084	0.63	L	100	22
60	Thomas Wolsey Special School, Old Norwich Rd	UC077	S085	1.38	M	100	76
61	Land at Yarmouth Rd	UC080	S088	0.78	M	50	22
62	240 Wherstead Road	UC085	S095	0.58	L	100	20
63	Land North of Ranelagh Road	UC086	S096	0.36	H	80	48
64	345 Woodbridge Rd	UC092	S103	0.38	M	100	21
65	Waterworks Street	UC096	NLUD	0.31	M	100	17

66	Morpeth House, 97-99 Lacey St	UC106	CS04	0.31	L	100	11
67	NCP Car Park Handford Rd East	UC109	CS04	0.22	M	100	12
68	Telephone Exchange, Portman Rd	UC110	CS04	0.53	M	100	29
69	Transco	UC111	CS04	0.57	H	100	94
70	6-24 Defoe Rd	UC114	CS07	0.20	M	100	11
71	R/O Stratford Rd & Cedarwood Rd	UC115	CS07	0.20	M	100	11
72	Henniker Rd (R/O 668-730 Bramford Rd)	UC120	CS07	0.36	M	100	27
73	32 Larchcroft Rd	UC125	CS07	0.23	L	100	8
74	301 –305 Norwich Rd	UC128	CS07	0.66	M	100	23
75	Depot, Beaconsfield Rd	UC129	CS07	0.34	M	100	19
76	R/O Riverside Rd/Bramford Rd	UC130	CS07	0.34	M	100	19
77	R/O 601-655 Bramford Rd	UC132	CS07	0.95	M	100	71
78	Builders Yard, Vermont Crescent	UC148	CS07	0.20	L	100	7
79	R/O Jupiter Rd & Reading Rd	UC156	CS07	0.50	M	100	23
80	14 Crofton Rd	UC157	CS07	0.26	M	100	14
81	Club, Newton Rd	UC167	CS07	0.32	M	100	18
82	2 & 4 Derby Rd	UC170	CS07	0.49	M	100	27
83	The Railway PH & Foxhall Rd	UC171	CS07	0.34	M	20	4
84	R/O Cauldwell Hall Rd & Kemball St	UC172	CS07	0.45	M	100	25
85	547 Foxhall Rd & Land to rear	UC180	CS07	0.37	L	100	13
86	St Clements Hospital Grounds	UC185	CS07	11.63	M	80	512
87	R/O Allenby Rd & Hadleigh Rd	UC192	CS07	0.46	M	100	25
88	Land East of West End Road	UC199	CS07	0.93	M	100	51
89	Land West of West End Rd	UC201	CS07	1.03	M	100	57

90	Front of pumping station, Belstead Rd	UC209	CS07	0.60	M	100	33
91	R/O 17-27 Ramsey Close (Wigmore Close)	UC213	CS07	0.36	M	100	20
92	NCP Car Park, Tower Ramparts	U224	CS07	0.29	M	20	4
93	100 Clapgate Lane	UC229	CS07	0.32	M	100	18
94	Corner Hawke Rd & Holbrook Rd	UC230	CS07	0.25	L	100	9
95	251 Clapgate Lane	UC231	CS07	0.58	M	50	16
96	15-39a Bucklesham Rd	UC234	CS07	1.20	L	50	21
97	Former Driving Test Centre, Woodbridge Rd	UC236	CS07	0.24	M	100	13
98	BT Depot, Woodbridge Rd	UC237	CS07	1.53	M	100	84
99	South of Bramford Rd	UC246	CS07	0.70	L	100	25
100	St Matthews Street	UC249	S060	0.40	H	80	53
101	112-116 Bramford Road	UC250	FDD Site 6.4	0.17	M	100	15
102	Silo, College Street	UC251	FDD Site 5.4	0.16	H	80	21
103	Running Buck, St Margaret's Plain	UC252	LP Site 6.6	0.15	H	100	25
104	235/255 London Road	UC254	CS07	0.16	L	100	6
105	2-6 Russell Road	UC271	CS07	1.01	H	50	83
						TOTAL	6,329

Notes:

- 1. Source:** SO = Site consulted on at Issues and Options stage, NLUD = National Land Use Database, CS04 = Capacity Study 2004, LP Site = Adopted Local Plan Site (land remaining), FDD Site = First Deposit Draft Plan Site (land remaining), CS07 = Site identified as part of the desktop/other means for Capacity Study 2007.
- 2. % of Site:** Indicates the proportion of site that will be developed for residential purposes.
- 3. Density :** H = 165 units per hectare, M = 55 units per hectare, L = 35 units per hectare

