

Ipswich Local Plan

Strategic Housing & Economic Land Availability Assessment (SHELAA)

January 2020



IPSWICH
BOROUGH COUNCIL

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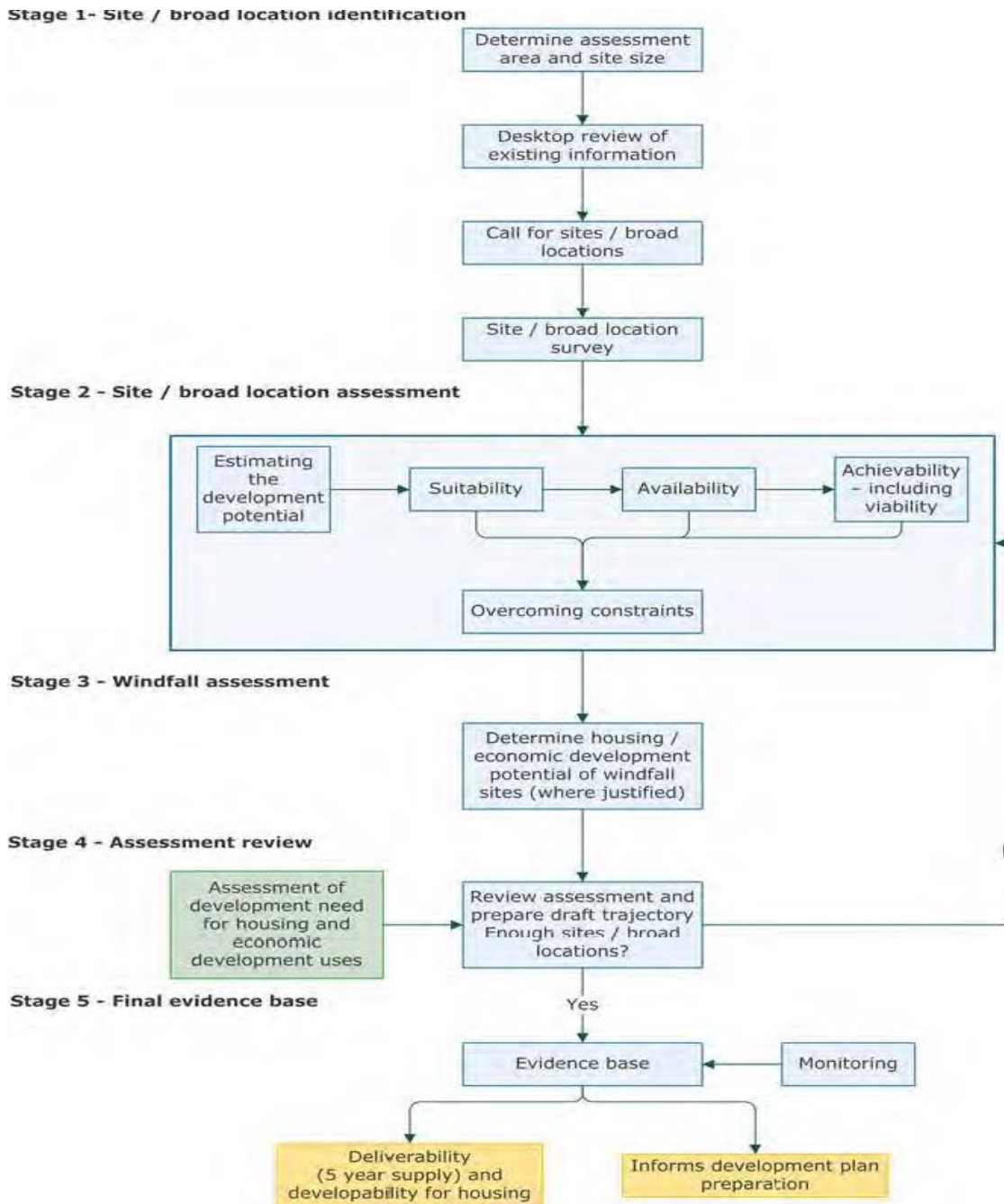
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Introduction

- 1.1 Ipswich Borough Council has made a commitment to produce a local plan covering the period to 2036. The role of the Strategic Housing & Economic Land Availability Assessment (SHELAA) is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development within Ipswich Borough up to 2036. National Planning Policy and Guidance requires that local authorities prepare an assessment to establish the realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified full objectively assessed needs.
- 1.2 This stage is an important evidence gathering exercise in the preparation of the new Ipswich Borough Local Plan. This work is an initial assessment of the development capacity of the Borough and is not an allocations document, because allocations will be made through the formal processes of producing the Local Plan.
- 1.3 In addition, it does not mean that any site included will be granted planning permission. Therefore, inclusion within the SHELAA document does not provide any planning status on the site but instead highlights site suitability, availability and achievability. Sites will be taken forward and formally considered and consulted upon through the statutory Local Plan process or, where relevant, through the statutory registers required through the Housing & Planning Act 2016, such as the Brownfield Sites Register. This SHELAA document supersedes the previous 2010 and 2013 land availability assessment documents for Ipswich Borough.
- 1.4 A number of other studies will assist the Council in establishing the evidence for the up to date full objectively assessed housing and economic needs up to 2036. This key evidence base will include: a Strategic Housing Market Assessment (SHMA); Employment Land Needs Assessment (ELNA); Economic Land Supply Assessment (ELSA); Ipswich Economic Area Sector Needs Assessment (ESNA); Retail and Commercial Leisure Study; and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Many of these studies have been jointly commissioned by all local authorities in the Ipswich Housing Market Area (Babergh District Council, Mid Suffolk District Council, East Suffolk Council and Ipswich Borough Council). These studies are available on the Council's website as follows:
- <https://www.ipswich.gov.uk/content/new-evidence-base-documents-ipswich-local-plan-review-2036>
- 1.5 The methodology used for this SHELAA has been broadly shared by all local planning authorities in the Ipswich Housing Market Area to ensure a generally consistent approach to identifying land availability. Other local planning authorities may need to adjust some detailed aspects of the assessment framework, to ensure it is appropriate to local circumstances.
- 1.6 Further information on housing and economic land availability assessment is set out online in the Government Planning Practice Guide - <https://www.gov.uk/government/collections/planning-practice-guidance>

Methodology

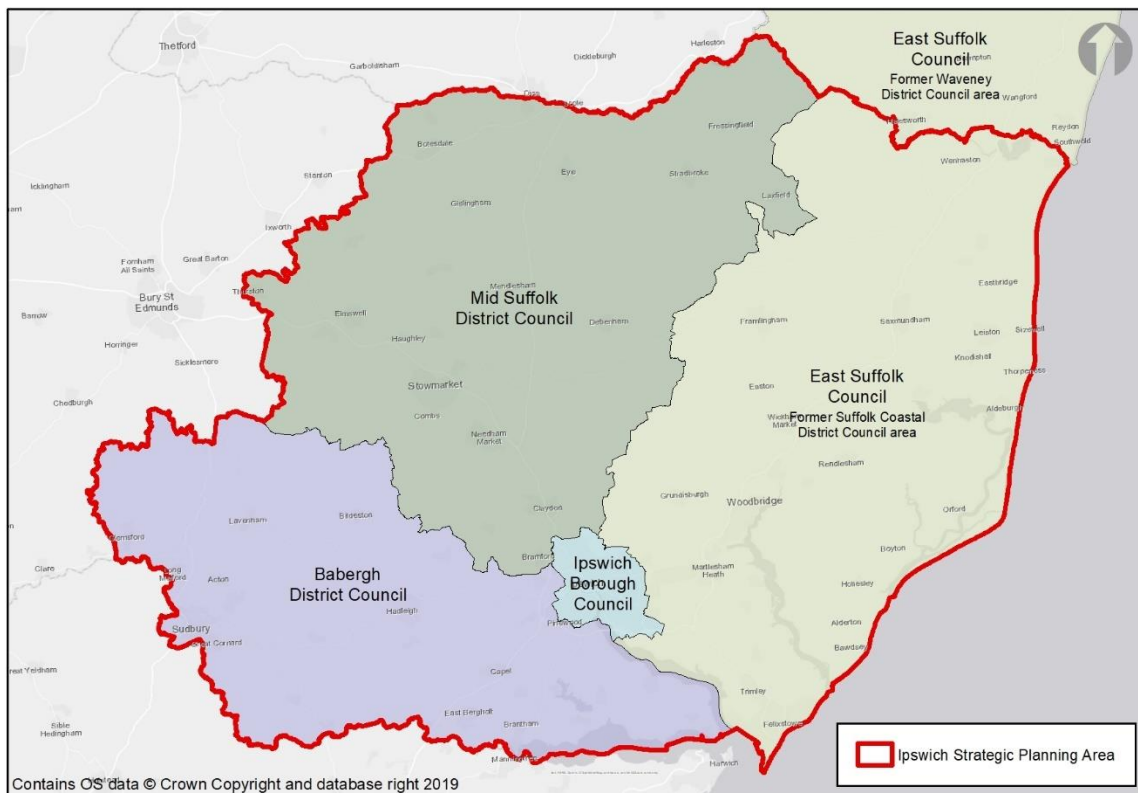
2.1 The SHELAA consists of five stages which are discussed in the sections below. They are based upon the process mapped out in the Planning Practice Guidance. A summary extract of the methodology is shown in Figure 1 – SHELAA methodology flowchart, below.¹



¹ Source: Planning Practice Guidance (para ID 3-005-20190722)

Stage 1 – Identification of sites

2.2 The geographical area of Ipswich Borough Council is set out in the map below, within the geographical context of the Ipswich Housing Market Area (IHMA) and the functional Ipswich Economic Area (IEA). The IHMA and IEA are made up of Babergh District, Mid Suffolk District, East Suffolk (former Suffolk Coastal District Council area) and Ipswich Borough. Together, along with Suffolk County Council, these four authorities form the Ipswich Strategy Planning Area (ISPA).



2.3 The ISPA is also influenced by the neighbouring areas of Braintree, Breckland, Colchester, South Norfolk, West Suffolk, Tendring and Waveney. These neighbouring influences have been fully considered in the Strategic Housing Market Assessment (2017). The Duty to Co-operate provides for these cross-boundary influences to be considered by individual councils.

2.4 The SHELAA includes consideration of a number of land sources as set out below and based on the Planning Practice Guidance:

- i. Existing housing and economic development allocations not yet with planning permission;
- ii. Outstanding planning permissions (unimplemented or under construction) for housing and economic development;
- iii. Planning applications that have been refused or withdrawn;

- iv. Land in the local authority's ownership;
- v. Surplus and likely to become surplus public sector land;
- vi. Sites with permission in principle, and identified brownfield land;
- vii. Vacant, derelict and underused land and identified from maps and local knowledge;
- viii. Additional opportunities for un-established uses such as under-used garage blocks;
- ix. Business requirements and aspirations;
- x. Large scale redevelopment and redesign of existing residential or economic areas;
- xi. Potential urban extensions and new free-standing settlements;
- xii. Land and premises for sale; and
- xiii. Land submitted through 'Call for sites', Issues and Options and Preferred Options consultations.

The Council recognises the need to explore fully the land in the Borough that may be available to meet the Government's objectively assessed need, therefore other land sources have been explored in addition including:

- xiv. Countryside and
- xv. Employment land.

2.5 Ipswich Borough Council is a tightly bounded local authority area where it is increasingly difficult to find land to meet the need for development. As a result of the Local Plan Examination which took place in 2016, it became clear that this SHELAA would need to consider additional sources of land for potential development suitability, over and above those referred to through the Planning Practice Guidance. This includes land designated as countryside through the adopted Local Plan, and land safeguarded or allocated for employment development. The Inspector's report of January 2017 states at paragraph 36: 'Whilst the loss of countryside is, to my mind, nearly always to some degree regrettable, I conclude that the circumstances in Ipswich do not justify the blanket protection of it against development.' In relation to Employment Land, the Inspector concluded: 'the objectively-assessed needs for ... employment land ... will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities' (Non-Technical Summary).

2.6 For the SHELAA assessment, the Council has considered suitability for residential use and employment uses (B land use classes such as office, light industrial, storage and distribution). Retail uses have only been considered in terms of mixed use sites only where the ground floor of proposed buildings are proposed for retail uses on sites that are in flood risk zones in the Borough.

2.7 Sites with existing planning permission or subject to S106 requirements are outlined in Appendix E; allocated sites are outlined within Appendix G. Both form part of the Council's committed supply.

2.8 The threshold for consideration of sites in this assessment will be set at **land of at least 0.1ha in size or capable of delivering 5 or more dwellings**. This threshold does not apply to sites with planning permission for development.

- 2.9 For Ipswich Borough it is considered that this lower threshold (reduced from the suggested 0.25ha) is justifiable, because the Council is a tightly bound urban area. In addition, the Council operates higher housing densities than its neighbouring authorities in the IHMA which are more rural in character. For example, in the defined Ipswich town centre and Waterfront areas, Ipswich Borough Council expects a housing density of a minimum of 90 dwellings per hectare.
- 2.10 For employment sites a threshold of 500sq m floorspace or sites of 0.25ha will be applied.
- 2.11 The baseline date for gathering planning permission information in the SHELAA will be the end of the most recent full monitoring year, which ran from 1st April 2018 to 31st March 2019.
- 2.12 All sites which fall into the categories outlined above (apart from sites identified at the time with planning permission and formed part of the Council's committed supply) have been subject to a desktop review. The desktop review will check constraints and designations affecting sites.
- 2.13 There are some areas of land in the Borough excluded from the assessment, as the development of the site would be likely to contravene national or local planning policy, or legislation. Sites are excluded from further assessment where they are:
- i. Within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs and proposed Ramsar sites) or within Sites of Special Scientific Interest (SSSI), National Nature Reserves and Ancient Woodland. The National Planning Policy Framework (NPPF) strictly controls development affecting these sites and development within the designation is likely to result in direct loss;
 - ii. Statutory Allotments;
 - iii. Within Locally Designated Green Spaces;
 - iv. A County or Local Wildlife site in accordance with Paragraph 174 a) of the NPPF (2019).
 - v. Protected Parks and Gardens; or
 - vi. School playing fields protected under Section 77 of the Schools Standards and Framework Act 1998.
- 2.14 Sites identified and protected as Open Spaces through the Local Plan have not been included within the assessment, as the Council's evidence shows a deficit of most types of open space provision in the Borough. Development would only be permitted on such sites in accordance with local and national policy.

The NPPF (2019) paragraph 96 states that access to high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities. Protected parks and gardens such as the Borough's main parks and statutory allotments have not been included within this assessment due to their safeguarded status.

- 2.15 However, for the other types of open space, a process of checking was undertaken in order to ensure that opportunities were not being missed. This involved liaising with the Council's Community Safety team in order to determine if there were sites of persistent anti-social behavior, where partial re-allocation may assist, for example through increasing natural surveillance. No sites were found which offered this potential.
- 2.16 In assessing sites through the SHELAA, the starting point has been to set aside local land use designations other than as described above in discounting certain protected sites from the assessment. Sites which have not been considered suitable have been discounted from assessment.
- 2.17 Neighbouring local planning authorities have applied additional criteria, such as excluding sites from consideration where they were affected by a certain level of flood risk, or contained Scheduled Monuments. These criteria are not appropriate for Ipswich because of the nature of the Borough. Ipswich sits on the Orwell Estuary and the centre is subject to tidal flood risk. The Borough is tightly bounded and it has already accommodated significant post-war growth, such that there are few opportunities for further expansion at the periphery (although these remaining areas have been assessed as part of this assessment). Thus, as well as the need for urban regeneration in the centre, there is no realistic alternative to locating some development in Flood Zone 3. There is in place an Ipswich Flood Defence Management Strategy and work began in December 2008 to enhance the flood defences. The final element of the work, to install a tidal flood barrier across the New Cut, was completed in February 2019. This has reduced the risk of flooding in the town centre and the Waterfront.
- 2.18 Ipswich, originally Gipeswic, contains Anglo-Saxon archaeological remains of international importance. Central Ipswich contains eight Scheduled Monuments. However, Ipswich is also subject to growth and regeneration pressures and the land supply is constrained. Chapter 16 of the NPPF is based on the principle that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals, which avoid or minimise harm. It advises that early appraisals and identification of constraints and opportunities should inform development options. On this basis, and as the Scheduled Monuments are located on town centre regeneration sites, sites containing Scheduled Monuments have been allocated for development through the adopted Ipswich Local Plan, subject to safeguards.
- 2.19 As part of the SHELAA process, local land and estate agents were contacted in order to ascertain whether any land or premises is for sale or rent that has not already been included within the list of sites for assessment. The Council made contact with a number of agents, once in June 2017 and a second time in

March 2018. One response was received which identified a site that had already been included as part of the assessment. This process ensures that no sites have been missed.

2.20 With regards to utilities, strategic infrastructure requirements to support planned growth are being considered through the Suffolk Infrastructure Group. Site discussions through the SHELAA process have taken place with UK Power Networks and Anglian Water.

Stage 2 – Site Assessment

2.21 The purpose of this stage is to determine whether sites are deliverable or developable. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are suitable with a reasonable prospect they could be available and achievable within the plan period (6-10 & 11-15 years).

2.22 All sites identified in the SHELAA will be subject to the full site assessment set out herein, apart from those sites which have an extant full or outline planning permission. All sites with a current planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within five years, for example, where they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. This has been explored by contacting owners of sites where planning permission is yet to be implemented or there are Section 106 delays, and this helps to validate the Council's 5-year housing supply.

Employment

2.23 The overall approach to the assessment of employment sites is different from that for housing because inevitably the potential type, range and scale of development could be much greater for employment uses and the specific parameters of a scheme are, in the majority of cases, not identified. Therefore, for some aspects of the SHELAA assessment the impact of employment development is less certain or may be unknown.

2.24 The Council has considered employment site suitability, availability and achievability through a number of existing evidence bases, most notably the Employment Land Supply Assessment 2018 (ELSA) and the Council's in-house employment land availability monitoring.

2.25 The ELSA assessed sites based on 6 key criteria, these are as follows:

- Strategic Road Access to site
- Local Accessibility to site
- Proximity to Urban Areas and Access to Labour and Services
- Site characteristics and development constraints
- Compatible with neighbouring/adjoining uses
- Market Attractiveness.

- 2.26 These criteria are scored from 1 – 5, where 1 = Poor and 5 = Very good. This gives an overall maximum score of 30. The ELSA will be reviewed periodically in order to ensure that employment site suitability, availability and achievability is accurate and up-to-date. The protected Employment Areas are identified in Appendix D.

Suitability

- 2.27 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the site for the proposed use and location and the impacts on the amenity and environment of neighbouring areas.
- 2.28 It should be noted that suitable sites that are included in the emerging Local Plan as allocations will be subject to a Habitats Regulation Assessment (HRA), in accordance with the Conservation of Species Regulations 2017, as amended. A plan level HRA considers the implications of a plan or project for European sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan. Where the potential for significant effects is identified, or there are uncertainties, a more detailed appropriate assessment will be undertaken.
- 2.29 To assess the suitability of sites a 'red', 'amber' 'green' (RAG) approach has been applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability for development. Other sites will have impacts and constraints which are surmountable; however, they may be costly to overcome and have an impact on the achievability of development.
- 2.30 'Red' impacts and constraints will rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development, unless there is clear justification or substantial public benefits in accordance with the NPPF why there may be an exception e.g. regeneration objectives.
- 2.31 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some mitigation will be required in order for the site to be suitable and the feasibility and extent of that mitigation will need to be identified through further research.
- 2.32 In many cases it will only be possible to make a broad assessment as to how a site could be developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for SHELAA purposes, officers will use their planning judgement and experience to assess the potential impacts, and how (if

at all) they could be mitigated, based on the best evidence available. Therefore, sites assessed as 'amber' against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome, but would almost inevitably require a more detailed assessment before they could be confirmed as suitable for a Local Plan allocation. Further detail on the potential mitigation will be set out on the site assessment form.

2.33 The 'green' category represents no constraint or impact with respect to that type of impact or constraint.

2.34 The types of constraint and impact set out below will be considered in terms of assessing the suitability of sites:

Constraints

- Access to site;
- Access to wider transport networks;
- Access to local services & facilities;
- Utilities capacity;
- Utilities infrastructure;
- Contamination;
- Flood risk; and
- Market attractiveness

Impacts

- Landscape/townscape;
- Biodiversity and geodiversity;
- Historic environment;
- Open space;
- Transport and roads; and
- Compatibility with neighbouring use.

Availability (See PPG Paragraph: 019 Reference ID: 3-019-20190722)

2.35 A site will be considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints in accordance with Paragraph 67 of the NPPF (2019).

2.36 Evidence has been sought on the ownership of the sites, including Land Registry Title Deeds. Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect these constraints can be overcome.

2.37 For a site to be deliverable there must be confirmation from the landowner or promoter that the site could become available for development in 0-5 years.

Where no indication has been provided in terms of timescale for development, the site will be considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

Achievability

- 2.38 A site is considered achievable when, in line with the National Planning Practice Guidance, there is a reasonable prospect that the site can be developed at a particular point in time. There should also be a judgement about the viability of the site which will be influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site.
- 2.39 Evidence from previous viability studies conducted in the local planning authority areas may be used to assess the viability of sites for both residential and non-residential development, dependent on the currency and robustness of the data involved. Viability evidence from emerging local plans may be used to inform this process. To help assess the viability of sites, information will be sought from landowners and developers through the call for sites process.
- 2.40 Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period. Feedback will be sought from developers on typical build out rates (where available) and using information on local past delivery, where applicable.
- 2.41 Where constraints have been identified in either the suitability, availability or achievability of a site the Council will consider if there are any actions which could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.
- 2.42 In order for a proposed site to be included in the final SHELAA capacity, the site assessment will need to score either an 'amber' or 'green' rating against all of the suitability criteria, as well as meeting the availability and achievability tests. For sites, which are assessed as not suitable, these will be published in a summary table together with the reason for being discounted.

Stage 3 – Windfall assessment

- 2.43 Windfall sites are sites which have not been specifically identified as part of the Local Plan process. They have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential or the sub-division of larger properties.
- 2.44 As set out in the National Planning Policy Framework (2019), paragraph 70, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.
- 2.45 In accordance with the National Planning Policy Framework, windfall estimates are typically not able to include development on residential garden land within

the assessments. In addition, many existing planning permissions which will be built out over the next few years are on windfall sites and therefore when projecting windfall trends forward it is important not to double count their contribution.

Stage 4 – Assessment Review

- 2.46 The total theoretical capacity of land for each use will be calculated and compared against the full objectively assessed need for housing and employment. If housing or employment arising in a local planning authority area cannot be met fully within that area using the sites available, a process of reappraisal must begin. Land previously discounted, perhaps because of a particular policy constraint, might be reintroduced, or additional sites may need to be brought into consideration.
- 2.47 Following any further review process, if there are still insufficient sites to meet the full objectively assessed needs, then the Council will need to consider how needs might be met in adjoining areas through discussions focused on the Duty to Cooperate.
- 2.48 The anticipated timescale for delivery is also important. An indicative trajectory will be drawn up to set out the estimated rate of new development across the Joint Local Plan timescale. Consideration will need to be given to ensure that a continuous supply of housing and economic land is provided for across at least a 15 year period.

Stage 5 – Final Evidence Base

- 2.49 The key outputs from the SHELAA are:
- i. A list of all sites or broad locations considered, cross-referenced to their location on maps;
 - ii. An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when;
 - iii. More detail for those sites which are considered to be realistic candidates for development, and where others have been discounted, clear evidence and justified reasons;
 - iv. The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - v. An indicative trajectory of anticipated development and consideration of associated risks.
- 2.50 The SHELAA is a key part of the evidence base used to inform the preparation of the emerging Ipswich Borough Local Plan Review. Initial options and choices about allocations for housing and employment land will be weighed against what is found by the SHELAA, and other sources of

evidence, with a balanced assessment reached by consideration against local and national planning policies.

- 2.51 As repeated in the sections above, the SHELAA work is an initial assessment of the development capacity of the Borough and is not an allocations document. The identification of options, consultation and proposed site allocations will all formally be undertaken through the Local Plan process. Any site reported in the SHELAA does not award any planning status to the site, nor does it mean that any site included will be granted planning permission.

Assessment Findings

Sites considered with potential capacity for future development

- 3.1 The Council undertook a 'call for sites' in the autumn of 2017 as part of the early preparation stage for the new Ipswich Borough Council Local Plan Review. An assessment has been undertaken of these sites using the methodology in [Appendix A](#). A summary of the total dwellings capacity of residential land available is set out below. Assessments of the sites identified with either deliverable or developable potential for development (including employment development) are set out in [Appendix B](#). This stage also took account of feedback provided through the Local Plan Review Issues and Options consultation August – October 2017 and included a review of sites allocated for residential use through the adopted Local Plan 2017 where there has been a change in circumstances. For example, the site area or owner's intentions may have changed, resulting in a change to its availability or capacity. Sites which are potentially considered suitable for development, but where availability and/or achievability is uncertain are set out in [Appendix C](#).
- 3.2 Employment assessment summaries are attached as [Appendix D](#).
- 3.3 Based on information supplied to the Borough Council through the call for sites process, liaison with landowners through the SHELAA process, as well as officer judgements, an estimate has been made regarding the delivery timescales of available land for development. This is set out below.
- 3.4 A map has been produced showing all of the SHELAA sites and is available alongside this document.

Estimated residential land dwellings capacity and trajectory

- 3.5 The SHELAA has identified a potential capacity for 1,223 dwellings through Appendix B.
- 3.6 For each site, an estimate of the delivery timetable has been made based on the short, medium or long term (1-5 years, 6-10 years or 11-15 years respectively).

- 3.7 The table below outlines the Council's potential housing capacity at 1st April 2019. The components of the supply are: sites with planning permission but not started (Appendix E), sites under construction and sites awaiting a Section 106, all at 1st April 2019 (Appendix E); 2017 Local Plan allocations where these remain unchanged (Appendix G): potential or amended capacity identified through Appendix B; and the estimated windfall.

Source	Potential Housing Capacity
Sites with planning permission, under construction, awaiting S.106 at 1st April 2019 (Appendix E)	1,814
2017 Local Plan allocations where unchanged (excluding allocations with planning permission, under construction or awaiting S106 at 1st April 2019) (including Ipswich Garden Suburb) (Appendix G)	5,473
Potential or amended supply identified through Appendix B	1,223
Potential Windfall	700 @ 50 dwellings per year from 2022 to 2036
Total potential supply 2019-2036	9,210

Table 1

- 3.8 The housing requirement for Ipswich Borough as at 1st April 2019, calculated using the standard method set out through the Planning Practice Guidance using the required household-projections (2014-based) is 445 dwellings per annum or 8,010 dwellings 2018-2036. The table below summarises the potential timeframe for the identified capacity of the Appendix B sites.

Potential timeframe	Potential capacity
Deliverable 0-5 years	314
Developable 6-10 years	149
Developable 11-15 years	760
SHELAA Capacity from Appendix B	1,223

Table 2

- 3.9 The table below outlines the Council's theoretical potential employment site capacity at 1st April 2019. Note that the capacity on sites identified as potentially suitable for residential or employment use is counted for the

purposes of the SHELAA as part of the housing capacity table to avoid double counting.

Source (Employment) –	Potential Employment Capacity (ha)
2017 Local Plan allocations where unchanged	26.35 ha
Employment capacity identified through Appendix B	4.58 ha
Employment land outside of Employment areas with unimplemented planning permissions	0.0 ha
Total	30.93 ha

Table 3

3.10 The Ipswich Employment Land Supply Assessment (Lichfields, 2018) provides more information on the quality of employment sites and areas within the Borough. The baseline employment land requirement for Ipswich Borough identified through the Economic Sector Needs Assessment 2017 is 28.3ha, 2014 to 2036.

Sites with outstanding planning permissions as at 1 April 2019

3.11 The Borough Council undertakes regular monitoring and reporting of key development information through the Authority Monitoring Report process. Another important source of future housing land potential comes from outstanding planning permissions (OPPs). The latest available information (as at 1st April 2019) for outstanding planning permissions (where sites are either not started or still under construction) is set out below.

Ipswich Borough Council Outstanding Planning Permissions at 1st April 2019 = 1,390

Sites awaiting the completion of a Section 106 Agreement at 1st April 2019 = 424

3.12 A full schedule of sites with outstanding planning permissions across Ipswich Borough Council area is set out in [Appendix E](#).

Sites which have been discounted

3.13 Using the methodology set out in the SHELAA, the Council has identified a number of discounted sites, which are not considered suitable for the development proposed. A schedule of all sites identified in the assessment as discounted, together with the reason for discounting are set out in **Appendix F**.

3.14 A map has been produced showing all of the SHELAA sites (both potential and discounted).

Windfall assessment

3.15 To avoid potential double counting of sites with planning permission at 1st April 2019, a windfall allowance is only included for the year 2022 onwards. The estimate of potential windfall included in table 1 above (50 dwellings p.a. 2022-2036) is based on trends in the Borough over the last five years.

Appendix A – Suitability Assessment Criteria

Constraints

Access to the Site		
Red No possibility of creating suitable access to the site	Amber There is no identified access to the site or possible access constraints on the site, but these may be overcome through development	Green Access by all means is possible
<p>Access is an important consideration in determining the suitability of sites for development. Access is needed for both construction and occupation phases of a development. A site with no access or without the potential to provide suitable access cannot be considered suitable for development. The Highway Authority will be consulted to understand the access implications for sites.</p>		
<p><i>Exceptions: none</i></p>		

Access to wider transport networks		
Red Poor relationship to wider transport networks	Amber Adequate relationship to wider transport networks	Green Good relationship to wider transport networks
<p>Wider transport network access is an important consideration in determining the suitability of sites for development. Consideration of accessibility to the strategic road network (Trunk roads and A Class roads) and bus & railway network can provide an opportunity to identify and support a pattern of development that minimises trip generation at source and encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all. For housing sites, locations would be considered good where they are located within approximately 2km of the strategic road network or railway station and adequate within approximately 10km. In locations beyond this, accessibility will be considered to be poor. For some types of employment sites (eg. storage and distribution), access to strategic roads is important, where typically a site easily accessed within 2km of a Trunk Road or A class road via unconstrained roads is considered good, sites approximately 5km+ from a Trunk Road or A class Road or accessed through constrained/local roads and/or through a town centre or residential area, is considered poor. For office-based employment, frequent public transport access within walking distance would be considered good.</p>		
<p><i>Exceptions: none</i></p>		

Accessibility to local services and facilities		
Red	Amber	Green
Poor access to core services and facilities	Average access to core services and facilities	Good access to core services and facilities
<p>Accessibility of a site to local services and facilities by means other than the car via an established route such as footpaths or cycleways – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a housing site to local schools. In assessing housing sites against this measure, accessibility to the following core services will be considered:</p> <ul style="list-style-type: none"> • A primary school; • A secondary school; • A local healthcare service (doctors' surgery); • Retail and service provision for day to day needs (district/local shopping centre); and • Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered); <p>For residential sites, no core services within 800m/10 minutes walking distances would score poor. Where there are 1 to 3 core services within 800m/10 minutes walking distance these will score average, and where there are 4 or more, these will score good.</p> <p>Large scale, strategic allocations may provide opportunities, through development, to include new local facilities such as schools, health centres and community halls where there is isolation or infrastructure reinforcement is required.</p> <p>For employment sites, the availability of a sizeable nearby residential area (a potential labour supply) will also be treated as a core service, however the specific thresholds for each score will not be applied to employment sites.</p>		
<i>Exceptions: none</i>		

Utilities capacity		
Red	Amber	Green
No available utilities capacity and no potential for improvements	No available utilities capacity but potential for improvements to facilitate capacity	Sufficient utilities capacity available
<p>The capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand whether there are any capacity issues affecting sites.</p>		
<i>Exceptions: none</i>		

Utilities infrastructure		
Red n/a	Amber Utilities infrastructure present on the site that could affect the development potential	Green No constraints from utilities infrastructure
<p>Some sites may have strategic utilities infrastructure passing across it (either under or over ground), for example, power lines or gas pipelines. Whilst this does not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. As with the capacity criteria, utility providers will be consulted as part of this assessment to understand whether there are any existing infrastructure issues affecting sites.</p>		
<i>Exceptions: none</i>		

Contamination and ground stability		
Red n/a	Amber The site is potentially contaminated or has potential ground stability issues that could be mitigated	Green The site is unlikely to be contaminated and has no known ground stability issues
<p>Some potential sites across the Borough suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Some greenfield sites may also be contaminated due to previous ground works and infilling. Where suspected contamination or ground stability issues are identified they must be satisfactorily mitigated before the site can be considered for development. Neither contamination nor ground stability issues are likely to present an insurmountable constraint to development. However, where sites are contaminated or on unstable land the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated or affected by ground stability.</p>		
<i>Exceptions: none</i>		

Flood risk		
Red	Amber	Green
Where predicted surface water flooding affects 50% or more of the site	Up to 50% of the site is within Flood Zones 2 or 3 and/or is within an area at high, medium or low risk from surface water flooding	The site is at low risk of flooding (within Zone 1)
<p>Across the Ipswich Housing Market Area, sites where 50% or more of the area is located within Flood Zone 2 or 3 will be treated as an absolute constraint and will be discounted from further assessment at the outset. Flood Zones are defined by the Environment Agency and are presented on the Environment Agency’s flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3 represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events). The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the development in certain areas. Where this information is available, these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea). Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance. Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation. A Flood barrier to be installed</p>		
<p><i>Exceptions: Subject to sequential and exception test analysis, there may be sites or locations where substantial wider regeneration objectives weigh in favour of site development opportunities.</i></p>		

Market attractiveness		
Red	Amber	Green
The site is in a location not considered to be attractive to the market, and cannot be made so through development	Through development the site may become attractive to the market	The site is in a location considered to be attractive to the market
<p>Market attractiveness within this assessment will be based on the evidence from a variety of sources and will need to take account of relevant evidence in housing/retail/economic needs assessments and from commercial market commentaries. For employment sites, factors affecting market attractiveness will include the appearance of the site, or where the site is undeveloped its location relative to existing employment areas, the types of users on site and the extent of local unit occupancy including whether vacant units are being actively marketed. Evidence of recent investment is important as is the availability of broadband and the profile of the site including Enterprise Zone status.</p>		
<p><i>Exceptions: none</i></p>		

Impacts

Landscape, Strategic Gaps and Agricultural Land		
Red	Amber	Green
Development of the site likely to have a detrimental impact on sensitive or other landscapes, which cannot be mitigated	Development of the site may have a detrimental impact on sensitive or other landscapes, which may be capable of mitigation.	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive or other landscapes
<p>Sensitive landscapes include:</p> <ul style="list-style-type: none"> • areas within and adjacent to the AONB; • Landscape Character Areas identified as particularly sensitive in Landscape Character Assessments, where applicable; and • areas of open land identified in the Local Plan as a Strategic Gap (or equivalent) providing essential separation between Ipswich and adjacent settlements. <p>Other considerations include the potential loss of protected trees on the amenity of the area; informal public open space and historic parkland and the potential loss of the best and most versatile agricultural land. The best and most versatile agricultural land quality is defined in the NPPF as land graded either 1, 2 or 3a. National planning policy is to seek to avoid development on higher quality agricultural land where possible. Consideration will be given to prioritizing available land which is of poorer soil quality. For employment sites, where a clear set of development parameters (use class, scale, layout, etc.) is not identified, the impact of development may be less certain.</p>		
<p><i>Exceptions: none</i></p>		

Townscape		
<p>Red</p> <p>Development of the site likely to have a detrimental impact on sensitive or other townscapes which cannot be mitigated</p>	<p>Amber</p> <p>Development of the site may have a detrimental impact on sensitive or other townscapes which may be capable of mitigation</p>	<p>Green</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive or other townscapes</p>
<p>Sensitive townscapes include those within and adjacent to parts of conservation areas where up to date appraisals have indicated a high level of townscape significance, where development may affect particular concentrations of listed or locally listed buildings with collective townscape value and any other areas identified as particularly sensitive in Local Plans, local townscape appraisals or historic character studies. Other considerations include the potential loss of protected trees on the amenity of the area. For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p>		
<p><i>Exceptions: none</i></p>		

Biodiversity and Geodiversity		
<p>Red</p> <p>Development of the site likely to have a detrimental impact on designated sites, protected or priority species or ecological networks which cannot be reasonably mitigated or compensated as appropriate</p>	<p>Amber</p> <p>Development of the site may have a detrimental impact on a designated site, protected or priority species, ecological network but the impact may be capable of mitigation</p>	<p>Green</p> <p>Development of the site would not have a detrimental impact on any designated site, protected or priority species, ecological networks and may include enhancement</p>
<p>Designated sites are those with national or international protection, namely:</p> <ul style="list-style-type: none"> • Special Areas of Conservation (including possible Special Areas of Conservation); • Special Protection Areas (including potential Special Protection Areas); • Ramsar sites (including proposed Ramsar sites); • Sites of Special Scientific Interest; • National Nature Reserves; and • Ancient Woodland. <p>and those with regional or local protection, namely:</p> <ul style="list-style-type: none"> • Regionally Important Geological Sites; • Local Nature Reserves; • County Wildlife Sites/Local Wildlife Sites; • County Geodiversity Sites; and • Roadside Nature Reserves <p>Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.</p> <p>Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided, sites will be assessed as having an amber impact.</p> <p>Priority species and habitats can be identified from the Biodiversity Action Plan.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p>		
<p><i>Exceptions: none</i></p>		

Historic Environment		
<p>Red</p> <p>Development of the site likely to cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated</p>	<p>Amber</p> <p>Development of the site may have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact may be capable of mitigation</p>	<p>Green</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets</p>
<p>Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest.</p> <p>Designated heritage assets include:</p> <ul style="list-style-type: none"> • Listed Buildings (grade I, grade II* and grade II); • Registered Parks and Gardens; • Scheduled Ancient Monuments; • Conservation Areas <p>Non-designated Heritage Assets can include locally listed buildings, sites with archaeological potential and sites identified as having local heritage significance in the Suffolk Historic Environment Record (HER).</p> <p>Where relevant, in accordance with the NPPF (para 185) the authority will have regard to heritage assets including those most at risk through neglect, decay or other threats and seek to conserve them in a manner appropriate to their significance.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p>		
<p><i>Exceptions: none</i></p>		

Open Space		
<p>Red</p> <p>Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally</p>	<p>Amber</p> <p>Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally</p>	<p>Green</p> <p>Development of the site would not result in the loss of any open space</p>
<p>Open space is any area of open space with public value. This includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, and green corridors, as well as Rights of Way networks in open countryside areas.</p> <p>It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity. Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality.</p>		
<p><i>Exceptions: none</i></p>		

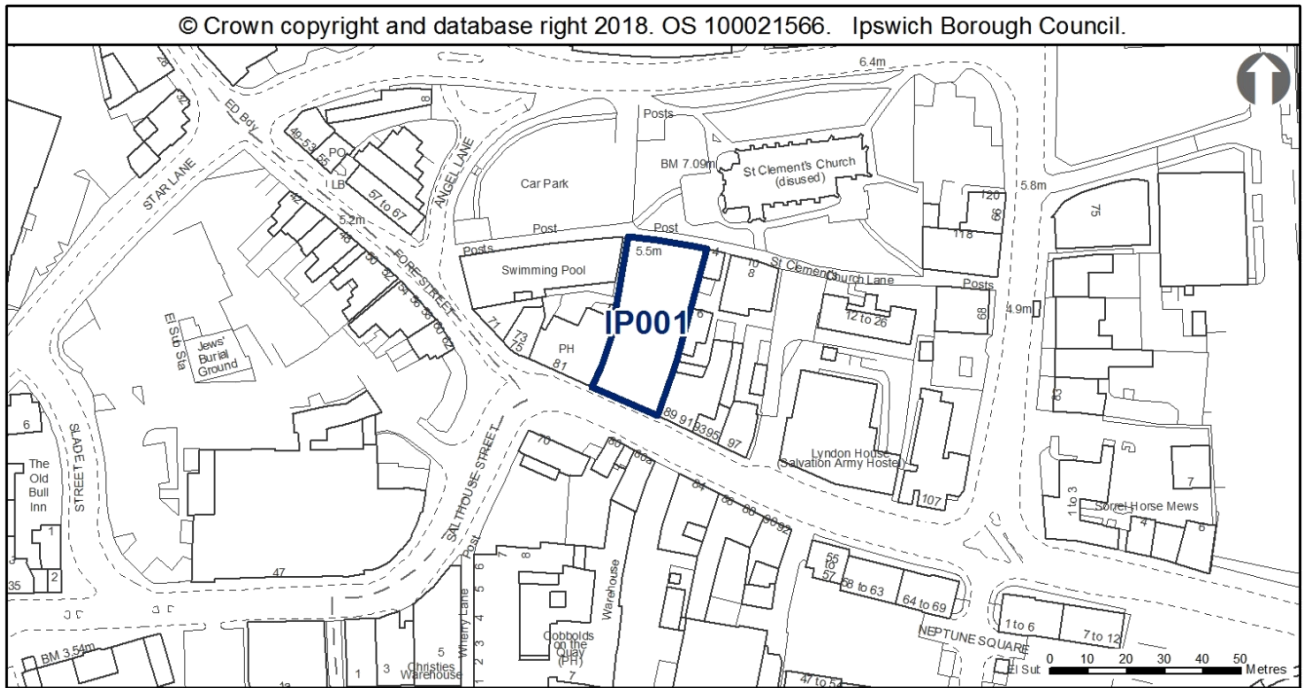
Transport and Roads		
<p>Red</p> <p>Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated</p>	<p>Amber</p> <p>Any potential impact on the functioning of the trunk roads and/or local roads could be reasonably mitigated</p>	<p>Green</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads</p>
<p>The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:</p> <ul style="list-style-type: none"> • Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use; • Accessibility to public transport and housing and other facilities for sites being considered for non-residential use; • Development potential and associated traffic generation, and; • Existing traffic conditions and capacity of local junctions 		
<p><i>Exceptions: none</i></p>		

Compatibility with neighbouring/adjoining uses		
<p>Red</p> <p>Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation</p>	<p>Amber</p> <p>Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated</p>	<p>Green</p> <p>Development would be compatible with existing and/or adjoining uses</p>
<p>New development should be compatible with its surrounding land uses. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.</p>		
<p><i>Exceptions: none</i></p>		

Appendix B – Summary site assessments for sites not in the planning system

Site Ref	Site Address	Proposed Use	Number of Dwellings	Area (ha)	Timescale
IP001	Land between 81-97 Fore Street	Housing	7	0.08	6-10
IP003	Waste recycling centre and employment are north of Sir Alf Ramsey Way	Housing	114	1.41	11-15
IP011c	Smart Street/Foundation Street (north)	Housing	7	0.08	6-10
IP014	Orwell Church, Fore Hamlet	Housing	23	0.21	6-10
IP024	Mallard Way garages	Housing	5	0.14	1-5
IP064a	Land between Holywells Road and Holywells Park	Housing	66	1.2	6-10
IP084a	County Hall, St Helen's Street	Housing	40	0.32	1-5
IP092	427 Wherstead Road	Employment	N/A	0.29	N/A
IP101	Rear of Stratford Road/Cedarcroft Road	Housing	9	0.2	1-5
IP119	Land east of West End Road	Housing	28	0.61	11-15
IP120b	Land west of West End Road	Housing	103	1.03	11-15
IP125	Corner of Hawke Road and Holbrook Road	Housing	15	0.25	1-5
IP143	Former Norsk Hydro Ltd, Sandyhill Lane	Housing	85	4.5	1-5
IP177	Lock-up garages rear of 16-30 Richmond Road	Housing	6	0.13	6-10
IP178	Island House Duke Street	Housing and Employment	8	0.09	6-10
IP184a	Humber Doucy Lane	Housing	213	10.15	11-15
IP184c	Humber Doucy Lane	Housing	84	4.01	11-15
IP234	30 – 34 Gibbons Street	Housing	3	0.03	1-5
IP249	131 Bramford Road	Housing	8	0.04	6-10
IP261	Bramford Road (River Hill)	Employment	N/A	2.48	N/A
IP266	Western House, Dunlop Road	Housing	9	0.17	6-10
IP274	Old Norwich Road (rear of Maypole PH)	Housing	11	0.3	1-5
IP277	Barrack Corner	Housing	6	0.04	6-10
IP279b	Former British Telecom, Bibb Way	Housing	47	1.01	1-5
IP296	57 Henley Road	Housing	3	0.1	1-5
IP303	Tuddenham Road/Humber Doucy Lane	Housing	181	8.62	11-15
IP307	Princes of Wales Drive	Housing	12	0.27	1-5
IP308	Entrance to West Bank Terminal, Wherstead Road	Employment		0.45	
IP309	Bridgeward Social Club, 68A Austin Street	Housing	15	0.29	1-5
IP314	Adjacent 2 Anglia Parkway North	Employment		0.78	1-5

IP321	Adjacent 5 Cavendish Street	Employment		0.06	
IP336	Wellington Court, Beaufort Street	Housing	9	0.06	6-10
IP344	Land fronting Humber Doucy Lane	Housing	22	1.02	11-15
IP350	Land at corner of Tuddenham Road and Humber Doucy Lane	Housing	8	0.35	11-15
IP354	72 (Old Boatyard) Cullingham Road	Housing/ Employment	24	0.34	1-5
IP355	77-79 Cullingham Road	Housing	6	0.06	1-5
IP356	79 Hutland Road	Housing	5	0.08	1-5
IP366	6 Lower Brook Street	Housing/ Employment	8	0.03	1-5
IP367	Land west of Humber Doucy Lane	Housing	7	0.33	11-15
IP372	62 Warrington Road	Housing	1	0.13	1-5
IP373	59-61 Westgate Street	Housing/ Employment	5	0.06	1-5
IP374	Land Adjacent To Kingscroft Thurleston Lane	Housing	1	0.18	1-5
IP376	9-13 St Matthews Street	Housing/ Employment	13	0.04	1-5
IP382	42 Bond Street/ Land to the rear of 65-71 Upper Orwell Street	Housing/ Employment	6	0.07	1-5
			1,223	42.06	

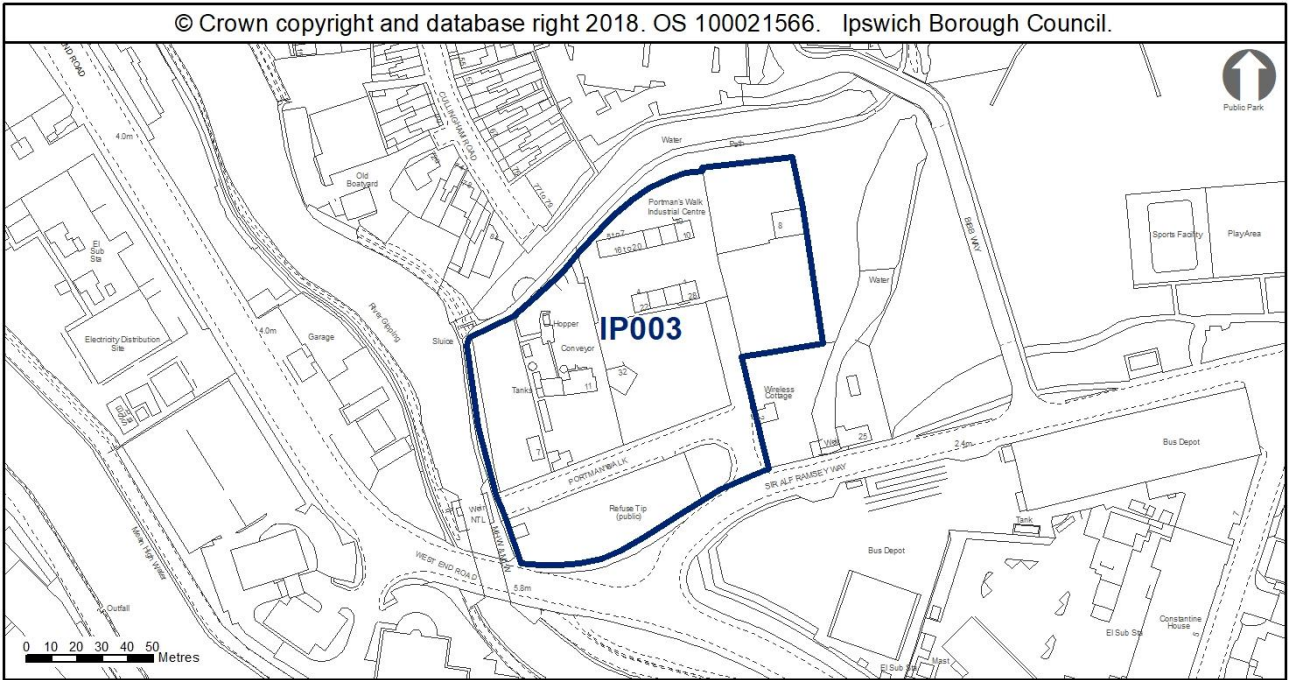


District:	Ipswich Borough Council		
Site Reference:	IP001		
Site Location:	Land between 81-97 Fore Street		
Approx site area (ha):	0.08	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant land		
Neighbouring land use:	Public house, swimming pool, residential, vacant shop units		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for residential development
Availability	Unknown – Owner’s intentions are unclear
Achievability	Site previously had planning permission in 2008 for 58 units of student accomodation but this was not delivered. Site could still be redeveloped within 6-10 years. A 100% flatted scheme may not be

	viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable – previously had planning permission for 5 blocks containing 58 units of Student Accommodation (08/00078/FUL). Site is within AQMA. Suitable for 7 dwellings @ 90dph. Insufficiently certain to allocate but the site could come forward for residential use.
Estimated dwellings yield:	7
Estimated delivery timetable*:	6 - 10 years
Site conclusion - Employment:	Not Suitable for Employment – Previous PP. for student accommodation. Not assessed as part of the Employment Land Supply Assessment.

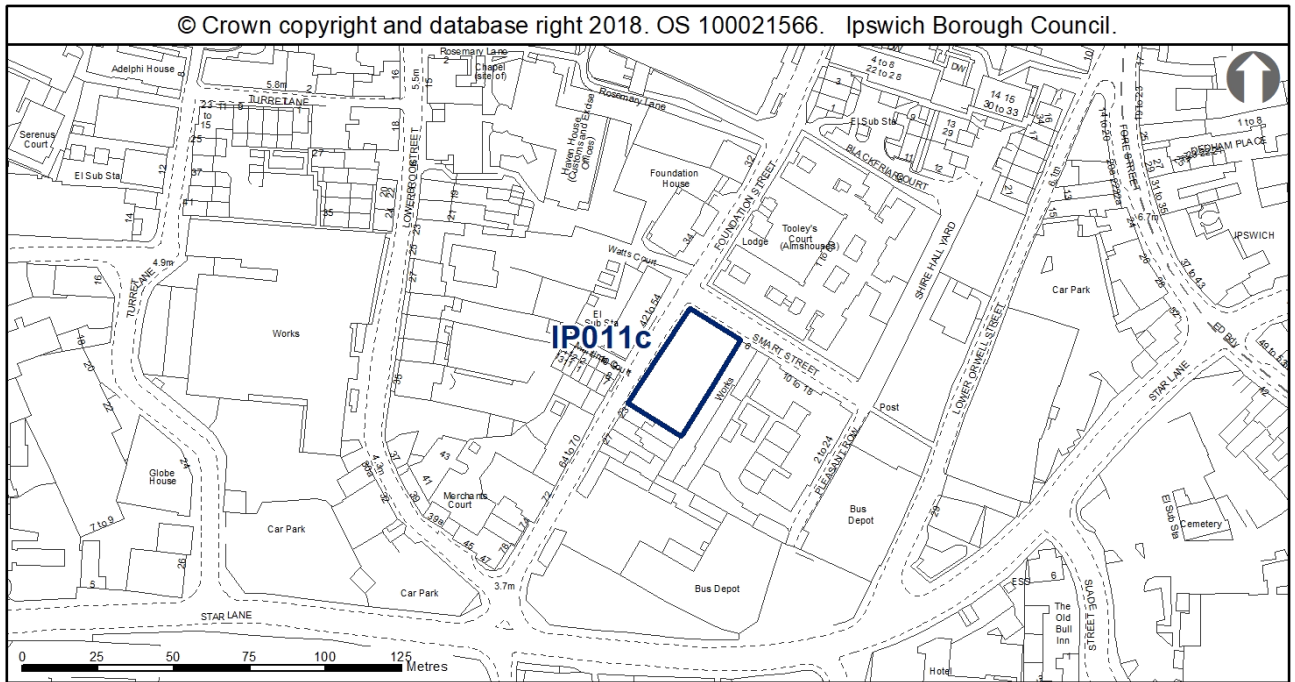


District:	Ipswich Borough Council		
Site Reference:	IP003		
Site Location:	Waste tip north of Sir Alf Ramsey Way		
Approx site area (ha):	1.41	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	B2 – Recycling centre, other B class uses		
Neighbouring land use:	Residential, recreation ground, bus depot, river		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, could include river-related uses
SHELAA site assessment	
Suitability	Yes, subject to flood risk and contamination considerations
Availability	Relocation of waste tip facilities and existing uses could make site available – IBC liaising with Suffolk County Council.

Achievability	Not achievable at present but it could become achievable in long term subject to relocation of existing uses. No abnormal costs identified. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable - This could be suitable but is currently not achievable as it requires relocation of existing occupiers. May be achievable in the long-term. Assumed that housing-led redevelopment would need to be mixed use. At 90 dwellings per ha on 90% of the site (1.269ha) the site could provide 114 dwellings.
Estimated dwellings yield:	114
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Suitable - 0.46ha

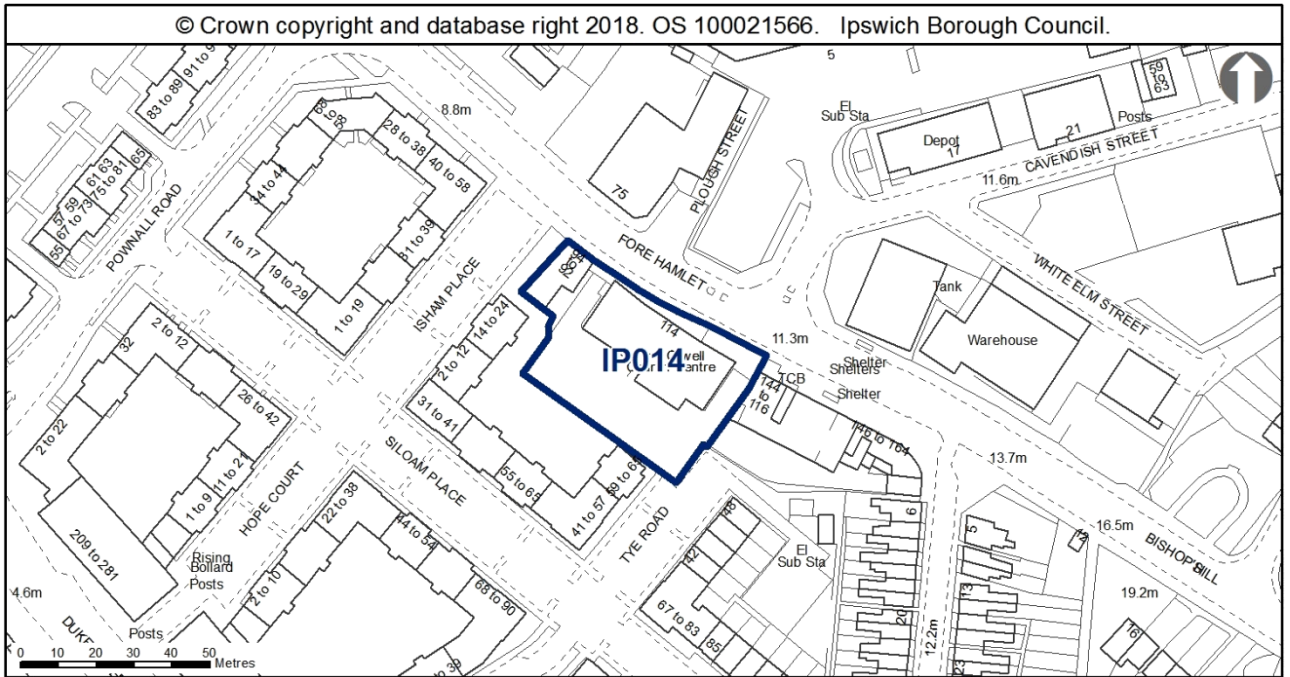


District:	Ipswich Borough Council		
Site Reference:	IP011c		
Site Location:	Smart Street/Foundation Street		
Approx site area (ha):	0.08	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car park		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for residential
Availability	Yes, subject to closure of existing car park
Achievability	Yes, Council-owned Car park has temporary consent 18/00239/FPI3 which expires in 2020 and therefore achievable within 6-10 years. A 100% flatted scheme may not be viable

	currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use - 2017 adopted Local Plan allocation with IP011b adjacent. Now split to reflect ownerships. Indicative capacity @ 90 dph is 7 dwellings
Estimated dwellings yield:	7
Estimated delivery timetable:	6-10 Years
Site conclusion - Employment:	This is a very small site and residential use is preferred

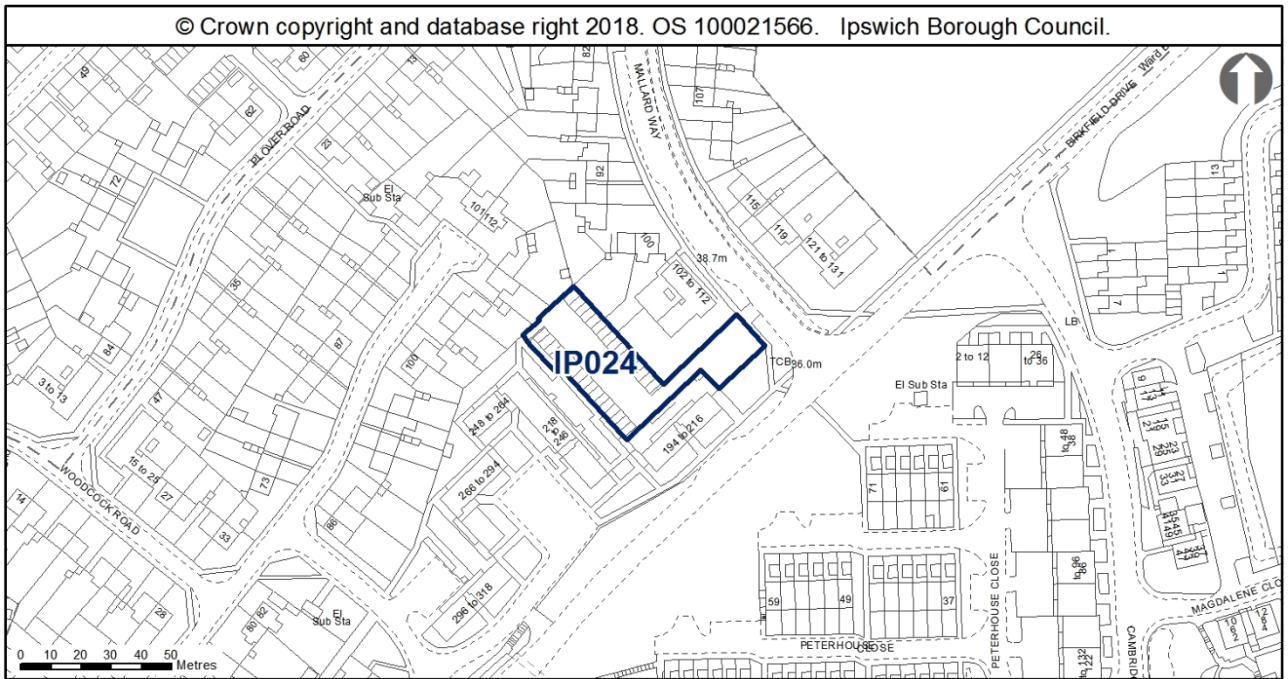


District:	Ipswich Borough Council		
Site Reference:	IP014		
Site Location:	Orwell Church, Fore Hamlet		
Approx site area (ha):	0.21	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Church		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential.
SHELAA site assessment	
Suitability	Suitable for residential
Availability	Yes, site plans to relocate to former Odeon cinema
Achievability	Redevelopment achievable within short-medium term. The Whole Plan Viability Report indicates that sites would generally be viable

	where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use – The Church plans to relocate in the near future following consent granted under 18/00316/FUL. Therefore the site is achievable. Indicative capacity of 23 residential units at 110dph
Estimated dwellings yield:	23
Estimated delivery timetable:	6-10 Years
Site conclusion - Employment:	Not suitable for employment – residential uses adjacent.

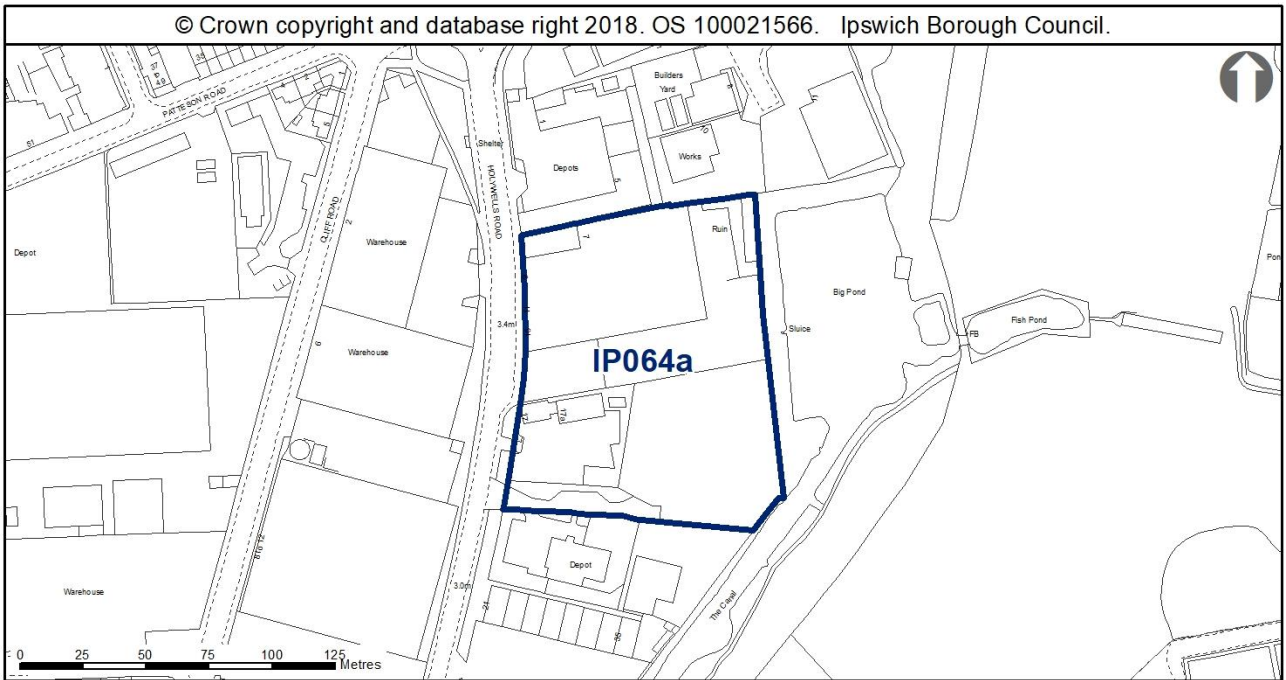


District:	Ipswich Borough Council		
Site Reference:	IP024		
Site Location:	Mallard Way garages		
Approx site area (ha):	0.14	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant site		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to securing appropriate access.
Availability	Site is available for development immediately

Achievability	Yes – 1-5 years, subject to overcoming access constraints. Development likely to come forward at a low density and whole plan viability report indicates that housing-led schemes are generally viable.
Site conclusion - Housing:	Suitable for housing use
Estimated dwellings yield:	5 dwellings @ 35dph.
Estimated delivery timetable:	1 - 5 years
Site conclusion - Employment:	Not suitable for employment - Poor access makes site unsuitable and site is being marketed and is more suitable for housing than employment



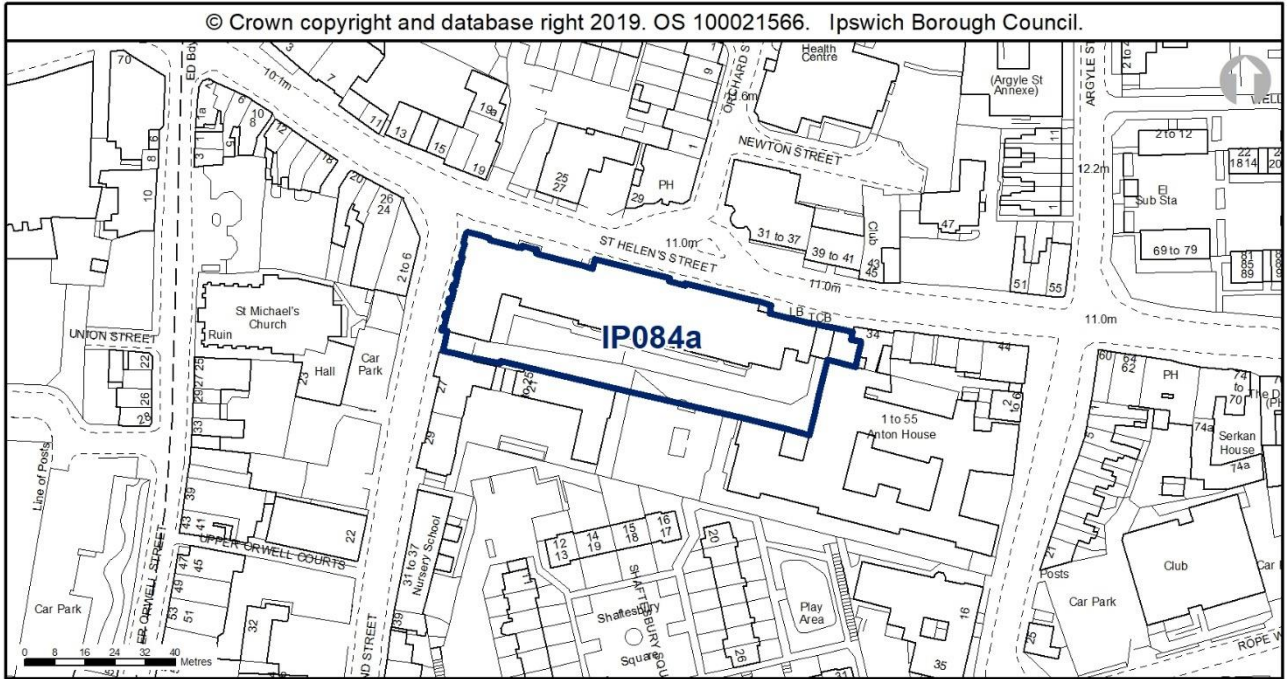
District:	Ipswich Borough Council		
Site Reference:	IP064a		
Site Location:	Land between Holywells Road and Holywells Park		
Approx site area (ha):	1.2	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Employment – B1-B8 uses		
Neighbouring land use:	Park and Employment uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Red		
Market attractiveness	Amber		

Proposed land use description:	Residential or residential and employment mixed use
SHELAA site assessment	
Suitability	Yes, subject to existing uses being relocated. Over 50% of the site is covered by areas at risk of surface water flooding. This would only be suitable subject to satisfactory sequential and exception test analysis.

Availability	Yes subject to occupiers being relocated. Landowner has expressed an interest to develop through representations on the Preferred Options of the emerging Local Plan.
Achievability	Yes, achievable over the plan period. At 45dph, development of the site is likely to consist of predominantly houses which the Whole Plan Viability Assessment indicates is viable.

Site conclusion - Housing:	The site was promoted through call for sites and at Preferred Options stage and is suitable for residential development or mixed use development with housing. Any redevelopment is dependent upon relocation or rationalisation of existing businesses. The site could be developed for medium-density housing at 45dph giving an indicative capacity of 66 dwellings.
Estimated dwellings yield:	66
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Suitable for employment uses compatible with residential



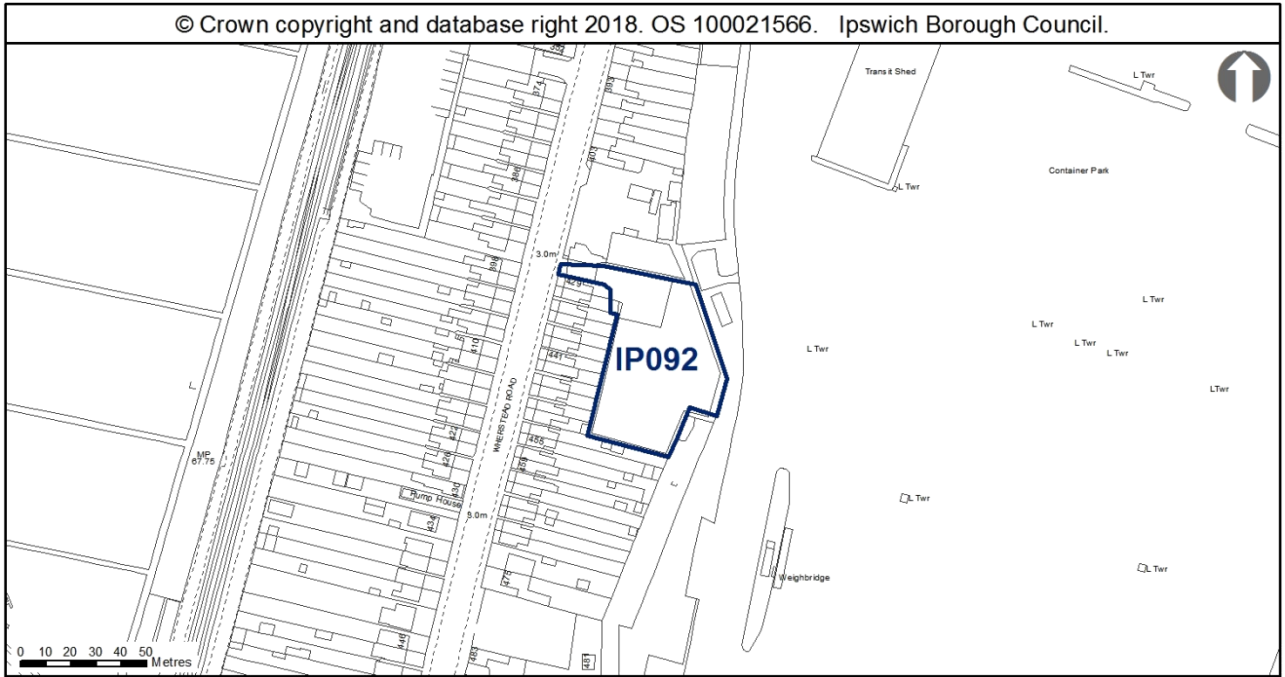
District:	Ipswich Borough Council		
Site Reference:	IP084a		
Site Location:	County Hall, St Helen's Street		
Approx site area (ha):	0.32	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant former council offices		
Neighbouring land use:	Local centre uses (public houses, shops, takeaways), residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to addressing air quality management area constraint and sensitive re-use of the Listed Building.
Availability	Yes. There was a previous permission (14/00911/FUL) for the part-demolition and part-conversion of the building to 16 dwellings which expired on 02/04/2019. There is also a pending application

	(18/01117/FUL) for the part-demolition and conversion to 40 dwellings.
Achievability	Yes, the building is unoccupied and development could commenced in the early stages of the plan period. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.

Site conclusion - Housing:	The site is suitable for housing. The site is clearly available and achievable in the plan-period. There is a pending application, which subject to conversion of the listed building to 40 dwellings at high density (125dph).
Estimated dwellings yield:	40
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Suitable for employment as this is the existing use but preferred for housing.

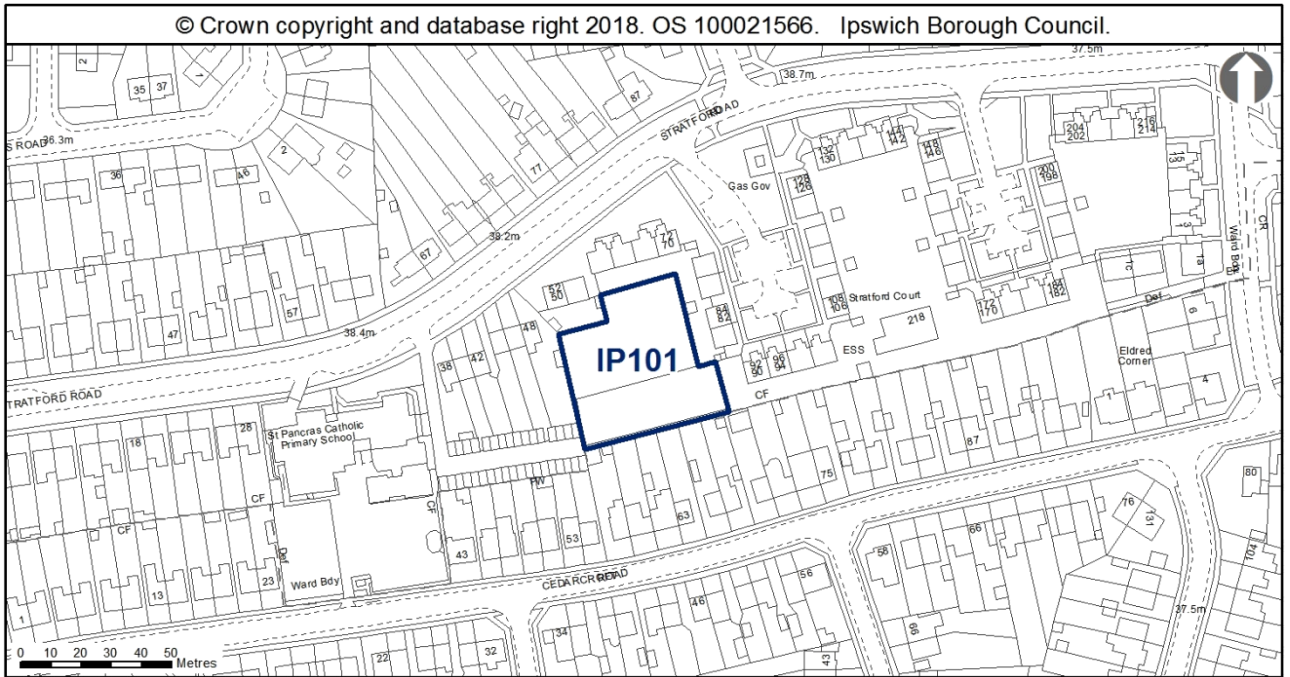


District:	Ipswich Borough Council		
Site Reference:	IP092		
Site Location:	427 Wherstead Road		
Approx site area (ha):	0.29	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	Residential, port related employment.		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is not suitable for housing development due to proximity to port and flood risk.
Availability	Site owner is looking to redevelop site within the next 5 years

Achievability	Site could be achievable for employment related uses only within the next 5 years
Site conclusion - Housing:	Not suitable - The site is not suitable for residential development due to flood risk and noise issues.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for employment – B2 & B8 use classes – 0.29ha but must be compatible with adjacent housing

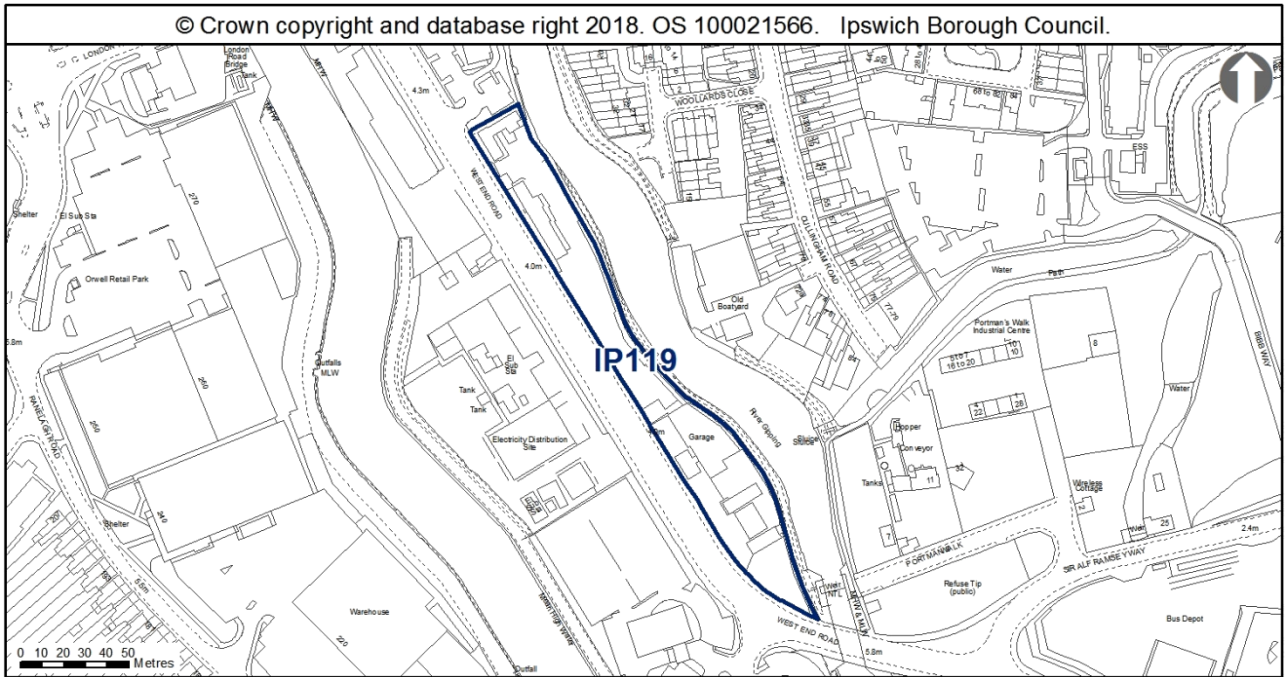


District:	Ipswich Borough Council		
Site Reference:	IP101		
Site Location:	Rear of Stratford Road and Cedarcroft Road		
Approx site area (ha):	0.20	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Open Space		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential subject to overcoming access constraints as the site is surrounded on all sides
Availability	Site is available for redevelopment
Achievability	Site could be redeveloped in the short-term subject to overcoming access constraints. The site falls within the higher value zone of the

	Borough based on the Whole Plan Viability Assessment. Housing-led development which is likely given the low density of development anticipated at this site is shown to be viable.
Site conclusion - Housing:	Suitable for housing use subject to overcoming the access constraints
Estimated dwellings yield:	9 @ 45dph
Estimated delivery timetable*:	1 - 5 years
Site conclusion - Employment:	Not suitable for employment uses given proximity to existing residential uses.

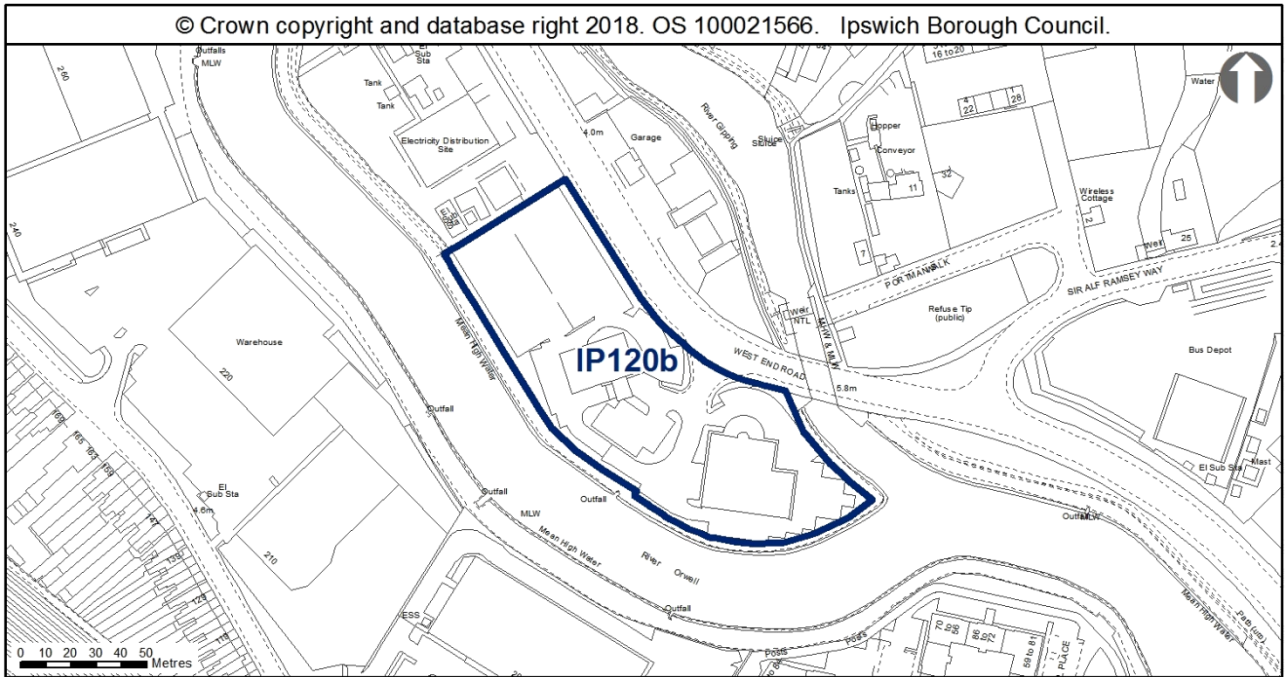


District:	Ipswich Borough Council		
Site Reference:	IP119		
Site Location:	Land east of West End Road		
Approx site area (ha):	0.61	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Part Vacant/Part Car sales		
Neighbouring land use:	River and Commercial Uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential and employment (excluding office use)
SHELAA site assessment	
Suitability	Site is suitable for residential but is constrained by its shape. Would require relocation of existing car sales to the south. Site is in Flood Zone 3 and within 60m of overhead power lines. Improving overlooking of the river path would be a key consideration.
Availability	Long term leases but site may be available 11-15 years

Achievability	Site could be achievable in the long-term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing in the long-term as part of a wider opportunity area for regeneration. Development of 45% to avoid development on the narrowest part of the site opposite the sub-station at 125dph indicates a capacity of 28 dwellings.
Estimated dwellings yield:	28 @ 125dph
Estimated delivery timetable*:	11 – 15 years
Site conclusion - Employment:	Suitable for Employment uses including general industrial and storage or distribution on 15% of the site. This is likely to come forward on the northern-most part of the site.



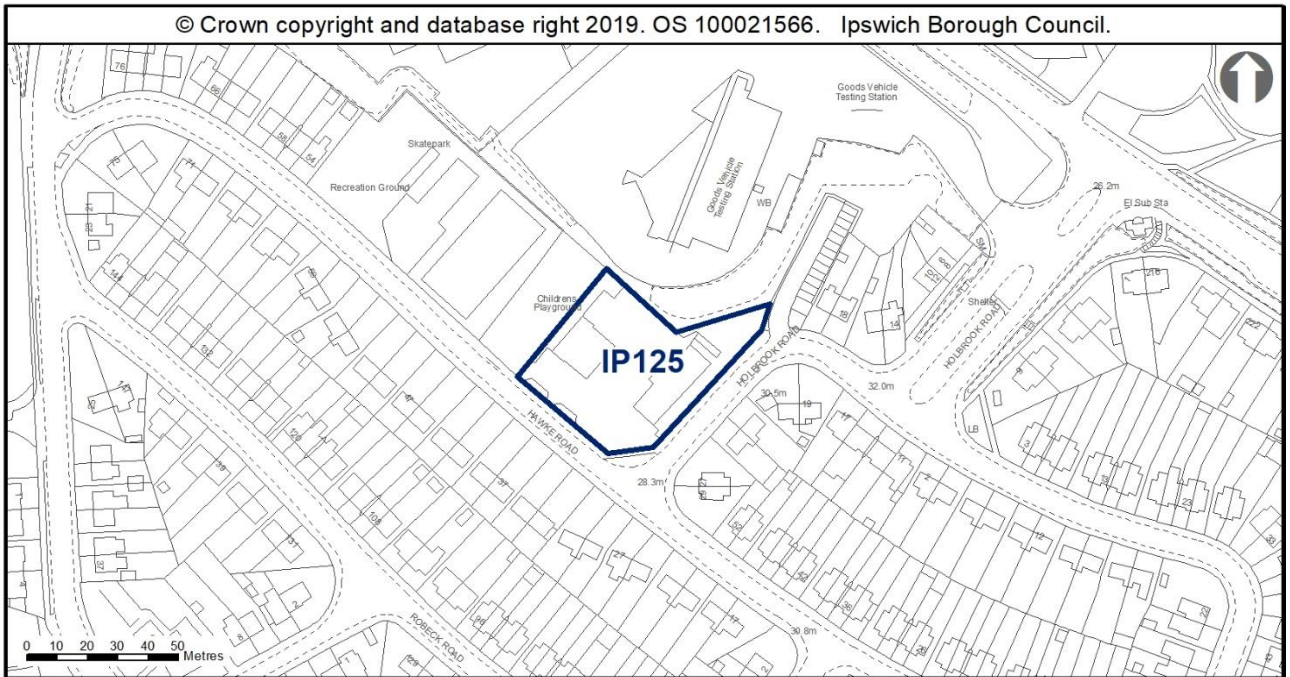
District:	Ipswich Borough Council		
Site Reference:	IP120b		
Site Location:	Land west of West End Road		
Approx site area (ha):	1.03	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car sales		
Neighbouring land use:	Electricity Sub-station/River		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential/Employment
SHELAA site assessment	
Suitability	Site is suitable for re-development subject to flood risk mediation and consideration of proximity to the electricity sub-station through its layout
Availability	Site is not immediately available owing to leases but could be available in the long-term

Achievability	Part of the site has recently been re-let for car sales. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
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Site conclusion - Housing:	Suitable for housing as part of a wider opportunity area for regeneration. Available if leases can be resolved. It is suggested 80% high-density housing is appropriate, at 125dph, giving an indicative capacity of 103 homes.
Estimated dwellings yield:	103
Estimated delivery timetable:	11-15 years
Site conclusion - Employment:	Site could be suitable for B1 uses excluding offices, but residential is preferred.

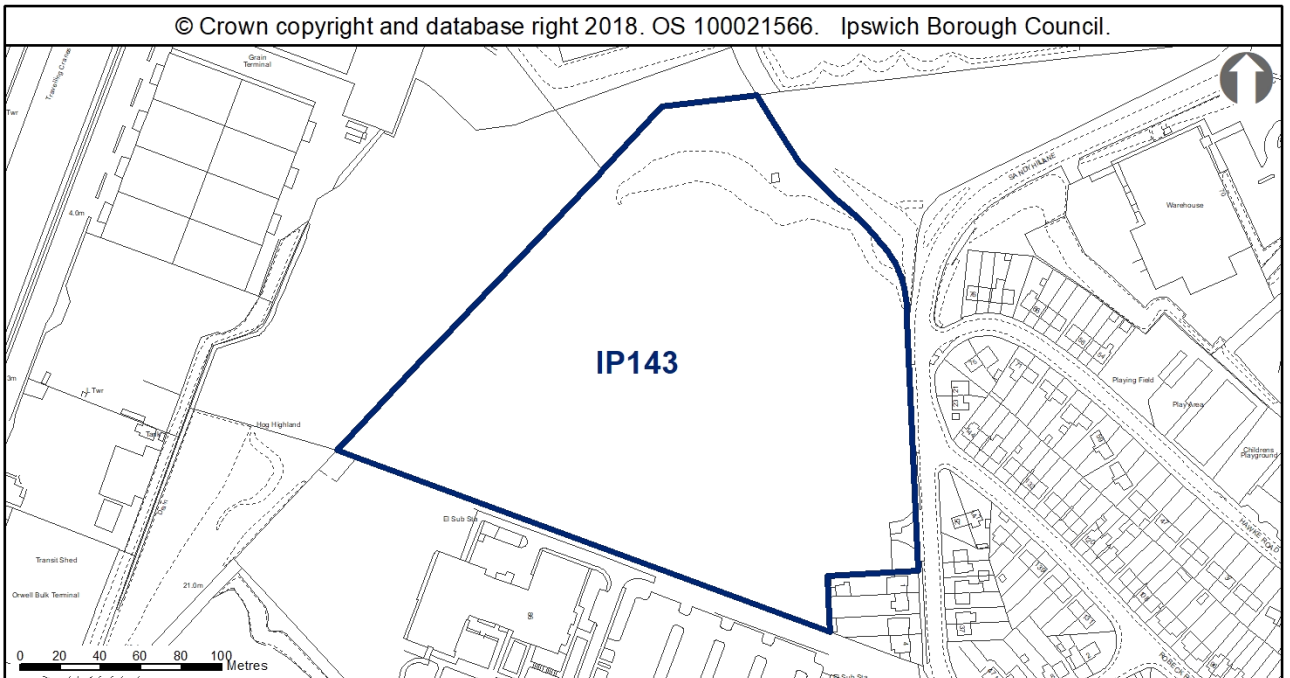


District:	Ipswich Borough Council		
Site Reference:	IP125		
Site Location:	Corner of Hawke Road and Holbrook Road		
Approx site area (ha):	0.25	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Leased for business use		
Neighbouring land use:	Residential, recreation ground and goods vehicle testing station		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for housing
Availability	The site is currently leased for business use, but this lease is coming to an end, providing an opportunity for the site to come forward for residential.
Achievability	The site could come forward when the current lease ends. The indicative capacity indicates that development would be likely to

	consist of predominantly houses which the Whole Plan Viability Assessment indicates are broadly viable.
Site conclusion - Housing:	Suitable for housing – indicative capacity of 15 units at 60dph.
Estimated dwellings yield:	15 at 60dph
Estimated delivery timetable:	1 - 5 years
Site conclusion - Employment:	Not suitable for employment because of neighbouring uses.



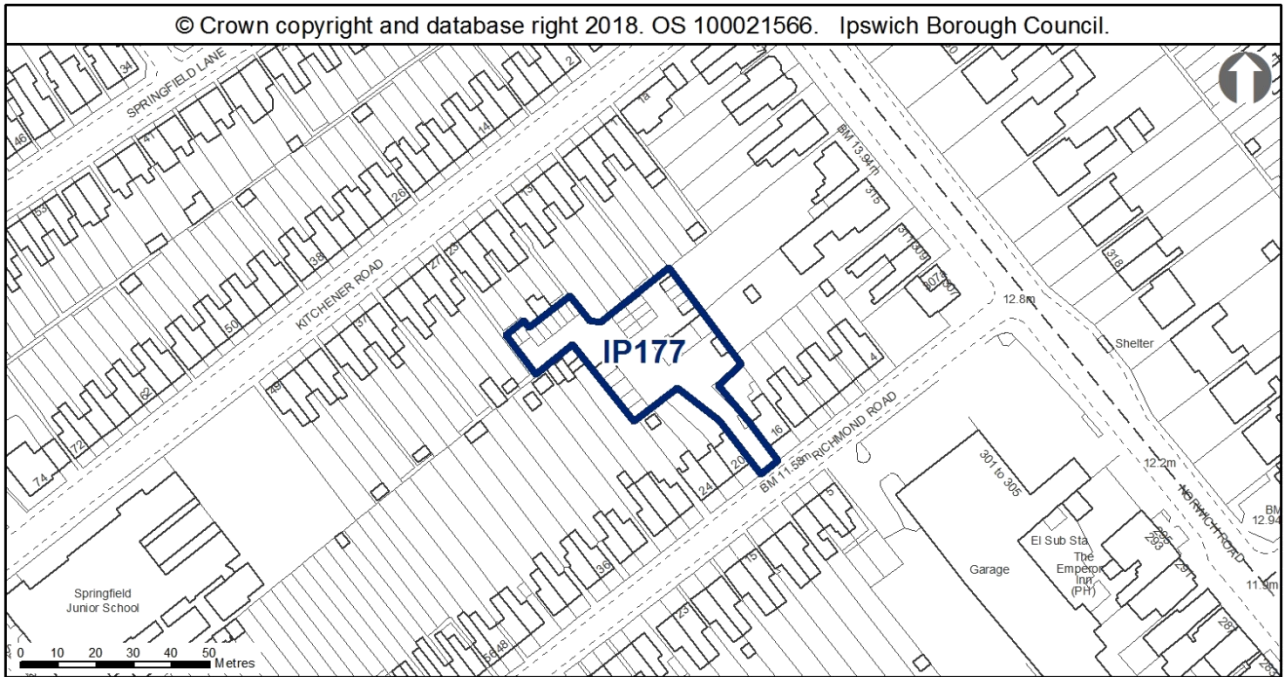
District:	Ipswich Borough Council
Site Reference:	IP143
Site Location:	Former Norsk Hydro Site ('Topsite'), Sandy Hill Lane

Approx site area (ha):	4.50	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant land		
Neighbouring land use:	Office/Residential/Port-related uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development
Availability	Site is available for redevelopment immediately
Achievability	Site is achievable subject to planning approval (17/00769/OUT). The indicative layout of development proposed under the pending application shows a housing-led development and the Whole Plan Viability Assessment has found this general typology to be broadly viable.

Site conclusion - Housing:	17/00769/OUT - outline for up to 85 dwellings, open space and ancillary infrastructure. NB all matters reserved except access. Not yet determined.
Estimated dwellings yield:	85
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Site is suitable for employment but it has planning permission, subject to S106 agreement, for residential use

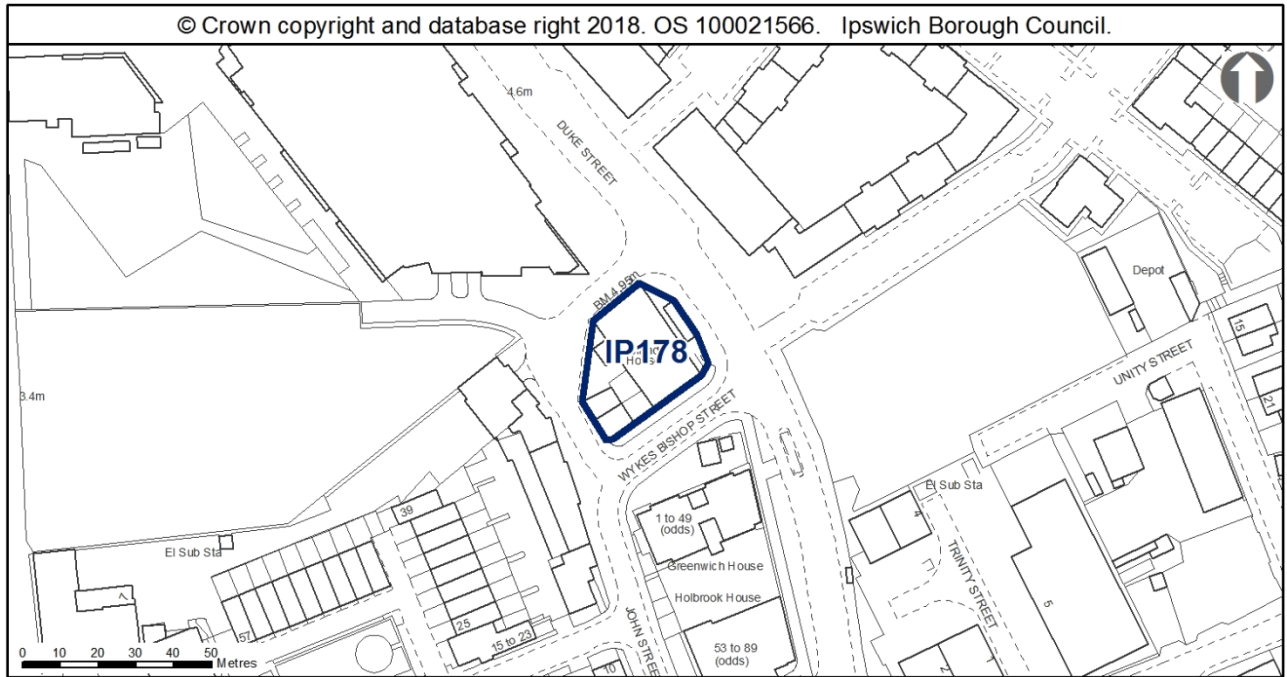


District:	Ipswich Borough Council		
Site Reference:	IP177		
Site Location:	Lock-up garages rear of 16-30 Richmond Road		
Approx site area (ha):	0.13	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garages		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to suitable access. The site has planning permission for 6 units but this has now expired (06/00250/FUL).
Availability	Site is currently in use as garages to serve neighbouring properties so is not available immediately but could become available over the plan period

Achievability	Site is developable and could therefore come forward mid-term. The previous permission (06/00250/FUL) was for five houses and one flat at circa 45dph. The Whole Plan Viability Assessment indicates that housing-led developments are generally viable.
Site conclusion - Housing:	Suitable for housing - The site received planning permission for 6 dwellings which has now expired 06/00250/FUL. However this density is suitable on this site and could be successfully applied for again in future. Possible windfall site.
Estimated dwellings yield:	6
Estimated delivery timetable:	6 - 10 years
Site conclusion - Employment:	Not suitable for employment due to proximity of neighbouring residential uses.

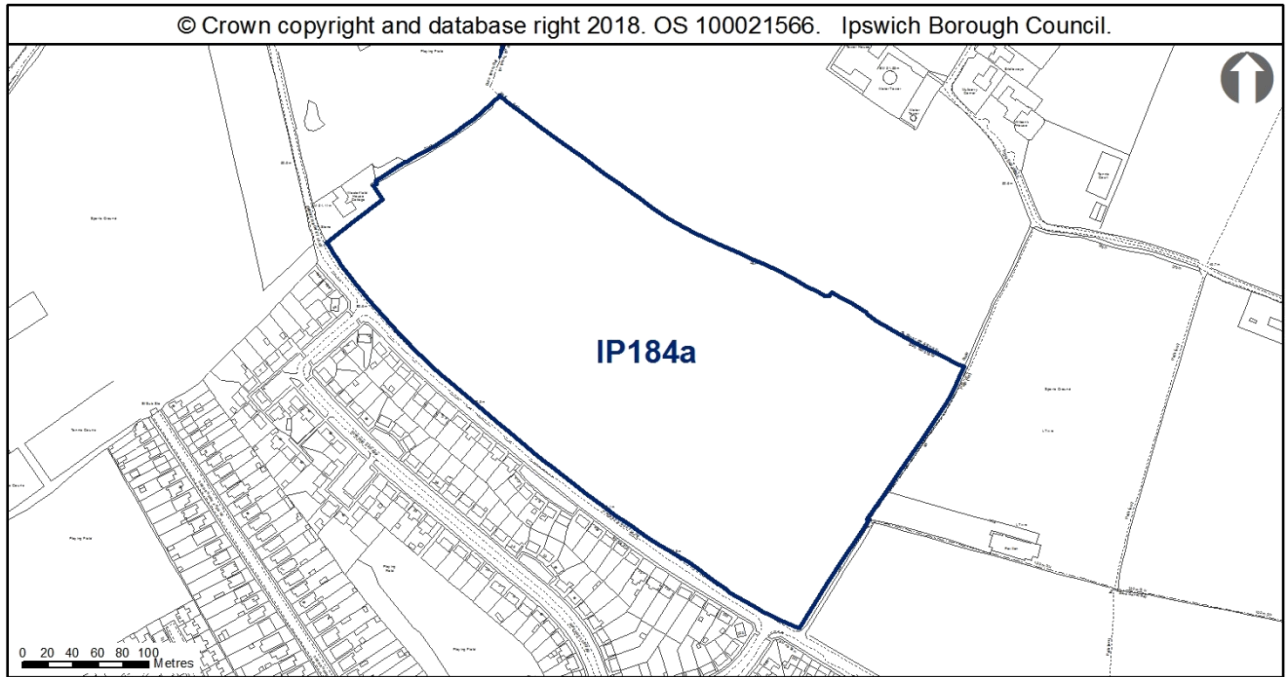


District:	Ipswich Borough Council		
Site Reference:	IP178		
Site Location:	Island House, Duke Street		
Approx site area (ha):	0.09	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Entertainment venue		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or residential-led mixed use
SHELAA site assessment	
Suitability	Suitable for residential/office/retail/leisure development
Availability	Yes, subject to market conditions
Achievability	If the market conditions are right, the site could be developed mid-term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.

Site conclusion - Housing:	Suitable for housing - Site previously had planning permission for 31 student accommodation flats which has now expired – (11/00414/FUL). At high density 90dph it could deliver 8 dwellings.
Estimated dwellings yield:	8
Estimated delivery timetable:	6 - 10 years
Site conclusion - Employment:	Could be suitable for B1 class employment use as part of Duke Street District Centre

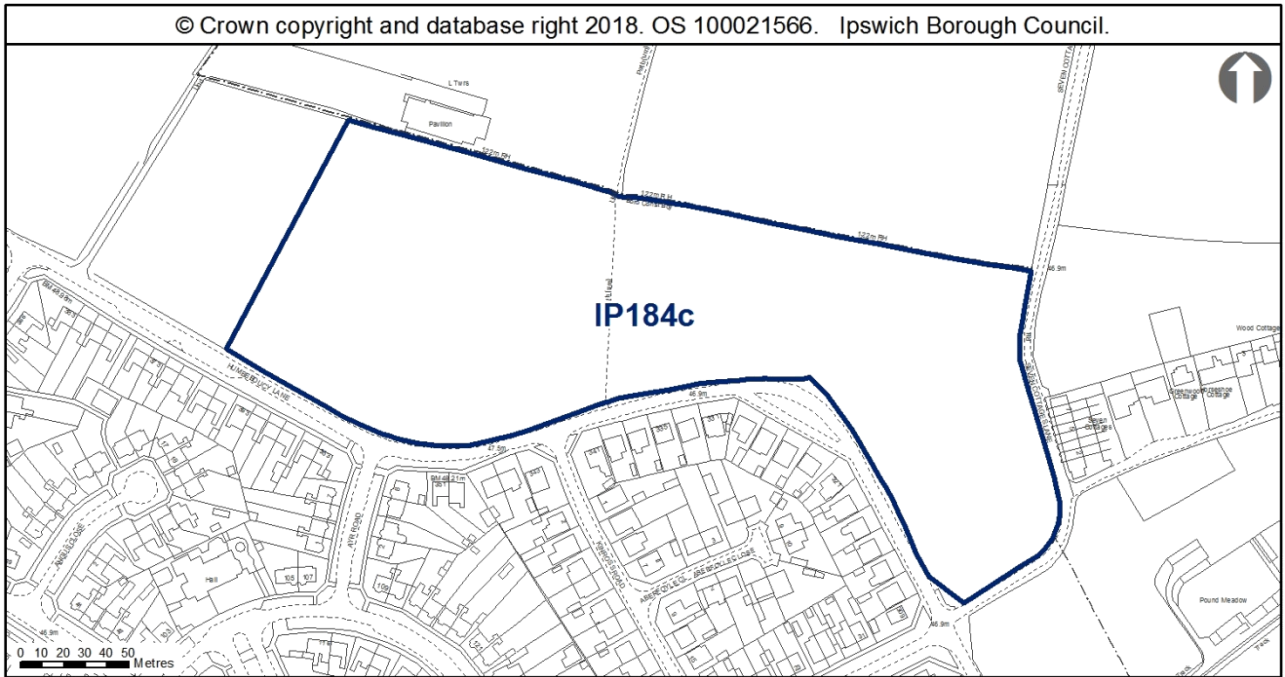


District:	Ipswich Borough Council		
Site Reference:	IP184a		
Site Location:	Humber Doucy Lane		
Approx site area (ha):	10.15	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Greenfield		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to infrastructure and access provision
Availability	Yes, available for development
Achievability	Could be achievable in the plan period. East Suffolk Council has allocated land adjacent through the emerging Suffolk Coastal Local Plan. The site is located in the higher value zone in the Whole Plan

	Viability Assessment. The Assessment also demonstrates that housing-led greenfield developments are viable.
Site conclusion - Housing:	Suitable and available for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan (potentially with the neighbouring local authority). The site has an indicative capacity of 213 dwellings at 35dph based on a net site area of 60% (6.09ha), however development would need to address the wider context of the site.
Estimated dwellings yield:	213 @ 35dph on 60% of site
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Not suitable for employment due to neighbouring uses.

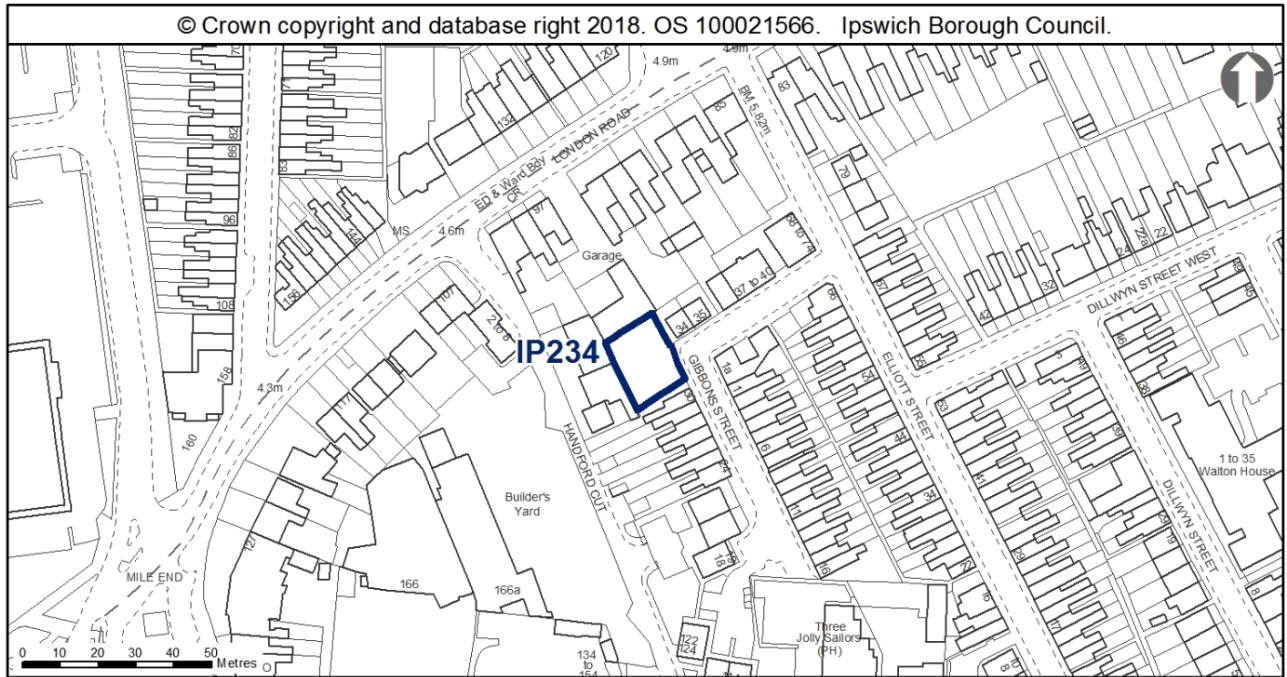


District:	Ipswich Borough Council		
Site Reference:	IP184c		
Site Location:	Humber Doucy Lane		
Approx site area (ha):	4.01	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Greenfield		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to infrastructure and access provision
Availability	Promoted through the call for sites, however, rugby club use on western part
Achievability	Could be achievable in the plan period. The site is located in the higher value zone in the Whole Plan Viability Assessment. The

	Assessment also demonstrates that housing-led greenfield developments are viable.
Site conclusion - Housing:	May be suitable for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan (potentially with the neighbouring local authority), but currently partly in use by Ipswich Rugby Club and therefore replacement facilities would be needed. As with IP184a and b, traffic infrastructure would need to be considered and the wider context of the site. Indicative capacity at 35dph on a net site area of 60% (2.406) is 84 dwellings. The southern part of the site would need to respect the rural context and dwellings in the countryside.
Estimated dwellings yield:	84 @ 35dph on 60% of site.
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Not suitable for employment due to neighbouring uses

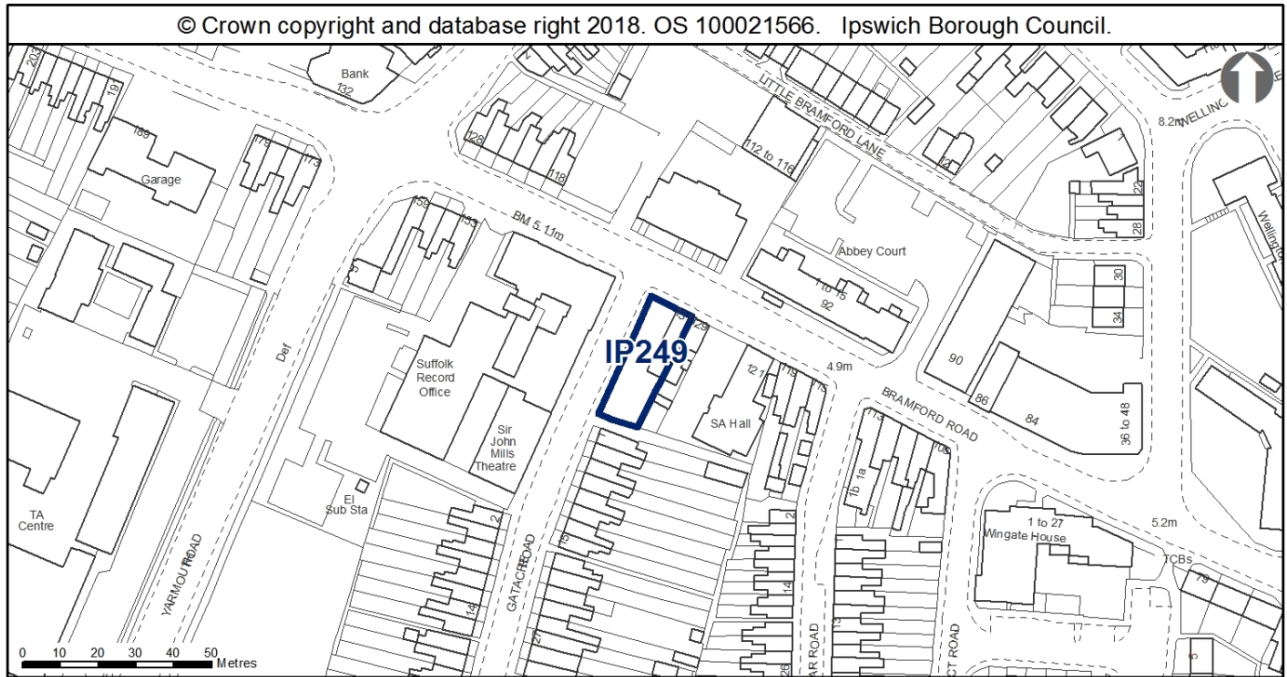


District:	Ipswich Borough Council		
Site Reference:	IP234		
Site Location:	30-34 Gibbons Street		
Approx site area (ha):	0.03	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for small-scale residential development
Availability	Site may be available as a new application has been submitted.
Achievability	Site may be achievable as a new application 19/00062/FUL for 3 houses rather than 6 flats is pending consideration.

Site conclusion - Housing:	Suitable for housing use -19/00062/FUL, Demolition of garages and erection of 3 houses. Possible windfall site as too small to allocate with reduced capacity.
Estimated dwellings yield:	3
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Not suitable for employment, site previously had planning permission for residential and this is the preferred use.

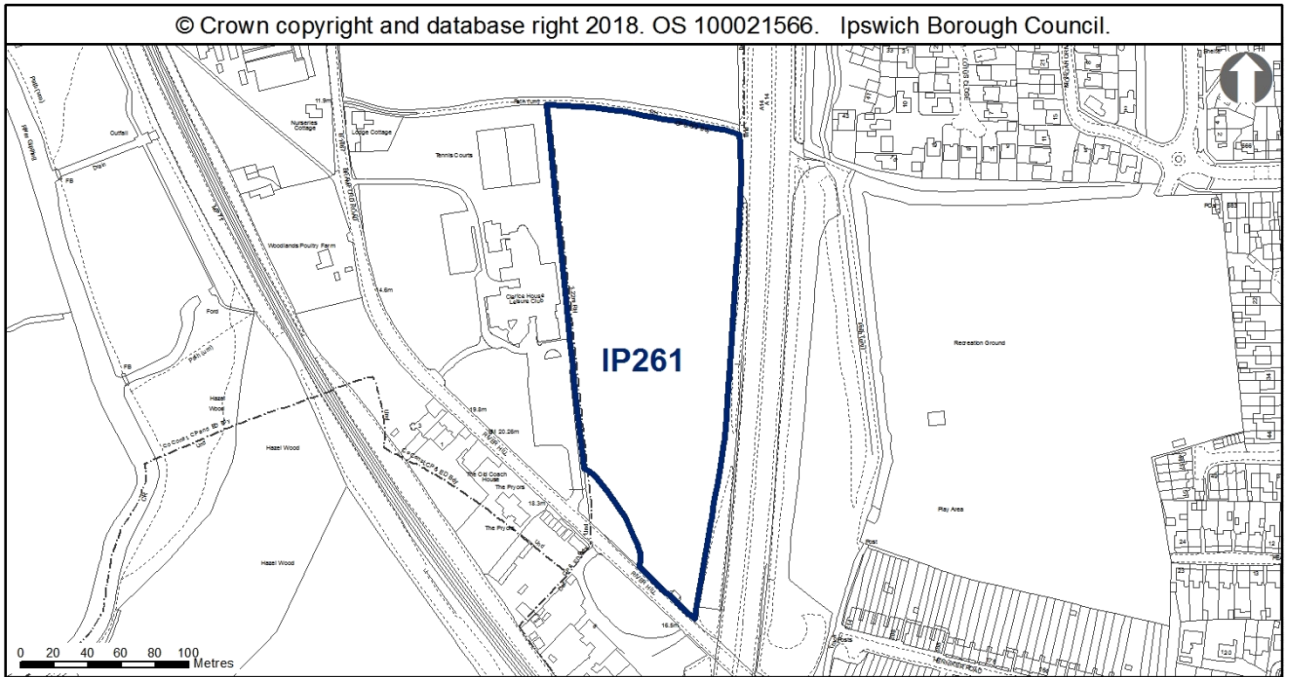


District:	Ipswich Borough Council		
Site Reference:	IP249		
Site Location:	131 Bramford Road		
Approx site area (ha):	0.04	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Office		
Neighbouring land use:	Takeaway and Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development. 13/00067/FUL for redevelopment for 8 dwellings lapsed in March 2016.
Availability	Site availability is currently unknown

Achievability	The 2013 approval for redevelopment has now lapsed. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use, but availability and achievability uncertain currently. Small site – possible windfall site. Site is near the AQMA.
Estimated dwellings yield:	8 @ 35dph
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Site is suitable for an alternative office use but a preferred use would be for residential.

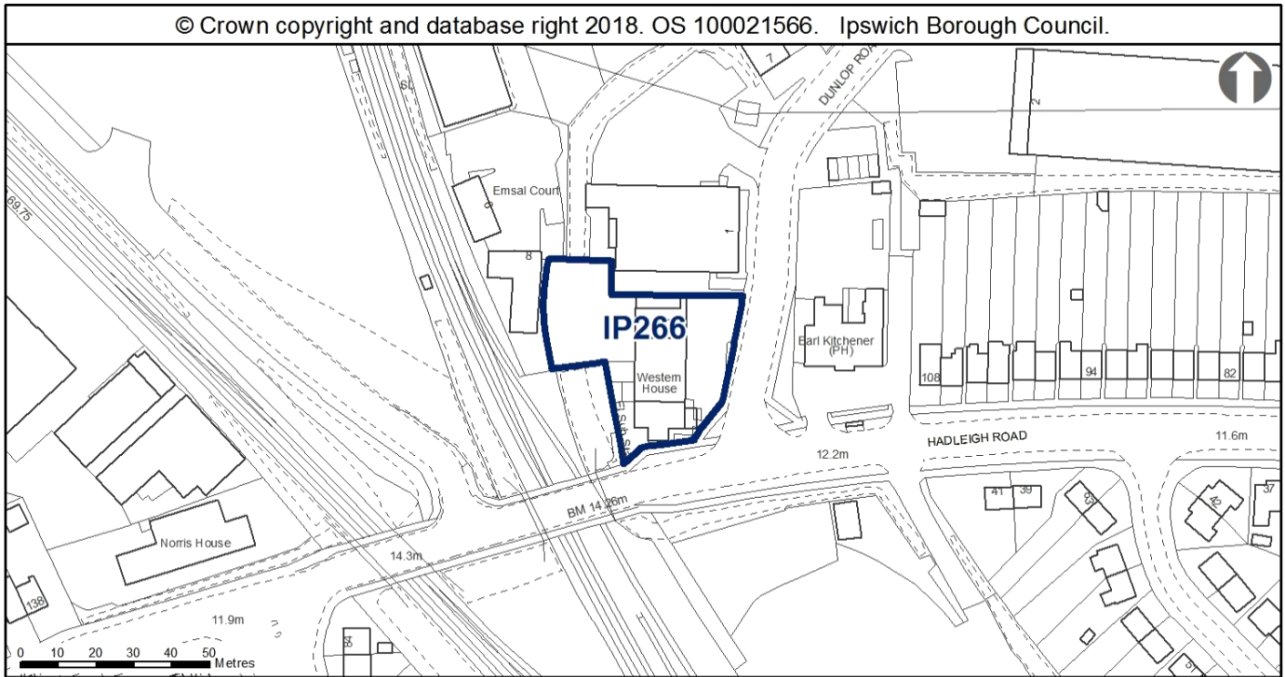


District:	Ipswich Borough Council		
Site Reference:	IP261		
Site Location:	Bramford Road (River Hill)		
Approx site area (ha):	2.48	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Fields – grassland/ scrub		
Neighbouring land use:	Leisure Club/A14		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Employment or residential
SHELAA site assessment	
Suitability	Site is not suitable for residential development due to the proximity of the A14 and the noise and access constraints. Could be suitable for some small scale employment subject to overcoming constraints and maintaining the separate identity of Bramford village.
Availability	Site is available for redevelopment

Achievability	Site could be redeveloped for some small scale employment purposes in mid term
Site conclusion - Housing:	Not Suitable for housing use
Estimated dwellings yield:	0
Estimated delivery timetable:	6 – 10 years
Site conclusion - Employment:	May be suitable for small scale B class employment uses on part (excluding office uses), subject to maintaining the separate identity of Bramford village. Access to transport networks may be improved if the link road to Europa Way through site IP029 to the south-east is delivered.

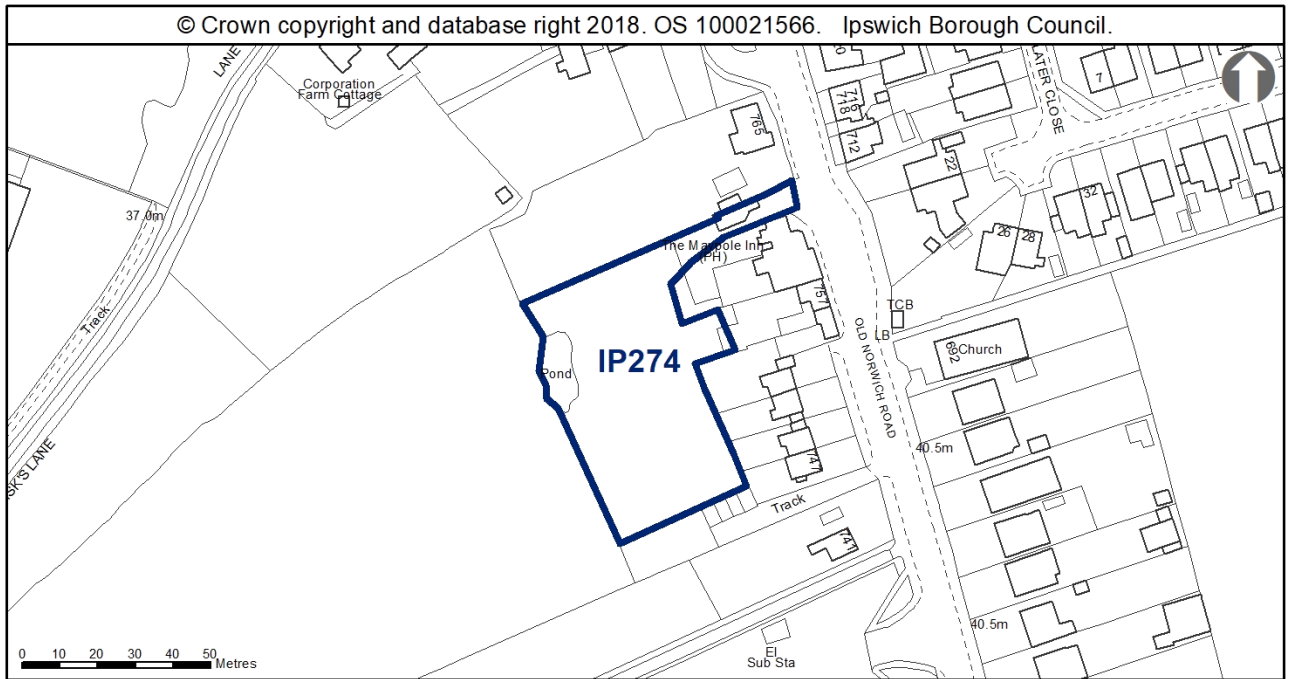


District:	Ipswich Borough Council		
Site Reference:	IP266		
Site Location:	Western House, Dunlop Road		
Approx site area (ha):	0.17	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Offices		
Neighbouring land use:	Offices		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development on the ground floor, subject to addressing noise constraints from railway. The upper floors have been converted into 50 flats under 13/01073/P3JPA
Availability	Site is available as the landowner has submitted this as their intention through the Call for Sites.

Achievability	A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve. The upper floors of the building have already been converted to residential.
Site conclusion - Housing:	Suitable for housing, subject to addressing noise constraints. Proposed 9 additional units
Estimated dwellings yield:	9
Estimated delivery timetable:	6 – 10 years
Site conclusion - Employment:	Site was previously an office development but this use has now ceased.

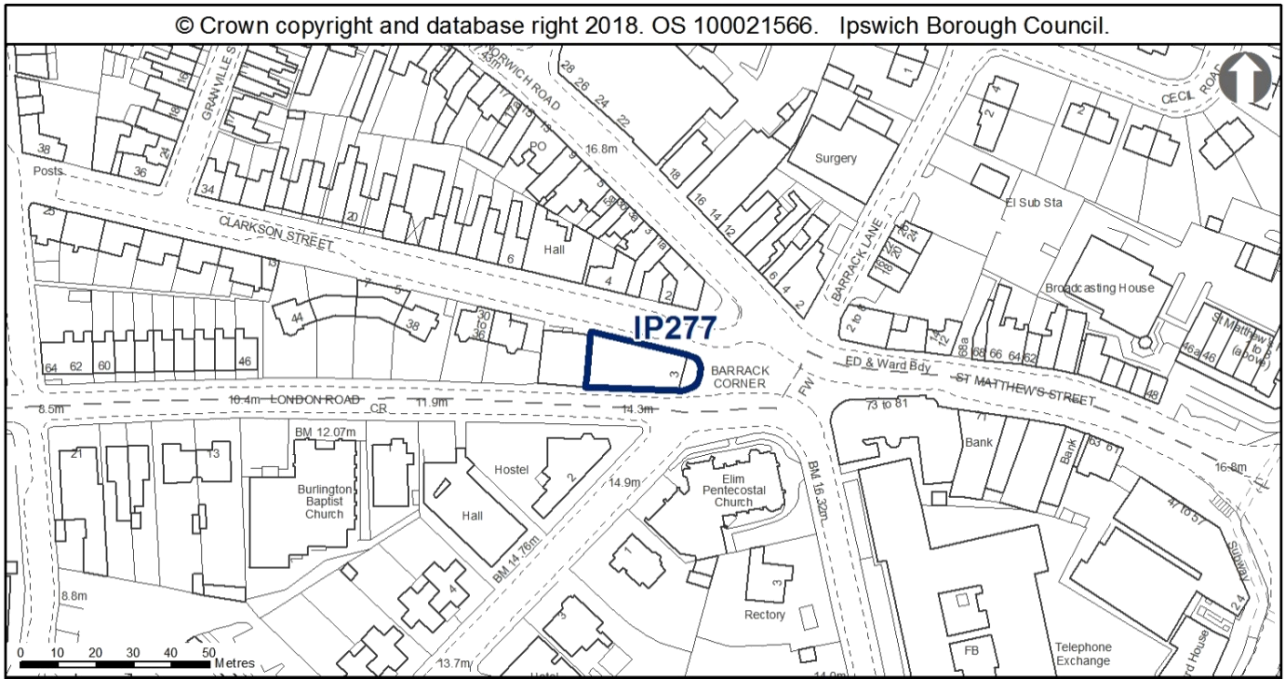


District:	Ipswich Borough Council		
Site Reference:	IP274		
Site Location:	Old Norwich Road (rear of Maypole PH)		
Approx site area (ha):	0.30	Brownfield / greenfield / mixed use land:	Mixed use
Existing land use:	Garden curtilage		
Neighbouring land use:	Residential, playing fields		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development
Availability	Site is available immediately for residential development
Achievability	Planning application 16/00763/FUL has a resolution to grant permission subject to the signing of a section 106 agreement, but the site could be delivered within 1 – 5 years

Site conclusion - Housing:	Suitable for housing - 11 dwellings approved under planning permisison 16/00763/FUL but awaiting a section 106.
Estimated dwellings yield:	11
Estimated delivery timetable:	1 – 5 years
Site conclusion - Employment:	Site is not suitable for employment due to neighbouring residential uses

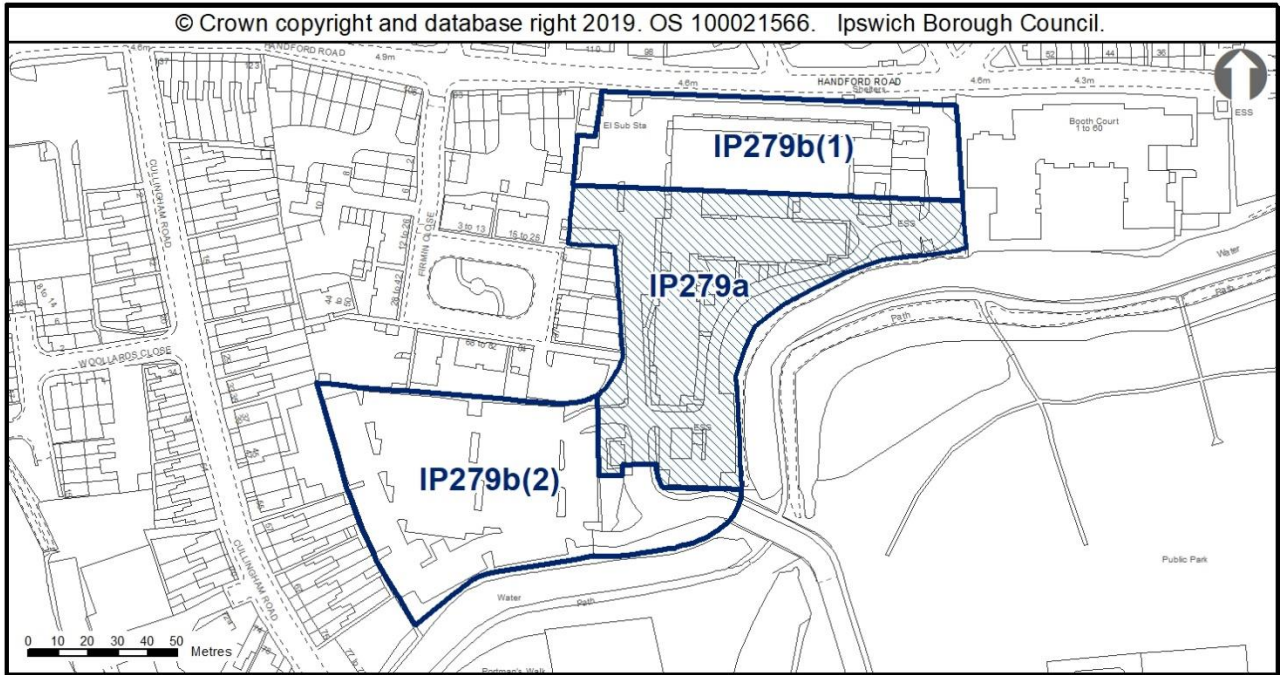


District:	Ipswich Borough Council		
Site Reference:	IP277		
Site Location:	Barrack Corner		
Approx site area (ha):	0.04	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Beauty Salon		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes
Availability	Yes
Achievability	The 2015 approval for conversion has now lapsed. A 100% flatted scheme may not be viable currently, but over the course of the plan

	period, market conditions may improve. Public realm improvements at Barrack Corner have improved the attractiveness of the area.
Site conclusion - Housing:	Suitable for residential as will be compatible with neighbouring uses. A small scale flatted development may be appropriate in this location. Very small site – possible windfall site. 15/00860/FUL for conversion to 6 flats approved December 2015 but lapsed December 2018. Site is near the AQMA.
Estimated dwellings yield:	6
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Existing use is as a beauty salon but the preferred use in this location would be for residential.

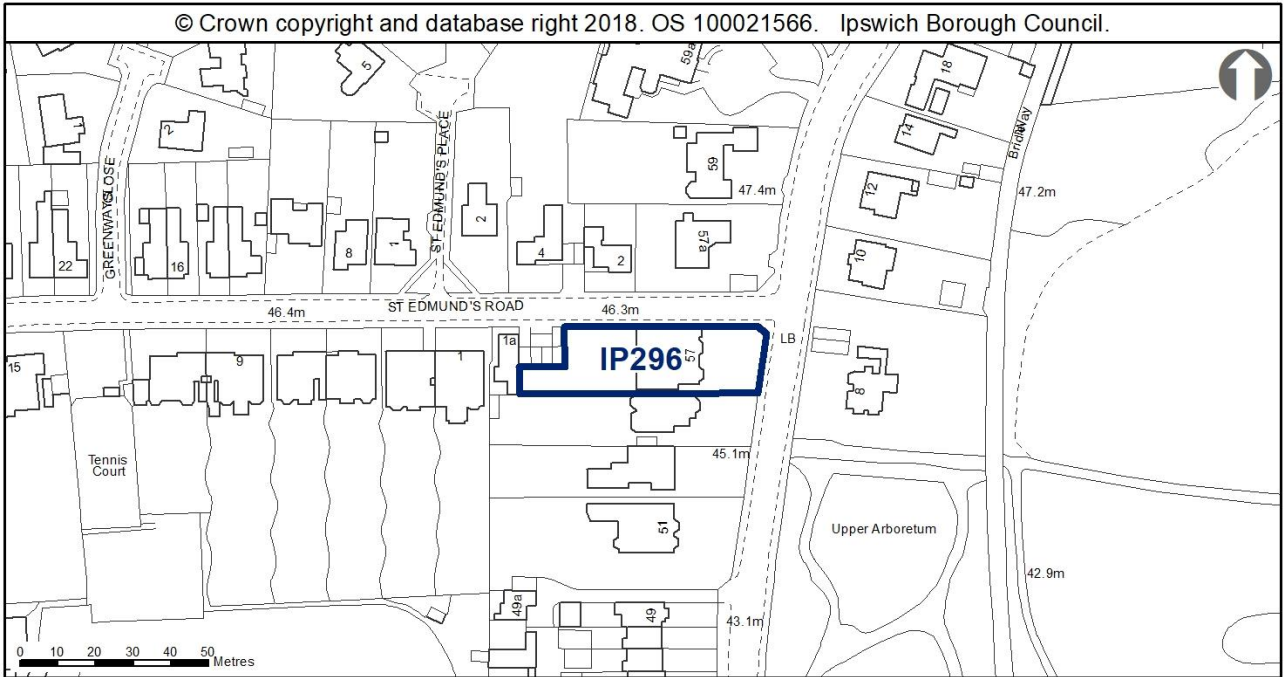


District:	Ipswich Borough Council		
Site Reference:	IP279b (1 & 2)		
Site Location:	BT office, Bibb Way		
Approx site area (ha):	1.01	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Office – largely vacant		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development and it is understood that much of the site is vacant. There is a prior approval 18/00470/P3JPA for change of use of the main office block (IP279a) to 104 flats. In addition, there is scope to accommodate further housing on the remainder of the site (IP279b (1&2)).

Availability	Site is available for redevelopment and has been promoted for housing by the landowner. It was being offered for sale in summer 2019 through Savills.
Achievability	The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses. A prior approval application for 104 dwellings (flats) within the main office building (IP279a) was granted in July 2018 (18/00470/P3JPA). A scheme including some houses on the remainder of the site could support delivery.
Site conclusion - Housing:	Suitable for housing, subject to addressing constraints including adjacent canal and facilitating cycle and pedestrian access through the site. Indicative capacity at high density of 104 dwellings in the existing office, and 47 at a medium density on the adjacent land.
Estimated dwellings yield:	47
Estimated delivery timetable:	1 – 5 years
Site conclusion - Employment:	Suitable for office employment (the existing use) but the preferred use is housing in this location.



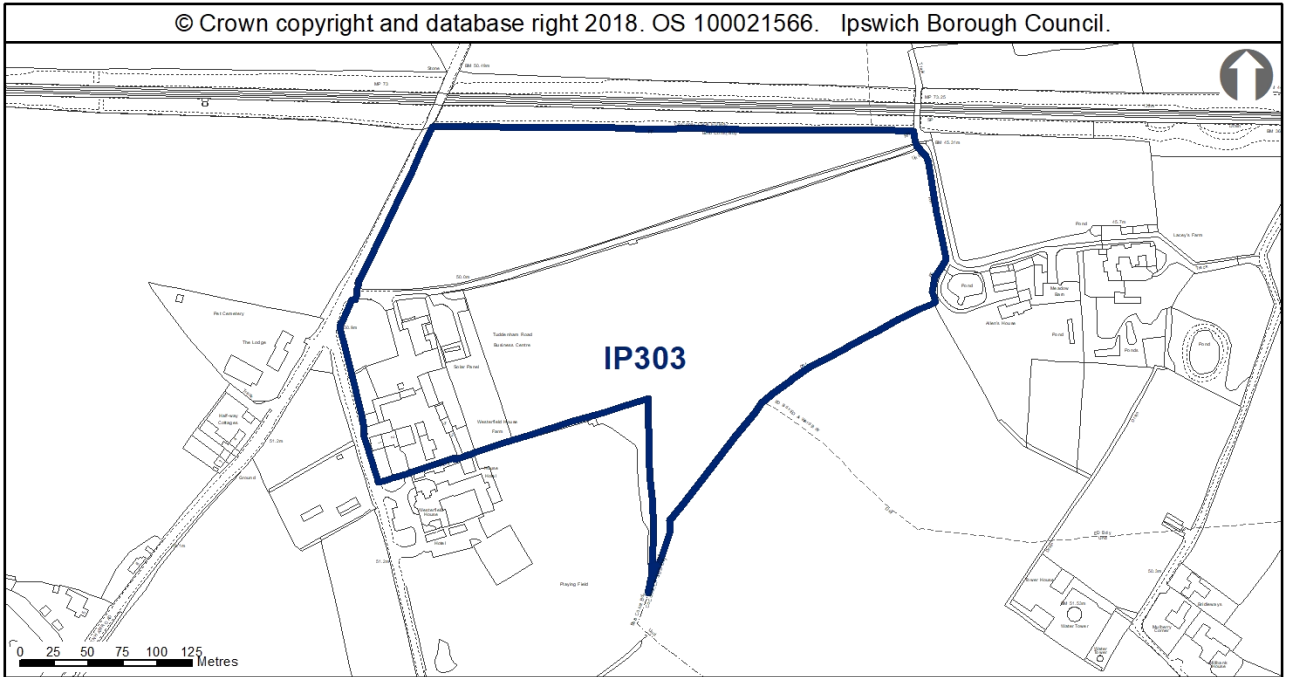
District:	Ipswich Borough Council		
Site Reference:	IP296		
Site Location:	57 Henley Road		
Approx site area (ha):	0.1	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Place of worship and residential		
Neighbouring land use:	Residential and park		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for a conversion of the existing place of worship to residential, as established by permission 18/00885/FUL. Development on land to the rear unacceptable as previous application for backland development (18/00082/FUL) refused due to harm to the heritage asset of the Conservation Area, impact on no.55 in terms of amenity and unsafe access.

Availability	Yes, previous application to convert building permitted.
Achievability	Building is in a higher value based on the Whole Plan Viability Assessment and potential conversion to flats may therefore be viable.

Site conclusion - Housing:	Suitable for a conversion to flats only. A new development on this site is unlikely to be suitable for the reasons set out in the previously refused application. Indicative capacity of conversion from 3 flats to 6 flats based on floorplan of place of worship and original three flats. Potential windfall site
Estimated dwellings yield:	3
Estimated delivery timetable:	1-5
Site conclusion - Employment:	The site is situated in a wholly residential context and employment development would be entirely inappropriate.



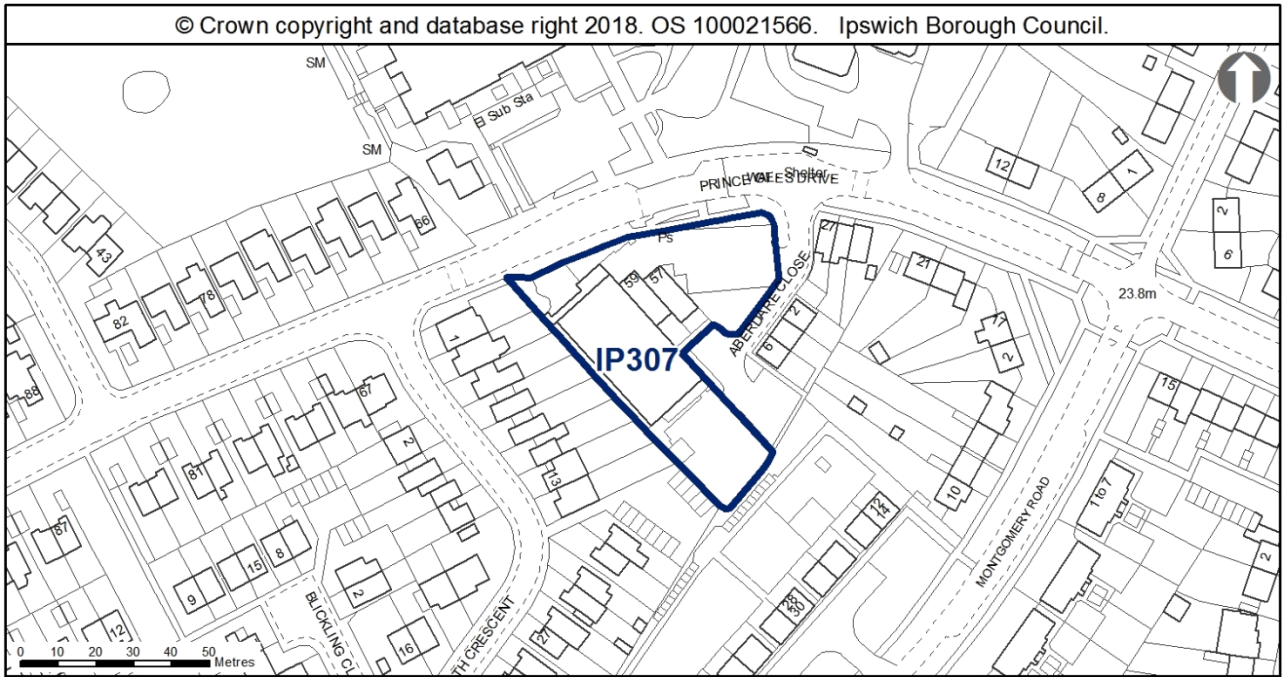
District:	Ipswich Borough Council		
Site Reference:	IP303		
Site Location:	Tuddenham Road/Humber Doucy Lane		
Approx site area (ha):	8.62	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agricultural use		
Neighbouring land use:	Care Home/Employment		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Red	Historic environment	Amber
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential use
SHELAA site assessment	
Suitability	Yes, subject to infrastructure and access provision. The site immediately abuts the 800m buffer zone around existing and proposed primary and secondary schools and it is envisaged that the development of this site would be masterplanned (including infrastructure requirements) with adjacent land. Therefore, in this

	particular instance, the red rating does not act as justification to discount this site.
Availability	Site is available for development
Achievability	Site would need careful planning and therefore is only achievable in the long-term

Site conclusion - Housing:	Suitable and available for residential development, subject to traffic and other infrastructure provision as part of a wider, comprehensive master plan (potentially with the neighbouring local authority). Development would also need to address the wider context of the site. Indicative capacity at 35dph on 60% of the site is 181 dwellings.
Estimated dwellings yield:	181
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Site may be suitable for part office/light industrial uses only as part of a mixed use development, subject to the same requirements as above, but residential use is preferred.

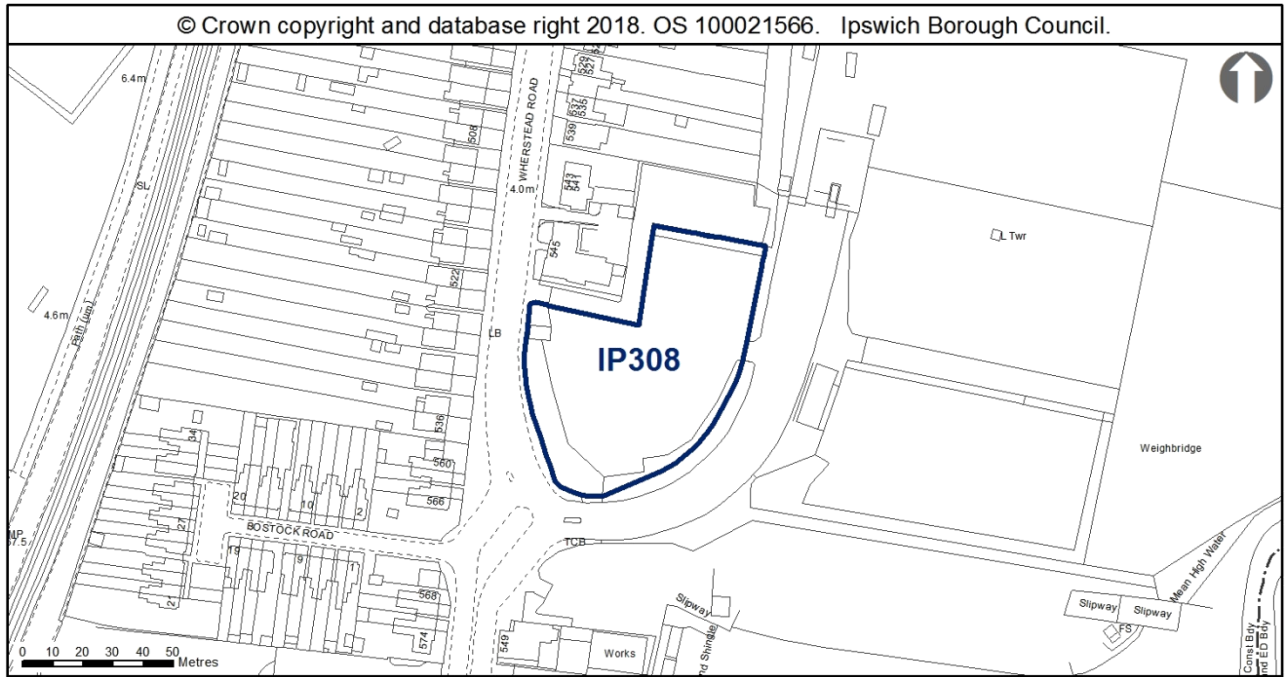


District:	Ipswich Borough Council		
Site Reference:	IP307		
Site Location:	Prince of Wales Drive		
Approx site area (ha):	0.27	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant retail		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development as the local centre is no longer in use.
Availability	Site is available for redevelopment immediately
Achievability	Site could be redeveloped short-term 1 – 5 years

Site conclusion - Housing:	Suitable for housing – the local centre (ref. 39) consisting of three retail units has fallen out of use. The Council’s Retail Monitoring Report Oct 2017 shows that, at that time, only the hairdressers remained in use. There are alternative facilities at Maidenhall Green Local Centre (ref. 12) approximately 275m to the east, or Stoke Park District Centre approximately 550m to the south. Indicative capacity @ 45dph is 12 dwellings.
Estimated dwellings yield:	12
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Not suitable for B1-B8 Employment uses

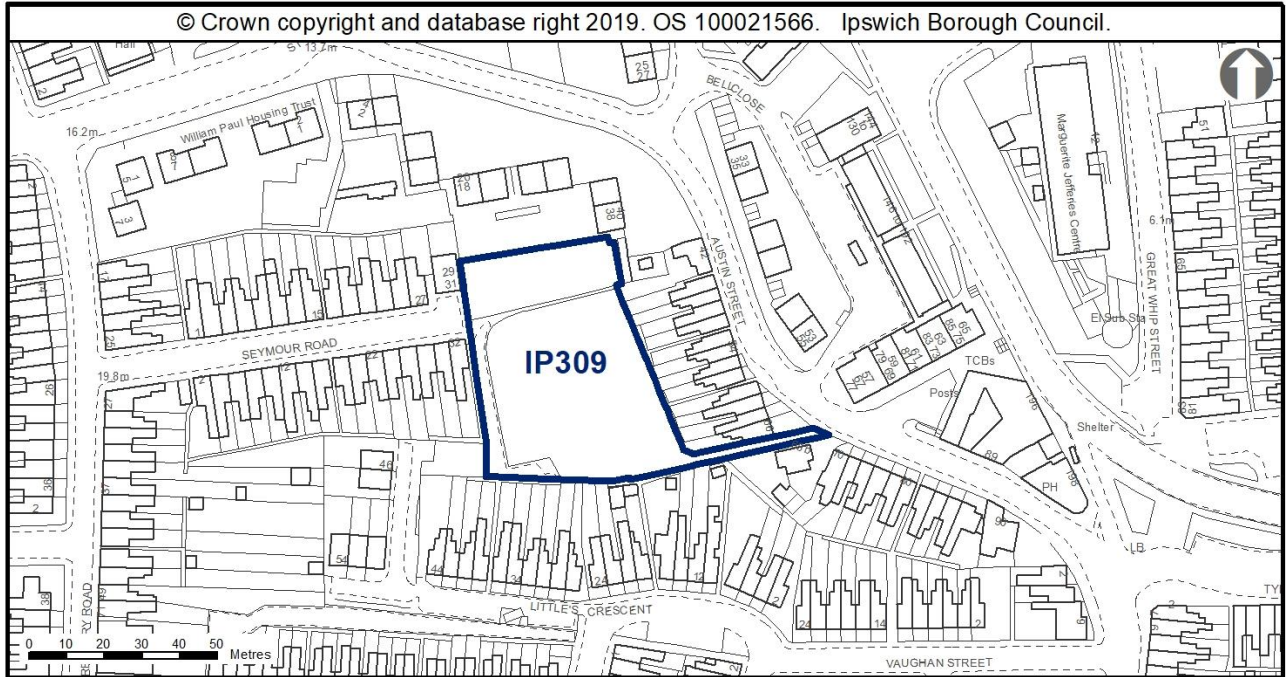


District:	Ipswich Borough Council		
Site Reference:	IP308		
Site Location:	West Bank Terminal (entrance to)		
Approx site area (ha):	0.45	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Storage Land		
Neighbouring land use:	Residential and Port		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is suitable for employment but not residential given the noise constraints created by the neighbouring use and flood risk
Availability	Yes – Subject to loss of car park
Achievability	Site could be achievable mid-term

Site conclusion - Housing:	Not suitable for housing because of flood risk
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for B class employment but would need to respect residential amenity – 0.45ha



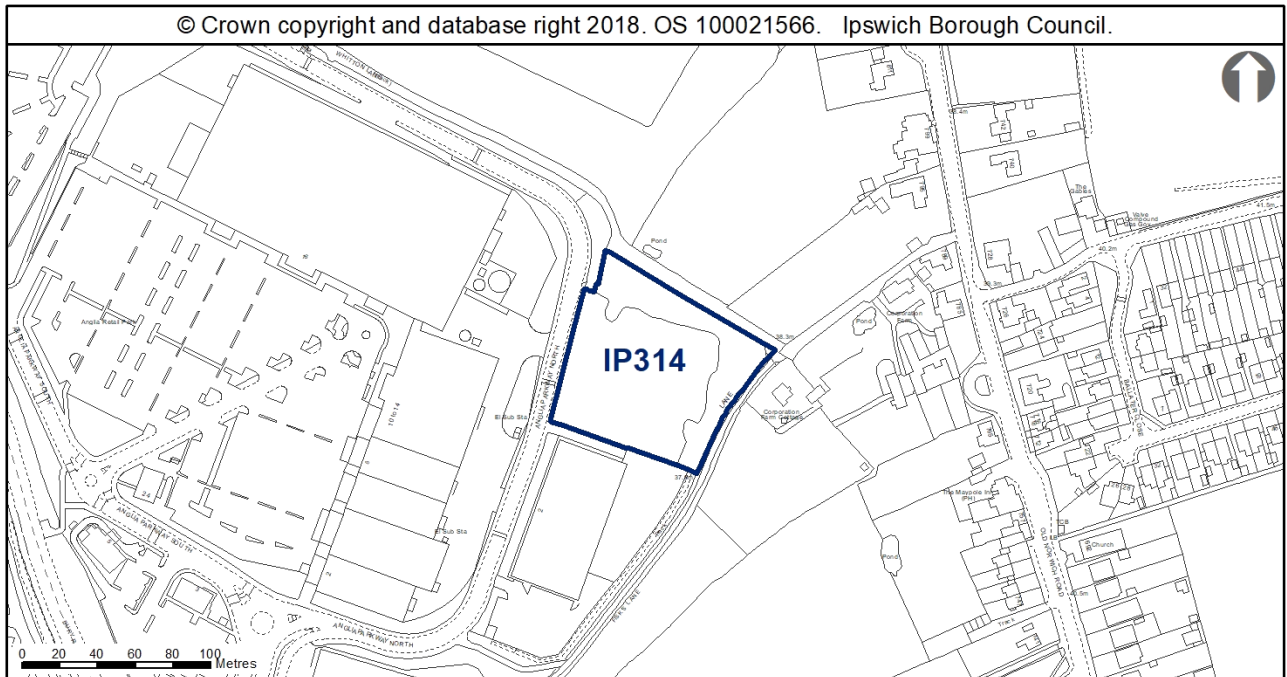
District:	Ipswich Borough Council		
Site Reference:	IP309		
Site Location:	Bridgeward Social Club, 68A Austin Street		
Approx site area (ha):	0.28	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Social Club land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development, subject to overcoming access constraints. This may necessitate the creation of a new access from Seymour Road.
Availability	Site is available for residential development immediately. Landowner's agent has made a representation on the Preferred

	Options emerging Local Plan consultation advocating it for residential development.
Achievability	Site could be re-developed within 5 years. At circa 54dph, the likely development would consist of a mix of houses and flats which the Whole Plan Viability Assessment has found to be generally viable.

Site conclusion - Housing:	Suitable for residential indicative capacity of 15 dwellings @ 54dph.
Estimated dwellings yield:	15
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Not suitable for employment

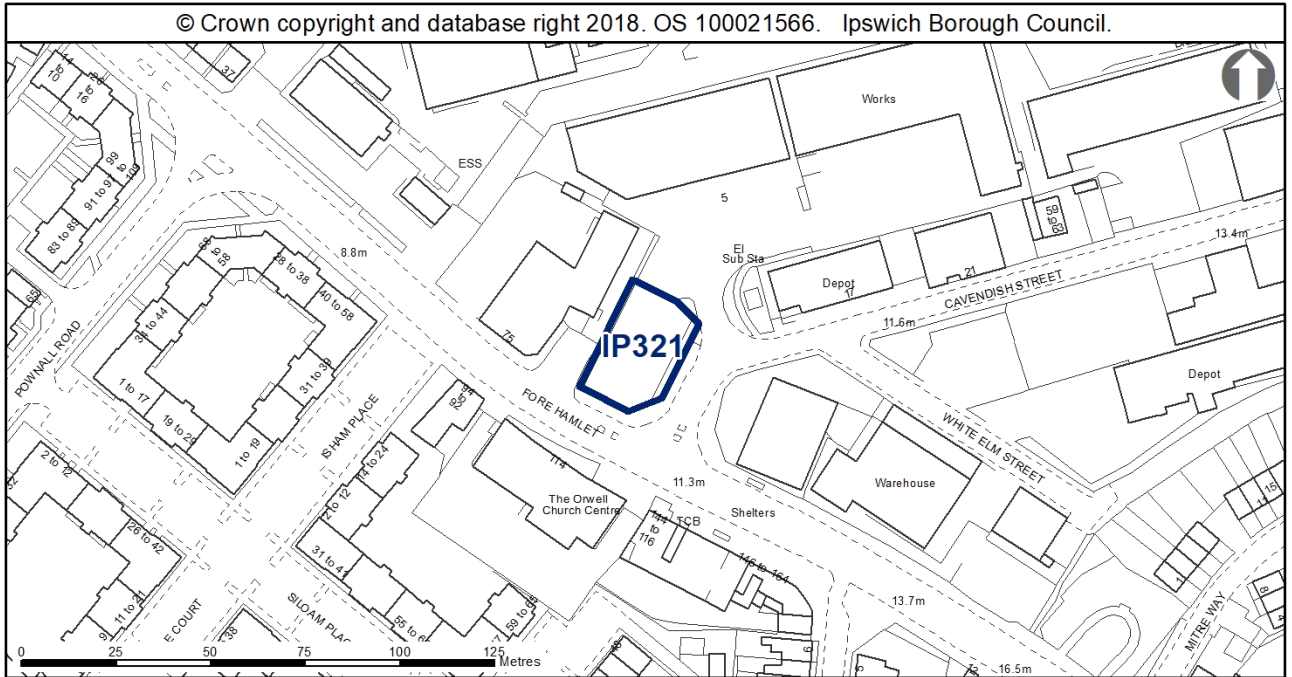


District:	Ipswich Borough Council		
Site Reference:	IP314		
Site Location:	Adjacent 2 Anglia Parkway North		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Vacant land		
Neighbouring land use:	Employment		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is suitable for employment uses subject to consideration of the adjacent conservation area and housing
Availability	Site is available for redevelopment immediately
Achievability	Site is achievable for redevelopment within 5 years

Site conclusion - Housing:	Site is not suitable for housing development due to nature of neighbouring uses
Estimated dwellings yield:	0
Estimated delivery timetable:	1 – 5 years
Site conclusion - Employment:	Employment – 0.78ha. All employment except heavy industry owing to housing to the east.

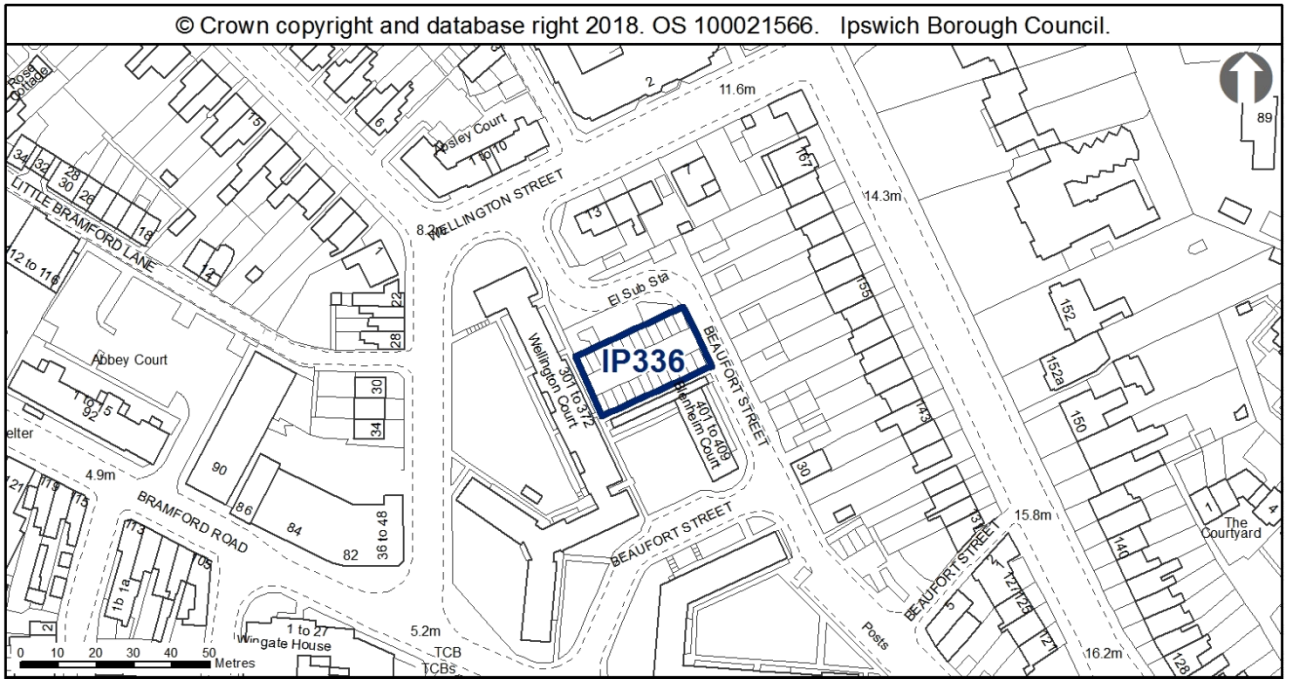


District:	Ipswich Borough Council		
Site Reference:	IP321		
Site Location:	Adjacent 5 Cavendish Street		
Approx site area (ha):	0.06	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Wash		
Neighbouring land use:	Employment Area		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is suitable for future employment as part of Employment Area E10
Availability	Site is used as temporary car park with permission 16/00236/VC due to expire 28 April 2021.
Achievability	Achievable once temporary use ends.

Site conclusion - Housing:	N/A
Estimated dwellings yield:	N/A
Estimated delivery timetable*:	N/A
Site conclusion - Employment:	Suitable for employment and within existing employment area – 0.06ha

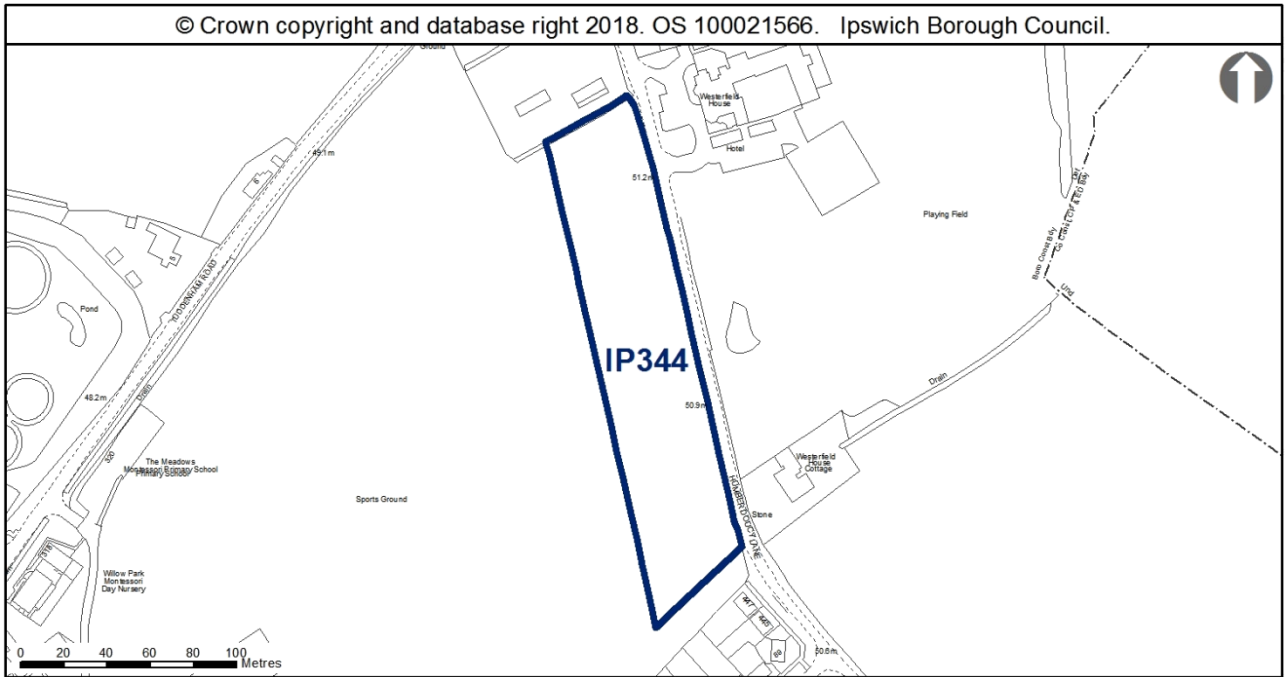


District:	Ipswich Borough Council		
Site Reference:	IP336		
Site Location:	Wellington Court garages, Beaufort Street		
Approx site area (ha):	0.05	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garages		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to provision of parking spaces
Availability	Site is available for redevelopment
Achievability	Site could be achievable mid-term

Site conclusion - Housing:	Suitable for residential development, indicative capacity 9 dwellings at high density of 180dph if replicating adjacent block but may be lower.
Estimated dwellings yield:	9 dwellings at 180dph
Estimated delivery timetable:	6 – 10 years
Site conclusion - Employment:	Not suitable for employment

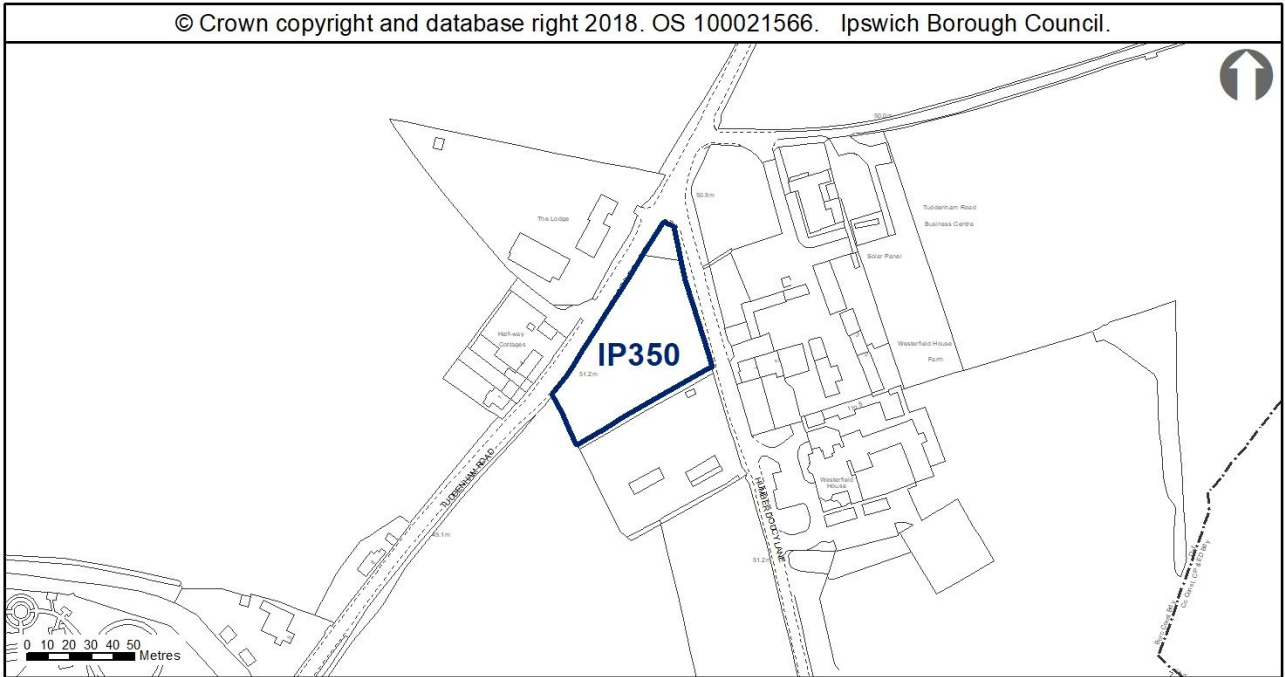


District:	Ipswich Borough Council		
Site Reference:	IP344		
Site Location:	Land fronting Humber Doucy Lane		
Approx site area (ha):	1.02	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Vacant Land		
Neighbouring land use:	Playing Fields/Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to access, highways, drainage and other infrastructure considerations. Site is separated from adjacent playing field by a hedge and the aerial survey shows that it has not been in playing field use since at least 2013. It does not form part of the adjacent sports facility.

Availability	Site is available for development
Achievability	Only achievable in the long term subject to comprehensive master planning with adjacent sites. Greenfield site in a higher value area according to the Whole Plan Viability Assessment and is likely to be viable.
Site conclusion - Housing:	Suitable and available for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan (potentially with the neighbouring local authority) including land to the east of Humber Doucy Lane. Indicative capacity at 35dph on 60% of site is 22 dwellings however development would need to address the wider context of the site.
Estimated dwellings yield:	22
Estimated delivery timetable:	11-15 years
Site conclusion - Employment:	Not suitable for employment because of neighbouring uses

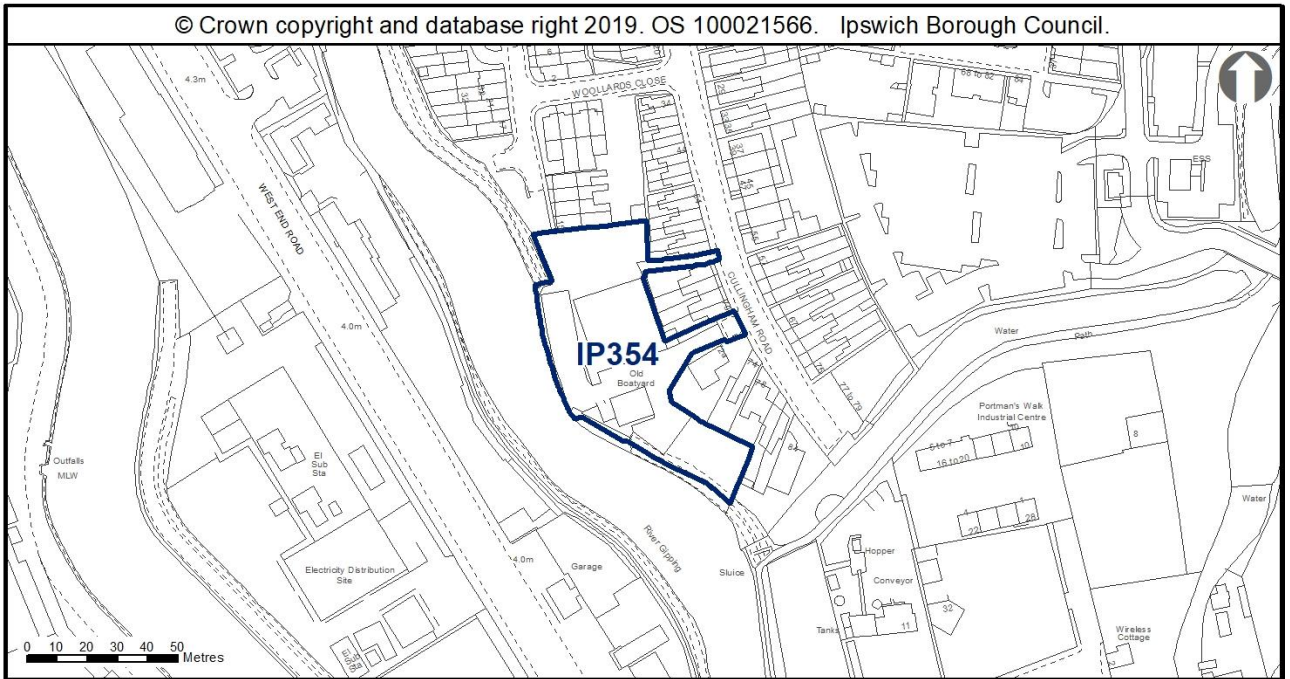


District:	Ipswich Borough Council		
Site Reference:	IP350		
Site Location:	Land at corner of Tuddenham Road and Humber Doucy Lane		
Approx site area (ha):	0.36	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Countryside		
Neighbouring land use:	Playing fields, countryside, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site could be suitable for residential subject to access and infrastructure improvements.
Availability	Yes, promoted through the call for sites

Achievability	Could be achievable in the plan period. Greenfield site in a higher value area according to the Whole Plan Viability Assessment and is likely to be viable.
Site conclusion - Housing:	Suitable and available for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan (potentially with the neighbouring local authority). The site has an indicative capacity of 8 dwellings at 35dph on 60% of the site, however development would need to address the wider context of the site and deliver junction improvements.
Estimated dwellings yield:	8
Estimated delivery timetable:	11-15
Site conclusion - Employment:	Not suitable for employment because of neighbouring uses

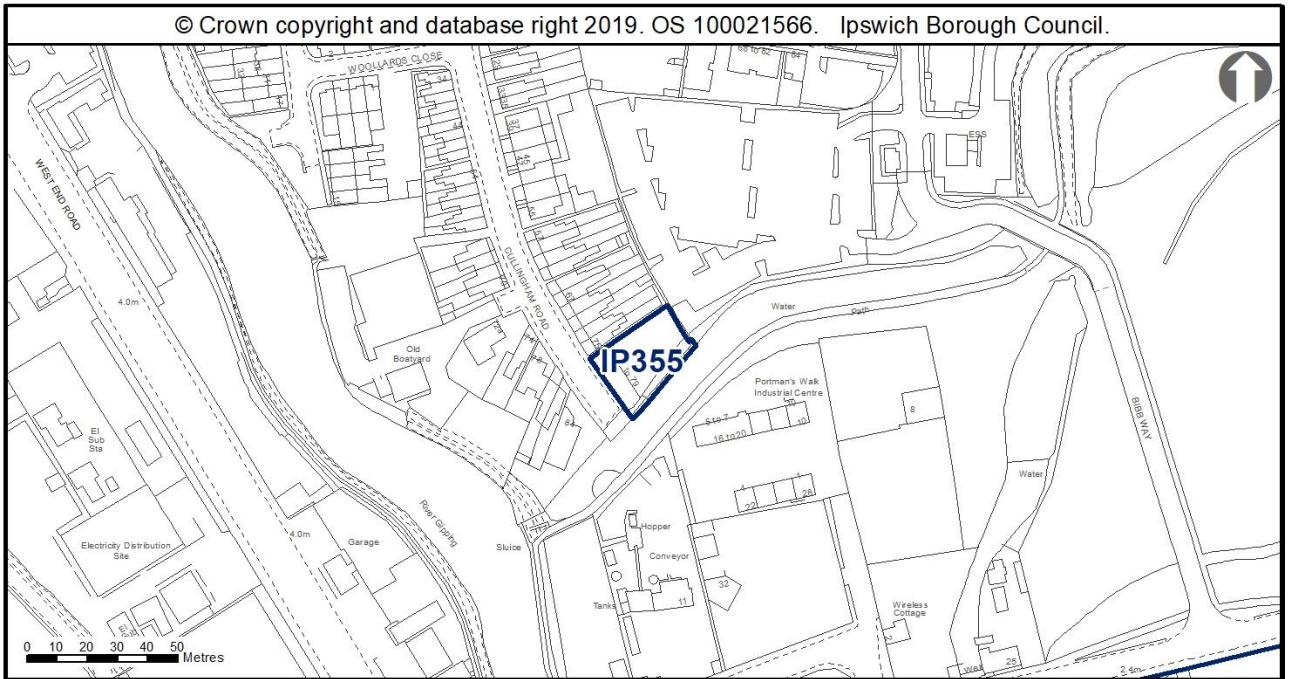


District:	Ipswich Borough Council		
Site Reference:	IP354		
Site Location:	72 (Old Boatyard) Cullingham Road		
Approx site area (ha):	0.34	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Boatyard		
Neighbouring land use:	Residential, river and employment uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential and employment
SHELAA site assessment	
Suitability	Site could be suitable for residential subject to appropriate flood risk mitigation and addressing other constraints. A ground-floor commercial use as part of a mixed use that is compatible with on-site and adjacent residential properties may be suitable to address flood risk.

Availability	Yes, site is now vacant following closure of previous light engineering occupier.
Achievability	Could be achievable in the early plan period given the vacant use of the buildings and the fact that the site is not within a protected employment area. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable and available for housing development subject to overcoming flood risk constraint. A mixed commercial/ residential use may be appropriate as a means of addressing flood risk. The site has an indicative capacity of 24 dwellings at 70dph. Density has been lowered from the normal 90dph to 70dph to reflect unique site constraints.
Estimated dwellings yield:	24
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Suitable for employment that is compatible with residential. Preferred as part of mixed residential/ commercial scheme rather than solely employment.

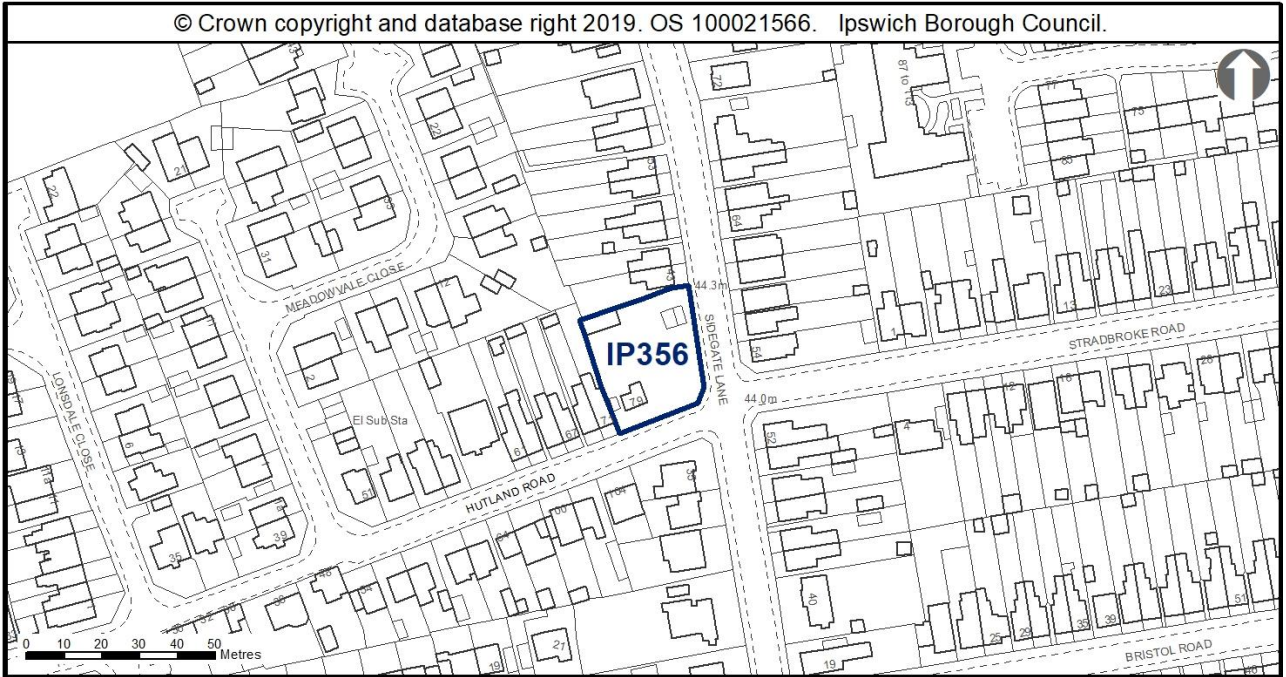


District:	Ipswich Borough Council		
Site Reference:	IP355		
Site Location:	77-79 Cullingham Road		
Approx site area (ha):	0.06	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garden machinery business		
Neighbouring land use:	Residential, river and employment		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site could be suitable for residential subject to appropriate flood risk mitigation and addressing other constraints. Site would need to safeguard a means of access through the site to connect IP279 to the river path adjacent.
Availability	Yes, site has been allocated in the emerging Local Plan for residential with a key factor of this being the connectivity between

	the end of Cullingham Road and the adjacent site IP279. This therefore makes a residential development attractive.
Achievability	Could be achievable in the early plan period given the vacant use of the buildings and the fact that the site is not within a protected employment area. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable and available for housing development subject to overcoming flood risk constraint. A mixed commercial/ residential use may be appropriate as a means of addressing flood risk. The site has an indicative capacity of 6 dwellings at 100dph.
Estimated dwellings yield:	6
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Suitable for employment that is compatible with residential. Preferred as part of mixed residential/ commercial scheme rather than solely employment.

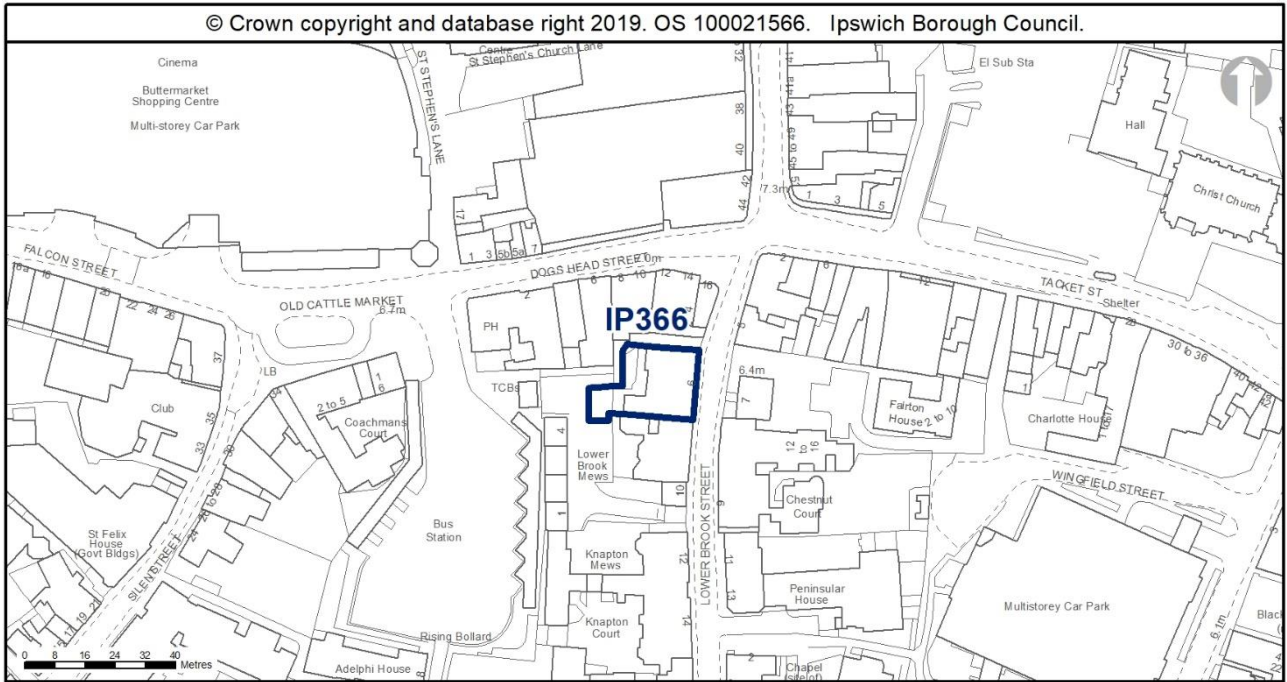


District:	Ipswich Borough Council		
Site Reference:	IP356		
Site Location:	79 Hutland Road		
Approx site area (ha):	0.08	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Former workshop		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site suitable for residential development. Development would need to address possible contamination from former workshop use and may be highways impacts from use of existing drive onto site.
Availability	Yes, site was recently advertised online (22 March 2019) for auction on 15 May 2019.

Achievability	Could be achievable in the early plan period as a windfall site. The site falls within the higher value zone of Ipswich according to the Whole Plan Viability Assessment and is likely to be predominantly house-led in terms of development.
Site conclusion - Housing:	Suitable for housing. Site is due to be promoted at auction in the near future. Indicative capacity of 5 dwellings based on a continuation of the adjacent terraces.
Estimated dwellings yield:	5
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Site last used as a workshop, but the site is not suitable for employment use due to residential surroundings.

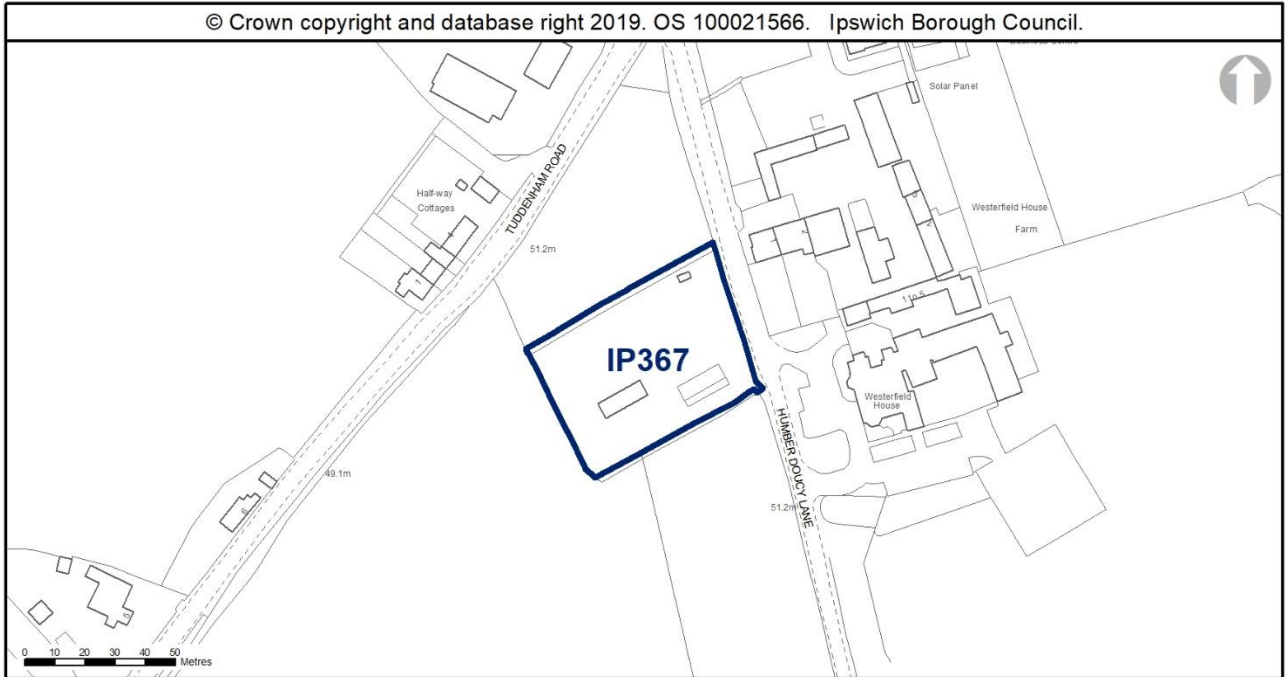


District:	Ipswich Borough Council		
Site Reference:	IP366		
Site Location:	6 Lower Brook Street		
Approx site area (ha):	0.03	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Office		
Neighbouring land use:	Residential, offices, bus station and town centre uses		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is suitable for conversion to residential subject to preserving the Grade II Listed Building.
Availability	Yes, the office is unoccupied and there is a pending application (19/00028/FUL) and associated listed building consent application for the conversion of the office to eight flats.

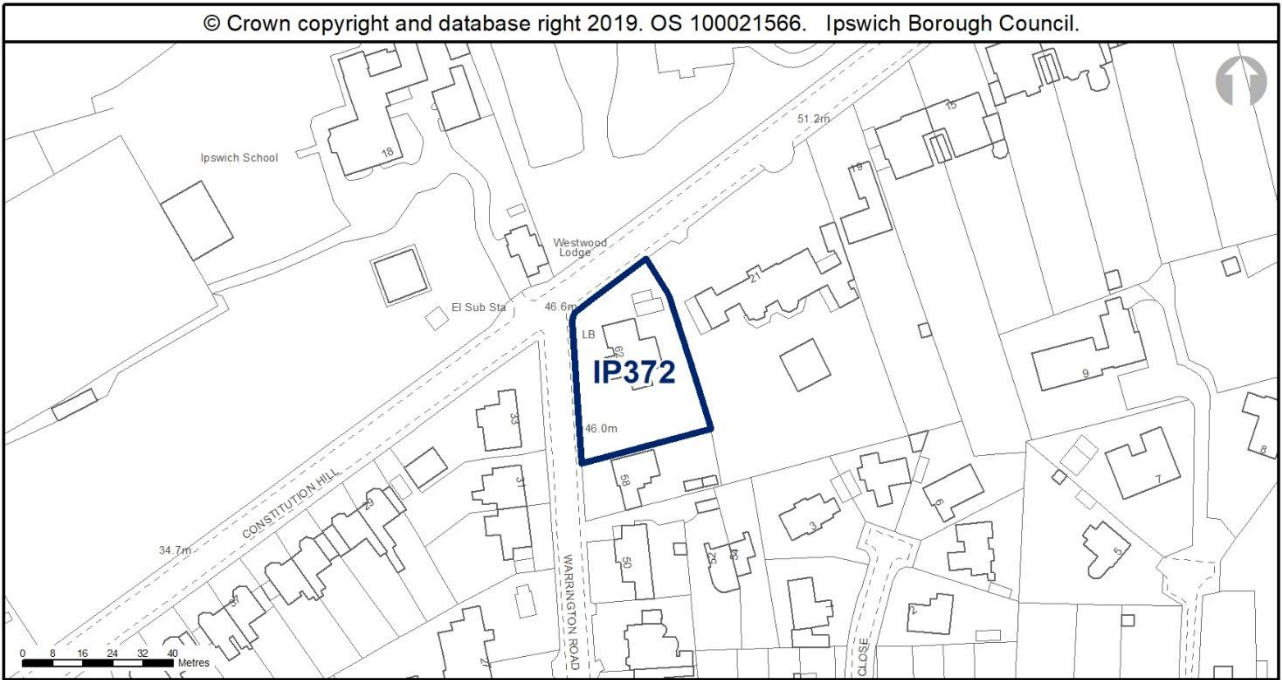
Achievability	Could be achievable in the early plan period given the vacant use of the buildings and the pending application. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable and available for housing but only in the form of a sensitive conversion that preserves the Listed Building. The pending application (19/00028/FUL) seeks permission for 8 flats at very high density but may be feasible given the town centre location of the site.
Estimated dwellings yield:	8
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Suitable for office employment as previously used for office use in town centre location.



District:	Ipswich Borough Council		
Site Reference:	IP367		
Site Location:	Land west of Humber Doucy Lane		
Approx site area (ha):	0.33	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Vacant land with greenhouse		
Neighbouring land use:	Care Home, residential and agricultural land		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		
Proposed land use description:	Residential		
SHELAA site assessment			
Suitability	Site could be suitable for residential subject to access and infrastructure improvements.		
Availability	Site ownership is currently unknown. Could come forward as part of wider strategic allocation in emerging Local Plan.		

Achievability	Could be achievable in the plan period. Greenfield site in a higher value area according to the Whole Plan Viability Assessment and is likely to be viable.
Site conclusion - Housing:	Suitable and potentially available for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan. The site has an indicative capacity of 7 dwellings at 35dph on 60% of the site, however development would need to address the wider context of the site and likely road widening improvements.
Estimated dwellings yield:	7
Estimated delivery timetable:	11-15
Site conclusion - Employment:	Not suitable for employment because of neighbouring uses.

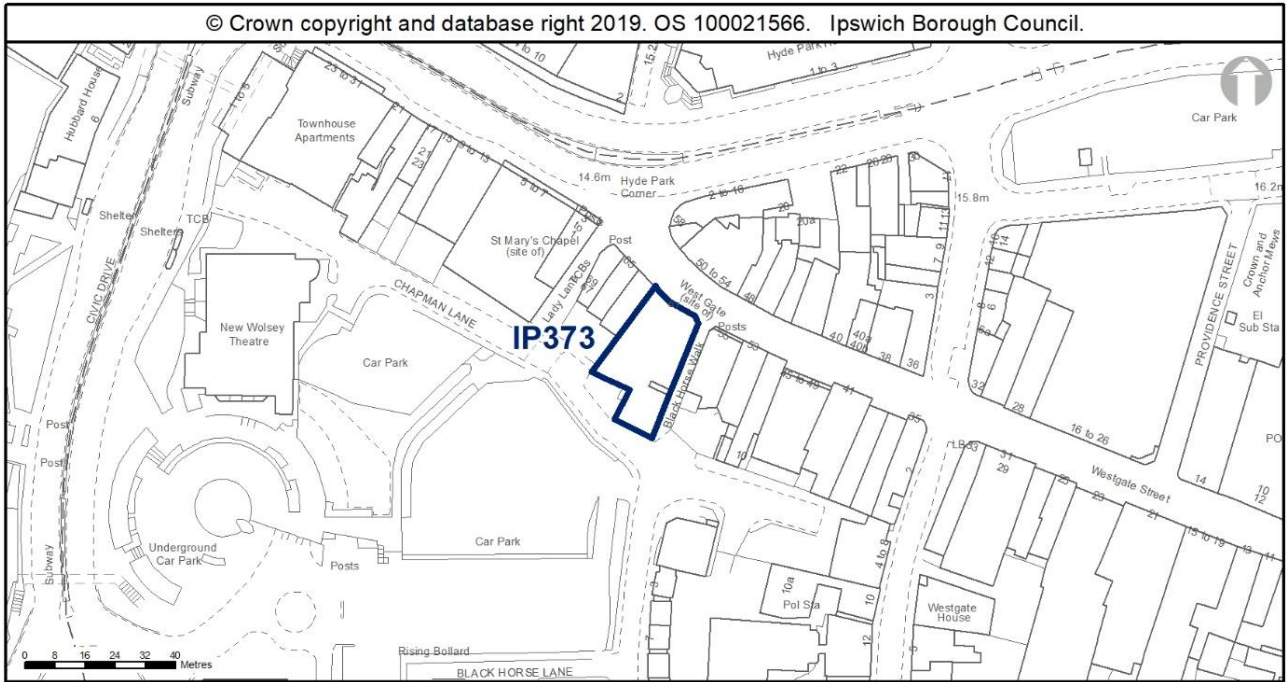


District:	Ipswich Borough Council		
Site Reference:	IP372		
Site Location:	62 Warrington Road		
Approx site area (ha):	0.13	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Residential		
Neighbouring land use:	Residential, school and park		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential as previous permission (15/01034/FUL) expired for conversion of garage to carers accommodation.
Availability	Yes, planning permission only recently expired (January 2019)

Achievability	Could be achievable in the early plan period subject to obtaining new permission.
Site conclusion - Housing:	Suitable for housing but specifically for carers accommodation in the form of a garage conversion as per the previous permission.
Estimated dwellings yield:	1
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Not suitable for employment use given proximity to adjoining residential properties.

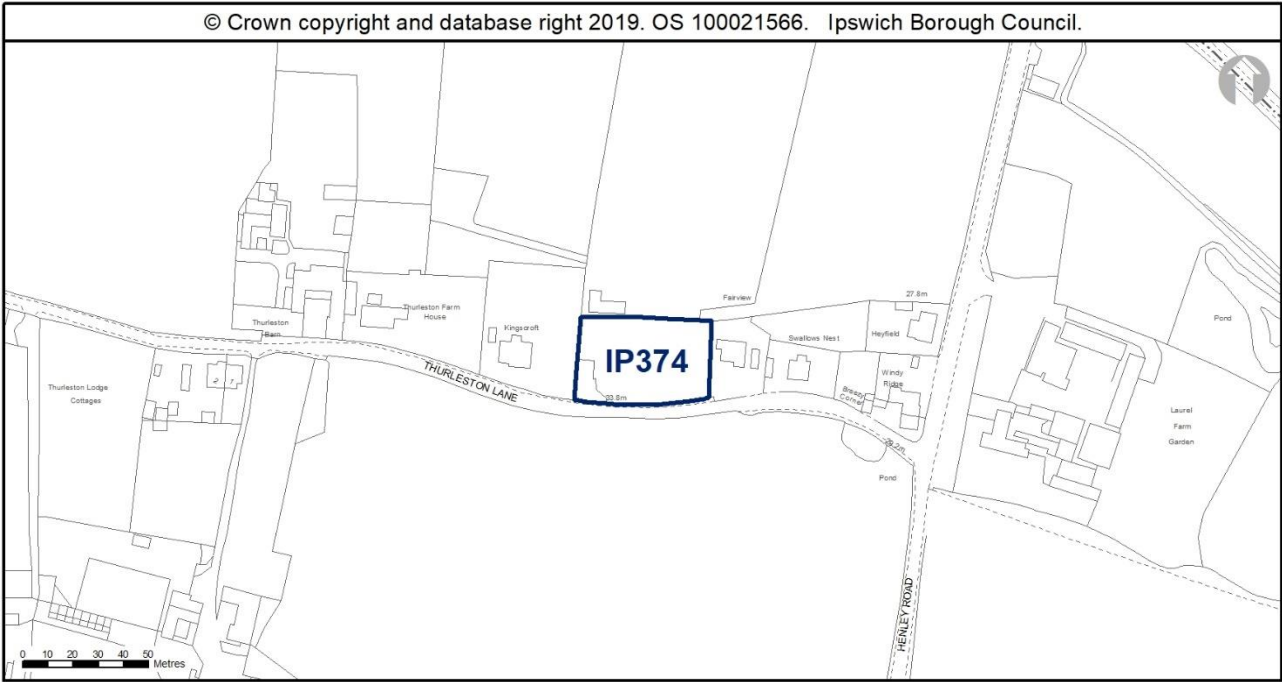


District:	Ipswich Borough Council		
Site Reference:	IP373		
Site Location:	59 – 61 Westgate Street		
Approx site area (ha):	0.06	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail		
Neighbouring land use:	Town centre uses and public car park		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is suitable for conversion of the upper floor to residential subject to providing adequate living environment for future occupiers. Planning application (18/00456/FUL) previously refused for the conversion of the upper-floor to 6 flats because 3 of the 6 proposed flats did not meet the nationally described space standards.

Availability	Yes, a planning application (18/00456/FUL) has recently been submitted suggesting it is available for development
Achievability	Could be achievable in the early plan period given the recent submission of a planning application. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing but would need to ensure that flats meet nationally described space standards to overcome previous reason for refusal for 6 flats (19/00028/FUL). Based on existing and proposed floorplans of the previous application, it is considered that a reduction of the number of flats sought from 6 to 5 flats may result in a layout that provides an adequate living environment.
Estimated dwellings yield:	5
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Suitable for office employment given town centre location.

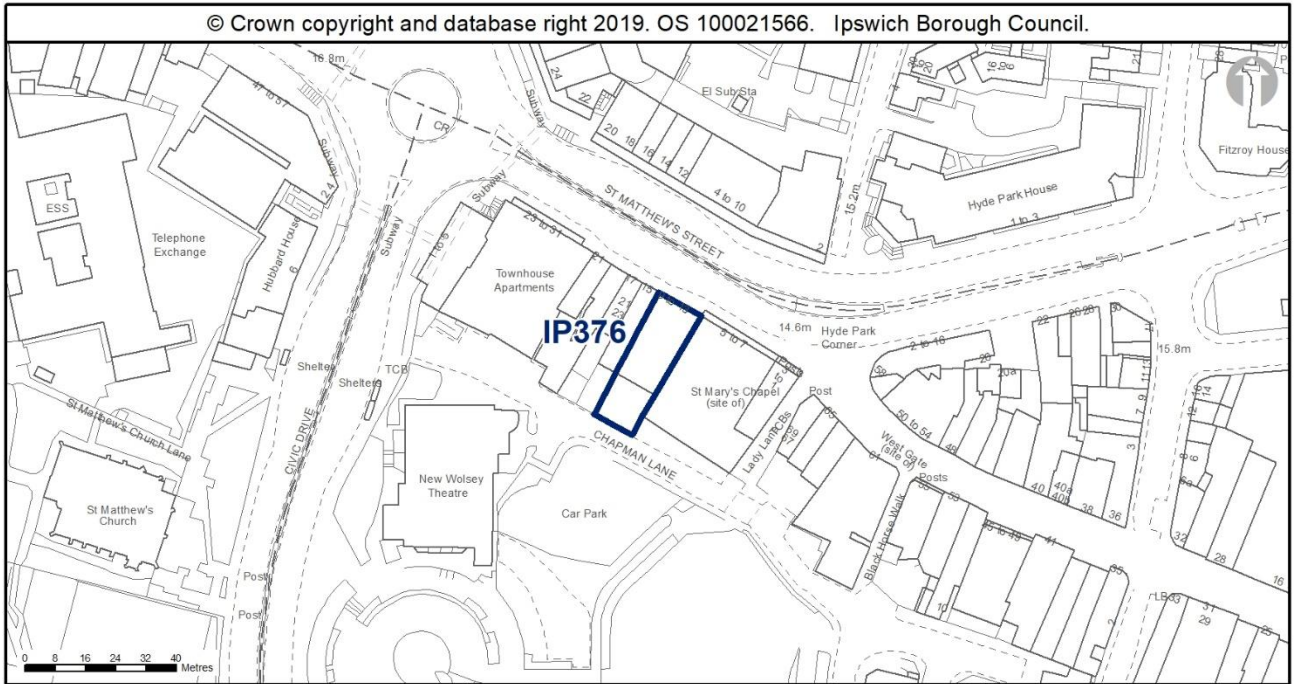


District:	Ipswich Borough Council		
Site Reference:	IP374		
Site Location:	Land Adjacent To Kingscroft, Thurleston Lane		
Approx site area (ha):	0.18	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Grass land		
Neighbouring land use:	Residential and agricultural land		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential subject to responding appropriately to countryside setting and character of area. Planning application for a dwelling house previously withdrawn (18/00627/FUL) and revised application currently pending consideration (19/00072/FUL).

Availability	Yes, a planning application is currently pending for residential development.
Achievability	Could be achievable in the early plan period given the recent submission of a planning application. Site is greenfield and in a higher value area in the Borough according to the Whole Plan Viability Assessment, suggesting development would be viable.
Site conclusion - Housing:	Suitable for housing but would need to ensure that any development respect the countryside setting and does not harm the character of the area. In consideration of semi-rural context and low density layout of surroundings, it is likely that only one dwelling can be accommodated on this site. Potential windfall site.
Estimated dwellings yield:	1
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Not suitable for employment use given proximity to adjoining residential properties and semi-rural context.

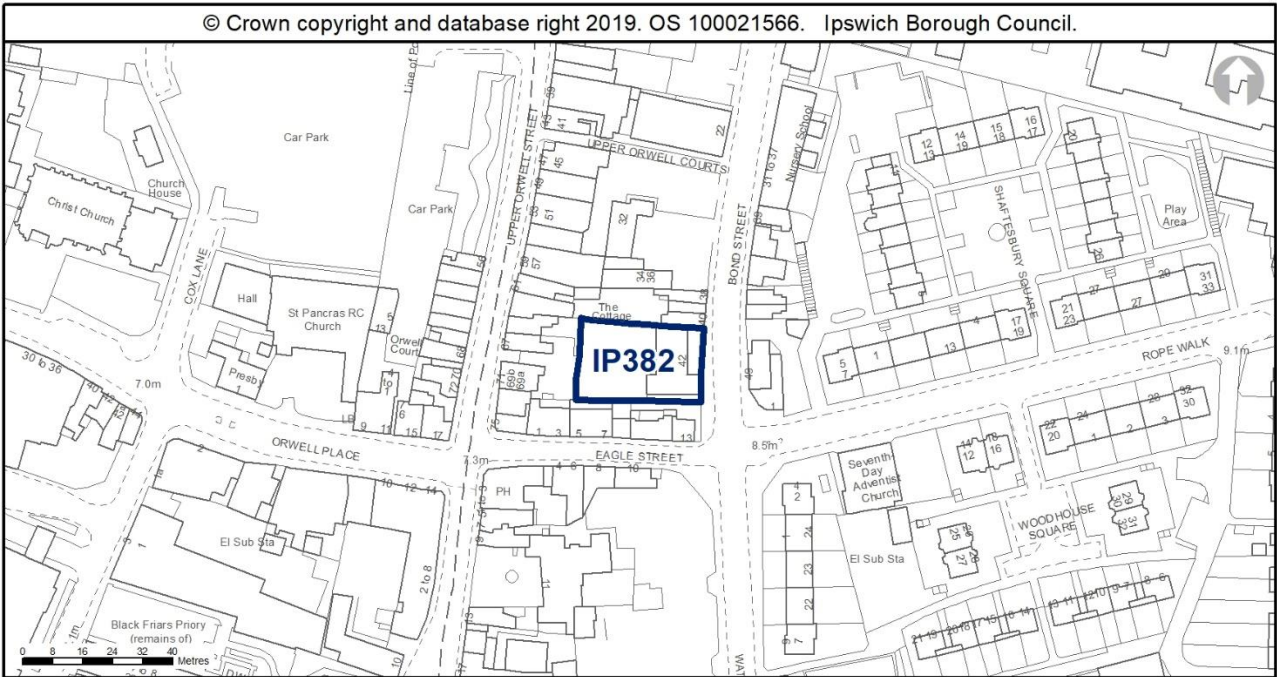


District:	Ipswich Borough Council		
Site Reference:	IP376		
Site Location:	9 – 13 St Matthews Street		
Approx site area (ha):	0.04	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail/ offices		
Neighbouring land use:	Town centre uses		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is suitable for conversion and possible extension to the upper floors to residential as proposed through pending planning application (18/01053/FUL).
Availability	Yes, a planning application (18/01053/FUL) has recently been submitted suggesting it is available for development

Achievability	Could be achievable in the early plan period given the recent submission of a planning application. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing. Indicative capacity of 13 flats based on pending application (18/01053/FUL). This would be at a very high density (300dph+) but the site is in a town centre location where high density is generally encouraged.
Estimated dwellings yield:	13
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Suitable for office employment given its existing use and town centre location.



District:	Ipswich Borough Council		
Site Reference:	IP382		
Site Location:	42 Bond Street/ Land to the rear of 65-71 Upper Orwell Street		
Approx site area (ha):	0.07	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Motor repair workshop and hardstanding		
Neighbouring land use:	Town centre uses, mosque, car park		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site suitable for residential development subject to ensuring that impact on neighbouring residential properties is considered and that future occupiers are adequately protected from established town centre uses nearby.
Availability	Yes, landowner has made a representation on the Preferred Options emerging Local Plan putting the site forward as a potential

	development site. Site is below the minimum criteria in terms of size of site or capacity to include in emerging Local Plan.
Achievability	Could be achievable in the early plan period as a windfall site. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.

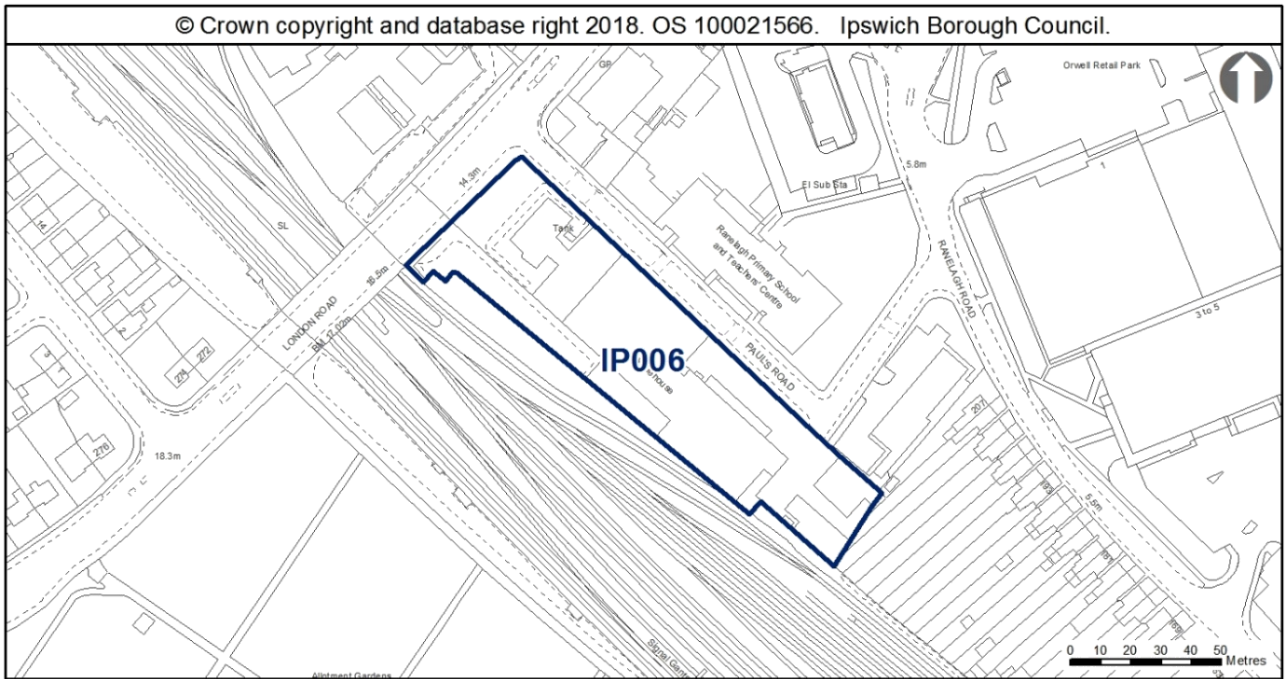
Site conclusion - Housing:	Suitable for housing, subject to future development compatibility with neighbouring uses. Landowner has suggested 6 dwellings at 86dph which is broadly acceptable as the site is in a town centre location.
Estimated dwellings yield:	6
Estimated delivery timetable:	1-5
Site conclusion - Employment:	Site currently used as a motor repairs workshop but as there are residential flats adjacent it would be preferred as residential. May be suitable for residential compatible B1(c) or office (B1(a)).

Appendix C – Sites not currently developable

District / Site Ref	Proposed use	Location/address	Reason
IP006	Housing	Warehouse (Co-op), Paul's Road	No intention by the site owner to redevelop the site.
IP017a	Housing	Land west of Handford Cut	Please see site sheet
IP017b	Housing	Land west of Handford Cut	Please see site sheet
IP018	Housing	Deben Road	Please see site sheet
IP020b	Housing	Water Tower and Tennis Courts, Park Road	Please see site sheet
IP028a	Housing & Employment	Land west of Greyfriars Road	Please see site sheet
IP028b	Housing	Land west of Greyfriars Road (Jewsons Site)	Please see site sheet
IP036b	Housing & Employment	Shed 7, Duke Street	Please see site sheet
IP039b	Housing	Land between Vernon Street and Stoke Quay (west)	Please see site sheet
IP044	Housing & Employment	South of Mather Way	Please see site sheet
IP045	Housing & Employment	Holywells Road west/Toller Road	Please see site sheet
IP050	Housing	Land West of New Cut	Please see site sheet
IP052	Housing & Employment	Land between Lower Orwell Street & Star Lane	Please see site sheet
IP058	Employment	Raeburn Road South/ Sandy Hill Lane	Please see site sheet
IP078	Housing	Land north of Whitton Sports Centre	Please see site sheet

IP081	Housing & Employment	Land north of Ranelagh Road	Please see site sheet
IP083	Housing	Banks of river, upriver from Princes Street	Please see site sheet
IP085	Housing	345 Woodbridge Road	Please see site sheet
IP090a	Housing	Europa Way	Please see site sheet
IP097	Housing	Telephone Exchange, Portman Road	Please see site sheet
IP099	Employment	Part former Volvo site, Raeburn Road South	Please see site sheet
IP104	Housing and Employment	301-305 Norwich Road	Please see site sheet
IP108	Housing	Builder's Yard, Vermont Crescent	Please see site sheet
IP112	Housing and Employment	2 & 4 Derby Road	Please see site sheet
IP120a	Housing	West of West End Road	Please see site sheet
IP129	Housing	BT Depot, Woodbridge Road	Please see site sheet
IP130	Housing	South of South Street	Please see site sheet
IP134	Housing and Employment	St Matthew's Street	Please see site sheet
IP154	Housing and Employment	2 to 6 Russell Road	Please see site sheet
IP175	Housing	47 – 51 Waveney Road	Please see site sheet
IP176	Housing	7-9 Woodbridge Road	Please see site sheet
IP179a	Housing	Spring Meadow, Thurleston Lane	Please see site sheet
IP179b	Housing	South of Thurleston Lane, west of Henley Road	Please see site sheet
IP183	Housing	North of Millennium	Please see site sheet

		Cemetery, Tuddenham Road	
IP184b	Housing	Humber Doucy Lane	Please see site sheet
IP226	Housing	Helena Road	Please see site sheet
IP259	Housing	Holywells High School, Nacton Road	Please see site sheet
IP280	Housing	Humber Doucy Lane (Westerfield House)	Please see site sheet
IP286	Housing	Adjacent 742 Old Norwich Road	Please see site sheet
IP302	Housing	Land at Rushmere/Humber Doucy Lane	Please see site sheet
IP306	Housing	Anglesea Heights	Please see site sheet
IP346	Housing	Suffolk Retail Park	Please see site sheet

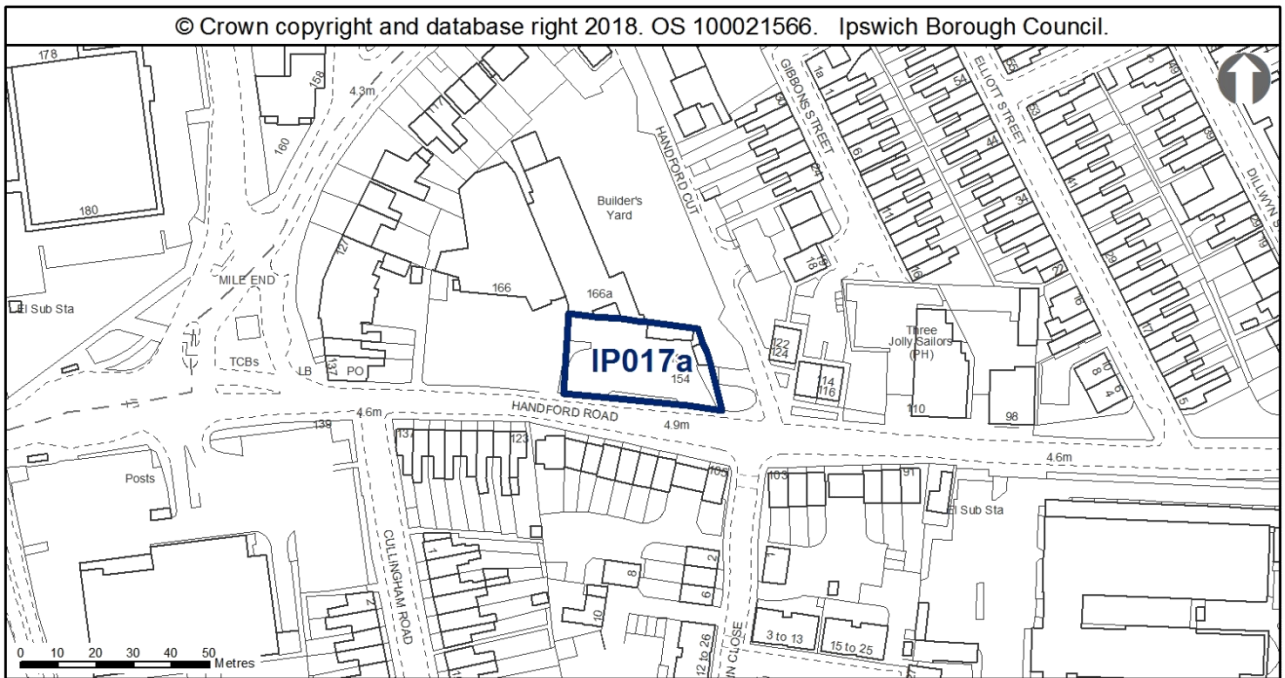


District:	Ipswich Borough Council		
Site Reference:	IP006		
Site Location:	Co-op Warehouse, Paul's Road		
Approx site area (ha):	0.63	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Warehouse, external storage, printing works		
Neighbouring land use:	Railway sidings, school, residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable subject to relocating existing uses, and noise considerations
Availability	Not available
Achievability	Not achievable

Site conclusion - Housing:	The site was allocated for housing through the adopted Local Plan 2017, but it is no longer available for this use
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is suitable for continued employment use.

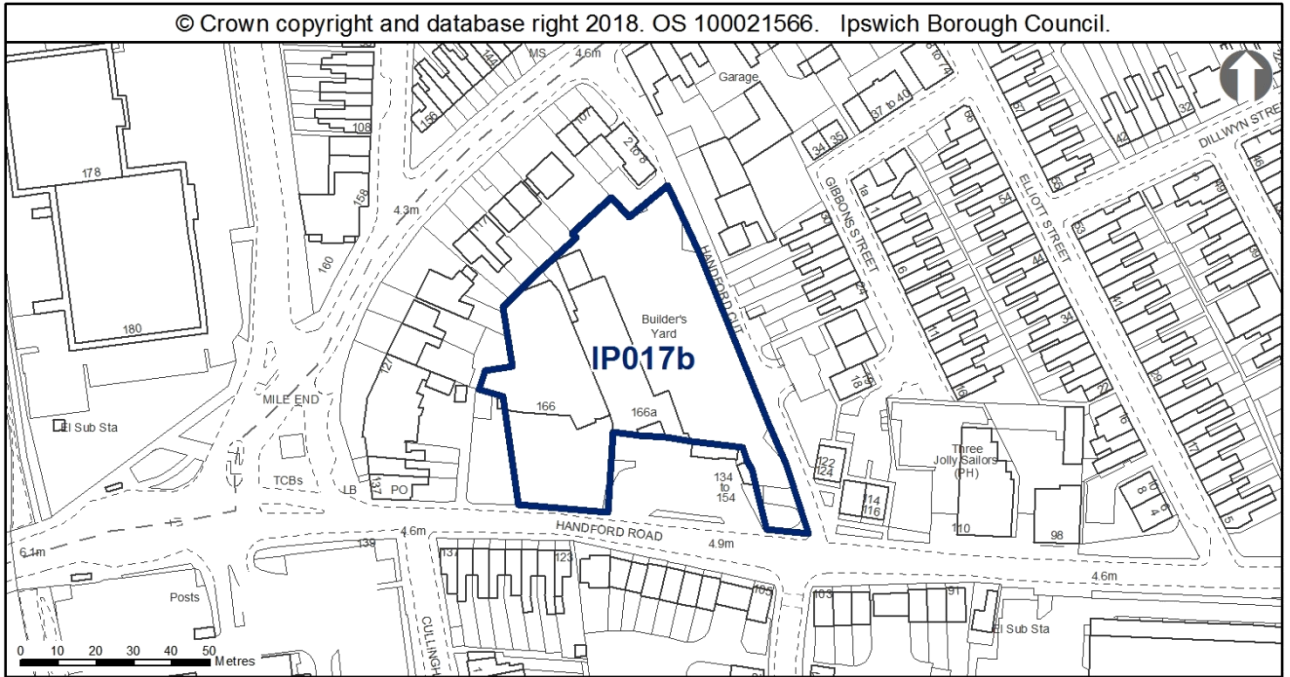


District:	Ipswich Borough Council		
Site Reference:	IP017a		
Site Location:	Land west of Handford Cut		
Approx site area (ha):	0.08	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car lot		
Neighbouring land use:	Residential, builder's yard		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for residential development
Availability	Site is currently not available

Achievability	The site is currently on a rolling lease and therefore there is the possibility that the site could be achievable within the long-term. The site is located in the higher value zone in the Whole Plan Viability Assessment. The Assessment also demonstrates that housing-led greenfield developments are viable.
Site conclusion - Housing:	Suitable for housing use - Indicative capacity 4 units, but site is not deliverable immediately as the owner's intentions are unclear. The site would need to be considered with the adjacent IP017b. Indicative capacity of 7 @ 90dph
Estimated dwellings yield:	0
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Not suitable for employment - Explored within the 2010 SHLAA with IP017b for housing but deleted from 2013 SHLAA. No previous employment assessment.

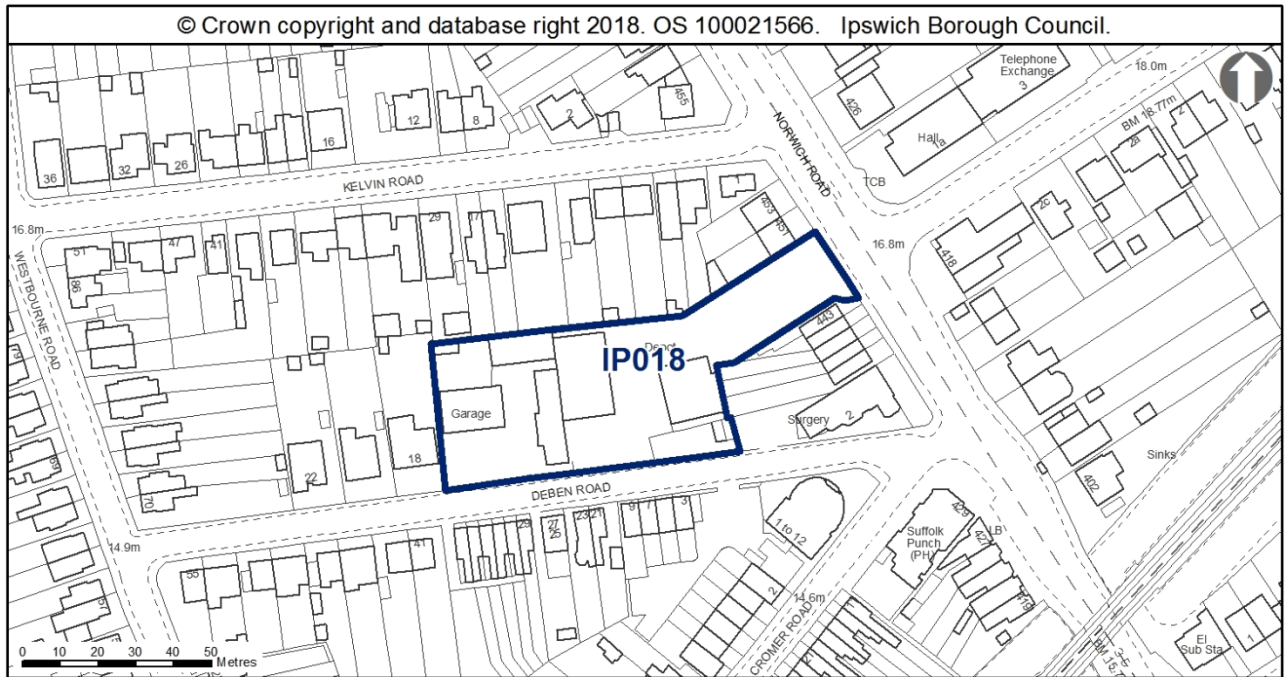


District:	Ipswich Borough Council		
Site Reference:	IP017b		
Site Location:	Land west of Handford Cut		
Approx site area (ha):	0.40	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Builder's yard		
Neighbouring land use:	Residential, car lot		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for residential development
Availability	Site is currently not available for redevelopment
Achievability	Site is not achievable for redevelopment currently and would require viability testing.

Site conclusion - Housing:	Suitable for housing use - 18 unit indicative capacity at medium density, but site is not available as owner's intentions are unclear and the existing use would need to be relocated.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment – within a residential neighbourhood.

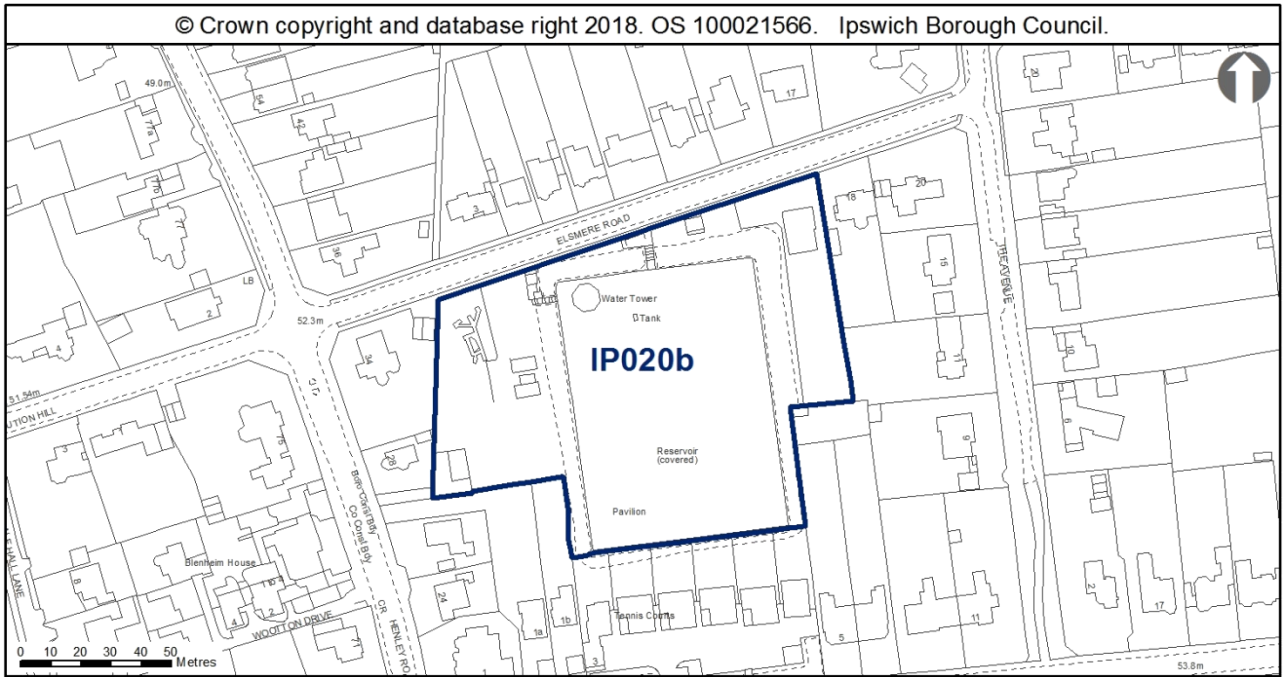


District:	Ipswich Borough Council		
Site Reference:	IP018		
Site Location:	Deben Road		
Approx site area (ha):	0.36	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vehicle-related uses		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for housing development
Availability	No known plans for relocation of existing buildings
Achievability	Site is therefore not achievable within this plan period

Site conclusion - Housing:	Suitable for housing use - Indicative capacity of 14 units at 40 dph. However, site development is dependent on the relocation of existing businesses. There are no known plans for the existing businesses to relocate in the near future, so site is not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment – within a residential neighbourhood. Explored within the 2013 SHLAA for Housing.

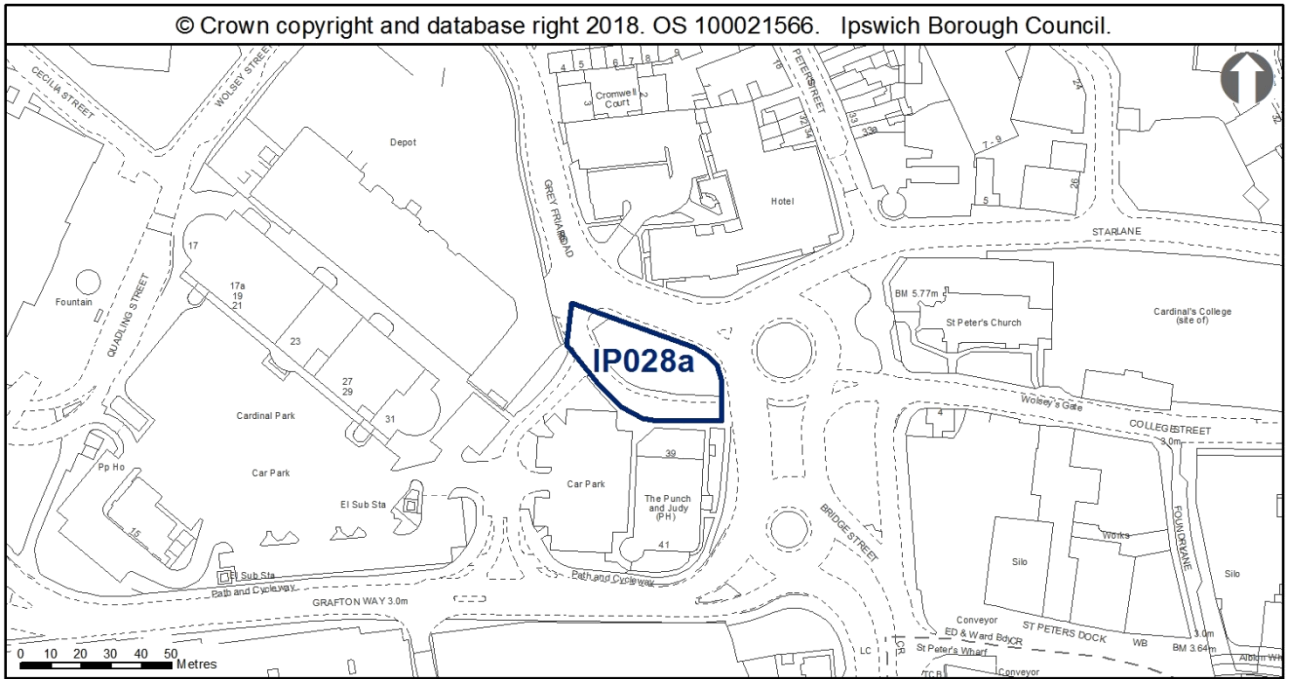


District:	Ipswich Borough Council		
Site Reference:	IP020b		
Site Location:	Water Tower and Tennis Courts, Park Road		
Approx site area (ha):	1.20	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Water storage		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for development subject to removal of existing water tower
Availability	Not available, as still required for water supply-related uses and there are no plans to relocate this
Achievability	Site is therefore not achievable within this plan period

Site conclusion - Housing:	Suitable for housing use - indicative capacity of 42 units at 35dph – but not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment - Explored within the 2010 SHLAA for housing but deleted from 2013 SHLAA. No previous employment assessment.

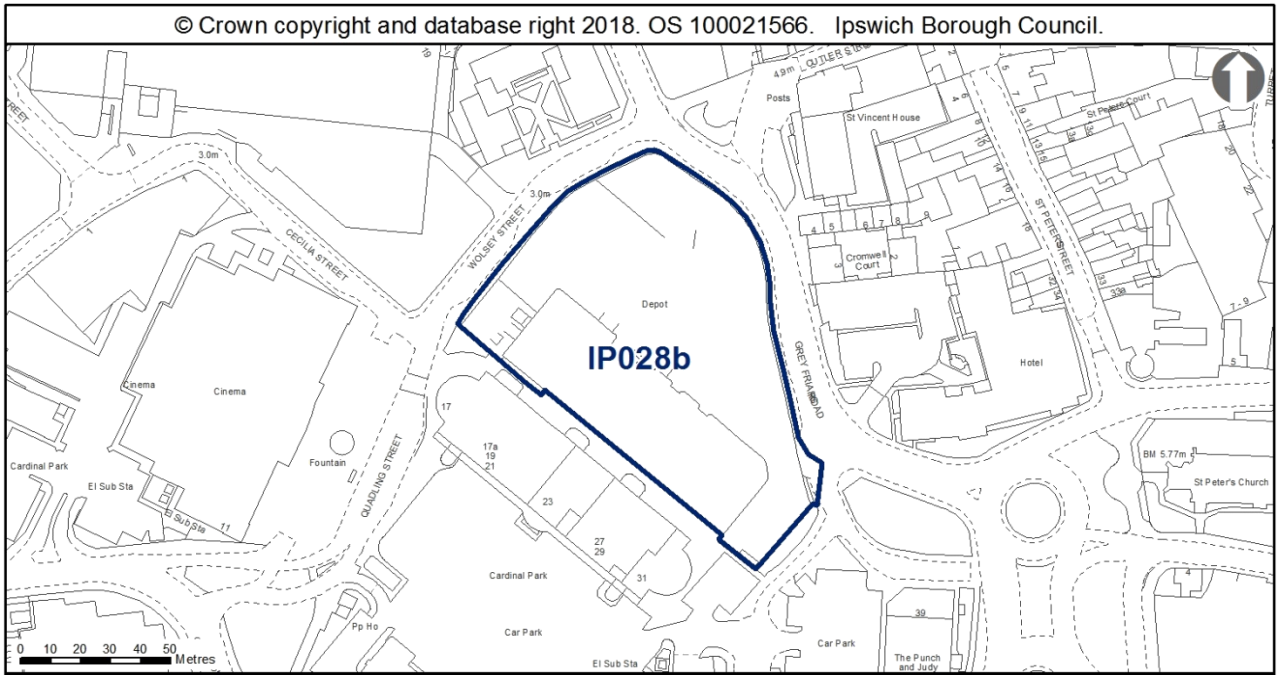


District:	Ipswich Borough Council		
Site Reference:	IP028a		
Site Location:	Land west of Greyfriars Road		
Approx site area (ha):	0.12	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant land		
Neighbouring land use:	Leisure uses, hotel		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or B1 employment
SHELAA site assessment	
Suitability	Suitable for housing or a mix including B1 employment, subject to archaeological considerations
Availability	Yes – Site is available for development but has been redundant for a long period of time and development that was sought recently was for a temporary car park.

Achievability	The site could come forward, but as previous permissions have not been implemented, the site is not considered achievable.
Site conclusion - Housing:	Suitable for housing use subject to flood risk considerations. 11 unit indicative capacity at 90 dwellings per hectare. Site is available but previous approved schemes have not been delivered and so is considered unachievable over the plan period.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for B1 employment - The site is suitable for a mixed use with good access and accessibility to local services. 1.026ha in total if combined with IP028b. Site is considered unachievable over the plan period.

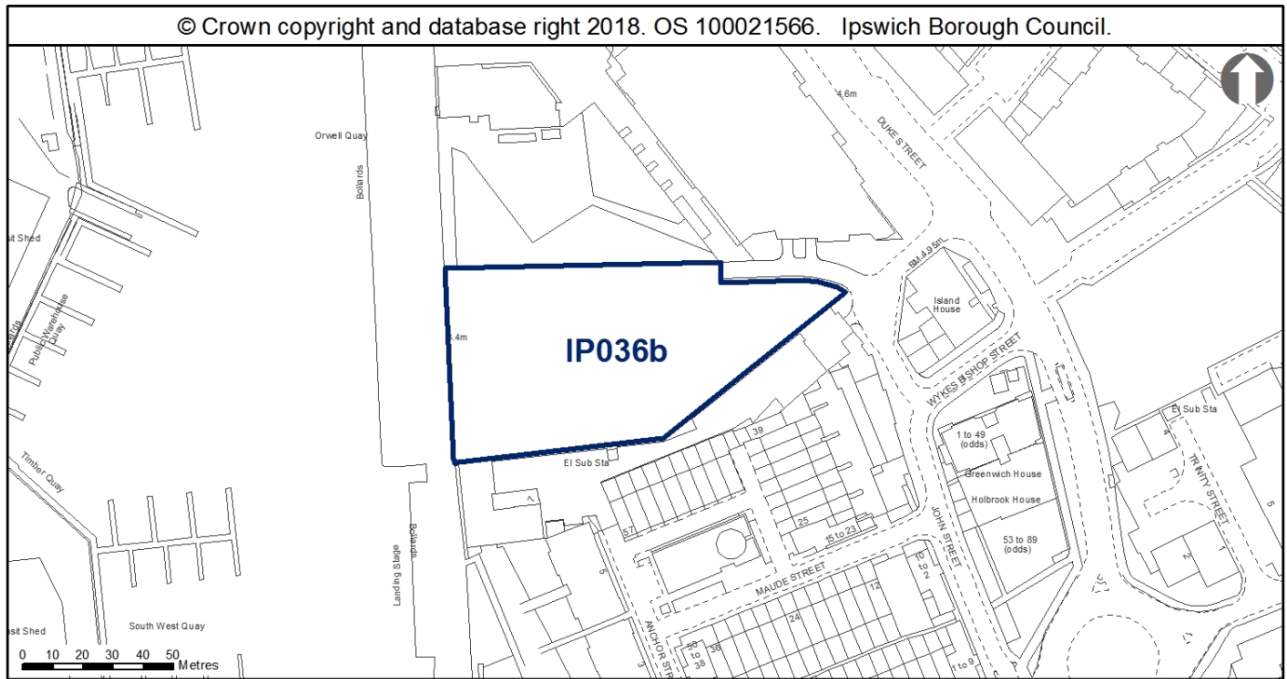


District:	Ipswich Borough Council		
Site Reference:	IP028b		
Site Location:	Land west of Greyfriars Road (Jewsons Site)		
Approx site area (ha):	0.90	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Builders' merchant		
Neighbouring land use:	Leisure, office, residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or residential and office mixed use
SHELAA site assessment	
Suitability	Suitable for a mixed-use development, subject to buffering any noise from adjacent leisure uses
Availability	Site would require relocation of existing occupier. Occupier has stated publically that it has no intention of moving from site. Owner's intentions unclear at this stage.

Achievability	Site is currently not achievable as the existing user needs to be relocated, but it could become achievable within the Local Plan period. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use subject to flood risk and noise considerations. Indicative capacity at 90dph on half the site is 35 dwellings. The site may be available subject to relocation of the existing use, as it was promoted through the adopted Local Plan process, but the owner's preferred use was retail/leisure. Therefore, it is not achievable currently but could become achievable long-term as an opportunity site.
Estimated dwellings yield:	40 @ 90dph on 50% of site
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Suitable for B1 employment - The site is suitable for a mixed use with good access and accessibility to local services. 1.026ha in total if combined with IP028a.

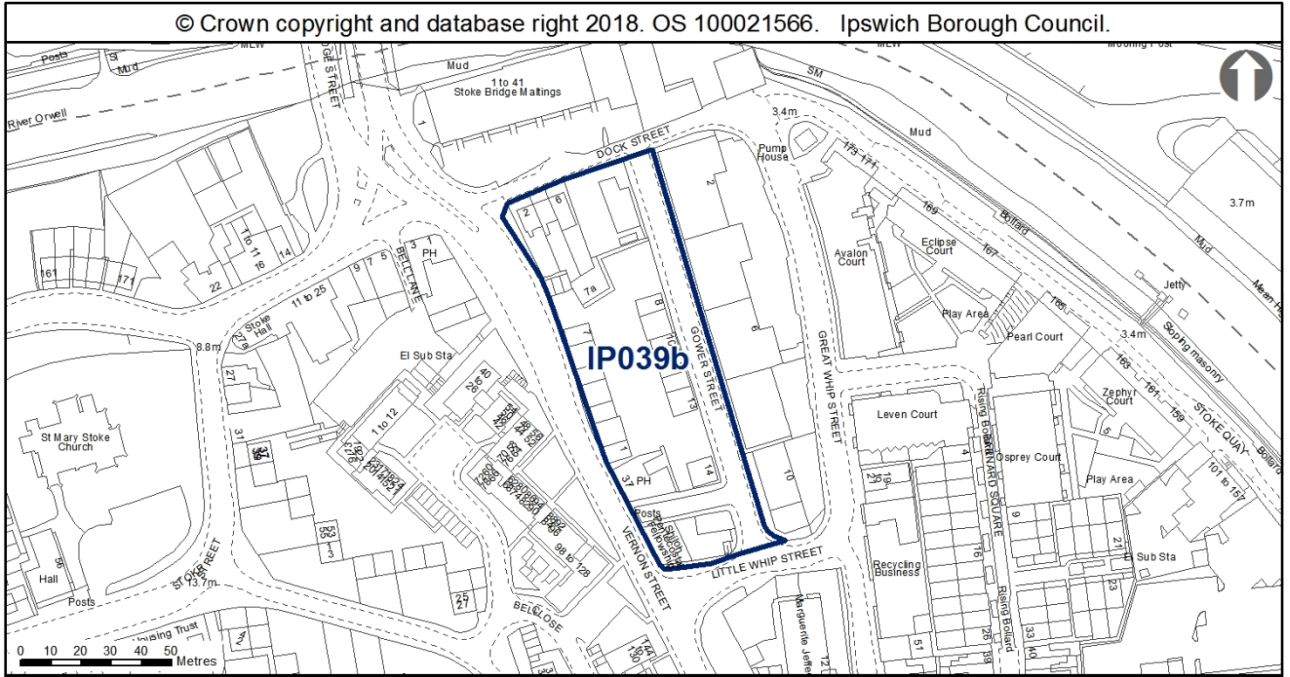


District:	Ipswich Borough Council		
Site Reference:	IP036b		
Site Location:	Shed 7, Duke Street		
Approx site area (ha):	0.61	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Landscaped open space		
Neighbouring land use:	University, residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	University-related uses
SHELAA site assessment	
Suitability	Yes
Availability	No, forms part of the Education Quarter
Achievability	Not achievable for housing

Site conclusion - Housing:	Suitable for housing use - indicative capacity of 55 dwellings. It is considered that the site is suitable for high-density housing in the region of 90dph, giving an indicative capacity of 55 homes. However, it forms part of the Education Quarter and may be needed for future University-related uses.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for University-related employment

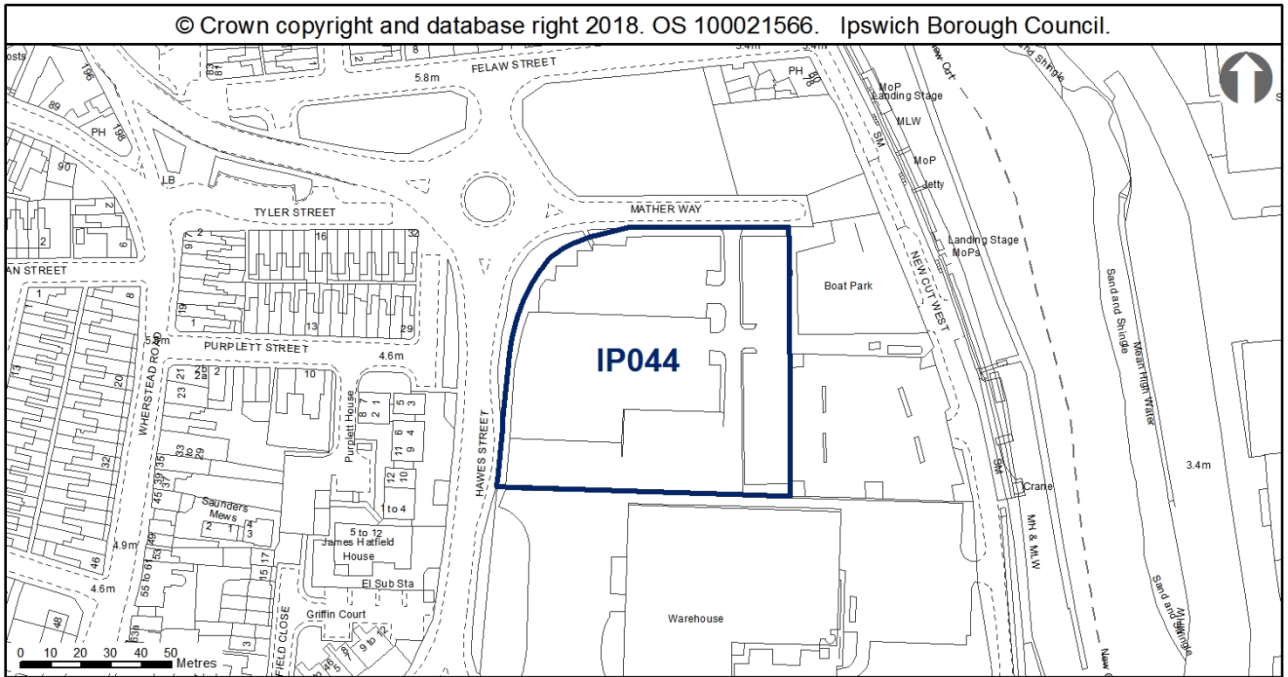


District:	Ipswich Borough Council		
Site Reference:	IP039b		
Site Location:	Land between Vernon Street and Stoke Quay (west)		
Approx site area (ha):	0.61	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Industrial uses		
Neighbouring land use:	Residential/B class uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes – Suitable for residential uses subject to relocation of existing uses
Availability	Site is not currently available and would need the relocation of existing mainly employment uses
Achievability	Not achievable as unavailable and adjacent allocated site (IP039a) remains available.

Site conclusion - Housing:	Suitable for housing use - 54 units @ 90dph but not currently available
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site is also suitable for employment given its current uses, however recent nearby residential development makes the site more suitable for housing.

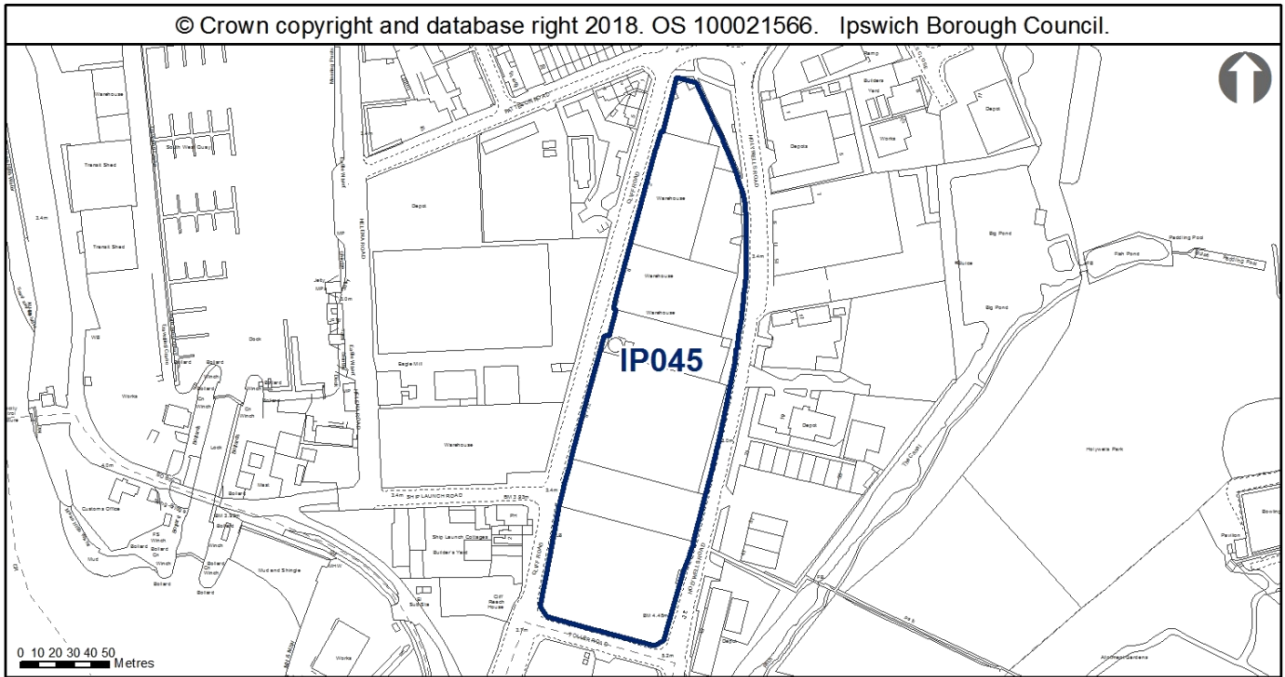


District:	Ipswich Borough Council		
Site Reference:	IP044		
Site Location:	South of Mather Way		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	B class uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Employment in association with IP-City centre or employment and residential mix
SHELAA site assessment	
Suitability	Site is suitable for employment expansion and/or employment and residential mix
Availability	Site not available as it currently serves as a car park to IP-City Centre and Felaw Maltings

Achievability	Site could be developed for employment or mixed use within 1-5 years. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use as part of a mix - indicative housing level of 17 on 20% of the site at 110dph as part of a mixed use development although it is preferable that the whole site is reserved for employment-only uses. Site not currently available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for employment but site not currently available.

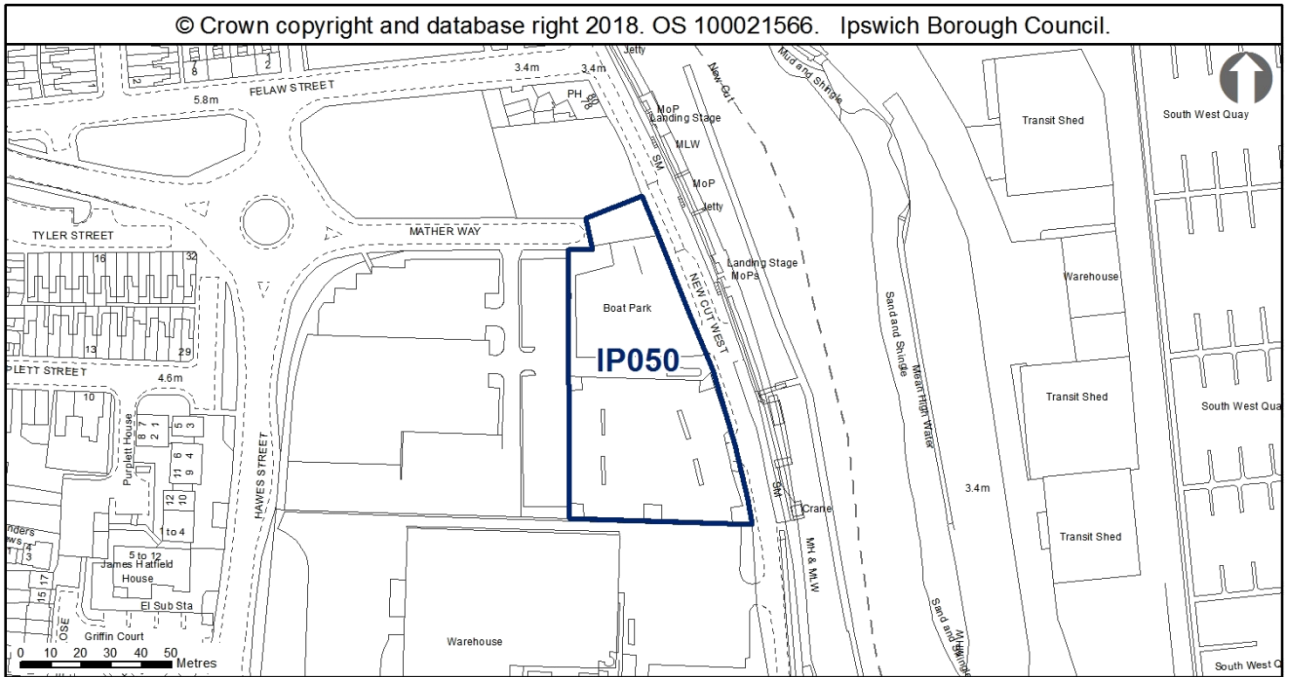


District:	Ipswich Borough Council		
Site Reference:	IP045		
Site Location:	Holywells Road west/Toller Road		
Approx site area (ha):	2.06	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Various B class uses		
Neighbouring land use:	Employment uses, residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Mixed residential and employment
SHELAA site assessment	
Suitability	Yes, subject to mitigating identified constraints.
Availability	Site is not available immediately as existing uses would need to be relocated, but could become available subject to relocation of existing uses.

Achievability	Unlikely that site could be redeveloped in the short term but mid-long term may be achievable. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Could be suitable for housing or mixed use when the site to the west has been redeveloped. Not achievable as dependent on relocating existing businesses. At 90 dph the indicative capacity of the site with 80% developed for residential would be 148 dwellings.
Estimated dwellings yield:	148 @ 90dph on 80% of site
Estimated delivery timetable:	10-15 years
Site conclusion - Employment:	Suitable for employment uses compatible with residential use.

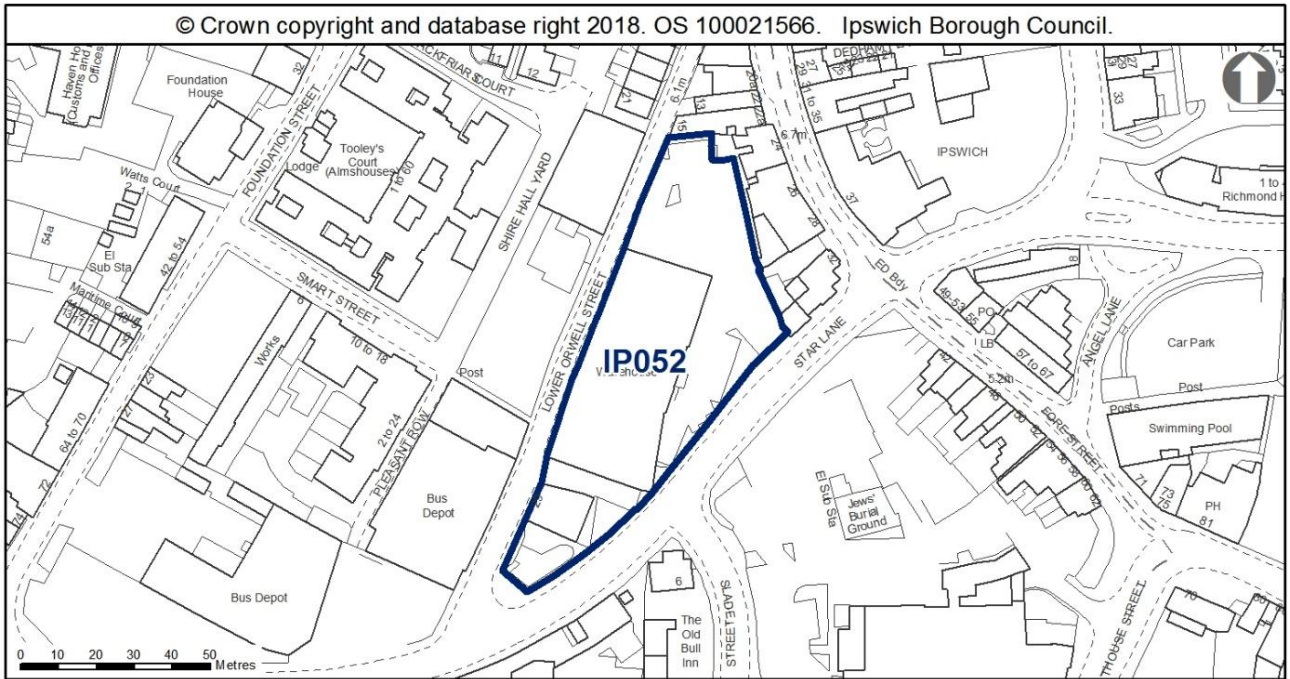


District:	Ipswich Borough Council		
Site Reference:	IP050		
Site Location:	Land West of New Cut		
Approx site area (ha):	0.46	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Boat Park and Car Park		
Neighbouring land use:	Employment and Car park		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, suitable for residential development or residential and employment mixed use subject to flood risk.
Availability	Site is not available as in use as boat park and car park

Achievability	Site could come forward mid-long term. At an indicative capacity of 45dph, development of this site is likely to be housing-led which the Whole Plan Viability Assessment demonstrates is broadly viable.
Site conclusion - Housing:	Suitable for housing use or mixed use - indicative capacity of 20 units @ 45dph but not currently available
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site could be earmarked for future expansion of IP-City Centre however, IP044 could meet this need.

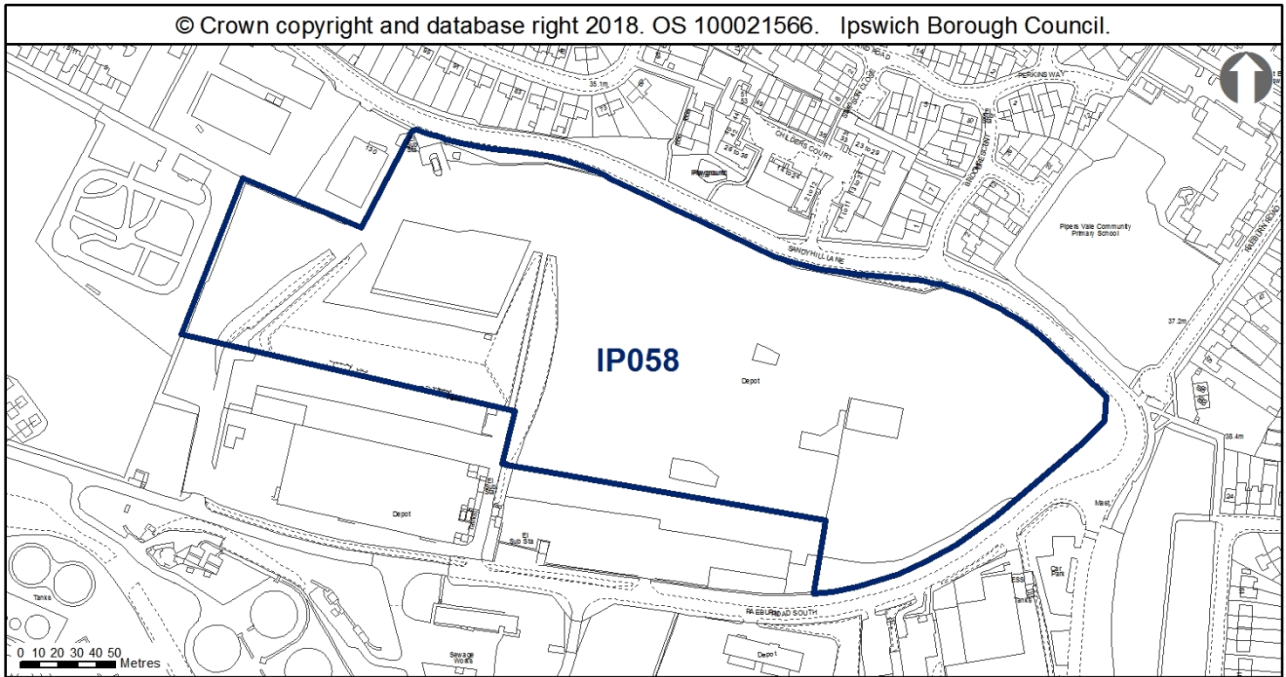


District:	Ipswich Borough Council		
Site Reference:	IP052		
Site Location:	Land between Lower Orwell Street & Star Lane		
Approx site area (ha):	0.4	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant warehouse, gym, hand car wash, temporary car parking.		
Neighbouring land use:	Bus Depot, town centre uses, flats		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential & Employment mixed-use
SHELAA site assessment	
Suitability	Yes, suitable for residential development or residential and employment mixed use subject to addressing constraints.
Availability	Site is not available immediately as it is currently in use as pool/snooker club and retail units adjacent.
Achievability	Site may be achievable in the long term but may not be over the plan period. At an indicative capacity of 45dph, development of this

	site is likely to be housing-led which the Whole Plan Viability Assessment demonstrates is broadly viable.
Site conclusion - Housing:	Suitable for housing use or mixed use - indicative capacity of 29units @ 90dph on 80% of site but not currently available or achievable.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site could accommodate employment as part of mixed use residential-led development

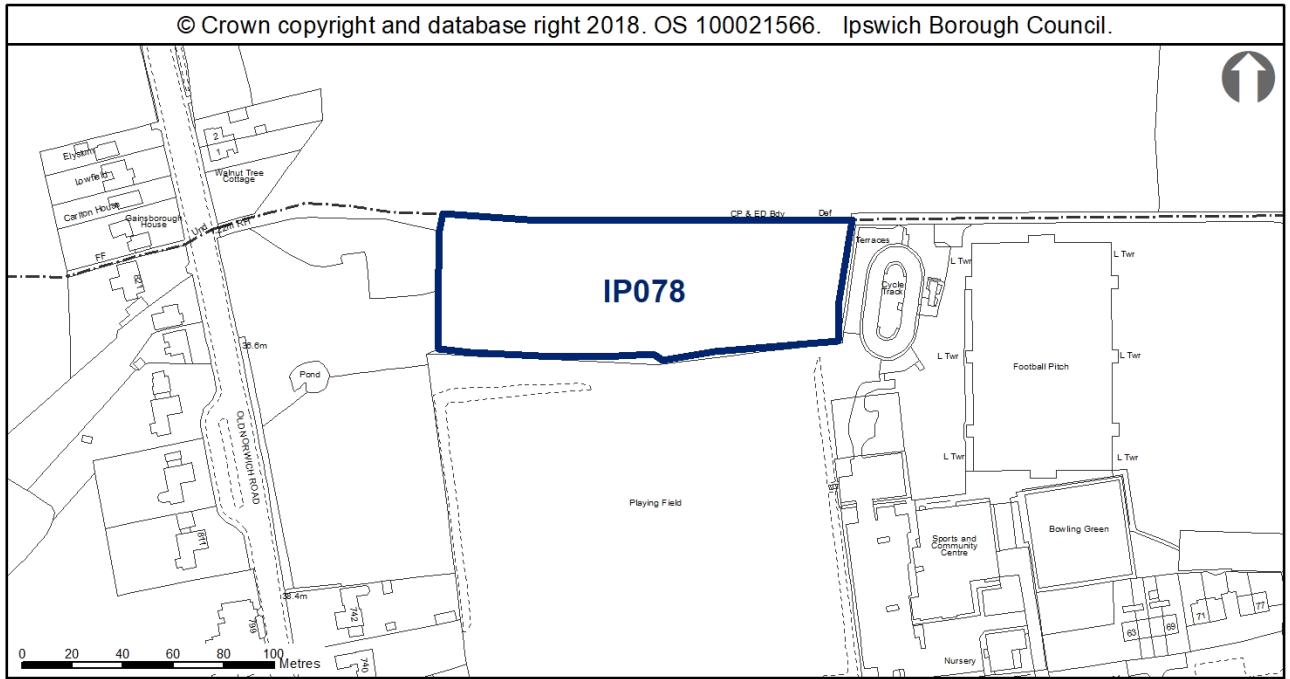


District:	Ipswich Borough Council		
Site Reference:	IP058		
Site Location:	Raeburn Road South/Sandy Hill Lane (former Volvo site)		
Approx site area (ha):	5.85	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	External storage		
Neighbouring land use:	Employment, sewage works, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Yes
Availability	No
Achievability	No

Site conclusion - Housing:	The site is not suitable for housing because of proximity to the sewage works.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site allocated through adopted Local Plan for employment uses. The site is constrained by proximity to the sewage works. Suitable for Class B2 or B8 uses but is currently in use for external storage therefore not available or achievable.

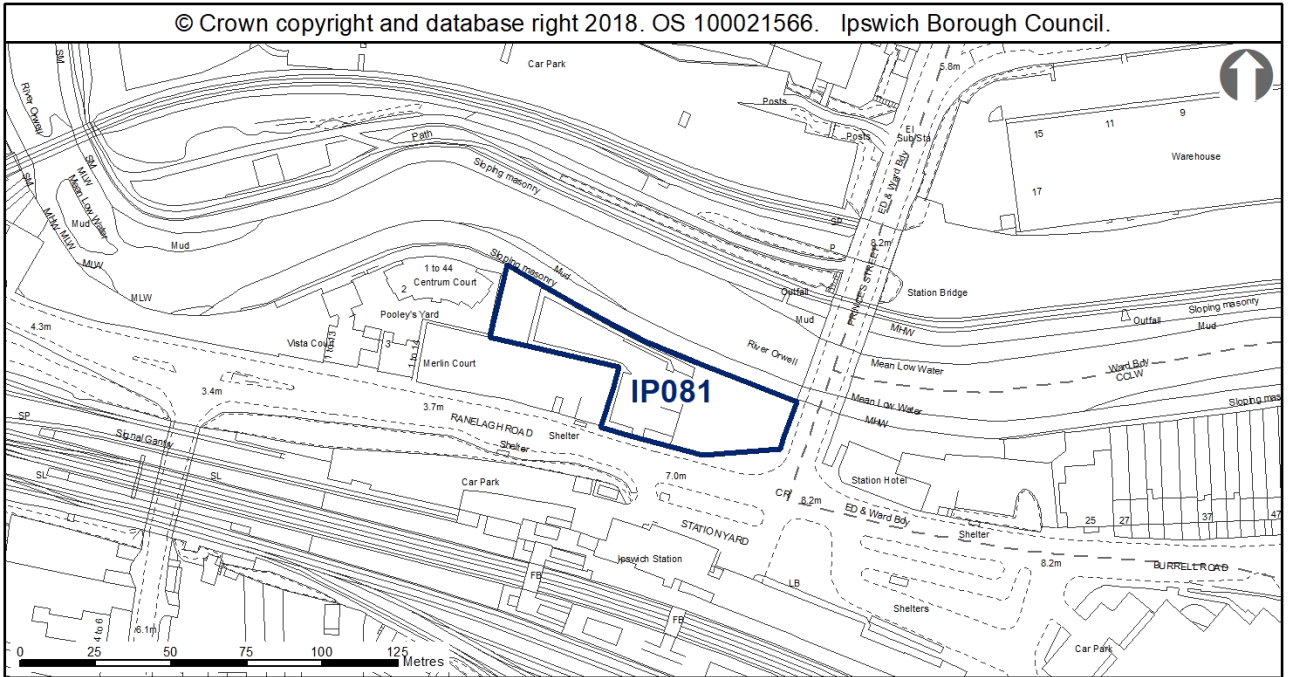


District:	Ipswich Borough Council		
Site Reference:	IP078		
Site Location:	Land north of Whitton Sports Centre		
Approx site area (ha):	0.85	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Countryside		
Neighbouring land use:	Sports Centre/Countryside		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential use subject to access improvements along Whitton Church Lane, off-site junction improvements, and consideration of landscape sensitivity at the urban edge
Availability	Site may be available for redevelopment but currently forms part of the package of replacement playing fields for King George V playing fields

Achievability	Not achievable, as it would need to come forward with adjacent land in order to provide access
Site conclusion - Housing:	Potentially suitable but may be needed as replacement to King George V playing fields. Would also need access improvements. Could be reviewed if this situation changes. Indicative capacity, 17 dwellings at 20 dph, low density applied to allow for some of site to provide access improvements.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment use as a site isolated from employment areas and with poor access



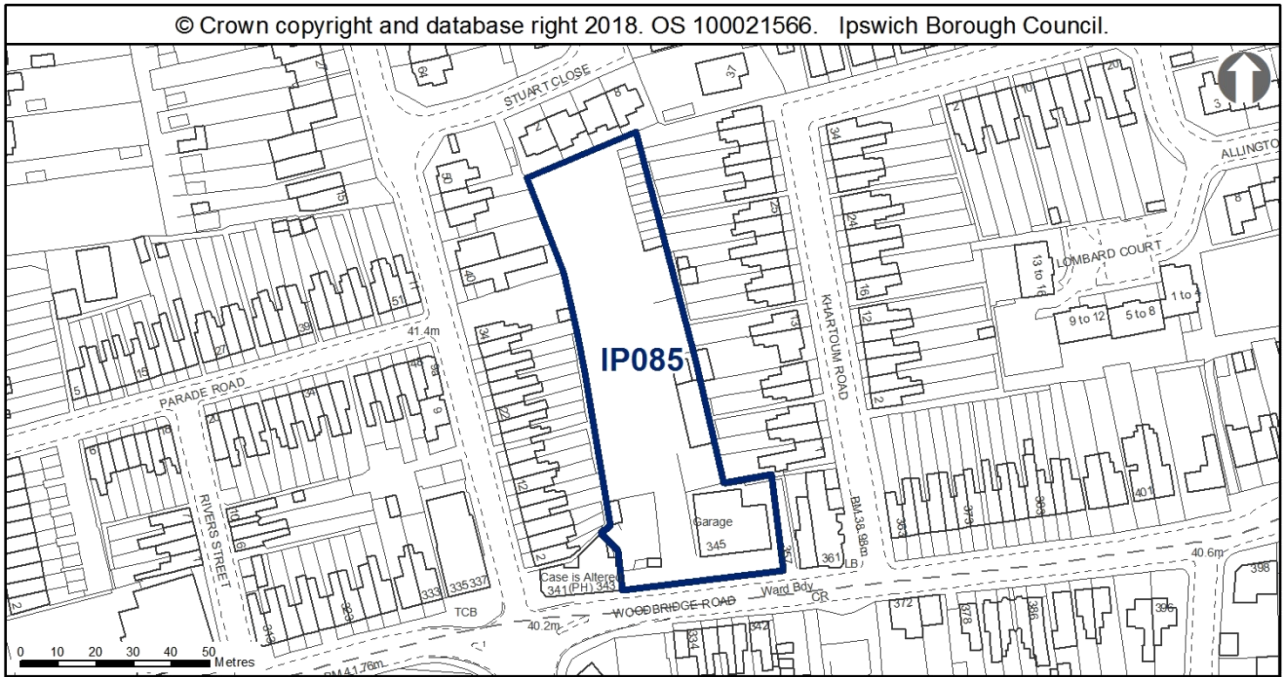
District:	Ipswich Borough Council		
Site Reference:	IP081		
Site Location:	Land north of Ranelagh Road		
Approx site area (ha):	0.24	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	Car Park		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site potentially suitable for residential development subject to overcoming noise constraints created by road and rail, flood risk considerations, and access.
Availability	Site is currently not available but could become available as part of a wider scheme

Achievability	Site is achievable in the long-term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Potentially suitable for housing, but the site is located on a busy road junction and access may need to be considered with the adjacent site. The land to the west benefits from planning permission for a hotel, and therefore it is considered unlikely that appropriate access arrangements that would enable the development of the remainder of the site could be found. Indicative capacity of 21 dwellings @ 90dph.
Estimated dwellings yield:	0
Estimated delivery timetable*:	N/A
Site conclusion - Employment:	Site could be suitable for office led employment given the proximity to the Enterprise Zone and sustainable transport modes.

Achievability	Site is achievable in the mid-long term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use - The site is suitable for housing development, subject to flood risk being addressed, but has been allocated for open space to be delivered in coordination with site IP015. It is suggested that 20% of the site is delivered for high-density housing at 90dph giving an indicative capacity of 14 homes. Any redevelopment would retain the river path and its setting – development to help provide surveillance.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site may be suitable for Office-led employment in conjunction with the existing Enterprise Zone but the retention of this site for open space, masterplanned with IP015 is preferred.

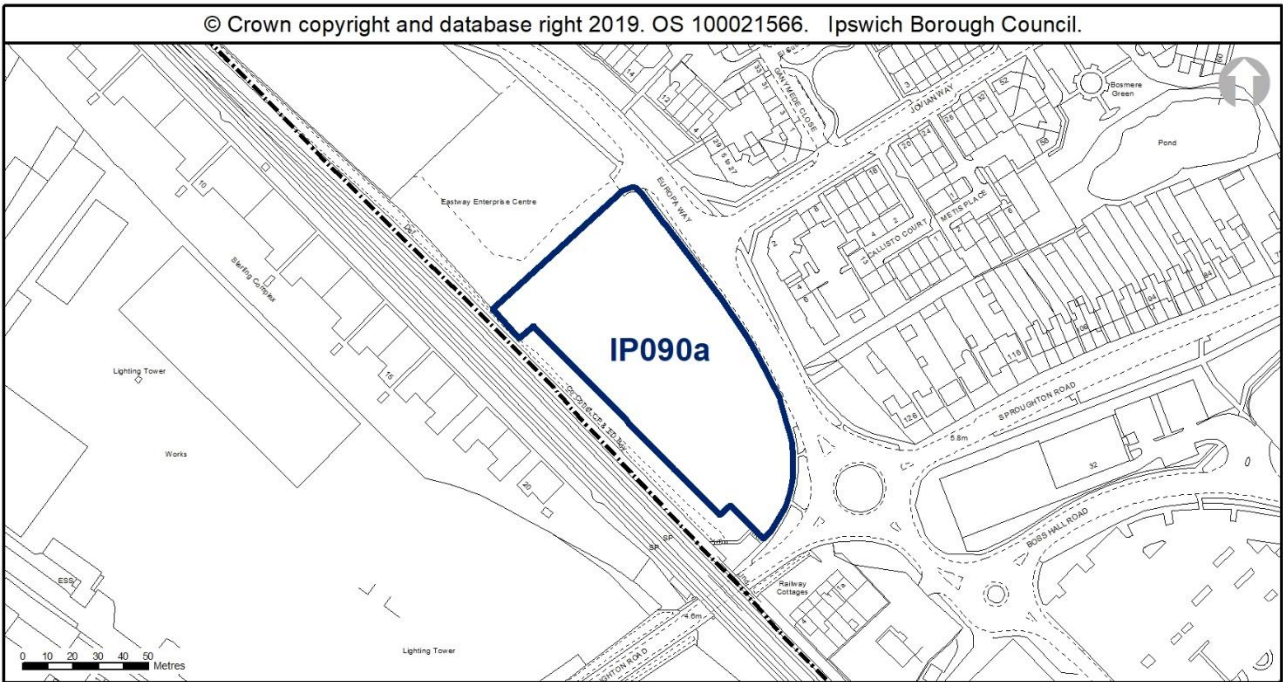


District:	Ipswich Borough Council		
Site Reference:	IP085		
Site Location:	345 Woodbridge Road		
Approx site area (ha):	0.38	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car sales		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential subject to relocation of existing use
Availability	Site is currently not available for redevelopment
Achievability	Site is not achievable as there are no plans for the owner to re-locate

Site conclusion - Housing:	Suitable for housing use - Site had previous planning permission for 14 dwellings - 08/00362/FUL. This has now expired. Currently in use for car sales therefore not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for employment but preferred use as residential

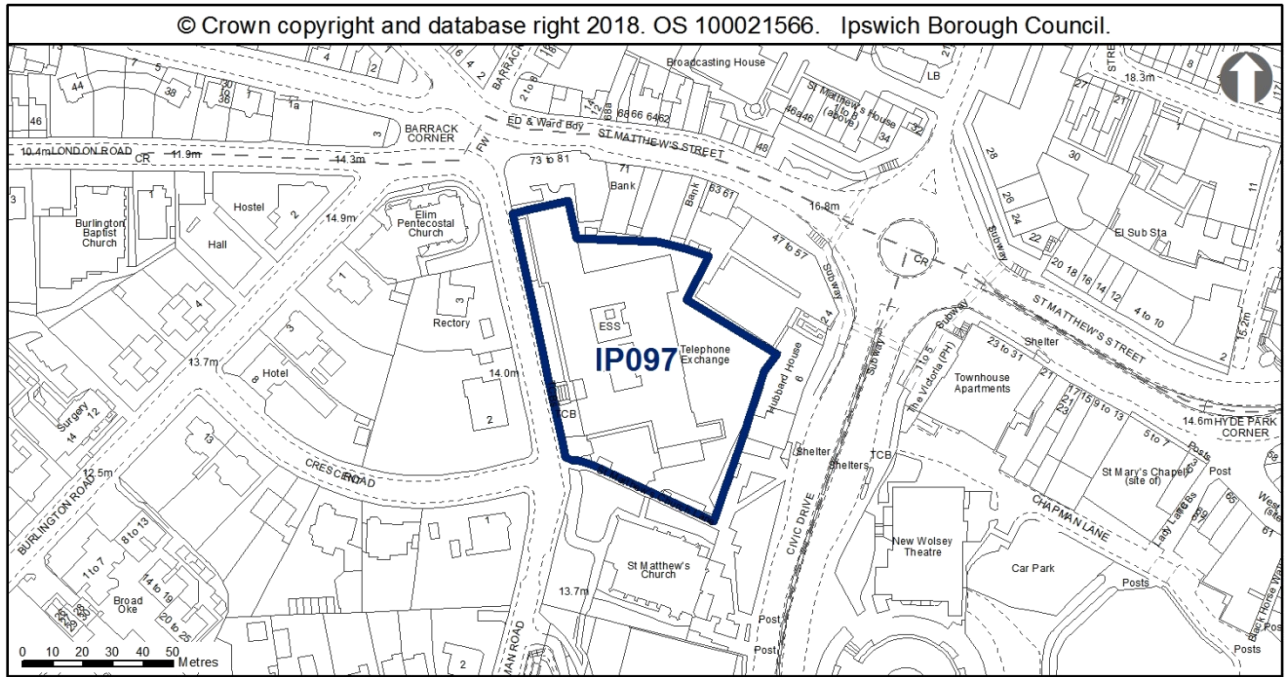


District:	Ipswich Borough Council		
Site Reference:	IP090a		
Site Location:	Europa Way		
Approx site area (ha):	0.75	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Vacant land		
Neighbouring land use:	Residential, employment, supermarket		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential and retail
SHELAA site assessment	
Suitability	Suitable for residential as part of district centre
Availability	No - has planning permission for retail 17/00981/FUL which has not commenced.

Achievability	No
Site conclusion - Housing:	Suitable for housing use. Development of the 75 bed care home on the former northern part of the site has reduced the site area. Has planning permission for retail. Allocated in adopted 2017 Local Plan for District Centre and Housing (18), superseded by planning applications.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment

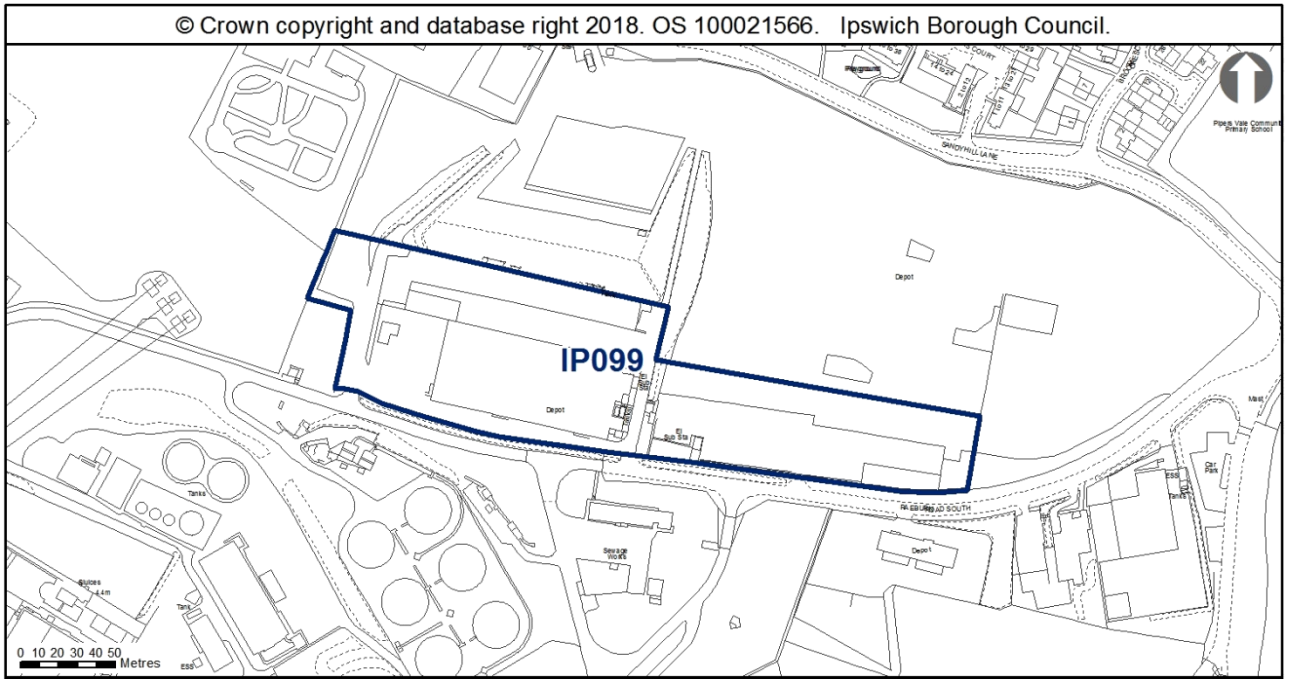


District:	Ipswich Borough Council		
Site Reference:	IP097		
Site Location:	Telephone Exchange, Portman Road		
Approx site area (ha):	0.53	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Offices		
Neighbouring land use:	Residential/Offices/Church		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development
Availability	Site is still in use by BT and is therefore currently not available
Achievability	Could be redeveloped in the long term subject to viability but currently in use by BT. At 55dph, the development of the site would be likely to consist of predominantly houses. The Whole Plan

	Viability Assessment indicates that housing-led schemes would be viable.
Site conclusion - Housing:	Suitable for housing use - It is suggested 100% medium-density housing is appropriate, at 55dph, giving an indicative capacity of 29 homes. However, there is no indication that the site is available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site is suitable for office related employment uses.

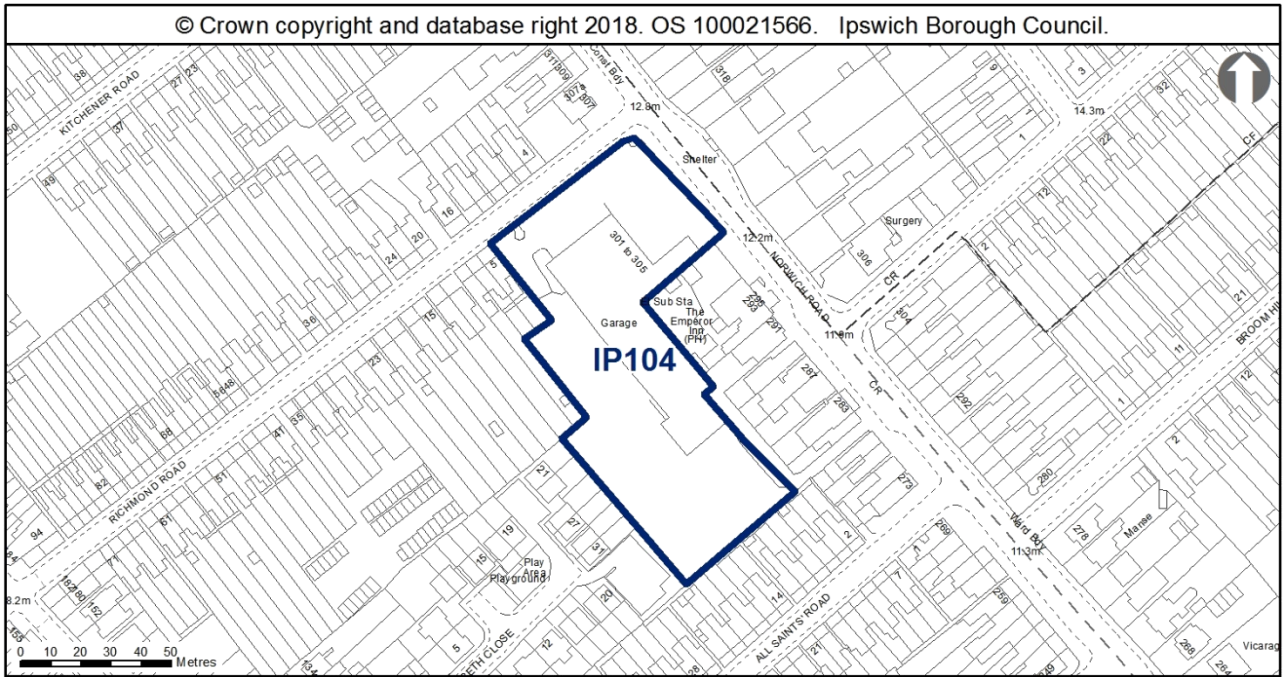


District:	Ipswich Borough Council		
Site Reference:	IP099		
Site Location:	Part former Volvo site, Raeburn Road South		
Approx site area (ha):	2.30	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Industrial Warehouse and Storage		
Neighbouring land use:	Storage and Sewage works		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is only suitable for B2 uses.
Availability	Site availability is currently unknown
Achievability	Site is currently not achievable for redevelopment

Site conclusion - Housing:	Not suitable - The site is not suitable for housing due to the close proximity of the sewage works
Estimated dwellings yield:	0
Estimated delivery timetable*:	N/A
Site conclusion - Employment:	Suitable for Employment uses (B2) 20,000sqm as advised by the Employment Land Supply Assessment

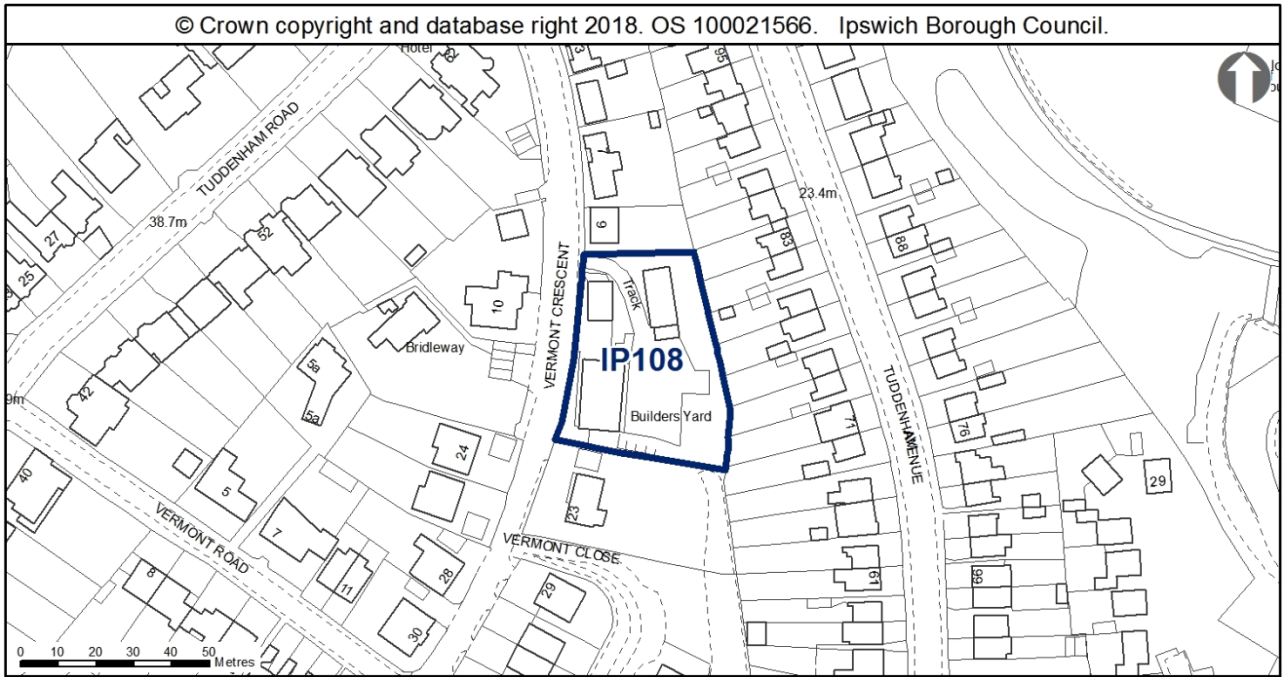


District:	Ipswich Borough Council		
Site Reference:	IP104		
Site Location:	301-305 Norwich Road		
Approx site area (ha):	0.66	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car sales		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for housing
Availability	Site is currently not available for redevelopment and the land owner has no intention of relocating. The site is currently in use as a car showroom and sales area.
Achievability	Site is not achievable within the plan period.

Site conclusion - Housing:	Suitable for housing use - It is suggested medium-density housing is appropriate, at 45dph, giving an indicative capacity of 30 homes. However, there is no indication that the site is available or achievable.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for employment related uses including car sales as existing

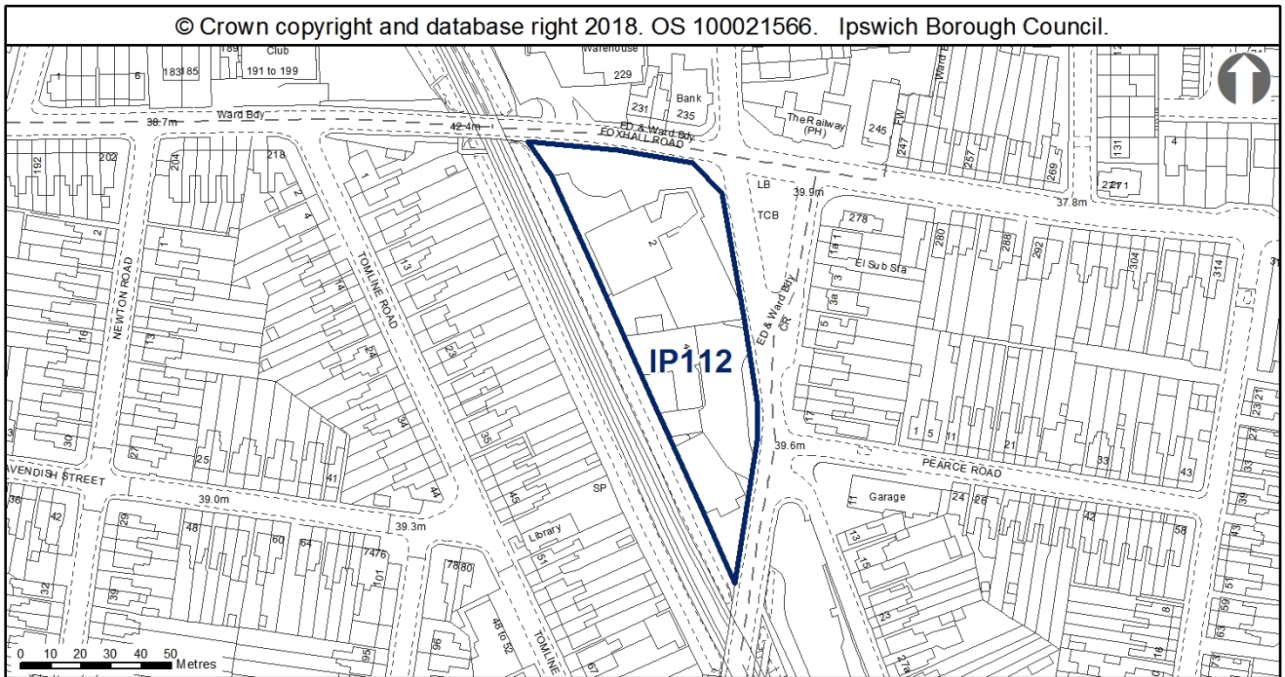


District:	Ipswich Borough Council		
Site Reference:	IP108		
Site Location:	Builder's Yard, Vermont Crescent		
Approx site area (ha):	0.21	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Builders Yard		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to access being acceptable from an unadopted road
Availability	Site availability is currently unknown but was unavailable at the time of the 2013 SHLAA Update
Achievability	Site is not achievable within the plan period due to unknown availability

Site conclusion - Housing:	Suitable for housing use - It is suggested 100% low-density housing would be appropriate, at 35dph, giving an indicative capacity of 7 homes. However, there are no plans for the existing use to relocate and therefore the site is not available. Access would also need to be considered.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Given the nature of surrounding uses, residential is the primary option.

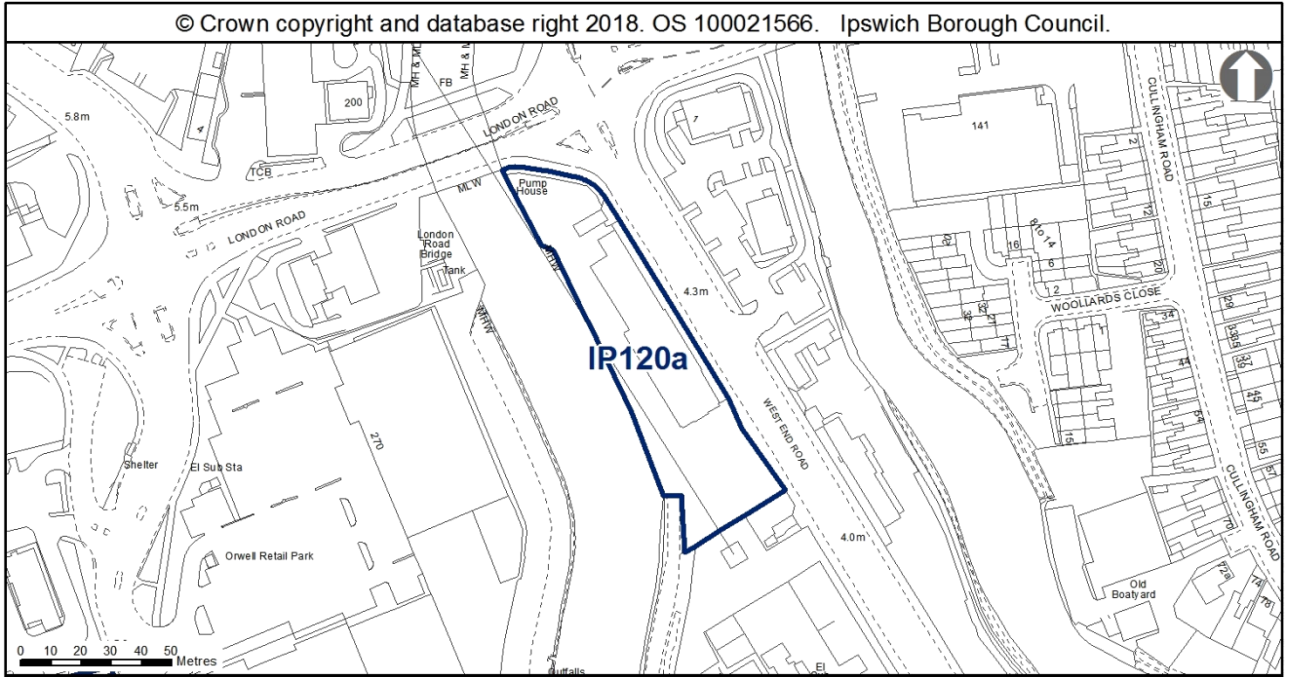


District:	Ipswich Borough Council		
Site Reference:	IP112		
Site Location:	2 & 4 Derby Road		
Approx site area (ha):	0.49	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail		
Neighbouring land use:	Residential & Railway Line		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to relocating existing uses
Availability	Site is not available currently for redevelopment

Achievability	Site could come forward in the long-term but there is still an active use at present. At a relatively low density of 45dph, it is envisaged that development of this site would likely be housing-led which the Whole Plan Viability Assessment indicates is viable.
Site conclusion - Housing:	The site could be suitable for housing use - 100% medium-density housing at 45dph would give an indicative capacity of 22 homes. However, the site is in existing use for bathroom/carpet sales and therefore it is not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for employment but in existing use

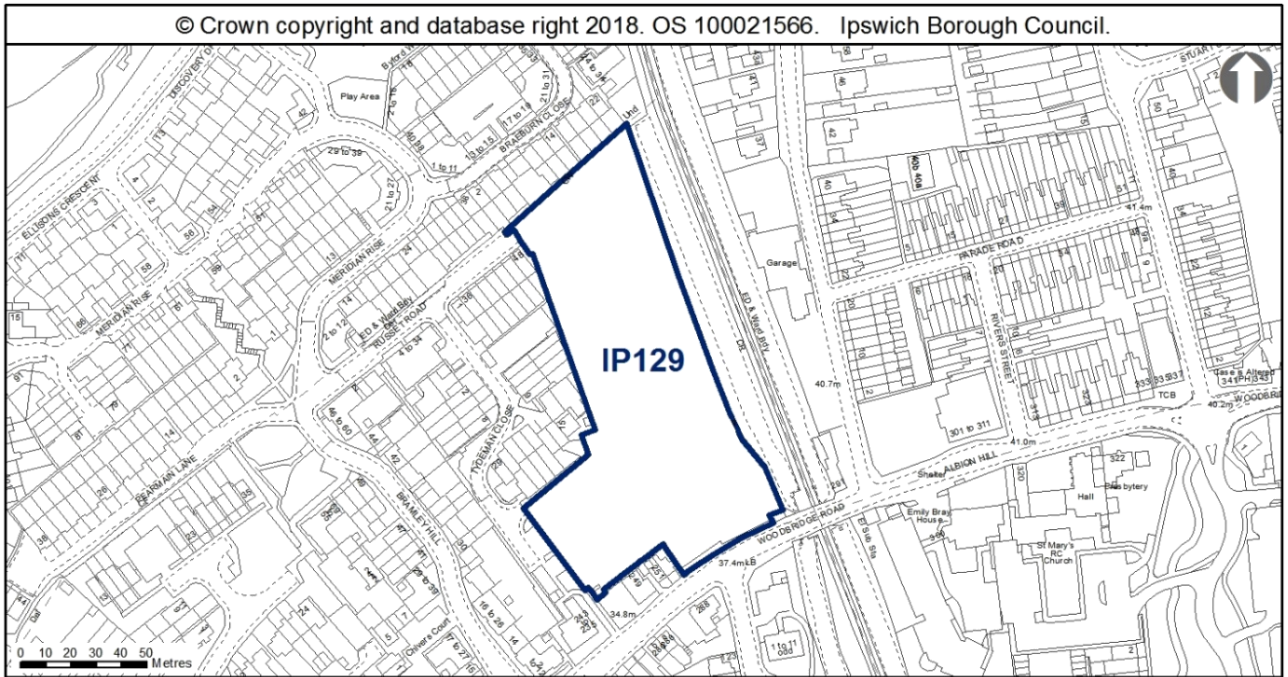


District:	Ipswich Borough Council		
Site Reference:	IP120a		
Site Location:	West of West End Road, south of London Road		
Approx site area (ha):	0.38	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Showroom		
Neighbouring land use:	Electricity substation		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Employment use
SHELAA site assessment	
Suitability	Site is suitable for employment related uses and most recent use was as a car showroom.
Availability	Site is on a long-term lease for employment use with no break-clauses.
Achievability	Site could be redeveloped for uses other than car-sales but viability is uncertain.

Site conclusion - Housing:	Site is not suitable for housing due to proximity to junction and location amongst commercial uses – also layout would be constrained by neighbouring substation and overhead powerlines. Site not considered available or achievable at this time.
Estimated dwellings yield:	0
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Suitable for employment – B uses excluding office, car sales

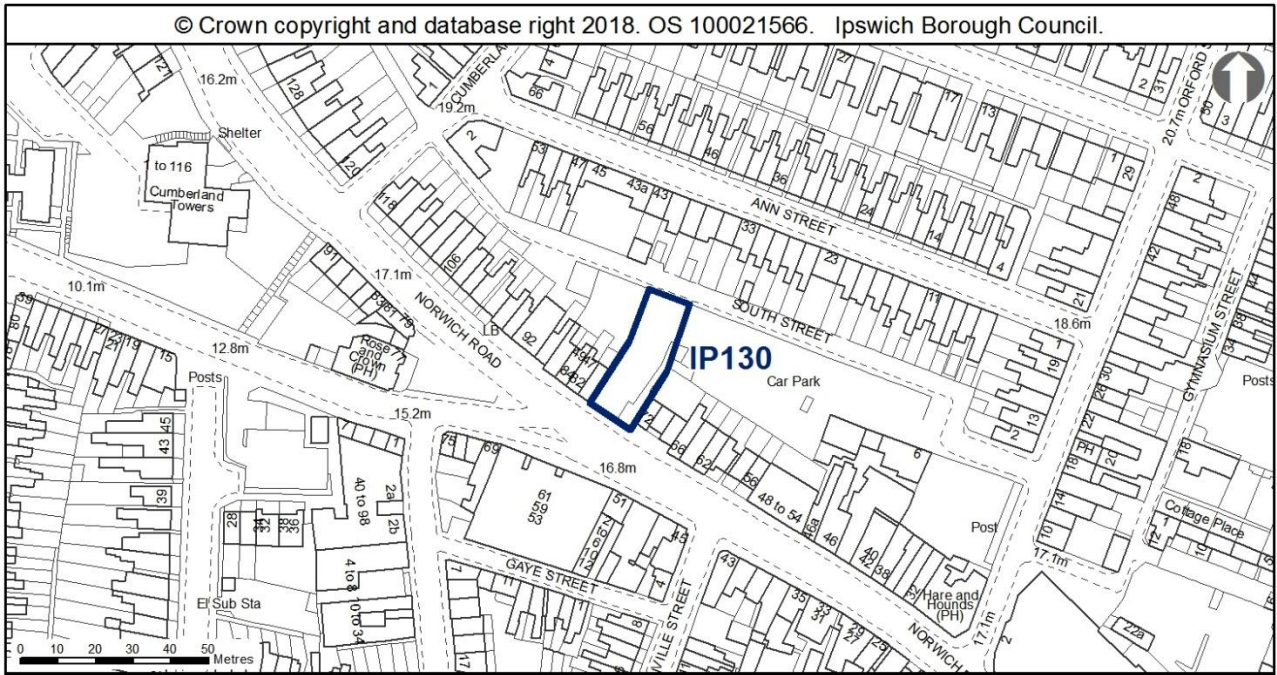


District:	Ipswich Borough Council		
Site Reference:	IP129		
Site Location:	BT Depot, Woodbridge Road		
Approx site area (ha):	1.07	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Site		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for housing and planning permission was granted in 2012 for 39 dwellings but these have not been delivered
Availability	No, site has been acquired by the Department for Education (DfE) for use as a Special Educational Needs and Disability (SEND) free school.
Achievability	Not available so therefore not achievable

Site conclusion - Housing:	Suitable for housing – indicative capacity based on 2012 planning permission. Site is vacant but has been acquired by DfE for use as a Special Educational Needs and Disability (SEND) free school.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment because of neighbouring uses.

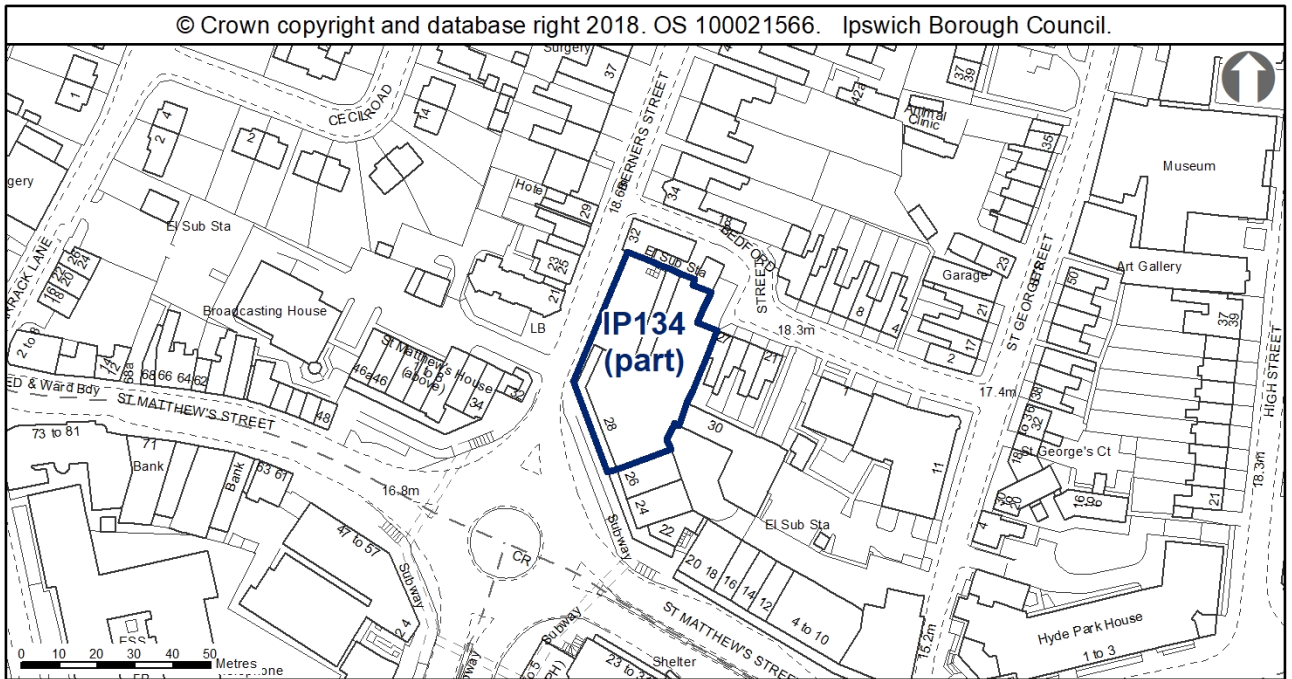


District:	Ipswich Borough Council		
Site Reference:	IP130		
Site Location:	South of South Street		
Approx site area (ha):	0.04	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car park		
Neighbouring land use:	Local centre uses (shops, restaurants, takeaways) and residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential.
Availability	The site has planning permissions for 11 dwellings (05/00792/FUL) at 74-78 Norwich Road. However recent permission (15/01044/FP13) for public car park. The site is currently being used as a car park.

Achievability	Site could be redeveloped given existing uses but unlikely over plan period.
Site conclusion - Housing:	Site is suitable for housing but neither available or achievable at this time.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment due to location in district centre and access constraints for an employment use.

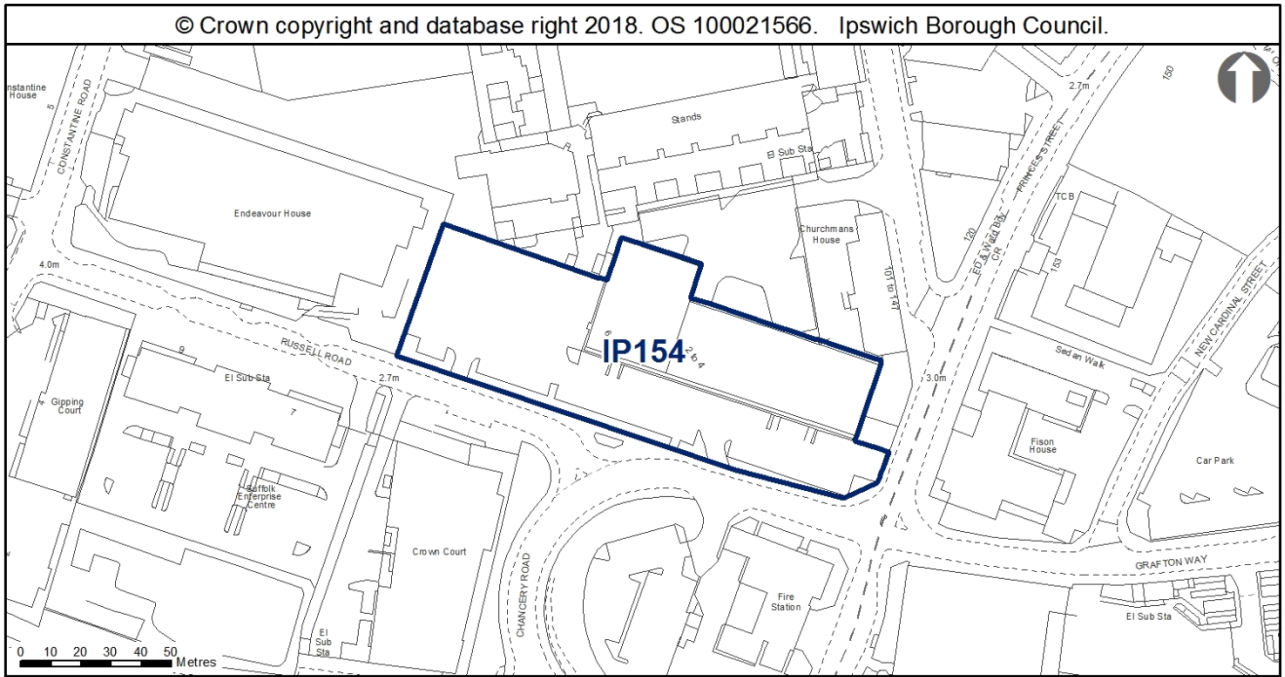


District:	Ipswich Borough Council		
Site Reference:	IP134part		
Site Location:	St Matthew's Street/Berners Street corner		
Approx site area (ha):	0.14	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail & car park		
Neighbouring land use:	Retail & Car park		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential/Retail/Employment
SHELAA site assessment	
Suitability	Site is currently in use at GF level as retail but would be suitable for residential development on upper floors as part of a redevelopment.
Availability	Site is currently not available for redevelopment. Recent permission (18/00827/FUL) to insert two new shopfront doors on no.28 St Matthews Street.

Achievability	Site is not achievable currently but could become achievable in plan period
Site conclusion - Housing:	Site is suitable for residential use on upper floors. 13 dwellings @ 90dph. However site is unavailable as buildings in use.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Employment development on site could take place on upper floors but residential use would be preferred in this location and site is unavailable.

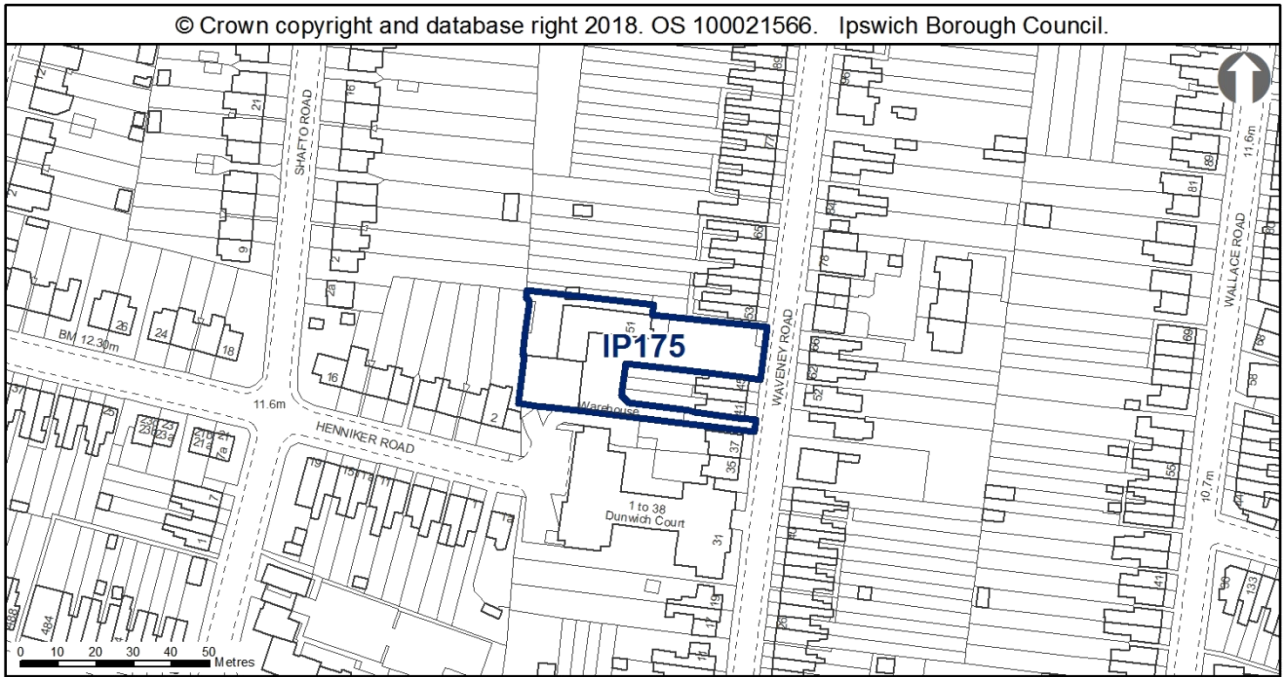


District:	Ipswich Borough Council		
Site Reference:	IP154		
Site Location:	2 to 6 Russell Road		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park, retail and gym		
Neighbouring land use:	Offices, court, residential, football stadium		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential or mixed use including residential
SHELAA site assessment	
Suitability	Yes, subject to incorporating the existing uses e.g. through redevelopment to provide residential on upper floors.
Availability	Site availability is currently unknown
Achievability	Site could be redeveloped in the long-term subject to availability. The Whole Plan Viability Report indicates that sites would generally

	be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use – high density at 90dph on half the site giving 35 homes with the rest of the site used for employment use or incorporating the existing uses. However, the site is in existing use, therefore it is not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for B1 employment as part of a mixed use with residential.

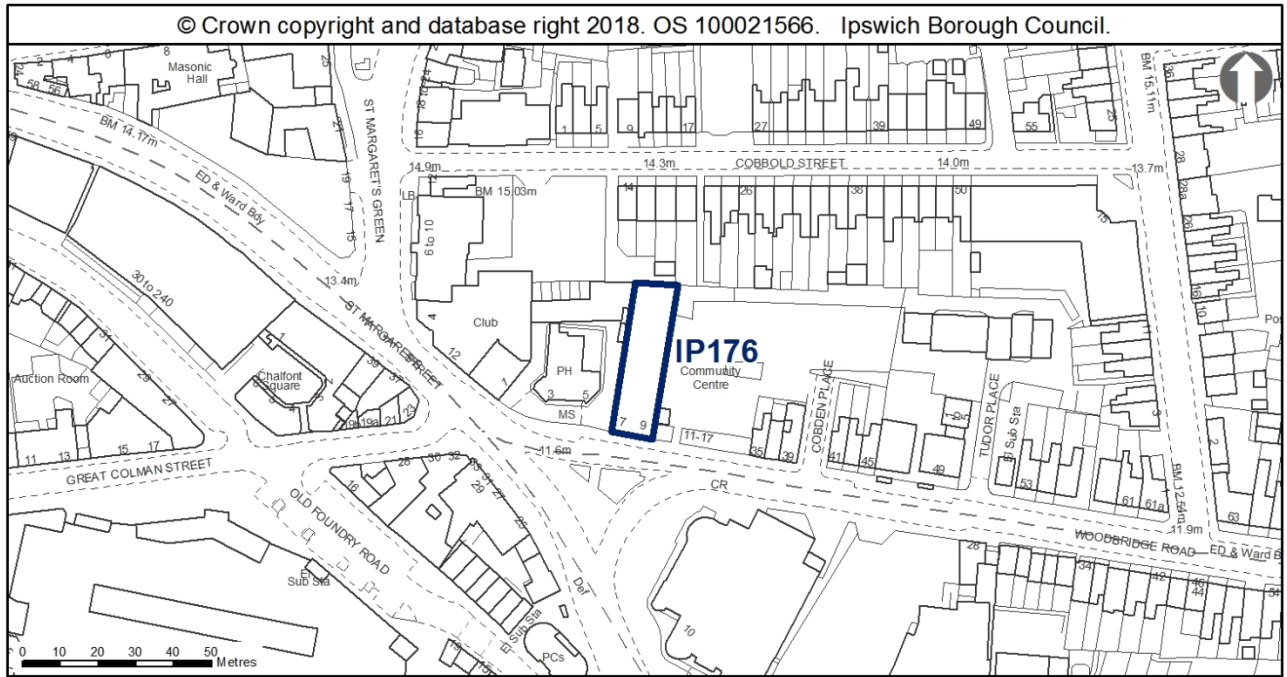


District:	Ipswich Borough Council		
Site Reference:	IP175		
Site Location:	47-51 Waveney Road		
Approx site area (ha):	0.15	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Sales		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential given the nature of the surrounding uses but a historic planning permission for 12 dwellings has now expired (IP/05/00685/OUT)
Availability	The site is still actively in use and there is no indication that the current owners are looking to relocate

Achievability	Yes, although previous permission was for a flatted development. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use but availability uncertain - Site previously had planning permission for 12 dwellings 05/00685/OUT which has now expired. Possible windfall site.
Estimated dwellings yield:	12
Estimated delivery timetable:	11 - 15 years
Site conclusion - Employment:	Not suitable for employment as in a residential neighbourhood.

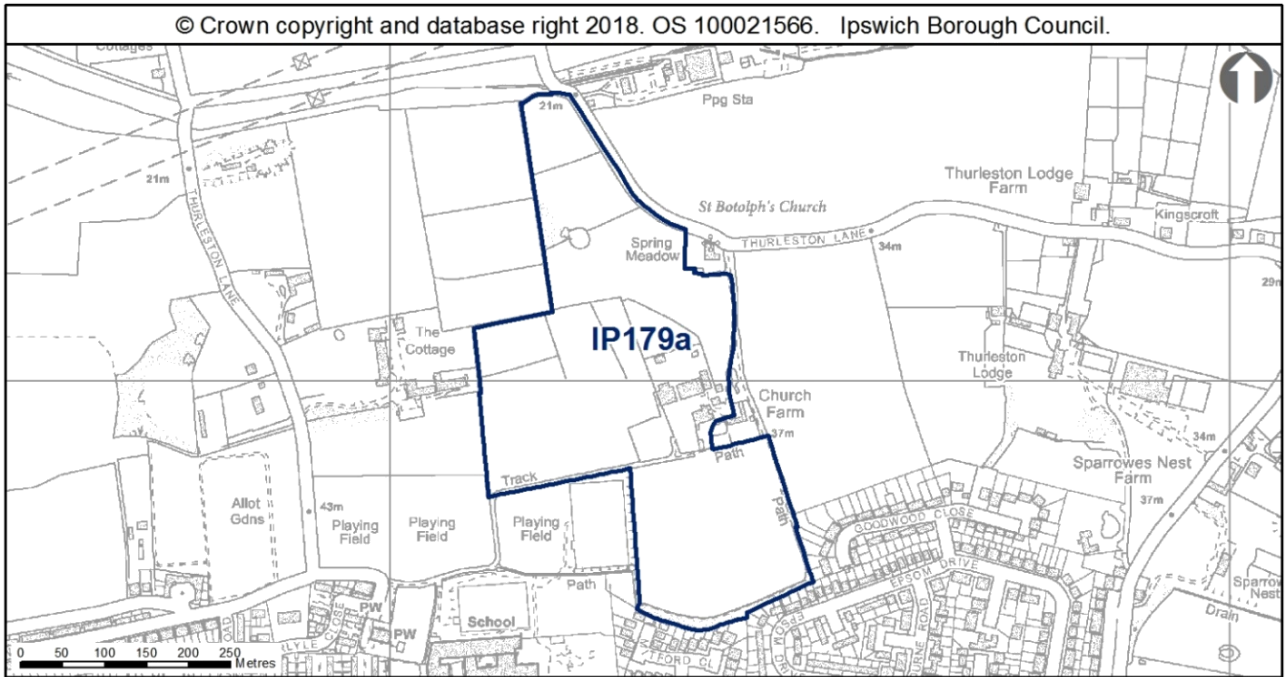


District:	Ipswich Borough Council		
Site Reference:	IP176		
Site Location:	7-9 Woodbridge Road		
Approx site area (ha):	0.05	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development, however the site has recently been expanded through a permanent car park consent (IP/16/01016/FPI3)
Availability	Site is currently not available for redevelopment
Achievability	Site is not achievable within the plan period

Site conclusion - Housing:	Suitable for housing use - Site has planning permission for 14 dwellings 06/00495/FUL which has now expired
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable but site is currently in use as a Car Park.

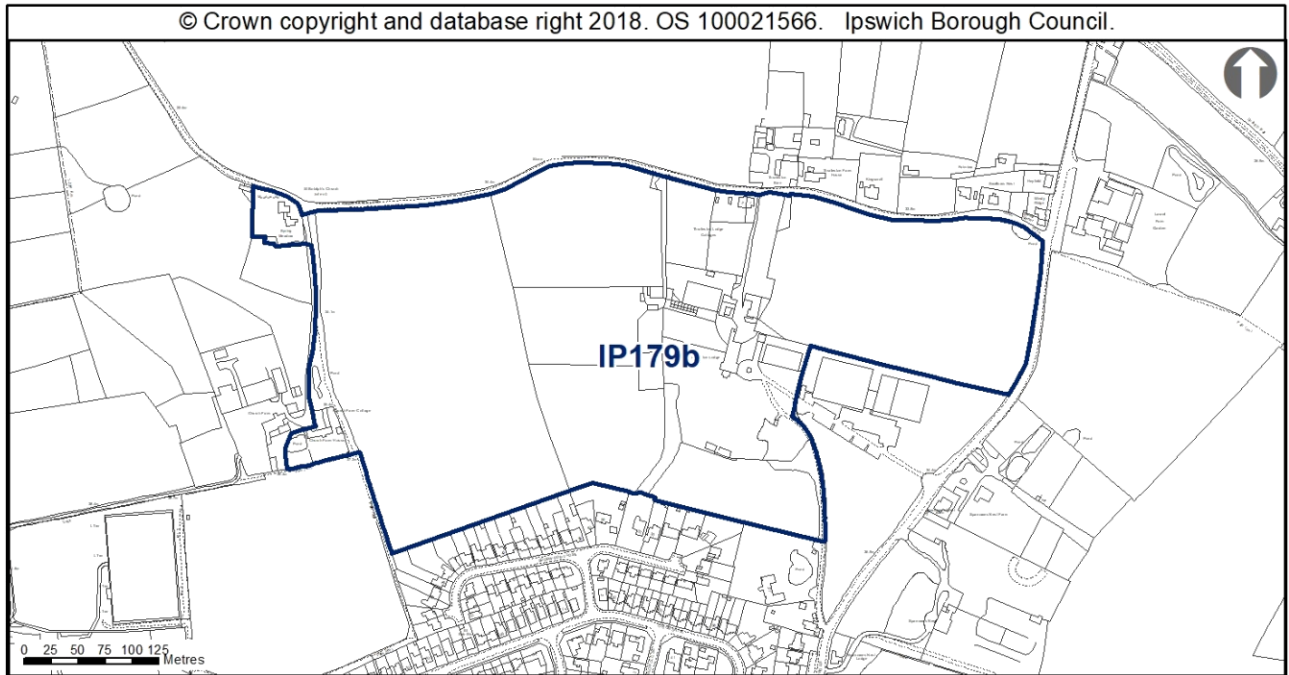


District:	Ipswich Borough Council		
Site Reference:	IP179a		
Site Location:	Spring Meadow, Thurleston Lane IP1 6TG		
Approx site area (ha):	12.78	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agriculture		
Neighbouring land use:	Residential, agriculture and school playing fields		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, but would require a comprehensive approach to infrastructure provision and access
Availability	Yes
Achievability	No, owing to infrastructure constraints

Site conclusion - Housing:	Suitable for housing – The site is suitable for housing development in principle the site has been promoted for development through the Local Plan process. However, in order for the development to be viable, the appropriate road and other infrastructure requirements need to be considered. Indicative capacity on 60% of the site at low density (30dph) 230 dwellings. For this to be deliverable, a comprehensive approach to development around more of Thurleston Lane (to the east) would be needed. However, land to the east of this site is not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment due to infrastructure constraints.

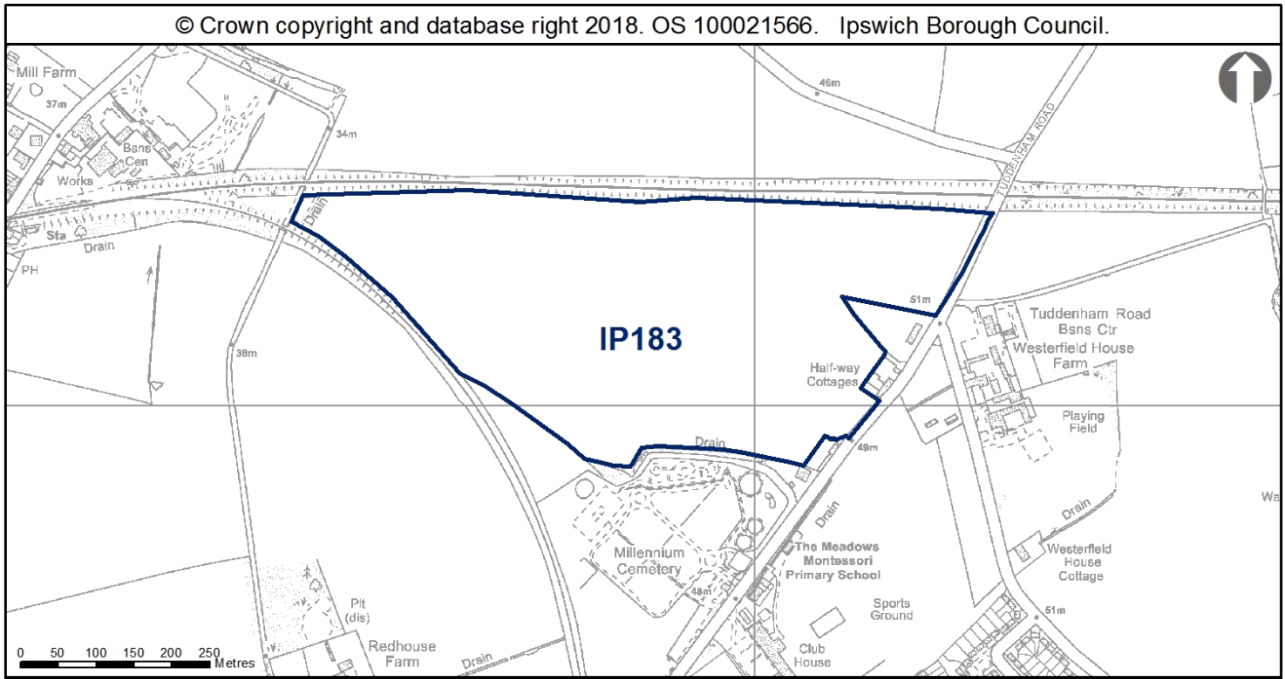


District:	Ipswich Borough Council		
Site Reference:	IP179b		
Site Location:	South of Thurleston Lane, west of Henley Road		
Approx site area (ha):	16.96	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agricultural		
Neighbouring land use:	Residential/Agricultural		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes – Subject to highways infrastructure improvements
Availability	No
Achievability	No – Infrastructure constraints exist such that the development is unlikely in the next 15-year period.

Site conclusion - Housing:	The site is suitable for housing development in principle, but is not available. In order for the development to be viable, the appropriate road and other infrastructure requirements need to be considered. Indicative capacity on 60% of the site at low density (30dph) 305 dwellings. For this to be deliverable, a comprehensive approach to development along Thurleston Lane would be needed.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for office-led employment subject to infrastructure improvements.

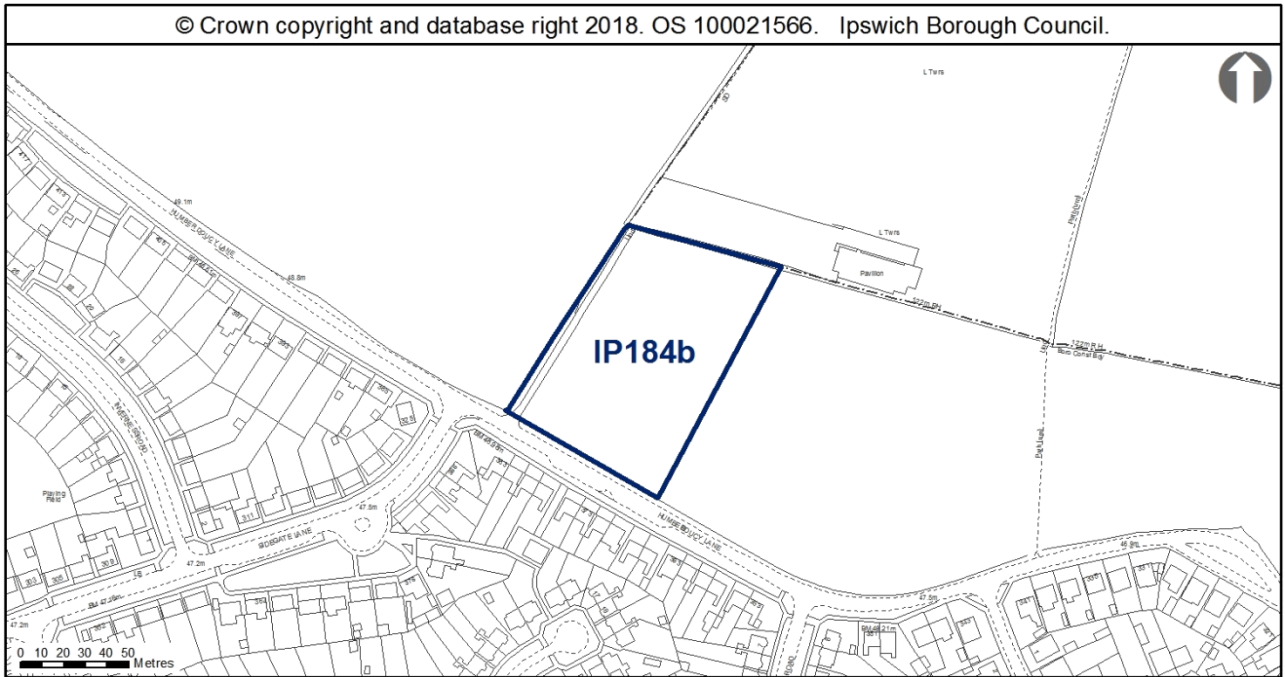


District:	Ipswich Borough Council		
Site Reference:	IP183		
Site Location:	North of Millennium Cemetery, Tuddenham Road		
Approx site area (ha):	21.81	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Greenfield		
Neighbouring land use:	Cemetery		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Housing
SHELAA site assessment	
Suitability	Could be suitable, subject to infrastructure provision and noise considerations
Availability	No, needed for replacement sports facilities in connection with development at Ipswich Garden Suburb
Achievability	No

Site conclusion - Housing:	Suitable for housing - 392 dwellings indicative capacity at 30 dph on 60% of the site. However, the land is needed for replacement sports provision for an existing Local Plan allocation at Ipswich Garden Suburb (Policy CS10) and, therefore, it is not available. There are noise, traffic and infrastructure constraints which would need to be resolved also.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment

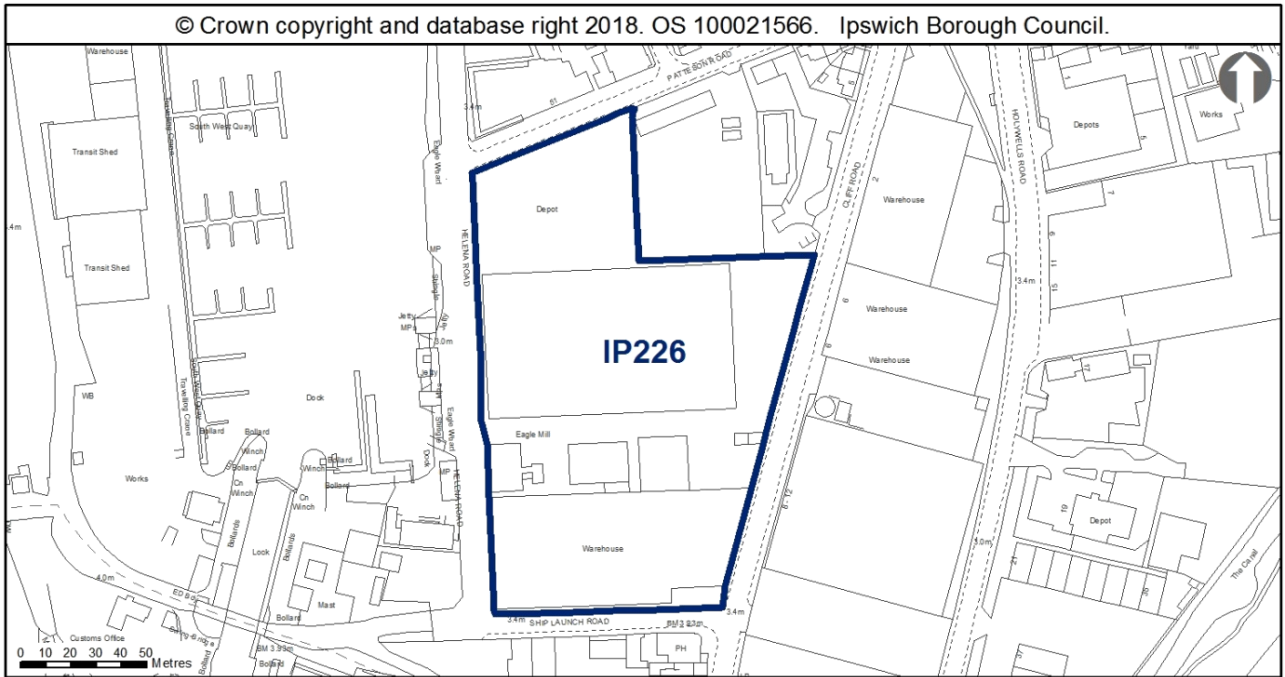


District:	Ipswich Borough Council		
Site Reference:	IP184b		
Site Location:	Humber Doucy Lane		
Approx site area (ha):	0.86	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Sports Pitch		
Neighbouring land use:	Residential, agricultural land		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to infrastructure and access provision
Availability	Not currently available, but site could be available for redevelopment subject to provision of replacement facilities
Achievability	The site could come forward in the long-term, but as the rugby facilities span the Borough boundary, a joint approach would be

	needed with East Suffolk Council. The site is located in the higher value zone in the Whole Plan Viability Assessment. The Assessment also demonstrates that housing-led greenfield developments are viable.
Site conclusion - Housing:	May be suitable for housing development subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan (potentially with the neighbouring local authority), but currently in use by Ipswich Rugby Club and therefore not available. As with IP184a, traffic and other infrastructure would need to be considered and the wider context of the site. Indicative capacity at 35dph with a net site area of 60% (0.516ha) is 18 dwellings.
Estimated dwellings yield:	0
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Not suitable for employment due to neighbouring uses

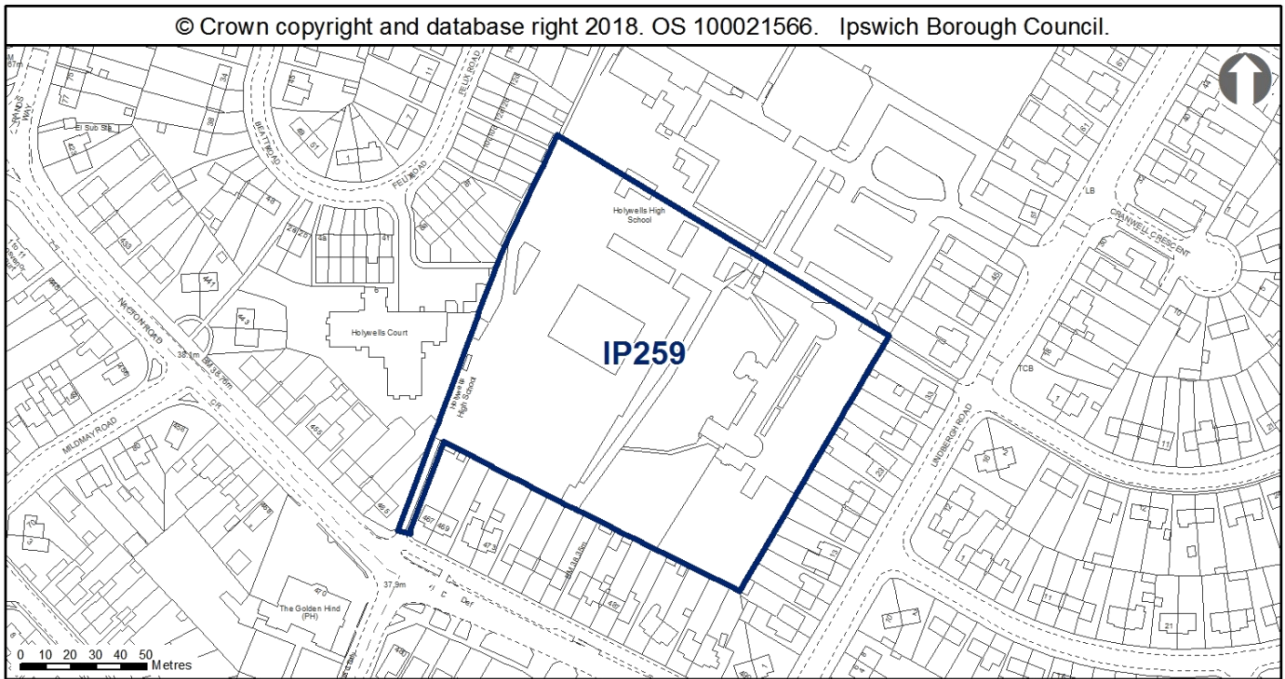


District:	Ipswich Borough Council		
Site Reference:	IP226		
Site Location:	Helena Road		
Approx site area (ha):	1.87	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Industrial uses		
Neighbouring land use:	Industrial uses, and residential to north		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development
Availability	Site availability is uncertain – previous residential allocations have been supported and there was a resolution to grant planning permission for 566 flats in 2006, but the site is currently used for timber storage

Achievability	Achievability within the plan period depends on the relocation of the timber yard to another site with appropriate wharf access. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses. As a Waterfront site, it benefits from public realm improvements made in association with other Waterfront developments, such as the University to the north.
Site conclusion - Housing:	Suitable for housing use (previous application 04/01173/FUL) and viewed as a key regeneration site on the Waterfront. 2017 adopted Local Plan safeguarded the site for 540 dwellings. The site has been allocated but not come forward for over 20 years. Existing timber yard activity on the site, therefore not available immediately. Capacity reduced to allow for a mix of houses and flats to support delivery.
Estimated dwellings yield:	337
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Suitable for residential-compatible employment

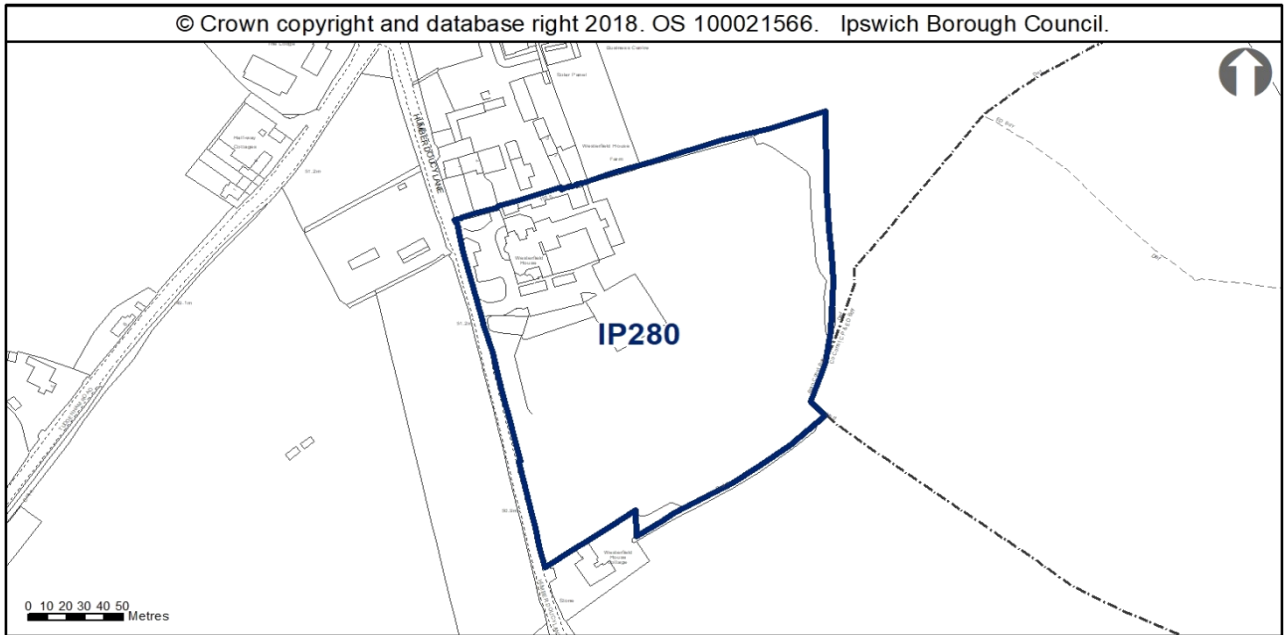


District:	Ipswich Borough Council		
Site Reference:	IP259		
Site Location:	Holywells High School, Nacton Road		
Approx site area (ha):	1.82	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Part-vacant School		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to improved access
Availability	No, site is being held for educational use
Achievability	Site is not achievable as required for alternative uses.

Site conclusion - Housing:	Suitable for housing use - Indicative capacity of 82 homes @ 45dph at medium density. However, the site is not available as it is needed for education use as a SEND school.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable, site is in a residential area and preferred use is for residential

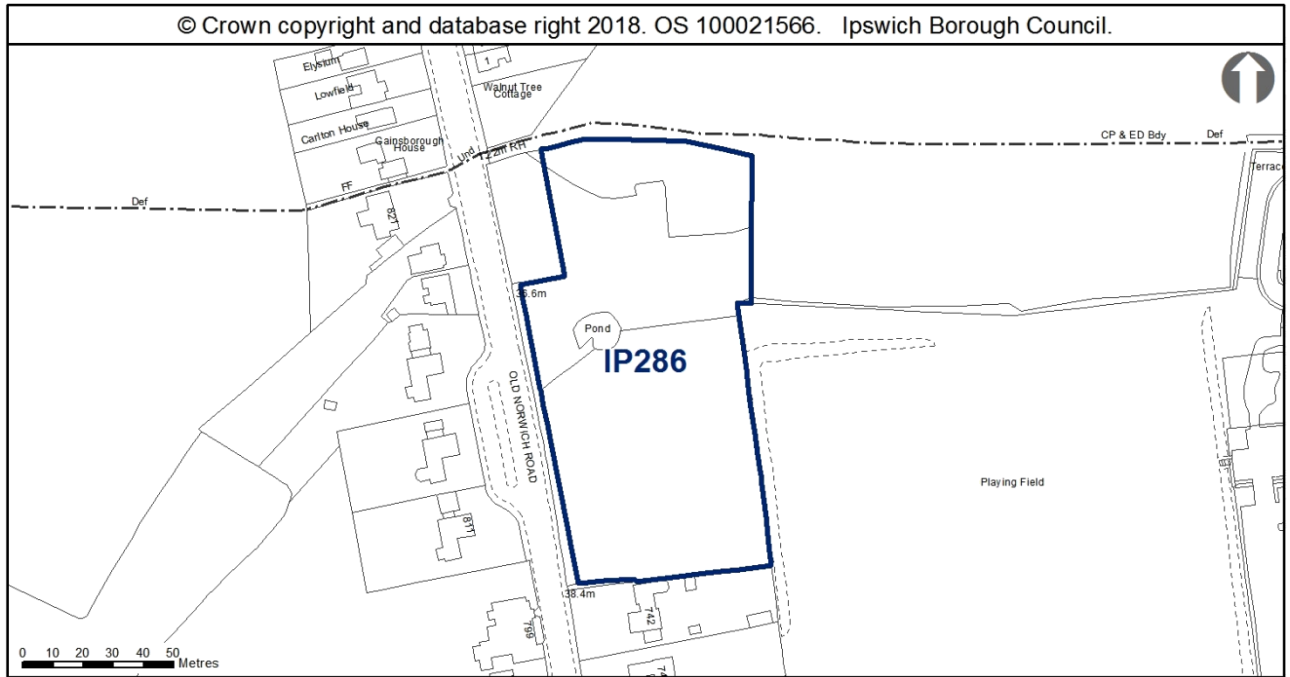


District:	Ipswich Borough Council		
Site Reference:	IP280		
Site Location:	Humber Doucy Lane (Westerfield House)		
Approx site area (ha):	3.42	Brownfield / greenfield / mixed use land:	Mixed use land
Existing land use:	Care home and amenity land		
Neighbouring land use:	Employment/open countryside		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Could be suitable for residential use, subject to consideration of the setting of listed Westerfield House, access and infrastructure
Availability	Site is available but owner's current preference is C2 care village use in accordance with pending application 18/00526/OUT (approved 23 October 2019 for 147 extra care apartments and two staff dwellings).

Achievability	Site could be developed within the plan period. It is within a higher value market area in the Whole Plan Viability Assessment.
Site conclusion - Housing:	Site may be suitable for residential use subject to transport and other infrastructure provision, as part of a wider, comprehensive master plan. Constraints that would need to be addressed include access, listed building considerations, addressing the context of the rural edge, protected trees and drainage. Planning permission 14/01039/FUL for 38 bed extension to the care home and 7 assisted living dwellings approved July 2015. (Permission 18/00526/OUT approved October 2019 for 147 extra care apartments and two staff dwellings). The net site area excluding Westerfield House itself is approximately 2.7ha. The indicative capacity on 60% of the site at 30dph would be 48 dwellings. However the site is not available as extra care housing (Use Class C2) is the owner's preferred use.
Estimated dwellings yield:	N/A
Estimated delivery timetable:	11-15 years
Site conclusion - Employment:	Site is suitable for employment associated with C2 uses



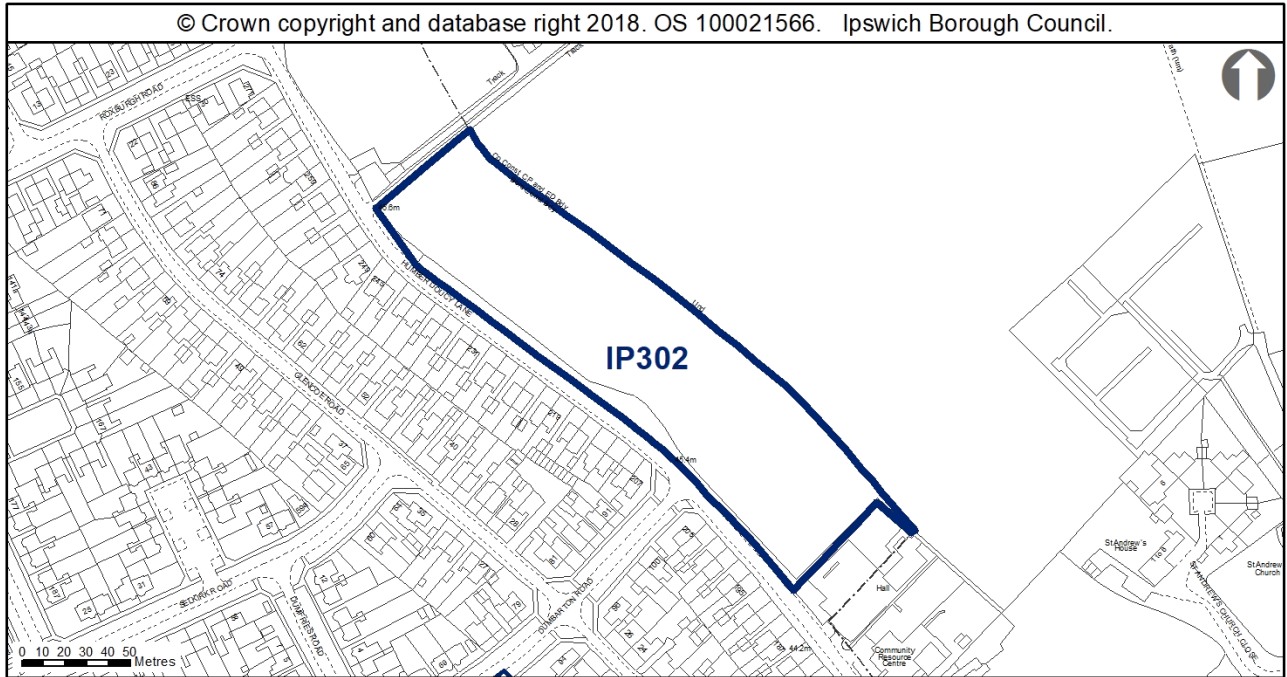
District:	Ipswich Borough Council		
Site Reference:	IP286		
Site Location:	Land adjacent 742 Old Norwich Road		
Approx site area (ha):	0.97	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Field		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential/Access
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to conservation area considerations, but would provide a potential improved access point for the land to the rear (IP078), therefore a comprehensive approach would be preferred. However, IP078 is earmarked for replacement playing fields for King George V Playing Fields.

Availability	Site may be available for redevelopment but currently forms part of the access for the replacement playing fields for King George V playing fields
Achievability	The site could come forward in the long-term as part of a comprehensive approach including access to IP078.

Site conclusion - Housing:	Site is suitable for residential development subject to conservation area considerations. Indicative capacity at 35dph on 40% of the site to allow for access improvements is 14 dwellings. However, a comprehensive approach would be needed here (potentially with the neighbouring local authority) to provide access improvements to adjacent land, which is earmarked for the replacement of the King George V Playing Fields. Not available.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site is not suitable for employment uses.

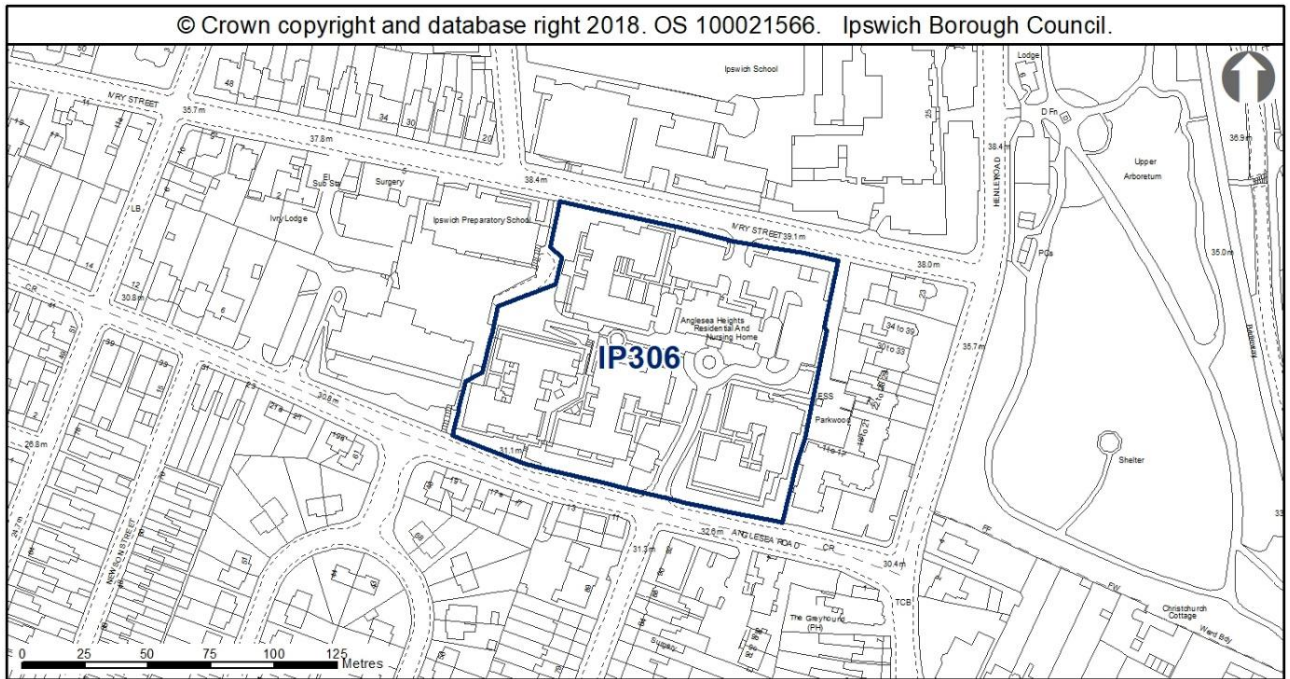


District:	Ipswich Borough Council		
Site Reference:	IP302		
Site Location:	Land at Rushmere/Humber Doucy Lane (Hill Farm)		
Approx site area (ha):	1.57	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agricultural		
Neighbouring land use:	Agricultural and Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	This would only be suitable if the separate identity of Rushmere village could be maintained, and drainage, access and infrastructure constraints could be overcome.
Availability	Site is available for redevelopment

Achievability	Site not achievable owing to need to protect separate identity of Rushmere.
Site conclusion - Housing:	Countryside is the most suitable use for this site because of its proximity to Rushmere village and the need to maintain the separate identity of Rushmere. The built edge of Rushmere is just 109m as the crow flies from the southern end of site IP302.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment

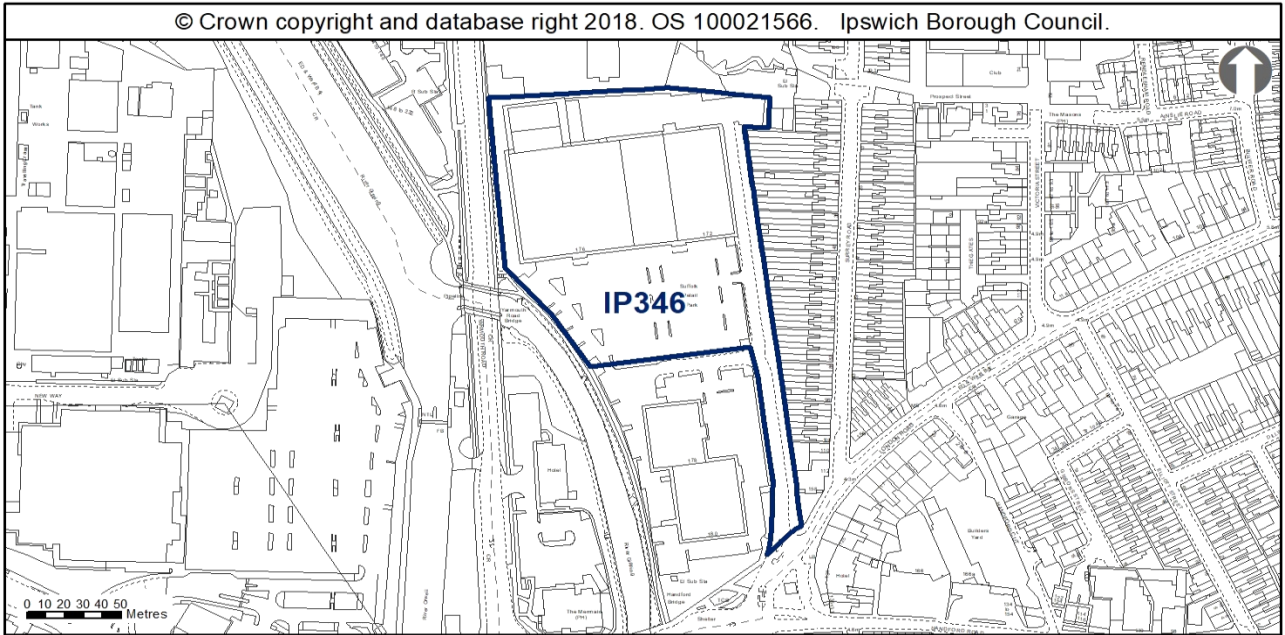


District:	Ipswich Borough Council		
Site Reference:	IP306		
Site Location:	Anglesea Heights		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Care home		
Neighbouring land use:	Residential/School		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential development subject to evidence indicating there is no longer a need for the care beds, and preservation of existing listed buildings
Availability	Site is not available as Ipswich School recently purchased and intend to use for educational purposes from September 2019.

Achievability	Site not achievable due to new owner and user.
Site conclusion - Housing:	Site is suitable for housing use but is not available or achievable. Indicative capacity 59 dwellings @ 45dph
Estimated dwellings yield:	0
Estimated delivery timetable*:	N/A
Site conclusion - Employment:	Site may be suitable for employment uses but not available or achievable.



District:	Ipswich Borough Council		
Site Reference:	IP346		
Site Location:	Suffolk Retail Park (north), London Road		
Approx site area (ha):	1.96	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail park – some units vacant		
Neighbouring land use:	Retail park, residential, river, school playing field		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential use
SHELAA site assessment	
Suitability	Suitable for residential subject to considering flood risk and addressing the river frontage.
Availability	Site is unavailable as the building was recently renovated (18/00745/FUL) and fully occupied.
Achievability	Not achievable as it is in retail use and investment recently made to renovate building for retail use.

Site conclusion - Housing:	Suitable for residential subject to considering flood risk addressing the river frontage. Site is no longer available or achievable as it is fully occupied. Indicative capacity at 45 dph is 88 dwellings.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment

Appendix D – Protected employment areas

Site Ref	Site Name	Site Area	Protected use	Amendments
E1	Ipswich Business Park, north of Whitton Lane	1.61	B1/B2/B8	N/A
E2	White House Industrial Estate, White House Road	30.4	B1/B2/B8	N/A
E3	Knightsdale Road/Wharfedale Road	8.13	B1/B2/B8	N/A
E4	Boss Hall Industrial Estate	10.90	B1/B2/B8	N/A
E5	Hadleigh Road Industrial Estate, including Elton Park	3.72	B1/B2/B8	N/A
E6	Land south of London Road/east of Scrivener Drive	1.62	B1/B2	N/A
E7	Civic Drive/Princes Street/Russell Road/Portman Road	1.13	B1	N/A
E8	Felaw Maltings/IP-City Centre	3.00	B1/B2/B8	N/A
E9	Riverside Industrial Park and the West Bank area	2.64	B1/B2/B8	N/A
E10	Cavendish Street	4.05	B1/B2/B8	Area has been split. See site sheet IP304 identified as potential housing capacity
E11	Holywells Close and Holywells Road	6.58	B1/B2/B8	Area has been split. IP045 & IP064a identified as potential housing capacity
E12	Cliff Quay/Sandy Hill Lane/Greenwich Business Park/Landseer Road area	48.27	B1/B2/B8	Sites IP143 and IP067a identified as potential housing capacity

E13	Wright Road/Cobham Road	2.84	B1	N/A
E14	The Drift/Leslie Road/Nacton Road	11.27	B1/B2	N/A
E15	Ransomes Europark	93.2	B1/B2/B8	N/A
E16	Airport Farm Kennels and Land South of Ravenswood	7.37	B1/B2/B8	IP150c has been split to create IP150e with potential housing capacity. Remainder of Employment Area is suitable for B1/B2 & B8 Employment uses
E17	Futura Park, Nacton Road	7.12	B1/B2/B8	Site area updated to reflect completions - available area of 4.78ha

Appendix E – Outstanding Planning Permissions at 1st April 2019

Site Ref	Planning Ref	Site Address	Date of Approval	Total number of dwelling units permitted (net) *	Total number of dwelling units outstanding (net)**
IP005	16/00969/FPI3	Former Tooks Bakery 731, Old Norwich Road	13/04/2018	60	60
IP042	15/01040/OUT	Land between Cliff Quay and Landseer Road	(Awaiting S106 agreement)	222	222
IP048c	18/00740/P3JPA	6-10 Cox Lane and 36-46 Carr Street (upper floors)	12/10/2018	33	33
IP054a	16/01037/FUL	30 Lower Brook Street	02/03/2018	62	62
IP059a & IP059b	16/01220/OUT	Elton Park Industrial Estate, Hadleigh Road	(Awaiting S106 agreement)	103	103
IP061b	18/00991/FPC	Kelly Road/ Lavenham Road	26/02/2019	4 (excluding 4 sheltered units)	4
IP074	16/01179/FUL	Reeves Yard and The Black Barn, Upper Orwell Street	03/02/2017	9	9
IP088	17/01115/VC	79 Cauldwell Hall Road	22/02/2018	17	17
IP106	18/00032/FUL	391 Bramford Road	06/04/2018	9	9
IP109	12/00192/FUL	The Drift, Woodbridge Road	(Awaiting S106 agreement)	13	13
IP110	17/01025/FUL	Land between 12 and 14 Crofton Road	26/03/2018	2	2
IP116a	16/00659/REM	Former St Clements	04/10/2016	47	17

		Hospital, Foxhall Road			
IP116b	16/00677/REM	St Clements Hospital Grounds, Foxhall Road	16/12/2016	179	91
IP131	15/01158/FUL & 18/00552	45 Milton Street	15/02/2016 & 16/08/2018	9	9
IP142	17/00570/FUL	Land at Duke St	(Awaiting S106 agreement)	44	44
IP150a (part)	07/00765/OUT part	Land south of Ravenswood (sites U, V and W)	15/11/2007	178	94
IP161	07/00118/FUL, 13/00498/FUL & 16/00180/FUL	2 Park Road	19/04/2007, 07/08/2013 & 18/04/2016	13	13
IP165	17/00795/REM	Eastway Business Park, Europa Way	16/11/2017	94	78
IP169	15/00393/FUL	23-25 Burrell Road	16/07/2015	14	4
IP179c	18/00064/FPC	Henley Road	09/07/2018	66 (Care Home)	66 (Care Home)
IP200	05/00819/FUL, 11/00432/FUL, 13/00346/FUL & 17/00382/FUL	Griffin Wharf, Bath Street	22/11/2005, 13/10/2011, 09/09/2013 & Awaiting S106 agreement	244	113
IP205	02/01241/FUL	Burton's, College Street	08/06/2004	196	14
IP206	04/00313/FUL & 16/00092/VC	Cranfields	25/06/2005	364	134
IP211	05/00296/FUL, 09/00130/FUL 16/00346/FUL	Regatta Quay, Key Street	07/06/2006, 16/06/2015 & 13/07/2016	274	156
IP214	17/00144/FUL	300 Old Foundry Road	29/03/2018	12	12
IP218	15/00422/P3JPA	31-37 St Helen's Street	06/07/2015	15	3
IP245	18/00899/FUL	12-12a Arcade Street	Awaiting S106 agreement	14	14
IP256	16/00987/FUL	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	20/09/2018	28	28

IP267	14/00587/P3JPA & 15/00617/FUL	16 - 18 Princes Street	29/08/2014 & 25/08/2015	36	4
IP268	13/00625/FUL	Burlington Road	28/08/2013	8	3
IP276	15/01057/FUL	Crown PH & Garrods Pond, Felixstowe Road	18/01/2016	8	5
IP279a	18/00470/P3JPA	Former British Telecom, Bibb Way	20/07/2018	104	104
IP280 (part)	14/01039/FUL	Humber Doucy Lane (Westerfield House)	24/07/2015	7	7
IP283	17/00049/FUL	25, Grimwade Street	23/08/2018	14	14
IP284	18/00303/FUL	Land adjacent 317 Henley Road	21/05/2018	2	2
IP285	14/00456/FUL	1a Kemball Street	11/07/2014	1	1
IP290	17/00320/FUL	The Great White Horse Hotel, Tavern Street	01/06/2017	6	6
IP291	17/00639/FUL	Adjacent Woodside, Constitution Hill	05/09/2017	1	1
IP298	17/00665/FUL	15-17 Arcade Street & 15 Museum Street	18/10/2017	9	9
IP299	17/00692/FUL	Lockup Garages to Rear of 54-70 Freehold Road	20/09/2017	6	6
IP333	16/00933/FUL	Land rear of 135 to 139 Valley Road	23/11/2016	3	3
IP337	18/00020/FUL	41 Cowper Street	08/03/2018	3	3
IP339	17/00136/FUL	7 Tuddenham Avenue	06/04/2017	2	2
IP351	17/00942/FUL	The Golden Hind PH, 470-	19/12/2017	5	5

		478 Nacton Road			
IP352	17/01085/P3JPA	17-19 St Helen's Street	17/01/2018	9	9
IP353	17/00060/FUL	8-10 Lower Brook Street	16/03/2017	8	8
IP358	18/00374/P3JPA	Saxon House. 1 Cromwell Square	19/06/2018	34	34
IP359	18/00382/P3JPA	19 Elm Street	20/06/2018	17	17
IP360	18/00496/P3JPA	2 Turret Lane	16/07/2018	6	6
IP361	18/00549/P3JPA	3-4 Lower Brook Mews	14/08/2018	6	6
IP362	18/00675/P3JPA	39 Princes Street	18/09/2018	12	12
IP363	18/00685/P3JPA	34 Foundation Street	25/09/2018	12	12
IP364	18/01063/FUL	28-32 Museum Street	08/03/2019	9	9
IP365	18/01070/P3JPA	15-17 Princes Street	29/01/2019	14	14
IP368	18/00190/FUL	Land to the rear of 79 and 79a Henley Road	27/04/2018	2	2
IP369	18/00010/FUL	Parkland store adjacent 16a Park Road	08/03/2018	1	1
IP371	18/00160/FUL	The Masons PH, 79 Victoria Street	01/05/2018	8	8
IP375	18/01115/OUT	42 Brooks Hall Road	Awaiting S106 agreement	4	4
		Sites with permission for fewer than 5 dwellings or less than 0.1ha in size			138

*Total number of dwellings permitted (net) represent the total number of dwellings approved minus the loss of one or more dwellings

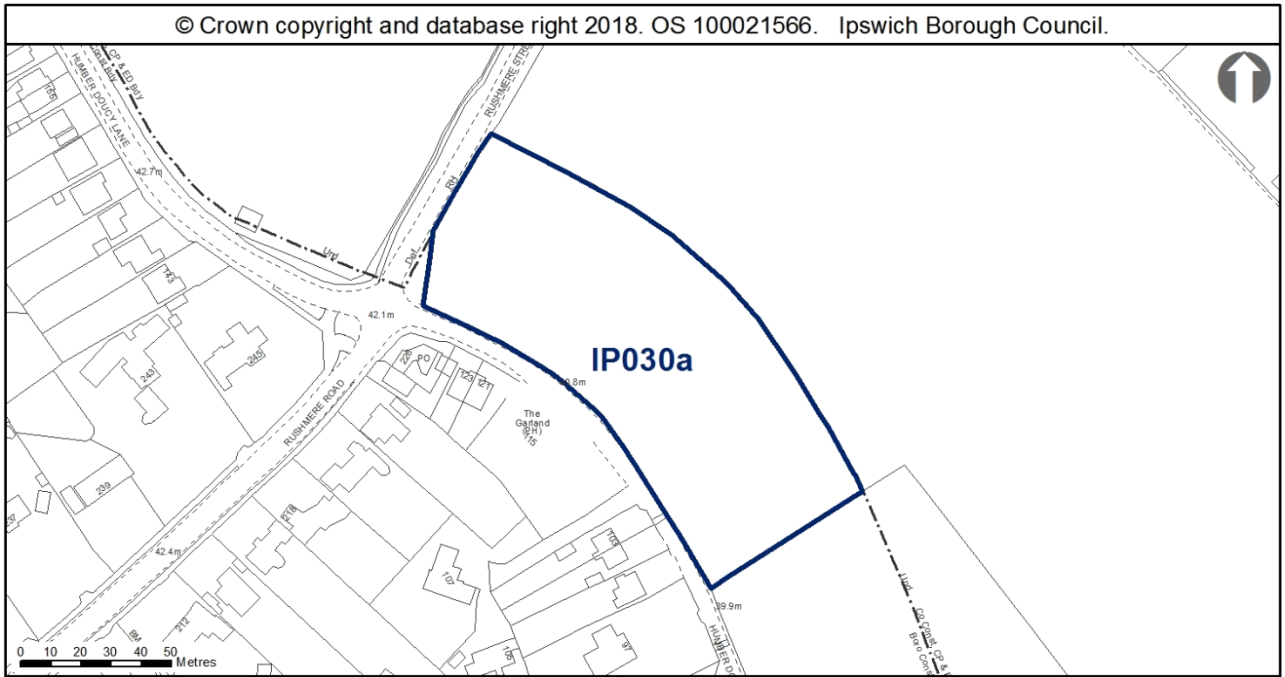
** Number of dwellings outstanding (net) represent the number of dwellings still outstanding minus the loss of one or more dwellings

Appendix F – Discounted sites

District/Site Ref/Planning Ref	Location	Reason for discounting
13/00392/OUT and 2014 reserved matters (IP269)	Victoria House, 110A Victoria St., IP1 2JX	Built out
16/00240/VC	271 Foxhall Road IP3 8LQ	Built Out
16/00492/FUL	218 Hawthorn Drive – conversion of former care home to 23 residential units	Built out
16/00719P3JPA (IP205)	Basement and ground floor of 8-148 Foundry Lane – prior notification of c/u of ground floor office(B1) to 9 residential apartments (Class C3)	Built out
IP030a	Humber Doucy Lane	Not suitable for residential or employment development due to need to retain separate identity with Rushmere St Andrew. See site sheet.
IP030b	Humber Doucy Lane	Not suitable for residential or employment development due to need to retain separate identity with Rushmere St Andrew. See site sheet.
IP034	578 Wherstead Road	Site is not suitable for residential development due to flood risk and noise constraints relating to proximity of railway line. It is currently in use as a garden centre.
IP049	No. 8 Shed, Orwell Quay	The site is not achievable for housing as it is required to allow for the expansion of the University of Suffolk which would otherwise be landlocked. See site sheet

IP121	Front of Pumping Station, Belstead Road	Site is not suitable for redevelopment due to borehole and existing water service uses. See site sheet
IP149	Pond Hall Farm	Needed for Country Park Extension to mitigate recreational pressures on Orwell Estuary. See site sheet
IP310	39/41 Blandford Road	Not suitable. Please see Site Sheet.
IP338 (16/00141/FUL)	Barton Wood, Stone Lodge Lane	Not suitable for residential development, because of landscape sensitivity and impact on protected trees, and access. Previous appeal on the site was dismissed and a second appeal dismissed on the grounds of detrimental impact to trees on the site. Please see Site Sheet.
IP342	799 Old Norwich Road	Not suitable for residential owing to conservation area and listed building considerations, protected trees and amenity concerns in relation to the allocated employment sites to the west. Not suitable for employment due to adverse impact on Whitton Conservation Area and the listed building. Please see Site Sheet.
IP377 (19/00144/FUL)	2 Summerfield Close	Not suitable due to development of the site being seen as an unacceptable form of tandem development, unrelated to the character of the surrounding development which would fail to be in keeping with the appearance of the locality.
IP378 (18/00959/FUL)	7 Summerfield Court	Not suitable for residential due to established open character of Summerfield Court which would be compromised by development of this plot, as set out in the dismissed appeal decision.
IP379 (19/00293/FUL)	271 Henley Road	Not suitable as the surrounding area comprises low density development with dwellings fronting onto roadways and with generous gardens to the rear. The introduction of a dwelling to the rear would have a significant and harmful impact upon the character of the surrounding area and would introduce a form of 'backland' development out of keeping with its

		surroundings. Furthermore, development to the side of the existing property would appear cramped and contrived in the context of its more spacious surroundings.
IP380	113 Sidegate Lane	Not suitable as there is insufficient space to accommodate a dwelling that would respect the amenities of its neighbours in terms of visual enclosure and noise/nuisance in a backland setting. In addition, vehicular activity would also cause undue disturbance to surrounding properties.
IP381 (17/00312/FUL)	2 Reynolds Avenue, IP3 0JP	The site itself is triangular and is too difficult to develop to meet reasonable planning standards without detriment to neighbouring amenity, biodiversity interest, the character and appearance of the area and creating highway danger. Appeal dismissed relating to this planning application.

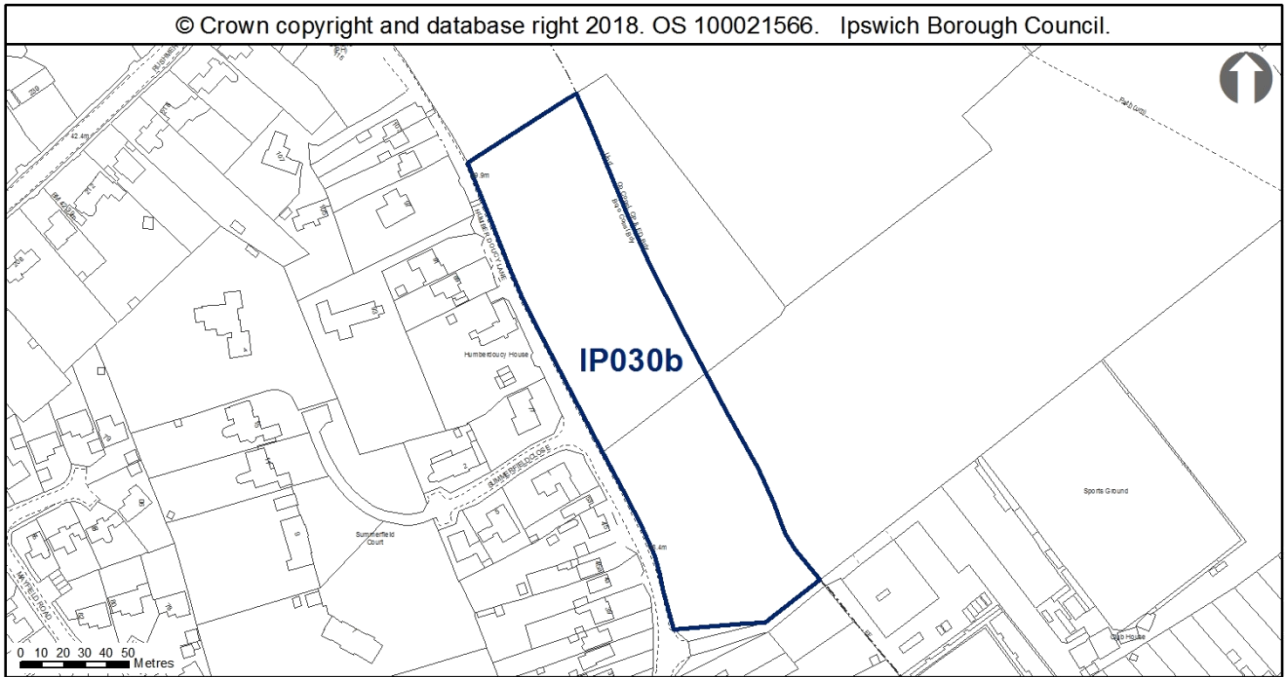


District:	Ipswich Borough Council		
Site Reference:	IP030a		
Site Location:	Humber Doucy Lane		
Approx site area (ha):	0.97	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agricultural land		
Neighbouring land use:	Agricultural land, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	This would only be suitable if the separate identity of Rushmere village could be maintained, and drainage, access and infrastructure constraints could be overcome.
Availability	Site may be available for development
Achievability	Site may be achievable.

Site conclusion - Housing:	Countryside is the most suitable use for this site because of its proximity to Rushmere village and the need to maintain the separate identity of Rushmere as identified in the Settlement Sensitivity Assessment (July 2018). This location forms part of the approach to Rushmere on Rushmere Street and built development of Rushmere is barely 150m from the site boundary. At this point, as road-users leave Ipswich, the land is open on both sides of Rushmere Street. There is a water main which runs across the frontage of the site and Anglian Water would need to be consulted on any proposed development. There is no obvious discharge point for surface water if soakage rates are too low.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for Employment uses

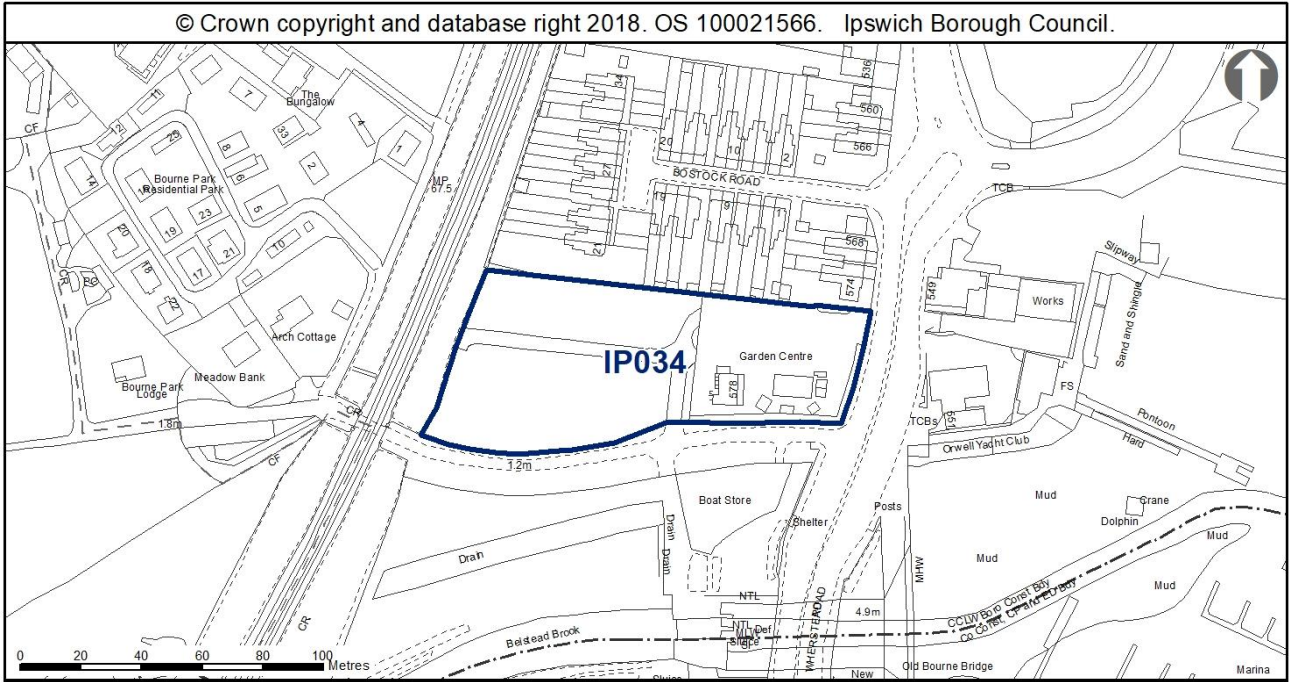


District:	Ipswich Borough Council		
Site Reference:	IP030b		
Site Location:	Humber Doucy Lane		
Approx site area (ha):	1.51	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Agricultural land		
Neighbouring land use:	Agricultural land, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	This would only be suitable if the separate identity of Rushmere village could be maintained, and drainage, access and infrastructure constraints could be overcome
Availability	Yes, available for development
Achievability	Site not achievable owing to need to protect separate identity of Rushmere

Site conclusion - Housing:	Countryside is the most suitable use for this site because of its proximity to Rushmere village and the need to maintain the separate identity of Rushmere, as identified in the Settlement Sensitivity Assessment (July 2018).. Built development of Rushmere is around 300m from the northern boundary of the site. There is ribbon development adjacent to the southern boundary of the site. Currently the site as viewed from Humber Doucy Lane presents a hedge and agricultural fields, forming part of the open setting of Rushmere. There is a water main which runs across the frontage of the site and Anglian Water would need to be consulted on any proposed development. There is no obvious discharge point for surface water if soakage rates are too low.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for Employment uses

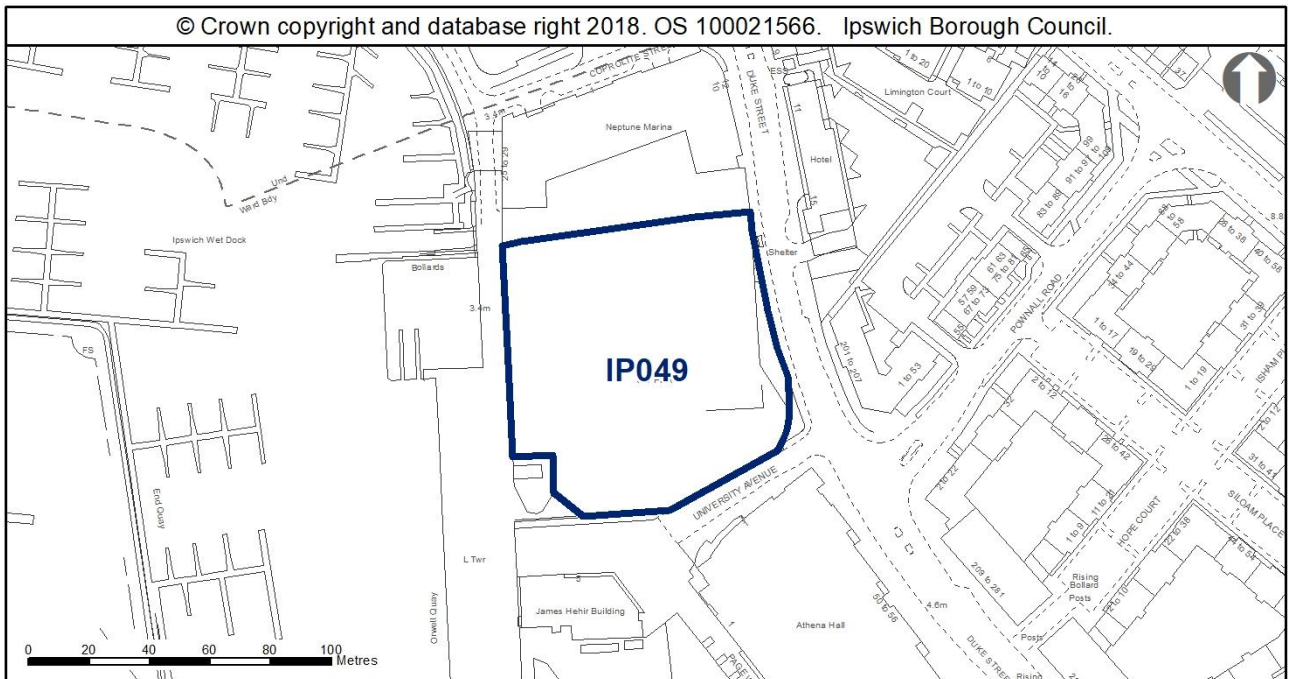


District:	Ipswich Borough Council		
Site Reference:	IP034		
Site Location:	578 Wherstead Road		
Approx site area (ha):	0.64	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garden Centre		
Neighbouring land use:	Residential, petrol station, boat storage, playing pitches		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Red		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable due to concerns over safety for future occupiers in terms of flood risk.
Availability	Yes, available for development as promoted through Call for Sites and Preferred Options Local Plan consultation
Achievability	Site achievable for a housing-led scheme taking into account the Whole Plan Viability Assessment findings.

Site conclusion - Housing:	The site is not suitable for residential development. It is located within Flood Zones 2 and 3 and would be in conflict with the Council's Development and Flood Risk Supplementary Planning Document as it would not meet the definition of safe. Site is available and achievable. Indicative capacity of a low density development of 22 dwellings at 35dph if suitable.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for Employment uses

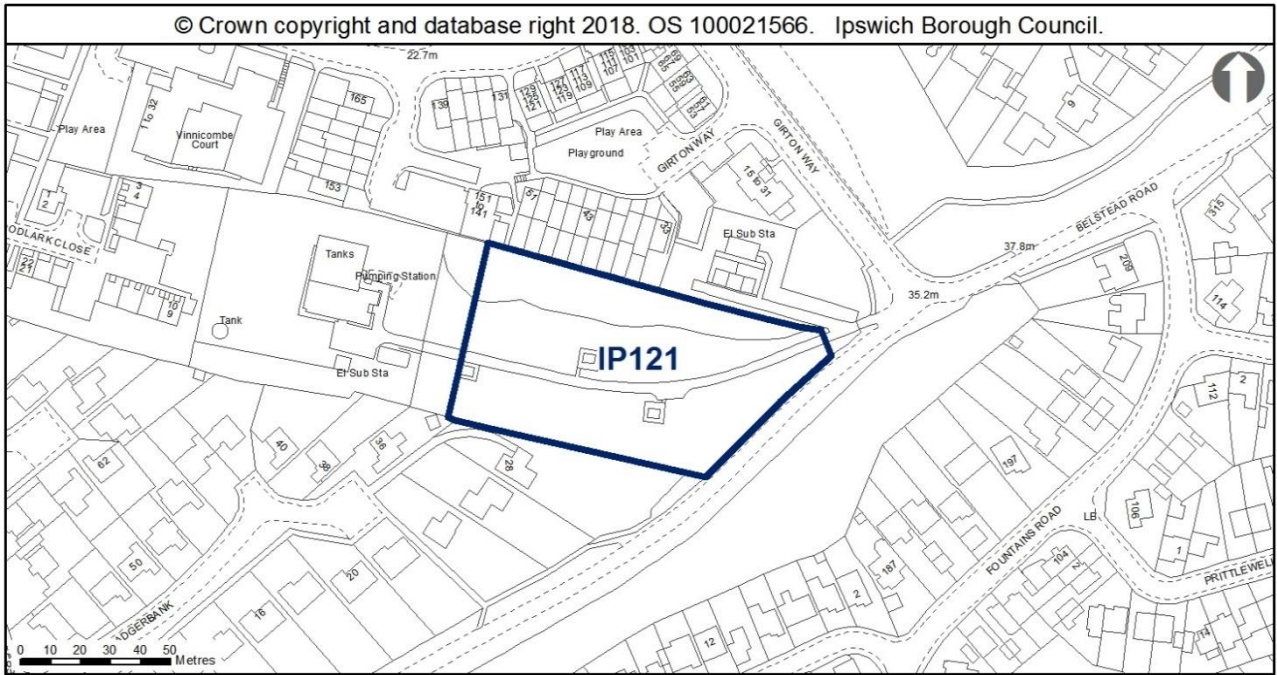


District:	Ipswich Borough Council		
Site Reference:	IP049		
Site Location:	No. 8 Shed, Orwell Quay		
Approx site area (ha):	0.76	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Hardstanding car park		
Neighbouring land use:	University, residential, marina		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	University-related uses
SHELAA site assessment	
Suitability	Yes

Availability	No, forms part of the Education Quarter and safeguarded for public car park also
Achievability	Not achievable for housing
Site conclusion - Housing:	Suitable for housing use - indicative capacity of 68 dwellings. It is considered that the site is suitable for high-density housing in the region of 90dph, giving an indicative capacity of 68 homes. However, it forms part of the Education Quarter and is also safeguarded for public car parking use.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Suitable for University-related employment

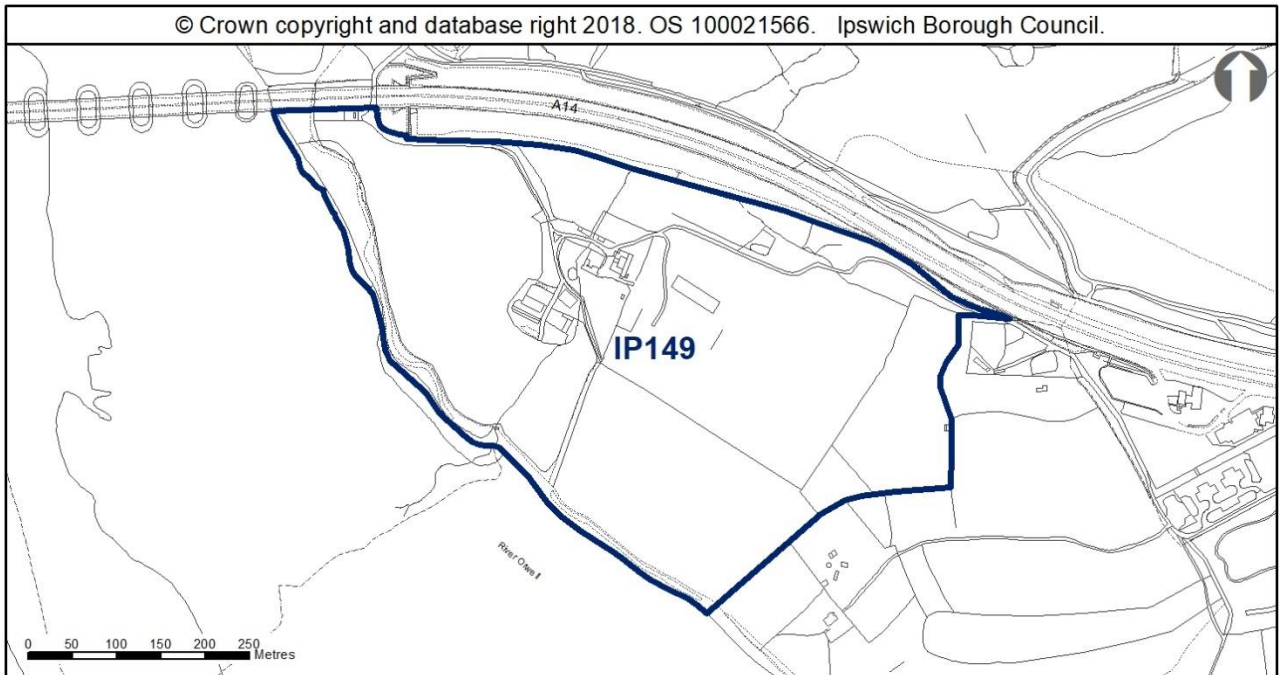


District:	Ipswich Borough Council		
Site Reference:	IP121		
Site Location:	Front of Pumping Station, Belstead Road		
Approx site area (ha):	0.6	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Landscaped area at front of pumping station		
Neighbouring land use:	Pumping station, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable because of need to retain access to pumping station and existing utility provider has no intention of relocating.
Availability	No, landowner has planning permissions to enhance existing pumping facilities on site.

Achievability	Not achievable.
Site conclusion - Housing:	The need to retain a means of access through the site for the pumping station and to not compromise the ability of this to operate makes the site unsuitable for housing use.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The need to retain a means of access through the site for the pumping station and to not compromise the ability of this to operate makes the site unsuitable for housing use. Notwithstanding this, the site is in a residential area and employment uses are not desirable in this location.



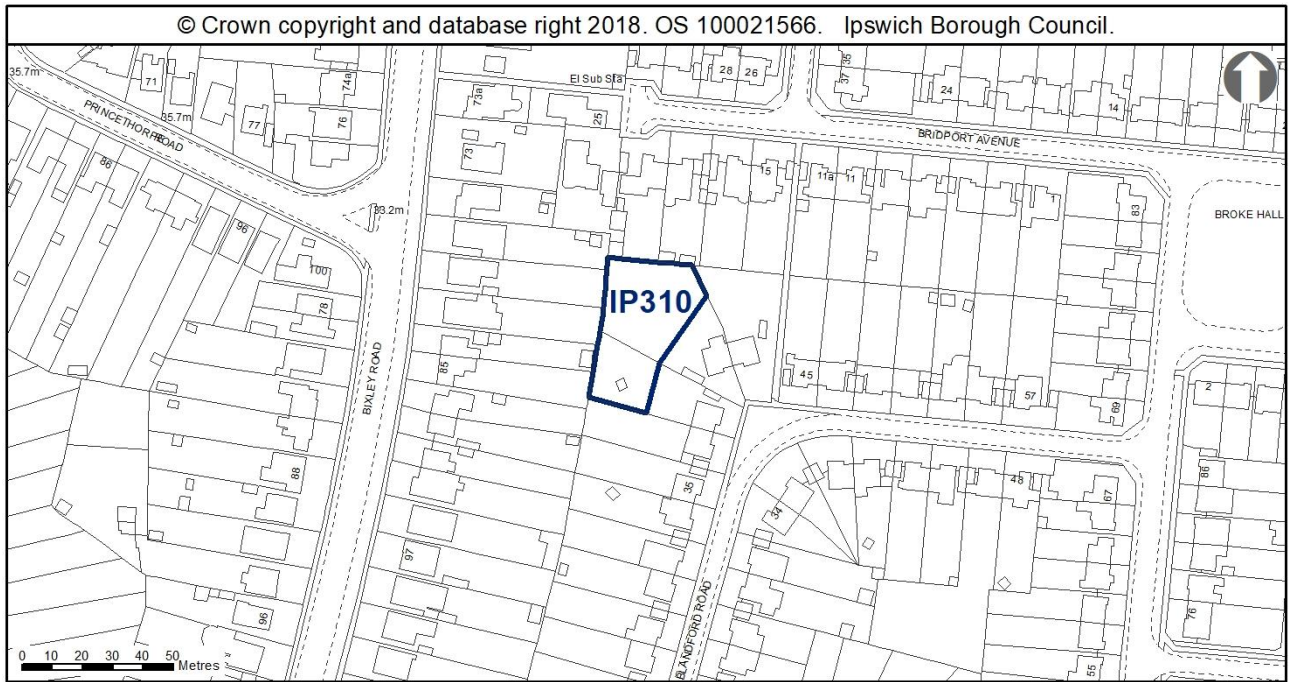
District:	Ipswich Borough Council		
Site Reference:	IP149		
Site Location:	Pond Hall Farm		
Approx site area (ha):	24.7	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Farm land		
Neighbouring land use:	Orwell bridge, country park		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Green	Biodiversity and geodiversity	Red
Access to local services & facilities	Red	Historic environment	Amber
Utilities capacity	Green	Open space	Red
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable because the land is allocated for an extension to the Orwell Country Park and Visitor Centre (Policy SP8). It is also a proposed Local Nature Reserve. Therefore residential development of this site would likely have significant negative impacts on the

	landscape, biodiversity (including the adjacent Ramsar site) and open space of the Borough
Availability	No. Site is under local authority ownership but the site is allocated for country park extension and visitor centre use in Local Plan and so no intention to develop for residential development.
Achievability	Not achievable.

Site conclusion - Housing:	Not suitable. The site is safeguarded for an extension to the Orwell Country Park and residential development would be inappropriate given this allocation as well as the site constraints.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The comments regarding the unsuitability of the site for residential development apply equally to employment development.

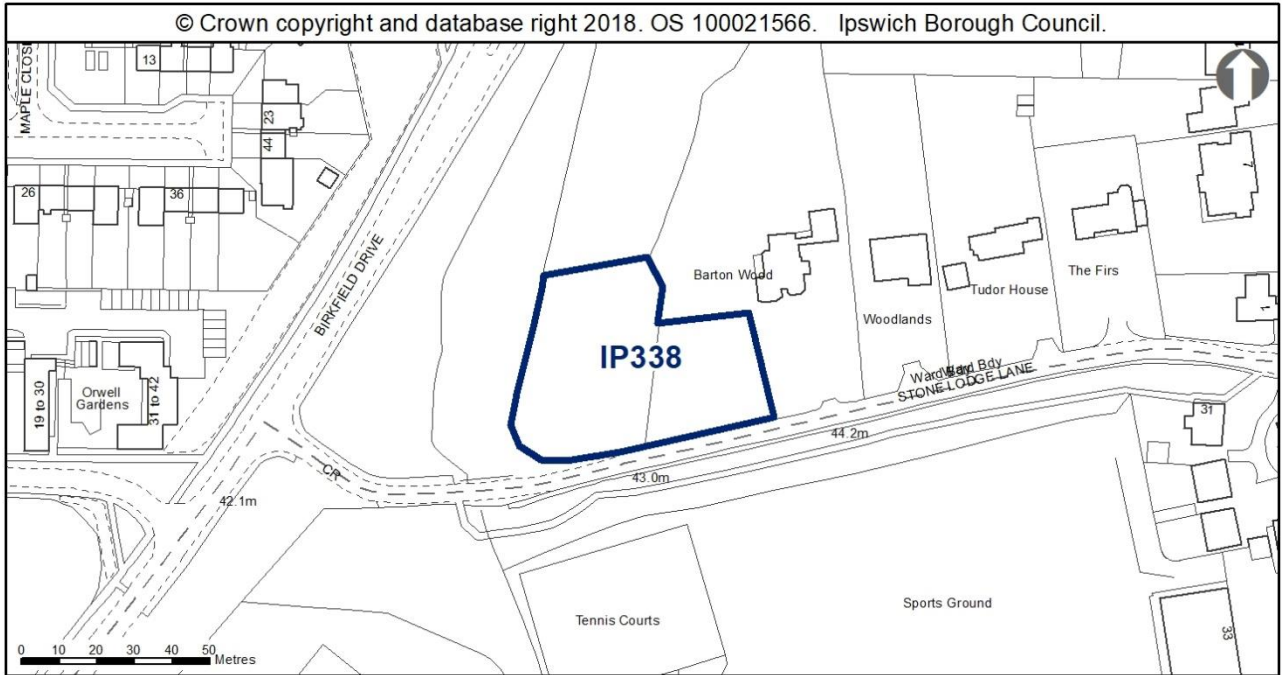


District:	Ipswich Borough Council		
Site Reference:	IP310		
Site Location:	39/41 Blandford Road		
Approx site area (ha):	0.12	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garden land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Red	Landscape/townscape	Red
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable as it is effectively 'land-locked' as there is no means of access to the site from the public highway. In addition, development may result in a harmful impact on the character of the area as the existing character is one of uniform low density spacious plots. Furthermore, notwithstanding the lack of an identified access, if the site was to be accessed it would likely result

	in harmful impacts on adjacent properties in terms of vehicular activity and comings and goings that disturb neighbours.
Availability	Yes, landowner submitted through 2017 call for sites.
Achievability	Not achievable due to lack of access to site.
Site conclusion - Housing:	Not suitable. The site has no means of access from the public highway and is also unsuitable in terms of the local townscape.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a wholly residential context and employment development would be entirely inappropriate.



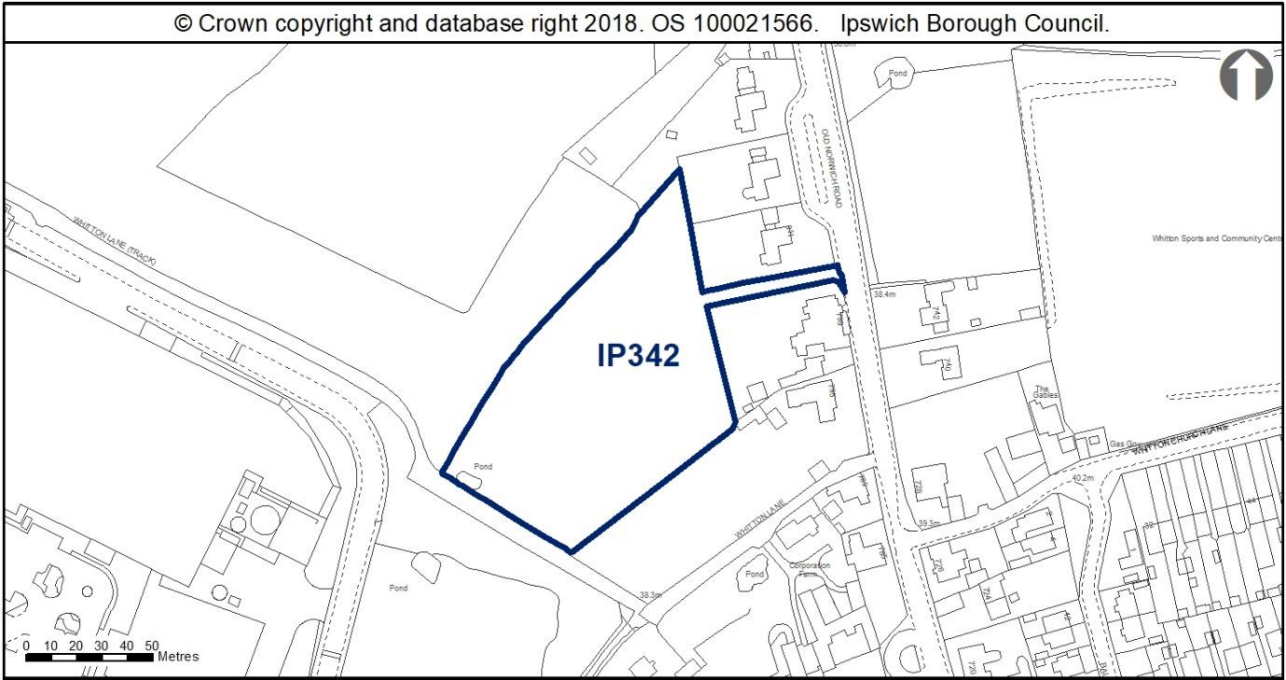
District:	Ipswich Borough Council		
Site Reference:	IP338		
Site Location:	Barton Wood, Stone Lodge Lane		
Approx site area (ha):	0.26	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Garden land		
Neighbouring land use:	Residential, woodland, tennis courts		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Green	Biodiversity and geodiversity	Red
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Red
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable. Site falls partially within Local Wildlife Site and Protected Open Space and the development of this land would likely lead to detrimental impacts on open space and biodiversity. Furthermore, much of the site is covered by Tree Preservation Orders, the loss of which is not supported in principle. The site is

	also within close proximity to the Barton Wood Building of Local Townscape Interest and there is no independent means of access to this site at present.
Availability	Yes, recent application 16/00881/FUL refused and landowner keen to develop.
Achievability	Not achievable due to lack of suitability

Site conclusion - Housing:	Not suitable for the reasons stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a wholly residential context and employment development would be entirely inappropriate.



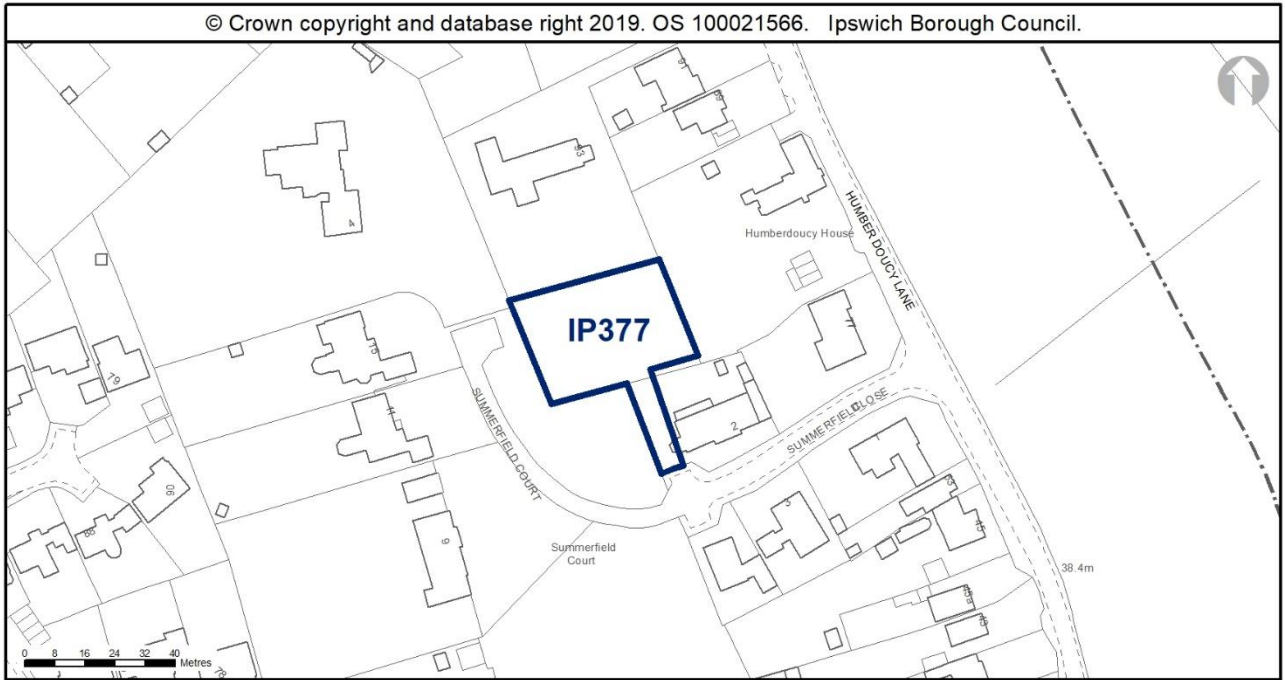
District:	Ipswich Borough Council		
Site Reference:	IP342		
Site Location:	799 Old Norwich Road		
Approx site area (ha):	0.92	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Amenity area to existing hotel		
Neighbouring land use:	Hotel, residential, retail park and protected employment site		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Red
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable. Site forms part of the setting of the Grade II Listed Gatehouse Hotel building and is within Conservation Area and would be likely to cause substantial harm to these heritage assets. The site is also covered by multiple tree preservation orders and the residential development of this site is likely to result in the

	deterioration of these. Site also adjacent to allocated employment site.
Availability	Yes, landowner has expressed interest under last SHELAA to develop the site within 1 – 5 years.
Achievability	Not achievable due to lack of suitability

Site conclusion - Housing:	Not suitable for the reasons stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a predominantly residential context and employment development would be entirely inappropriate in this location.



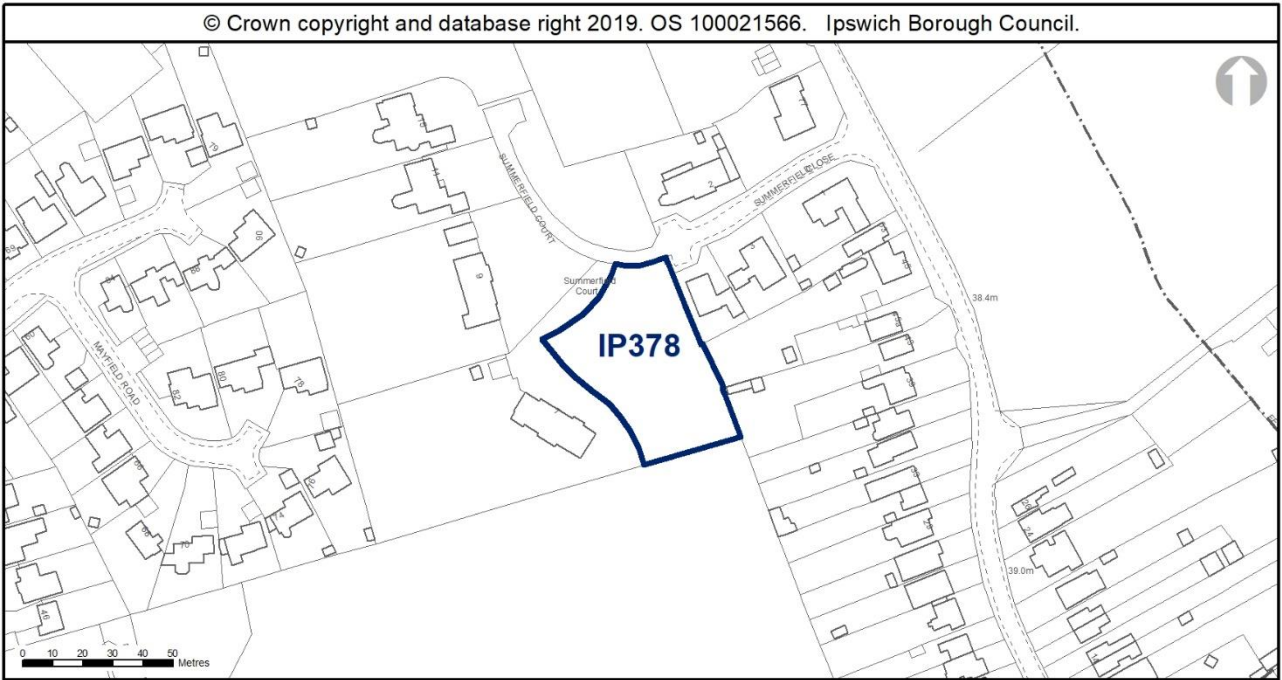
District:	Ipswich Borough Council		
Site Reference:	IP377		
Site Location:	2 Summerfield Close		
Approx site area (ha):	0.12	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Garden land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable. Site is situated at rear of no.2 Summerfield Close. Pending application (19/00144/FUL) for two dwellings. Understood from discussions with planning officers that the residential development of this plot would be seen as an unacceptable form of tandem development, unrelated to the character of the surrounding development which would fail to be in

	keeping with the appearance of the locality. The introduction of a vehicular access to the rear would also be likely to have an adverse impact on the amenity of neighbours in the case of this particular application. However, the matter of access could be overcome subject to appropriate site layout and design and is not an in principle objection to the potential development of this site.
Availability	Yes, landowner submitted application recently.
Achievability	Not achievable due to lack of suitability.

Site conclusion - Housing:	Not suitable for the reason stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a residential context and employment development would be entirely inappropriate in this location.



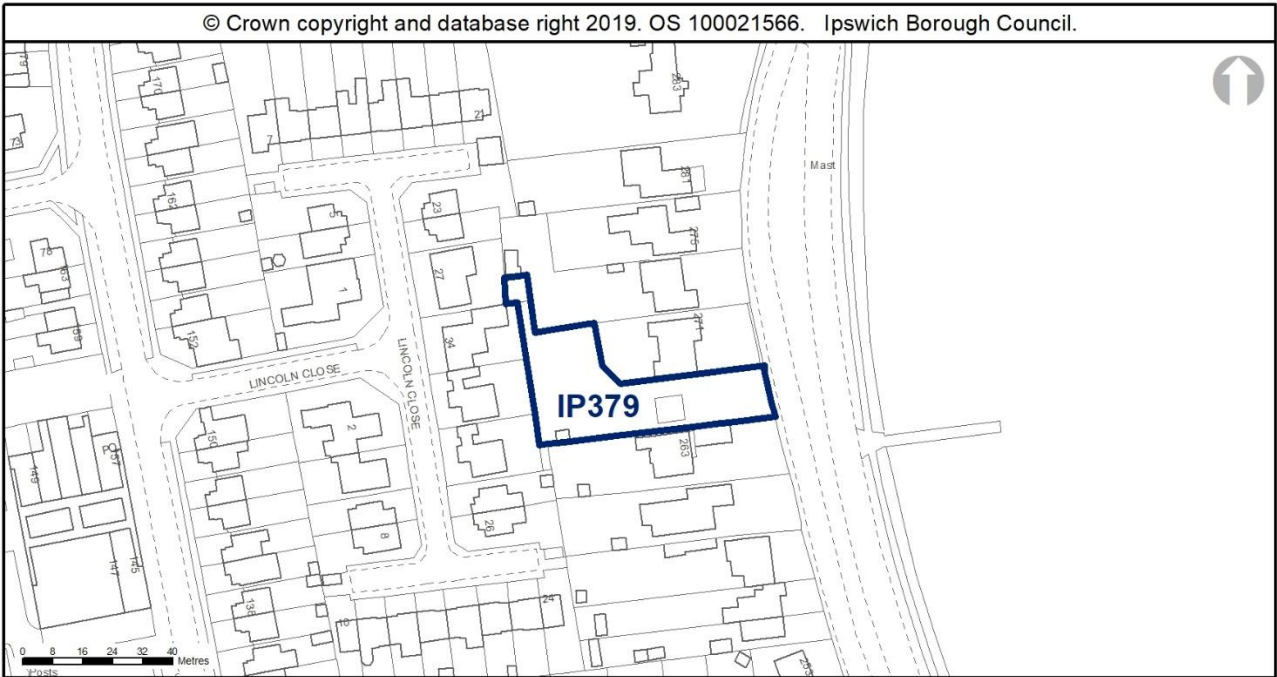
District:	Ipswich Borough Council		
Site Reference:	IP378		
Site Location:	7 Summerfield Court		
Approx site area (ha):	0.28	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Garden land in front of dwelling house		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Red
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable. Site is situated at front of no.7 Summerfield Court. Previously refused application (18/00959/FUL) and subsequently dismissed appeal (APP/R3515/W/19/3223649) state that development of this plot for a single dwelling house would be at odds with the remainder of the development where views are open and largely uninterrupted by buildings.

Availability	Yes, landowner submitted application recently.
Achievability	Not achievable due to lack of suitability

Site conclusion - Housing:	Not suitable for the reason stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a residential context and employment development would be entirely inappropriate in this location.



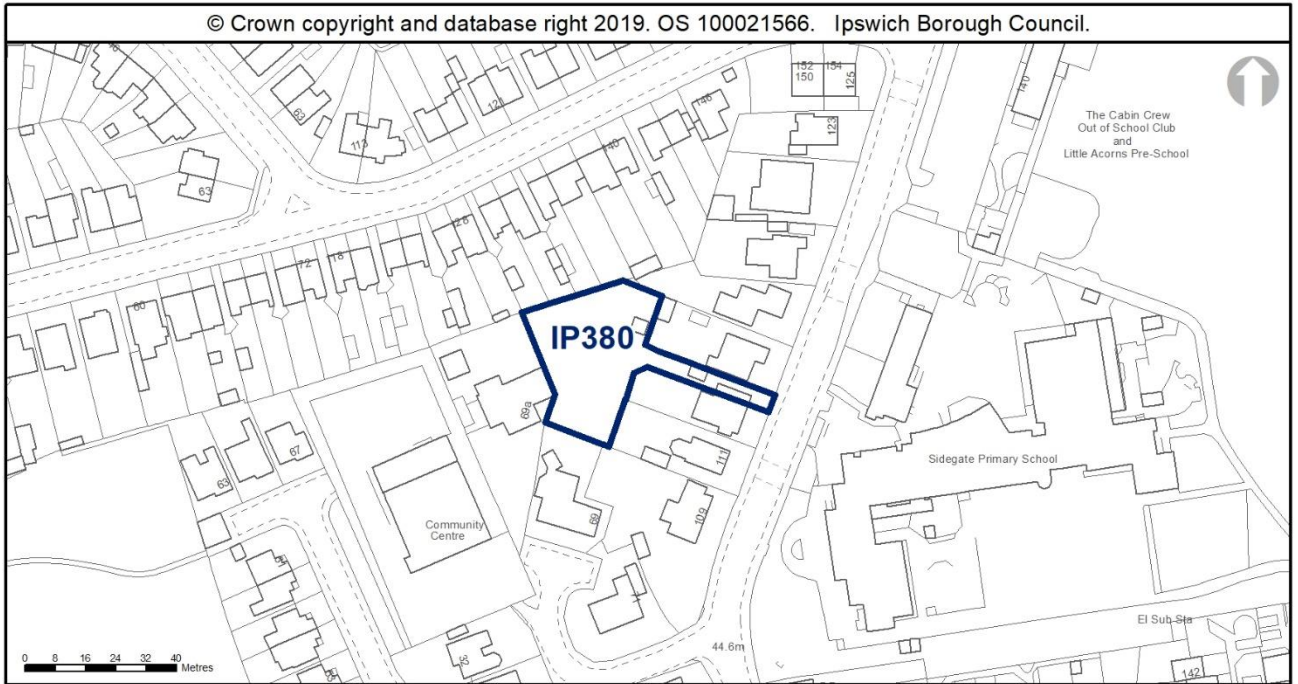
District:	Ipswich Borough Council		
Site Reference:	IP379		
Site Location:	271 Henley Road		
Approx site area (ha):	0.11	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Garden land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable. Planning application (19/00293/FUL) received 29 March 2019. Appears that the surrounding area comprises low density development with dwellings fronting onto roadways and with generous gardens to the rear. The introduction of a dwelling to the rear would be likely to have a significant and harmful impact upon the character of the surrounding area and would introduce a form of

	'backland' development out of keeping with its surroundings. Furthermore, development to the side of the existing property would also be likely to appear cramped and contrived in the context of its more spacious surroundings. There may also be issues regarding impact on neighbouring properties in terms of amenity but these will be subject to the detailed design of the proposals.
Availability	Yes, landowner submitted application recently.
Achievability	Not achievable due to lack of suitability.

Site conclusion - Housing:	Not suitable for the reason stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	The site is situated in a residential context and employment development would be entirely inappropriate in this location.

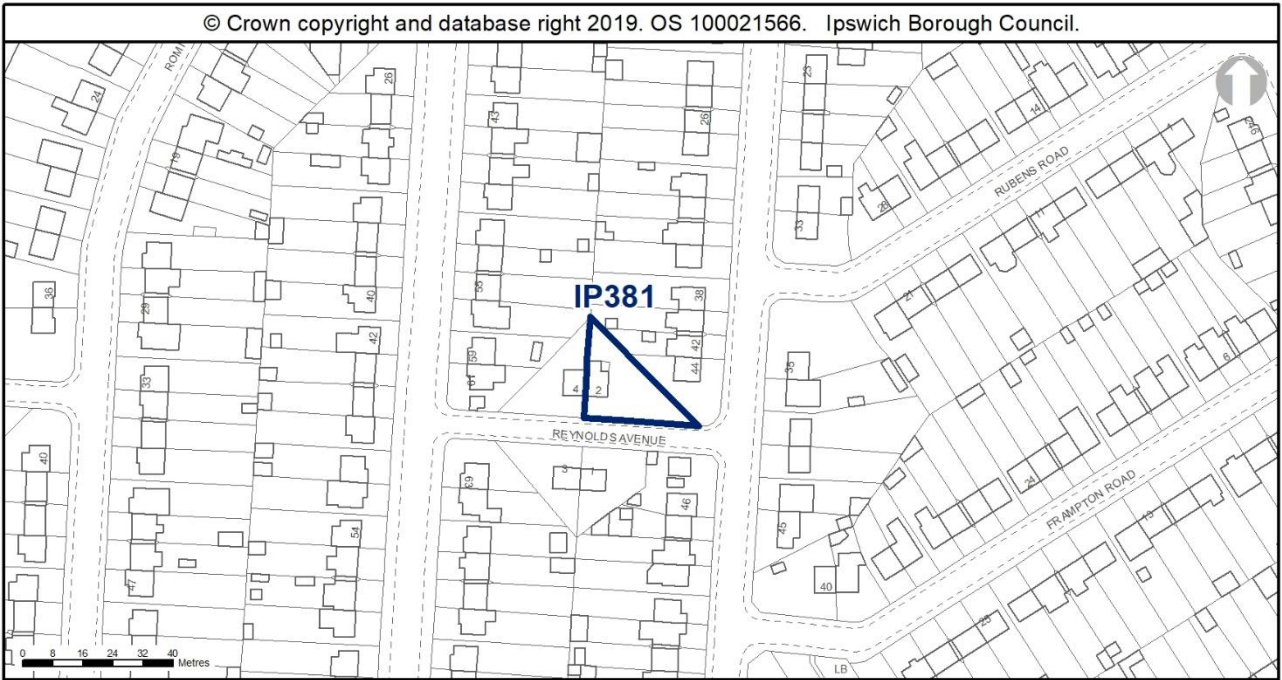


District:	Ipswich Borough Council		
Site Reference:	IP380		
Site Location:	113 Sidegate Lane		
Approx site area (ha):	0.11	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garden land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Red
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is not suitable due to insufficient space to accommodate a dwelling that would respect the amenities of its neighbours in terms of visual enclosure and noise/ nuisance in a backland setting. In addition, vehicular activity would also cause undue disturbance to surrounding properties.

Availability	Yes, site is within the ownership of 113 Sidegate Lane.
Achievability	Could be achievable in the early plan period as a windfall site. As a greenfield site in the higher value area it is likely to be viable.
Site conclusion - Housing:	Not suitable for housing.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment due to wholly residential context.



District:	Ipswich Borough Council		
Site Reference:	IP381		
Site Location:	2 Reynolds Avenue		
Approx site area (ha):	0.04	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Garden land		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Red
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Red
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Not suitable. Application (17/00312/FUL) refused and subsequent appeal (APP/R3515/W/17/3180187) dismissed on the grounds of harm to the character and appearance of the area and impact on neighbours from developing this land. Development would be situated in the characteristi open gap and result in an incogrous form in the area.

Availability	Site may be available for development as planning application previously submitted.
Achievability	Site not achievable owing to unsuitability.
Site conclusion - Housing:	Site is not suitable for the reasons stated in the suitability section.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Not suitable for employment uses due to residential context.

Appendix G – Sites allocated within 2017 Local Plan

Site reference	Address location	Site Area	Use	Amended?
IP004 (UC004)	Sir Alf Ramsey Way / West End Road	1.07ha	Residential 48 Offices 5,000sqm	No
IP005 (UC005)	Former Tooks Bakery, Old Norwich Road	2.8ha	Primary Residential 101 Secondary Health centre 390sqm	Yes – Planning permission 16/00969/FPI3 commenced. See Appendix E.
IP006 (UC006)	Co-op Warehouse, Paul's Road	0.63ha	Residential 28	Yes – Moved to appendix C as site not available or achievable. See Site Sheet.
IP009 (UC009)	Victoria Nurseries, Westerfield Road	0.39ha	Residential 12	No
IP010a (UC010)	Co-Op Depot Felixstowe Road	2.22ha	Primary Residential 75 Secondary School extenuation 0.5ha	No
IP010b (UC010)	Felixstowe Road	2.79ha	Residential 75 Secondary Current employment uses	Yes – See Site Sheet
IP011a (UC011)	Lower Orwell Street (formerly Smart St/Foundation St)	0.15 ha	Residential 14 Secondary Could form part of mixed use scheme with IP011b	Yes – See Site Sheet
IP011b (UC011)	Smart Street / Foundation Street	0.69ha	Primary Residential 50 Secondary Employment 1000sqm	Yes – See Site Sheet
IP012 (UC012)	Peter's Ice Cream	0.32ha	Residential 29	Yes – See Site Sheet
IP015 (UC015)	West End Road Surface Car Park	1.22ha	Primary Long stay car park Secondary Residential 22 / Offices 1000sqm	Yes – See Site Sheet
IP029 (UC030)	Land Opposite 674-734 Bramford Road	2.26ha	Primary Residential 75 Secondary Amenity green space 0.68ha	Yes – See Site Sheet
IP031 (UC032)	Burrell Road	0.44ha	Residential 20	Yes – See Site Sheets IP031a & IP031b

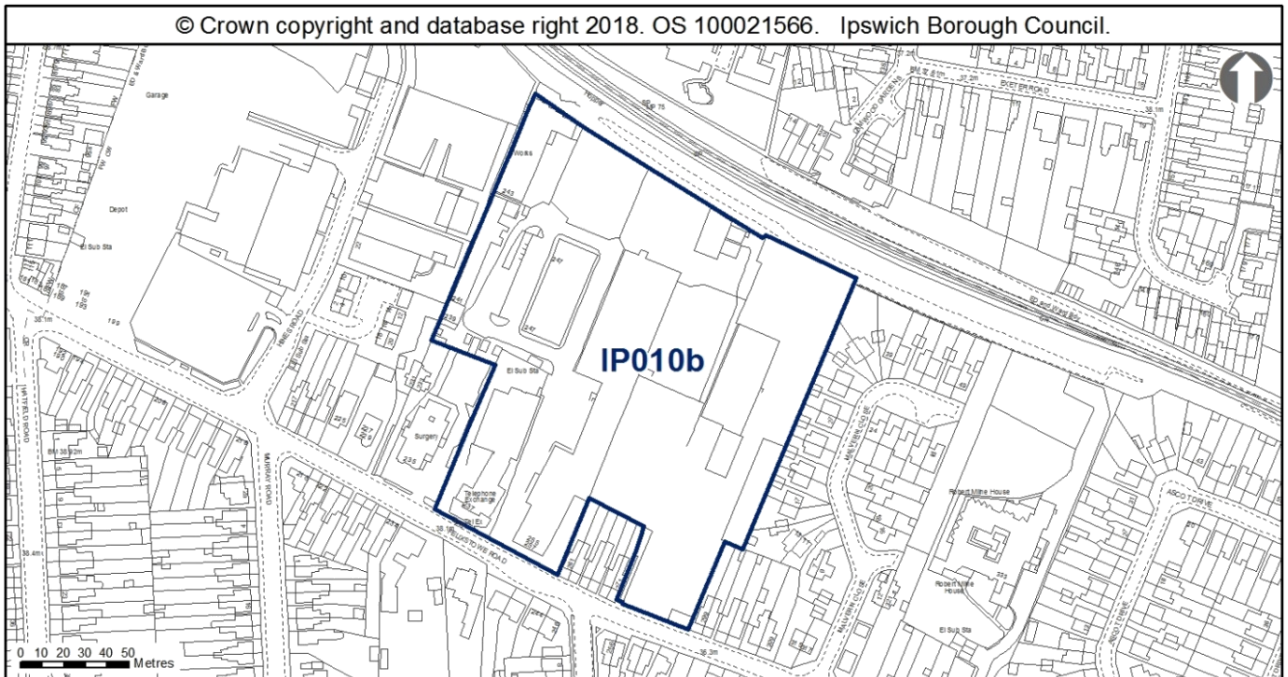
Site reference	Address location	Site Area	Use	Amended?
IP032 (UC033)	King George V Field, Old Norwich Road	3.7ha	Primary Residential 99 Secondary Amenity green space 0.71ha	No
IP033 (UC034)	Land at Bramford Road (Stock's site)	2.03ha	Primary Residential 46 / Amenity green space 1.02ha	Yes – See Site Sheet
IP035 (UC036)	Key Street / Star Lane / Burtons Site	0.54ha	Primary Employment 2000sqm / Hotel / Leisure Secondary - Retail some individual units up to 200sqm	Yes – See Site Sheet
IP037 (UC038)	Island Site	6.02ha	Primary Residential 271 Secondary Amenity green space 0.90ha / Employment and leisure / Restaurant and small retail	Yes – See Site Sheet
IP039a (UC040 part)	Land between Gower Street & Great Whip Street	0.48ha	Residential 43	Yes – See Site Sheet
IP040 & 041 (UC041 & 042)	Civic Centre Area / Civic Drive	1.60ha	Primary Retail 10-15,000sqm Secondary Residential 0 net	Yes – See Site Sheets IP040 & IP041
IP043 (UC044)	Commercial Buildings and Jewish Burial Ground, Star Lane	0.70ha	Primary Residential 50 Secondary Employment 1000sqm	No
IP047 (UC048 part)	Commercial Road	2.86 ha	Primary Residential 103 Secondary Hotel, leisure, B1 office / Public open space 0.54ha	Yes – See Site Sheet
IP048 (UC051)	Mint Quarter east of Cox Lane	1.33ha	Residential 60% 72 / Amenity green space and short stay multi-storey car parking 40%	Yes – See Site Sheets IP048a & IP048b

Site reference	Address location	Site Area	Use	Amended?
IP049 (UC052)	No. 8 Shed, Orwell Quay	0.76ha	Primary Education / Waterfront uses / Public car parking Secondary Ancillary uses to university	No – See Site Sheet in Appendix F.
IP051 (UC054)	Old Cattle Market, Portman Road - South	2.21ha	Primary Offices 20,000sqm Secondary Hotel / Leisure	No
IP052 (UC055)	Land between Lower Orwell Street & Star Lane	0.40ha	Primary Residential 29 Secondary Employment 1000sqm	Yes – See Site Sheet in Appendix C
IP054 (UC057)	Land between Old Cattle Market & Star Lane	1.72ha	Primary Office / Leisure 10,000sqm Secondary Housing 28 / Small scale retail 200sqm / Possible public car park / Electricity sub-station	Yes – See Site Sheet IP054b
IP055 (UC058)	Crown Car Park, Charles Street	0.70ha	Public car park	No – Planning Permission implemented.
IP058 (UC061)	Former Volvo Site, Raeburn Road South	5.85ha	Industrial and appropriate employment-generating sui generis uses 20,000sqm	Yes – Moved to appendix C due to lack of availability and achievability. See Site Sheet IP058 in appendix C.
IP059a (UC062 part)	Elton Park Industrial Estate	2.63ha	Residential 105	No – Planning Permission Implemented.
IP061 (UC064)	School Site, Lavenham Road	1.08ha	Primary Residential 30 Secondary Amenity green space 0.32ha	Yes – See Site Sheet
IP066 (UC069)	JJ Wilson, White Elm Street	0.32ha	Residential 18	Yes – See Site Sheet
IP067 (UC070)	Former British Energy Site	4.66ha	Industrial 20,000sqm	Yes – See Site Sheets IP067a & IP067b
IP080 (UC085)	240 Wherstead Road	0.49ha	Residential 27	No
IP083 (UC089)	Banks of river upriver from Princes Street	0.76ha	Primary Public open space	Yes – See Site Sheet.

Site reference	Address location	Site Area	Use	Amended?
			Secondary Extension of land uses in adjacent site IP015	
IP089 (UC096)	Waterworks Street	0.3ha	Residential 23	No
IP090 (UC N/A)	Europa Way	1.43 ha	Primary District Centre Secondary Residential 18	Yes – Moved to appendix C due to implemented permission on part of site and retail permission on remainder. See Site Sheet IP090a
IP094 (UC104)	Land to rear of Grafton house	0.31ha	Office 3,000sqm	No
IP096 (UC109)	Car Park, Handford Road East	0.22ha	Residential 20	Yes – See Site Sheet.
IP098 (UC111)	Transco south of Patteson Road	0.57ha	Residential 51	Yes – See Site Sheet.
IP099 (UC133)	Part former Volvo Site, Raeburn Road South	2.29ha	Industrial and appropriate employment-generating sui generis uses 10,000sqm	Yes – Moved to appendix C as not considered achievable over plan period.
IP105 (UC129)	Depot, Beaconsfield Road	0.33ha	Residential 15	No
IP116 (UC185)	St Clement's Hospital Grounds	11.85ha	Primary Residential 227 Secondary Sports facilities	No – See permissions in Appendix E.
IP131 (N/A)	Milton Street (formerly 488-496 Woodbridge Road)	0.28ha	Residential 13	No – See permission in Appendix E.
IP132 (UC N/A)	Former St Peter's Warehouse, 4 Bridge Street	0.18 ha	Primary Residential 73 Secondary Employment B1a office / Leisure, small scale retail	No
IP133 (N/A)	Land south of Felaw Street	0.37ha	Residential 33	Yes – See Site Sheet.
IP135 (UC 250)	112-116 Bramford Road	0.17ha	Primary Residential 14	Yes – See Site Sheet
IP136 (UC251)	Silo, College Street	0.16ha	Primary Residential 48	No.

Site reference	Address location	Site Area	Use	Amended?
			Secondary Offices / Leisure / Retail up to 200sqm	
IP140 (UC257)	Land North of Whitton Lane	6.93ha	Business 10,000sqm / Other B-Class and appropriate employment-generating sui generis uses 10,000sqm	No.
IP141a (UC258)	Land at Futura Park, Nacton Road (formerly the Cranes Site)	7.1 ha	Primary B Class uses and appropriate employment-generating sui generis uses 24,000sqm	No – Site IP141a(2) since been developed and site area subsequently reduced from 7.1ha to 4.78ha. No change in allocation for remaining areas.
IP142 (UC259)	Land at Duke Street	0.39ha	Primary Residential 26 Secondary Amenity green space 0.10ha	No – See permission in appendix E.
IP146 (UC263)	Ransomes Europark East	5.29ha	Employment 20,000sqm	No – Development complete
IP147 (UC264)	Land between railway junction and Hadleigh Road	4.7ha	Employment 20,000sqm	No – Development commenced
IP149 (UC266)	Pond Hall Farm	24.7ha	Country park extension	No – See appendix F site sheet.
IP150b (UC267 part)	Land south of Ravenswood	9.60ha	Sports Park comprising cycle track	No – Site area reduced to 7.8ha to reflect new site IP150d but sports park use retained. See site sheet for IP150d
IP150c (UC267)	Land south of Ravenswood	4.62ha	B1 uses 20,000sqm	Yes – See site sheets IP150c and IP150e. Site IP150c split into employment (IP150c) and residential (IP150e).
IP152 (UC269)	Airport Farm Kennels, north of the A14	7.37ha	Primary B1, B2, B8 excluding B1a offices 20,000sqm / Appropriate employment-	No

Site reference	Address location	Site Area	Use	Amended?
			generating sui generis uses	
IP165 (N/A)	Eastway Business Park, Europa Way	2.08ha	Residential 94	No – See appendix E.
IP172 (UC088)	15-19 St Margaret's Green	0.08ha	Residential 9	No.
IP188 (N/A)	Webster's Saleyard Site, Dock Street	0.11ha	Residential 9	No.
IP214	300 Old Foundry Road	0.02ha	Residential 11	No – See Appendix E.
IP221 (N/A)	The Flying Horse PH, 4 Waterford Road	0.35ha	Residential 12	No.
IP245	12 – 12a Arcade Street	0.06ha	Residential 14	No – See appendix E.
IP256 (N/A)	Artificial Hockey Pitch, Ipswich Sports Club, Henley Rd	0.87ha (0.6ha excluding access road)	Residential 18	No – See appendix E.
IP258 (N/A)	Land at the University of Suffolk	1.58ha	Primary School	Yes – No longer available and not carried forward in emerging Local Plan
IP260 (UC N/A)	Former Odeon Cinema, St Margaret's Street	0.20ha	Leisure uses to complement the Regent Theatre	Yes – Planning permission 18/00316/FUL implemented for use as church.

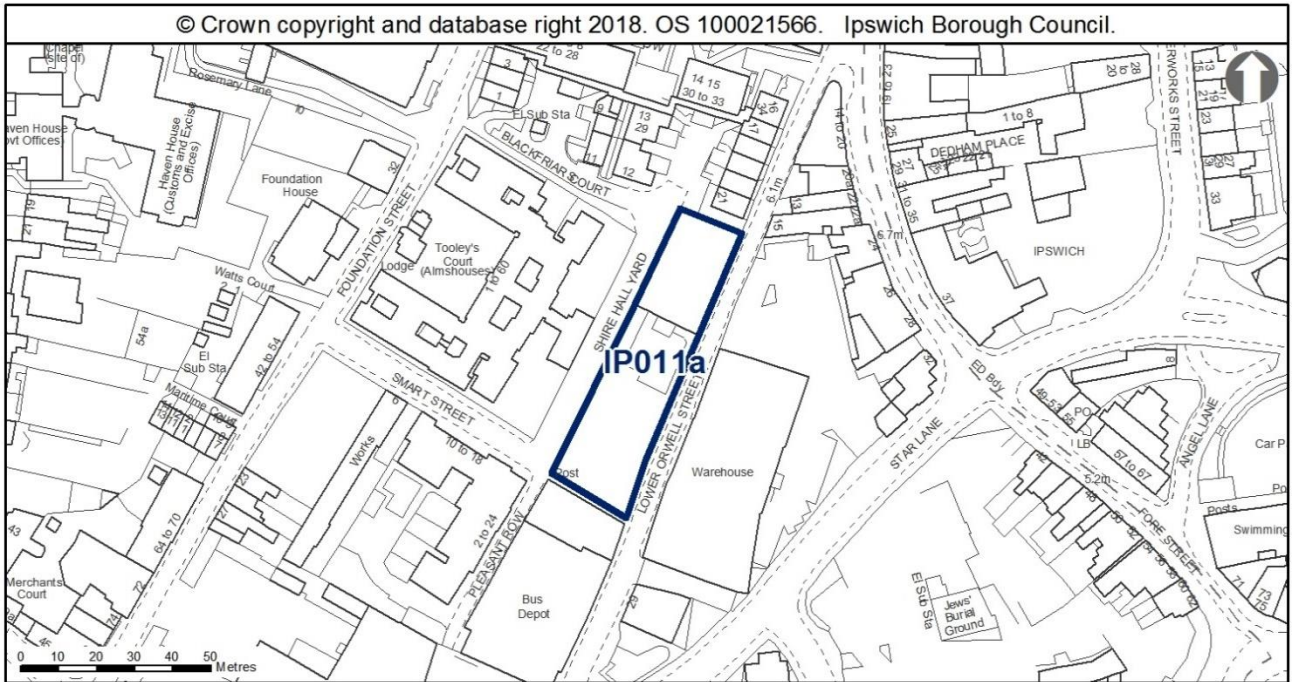


District:	Ipswich Borough Council		
Site Reference:	IP010b		
Site Location:	Felixstowe Road		
Approx site area (ha):	2.79	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Employment uses		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential, with some existing uses retained
SHELAA site assessment	
Suitability	Yes, subject to relocation of existing uses

Availability	Yes, but intentions of some owners are unclear
Achievability	Mid-long term subject to relocation. At 45dph, the indicative capacity for this site would likely translate into a housing-led development. The Whole Plan Viability Assessment identifies that housing-led development is generally viable.
Site conclusion - Housing:	Suitable - 2017 adopted Local Plan allocation for 75 (45dph on 60% of site). Percentage of site reduced to reflect the uncertainty about whether all existing occupiers would relocate. Indicative capacity @ 45dph on 50% of site, 62 dwellings.
Estimated dwellings yield:	62
Estimated delivery timetable:	11-15 Years
Site conclusion - Employment:	Could be suitable for employment uses compatible with housing but housing allocation within the emerging Local Plan for 62 units.



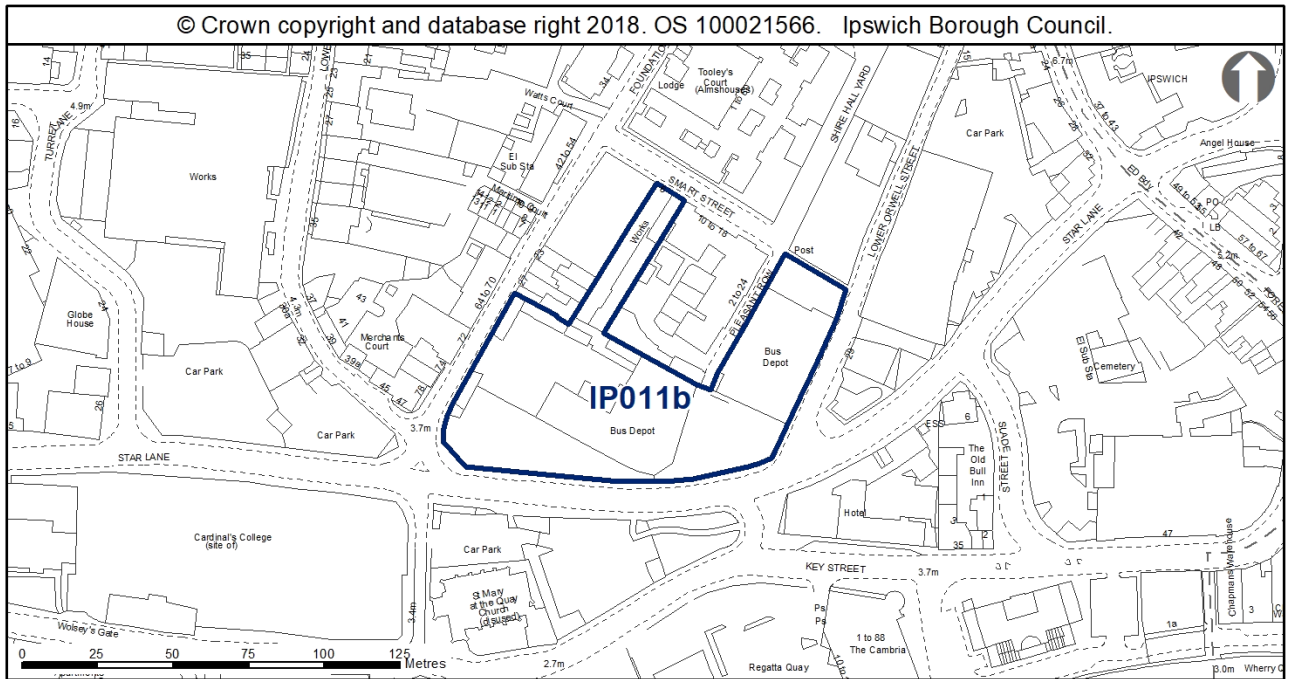
District:	Ipswich Borough Council		
Site Reference:	IP011a		
Site Location:	Smart Street/Foundation Street		
Approx site area (ha):	0.15	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Disused gym building		
Neighbouring land use:	Residential, warehouses and bus depots		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for residential as site is vacant.
Availability	Yes site is available for development. Planning permission (07/00969/FUL) granted for 3-4 storey block of student living

	accommodation and renewed in 2011 (11/00572/VC) but not implemented.
Achievability	Site is achievable in the medium term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.

Site conclusion - Housing:	Suitable for housing use - 2017 adopted Local Plan allocation for 14 dwellings @ 90dph. Site is adjacent to AQMA. Emerging Local Plan Indicative capacity @ 110 dph is 18 dwellings.
Estimated dwellings yield:	18
Estimated delivery timetable:	6-10 Years
Site conclusion - Employment:	Suitable for employment - Light industrial or office uses would be suitable at the site..

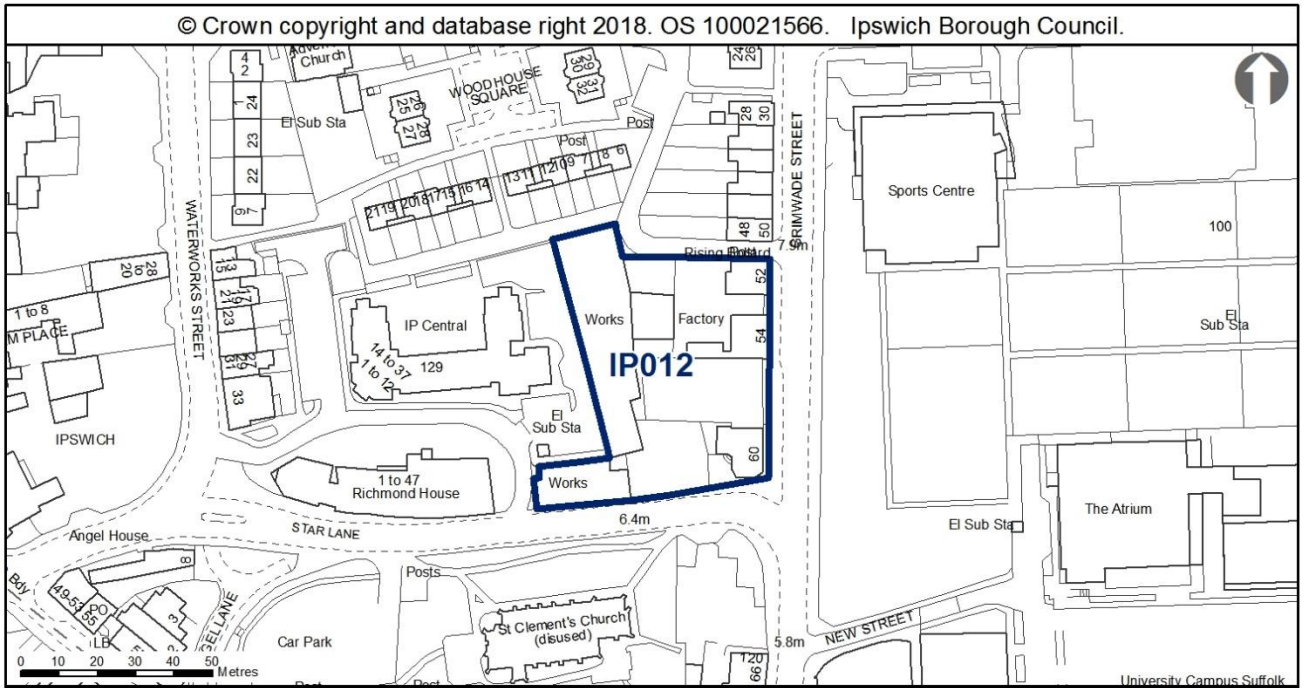


District:	Ipswich Borough Council		
Site Reference:	IP011b		
Site Location:	Smart Street/Foundation Street		
Approx site area (ha):	0.62	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Bus depot		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential and office use
SHELAA site assessment	
Suitability	Suitable for residential and office use
Availability	Yes, subject to relocation of existing bus depot

Achievability	Expected to become available after 2031. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use - 2017 adopted Local Plan allocation for 50 dwellings on a site which combined IP011b and IP011c, now split to reflect separate ownerships. Site is partially within AQMA. Indicative capacity @ 90 dph is 56 dwellings.
Estimated dwellings yield:	56
Estimated delivery timetable:	11-15 Years
Site conclusion - Employment:	Suitable for employment - 1000sq m. Light industrial or office uses would be suitable at the site. Currently in use as a bus depot, this needs to be relocated. No abnormal costs for delivery.

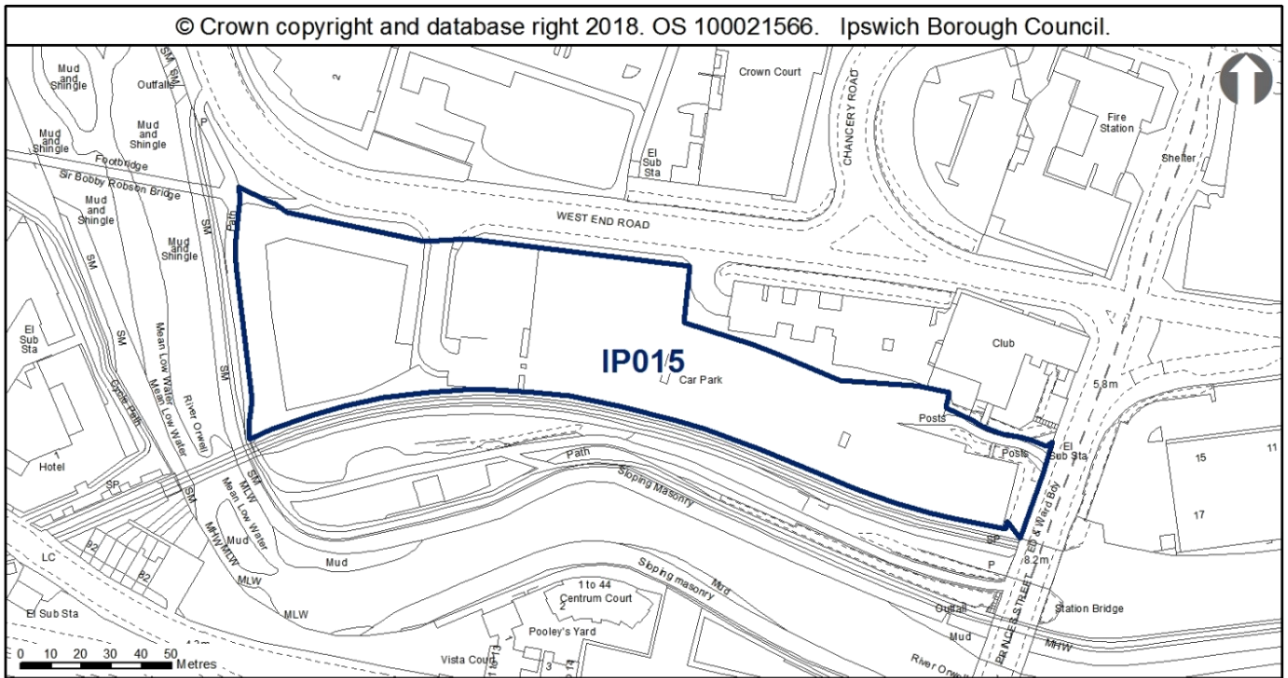


District:	Ipswich Borough Council		
Site Reference:	IP012		
Site Location:	Peter's Ice Cream, Grimwade Street		
Approx site area (ha):	0.32	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Former ice cream factory, car wash and car dealership		
Neighbouring land use:	Residential, church, sports facility and former local centre		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential.
SHELAA site assessment	
Suitability	Suitable for residential
Availability	Site is in multiple ownership. Majority of site vacant but western part of site occupied as car dealership under freehold until 2023. Applications previously submitted in 2003, 2005 and 2008 for

	residential and student accommodation development though none permitted.
Achievability	Site not currently available but could become achievable in medium term once lease expired. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use – only a short term on site and therefore is achievable. Landowner has previously expressed interest in residential development and site is suitable for residential. Site is adjacent to AQMA. Allocated in adopted Local Plan for 29 dwellings @ 90dph. Indicative capacity of 35 dwellings at 110dph.
Estimated dwellings yield:	35
Estimated delivery timetable:	6-10 Years
Site conclusion - Employment:	Not suitable for employment – residential uses nearby and access constraints.

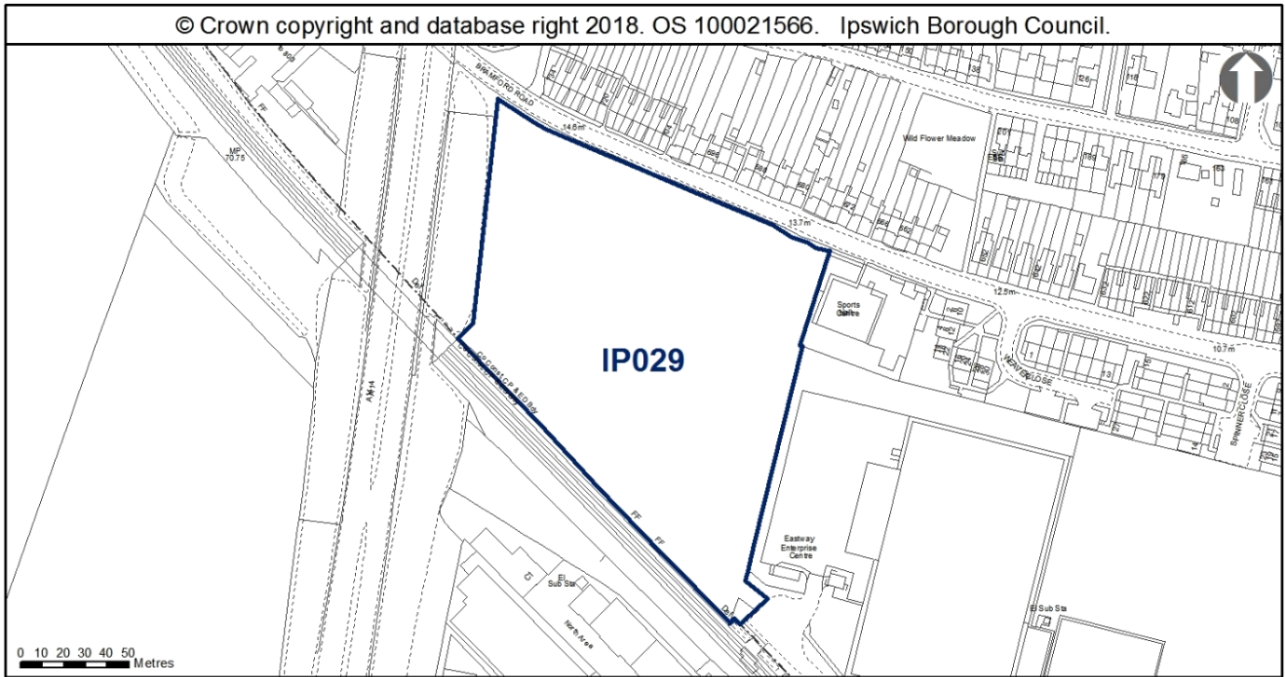


District:	Ipswich Borough Council		
Site Reference:	IP015		
Site Location:	West End Road Surface Car Park		
Approx site area (ha):	1.22	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	Offices, disused rail lines		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, and Multi-Storey Car Park
SHELAA site assessment	
Suitability	Site is suitable for a mixed used development including housing
Availability	Site is available

Achievability	Achievable within medium term. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use - The site is allocated through the adopted plan for uses including office, with a housing capacity of 22 dwellings. This has been reviewed to reflect the need for housing within the Borough. The emerging Local Plan has allocated the primary use of the site for a long-stay multi-storey car park with secondary housing use for 67 homes (100dph on 55% of site).
Estimated dwellings yield:	67
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Suitable for employment – However due to recent office redevelopment, residential would be preferred as well as multi-storey car park.

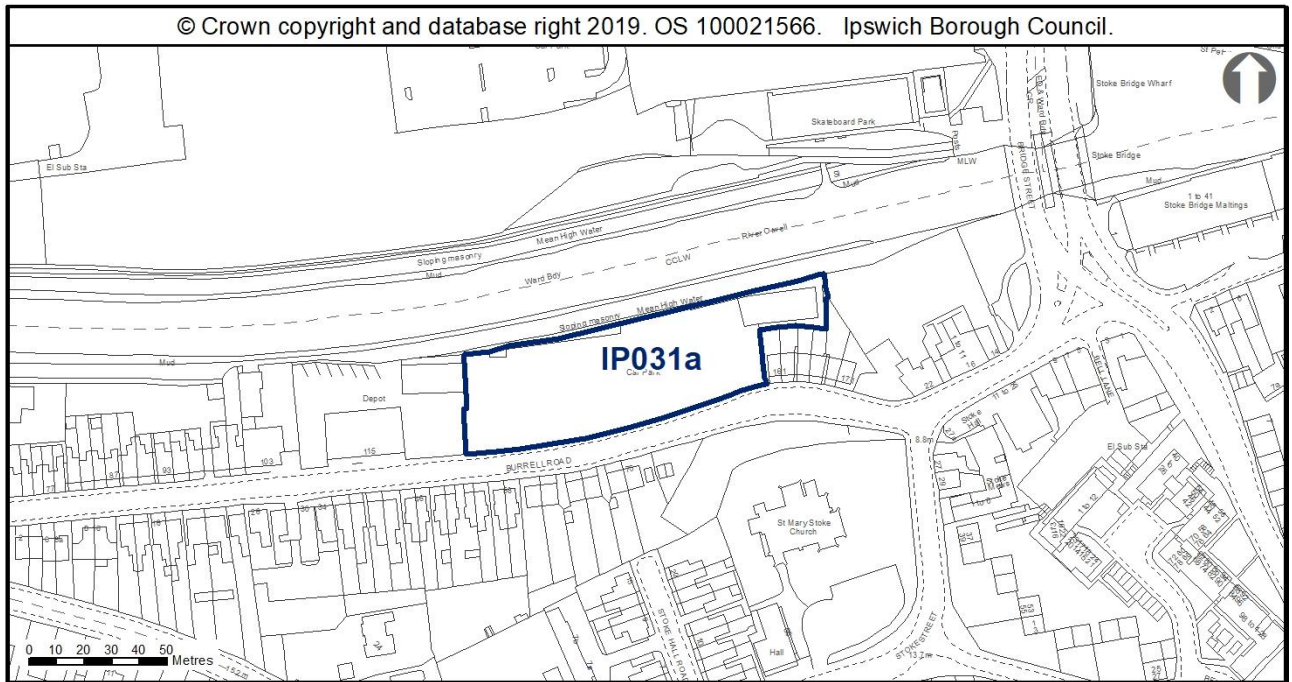


District:	Ipswich Borough Council		
Site Reference:	IP029		
Site Location:	Land opposite 674-734 Bramford Road		
Approx site area (ha):	2.26	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Greenfield		
Neighbouring land use:	Residential and Employment		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is only suitable for residential if noise constraints can be overcome.
Availability	Site is currently available for development
Achievability	Site may be achievable with the plan period. At 45dph, the indicative capacity for this site would likely translate into a housing-

	led development. The Whole Plan Viability Assessment identifies that housing-led development is generally viable.
Site conclusion - Housing:	The site is only suitable for housing use if noise from the A14 and railway can be resolved through the design and layout. For this reason, the proportion of the site which may be developable has been reduced from the 2017 Local Plan allocation to 45% of the site area to focus on the east side. Indicative capacity 45% of the site @ 45dph capacity is 45 dwellings. There will be a need for green buffers to account for the close proximity of the A14 and the main railway line.
Estimated dwellings yield:	45
Estimated delivery timetable:	6-10
Site conclusion - Employment:	Site is adjacent to existing employment uses along Europa Way. Suitable for employment uses, excluding office use, subject to layout of development, appropriate noise mitigation and potential provision of link road through site.

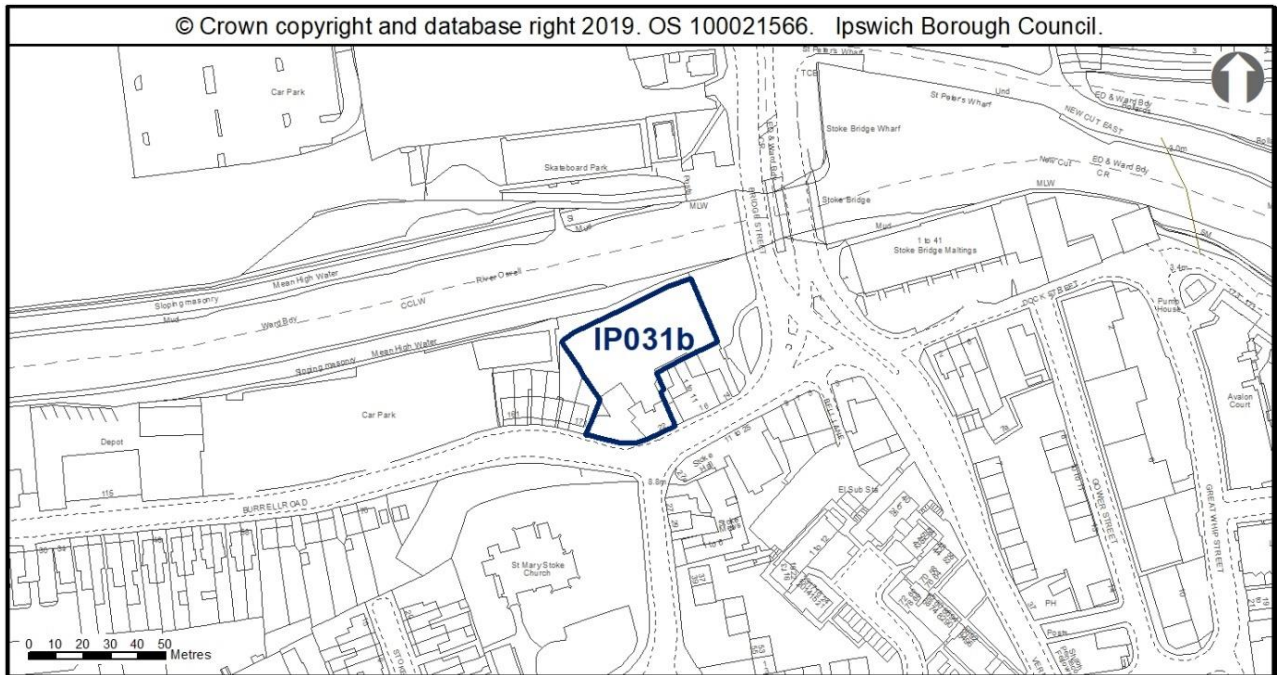


District:	Ipswich Borough Council		
Site Reference:	IP031a		
Site Location:	103 – 115 Burrell Road		
Approx site area (ha):	0.4	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car Park		
Neighbouring land use:	Residential, river, builder's yard		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to addressing identified constraints. Allocated for 20 dwellings in adopted Local Plan.
Availability	Yes, landowner supportive of principle of allocation for residential, although objection to detail, mix of uses and density of site.

Achievability	Yes, site is vacant and currently used as temporary car park. Achievable in middle of plan period. At 45dph, the indicative capacity for this site would likely translate into a housing-led development. The Whole Plan Viability Assessment identifies that housing-led development is generally viable.
Site conclusion - Housing:	Suitable for housing use – Allocated for 20 dwellings at 45dph in adopted Local Plan. Site is deemed suitable subject to overcoming constraints identified. Site is clearly available for development and achievable in middle of plan period.
Estimated dwellings yield:	20
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Not suitable as residential preferred.



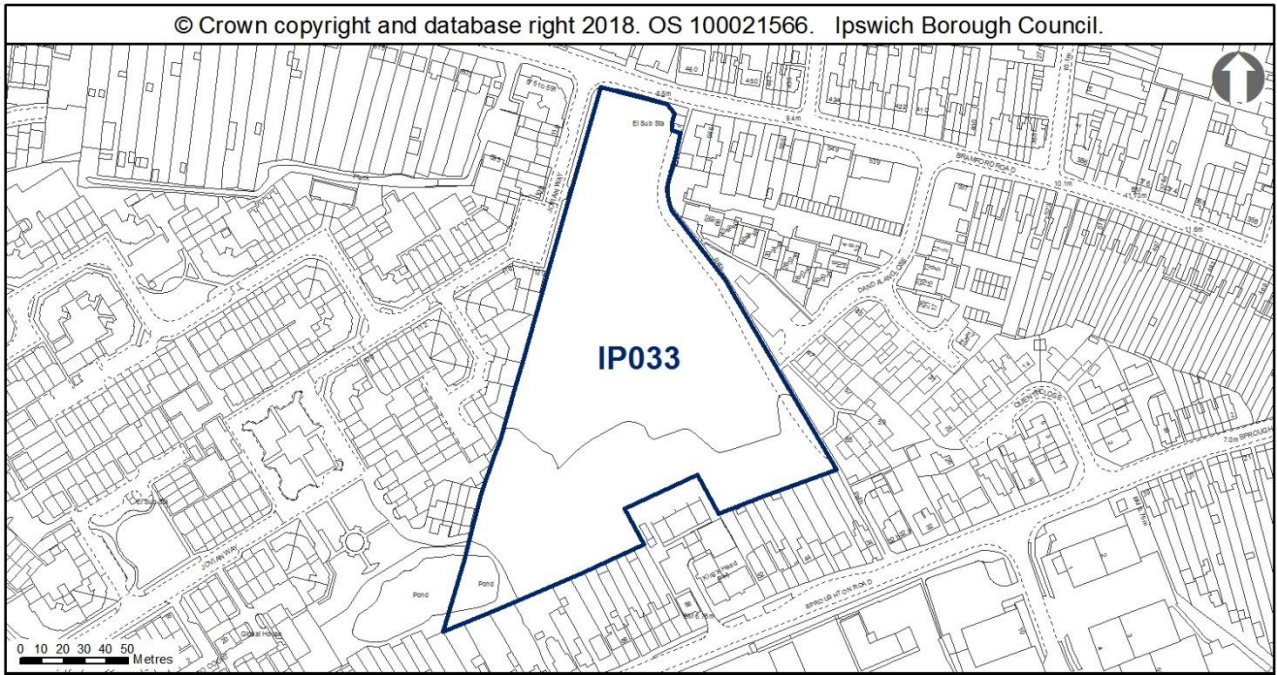
District:	Ipswich Borough Council		
Site Reference:	IP031b		
Site Location:	22 Stoke Street		
Approx site area (ha):	0.18	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Scrub land		
Neighbouring land use:	Residential, river, builder's yard		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to addressing constraints it could be suitable for residential development.
Availability	Yes, withdrawn application (19/00369/FUL) for residential development and landowner has historically shown interest in developing the site (18/00967/FUL & 05/01047/FUL).

Achievability	Yes, site not in use and could be developed in early plan period. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
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Site conclusion - Housing:	Suitable for housing use – Site split off from IP031b to reflect different land owner intentions and withdrawn application 18/00967/FUL for 29 flats. Anticipated that 18 dwellings at 100dph realistic given heritage constraints near by.
Estimated dwellings yield:	18
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Not suitable

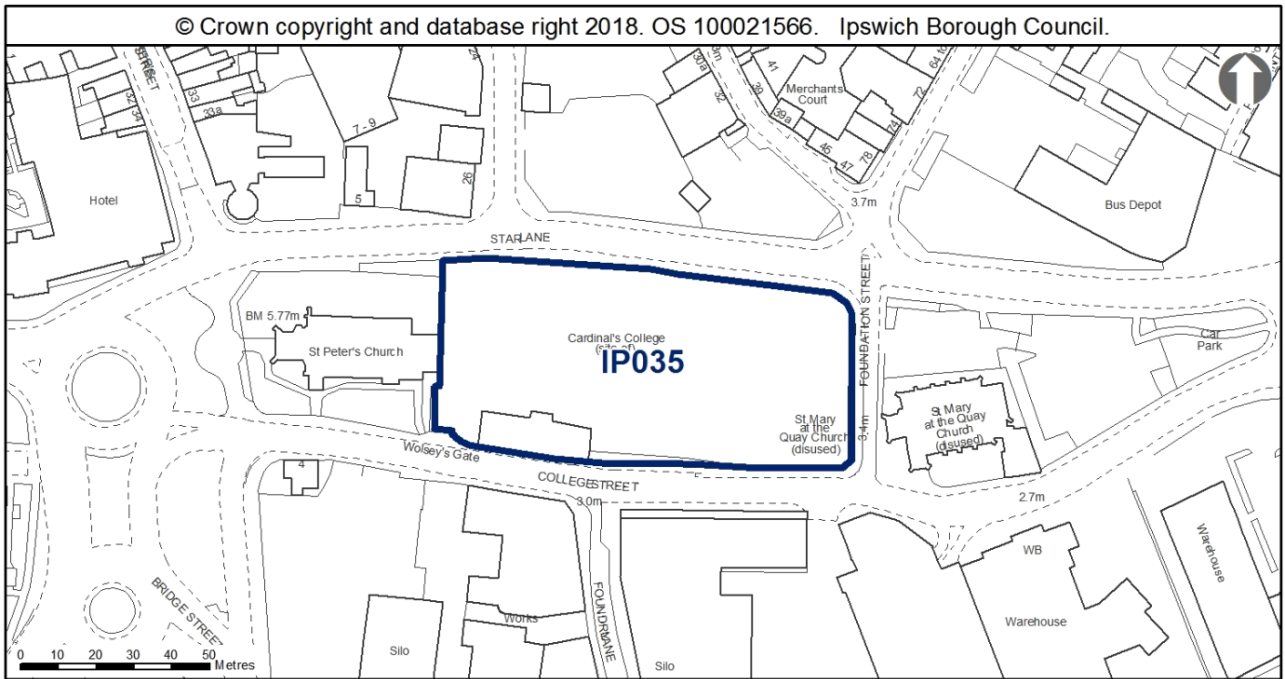


District:	Ipswich Borough Council		
Site Reference:	IP033		
Site Location:	Land at Bramford Road (Stocks Site)		
Approx site area (ha):	2.03	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Vacant greenfield site. Shrubland and part		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to contamination, ecology and archaeological constraints being addressed.
Availability	Yes subject to vegetation clearance and appropriate remediation of site. No indication from landowner for residential development. No existing occupier or buildings to be cleared.

Achievability	Site is a large greenfield site and the Whole Plan Viability Assessment demonstrates that this typology is broadly viable. Therefore considered to be achievable.
Site conclusion - Housing:	Site could be suitable but would need to overcome multiple constraints. It would also need to incorporate access improvements and include a significant portion of amenity green space. Indicative capacity for a residential scheme is 55 dwellings (@ 55dph on 50% of the site)
Estimated dwellings yield:	55
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Unsuitable for employment. Site is surrounded by residential properties and vehicle access to the site from Bramford Road is challenging.

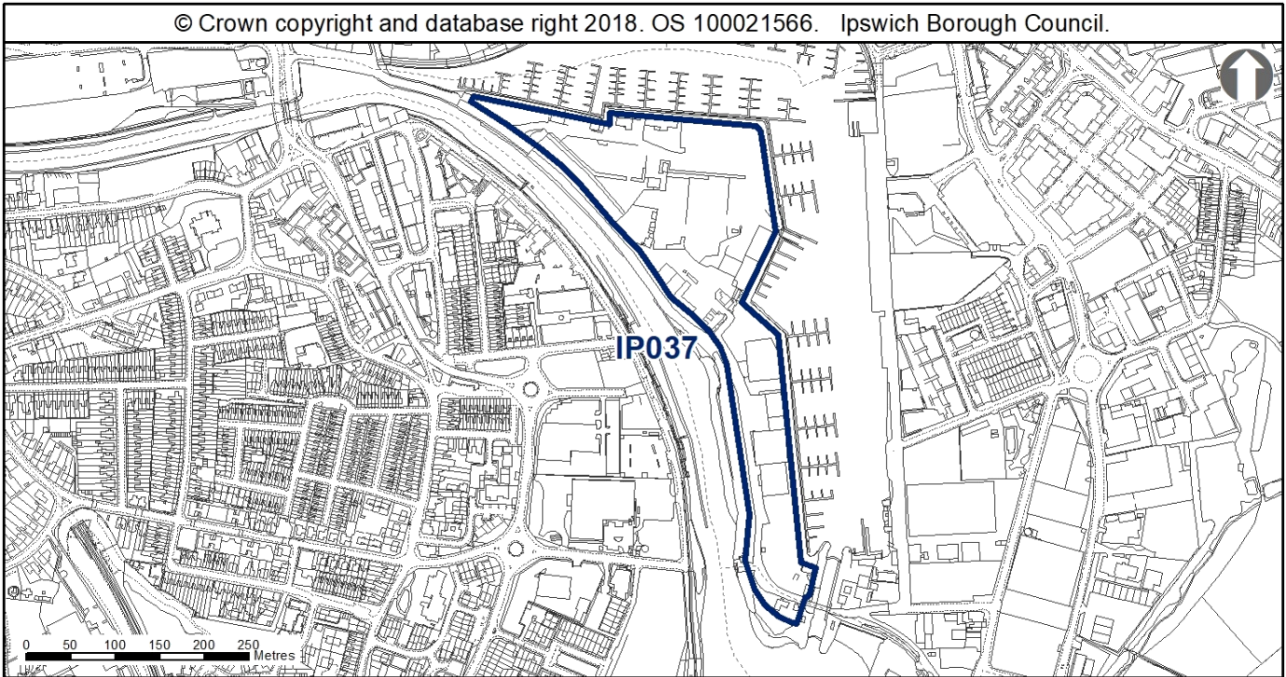


District:	Ipswich Borough Council		
Site Reference:	IP035		
Site Location:	Key Street/Star Lane/Burtens Site		
Approx site area (ha):	0.54	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant site and buildings		
Neighbouring land use:	Residential, day centre, event venue – listed church buildings		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, employment, leisure, small scale retail
SHELAA site assessment	
Suitability	Yes, subject to archaeological and other constraints being addressed.
Availability	Yes

Achievability	Uncertain – planning permission 11/00708/FUL not implemented but the site is being promoted. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Site could be suitable but would need to overcome multiple constraints: it is one of the most important remaining archaeological sites in central Ipswich; it is located within an Air Quality Management Area; flood risk; adjacent to designated heritage assets. It is also a key link site between the Waterfront and the Central Shopping Area. Indicative capacity for a residential-led scheme is 86 dwellings (@ 200dph on 80% of the site)
Estimated dwellings yield:	86
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Suitable for B1 uses - 0.54ha including a car park

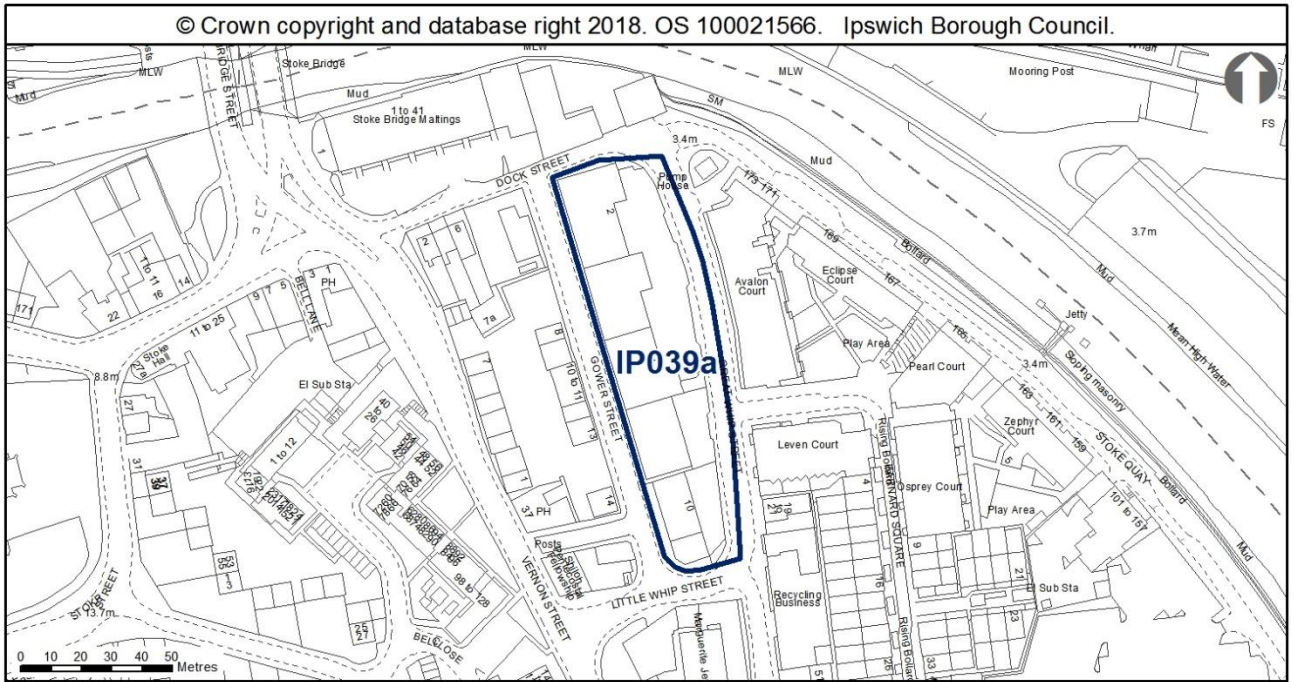


District:	Ipswich Borough Council		
Site Reference:	IP037		
Site Location:	Island Site		
Approx site area (ha):	6.02	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Boat-related uses, industrial uses, haulage		
Neighbouring land use:	Marina, river		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, leisure, open space, small scale commercial
SHELAA site assessment	
Suitability	Yes, subject to access improvements and flood risk considerations
Availability	Yes
Achievability	Potentially achievable with the plan period subject to improving access and some existing uses being relocated. The Whole Plan Viability Report indicates that sites would generally be viable where

	they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use subject to access improvements and overcoming constraints including flood risk and historic environment. Mixed use site comprising 50% housing (3.01ha) 0.9ha amenity green space and the balance of the site to be given over to employment and leisure in 2017 adopted Local Plan - allocation for 271 housing units. This is considered to be a site where higher density may be deliverable. The housing proportion of the site has been increased to 70% and the capacity has been revised to 421 dwellings @ 100 dph.
Estimated dwellings yield:	421
Estimated delivery timetable:	11-15 years
Site conclusion - Employment:	Suitable for B1 employment - 1.8ha

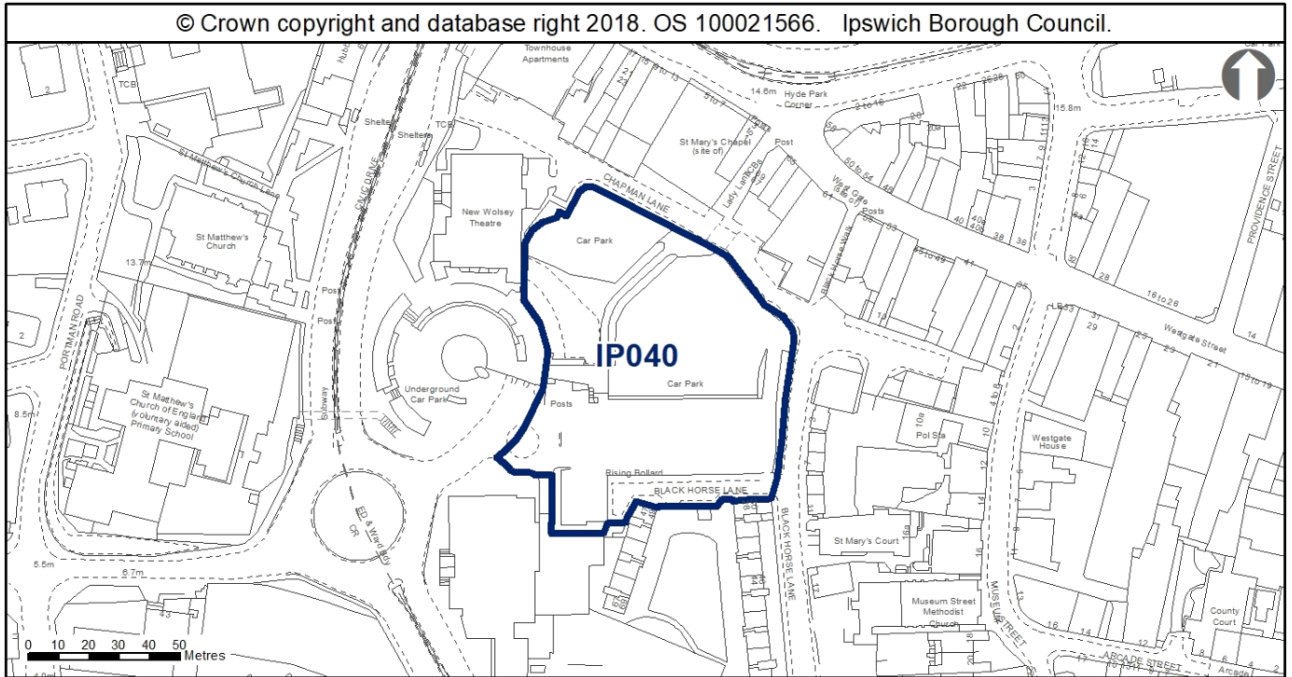


District:	Ipswich Borough Council		
Site Reference:	IP039a		
Site Location:	Land between Gower Street & Great Whip Street		
Approx site area (ha):	0.48	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Industrial uses		
Neighbouring land use:	Residential/B class uses		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Green
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes – Suitable for residential uses
Availability	Site may be available but currently leased for car park and units currently in use. Not immediately available due to active uses but may be developable in long term.

Achievability	Site may be achievable long term – immediately adjacent to recent regeneration at Stoke Quay to the east. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Suitable for housing use. Residential allocation for 43 dwellings at 90dph in adopted Local Plan. Indicative capacity of 45 dwellings at 95dph in emerging Local Plan.
Estimated dwellings yield:	95
Estimated delivery timetable:	11 - 15
Site conclusion - Employment:	Site is also suitable for employment given its current uses, however recent nearby residential development makes the site more suitable for housing.

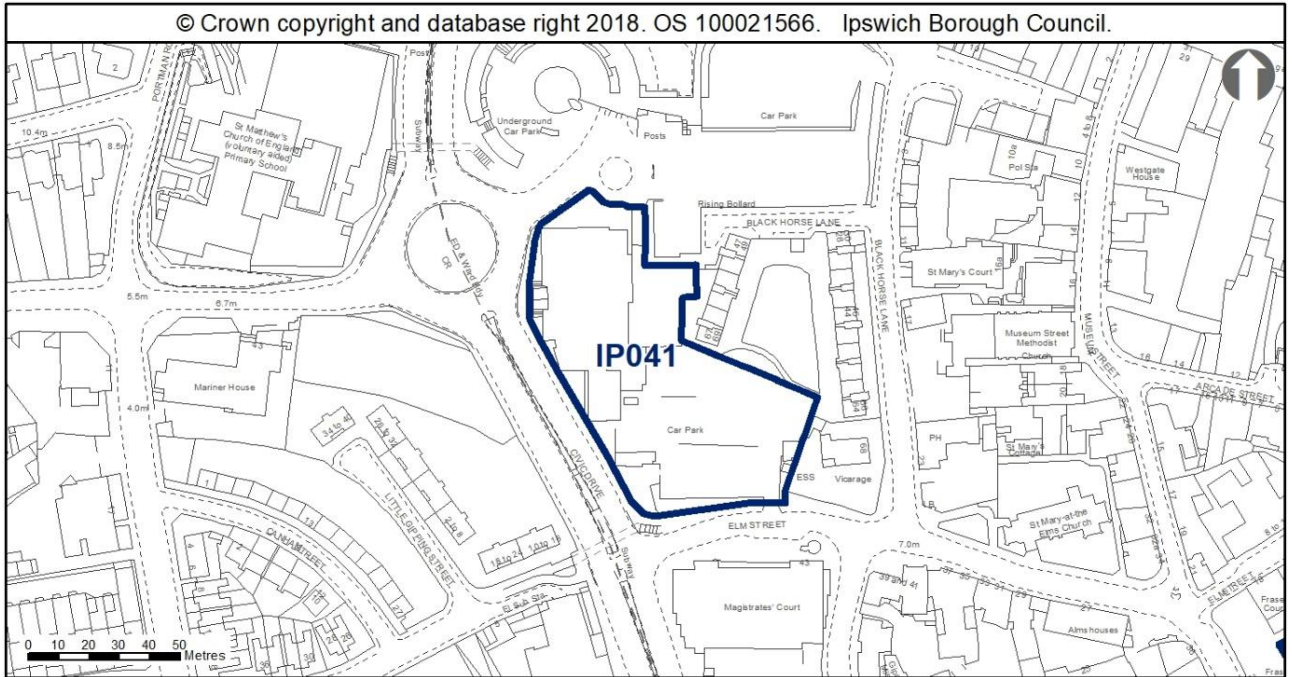


District:	Ipswich Borough Council		
Site Reference:	IP040		
Site Location:	Civic Centre area, Civic Drive (Westgate)		
Approx site area (ha):	0.73	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car parks		
Neighbouring land use:	Residential. theatre and retail		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Retail/Residential mix
SHELAA site assessment	
Suitability	Suitable for housing and retail development
Availability	Site is available for development subject to cessation of surface car park temporary use.
Achievability	Site is achievable for development subject to market conditions. The Whole Plan Viability Report indicates that sites would generally

	be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	Suitable for housing use with retail on the lower floor(s). The site forms part of a larger site ref. IP040 in the adopted Local Plan for retail-led development (and 11 dwellings). The sites have been split to reflect ownerships and exclude Hanover Housing. It is now considered that a housing-led scheme with a smaller retail component is more suitable and deliverable. Indicative capacity @ 90dph on 90% of the site is 59 dwellings.
Estimated dwellings yield:	59
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Suitable for some office development and retail, but housing preferred as a part of the mix.

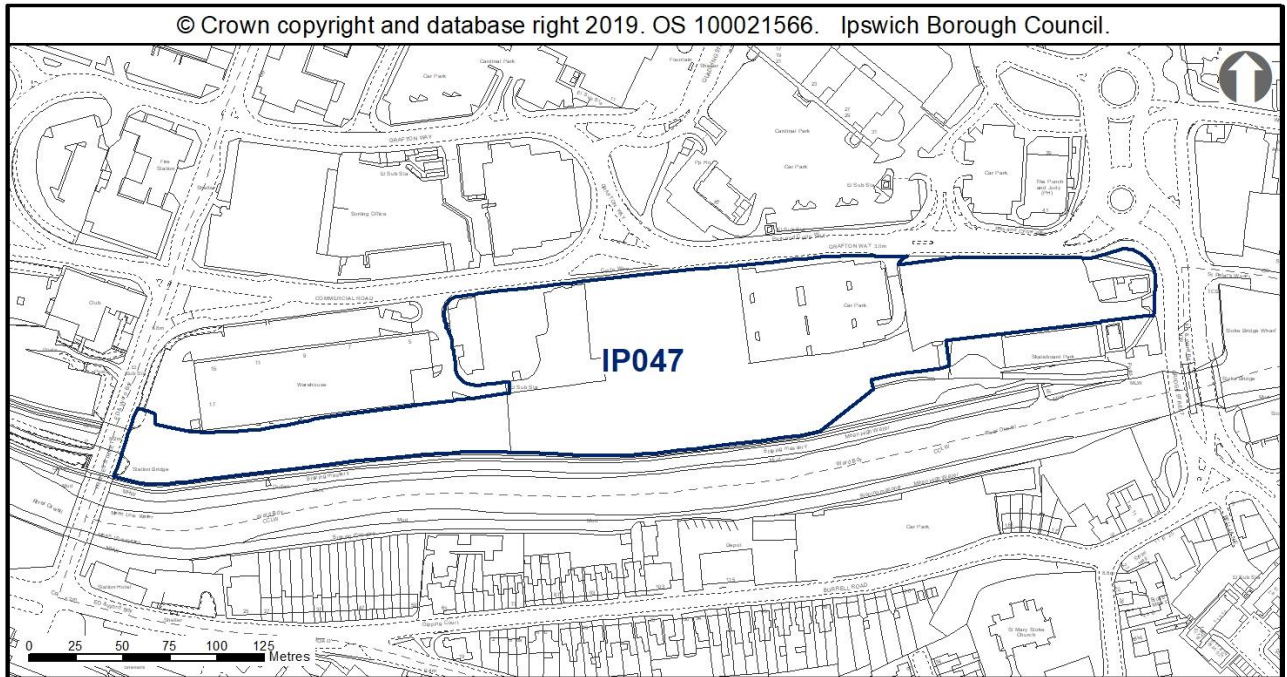


District:	Ipswich Borough Council		
Site Reference:	IP041		
Site Location:	Fomer Police Station, Civic Drive		
Approx site area (ha):	0.52	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car parks, former county court		
Neighbouring land use:	Residential. theatre and retail		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Suitable for housing use
Availability	Site is available for development within the next 5 years. The surface car park on Elm Street has planning consent until 2021.
Achievability	Site is achievable for development subject to market conditions. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.

Site conclusion - Housing:	Suitable for housing use when temporary use ceases. The site forms part of a larger site ref. IP040 in the adopted Local Plan for retail-led development (and 11 dwellings). The sites have been split to reflect ownerships and exclude Hanover Housing. Indicative capacity @ 110 dph is 58 dwellings.
Estimated dwellings yield:	58
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Suitable for office development and retail.

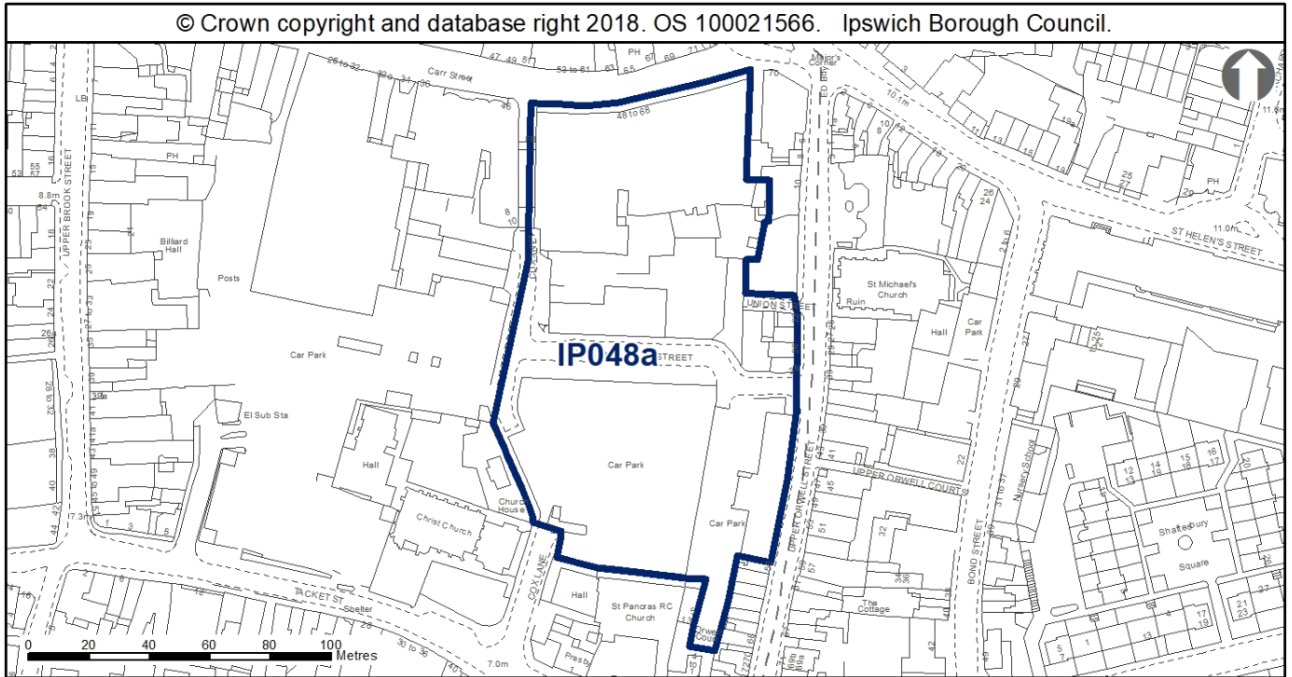


District:	Ipswich Borough Council		
Site Reference:	IP047		
Site Location:	Land at Commercial Road		
Approx site area (ha):	3.11	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Temporary car park, vacant land		
Neighbouring land use:	Retail units, riverside path and river, skate park, leisure		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, Hotel/ Leisure/ Retail, public open space
SHELAA site assessment	
Suitability	Site is suitable for residential
Availability	Site is available for development immediately as there is a pending application 19/00148/OUT for 173 dwellings.
Achievability	Site is achievable in the short-medium term. Indicative site layout for application 18/00148/OUT demonstrates a mix of houses and

	flats which the Whole Plan Viability Assessment has found to be generally viable.
Site conclusion - Housing:	Suitable for housing use. In the adopted Local Plan 2017, it is allocated for 103 dwellings. Site is near AQMA. A recent application has sought for an alternative blend of uses which includes 173 dwellings on 80% of the site @ 55dph.
Estimated dwellings yield:	173
Estimated delivery timetable:	1-5 years
Site conclusion - Employment:	Suitable for some B1 office employment but residential/ leisure is the preferred use.

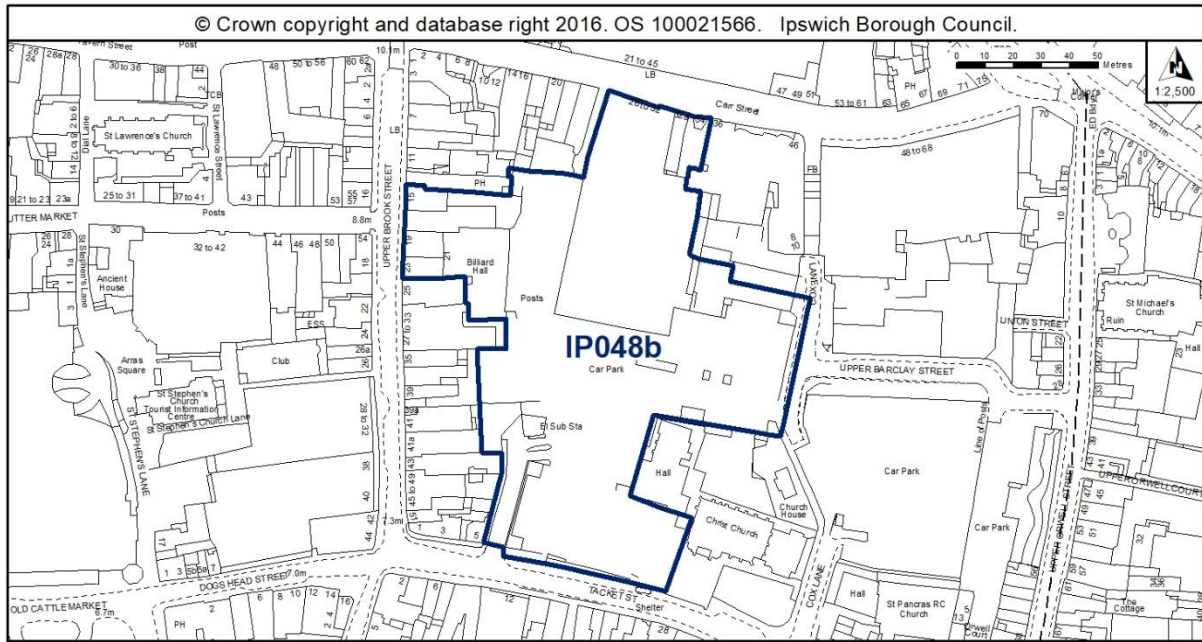


District:	Ipswich Borough Council		
Site Reference:	IP048a		
Site Location:	Mint Quarter east of Cox Lane		
Approx site area (ha):	1.33	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car park, former Co-op store		
Neighbouring land use:	Retail, car park, church		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential, Primary School, car park
SHELAA site assessment	
Suitability	Site is suitable for residential however a large proportion of the site is proposed for a new Primary School
Availability	Site is available for development immediately
Achievability	Site is achievable in the medium-term. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.

Site conclusion - Housing:	Suitable for housing use. In the adopted Local Plan 2017, it is allocated for 72 dwellings. Site is near AQMA. Part of the site is now needed to provide a new primary school, therefore the capacity is reduced - 53 dwellings on 40% of the site @ 100dph.
Estimated dwellings yield:	53
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Suitable for some B1 office employment but residential is the preferred use.

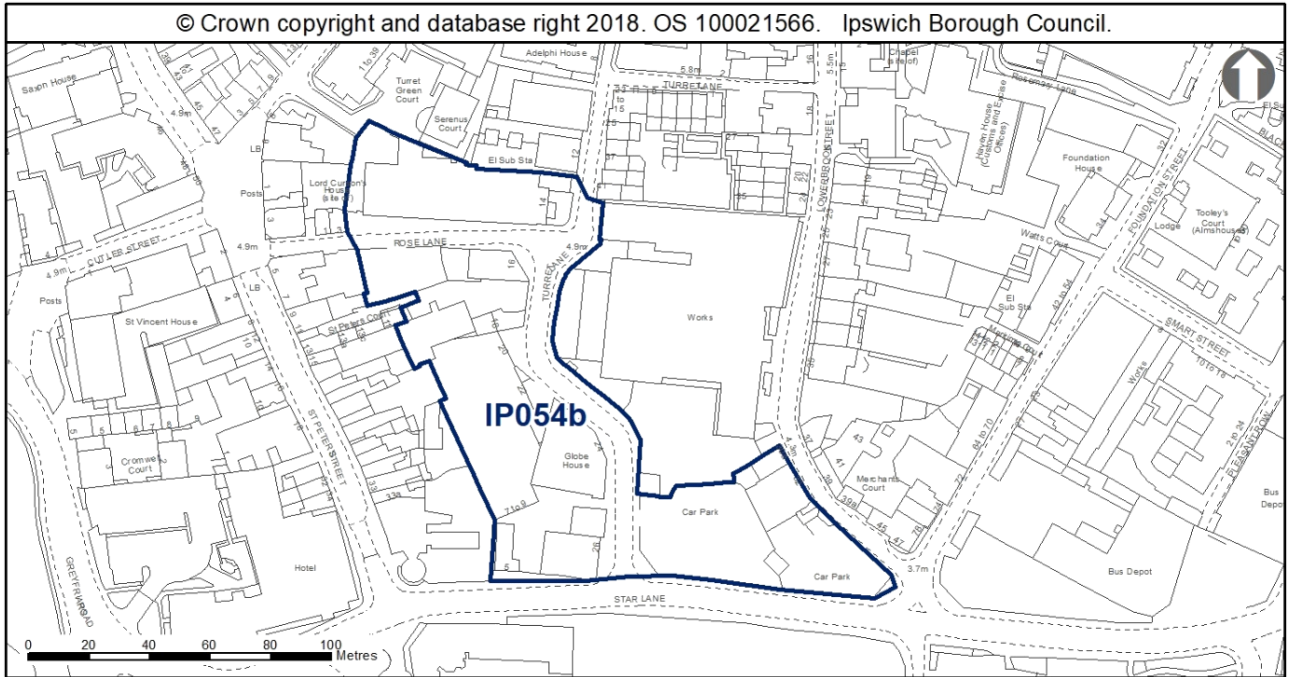


District:	Ipswich Borough Council		
Site Reference:	IP048b		
Site Location:	West side of Mint Quarter (west of IP048 Local Plan Allocation)		
Approx site area (ha):	1.34	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Retail, car park		
Neighbouring land use:	Retail, car park, church		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Retail, residential, car park
SHELAA site assessment	
Suitability	Site is suitable for a retail/residential mixed used and car parking.
Availability	Site is not available in the short-term as in use, but could become available over the plan period.
Achievability	The site has previously been earmarked for development as part of a larger regeneration scheme, but not come forward. A mid-long

	term development is possible if the site comes forward. The Whole Plan Viability Report indicates that sites would generally be viable where they are within the low value zone and include a mix of flats and houses.
Site conclusion - Housing:	The site is suitable for housing development as part of a mixed used retail-led scheme. It is suggested that 30% of the site could be developed for housing at a high-density of 90dph, giving an indicative capacity of 36 homes. Site area reduced from 1.57ha to 1.34ha to exclude office to residential prior approval (18/00740/P3JPA) land.
Estimated dwellings yield:	36
Estimated delivery timetable:	11–15 years
Site conclusion - Employment:	Suitable for some B1 office use but residential and retail uses are the priority here.

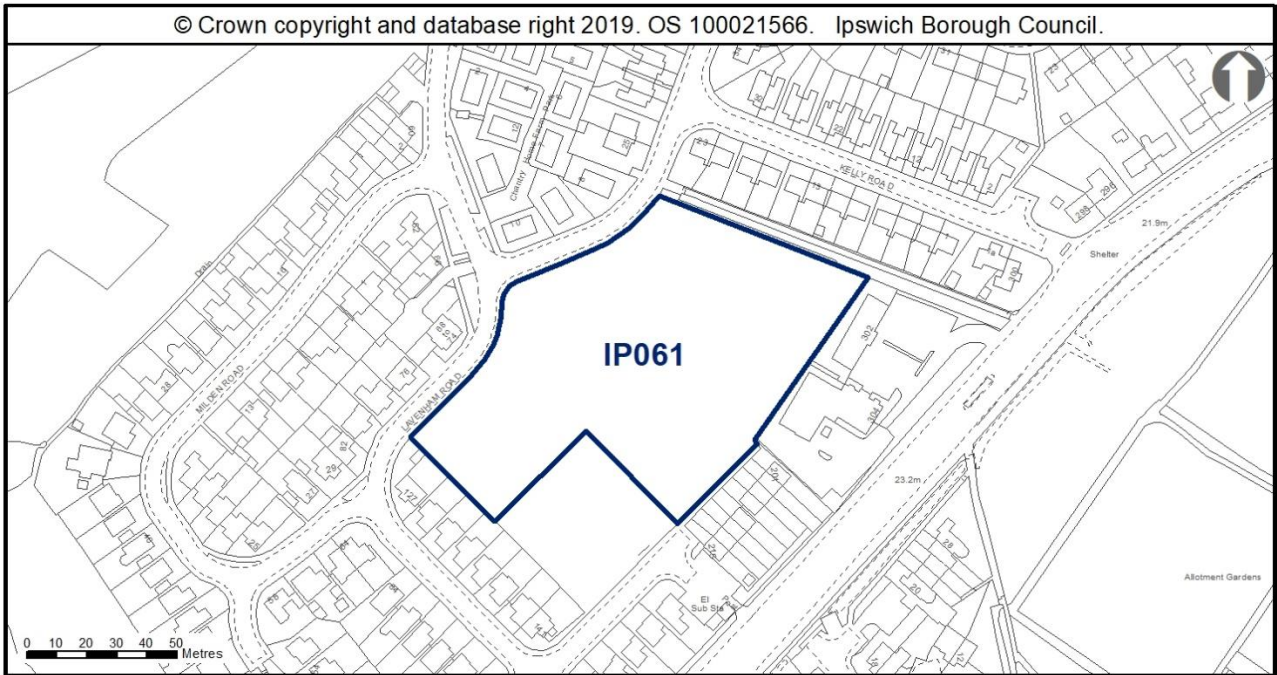


District:	Ipswich Borough Council		
Site Reference:	IP054b		
Site Location:	Land between Old Cattle Market and Star Lane		
Approx site area (ha):	0.95	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Mixed uses – temporary car park, small scale employment		
Neighbouring land use:	Residential, employment, retail		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or residential-led mixed use
SHELAA site assessment	
Suitability	Yes, subject to relocating or re-accommodating some existing employment uses, and archaeological considerations
Availability	Site may be available
Achievability	Site may be achievable mid-long term – former Archant works adjacent is currently under construction for residential. At an indicative capacity of 60dph, the development of this site is likely to

	be housing-led which the Whole Plan Viability Assessment has demonstrated to be generally viable.
Site conclusion - Housing:	Suitable for housing use, subject to relocating or re-accommodating some existing employment uses, and archaeological considerations. Site is near AQMA. 2017 adopted Local Plan allocation for office or leisure led mixed use (28 dwellings at 55dph on 30% of site). Former Archant site to the east now under construction for residential indicates stronger residential market here than office. Indicative capacity of 60% of site used for residential at 60dph is 40 dwellings.
Estimated dwellings yield:	40
Estimated delivery timetable:	11 – 15 years
Site conclusion - Employment:	Suitable for some employment B1, leisure but residential is the preferred use.

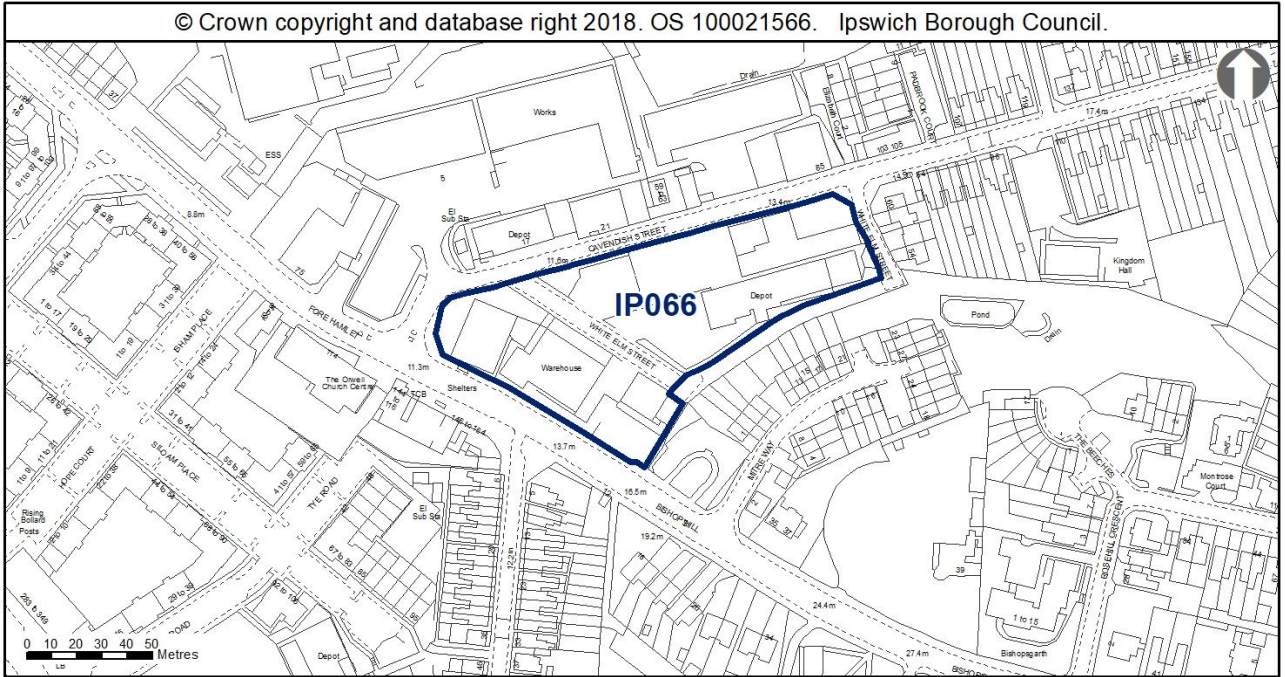


District:	Ipswich Borough Council		
Site Reference:	IP061		
Site Location:	Former School Site, Lavenham Road		
Approx site area (ha):	0.9	Brownfield / greenfield / mixed use land:	Greenfield
Existing land use:	Open Space		
Neighbouring land use:	Residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Amber	Historic environment	Amber
Utilities capacity	Green	Open space	Amber
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to retention of open space on part of site.
Availability	Site may be available. Site is in public ownership and owner raised no objection to allocation for residential use.
Achievability	Site may be achievable mid term. Whole Plan Viability Assessment demonstrates that greenfield housing development is generally viable. .

Site conclusion - Housing:	Suitable for housing use, subject to archaeological considerations. 2017 adopted Local Plan allocation for residential on larger 1.08ha site for 30 dwellings at 40dph on 70% of site. South-west corner of 2017 site (0.18ha) is being developed under permission 18/00991/FPC for 4 general housing and 4 respite care units. Emerging Local Plan allocation has been amended to reduce the site area, capacity and mix accordingly. Indicative capacity of 60% of site used for residential at 40dph is 23 dwellings.
Estimated dwellings yield:	23
Estimated delivery timetable:	6 – 10 years
Site conclusion - Employment:	Unsuitable for employment due to access constraints and residential surroundings.

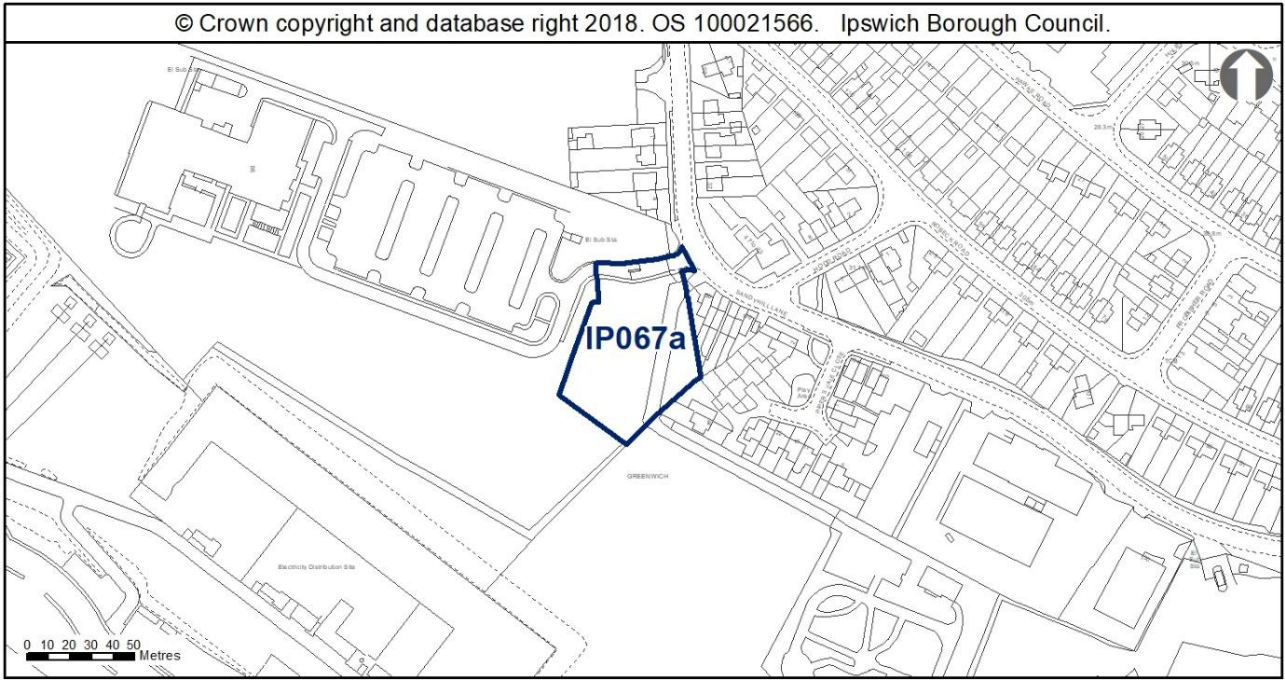


District:	Ipswich Borough Council		
Site Reference:	IP066		
Site Location:	JJ Wilson and land to rear at Cavendish Street		
Approx site area (ha):	0.85	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Employment – Warehousing and car park		
Neighbouring land use:	Employment		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or employment
SHELAA site assessment	
Suitability	Yes, subject to existing uses being relocated.
Availability	Yes the site is available for re-development medium-term, subject to occupiers being relocated. Site is under multiple ownership, some of which includes leaseholds.

Achievability	Site could be achievable. Part of site currently in protected employment area but emerging Local Plan proposes to deallocate this protection. At an indicative medium density of 65dph, it is anticipated that there would be a mix of houses and flats as part of any development. The Whole Plan Viability Assessment indicates that a mix of houses and flats in the lower value zone is broadly viable.
Site conclusion - Housing:	The site is suitable for redevelopment subject to appropriate contamination works. Any redevelopment is dependent upon relocation or rationalisation of existing businesses. The site could be developed for medium-density housing for 55 dwellings at 65dph.
Estimated dwellings yield:	55
Estimated delivery timetable:	6-10 years
Site conclusion - Employment:	Suitable for employment uses given existing status but preferred for residential.

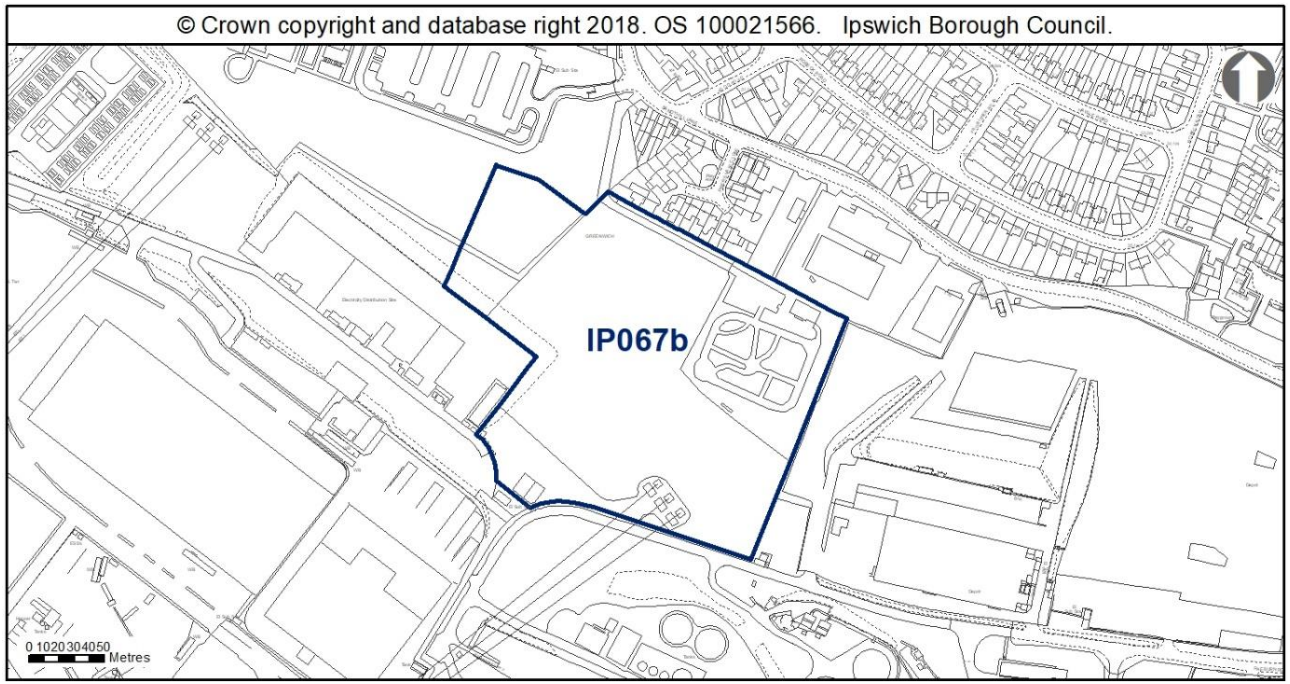


District:	Ipswich Borough Council		
Site Reference:	IP067a		
Site Location:	Former British Energy Site, Cliff Quay		
Approx site area (ha):	0.38	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Site		
Neighbouring land use:	Residential and employment (office)		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site may be suitable for housing subject to satisfactorily addressing odour issues
Availability	The site is available
Achievability	Site could be achievable – planning permission recently achieved on former Norsk Hydro site to the north. At 45dph, the indicative

	capacity for this site would likely translate into a housing-led development. The Whole Plan Viability Assessment identifies that housing-led development is generally viable.
Site conclusion - Housing:	Site may be suitable for housing subject to satisfactorily addressing odour issues. Odour from the sewage works is identified as a constraint. Part of the site is on a former landfill site and the whole of the site is within a Landfill consultation zone. Indicative capacity @ 45 dph is 17 dwellings.
Estimated dwellings yield:	17
Estimated delivery timetable:	11 - 15 years
Site conclusion - Employment:	Could be suitable for B8 with IP067b if constraints can be overcome

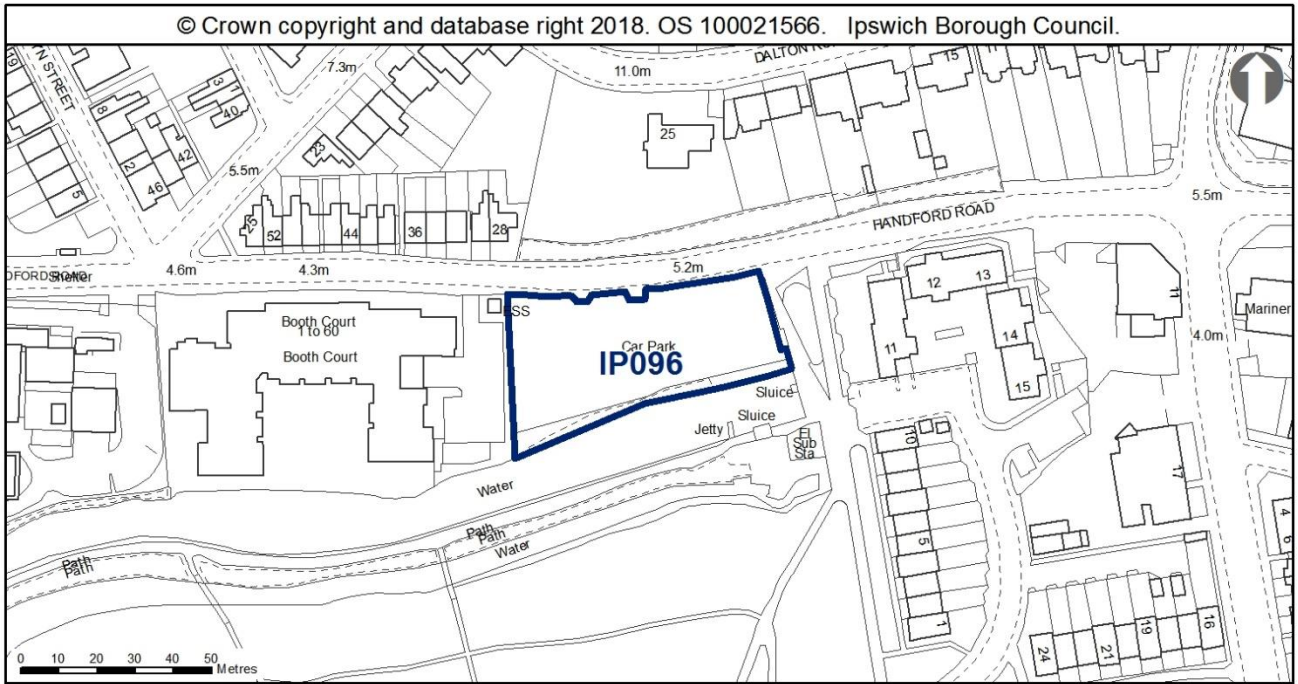


District:	Ipswich Borough Council		
Site Reference:	IP067b		
Site Location:	Former British Energy Site, Cliff Quay		
Approx site area (ha):	4.18	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Site		
Neighbouring land use:	Residential and employment		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Green
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Amber	Historic environment	Green
Utilities capacity	Amber	Open space	Green
Utilities infrastructure	Green	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Site is suitable for employment but constrained by access. Not suitable for housing due to proximity to sewage waste treatment facility adjacent and associated odour pollution.
Availability	The site is available

Achievability	Site may be achievable but the range of suitable uses is affected by its isolation from the strategic road network.
Site conclusion - Housing:	Site is not suitable for housing because of odour and incompatibility with existing uses.
Estimated dwellings yield:	
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Could be suitable for B8 if constraints can be overcome – use must be compatible with adjacent existing housing

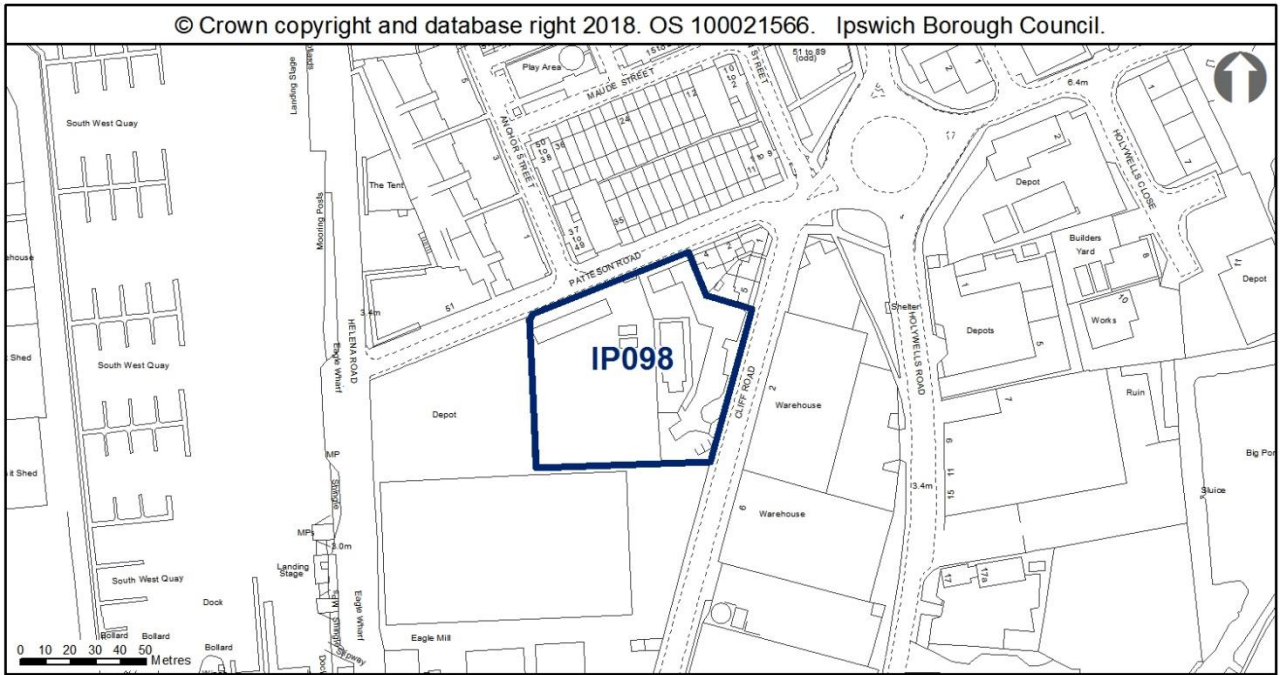


District:	Ipswich Borough Council		
Site Reference:	IP096		
Site Location:	Car Park, Handford Road		
Approx site area (ha):	0.22	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Temporary car park		
Neighbouring land use:	Residential, care home and open space		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential, subject to appropriate flood risk mitigation and mitigation for protected trees.
Availability	The site is available. Historic temporary permissions for use as pay and display car park. However recent pending application (19/00768/FUL) for 22 self-contained supported living apartments (C3) suggests that landowner intends to develop.

Achievability	Site is undeveloped and achievable in medium term. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Site is suitable for housing subject to mitigating identified constraints. Pending application (19/00768/FUL) for 22 dwellings is equivalent to 100dph on 0.22ha.
Estimated dwellings yield:	22
Estimated delivery timetable:	6 -10 years
Site conclusion - Employment:	Site is situated in a residential context and residential is the preferred land use in this location.

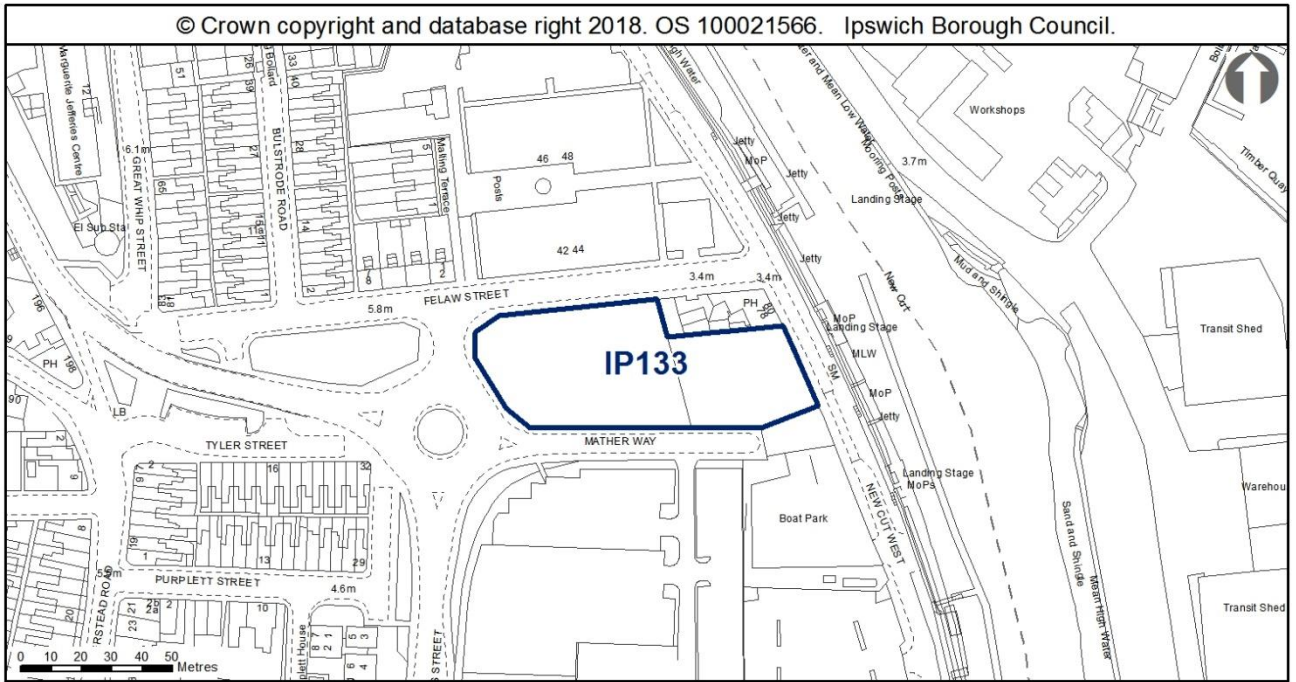


District:	Ipswich Borough Council		
Site Reference:	IP098		
Site Location:	Transco, South of Patteson Road		
Approx site area (ha):	0.57	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Gas governor		
Neighbouring land use:	Residential, employment, marina		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Green
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Amber	Transport and roads	Amber
Contamination	Amber	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is suitable for residential, subject to relocation of gas governor and other constraints being adequately mitigated.
Availability	The site may be available. Site has historically been allocated for residential development either as an individual site or as a larger combined site.

Achievability	Site may be achievable in mid term subject to relocating the gas governor. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Site is suitable for housing subject to mitigating identified constraints and relocating the gas governor. 62 dwellings estimated at 110dph on 0.57ha.
Estimated dwellings yield:	62
Estimated delivery timetable:	6 -10 years
Site conclusion - Employment:	Suitable for employment uses that are compatible with surrounding residential properties.

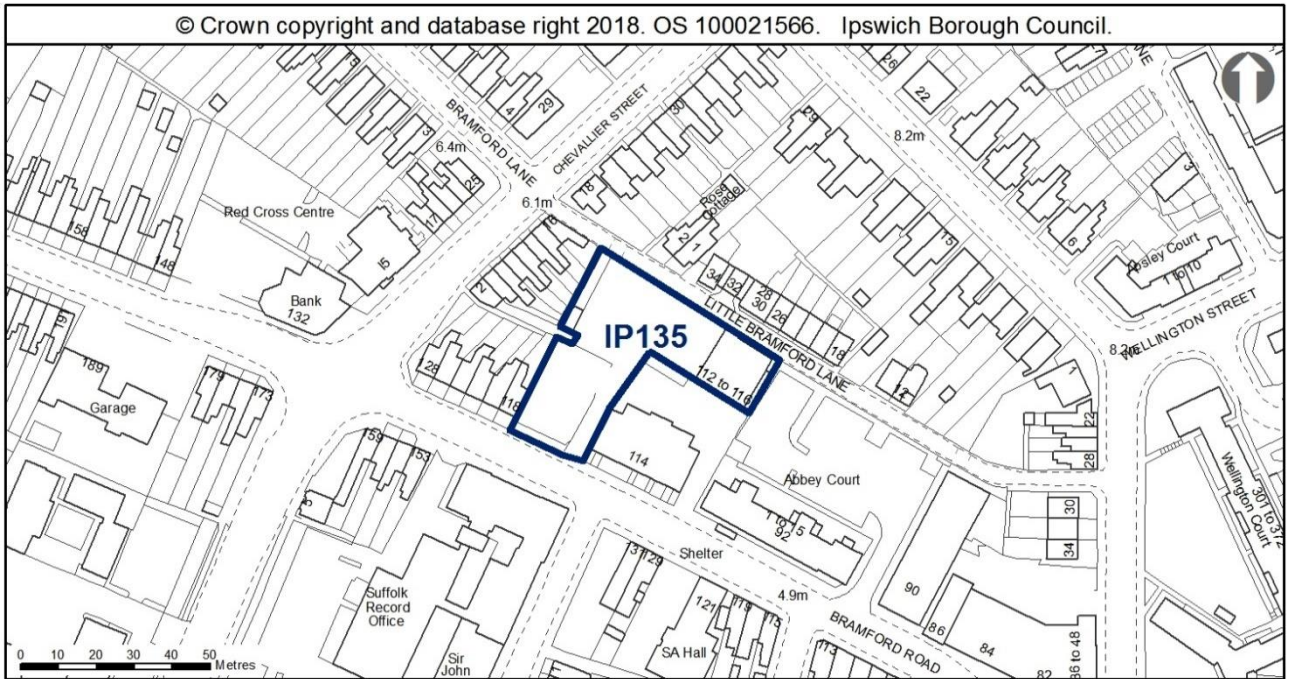


District:	Ipswich Borough Council		
Site Reference:	IP133		
Site Location:	South of Felaw Street		
Approx site area (ha):	0.37	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Grassed area		
Neighbouring land use:	Public house, offices, residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Amber		

Proposed land use description:	Residential or Employment
SHELAA site assessment	
Suitability	Site is suitable for residential, subject to addressing flood risk and sensitively responding to Listed Building opposite.
Availability	The site is available. Permission (06/00355/FUL) for 47 flats granted in 2006 and then time limit extended (10/00418/VC). West part of site under local authority ownership.

Achievability	Site may be achievable in mid term as the site is not currently in use. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Site is suitable for housing subject to mitigating identified constraints. 45 dwellings estimated at 120dph on 0.37ha. Similar to previous permission for 47 dwellings.
Estimated dwellings yield:	45
Estimated delivery timetable:	6 -10 years
Site conclusion - Employment:	Suitable for employment uses that are compatible with surrounding residential properties above public house.

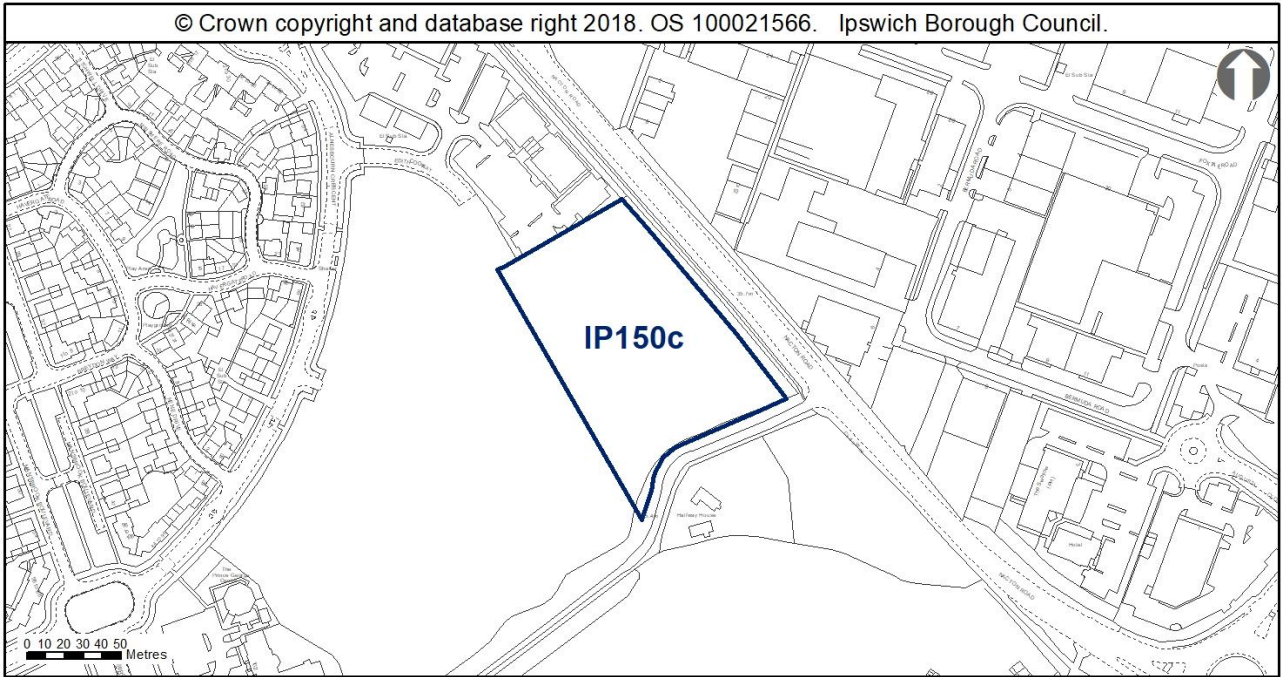


District:	Ipswich Borough Council		
Site Reference:	IP135		
Site Location:	112-116 Bramford Road		
Approx site area (ha):	0.17	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Car sales and car wash		
Neighbouring land use:	Local centre (shops and takeaways), record office and residential		

CONSTRAINTS		IMPACTS	
Access to site	Green	Landscape/townscape	Amber
Access to wider transport networks	Amber	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Amber
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Amber	Compatibility with neighbouring uses	Green
Flood risk	Green		
Market attractiveness	Amber		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential.
Availability	The site is currently used as a car wash but the temporary permission (19/00677/FUL) expires October 2021 and will be available after this. Planning permission (08/00519/OUT) granted on site for 24 dwellings. 2014 application (14/00668/OUT) also withdrawn which signals landowner intent to develop.

Achievability	Site may be achievable in mid term following expiry of temporary car wash permission. A 100% flatted scheme may not be viable currently, but over the course of the plan period, market conditions may improve.
Site conclusion - Housing:	Site is suitable for housing subject to mitigating identified constraints. 19 dwellings estimated at 110dph on 0.17ha.
Estimated dwellings yield:	19
Estimated delivery timetable:	6 -10 years
Site conclusion - Employment:	Site is surrounded by residential properties and therefore residential use is preferred.

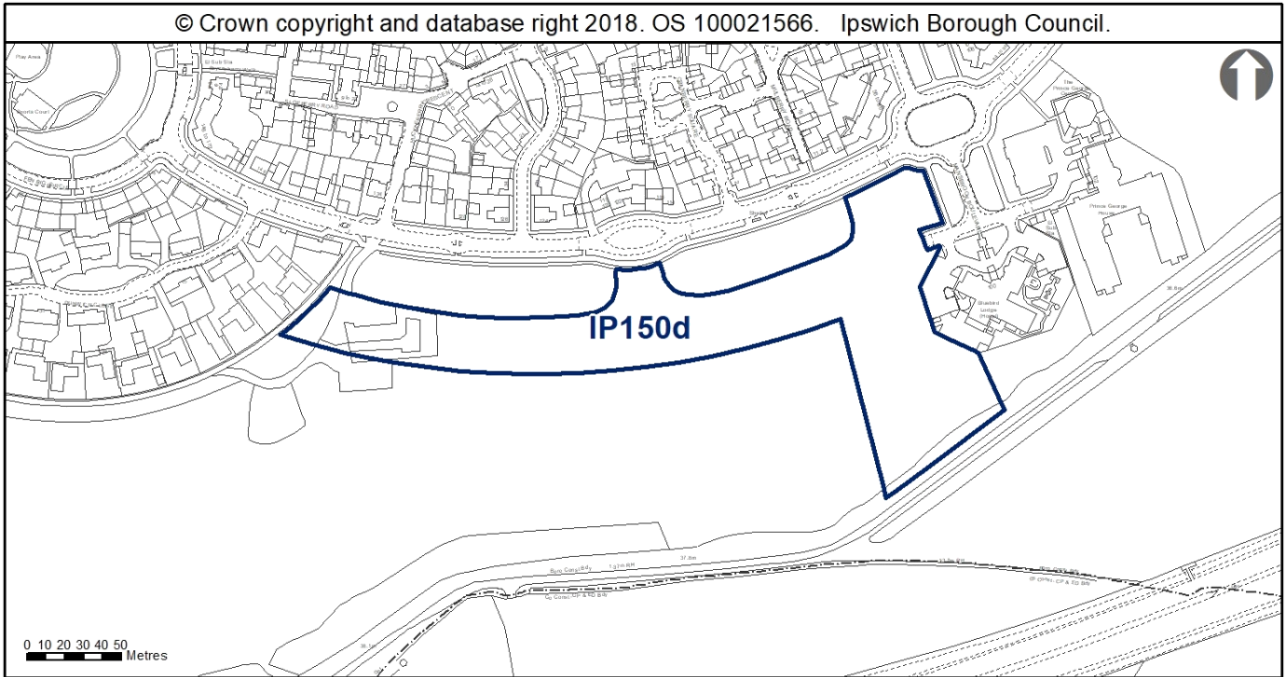


District:	Ipswich Borough Council		
Site Reference:	IP150c		
Site Location:	Land south of Ravenswood		
Approx site area (ha):	1.18	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Land		
Neighbouring land use:	Restaurants, employment uses, residential		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Amber
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Employment
SHELAA site assessment	
Suitability	Yes, subject to master planning with adjacent sites
Availability	Yes, under local authority ownership.
Achievability	Yes, site is undeveloped and not in use.

Site conclusion - Housing:	Not suitable for residential development due to proximity to Nacton Road.
Estimated dwellings yield:	0
Estimated delivery timetable:	N/A
Site conclusion - Employment:	Site is suitable for employment as constraint of noise from the road not insurmountable for employment development.

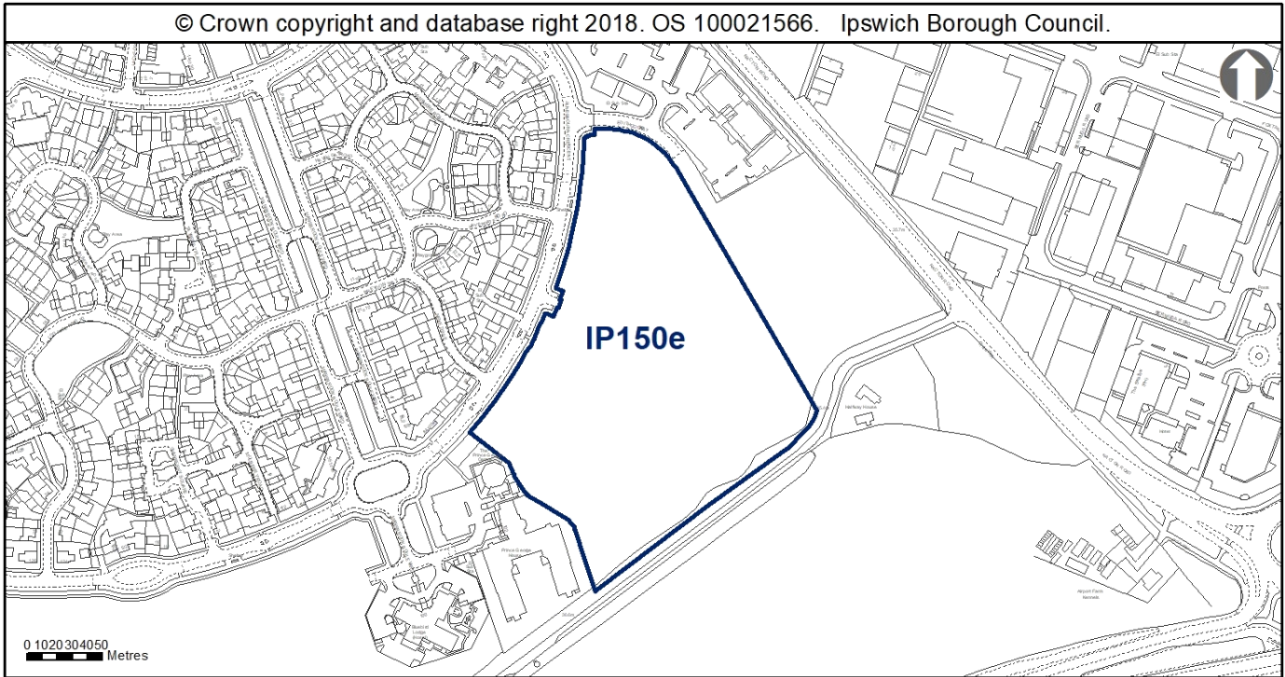


District:	Ipswich Borough Council		
Site Reference:	IP150d		
Site Location:	Land south of Ravenswood		
Approx site area (ha):	1.80	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant Land		
Neighbouring land use:	Residential and Nursing Home		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Yes, subject to incorporating existing SUDS, and master planning
Availability	Yes
Achievability	Yes. At an indicative capacity of 35dph, it is anticipated that the development of the site would be 100% or predominantly housing-

	led. The Whole Plan Viability Assessment indicates that housing-led development is generally viable.
Site conclusion - Housing:	Suitable for housing use adjacent to Alnesbourn Crescent subject to incorporating existing SUDS, and master planning with other Ravenswood sites and adjacent sports park. Indicative capacity 55% of site @ - 35dph is 34 dwellings
Estimated dwellings yield:	34
Estimated delivery timetable:	6 - 10 years
Site conclusion - Employment:	Not suitable



District:	Ipswich Borough Council		
Site Reference:	IP150e		
Site Location:	Land south of Ravenswood		
Approx site area (ha):	3.6	Brownfield / greenfield / mixed use land:	Brownfield
Existing land use:	Vacant land		
Neighbouring land use:	Care home, residential and restaurants		

CONSTRAINTS		IMPACTS	
Access to site	Amber	Landscape/townscape	Amber
Access to wider transport networks	Green	Biodiversity and geodiversity	Amber
Access to local services & facilities	Green	Historic environment	Green
Utilities capacity	Green	Open space	Green
Utilities infrastructure	Green	Transport and roads	Green
Contamination	Green	Compatibility with neighbouring uses	Green
Flood risk	Amber		
Market attractiveness	Green		

Proposed land use description:	Residential
SHELAA site assessment	
Suitability	Site is suitable for residential subject to incorporating existing SUDS, and master planning
Availability	Site is available immediately
Achievability	Site could be delivered within mid-term. At an indicative capacity of 35dph, it is anticipated that the development of the site would be 100% or predominantly housing-led. The Whole Plan Viability

	Assessment indicates that housing-led development is generally viable.
Site conclusion - Housing:	Suitable for housing use, subject master planning with other Ravenswood sites including remaining employment land fronting Nacton Road. Indicative capacity @ - 35dph is 126 dwellings
Estimated dwellings yield:	126
Estimated delivery timetable:	6 - 10 years
Site conclusion - Employment:	Site could be suitable for B1 uses compatible with residential, but residential use is preferred to meet housing needs.