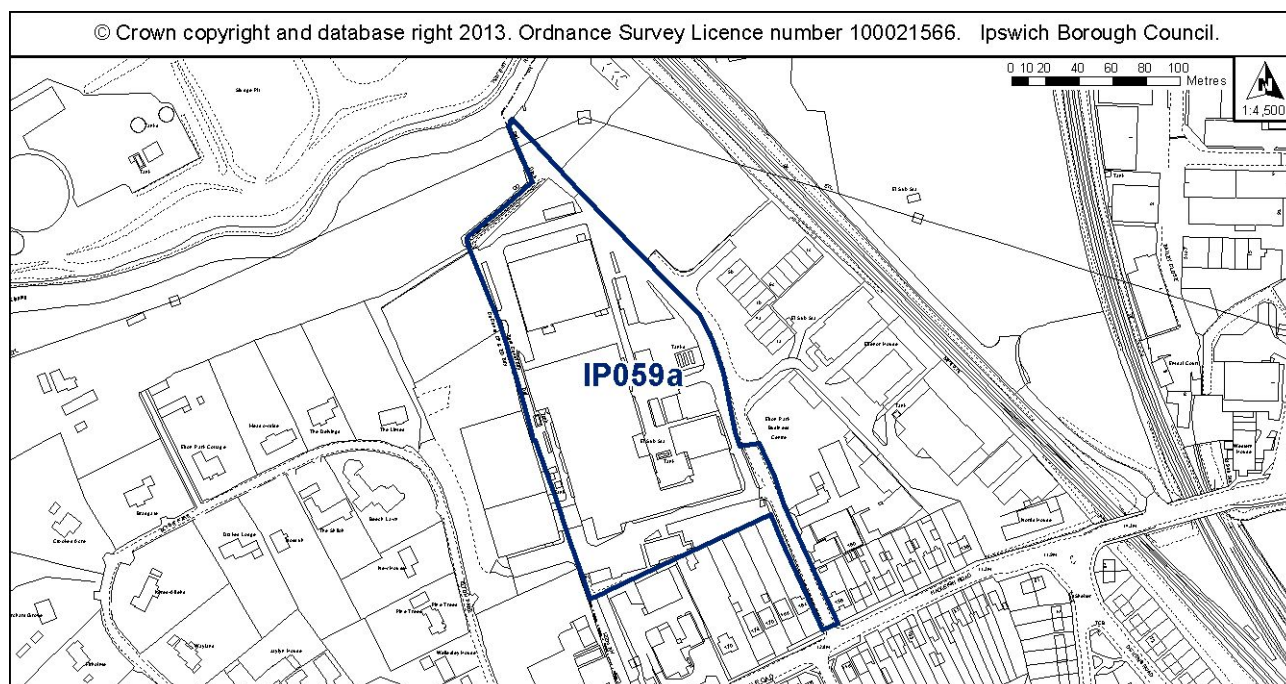


SITE REF NO: IP059a (Preferred Options ref: UC062)
ADDRESS: Elton Park Industrial Estate, Hadleigh Road
SITE AREA: 2.63 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	L – M	105	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Part within
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

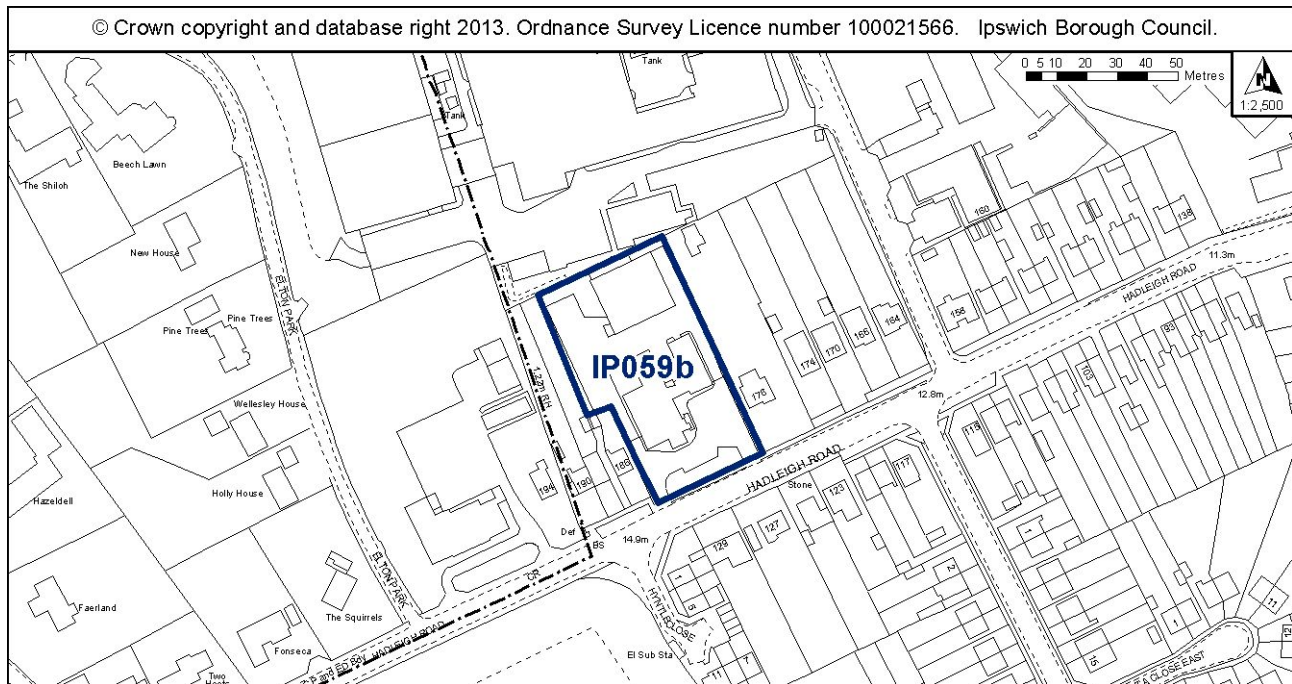
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The landowner wishes to develop this site for housing alongside land to the immediate west which lies within the adjacent authority (Babergh).
Achievable	Yes	An application to develop the site for housing is expected sometime in 2014.

SUMMARY

It is expected that around 105 dwellings can be reasonably accommodated on the land within the Ipswich local authority boundary, subject to planning permission being granted.

SITE REF NO: IP059b (Preferred Options ref: UC062)
ADDRESS: Arclion House, Hadleigh Road
SITE AREA: 0.34 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	18	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

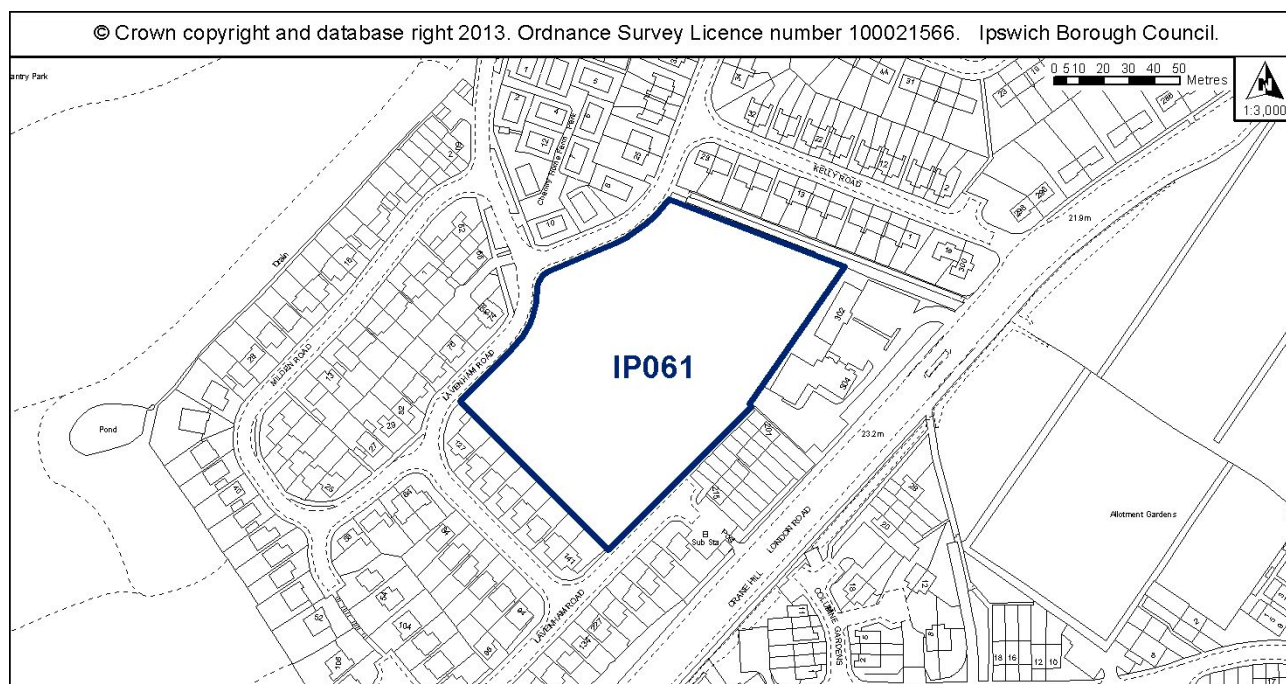
DELIVERABILITY

Suitable	Yes	There is a pending planning application (ref. 10/00823/FUL) which has a resolution to grant permission subject to a Section 106 Agreement being signed.
Available	Yes	-
Achievable	Yes	It is expected that the planning permission will be implemented within five years.

SUMMARY

The site is expected to be developed as per the submitted application.

SITE REF NO: IP061 (Preferred Options ref: UC064)
ADDRESS: School Site, Lavenham Road
SITE AREA: 1.08 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
70	L – M	30	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

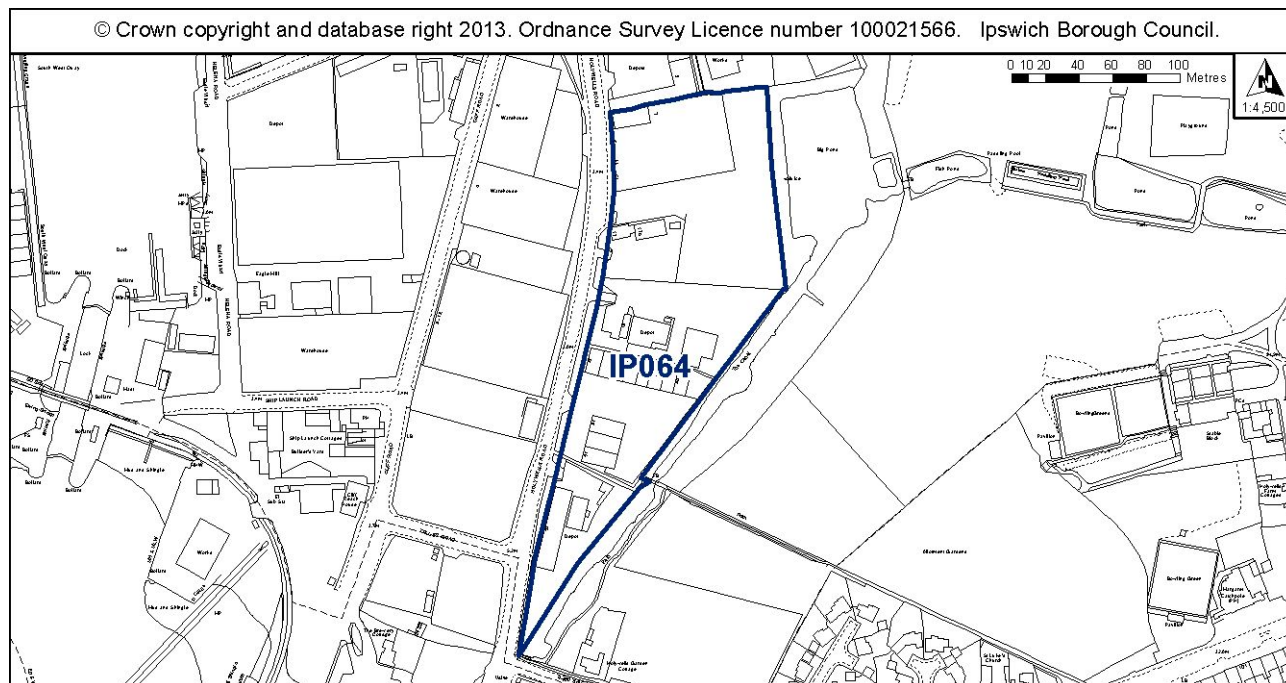
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site is no longer considered to be of an appropriate size for a new Primary School.
Achievable	Yes	Reasonable prospect housing will be delivered in the short term.

SUMMARY

There is a reasonable prospect that the site will be developed at around 35-45dph, although it would be expected that some open space land would be retained.

SITE REF NO: IP064 (Preferred Options ref: UC067)
ADDRESS: Holywells Road East
SITE AREA: 2.29 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

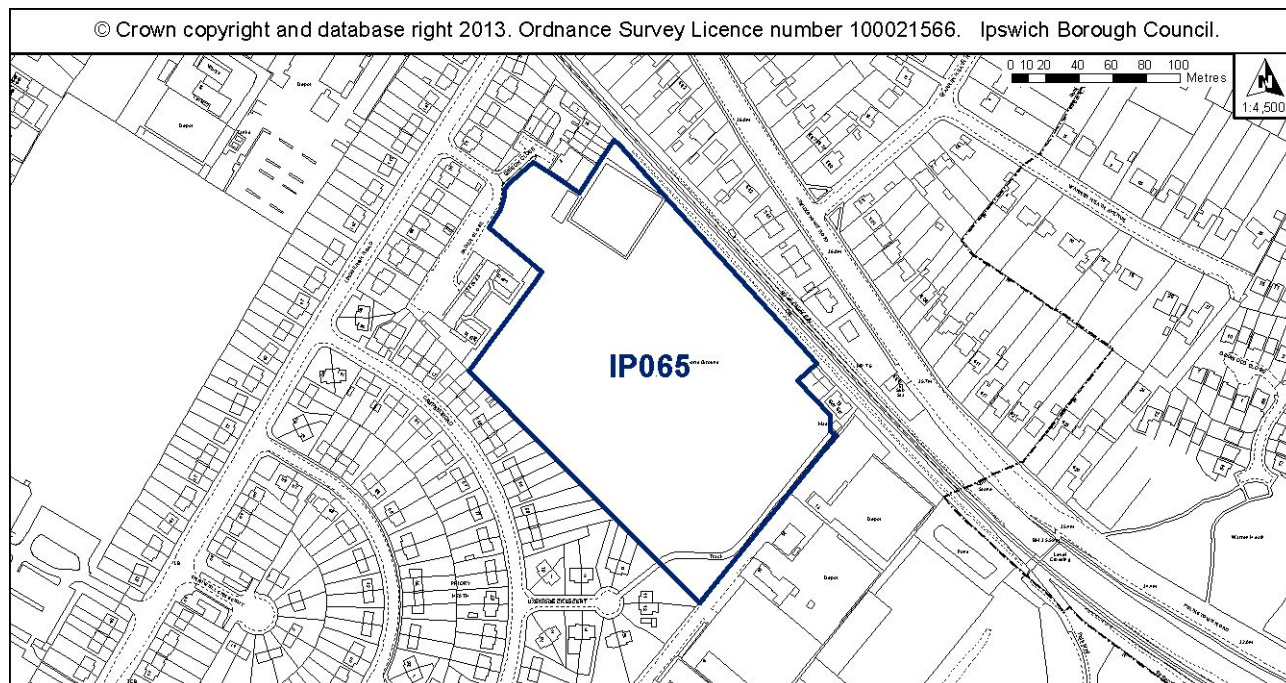
DELIVERABILITY

Suitable	No	There are employment uses on site which should be retained.
Available	No	-
Achievable	No	-

SUMMARY

The existing use of the site is preferred.

SITE REF NO: IP065 (Preferred Options ref: UC068)
ADDRESS: Former 405 Club, Bader Close
SITE AREA: 3.22 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	108	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	Yes
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Yes

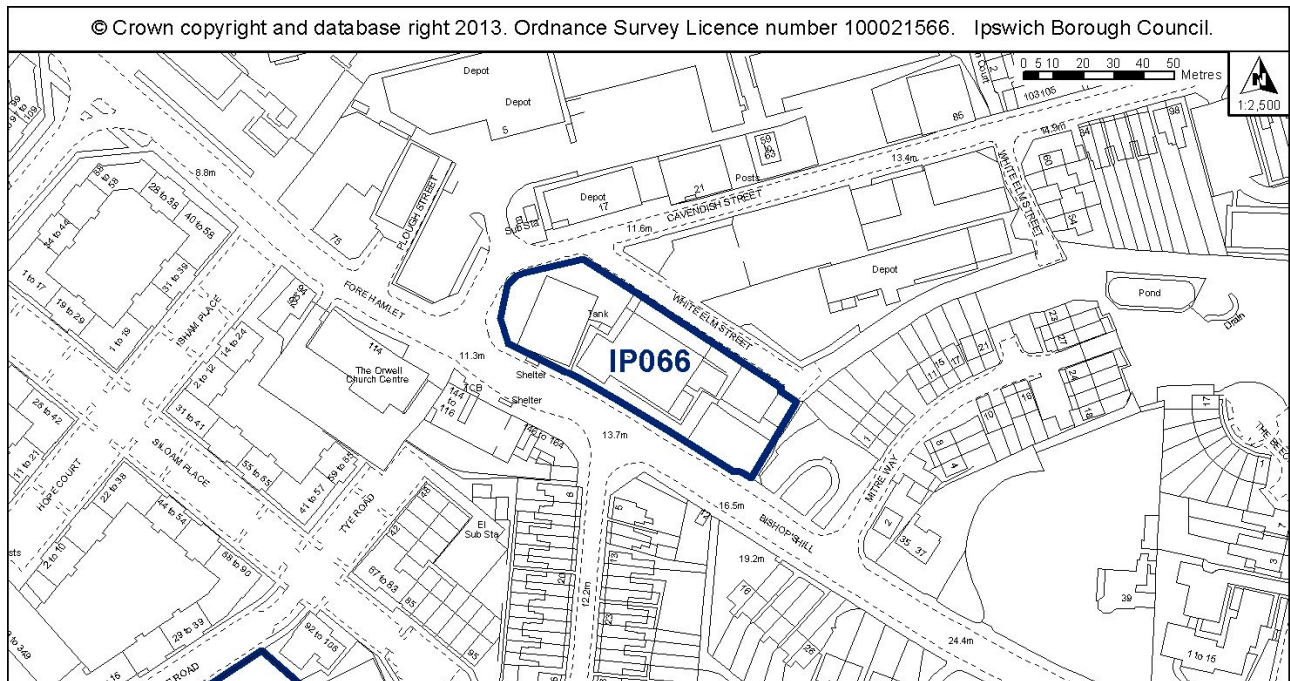
DELIVERABILITY

Suitable	Yes	Development Brief for the site.
Available	Yes	In single ownership and vacant.
Achievable	Yes	An application for the redevelopment of this site comprising 108 affordable dwellings has been submitted.

SUMMARY

The site is considered suitable for housing in principle and is available now. There is an aim to complete the development by 2015/16 subject to planning permission being granted.

SITE REF NO: IP066 (Preferred Options ref: UC069)
ADDRESS: JJ Wilson, White Elm Street
SITE AREA: 0.32 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	14	Apr 2019 – Mar 2024

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Yes	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

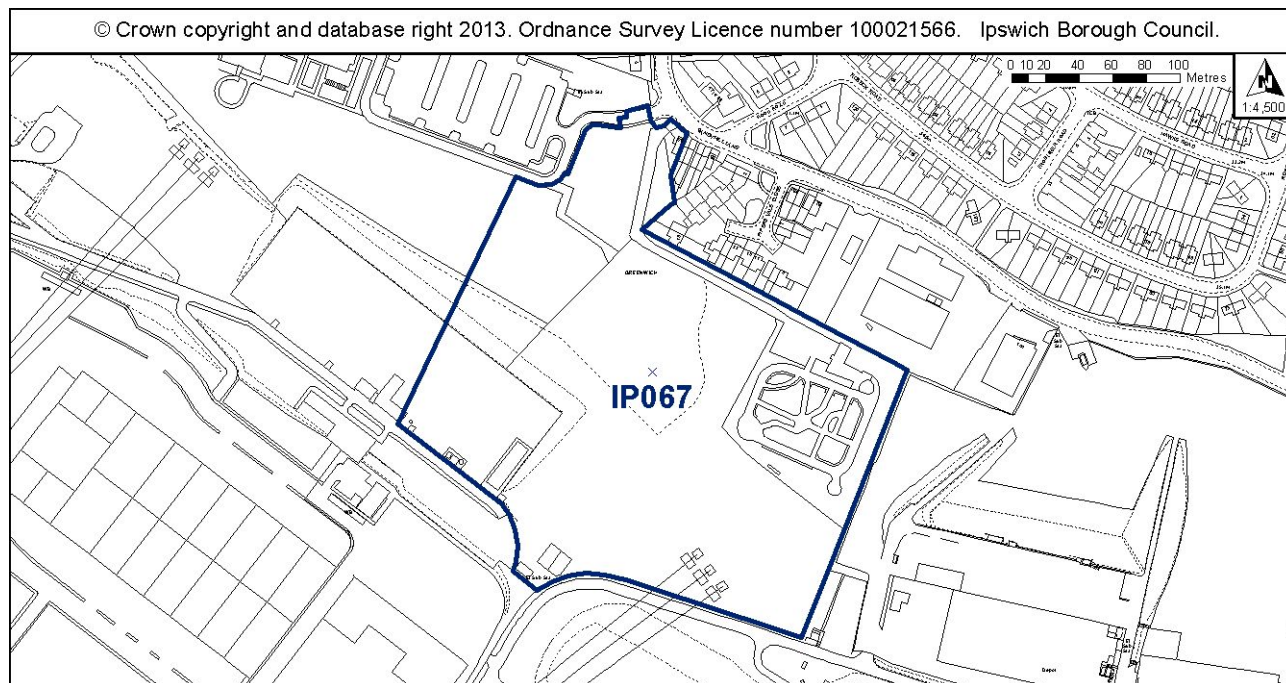
DELIVERABILITY

Suitable	Yes	Subject to the relocation of the existing businesses on site.
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	Yes	Reasonable prospect site will be developed at a specific point in time.

SUMMARY

There is a reasonable prospect that the site will be developed at around 45dph, subject to the relocation of the existing business on site.

SITE REF NO: IP067 (Preferred Options ref: UC070)
ADDRESS: Former British Energy Site
SITE AREA: 5.25 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	No	Other constraints	Yes

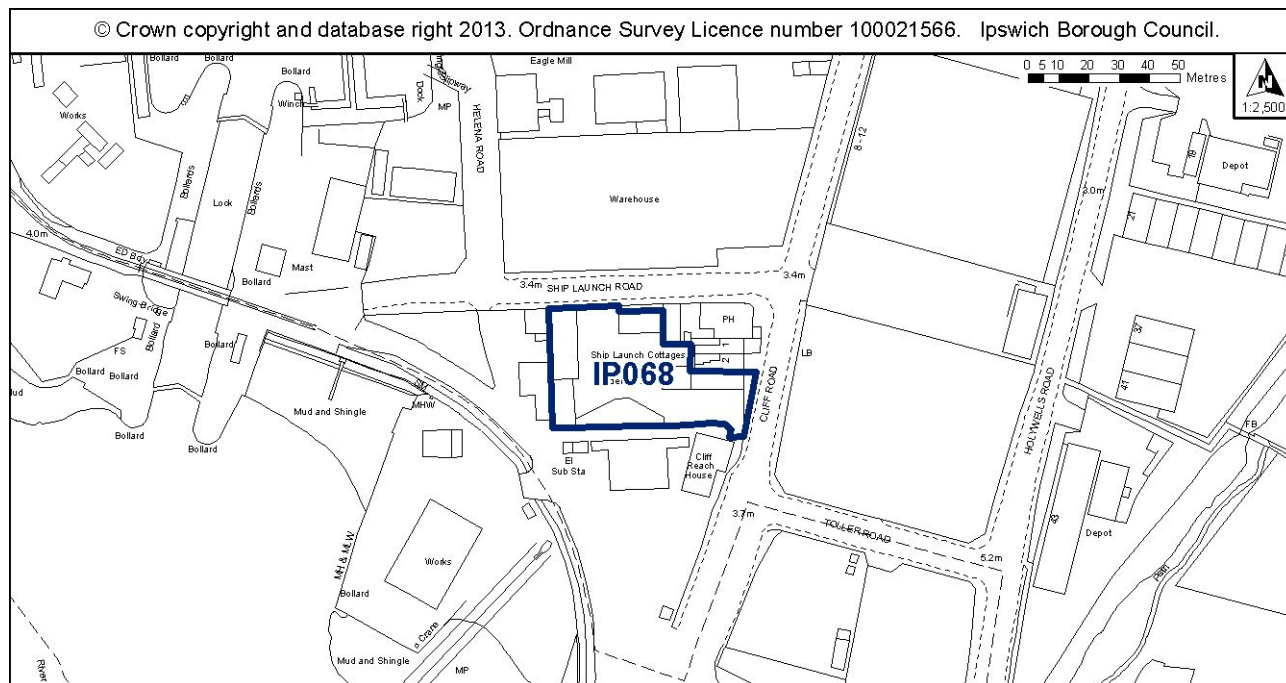
DELIVERABILITY

Suitable	No	There are odour issues from the adjacent sewage works.
Available	No	-
Achievable	No	-

SUMMARY

Alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.

SITE REF NO: IP068 (Preferred Options ref: UC071)
ADDRESS: Truck and Car Co
SITE AREA: 0.22 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

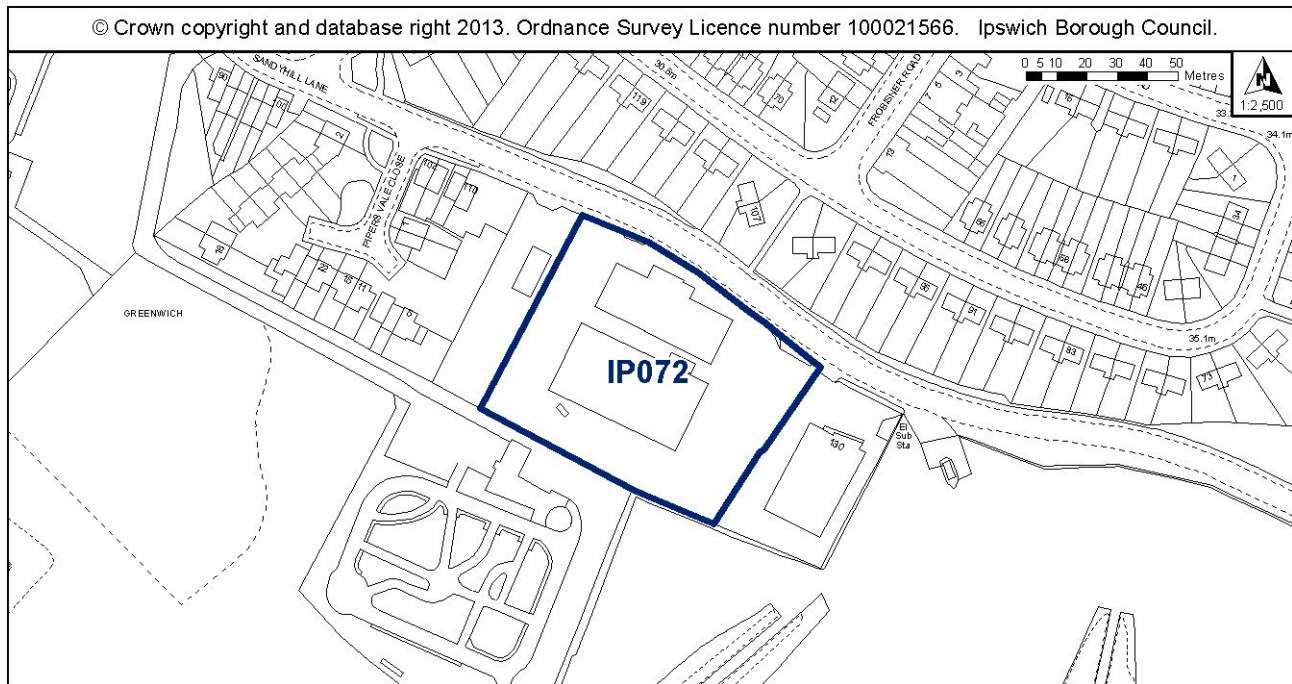
DELIVERABILITY

Suitable	No	There are flood risk concerns for this site that may still exist following the completion of the town's flood barrier (expected 2018).
Available	No	-
Achievable	No	-

SUMMARY

There are significant flood risk concerns.

SITE REF NO: IP072 (Preferred Options ref: UC076)
ADDRESS: Cocksedge Engineering, Sandy Hill Lane
SITE AREA: 0.63 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent
Existing use	Possible	Other constraints	Yes

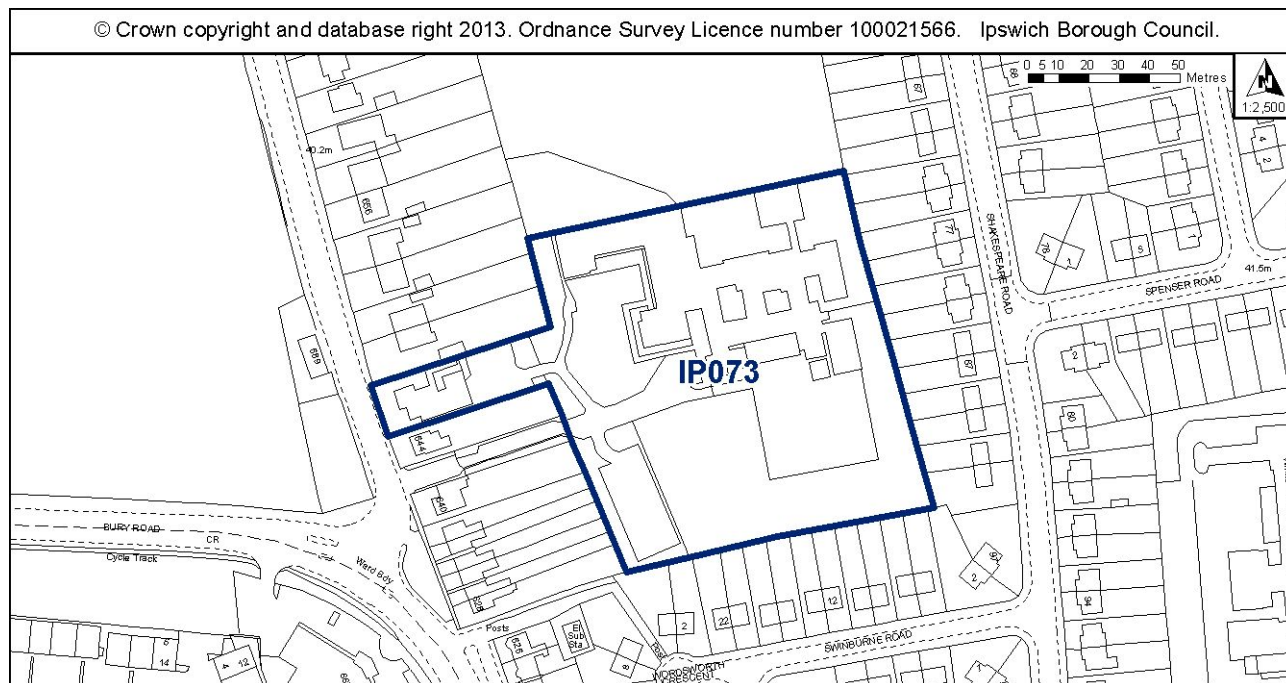
DELIVERABILITY

Suitable	No	There are odour issues from the adjacent sewage works.
Available	No	-
Achievable	No	-

SUMMARY

Alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.

SITE REF NO: IP073 (Preferred Options ref: UC077)
ADDRESS: Former Thomas Wolsey School, Old Norwich Road
SITE AREA: 1.33 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	48	Apr 2013 – Mar 2019 (years 0 & years 1-5)

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

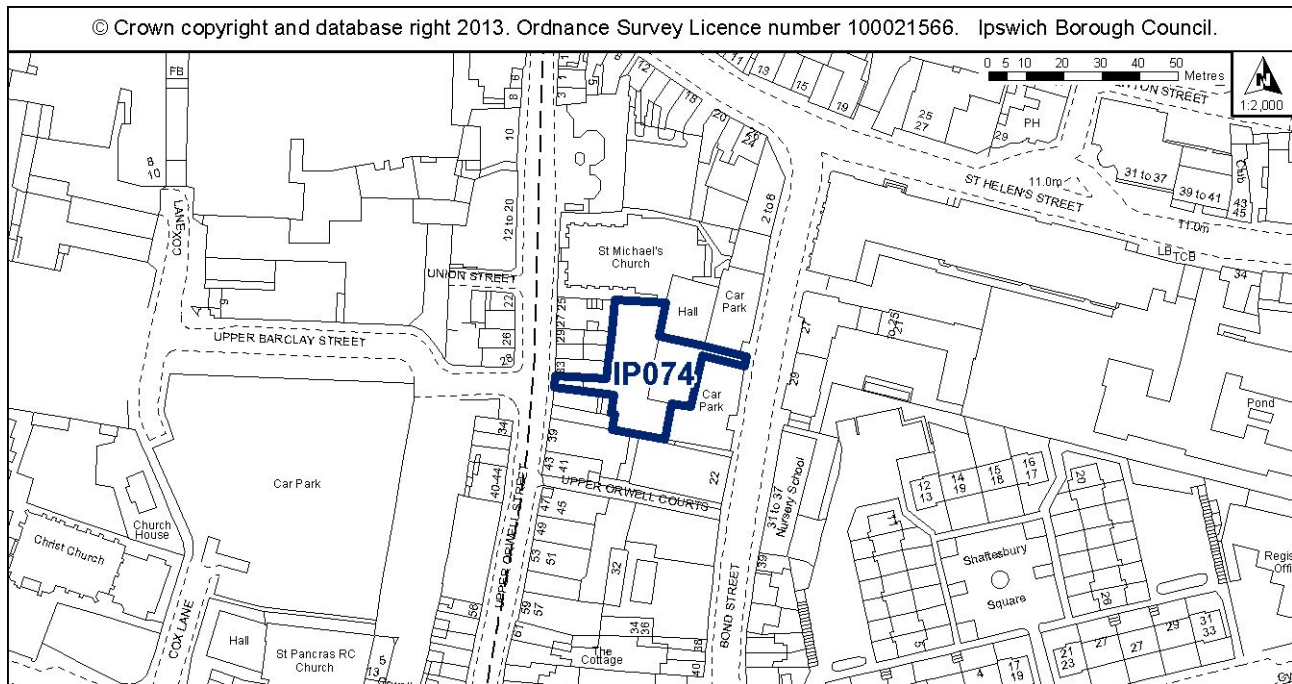
DELIVERABILITY

Suitable	Yes	The site was under construction at April 2013 and it is expected that the 48no. dwellings approved under application ref. 11/00980/REM will be complete within two years.
Available	Yes	Planning permission being implemented.
Achievable	Yes	-

SUMMARY

The planning permission for 48no. houses on site is being implemented.

SITE REF NO: IP074 (Preferred Options ref: UC078)
ADDRESS: Church and land at Upper Orwell Street
SITE AREA: 0.07 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	12	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Yes	Listed buildings or adjacent to	Yes
Area of Archaeological Importance	Yes	Recreation and open space	Possible
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Possible
Existing use	Possible	Other constraints	Yes

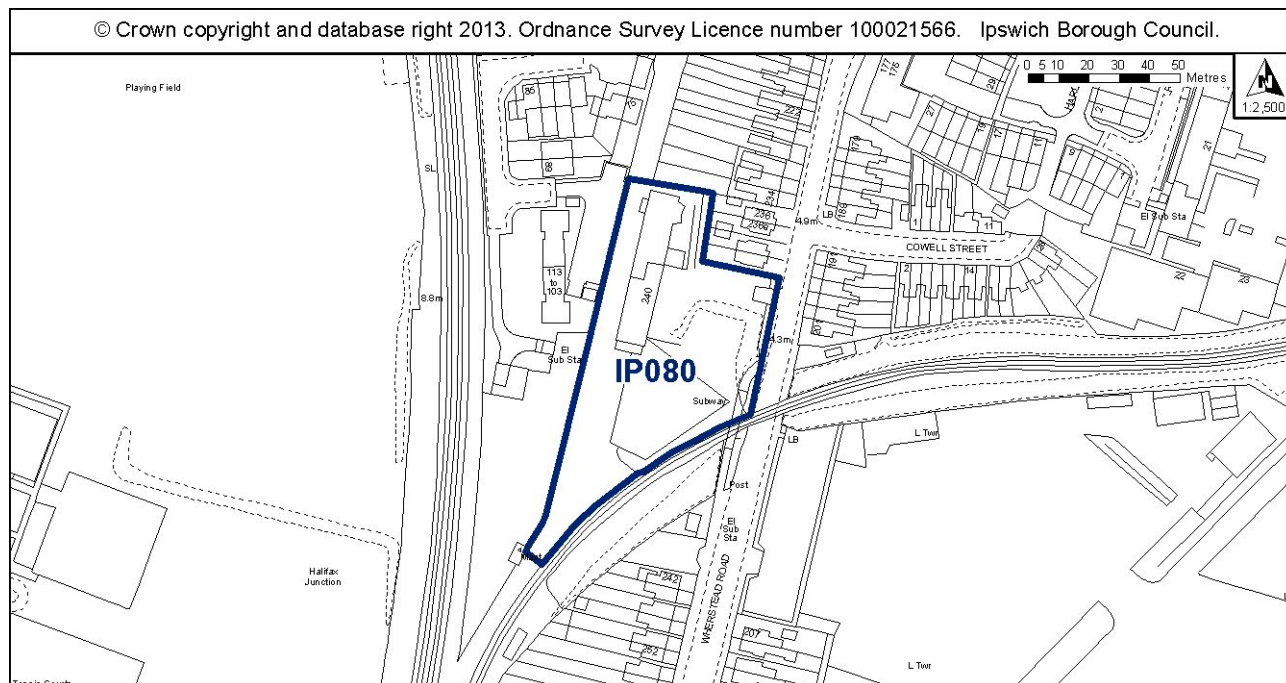
DELIVERABILITY

Suitable	Yes	There is a pending planning application (ref. 13/00226/VC) which has a resolution to grant permission subject to a Section 106 Agreement being signed.
Available	Yes	-
Achievable	Yes	It is expected that the planning permission will be implemented within five years.

SUMMARY

The site is expected to be developed as per the submitted application.

SITE REF NO: IP080 (Preferred Options ref: UC085)
ADDRESS: 240 Wherstead Road
SITE AREA: 0.49 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
100	M	27	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Adjacent
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Yes

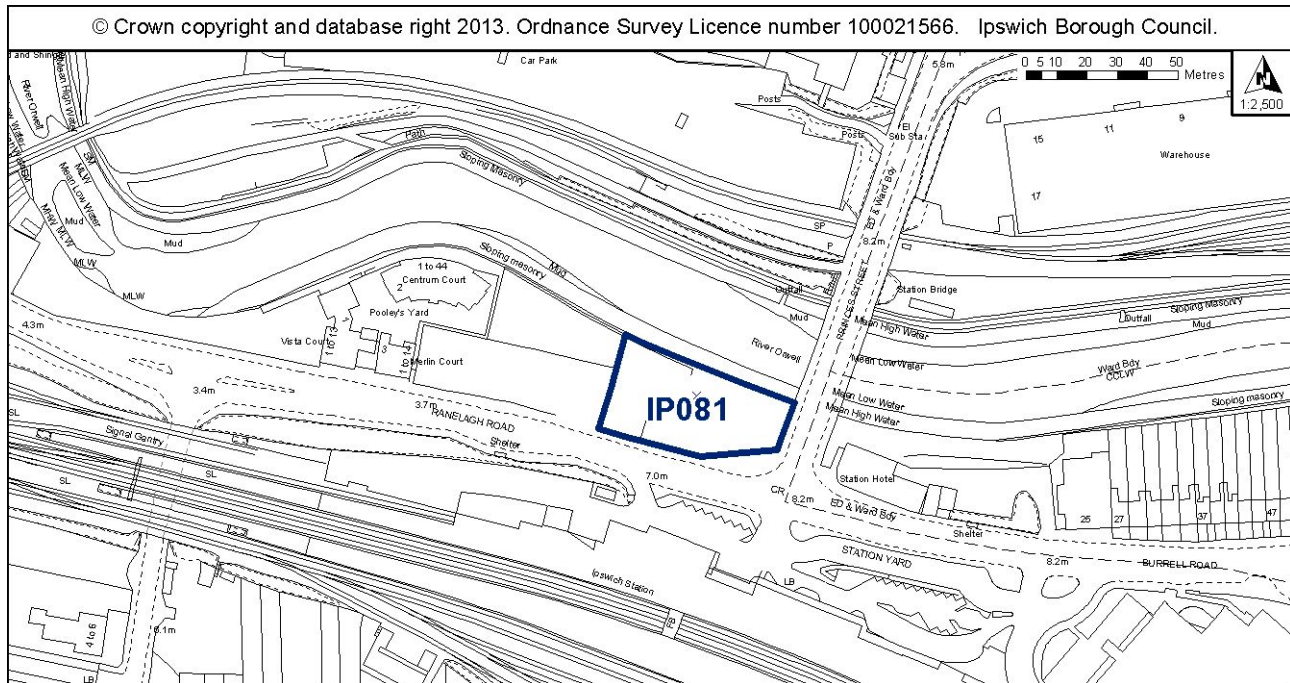
DELIVERABILITY

Suitable	Yes	-
Available	Yes	The site is currently vacant.
Achievable	Yes	Reasonable prospect housing will be delivered on site within 1-5 years, subject to planning permission being granted.

SUMMARY

The site is considered suitable for housing development and is available now. It is suggested medium-density housing is appropriate at 55dph in view of the linear street pattern, giving an indicative capacity of 27 homes. Other constraints identified include the site being within a Landfill site consultation zone and noise from the adjacent railway line.

SITE REF NO: IP081 (Preferred Options ref: UC086)
ADDRESS: Land North of Ranelagh Road
SITE AREA: 0.16 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Suitable

CONSTRAINTS

Access and Highways	Yes	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	Yes

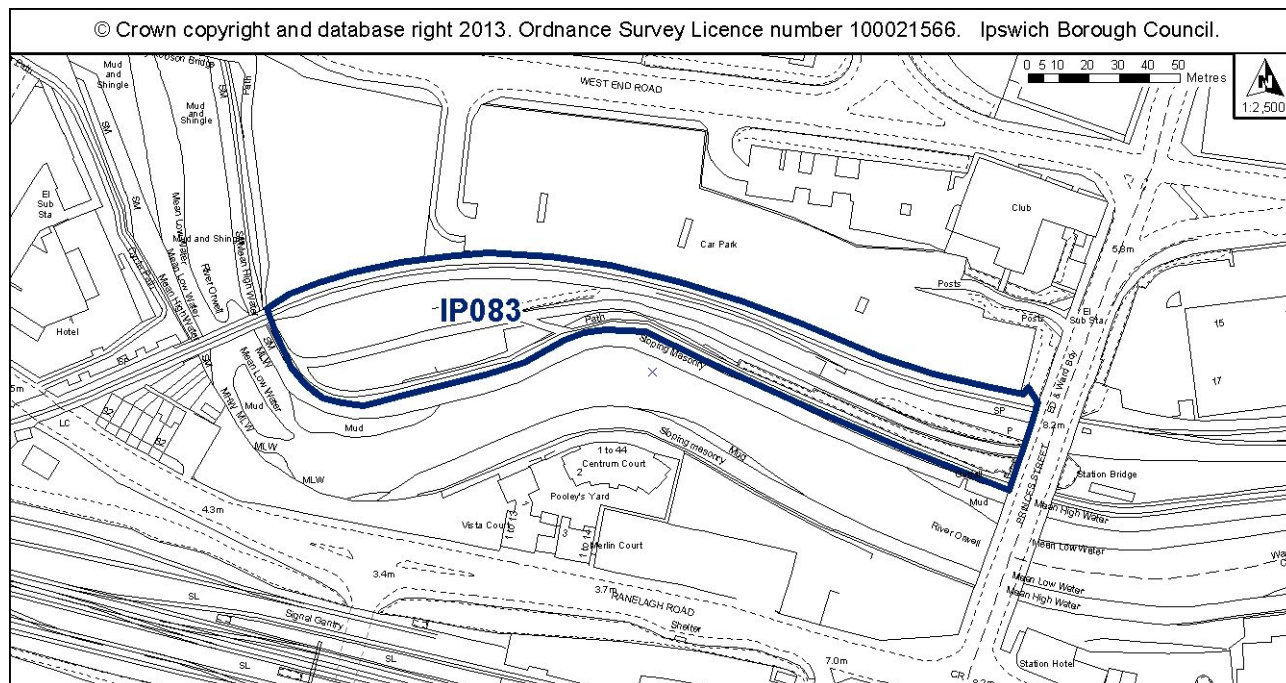
DELIVERABILITY

Suitable	No	The land to the west of the revised site boundary 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.
Available	No	-
Achievable	No	-

SUMMARY

The site is located adjacent to a busy road junction opposite the mainline railway station for the town. As such, it is considered unlikely that an appropriate access point can be formed to serve a new residential development without detriment to highway safety.

SITE REF NO: IP083 (Preferred Options ref: UC089)
ADDRESS: Banks of river, upriver from Princes Street
SITE AREA: 0.76 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
20	H	17	Apr 2019 – Mar 2024

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	Yes
AQMA within or close to	Possible	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Yes	Other constraints	No

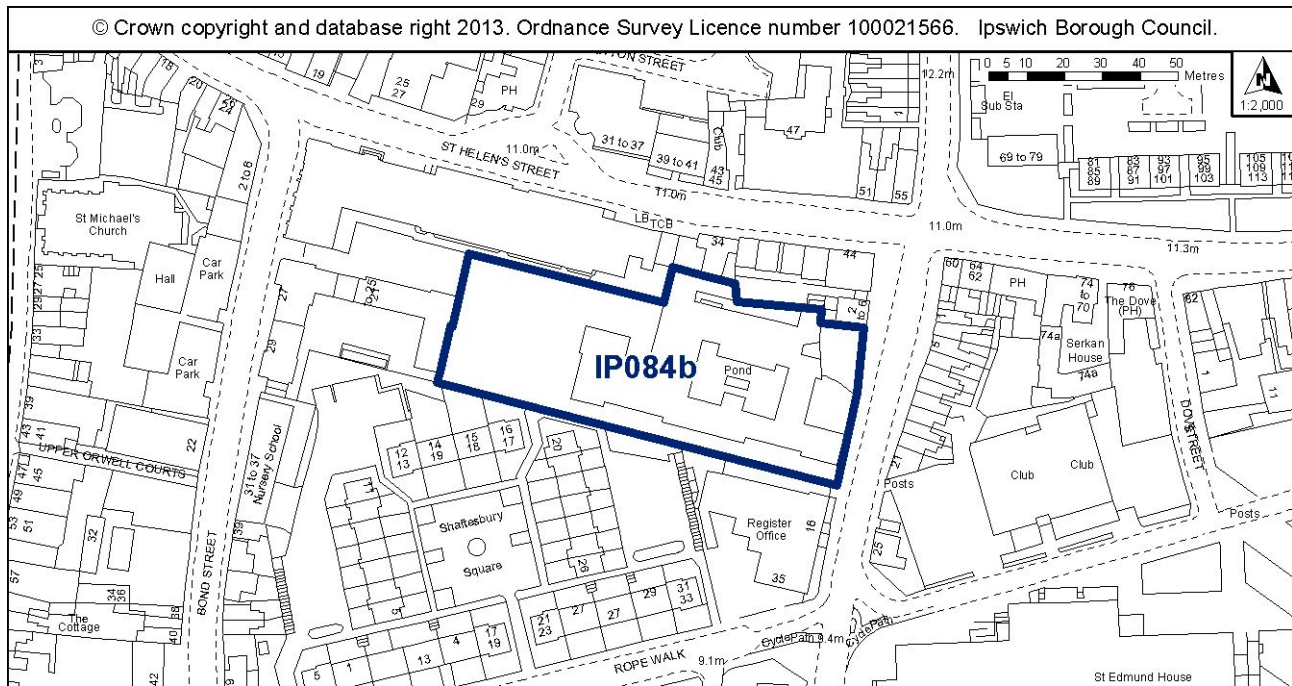
DELIVERABILITY

Suitable	Yes	Although the site needs to be planned alongside site IP015 to the immediate north.
Available	Yes	Reasonable prospect site will be available at a specific point in time.
Achievable	Yes	Reasonable prospect site will be deliverable at a specific point in time.

SUMMARY

Any redevelopment of the site with high-density housing should retain the river path and help provide natural surveillance. However, the majority of land should be retained as open space or vegetation supporting wildlife habitats.

SITE REF NO: IP084b (Preferred Options ref: UC091)
ADDRESS: Land adjacent County Hall, St Helen's Street
SITE AREA: 0.42 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	50	Apr 2014 – Mar 2019

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	Yes	Listed buildings or adjacent to	Yes
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Possible

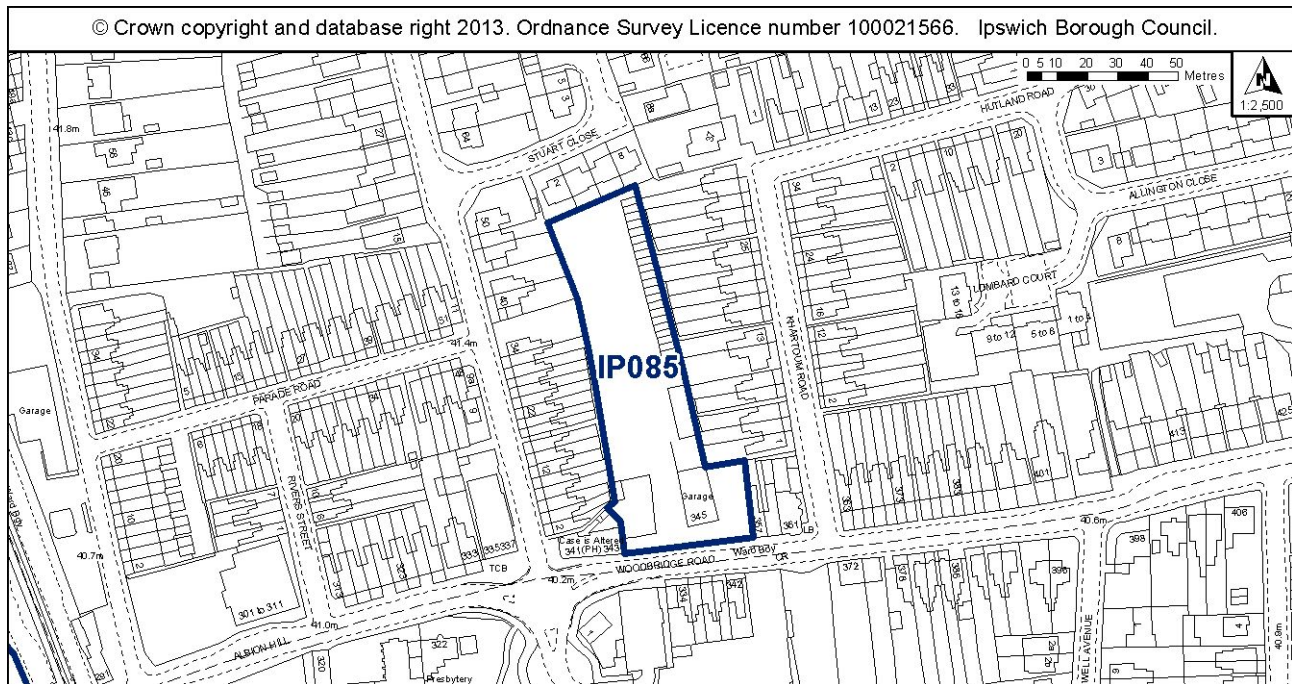
DELIVERABILITY

Suitable	Yes	-
Available	Yes	In single ownership.
Achievable	Yes	Site has an extant planning permission for 50 flats (ref. 05/00641/FUL).

SUMMARY

The second phase of the site's redevelopment is expected to be implemented in 1-5 years, subject to more favourable market conditions.

SITE REF NO: IP085 (Preferred Options ref: UC092)
ADDRESS: 345 Woodbridge Road
SITE AREA: 0.38 ha



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE
-	-	-	Not Available

CONSTRAINTS

Access and Highways	No	Flood Zones 2 or 3	No
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes	-
Available	No	Planning permission for the use of the site as a car showroom has recently been granted on site.
Achievable	No	-

SUMMARY

The site is not available for housing development.