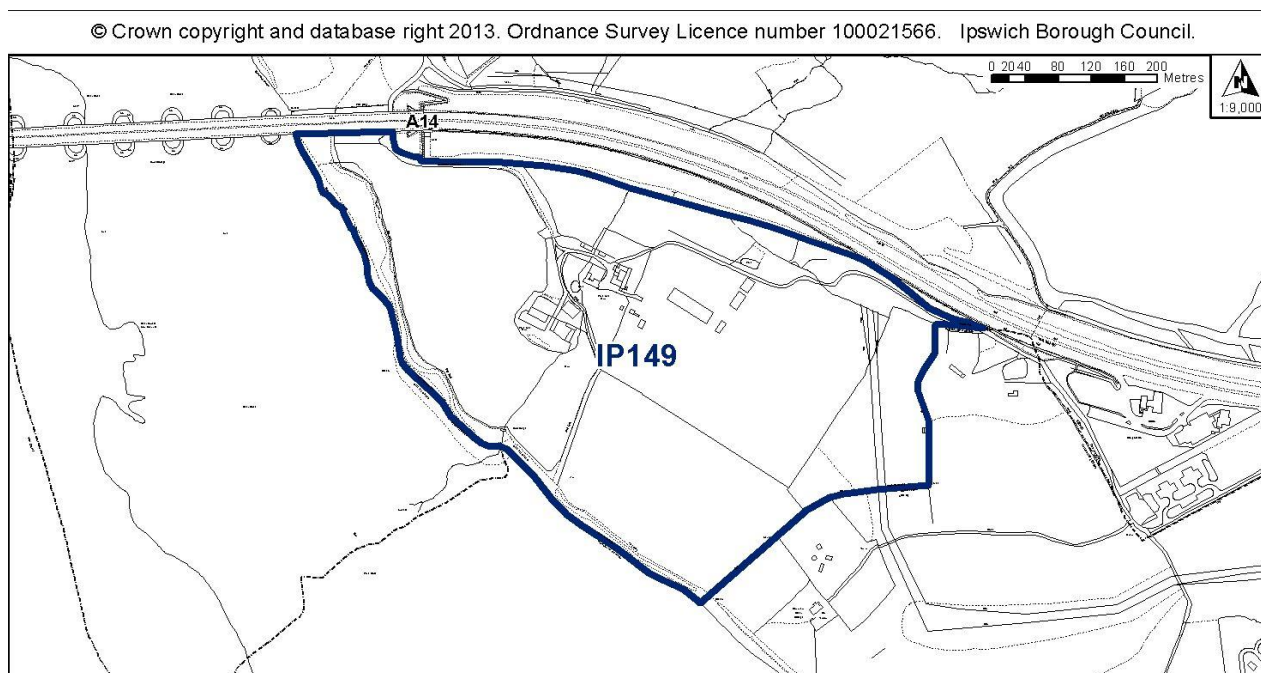


Site ref: IP149 (UC266) Pond Hall Farm

Site area: 24.7ha



Proposed Allocation Policy SP8

Use(s)	Indicative capacity
Country Park extension and possible visitors' centre, subject to further testing of potential impacts on the Special Protection Area	-

Preferred Option 2007

No allocation

Consultation draft 2013

Country park extension and visitors' centre.

Current use

Farm land

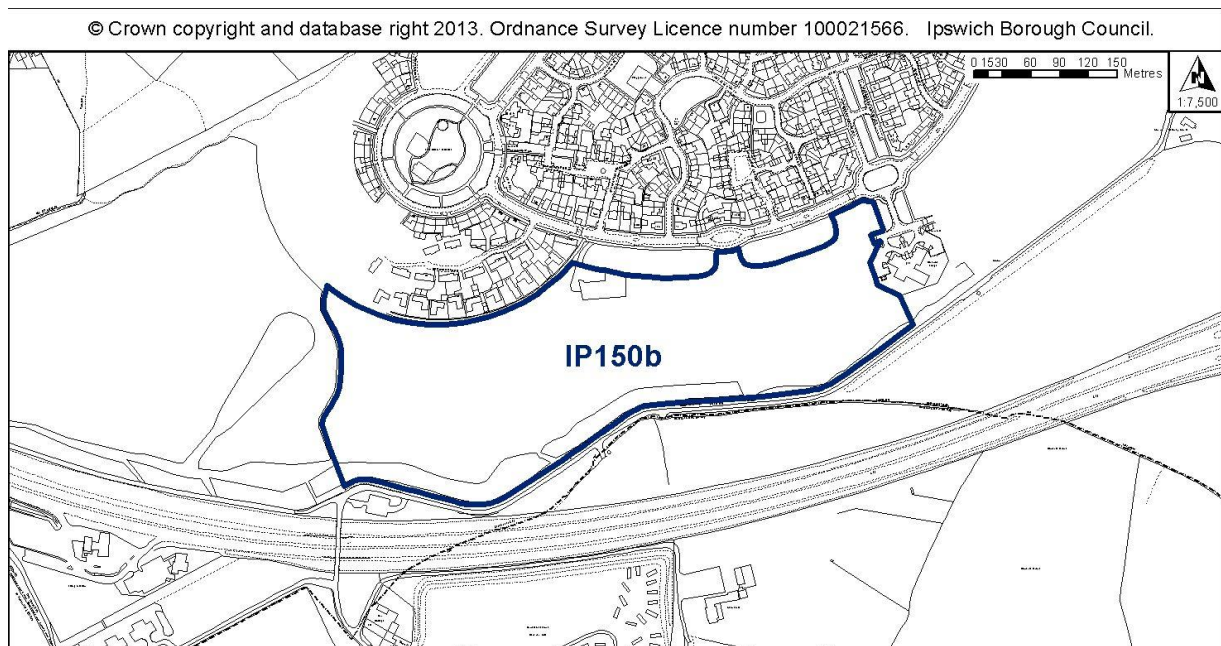
Development constraints / issues

Access constraints, possible contamination, adjacent to a Ramsar Site and Special Protection Area for birds. The site would need to be master planned and measures put in place to manage public usage and link routes with neighbouring sites. The impacts of proposals on the SPA will be tested.

This land lies on a slope overlooking the Orwell Estuary, close to prehistoric sites and in a topographically favourable location in archaeological terms. Suffolk County Council Archaeology Service should be consulted up front on proposals for ground works or formal landscaping.

Site ref: IP150b (UC267 part) Land south of Ravenswood

Site area: 9.60ha



Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Sports Park comprising cycle track	-

Preferred Option 2007

No allocation, as the site had outline planning permission for a mix of uses including employment and a local plan allocation for employment and a sports park.

Consultation draft 2013

Sports park comprising cycle track and playing pitches

Current use

Vacant land, informal open space.

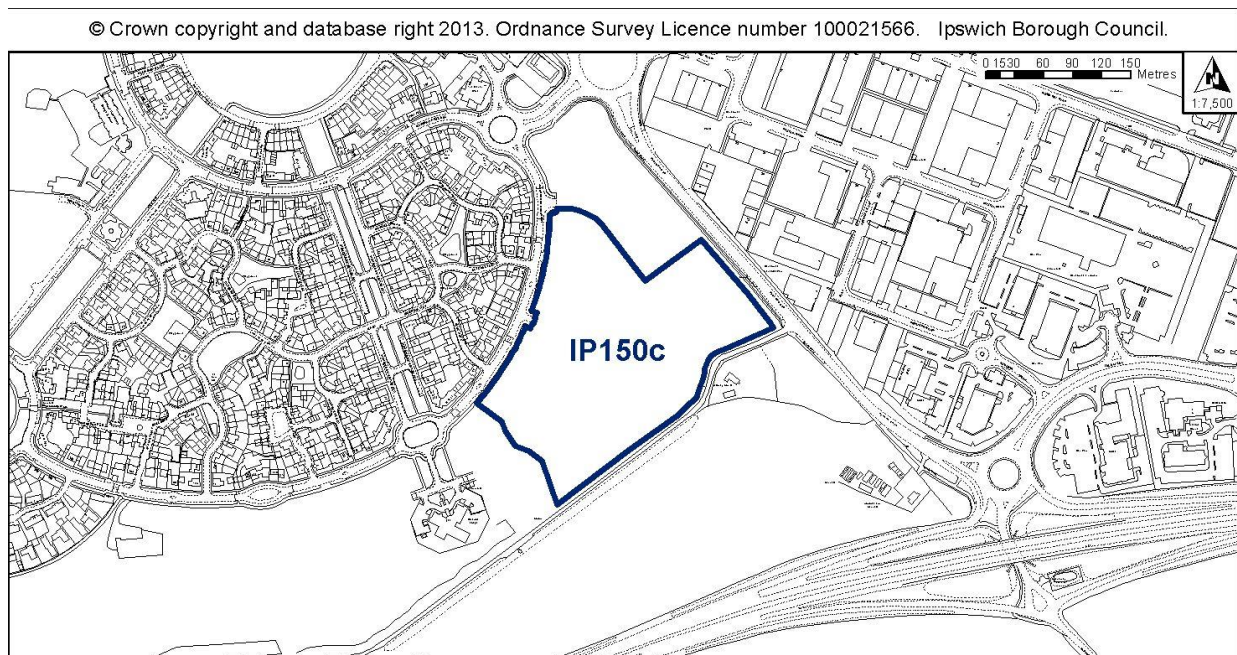
Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. It should link into cycling and pedestrian route networks. Possible drainage constraints. The site has potential wildlife interest – reptile and invertebrate surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This large site lies in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Site ref: IP150c (UC267) Land south of Ravenswood

Site area: 4.62ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area)	20,000sqm

Preferred Option 2007

No allocation, as the site had outline planning permission for a mix of uses including employment and a local plan allocation for employment and a sports park.

Consultation draft 2013

100% housing at low density – 162 dwellings

Current use

Vacant land, informal open space.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. Drainage constraints. It should link into cycling and pedestrian route networks.

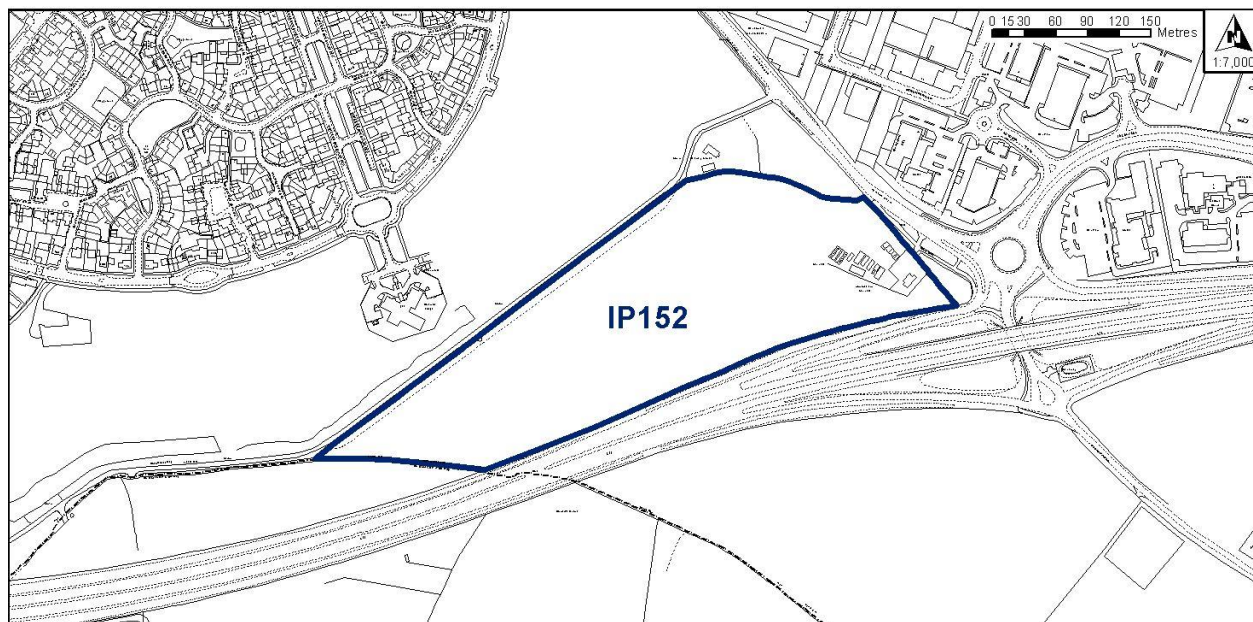
The site has potential wildlife interest – reptile and invertebrate surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This site lies in the vicinity of Prehistoric remains and crop marks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Site ref: IP152 (UC269) Airport Farm Kennels, north of the A14

Site area: 7.37ha

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Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	B1, B2, B8 excluding B1a offices Other similar Sui Generis uses in accordance with DM25	20,000sqm

Preferred Option 2007

50% park and ride
50% retain existing use

Consultation draft 2013

100% employment B1, B2, B8

Current use

Farm land.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Ravenswood site to the north (IP150c) and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich.

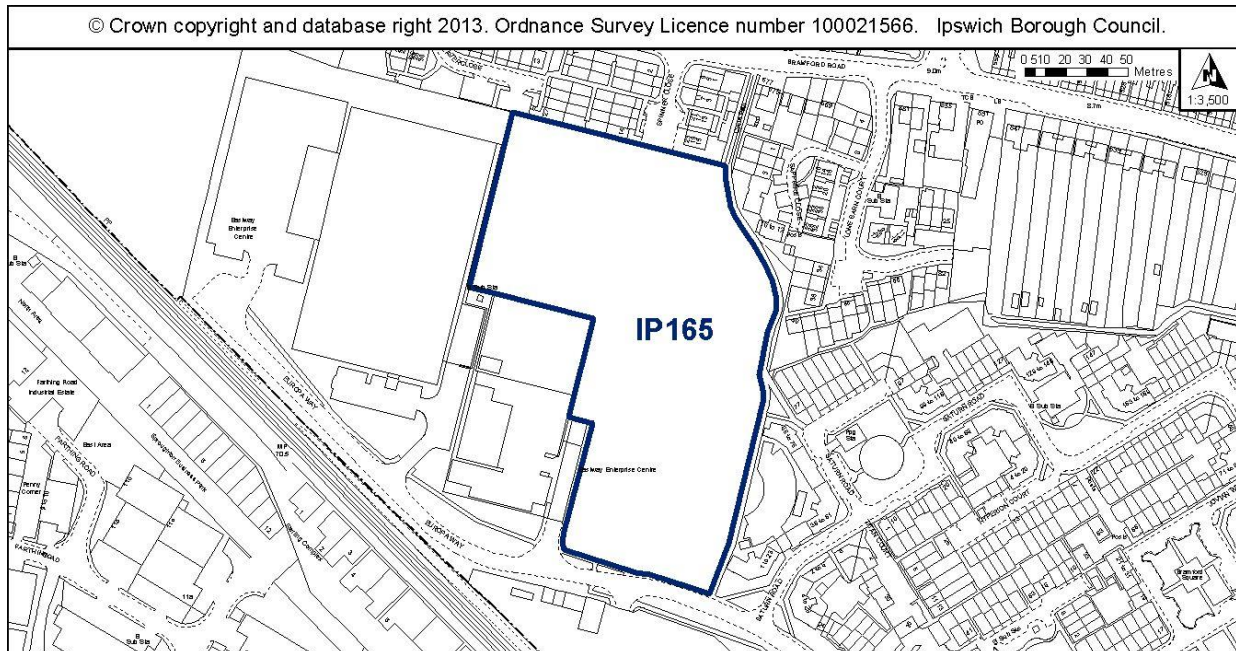
Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. The site has potential wildlife interest – a reptile survey will be required prior to any vegetation clearance, and mitigation where appropriate. Mature oaks and hedges should be retained. Please refer to the Ipswich Wildlife Audit 2012.

This site includes a known Bronze Age barrow (IPS 027). This indicates that there are other prehistoric archaeological remains of high importance in the vicinity. As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth or diversion of assets may be required.

Site ref: IP165 (N/A) Eastway Business Park, Europa Way

Site area: 2.08ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	94 (as per proposed scheme)

Preferred Option 2007

N/A

Consultation draft 2013

100% housing at medium density – 100 dwellings

Current use

Vacant land.

Development constraints / issues

To be addressed through discharge of planning conditions.