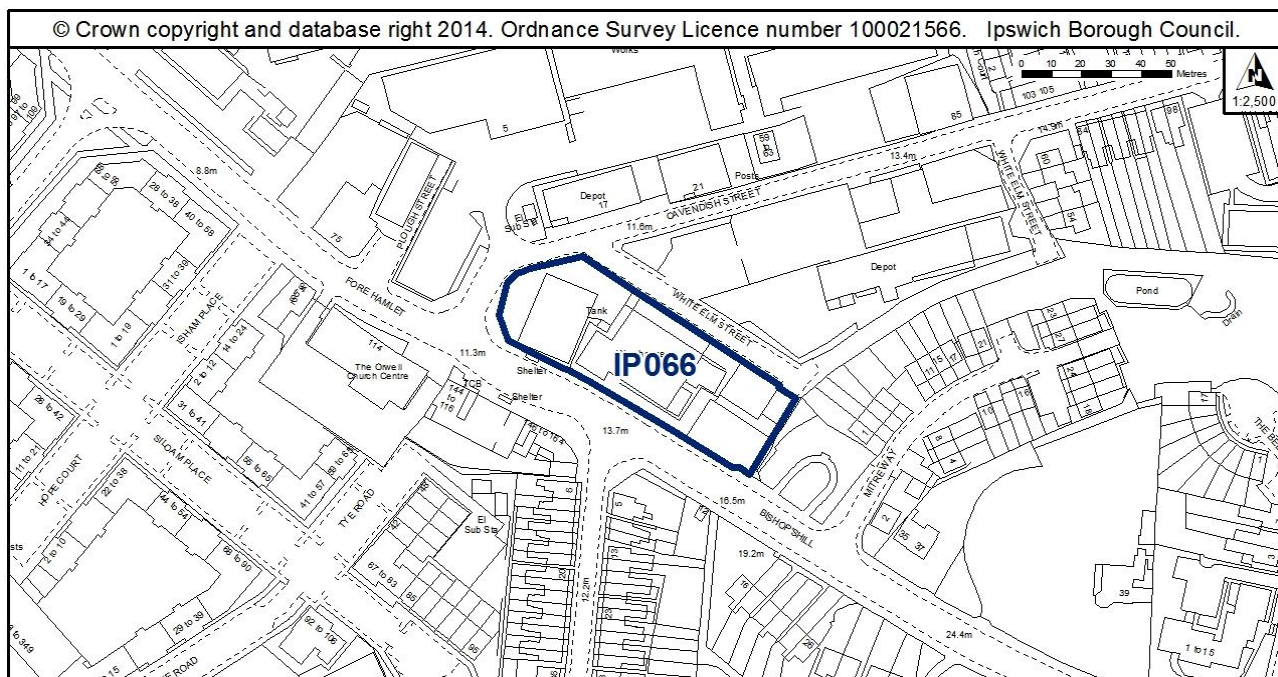


Site ref: IP066 (UC069) JJ Wilson, White Elm Street

Site area: 0.32ha (includes land adjacent to the west not previously included)



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	18 (55dph)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at medium density – 12 dwellings

Consultation draft 2013

100% housing at medium density – 14 dwellings

Current use

Warehousing.

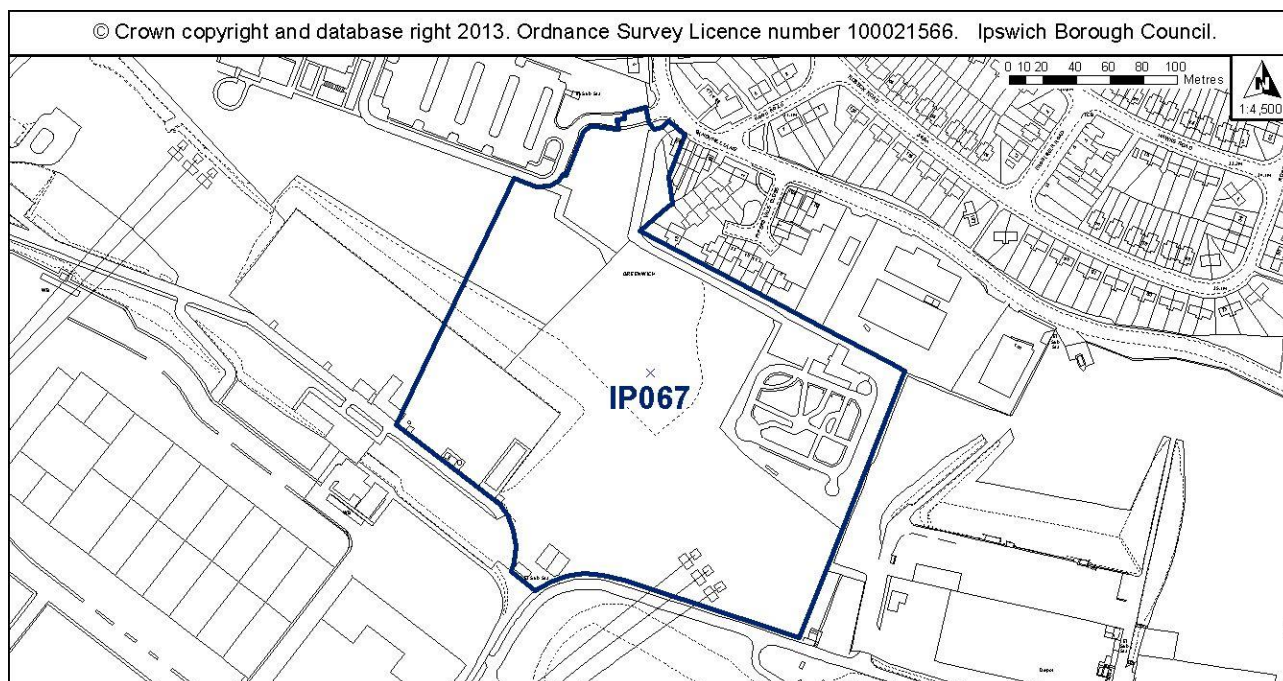
Development constraints / issues

Need to relocate the existing businesses first.

Possible contamination and close to an AQMA.

Site ref: IP067 (UC070) Former British Energy Site

Site area: 5.25ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25)	20,000sqm

Preferred Option 2007

50% housing at low density – 50 dwellings
50% employment

Consultation draft 2013

100% Employment (B1, B2, B8)

Current use

Vacant former British Energy Site

Development constraints / issues

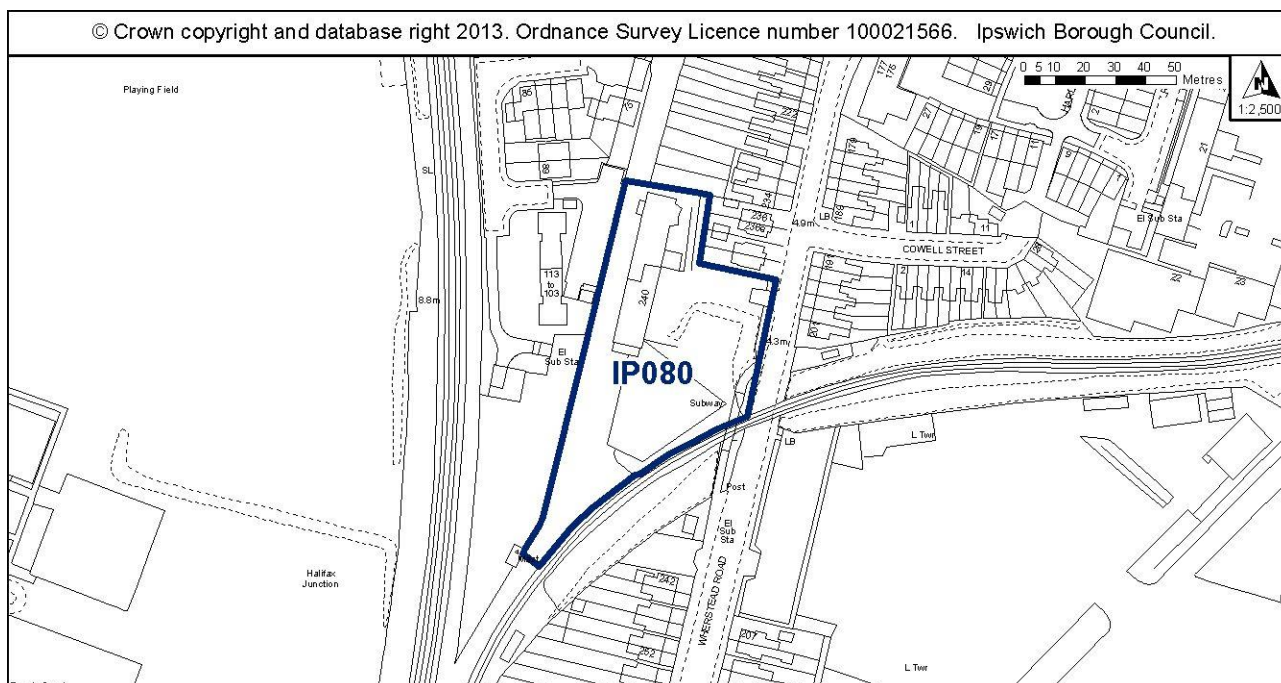
Access constraints, odour from the sewage works, possible contamination and the site is within a Landfill Consultation Zone. It is adjacent to a County Wildlife Site and forms part of the ecological network.

In terms of archaeology, this site overlooks the Orwell, in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instance.

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

Site ref: IP080 (UC085) 240 Wherstead Road

Site area: 0.49ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	27 (55dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at low density – 20 dwellings

Consultation draft 2013

100% housing at medium density – 27 dwellings

Current use

Vacant land and buildings.

Development constraints / issues

The layout should support the wildlife corridor function of the railway line.

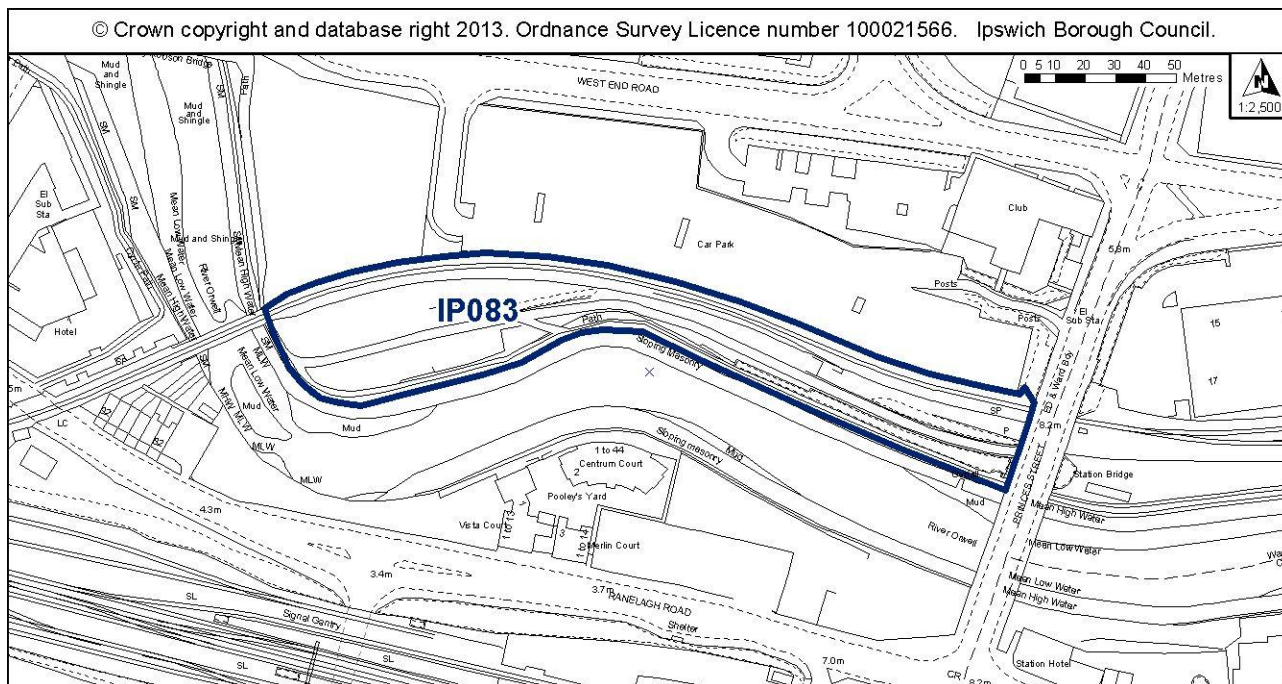
Possible contamination and adjacent to a flood zone. Also noise from the adjacent railway line.

There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation attached to any planning consent. This site is in the vicinity of Palaeolithic deposits, including the SSSI of the Stoke Bone Bed (IPS 163, IPS 468). It will require desk-based assessment in the first instance.

Development to explore the possibility of providing a pedestrian and cycle link through to Wherstead Road from the existing housing to the west.

Site ref: IP083 (UC089) Banks of river upriver from Princes Street

Site area: 0.76ha



Proposed Allocation Policy SP6

Use(s)		Indicative capacity
Primary	Public open space	-
Secondary	Extension of land uses in adjacent site IP015 along disused railway line	-

Preferred Option 2007

Open space, riverside path, public transport route, possible small scale retail / leisure / food & drink.

Consultation draft 2013

80% Public open space
20% housing if planned with IP015 to the north

Current use

River path, overgrown areas, disused railway tracks.

Development constraints / issues

The site needs to be planned comprehensively with site IP015 adjacent to the north. Any redevelopment would need to retain the river path and its setting. Possible contamination, flood risk and it is adjacent to a listed building. The site has potential wildlife interest – reptile and otter surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. The site is close to a County Wildlife Site (the River).