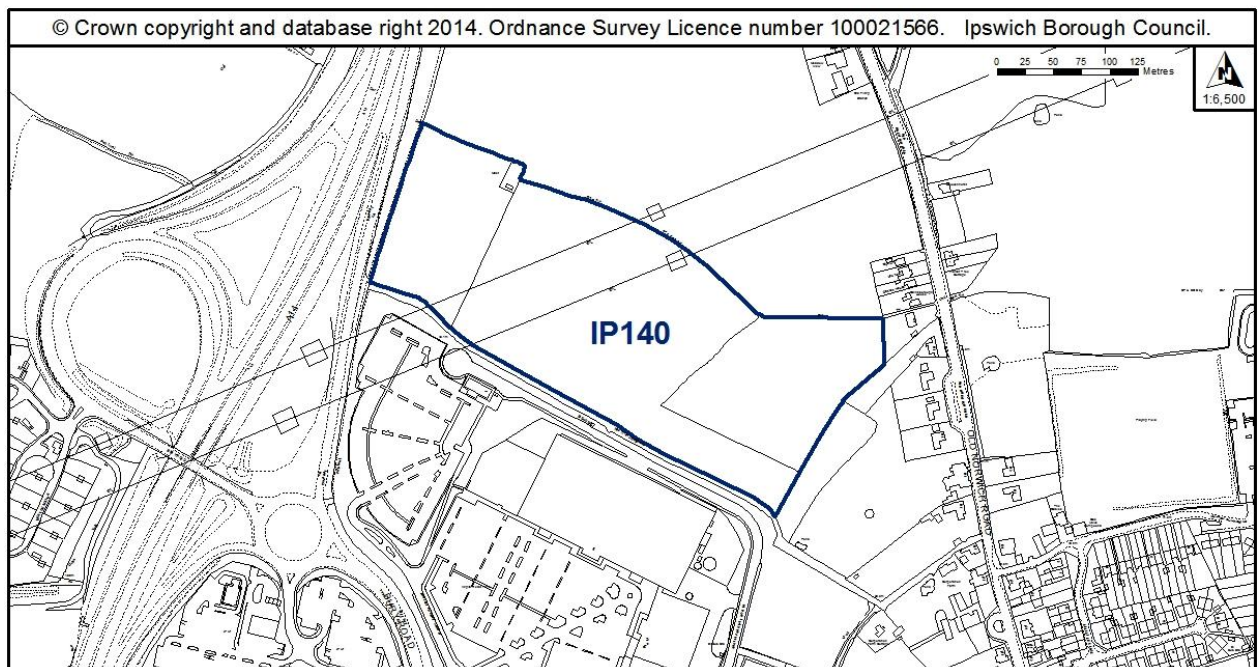


## Site ref: IP140 (UC257) Land North of Whitton Lane

Site area: 6.93ha



### Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Employment Park	Business (B1, including offices B1a)	10,000sqm
	Other B-Class or similar Sui Generis uses in accordance with DM25	10,000sqm

### Preferred Option 2007

No allocation.

### Consultation draft 2013

IP140a Park and ride extension

IP140b Employment park

### Current use

Grassland.

## **Development constraints / issues**

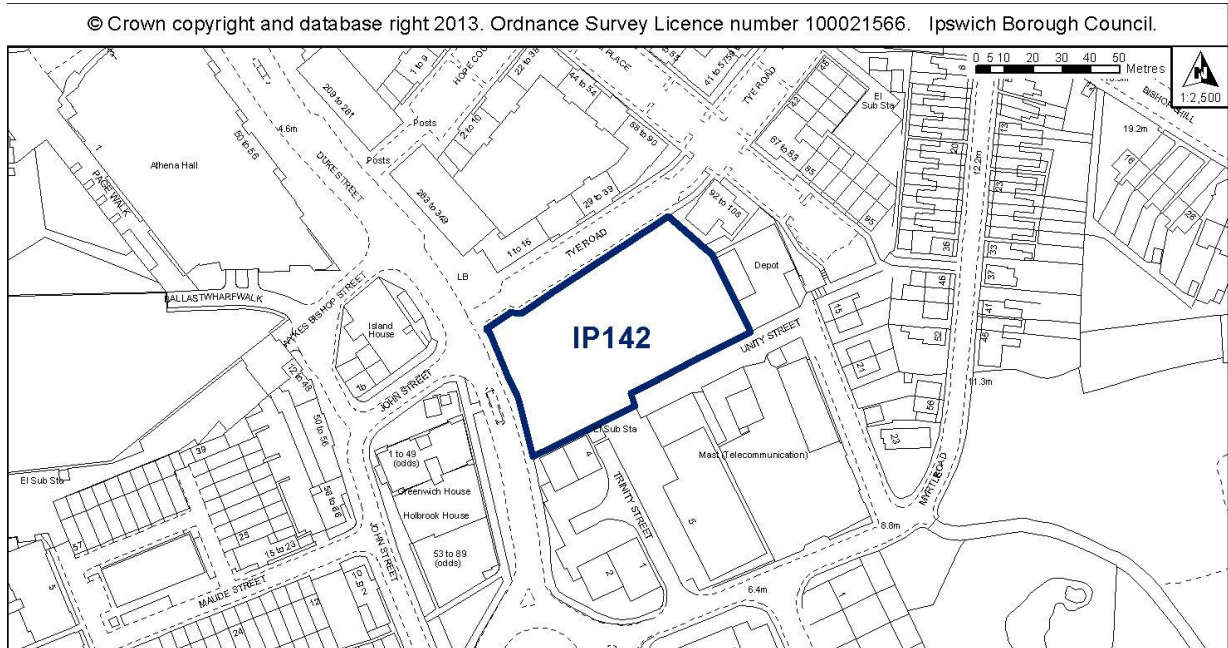
Access constraints, noise from the A14 and the need to support wildlife ecological network and recreational green corridor functions associated with the 'green rim' (see e.g. Core Strategy Policies CS16, DM31 and DM33). The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

Roman, Medieval and Anglo-Saxon finds are recorded in the vicinity of the site area (IPS 093). As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

A comprehensive planning approach is required with land north of the site within Mid Suffolk District.

**Site ref: IP142 (UC259) Land at Duke Street**

**Site area: 0.39ha**



**Proposed Allocation Policies SP2 & SP6**

Use(s)		Indicative capacity
Primary	Residential	26 (90dph* on 75% of site)
Secondary	Amenity green space (on 25% of site)	0.10ha

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

**Preferred Option 2007**

Education use

**Consultation draft 2013**

75% housing at high density – 32 dwellings  
 25% public open space

**Current use**

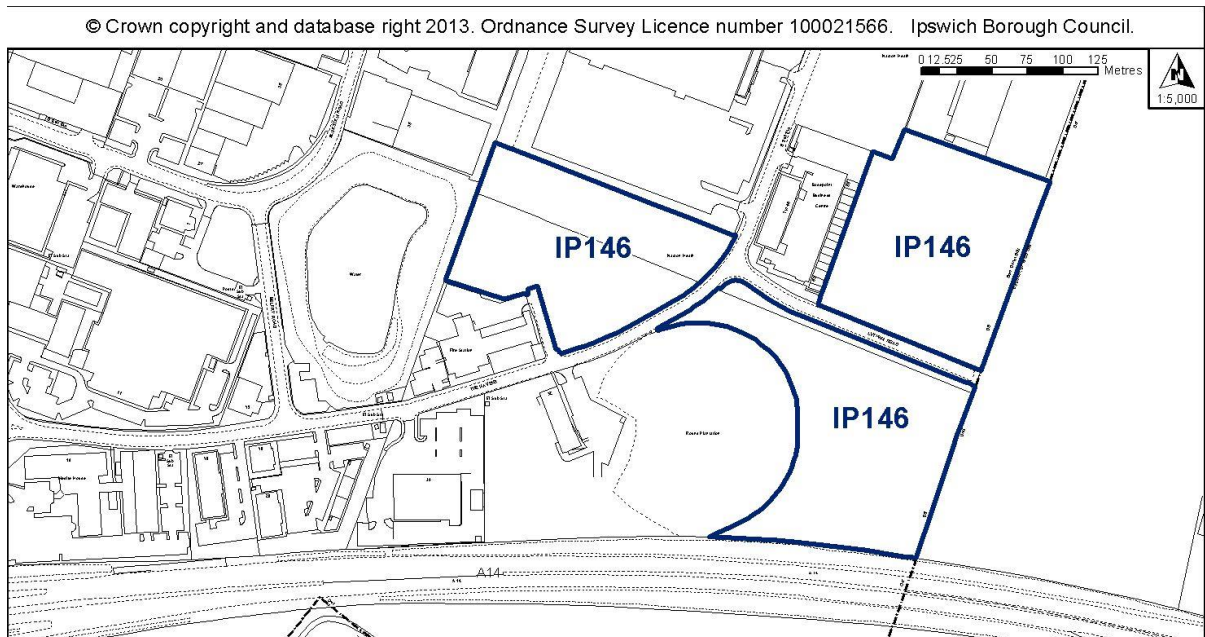
Vacant land.

**Development constraints / issues**

Close to an Air Quality Management Area, possible contamination, and TPOs on site or nearby (an application for Tree Works may be needed).

**Site ref: IP146 (UC263) Ransomes Europark East**

**Site area: 5.29ha**



**Proposed Allocation Policy SP5**

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

**Preferred Option 2007**

100% employment

**Consultation draft 2013**

100% employment B1, B2, B8

**Current use**

Vacant land within defined Employment Area

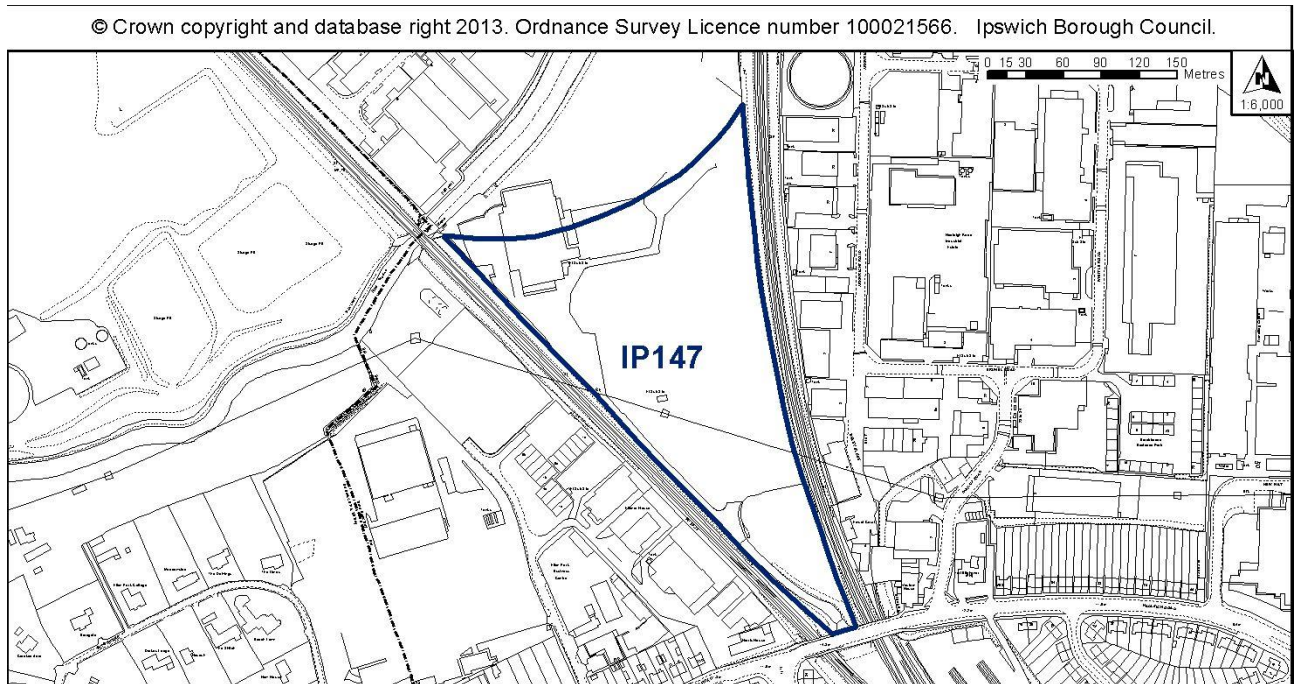
**Development constraints / issues**

Adjacent to wildlife sites forming part of the ecological network. The site has potential wildlife interest – heathland and acid grassland habitat should be retained and managed appropriately. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

These sites are on the former Nacton Heath, close to Prehistoric and Anglo-Saxon recorded sites. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation.

**Site ref: IP147 (UC264) Land between railway junction and Hadleigh Road**

**Site area: 4.7ha**



**Proposed Allocation Policy SP5**

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

**Preferred Option 2007**

100% employment and land for the rail chord

**Consultation draft 2013**

100% employment B1, B2, B8 excluding office

**Current use**

Vacant employment land

**Development constraints / issues**

Possible contamination, part within a flood zone, and adjacent to a County Wildlife Site (the river). Development would need to also support the wildlife corridor function of the railways.

There may be a requirement for palaeoenvironmental assessment and archaeological monitoring, depending on the nature of proposed ground works.