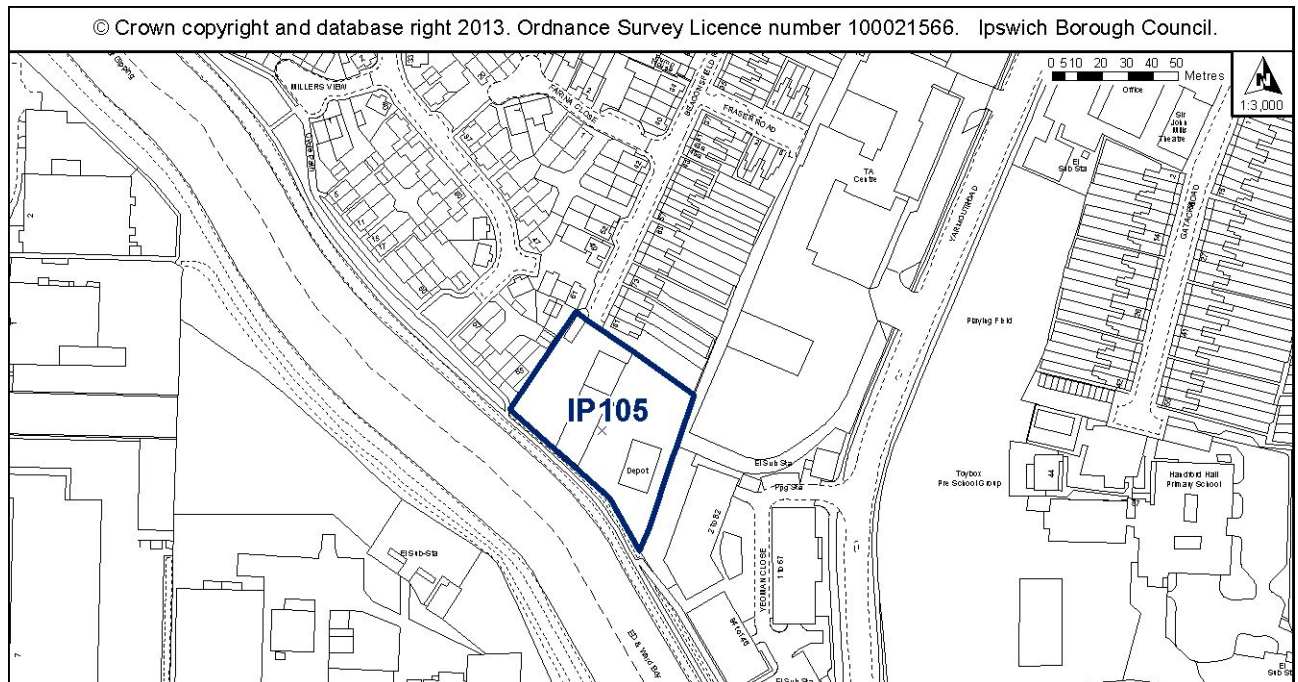


Site ref: IP105 (UC129) Depot, Beaconsfield Road

Site area: 0.33ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	15

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at medium density – 19 dwellings

Current use

Depot.

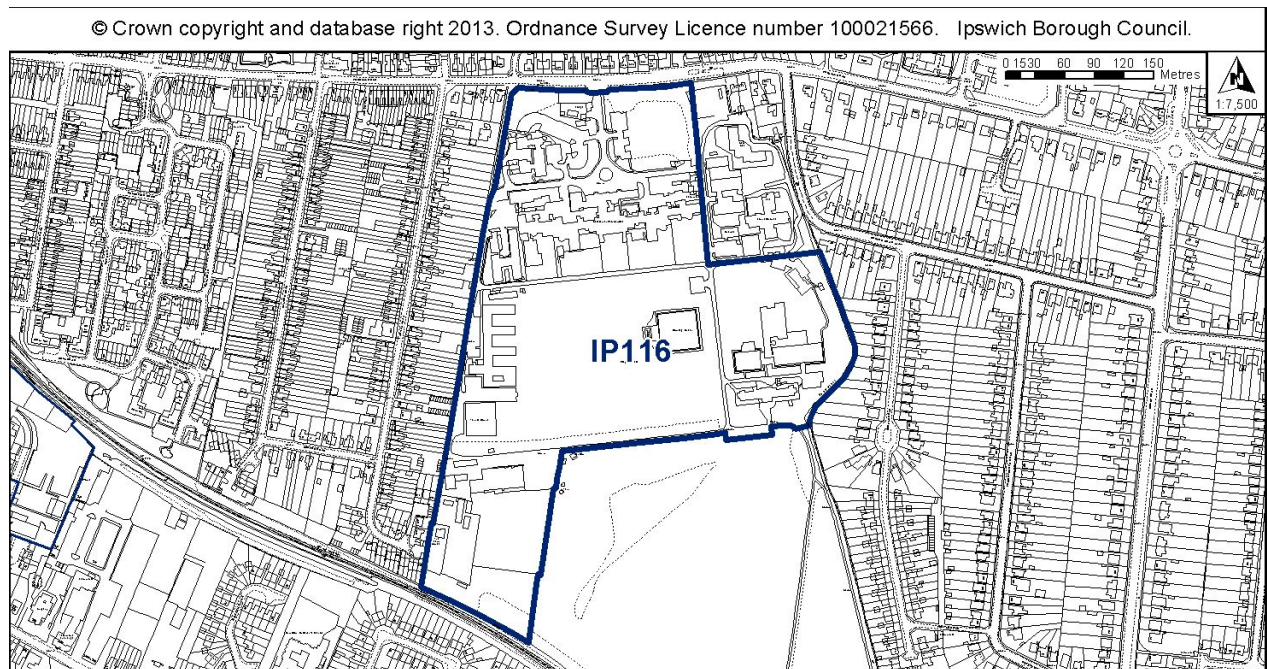
Development constraints / issues

Need to relocate the existing business first.

The site lies within a flood zone and a landfill consultation zone. Possible contamination. The design and layout would need to address the river frontage and support its wildlife corridor function.

Site ref: IP116 (UC185) St Clement's Hospital Grounds

Site area: 12.51ha



Proposed Allocation Policies DM39 & DM43

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	c. 60%	L	227
Open space & sports facilities	c. 40%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

80% housing at medium density – 512 dwellings

20% open space

Current use

Hospital and grounds including sports facilities.

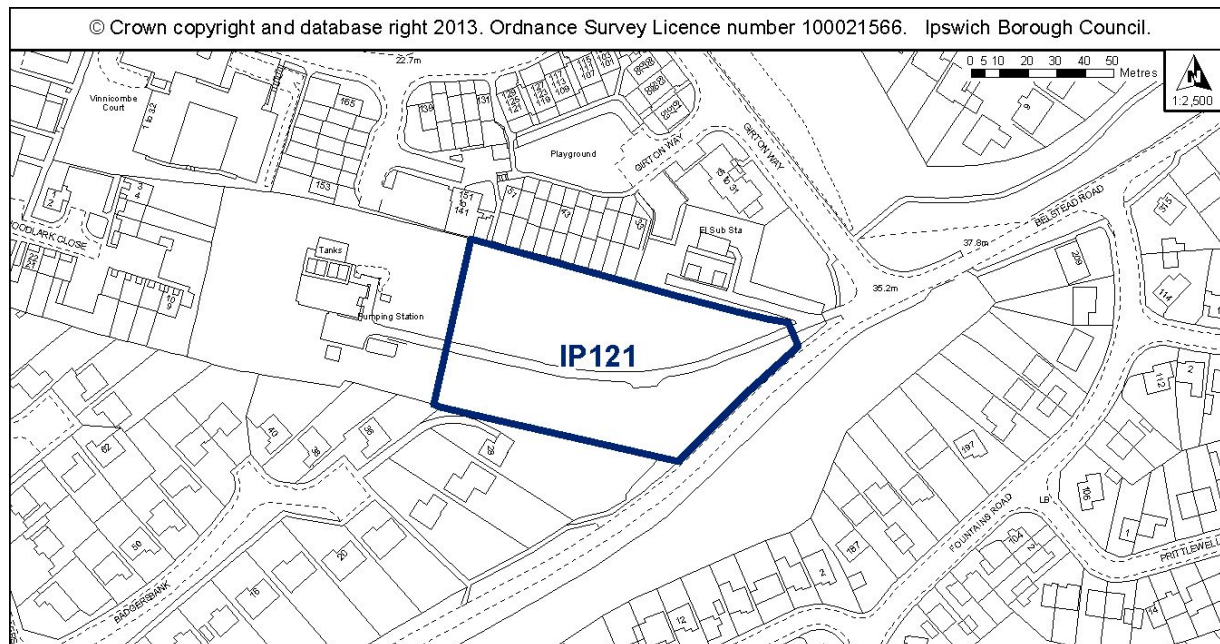
Development constraints / issues

Need to relocate the remaining health service uses first. Sports facilities should be retained or replaced.

TPOs on site or nearby, adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

Site ref: IP121 (UC209) Front of Pumping Station, Belstead Road

Site area: 0.60ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	27

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at medium density – 33 dwellings

Current use

Landscaped grounds to pumping station.

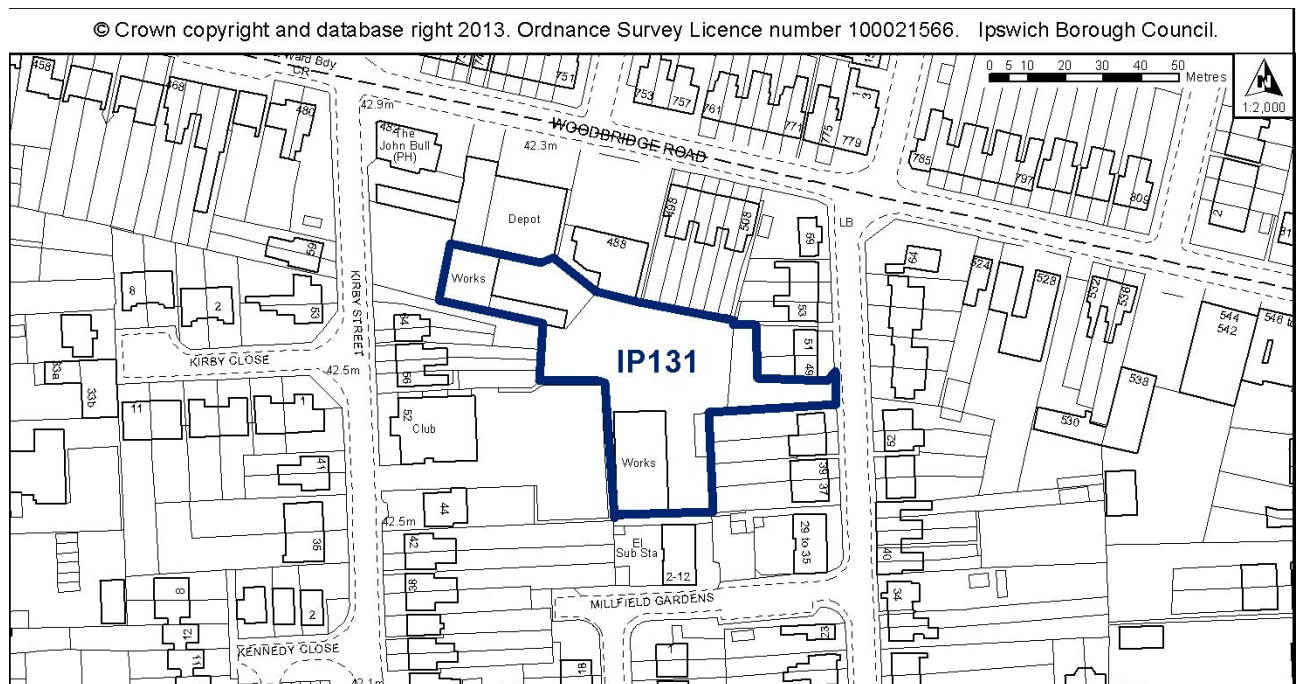
Development constraints / issues

Need to retain access to the pumping station.

Possible access constraints and contamination. The woodland is of ecological value and should be retained if possible. If mature trees are to be lost, a bat survey will be needed prior to any vegetation clearance, and mitigation where appropriate. Consideration should be given to the likely presence of stag beetle. Please refer to the Ipswich Wildlife Audit 2012.

Site ref: IP131 (N/A) 488-496 Woodbridge Road

Site area: 0.37ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	13

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

N/A

Current use

Vehicle repair workshops

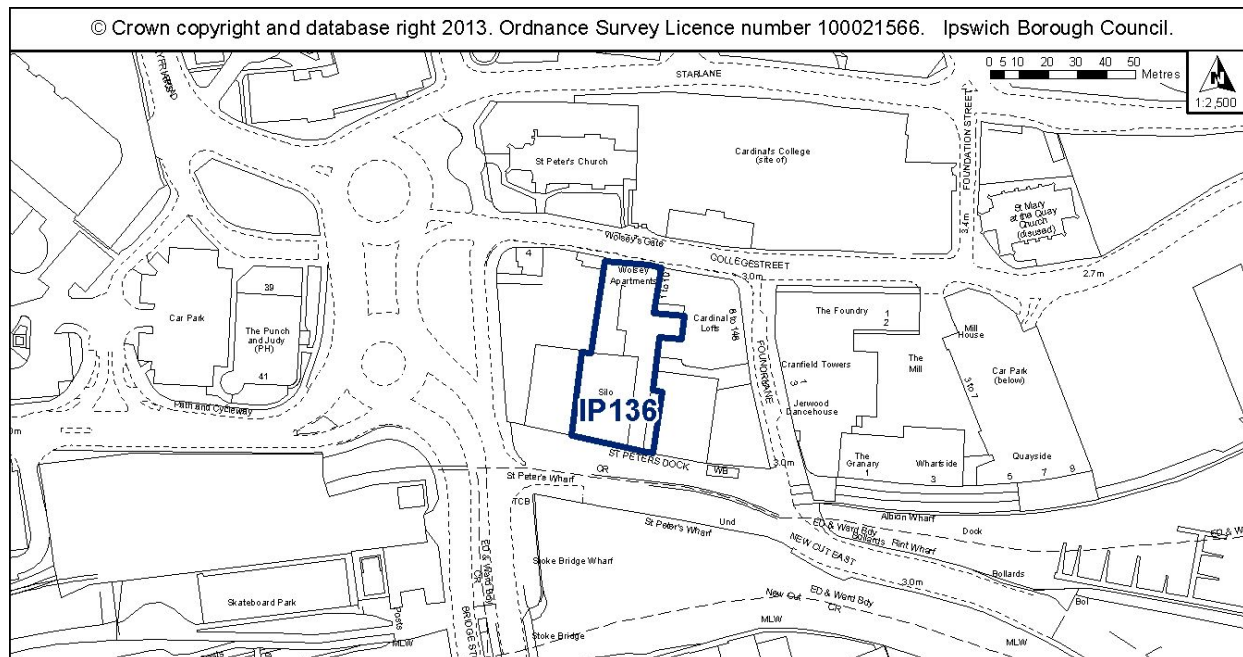
Development constraints / issues

Need to relocate the existing uses first. The site previously had planning permission for 34 dwellings (now lapsed) but it is considered unlikely that such a dense development would be delivered, hence the reduction in the capacity.

Possible contamination.

Site ref: IP136 (UC251) Silo, College Street

Site area: 0.16ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	80%	H	21
Employment (B1 office) / small scale retail or leisure	20%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

80% housing at high density – 21 dwellings

20% Small scale retail or employment

Current use

Vacant building, temporary car park.

Development constraints / issues

Access constraints, Air Quality Management Area, Area of Archaeological Importance, conservation area, possible contamination, flood risk, adjacent to a listed building.