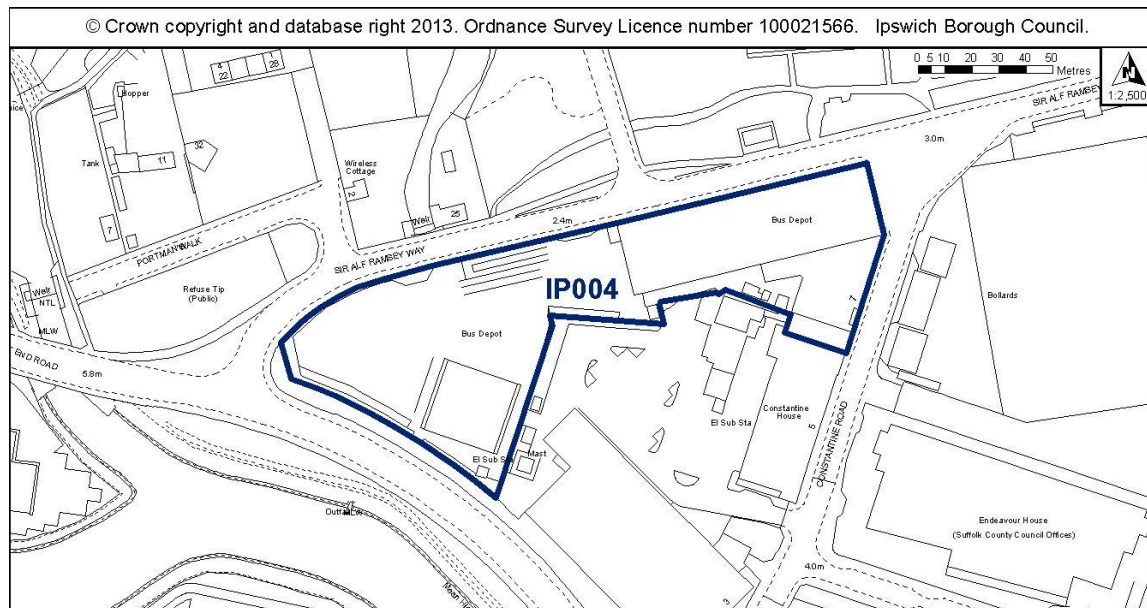


Site ref: IP004 (UC004) Sir Alf Ramsey Way / West End Road

Site area: 1.07ha



Proposed Allocation Policy DM39 & DM42

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	50%	H	59
Employment (B1 office)	50%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

50% housing at high density – 88 dwellings

50% B1 employment

Current use

Ipswich Buses bus depot

Development constraints / issues

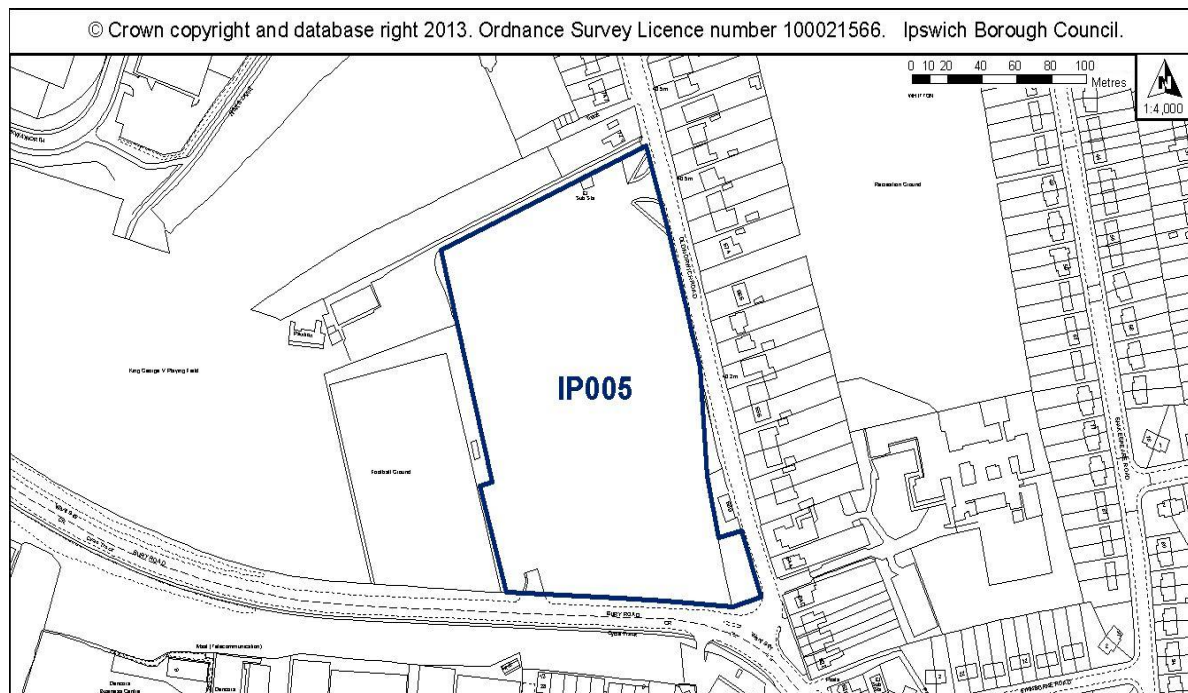
Need to relocate the bus station first.

Development is required to retain the tram shed with the expectation that it would be converted for office use. The tram shed is included on the Local List of buildings of townscape interest.

Flood risk and possible contamination are further constraints.

Site ref: IP005 (UC005) Former Tooks Bakery, Old Norwich Road

Site area: 2.8ha



Proposed Allocation Policies DM39 & DM44

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	80%	M	101
New health centre	c. 20%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

80% housing at medium density – 122 dwellings

20% community facilities

Current use

Vacant site / external storage

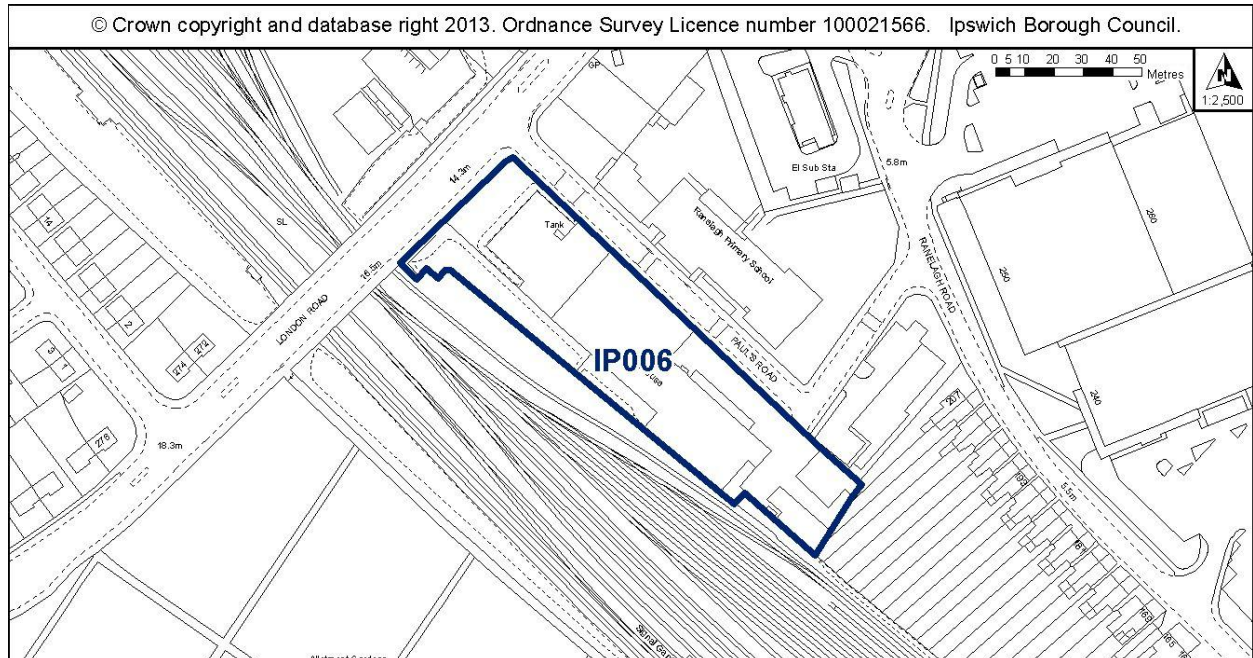
Development constraints / issues

Development needs to include a doctor's surgery.

Access constraints and possible contamination. It is adjacent to a conservation area.

Site ref: IP006 (UC006) Coop Warehouse, Paul's Road

Site area: 0.63ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	28

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

80% housing at low density – 17 dwellings

20% employment

Current use

Co-Op warehouse and printing works.

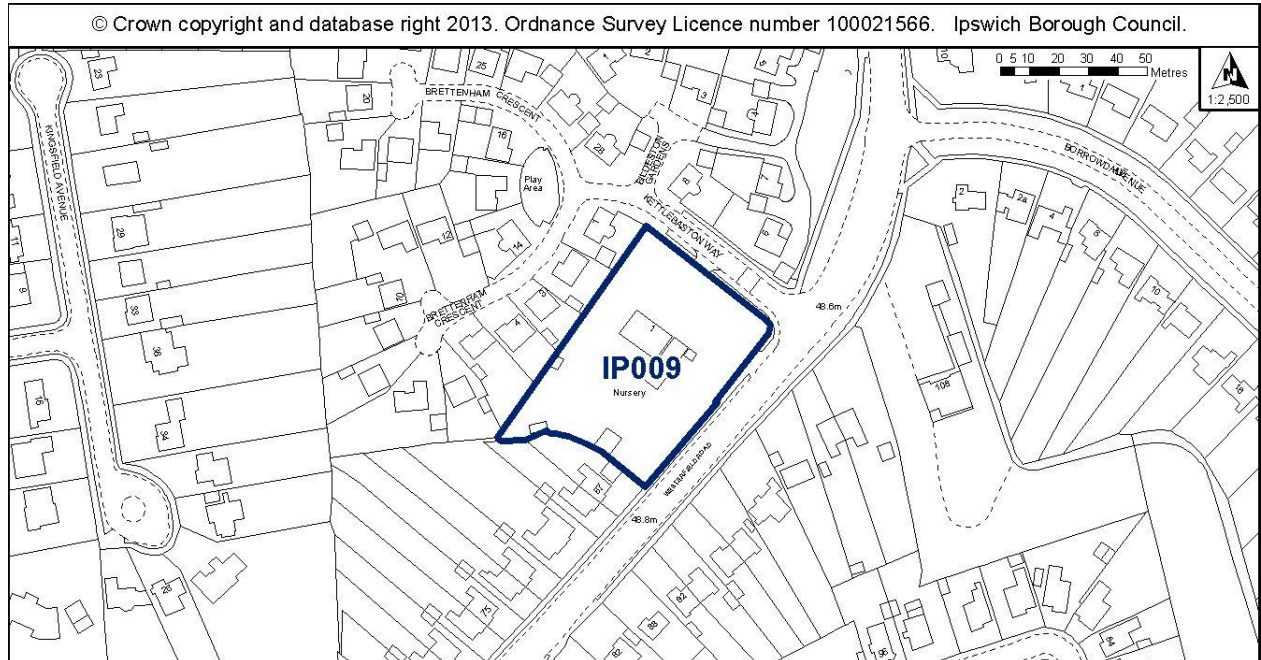
Development constraints / issues

Need to relocate remaining warehousing activities and active businesses at the south-eastern end of the site. Conversion of the warehouse building would be encouraged.

Possible contamination and noise from the railway line.

Site ref: IP009 (UC009) Victoria Nurseries, Westerfield Road

Site area: 0.39ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	L	14

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at low density – 14 dwellings

Current use

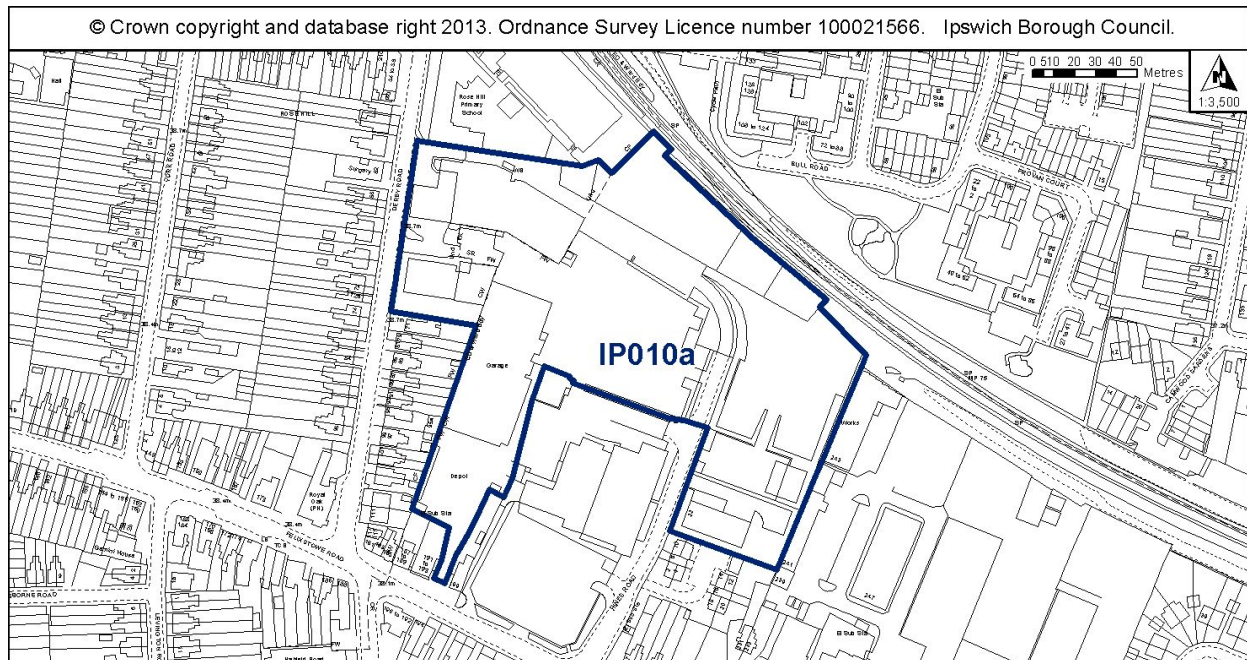
Plant nursery and small convenience shop

Development constraints / issues

Possible contamination and a TPO on site or adjacent.

Site ref: IP010a (UC010) Co-Op Depot Felixstowe Road

Site area: 2.73ha



Proposed Allocation Policies DM39 & DM44

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	80%	M	98
Extension to Rose Hill School	20%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 For the whole of site UC010 which now equates to IP010a and IP010b:

80% housing at medium density – 227 dwellings

20% Education and Community Facilities

Current use

Vacant or part used yards and employment premises. Note that the site now excludes the Aldi and Coop stores.

Development constraints / issues

Expansion needed at Rose Hill School.

Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.