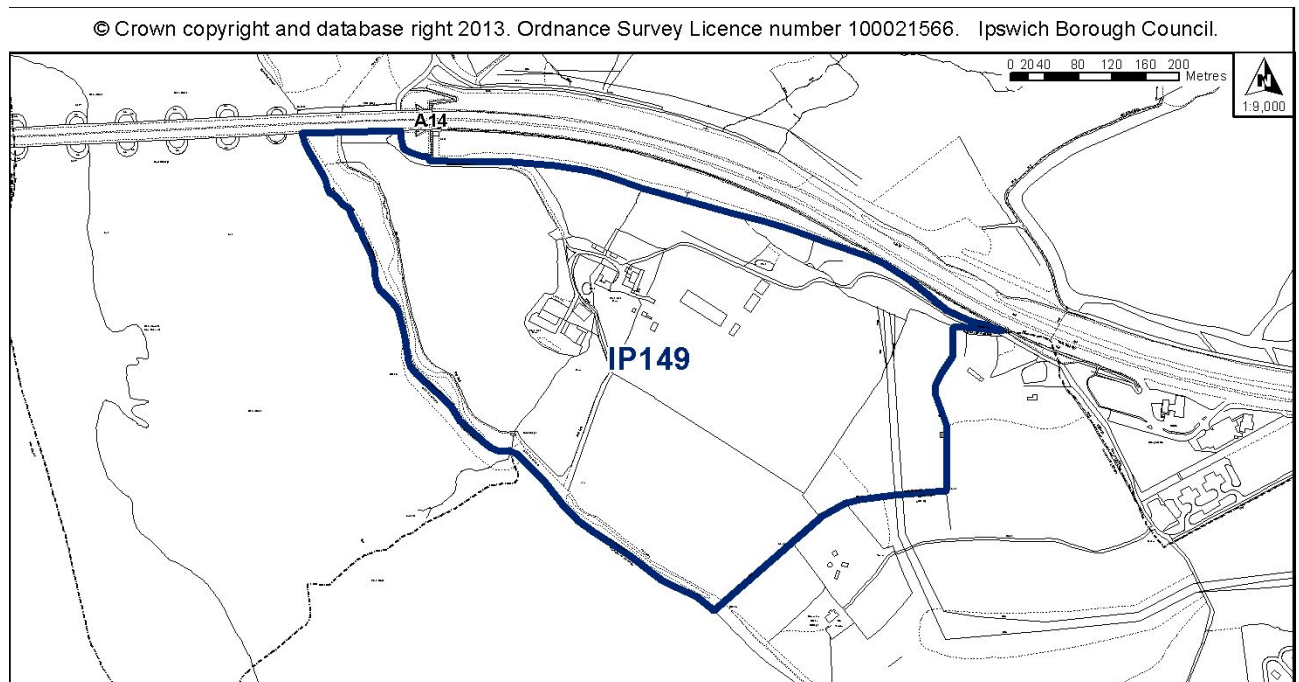


Site ref: IP149 (UC266) Pond Hall Farm

Site area: 24.7ha



Proposed Allocation Policy DM44

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Country Park extension and visitors' centre	100%	N/A	N/A

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

No allocation

Current use

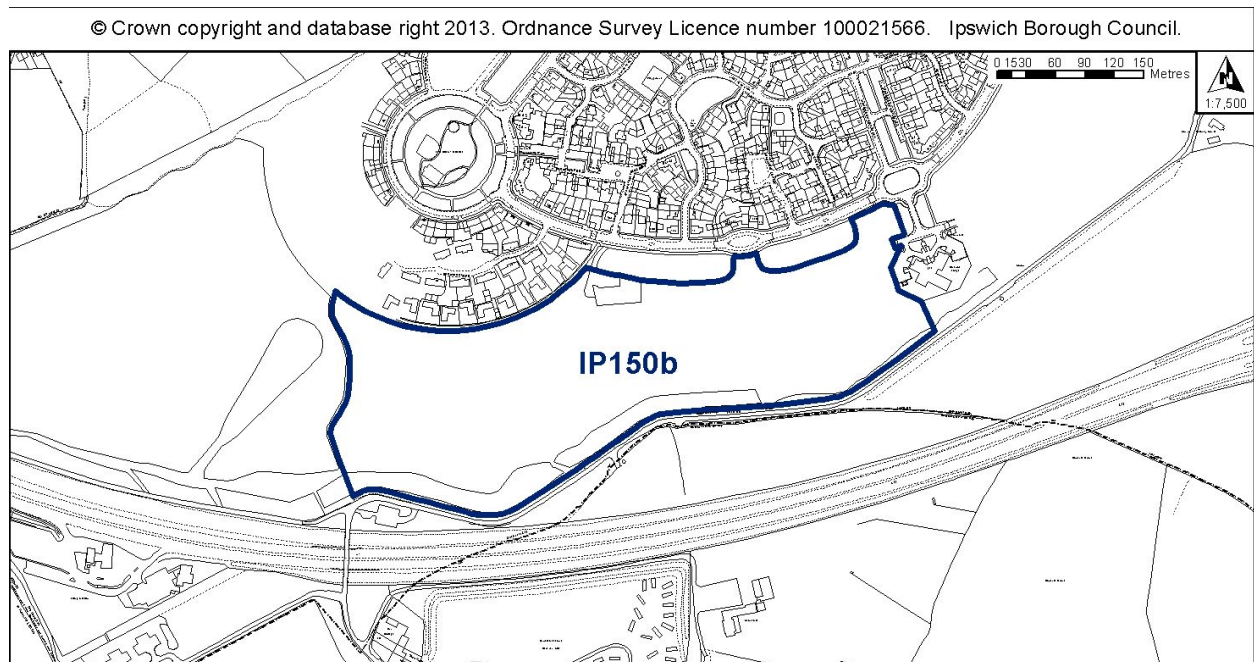
Farm land

Development constraints / issues

Access constraints, possible contamination, adjacent to a Ramsar Site and Special Protection Area for Birds.

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

Site area: 9.60ha



Proposed Allocation Policy DM44

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Sports Park comprising cycle track and playing pitches	100%	N/A	N/A

* see Core Strategy policy DM30 for average densities.

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.

Current use

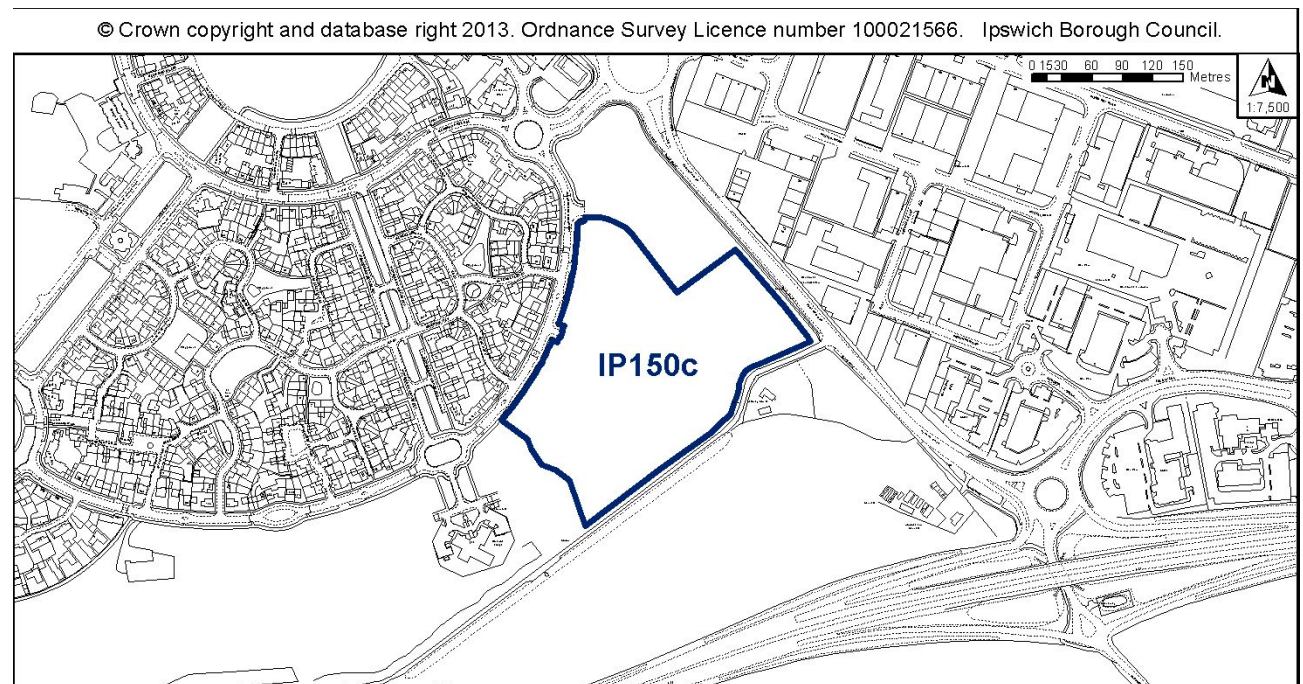
Vacant land, informal open space.

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. 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.

Site ref: IP150c (UC267) Land south of Ravenswood

Site area: 4.62ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	L	162

* see Core Strategy policy DM30 for average densities.

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.

Current use

Vacant land, informal open space.

Development constraints / issues

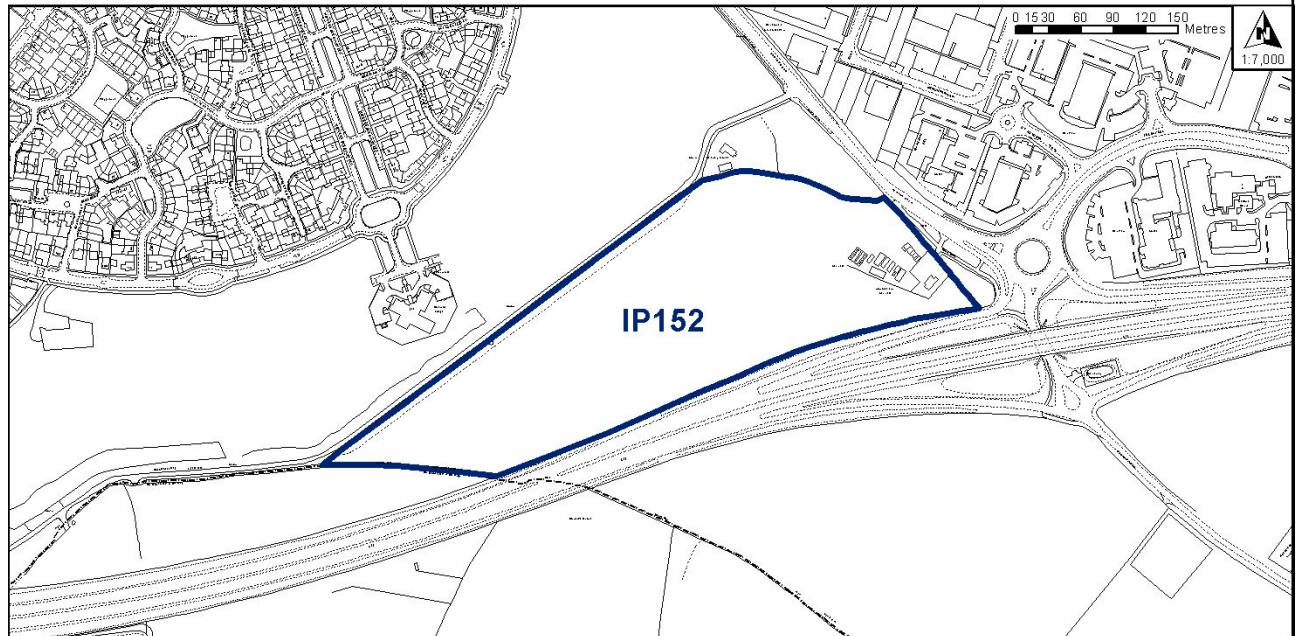
Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. Drainage constraints.

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

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

Site area: 7.37ha

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Proposed Allocation Policy DM42

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Employment (B1, B2, B8)	100%	N/A	N/A

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

50% park and ride

50% retain existing use

Current use

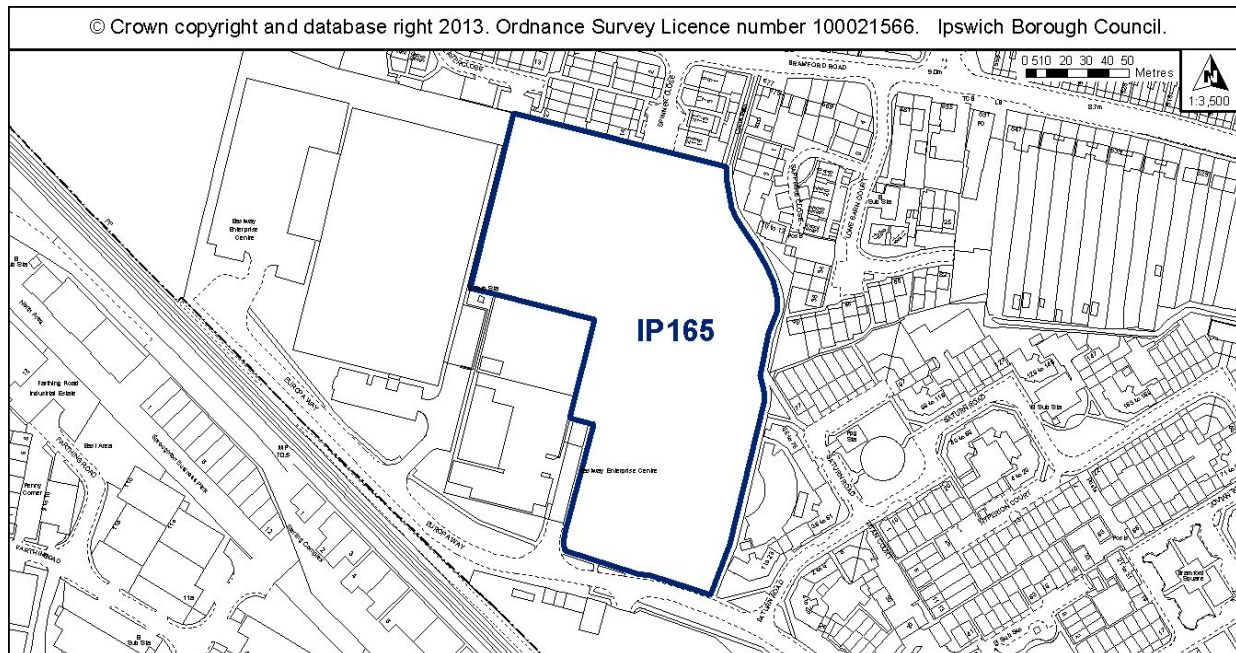
Farm land.

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 needed prior to any vegetation clearance, and mitigation where appropriate. Mature oaks and hedges should be retained. Please refer to the Ipswich Wildlife Audit 2012.

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

Site area: 2.08ha



Proposed Allocation Policy DM39

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

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

N/A

Current use

Vacant land.

Development constraints / issues

Possible access constraints, possible contamination.

Previously had planning permission for 218 dwellings but this is considered undeliverable and discussions with the landowner indicate that 100 dwellings is a more realistic capacity.