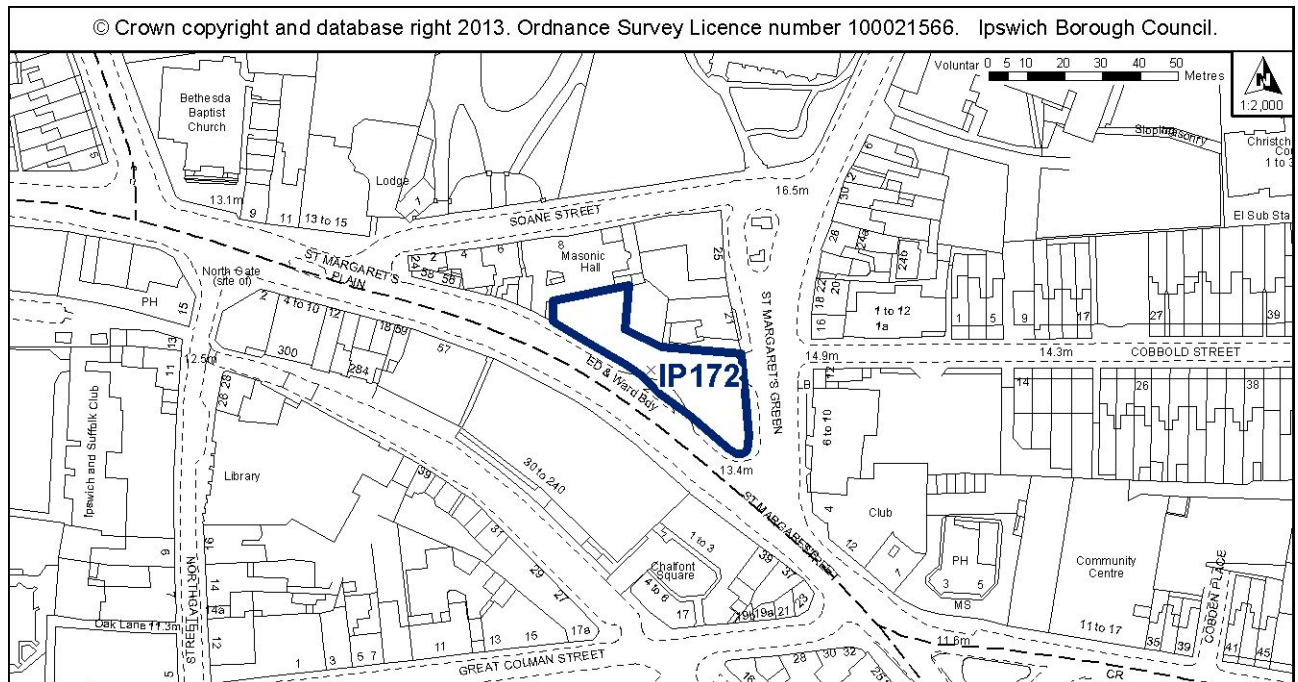


**Site ref: IP172 (UC088) 15-19 St Margaret's Green**

**Site area: 0.08ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	H	9

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

No allocation because it is too small and already had planning permission for flats.

### **Current use**

Vacant land.

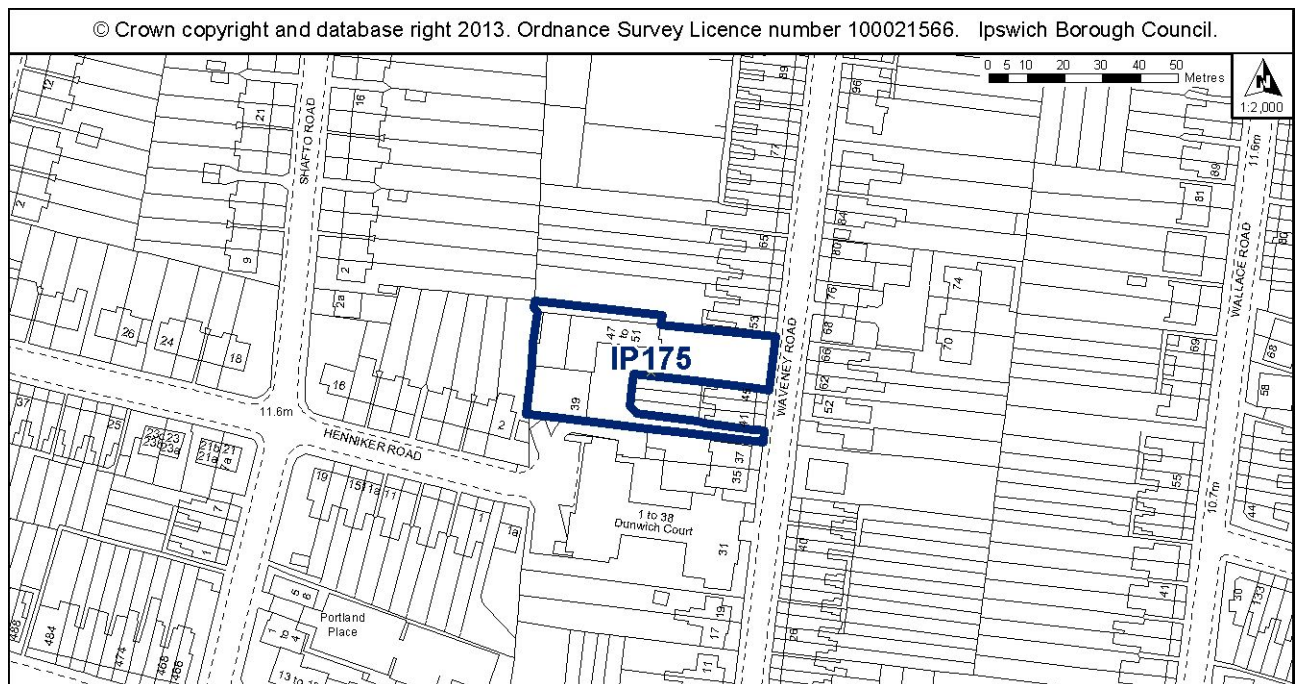
### **Development constraints / issues**

Previous permissions have not been implemented (for flats and student accommodation). The site is below the threshold for allocation but because of its prominent location, it is considered appropriate to plan positively for the site.

Within an Air Quality Management Area, an area of archaeological importance and a conservation area, adjacent to listed buildings and possible contamination.

**Site ref: IP175 (N/A) 47-51 Waveney Road**

**Site area: 0.15ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M-H (reflects planning permission now lapsed)	12

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A

### **Current use**

Vehicle repair workshops.

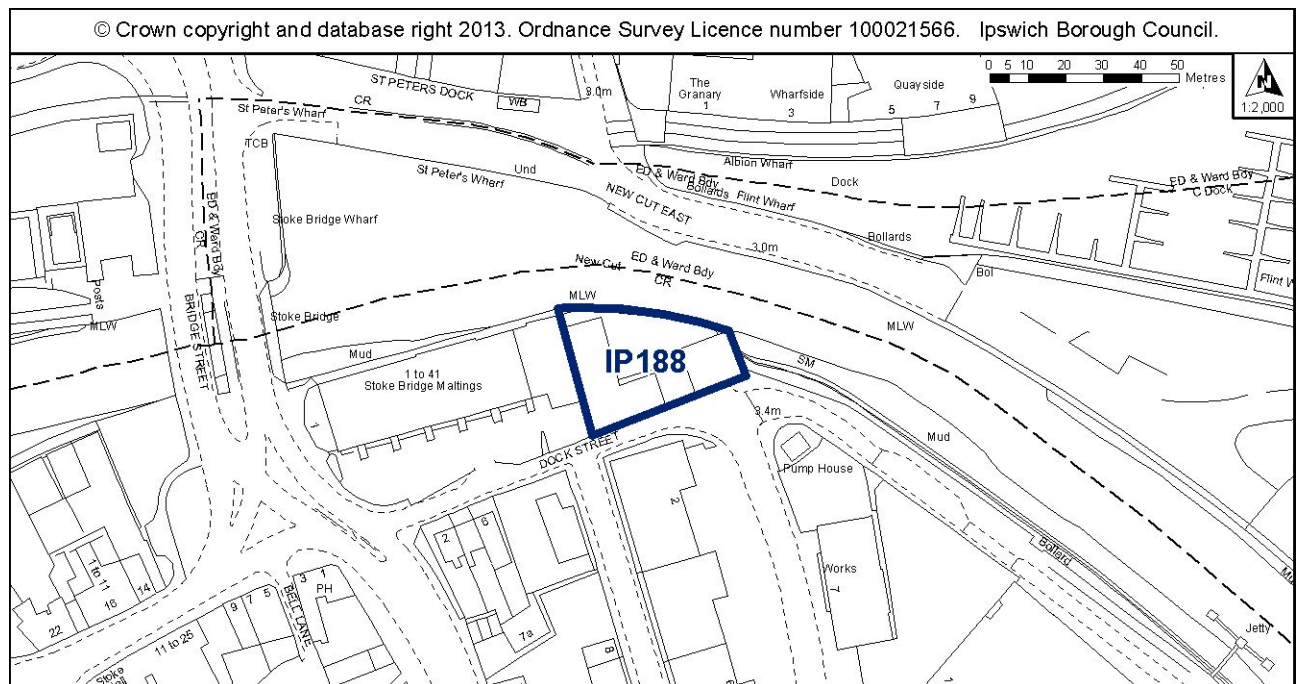
### **Development constraints / issues**

Need to relocate the existing business first. Previously had outline planning permission for 12 dwellings.

Possible contamination.

**Site ref: IP188 (N/A) Webster's Saleyard Site, Dock Street**

**Site area: 0.11ha**



### Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	H	9

\* see Core Strategy policy DM30 for average densities.

### Preferred Option 2007

100% housing at high density – 9 dwellings

### Current use

Vacant site. Planning permission for 3 flats on part of the site.

### Development constraints / issues

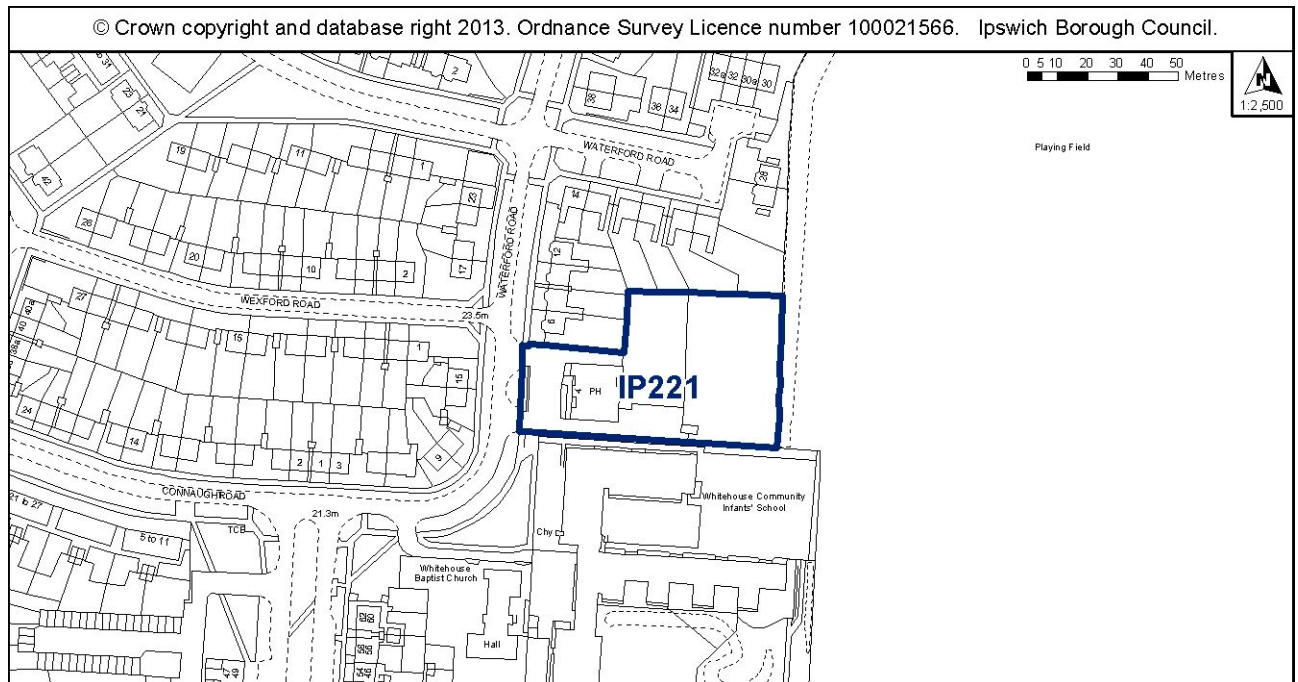
Area of archaeological importance, conservation area, contamination, flood risk, adjacent to a listed building.

There is an aspiration for a cycle and pedestrian crossing to St Peter's Quay/ the Island Site immediately to the east of this site.

Development would need to address the river frontage and support the wildlife corridor function of the river. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies plan (see 'Opportunity Area A').

**Site ref: IP221 (N/A) The Flying Horse PH, 4 Waterford Road**

**Site area: 0.35ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Housing	50%	L	6
Retain existing public house	50%		

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A

### **Current use**

Pub and vacant land.

### **Development constraints / issues**

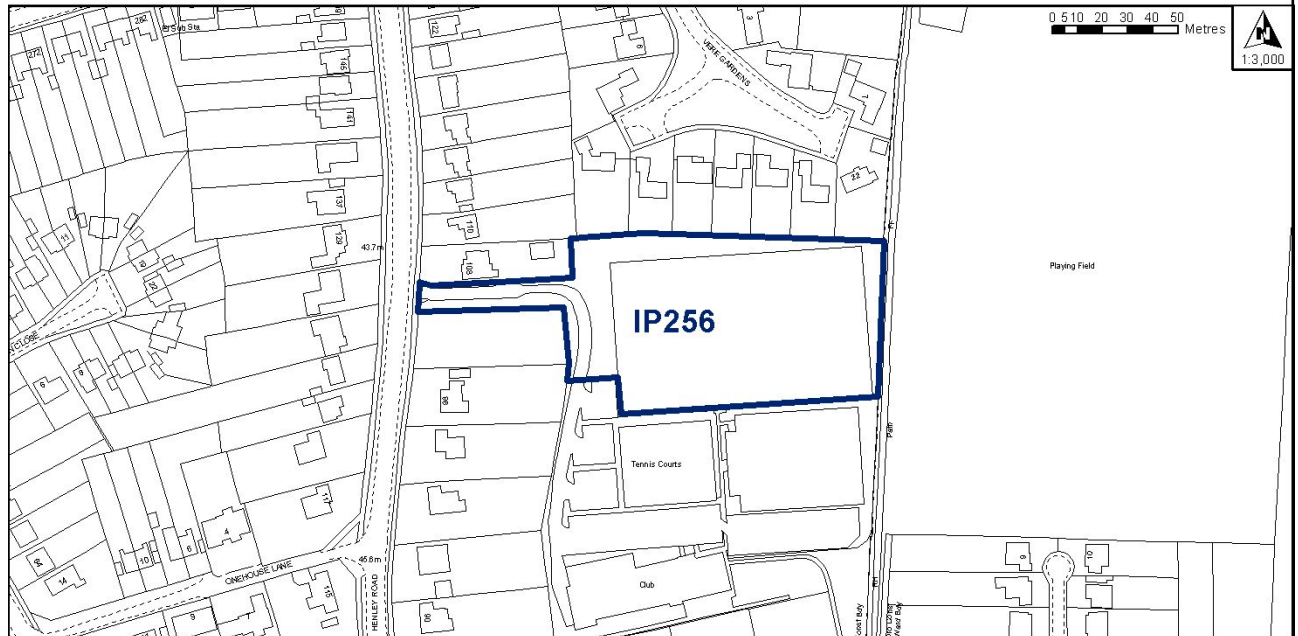
Planning permission for 12 dwellings has recently lapsed.

Possible access constraints, TPO on site or nearby.

**Site ref: IP256 (N/A) Artificial Hockey Pitch, Ipswich Sports Club, Henley Rd**

**Site area: 0.87ha**

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	L	30

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

N/A new site

### **Current use**

Sports facility – all weather pitch.

### **Development constraints / issues**

Need to satisfactorily relocate the pitch in accordance with policy DM28 first.

TPO along the eastern boundary. Possible drainage constraint.