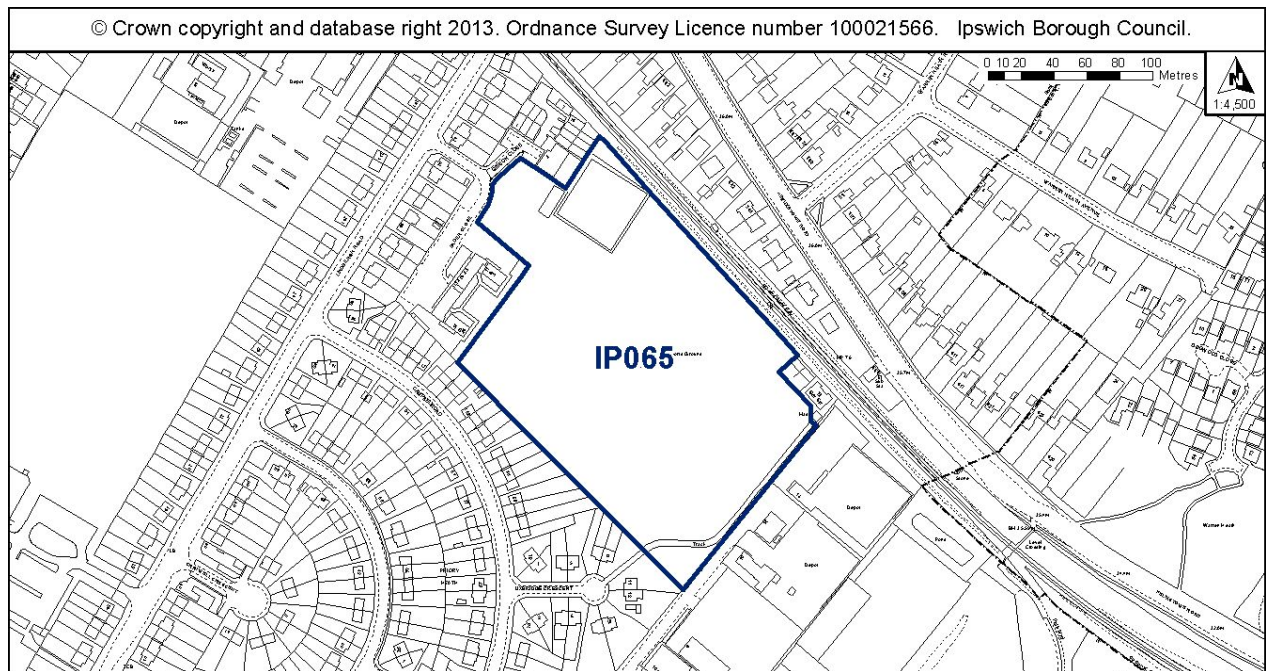


**Site ref: IP065 (UC068) Former 405 Club, Bader Close**

**Site area: 3.22ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing as per planning application	100%	L	108

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

50% housing at medium density – 89 dwellings

50% Open space

### **Current use**

Informal unmanaged open space, good quality wildlife habitat.

### **Development constraints / issues**

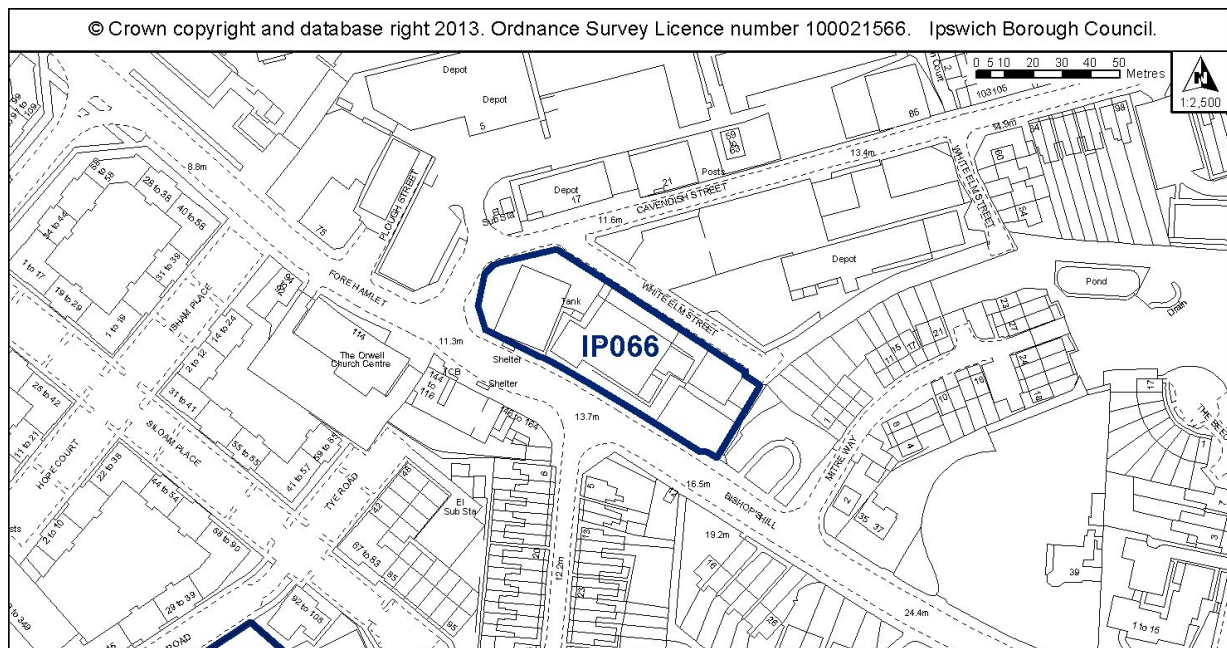
The design and layout should support the wildlife corridor function of the railway and have regard to the recorded presence of protected species.

The loss of a former playing field needs to be addressed.

Possible contamination.

**Site ref: IP066 (UC069) JJ Wilson, White Elm Street**

**Site area: 0.32ha (includes land adjacent to the west not previously included)**



### **Proposed Allocation Policy DM39**

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

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

100% housing at medium density – 12 dwellings

### **Current use**

Warehousing.

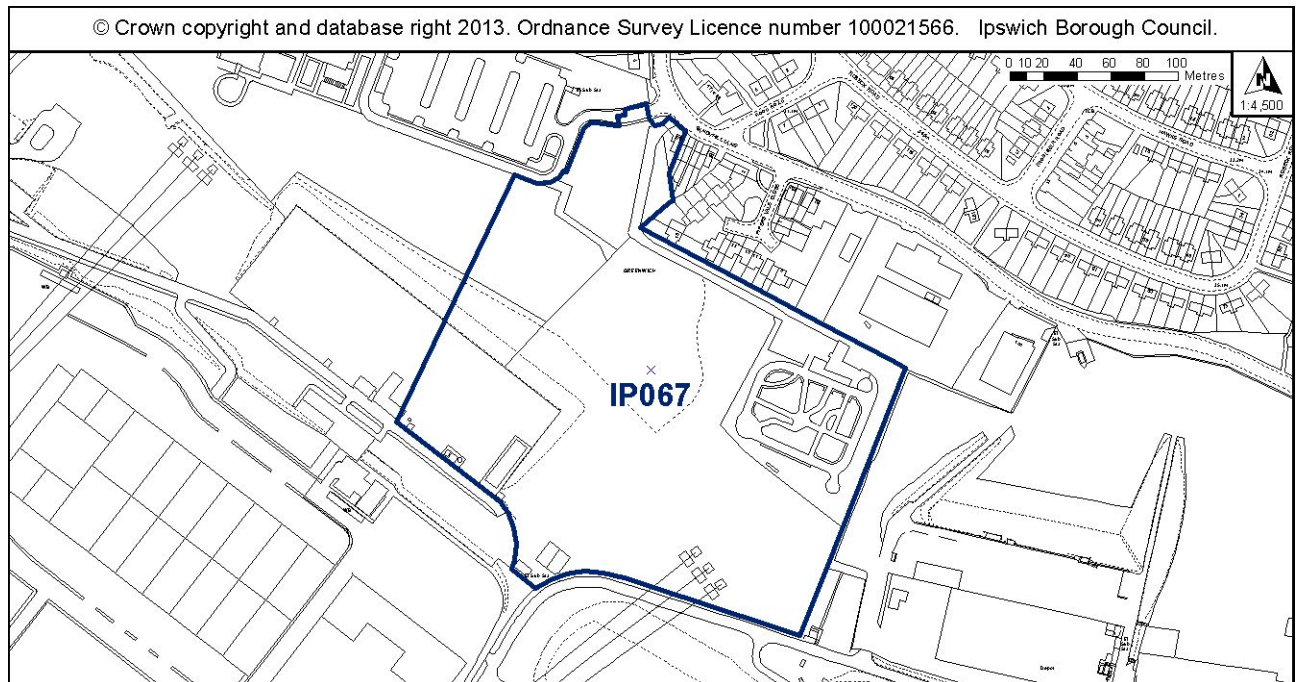
### **Development constraints / issues**

Need to relocate the existing businesses first.

Possible contamination and close to an AQMA.

**Site ref: IP067 (UC070) Former British Energy Site**

**Site area: 5.25ha**



#### **Proposed Allocation Policy DM42**

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

\* see Core Strategy policy DM30 for average densities.

#### **Preferred Option 2007**

50% housing at low density – 50 dwellings

50% employment

#### **Current use**

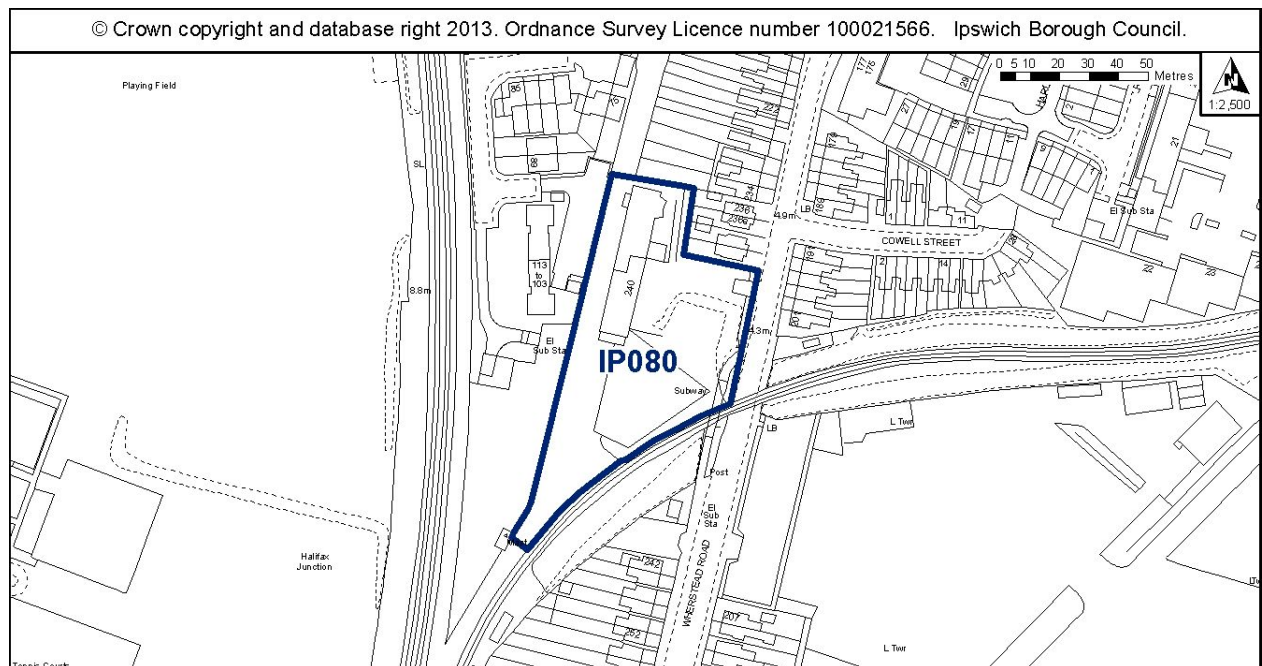
Vacant former British Energy Site

#### **Development constraints / issues**

Access constraints, odour from the sewage works, possible contamination and the site is within a Landfill consultation zone. It is adjacent to a County Wildlife Site and forms part of the ecological network.

**Site ref: IP080 (UC085) 240 Wherstead Road**

**Site area: 0.49ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M (@55 dwellings per ha)	27

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

100% housing at low density – 20 dwellings

### **Current use**

Vacant land and buildings.

### **Development constraints / issues**

The layout should support the wildlife corridor function of the railway line.

Possible contamination and adjacent to a flood zone. Also noise from the adjacent railway line.



The site needs to be planned comprehensively with site IP015 adjacent to the north. Any redevelopment would need to retain the river path and its setting. Possible contamination, flood risk and it is adjacent to a listed building. The site has potential wildlife interest – reptile and otter surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.