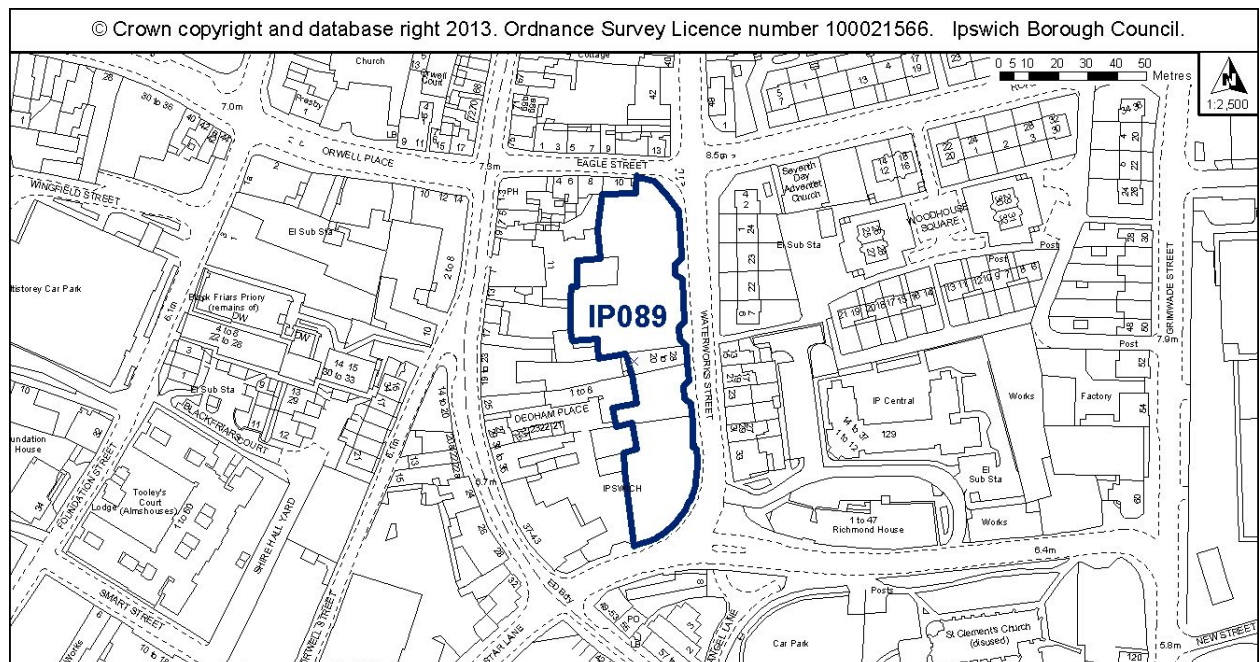


Site ref: IP089 (UC096) Waterworks Street

Site area: 0.31ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	H	29

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at medium density – 17 dwellings

Current use

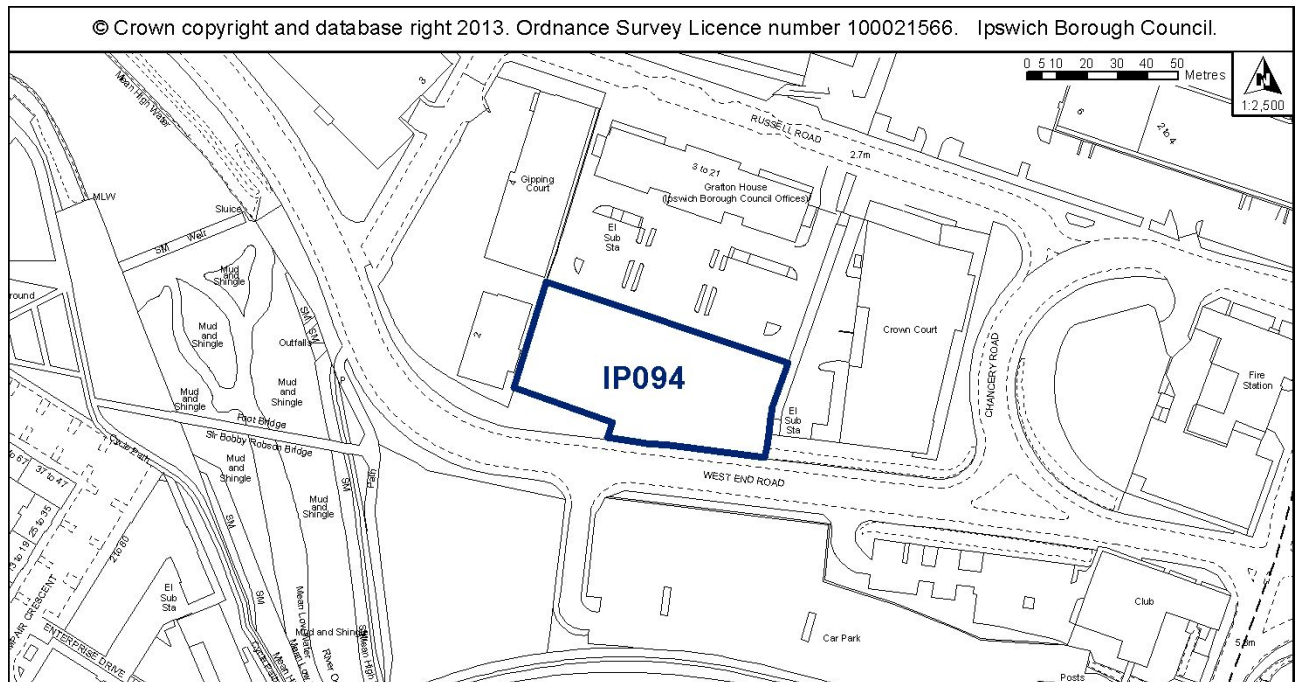
Car park

Development constraints / issues

It is part within a conservation area and adjacent to a listed building. TPO on site or nearby, within an area of archaeological importance, possible contamination and close to an Air Quality Management Area.

Site ref: IP094 (UC104) Land to rear of Grafton house

Site area: 0.31ha



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

100% B1 employment

Current use

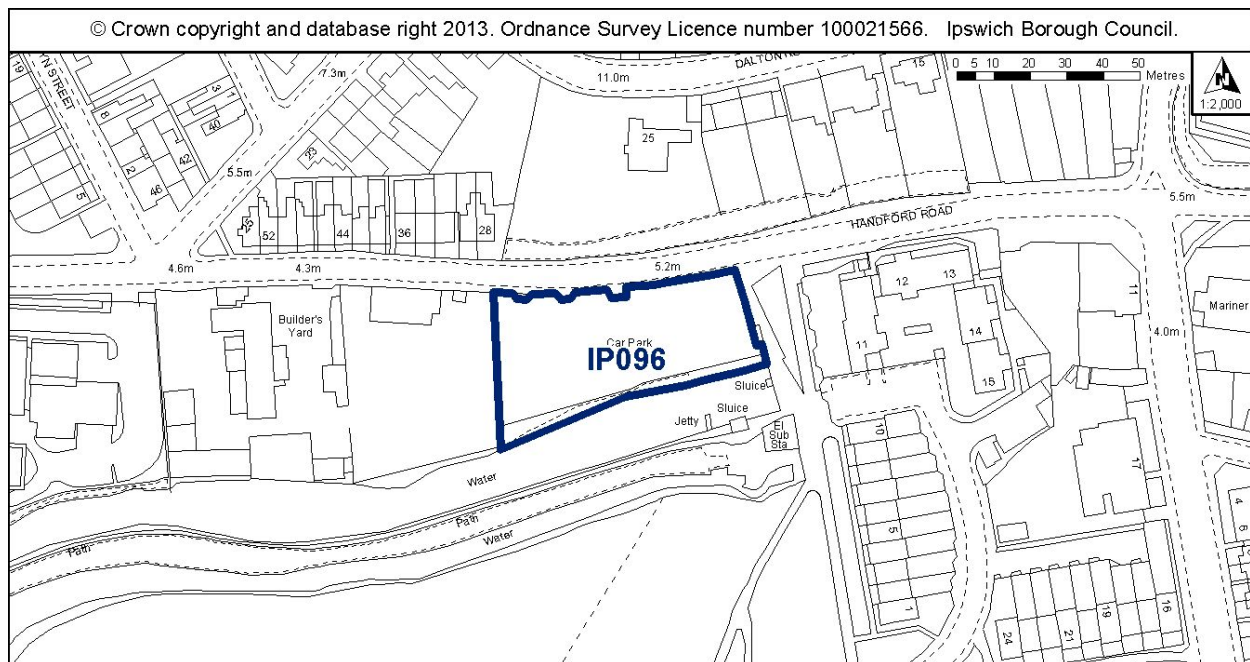
Vacant site

Development constraints / issues

Access constraints, possible contamination, and there is a TPO adjacent to the site.

Site ref: IP096 (UC109) Car Park, Handford Road East

Site area: 0.22ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	H	24

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at medium density – 12 dwellings

Current use

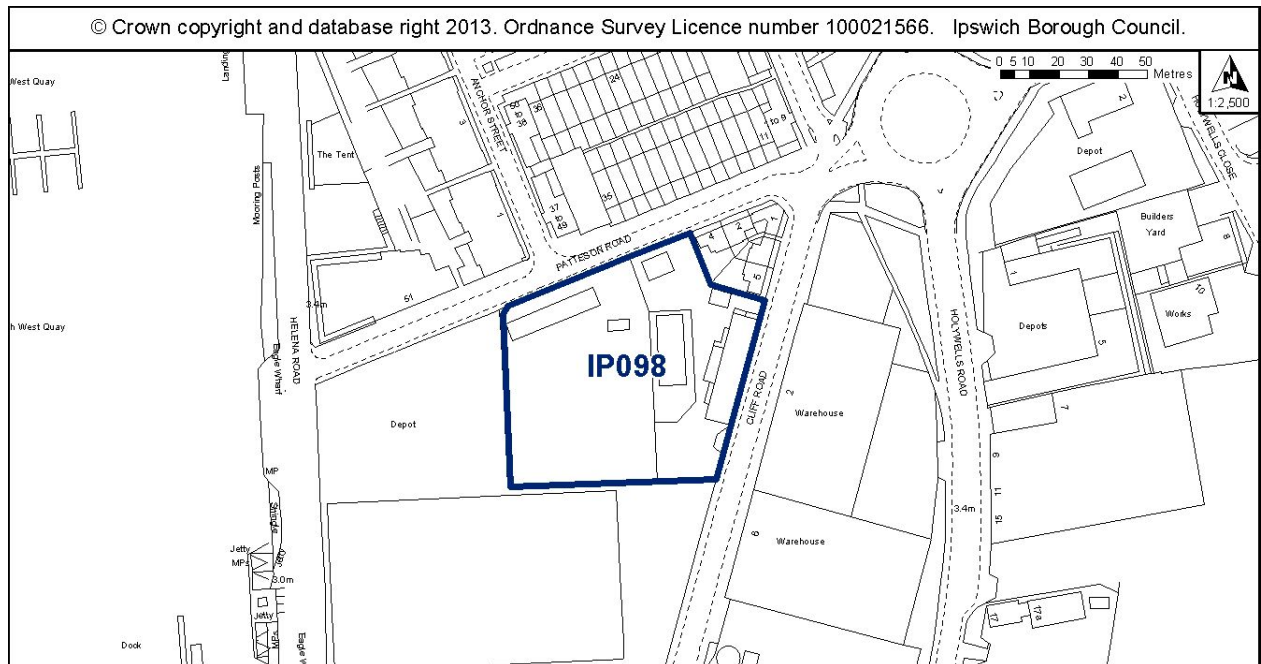
Car park (temporary permission).

Development constraints / issues

Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been increased. The development by McCarthy and Stone on the site to the west also suggests that high density may be appropriate here. Design and layout would need to support the wildlife corridor function of the canal which is also a County Wildlife Site and Local Nature Reserve. The site is part within the flood plain and opposite a conservation area. Possible contamination.

Site ref: IP098 (UC111) Transco south of Patteson Road

Site area: 0.57ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	H	63

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% housing at high density – 94 dwellings

Current use

Gas governor.

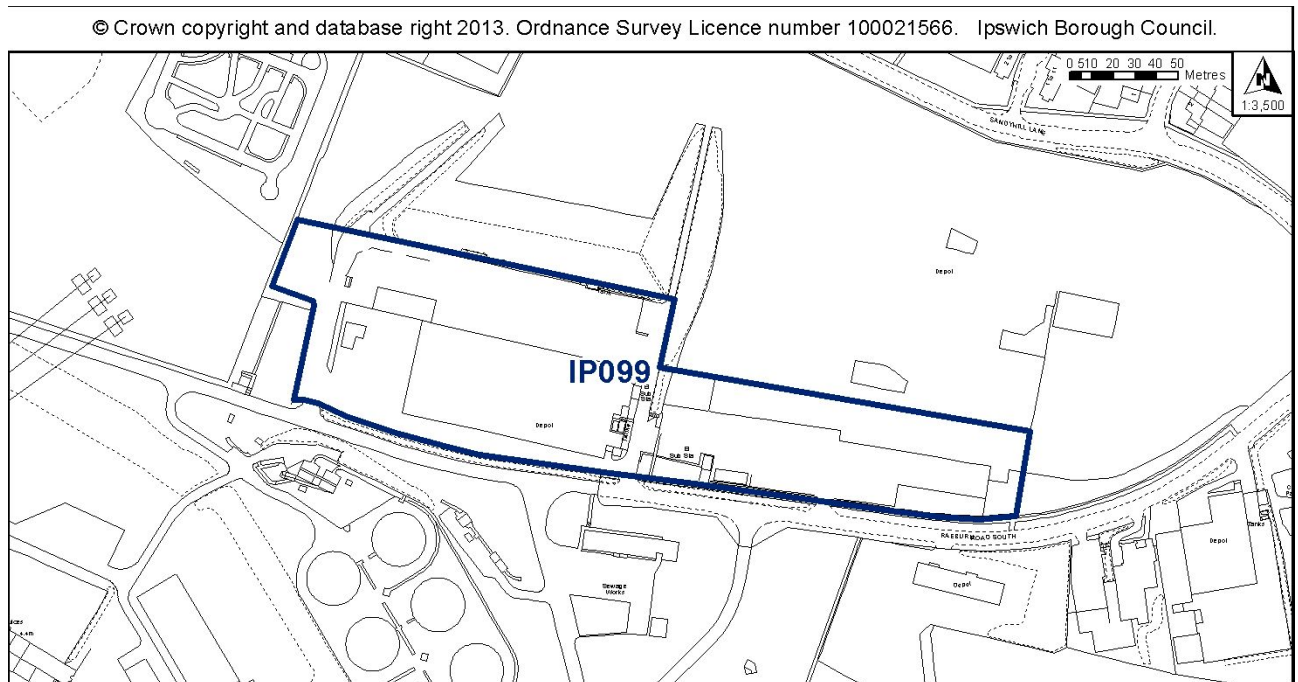
Development constraints / issues

Need to relocate the existing gas governor first.

Flood risk, contamination and close to an Air Quality Management Area.

Site ref: IP099 (UC133) Part former Volvo Site, Raeburn Road South

Site area: 2.29ha



Proposed Allocation Policy DM42

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

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

100% employment

Current use

Vacant employment site

Development constraints / issues

Possible contamination, odour from the sewage works.