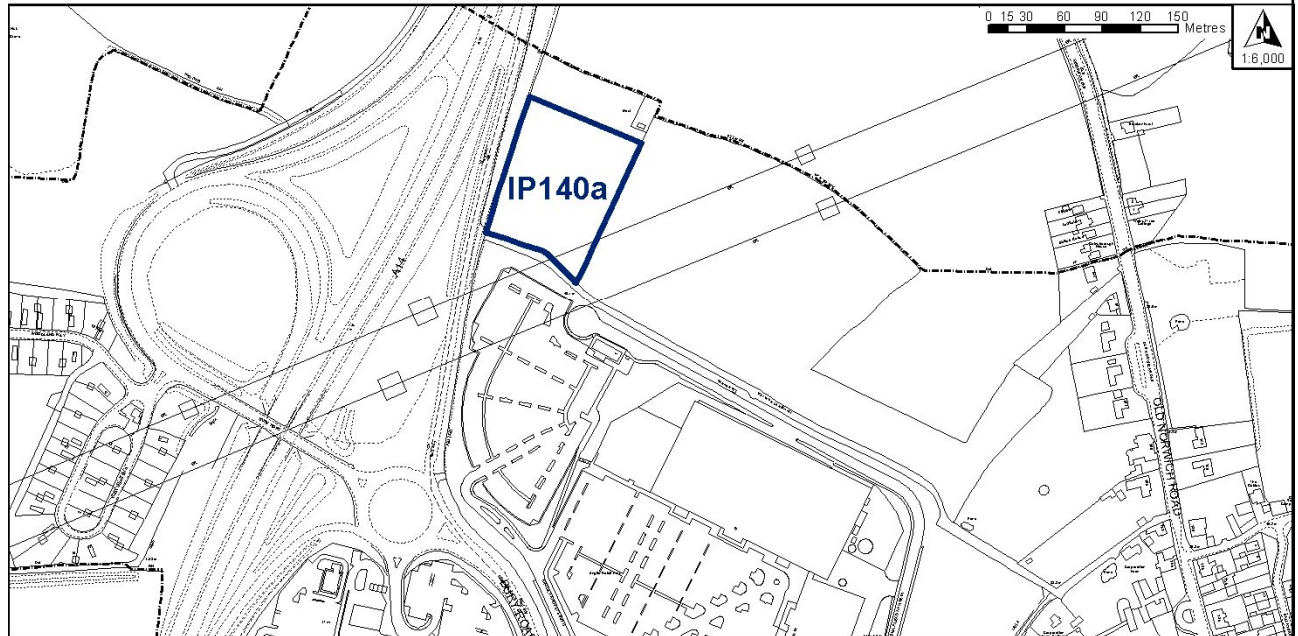


**Site ref: IP140a (UC257) Land North of Whitton Lane**

**Site area: 1.01ha**

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### **Proposed Allocation Policy DM45**

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

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

No allocation.

### **Current use**

Grassland.

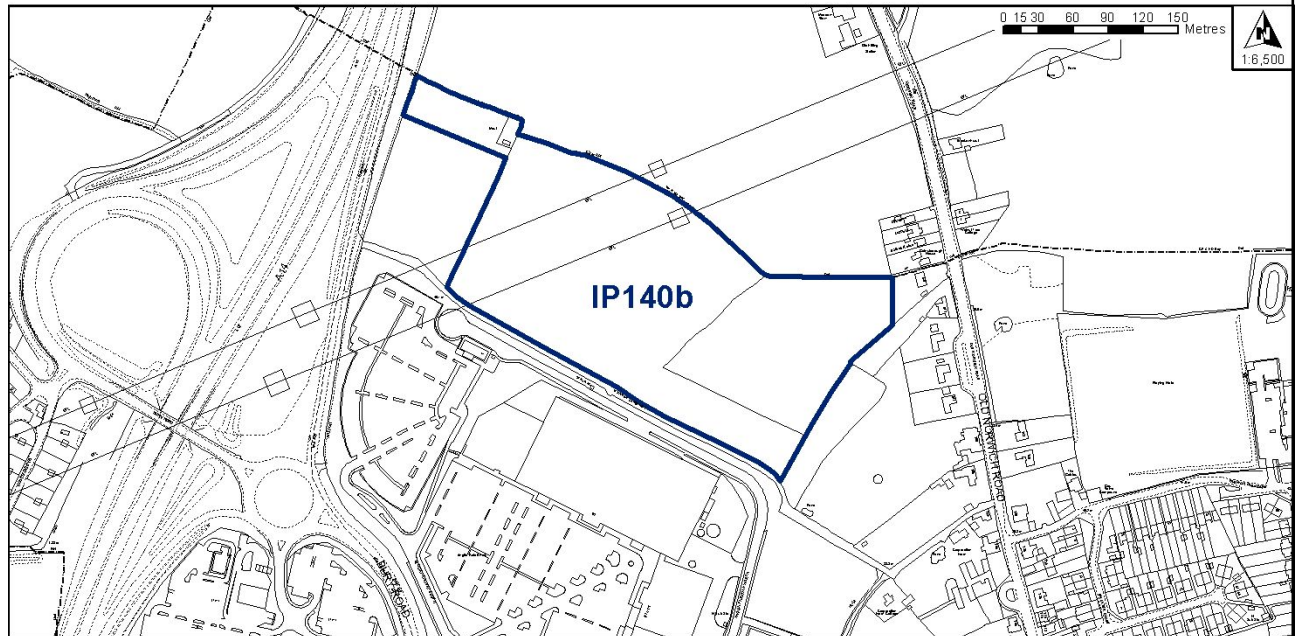
### **Development constraints / issues**

Access constraints, noise from the A14 and the need to support wildlife and recreational green corridor functions associated with the 'green rim' (see e.g. Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM34). The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

**Site ref: IP140b (UC257) Land North of Whitton Lane**

**Site area: 5.92ha**

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### **Proposed Allocation Policy DM42**

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

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

No allocation.

### **Current use**

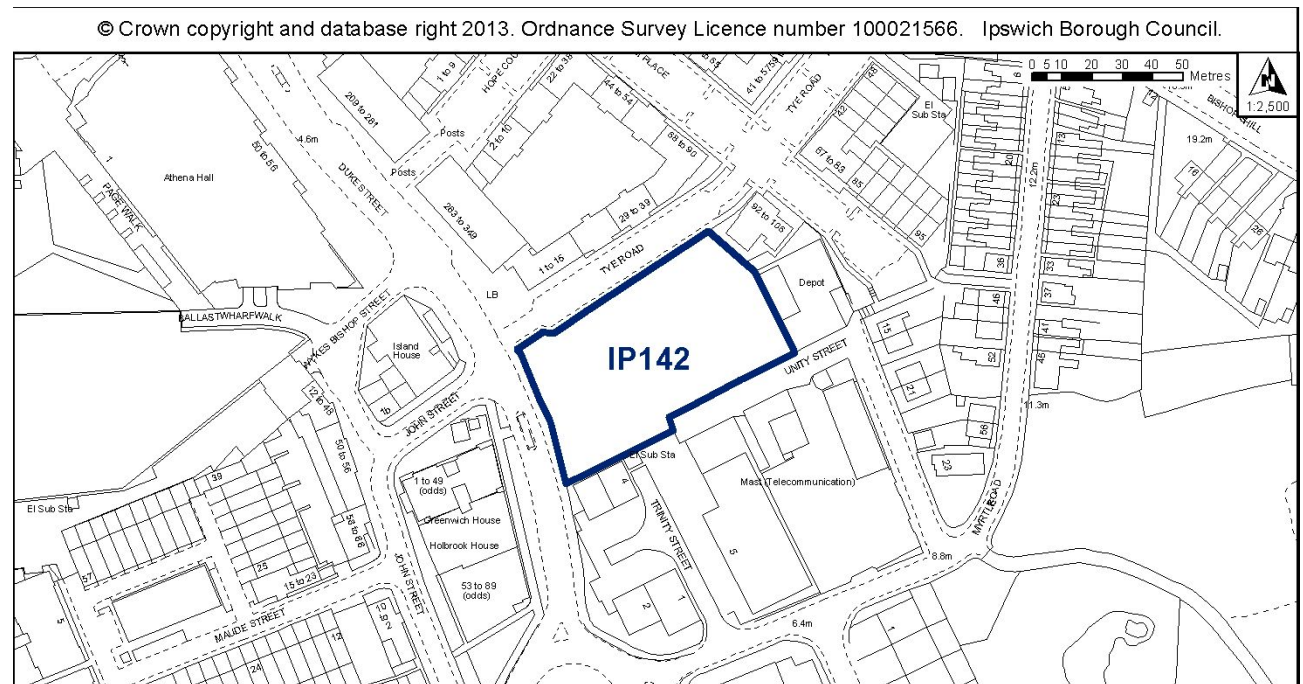
Grassland.

### **Development constraints / issues**

Access constraints, noise from the A14 and the need to support wildlife and recreational green corridor functions associated with the 'green rim' (see e.g. Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM34). The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

**Site ref: IP142 (UC259) Land at Duke Street**

**Site area: 0.39ha**



### Proposed Allocation Policies DM39 & DM43

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	75%	H	32
Public open space	25%		

\* see Core Strategy policy DM30 for average densities.

### Preferred Option 2007

Education use

### Current use

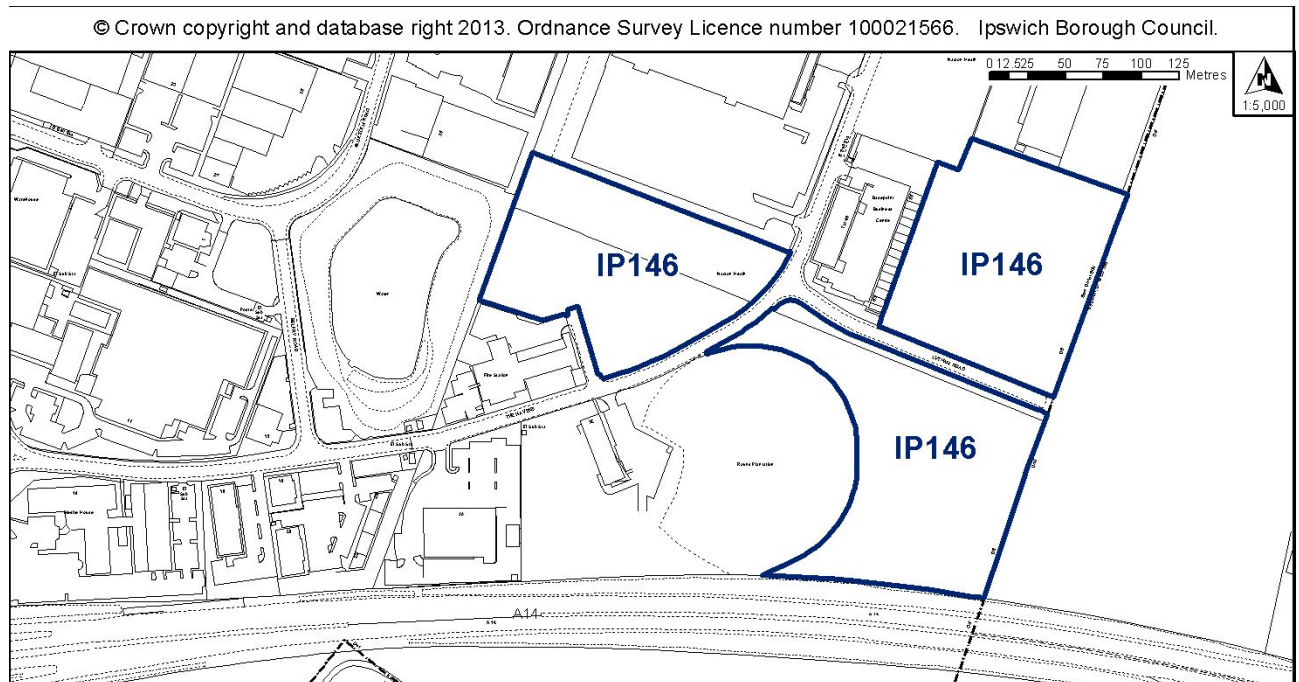
Vacant land.

### Development constraints / issues

Close to an Air Quality Management Area, possible contamination, and TPOs on site or nearby.

**Site ref: IP146 (UC263) Ransomes Europark East**

**Site area: 5.29ha**



### **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 land within defined Employment Area

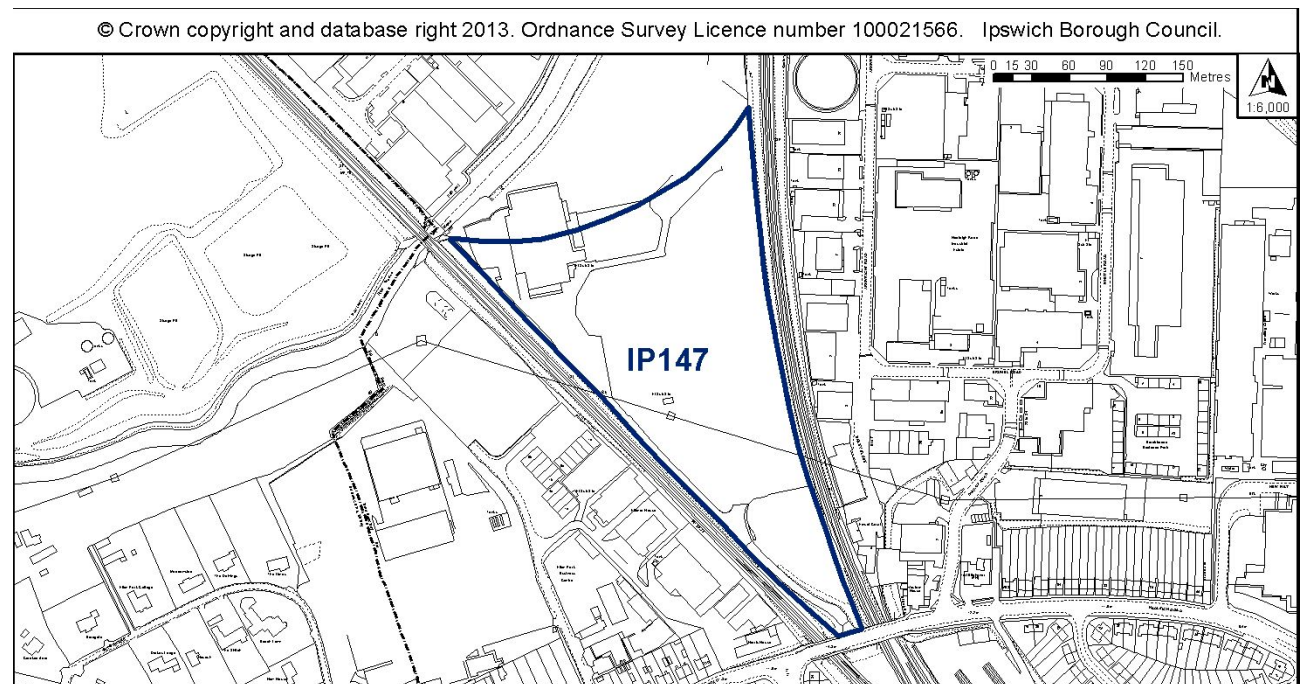
### **Development constraints / issues**

Adjacent to wildlife sites forming part of the ecological network. The site has potential wildlife interest – heathland and acid grassland habitat should be retained and managed appropriately. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.



**Site ref: IP147 (UC264) Land between railway junction and Hadleigh Road**

**Site area: 4.7ha**



#### **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% employment and land for the rail chord

#### **Current use**

Vacant employment land

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

Access constraints, possible contamination, within a flood zone, and adjacent to a County Wildlife Site (the river). Development would need to also support the wildlife corridor function of the railways.