

Policy SP2 Land Allocated for Housing

- 4.5 Through Final Draft Core Strategy policy CS7 'The Amount of Housing Required', the Council commits to allocating land to provide at least an additional 6,100 dwellings net to 2036. The following policy provides the detailed site allocations to deliver a proportion of that housing requirement.

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The following sites are allocated for residential development, or part residential development within mixed use developments as indicated in Table 1. All residential development will be expected to comply with the relevant policies of the plan. Individual sites will have specific constraints which need to be addressed. These are listed as part of this policy below. Additional information regarding the sites and their constraints are included in site sheets contained in Appendix 3 of the plan.

~~Development will take into account appropriately the constraints identified through the site sheets contained in Appendix 3 of the plan.~~

Table 1 Land allocated for residential use or residential-led mixed use

Site ref.	Site name and development description	Site size ha (% residential on mixed use sites)	Indicative capacity (homes)	Capacity evidence	Likely delivery timescale (S, M, L)	Individual site-specific constraints
IP003	<p>Waste tip and employment area north of Sir Alf Ramsey Way</p> <p>Parts of the site are covered by facility retention policies of the Suffolk County Council Minerals and Waste Local Plan. Alternative sites will need to be agreed with the County Council and the site operators for the relocation of the Concrete Batching Plant and Household Waste Recycling Centre before the sites can be made available</p>	1.41 (90%)	114	90dph (DM23a lower end of range)	L	<ul style="list-style-type: none"> a) <u>An alternative site for the Concrete Batching Plant and Household Waste Recycling Centre will need to</u> b) <u>Contaminated land assessment (DM18)</u> c) <u>Archaeology (DM14 / Development and Archaeology SPD)</u> d) <u>Flood risk assessment (DM4)</u> e) <u>River corridor buffer (DM10)</u> f) <u>Bat survey (DM8)</u> g) <u>Reptile survey (DM8)</u> h) <u>Valley Ipswich Urban Characterisation Study SPD</u> i) <u>Landscape link to Alderman Park (DM8)</u>