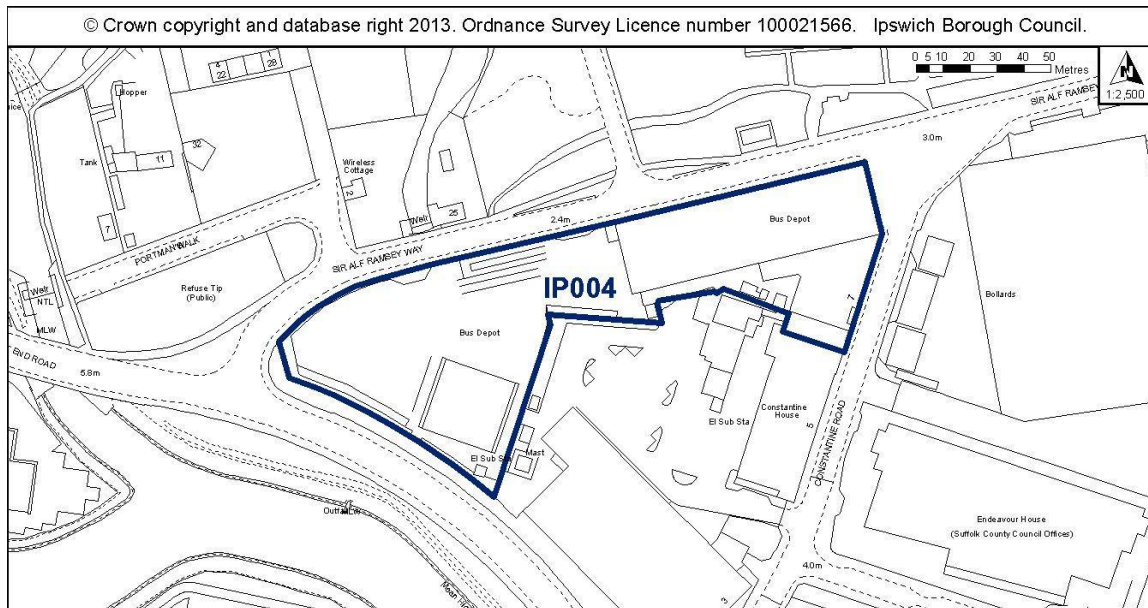


Site ref: IP004 (UC004) Sir Alf Ramsey Way / West End Road

Site area: 1.07ha



Proposed Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	48 (90dph on 50% of site*)
	Offices (B1a)	5,000sqm

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

50% housing at high density – 88 dwellings
 50% B1 employment

Consultation Draft 2013

50% housing at high density – 59 dwellings
 50% B1 employment

Current use

Ipswich Buses bus depot

Development constraints / issues

Need to relocate the bus station first.

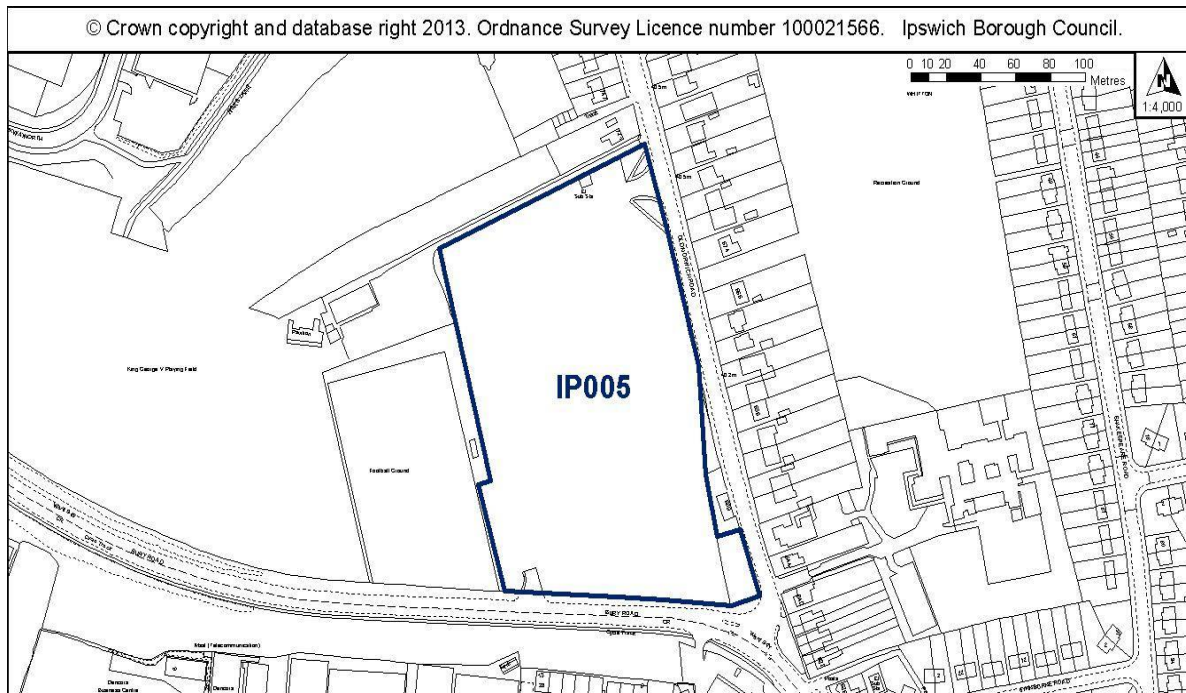
Development is required to retain the tram shed with the expectation that it would be converted for office use. The tram shed is included on the Local List of buildings of townscape interest.

In terms of archaeology, this site is close to prehistoric remains (IPS 004, 148 and 150). There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings on the site would require assessment.

Flood risk and possible contamination are further constraints.

Site ref: IP005 (UC005) Former Tooks Bakery, Old Norwich Road

Site area: 2.8ha



Proposed Allocation Policies SP2 & SP7

Use(s)		Indicative capacity
Primary	Residential	101 (45dph on 80% of site*)
Secondary	Health centre	Minimum of 390sqm

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

80% housing at medium density – 122 dwellings
 20% community facilities

Consultation Draft 2013

80% housing at medium density – 101 dwellings
 20% community facilities (new health centre)

Current use

Vacant site / external storage

Development constraints / issues

Development needs to include a doctor’s surgery (which would serve more than just this development site).

Access constraints and possible contamination.

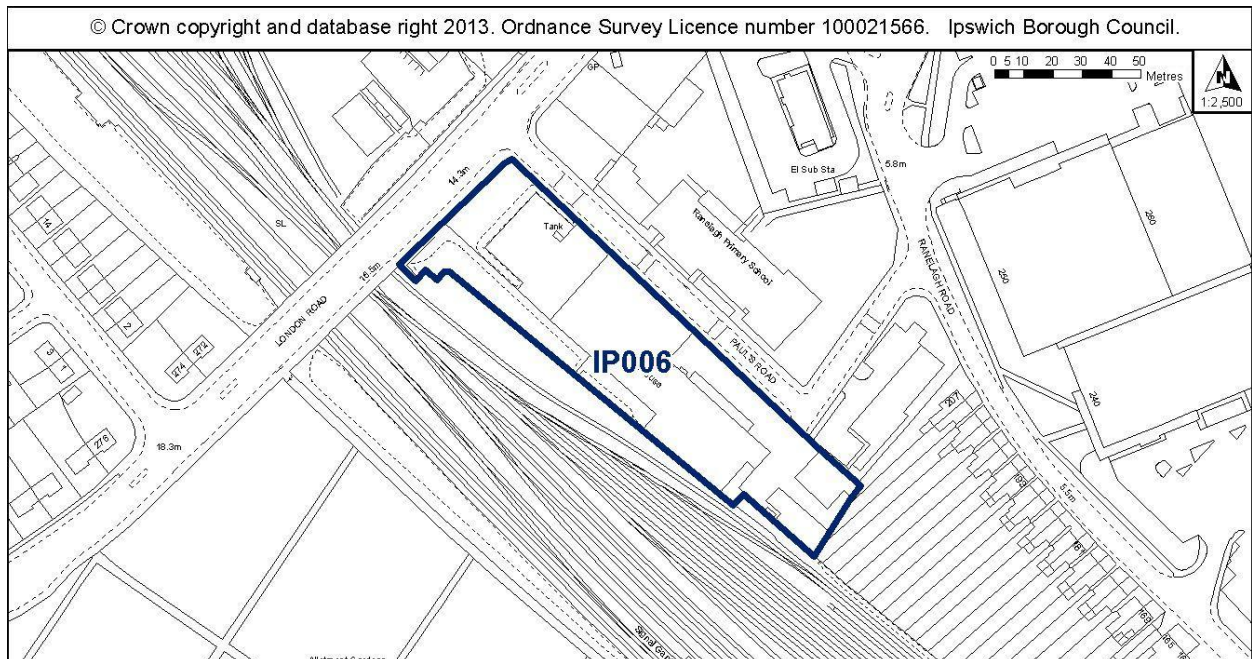
The site is adjacent to Whitton Conservation Area and forms part of the approach and setting to the conservation area. Therefore, development will need to have regard to this. The Core Strategy and the published development brief for this site and the adjacent site IP032 King George V Playing Fields require the Conservation Area to be taken into account.

In terms of archaeology, this site has been evaluated and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

Site ref: IP006 (UC006) Co-op Warehouse, Paul's Road

Site area: 0.63ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	28 (45dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

80% housing at low density – 17 dwellings

20% employment

Consultation Draft 2013

100% housing at medium density - 28 dwellings

Current use

Co-op warehouse and printing works.

Development constraints / issues

Need to relocate remaining warehousing activities and active businesses at the south-eastern end of the site. Conversion of the warehouse building would be encouraged.

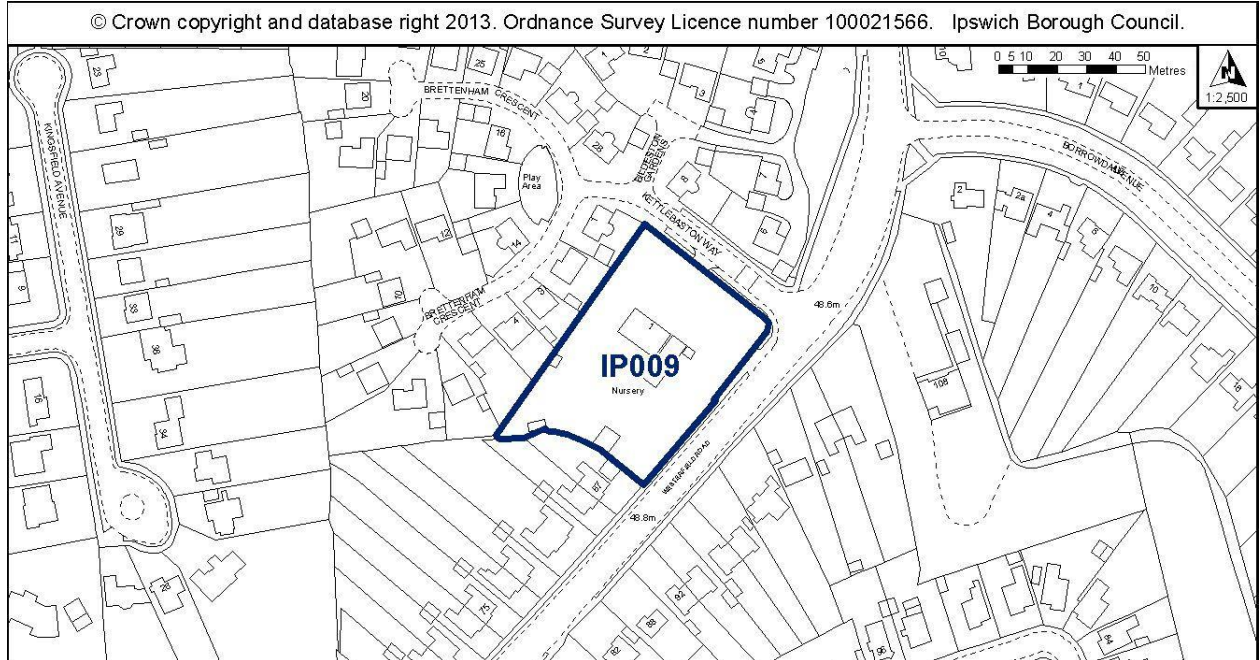
Possible contamination and noise from the railway line.

In terms of archaeology, the site is in a topographically favourable location overlooking the Gipping, on the same contour as the Anglo-Saxon Cemetery excavated at Hadleigh Road (IPS 016). It is likely that a desk-based assessment and evaluation will be required, to establish the impact of past land

uses on archaeological remains and the likely impacts of development. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP009 (UC009) Victoria Nurseries, Westerfield Road

Site area: 0.39ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	12 (30dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at low density – 14 dwellings

Consultation Draft 2013

100% housing at low density – 14 dwellings

Current use

Plant nursery and small convenience shop

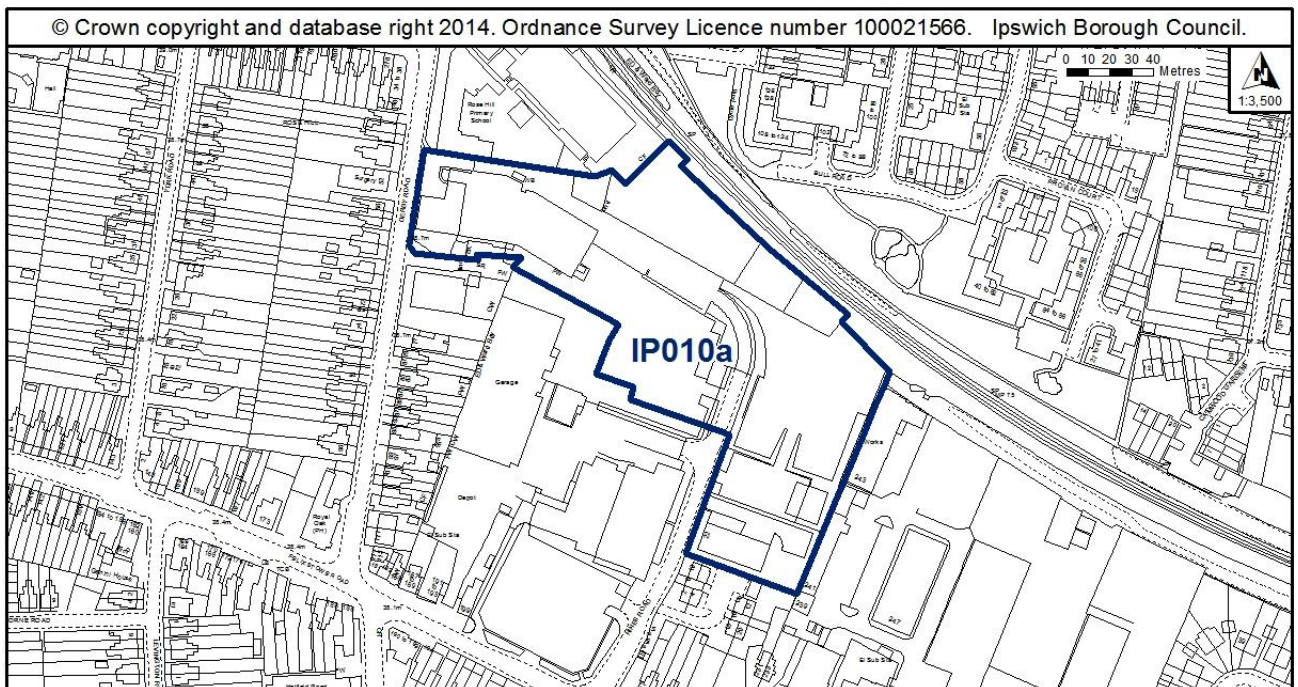
Development constraints / issues

Possible contamination and a TPO on site or adjacent.

This site is close to a known Prehistoric site (IPS 246). There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP010a (UC010) Co-Op Depot Felixstowe Road

Site area: 1.95ha



Proposed Allocation Policies SP2 & SP7

Use(s)		Indicative capacity
Primary	Residential	66 (45dph on 75% of site*)
Secondary	School extension (approximately 25%)	0.5ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 For the whole of site UC010 which now equates to IP010a and IP010b:

80% housing at medium density – 227 dwellings

20% Education and Community Facilities

Consultation Draft 2013

80% housing at medium density – 98 dwellings (just on IP010a)

20% Education (extension to school)

Current use

Vacant or part used yards and employment premises. Note that the site now excludes the Aldi and Coop stores.

Development constraints / issues

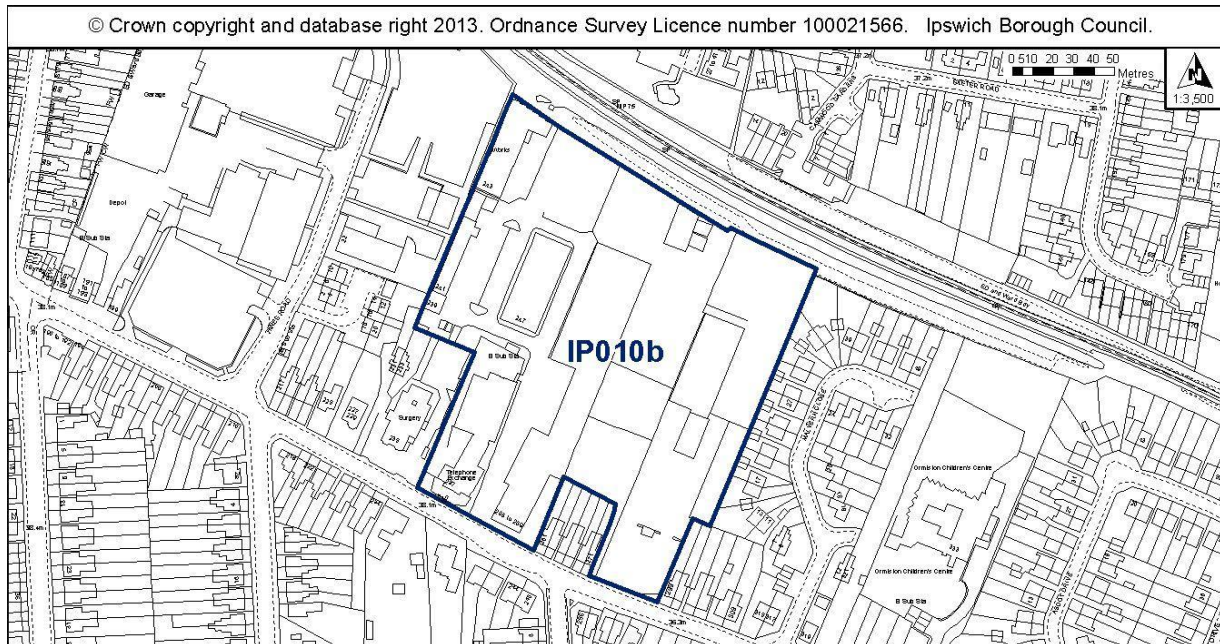
Expansion needed at Rose Hill School.

Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.

In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains (IPS 056). Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.

Site ref: IP010b (UC010) Felixstowe Road

Site area: 2.79ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity – site area to be reduced?
Primary	Residential	75 (45dph* on 60% of site)
Secondary	Current employment uses (land not available for development)	-

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 For the whole of site UC010 which now equates to IP010a and IP010b:

- 80% housing at medium density – 227 dwellings
- 20% Education and Community Facilities

Consultation draft 2013

60% housing at medium density (just on IP010b) – 75 dwellings (current uses retained on remainder)

Current use

Various employment uses and multiple occupiers

Development constraints / issues

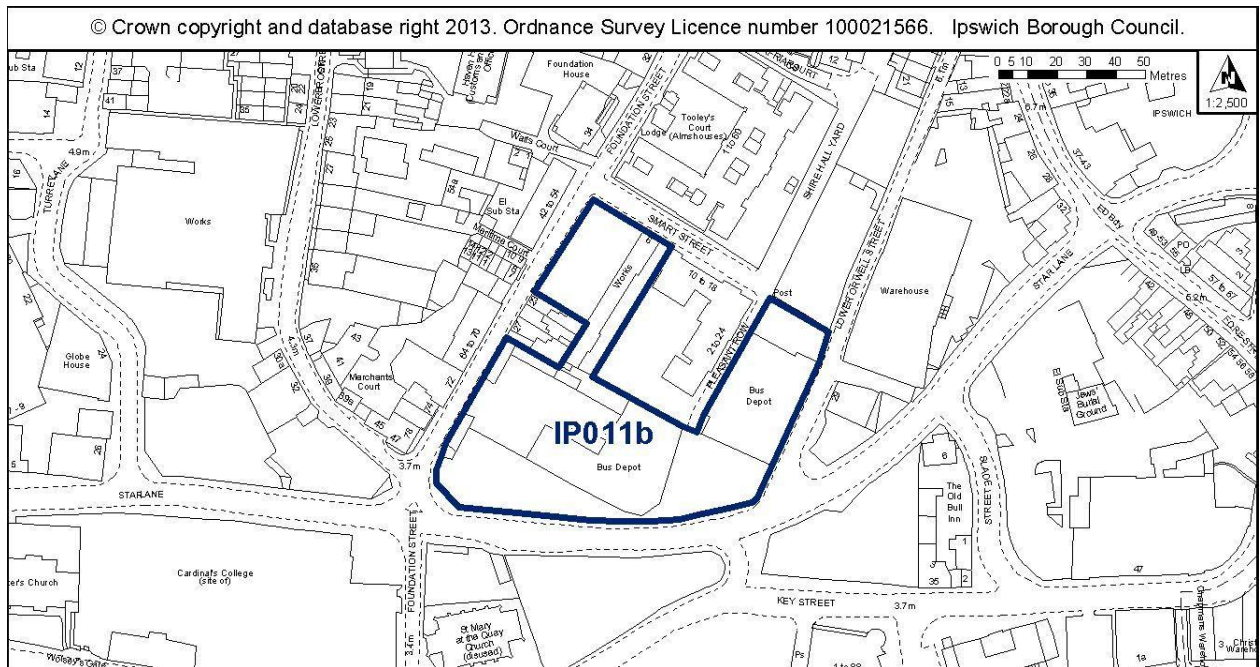
Redevelopment is dependent on existing uses being relocated.

Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.

In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains on Foxhall Road (IPS 056). Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.

Site ref: IP011b (UC011) Smart Street / Foundation Street

Site area: 0.69ha



Proposed Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

80% housing at high density – 112 dwellings (on larger site including former Gym and Trim)
 20% B1 employment

Consultation draft 2013

80% housing at high density – 61 dwellings
 20% B1 employment

Current use

First bus depot, car park and employment works.

Development constraints / issues

Bus depot needs to be relocated before development could commence.

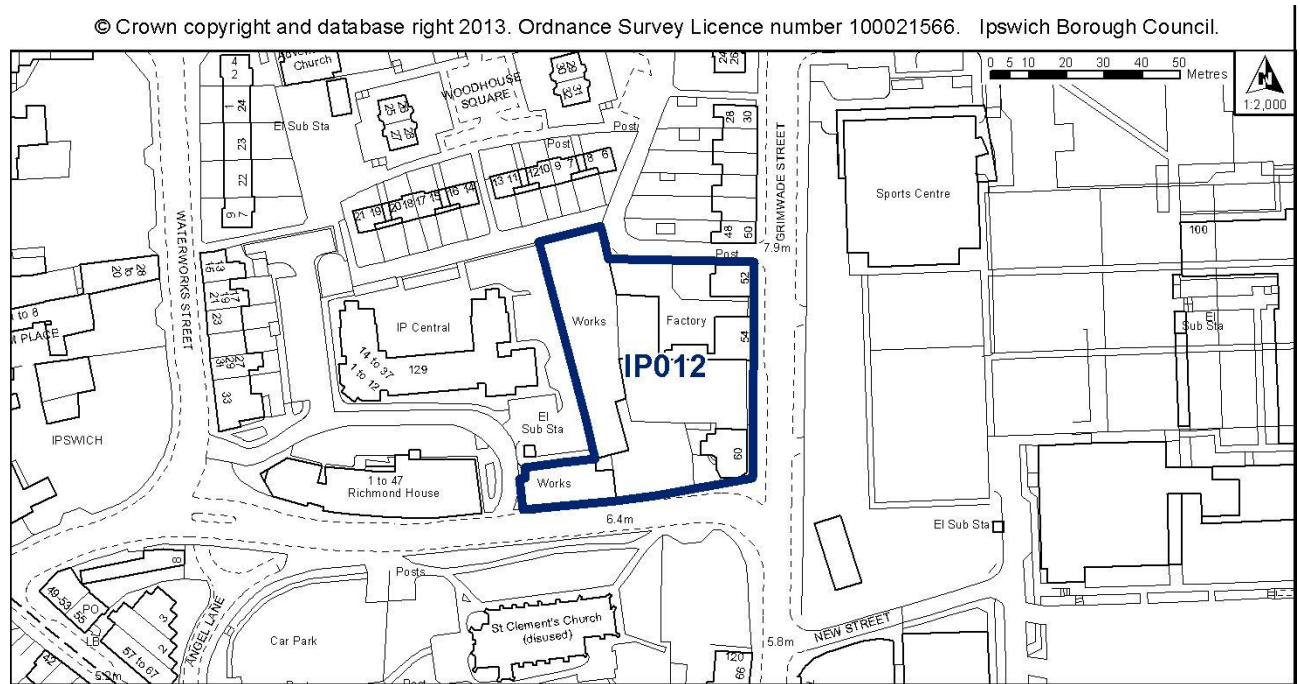
Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.

This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes three separate Scheduled Monument areas of National Importance, all relating to the Middle and Late Saxon town (SF 189b, 190 and 191; IPS 211, 212 and 213). As noted in Policy CS4, English Heritage consent would be needed for any development on Scheduled sites and they should be consulted at the earliest opportunity. Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). Outside the Scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.

Site ref: IP012 (UC012) Peter’s Ice Cream

Site area: 0.32ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	29 (90dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at high density – 53 dwellings

Consultation draft 2013

100% housing at high density – 35 dwellings

Current use

Former ice cream factory and engineering works.

Development constraints / issues

Planning permission granted for student accommodation subject to a planning agreement (08/00978), however it is considered unlikely to come forward for this use.

Possible access constraints, close to an Air Quality Management Area, in an area of archaeological importance and there is possible contamination.

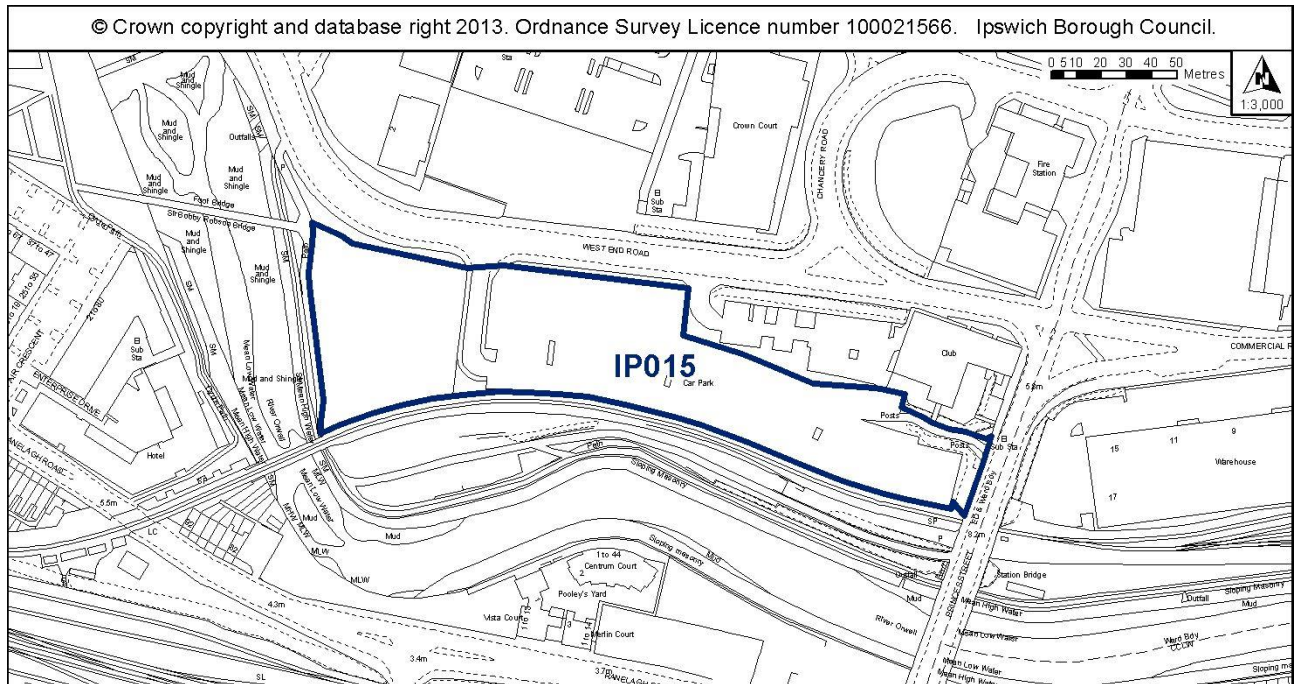
In terms of archaeology, this site lies in the historic core of Anglo-Saxon and medieval Ipswich, and could involve potentially high excavation costs. There is no objection in principle to development

but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

The site also lies close to the Central Conservation Area and listed St Clement's Church.

Site ref: IP015 (UC015) West End Road Surface Car Park

Site area: 1.22ha



Proposed Allocation Policies SP2, SP5 & SP17

Use(s)		Indicative capacity
Primary	Long stay car park	-
Secondary	Residential	22 (90dph on 20% of site*)
	Offices (B1a)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

- 20% housing at high density – 40 dwellings
- 10% B1 employment
- 70% Multi storey car park

Consultation draft 2013

- 20% housing at high density – 27 dwellings
- 10% B1 employment
- 70% Multi storey car park

Current use

Surface level long stay car parking.

Development constraints / issues

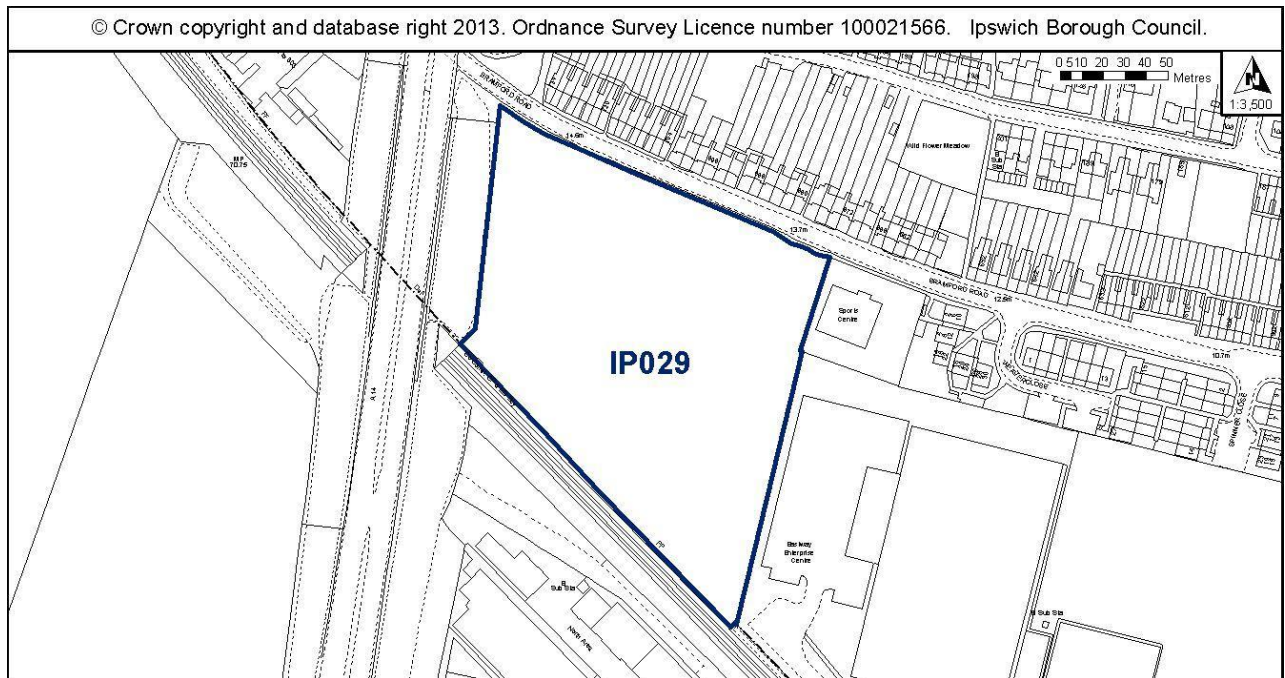
Existing car parking needs to be replaced on site and potentially that from Portman Road (IP051) also. The site should be master planned with the adjacent site to the south, fronting the river (IP083). Flood risk, possible contamination and adjacent to a listed building. Development principles for the River Corridor and Princes Street Corridor, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

In terms of archaeology, depending on the nature of any ground works, a condition may be attached to any grant of permission relating to archaeological investigation.

The site is close to a County Wildlife Site (the River).

Site ref: IP029 (UC030) Land Opposite 674-734 Bramford Road

Site area: 2.26ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	71 (45dph on 70% of site*)
Secondary	Amenity green space (on 30% of site)	0.68ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

50% housing at medium density – 85 dwellings

50% Open Space

Consultation draft 2013

70% housing at medium density – 71 dwellings

30% Open Space

Current use

Vacant land used informally for recreation. Part recently used in connection with rail chord works.

Development constraints / issues

Loss of informal open space, although it was not identified as recreational open space in the Open Space, Sport and Recreation Study 2009 or the 1997 Ipswich Local Plan. Access constraints, possible contamination, noise from the A14 and railway. The site has potential wildlife interest – a reptile

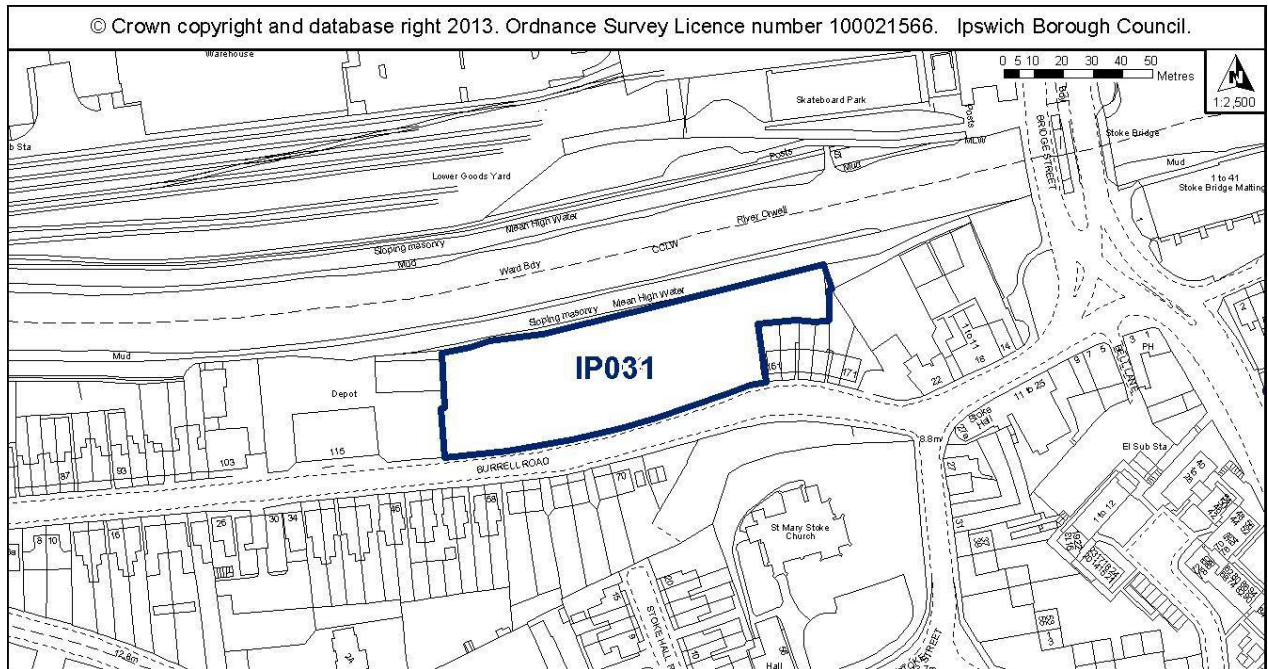
survey will be needed prior to any vegetation clearance and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. Design and layout would need to support the wildlife corridor function of the railway and A14.

The site offers the potential to provide a link road between Bramford Road and Europa Way. The impacts of such a link are currently being investigated by the Highway Authority. Should the site come forward for development in advance of the outcome being known, the layout should not prejudice the provision of the road.

In terms of archaeology, this site lies in the vicinity of Roman (IPS 242, IPS 233) and Prehistoric (IPS 018) sites. No objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP031 (UC032) Burrell Road

Site area: 0.44ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	20 (45dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at high density on a larger site of 0.74ha – 122 dwellings

Consultation draft 2013

100% housing at medium density – 20 dwellings

Current use

Car park.

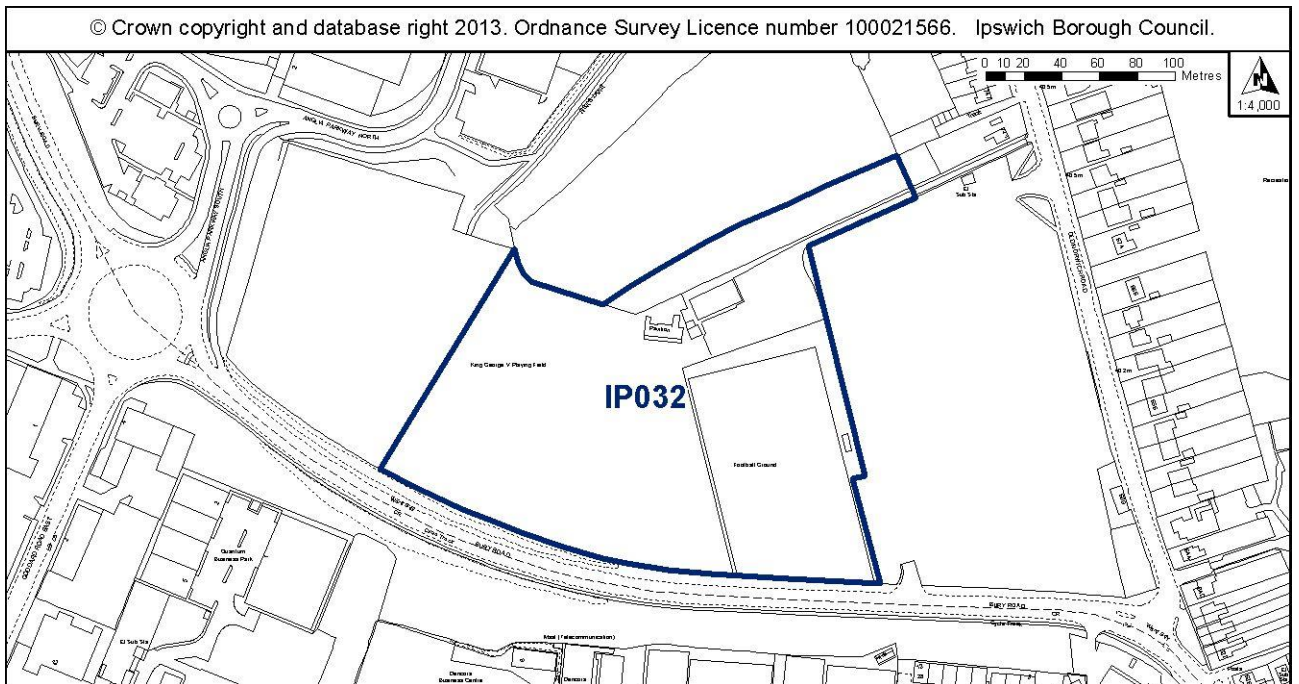
Development constraints / issues

In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this point.

This site lies along the bank of the Orwell, close to the Medieval church of St Mary at Stoke, which is Grade 1 listed. Should development have significant below ground impacts, a condition would be recommended relating to archaeology.

Site ref: IP032 (UC033) King George V Field, Old Norwich Road

Site area: 3.54ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	99 (35dph on 80% of site*)
Secondary	Amenity green space (on 20% of site)	0.71ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

50% housing at medium density – 97 dwellings

50% Open space

Consultation draft 2013

80% housing at low density – 99 dwellings

20% Open space

Current use

Playing fields

Development constraints / issues

Need prior provision of a replacement pitch and ancillary facilities such as changing rooms and spectator accommodation of equivalent or better quality and quantity in the locality. Currently there is planning permission in place for replacement pitches and changing facilities to be provided within Mid Suffolk District (reference 0254/13) north of Whitton Sports Centre. However more (80%) of the site can now be redeveloped than previously thought (50%) because the open space to the north of the site is being retained.

Possible access constraints, adjacent to Whitton Conservation Area, possible contamination. Trees on southern boundary protected by a TPO. Any cumulative impacts on the conservation area with the development of the adjacent site IP005 will need to be taken into account.

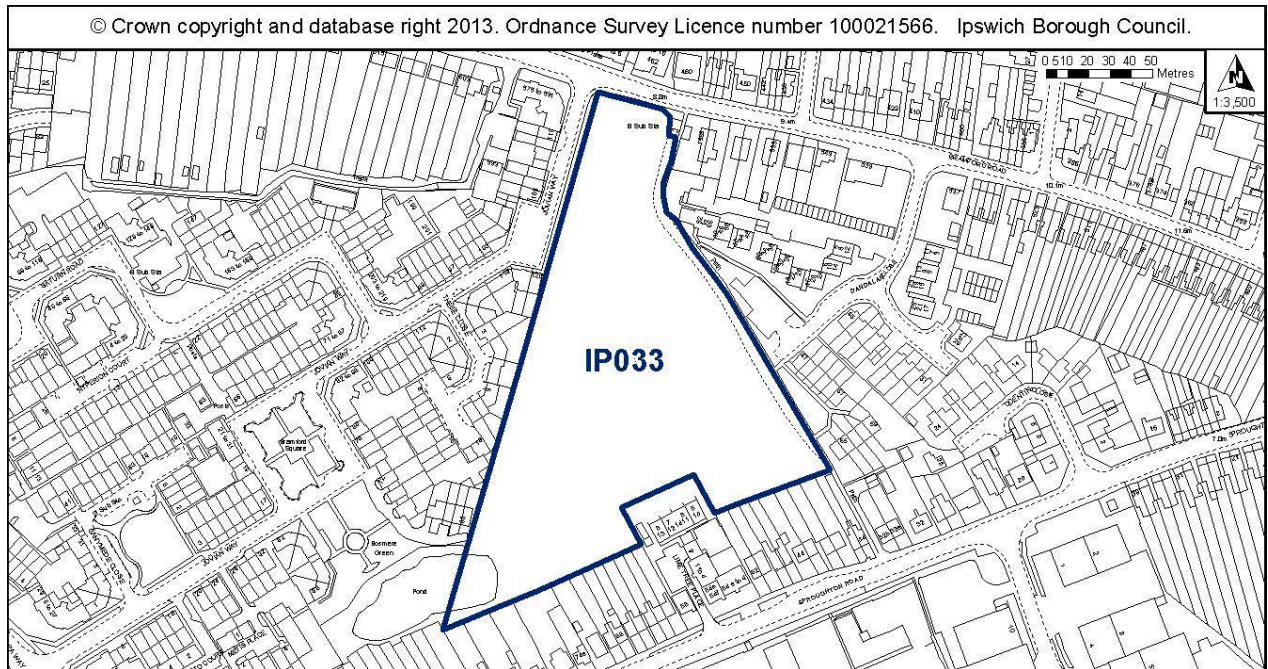
This site has been evaluated for archaeology and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

The Council has published a development brief for this site and the adjacent former Took's bakery site (reference IP005).

Site ref: IP033 (UC034) Land at Bramford Road (Stock's site)

Site area: 2.03ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	46 (45dph on 50% of site*)
	Amenity green space (on 50% of site)	1.02ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

20% housing at medium density – 22 dwellings

80% Open space

Consultation draft 2013

50% housing at medium density – 46 dwellings

50% open space

Current use

Open land (fenced).

Development constraints / issues

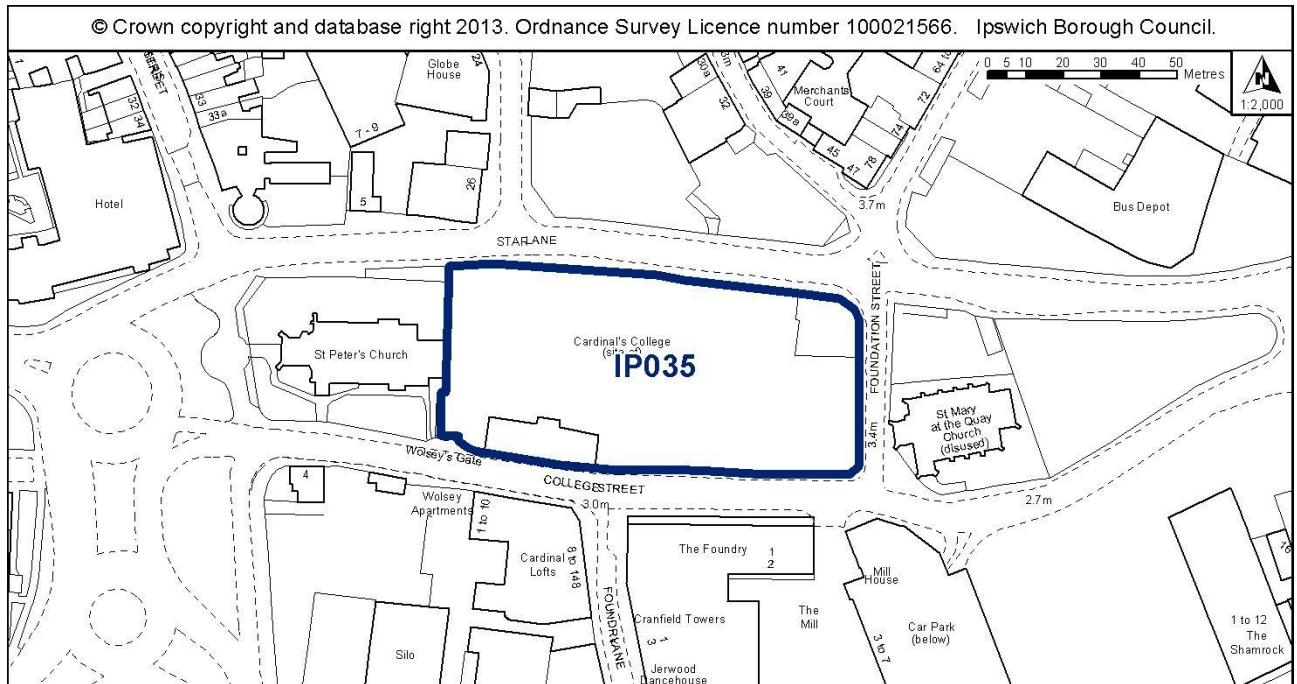
Possible access constraints, possible contamination (former landfill), local wildlife site. A reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

Development should retain a thick, scrubby buffer around the pond. Please refer to the Ipswich Wildlife Audit 2012.

In terms of archaeology, there were gravel pits across part of the site. Bronze Age and Neolithic finds were recovered (IP018), and Saxon remains were recorded to the south (IPS 499). Evaluation is needed to identify the impact of past land use. There are Saxon sites between this one and the river (IPS 395). There is no objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Early evaluation is advisable.

Site ref: IP035 (UC036) Key Street / Star Lane / Burtons Site

Site area: 0.54ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area) Hotel / Leisure	2,000sqm -
Secondary	Retail (small scale)	Some individual units up to 200sqm – subject to Core Strategy review policy DM23

Preferred Option 2007

30% B1 employment; 50% hotel; 10% small scale retailing or food and drink; 10% car parking

Consultation draft 2013

40% B1 office; 40% hotel; 10% small scale retail; 10% car parking

Current use

Vacant land.

Development constraints / issues

Access constraints, within an Air Quality Management Area, in an area of archaeological importance and a conservation area, possible contamination, in a flood zone and listed buildings on or adjacent to the site.

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

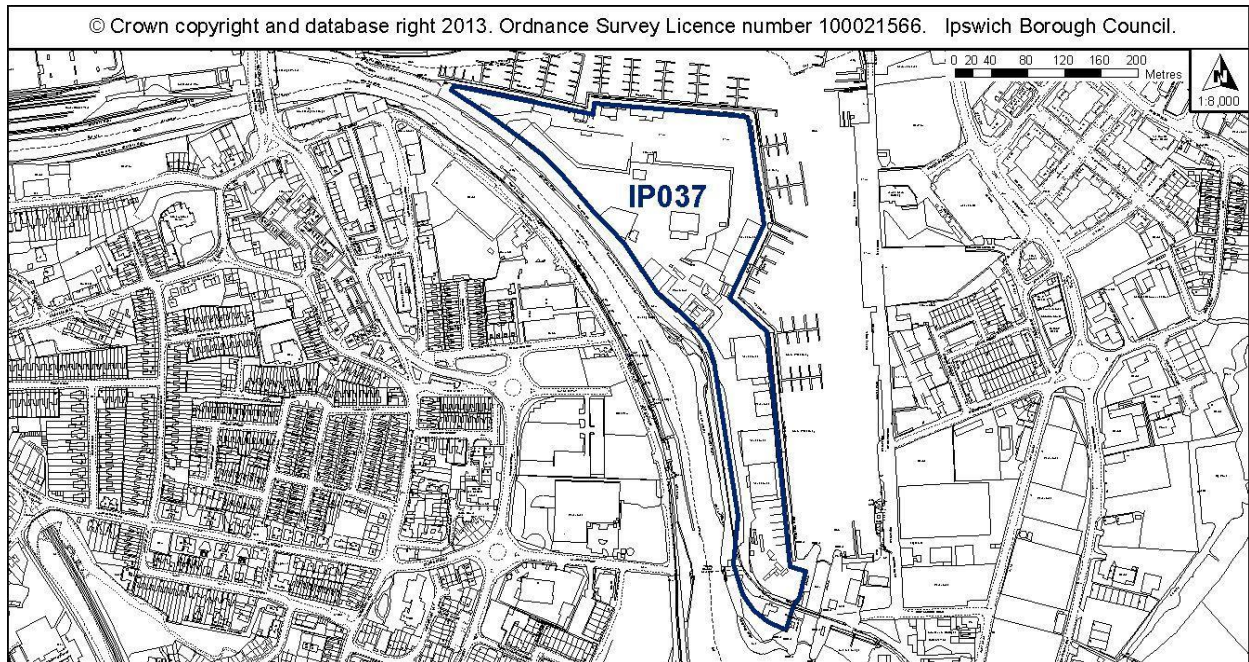
In terms of archaeology, this site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There are possible remains of Wolsey's College, and a Quaker burial ground. There is potential for waterlogged remains.

This site is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.

The archaeological works required will comprise the total archaeological excavation of the site, prior to development. Mitigation on this site is likely to be extensive and expensive. Development should show consideration for the adjacent Grade 1 medieval listed churches of St Peter's and St Mary Quay. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP037 (UC038) Island Site

Site area: 6.02ha



Proposed Allocation Policies SP2, SP5, SP6 & SP15

Use(s)		Indicative capacity
Primary	Residential	271 (90dph on 50% of site*)
Secondary	Amenity green space (minimum of 15%) Employment and leisure relating to Ipswich Haven Marina (as existing and additional as may be proposed) Restaurant and small retail (as existing)	0.90ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

50% housing at high density – 497 dwellings

30% Employment and leisure

15% Open space

5% Small scale retail/café/ restaurant

Consultation draft 2013

50% housing at high density – 271 dwellings

30% B1 employment and leisure

15% Open space

5% Small scale retail/café/ restaurant

Current use

Mix of uses – boat building, fitting and servicing, pub/restaurant, industrial uses.

Development constraints / issues

Redevelopment will be dependent on the intentions of existing businesses. The aim would be to retain and incorporate the existing boat-related uses and leisure uses. Development would require the provision of additional vehicular and pedestrian/cycle access (see Policy SP9), including the provision of access for emergency vehicles as a priority. Any additional access would need to be risk assessed.

It is close to an AQMA, in an area of archaeological importance, forms a large part of the Wet Dock Conservation Area, is in a flood zone, and close to the Orwell Estuary Special Protection Area. Its proximity to the Special Protection Area may necessitate an Appropriate Assessment of development proposals under the Habitat Regulations.

Development principles for the Island Site are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A'). They include, for example, retaining and refurbishing historic structures such as the local keeper's cottages and harbour master's house. The site will need to be master planned given its importance, and the master plan will need to address the development principles set out in the plan.

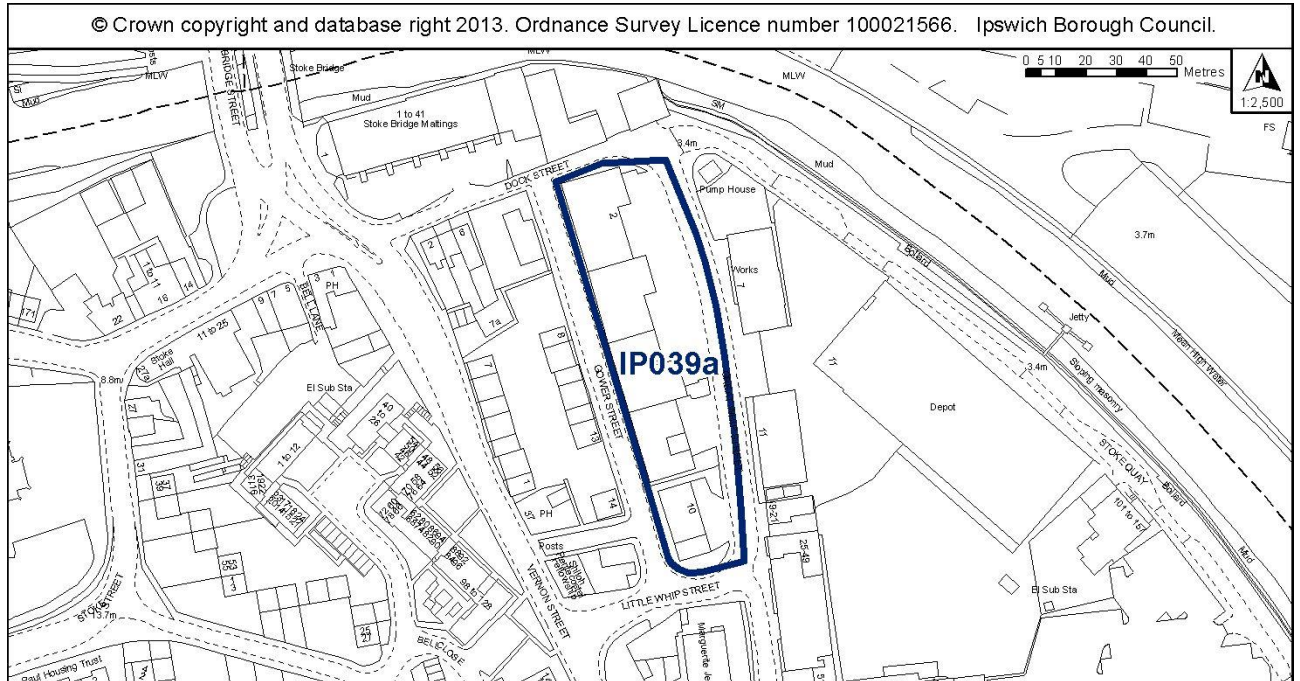
The granting of any permission will require a condition relating to archaeological investigation. There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed.

In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

The scale of residential development expected at the Island site would be sufficient to require early years provision. Its location would need to accord with the Council's Flood Risk and Development SPD and Technical Guidance to the NPPF 2012.

Site ref: IP039a (UC040 part) Land between Gower Street & Great Whip Street

Site area: 0.48ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	43 (90dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 For whole of IP040

80% housing at high density – 144 dwellings
 20% community use, workshops

Consultation draft 2013

100% housing at medium to high density – 43 dwellings

Current use

Part vacant industrial buildings.

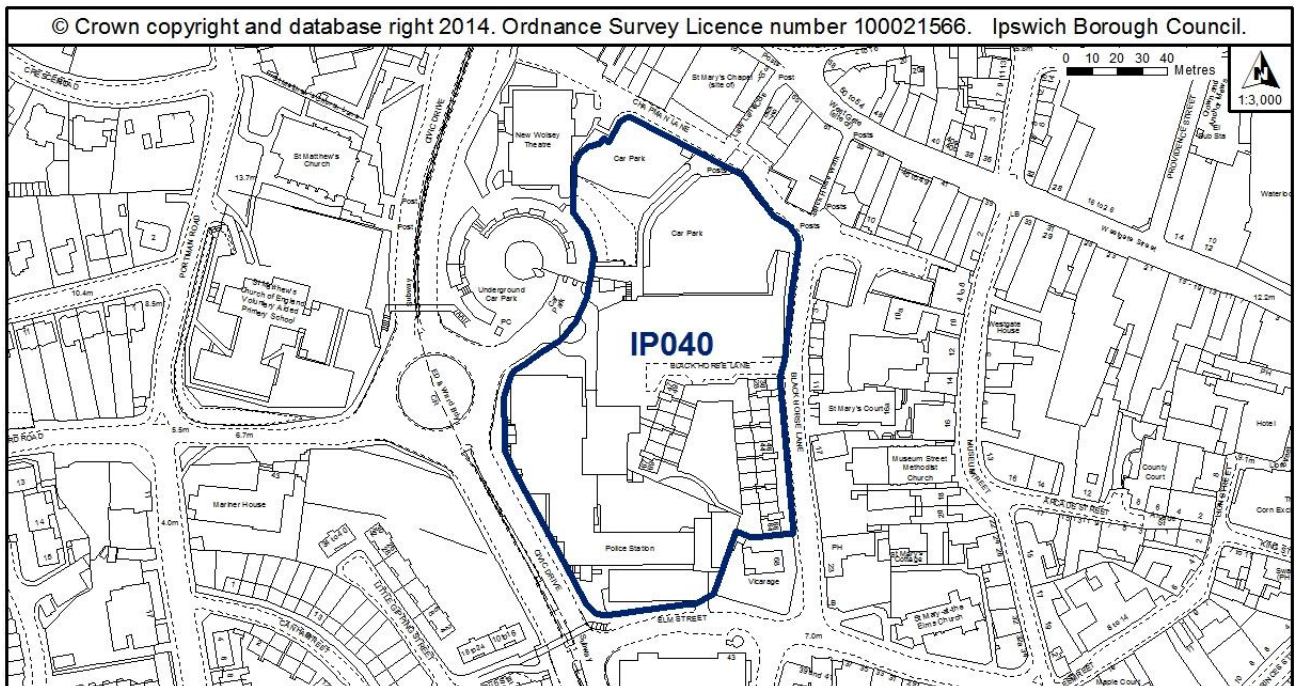
Development constraints / issues

In a flood zone, close to an Air Quality Management Area, adjacent to a listed building and conservation area, within area of archaeological importance, and possible contamination. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A').

In terms of archaeology, the site lies immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay (IPS 683). There is high potential for Middle Saxon archaeology. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

Site ref: IP040 & 041 (UC041 & 042) Civic Centre Area / Civic Drive

Site area: 1.60ha



Proposed Allocation Policies SP2 & SP10

Use(s)		Indicative capacity
Primary	Retail A1	10-15,000sqm
Secondary	Residential	0 net (100dph on 20% of site = 32, less 32 existing dwellings)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 Included as two separate sites previously.

IP041 20% housing at high density – 24 dwellings, 60% retail, 20% B1 employment

IP042 50% housing at high density – 43 dwellings, 50% B1 employment

Consultation draft 2013 On site excluding residential area west of Black Horse Lane

80% retail

20% housing at high density – 28 dwellings

Current use

Vacant development site, former county court and police station and part residential.

Development constraints / issues

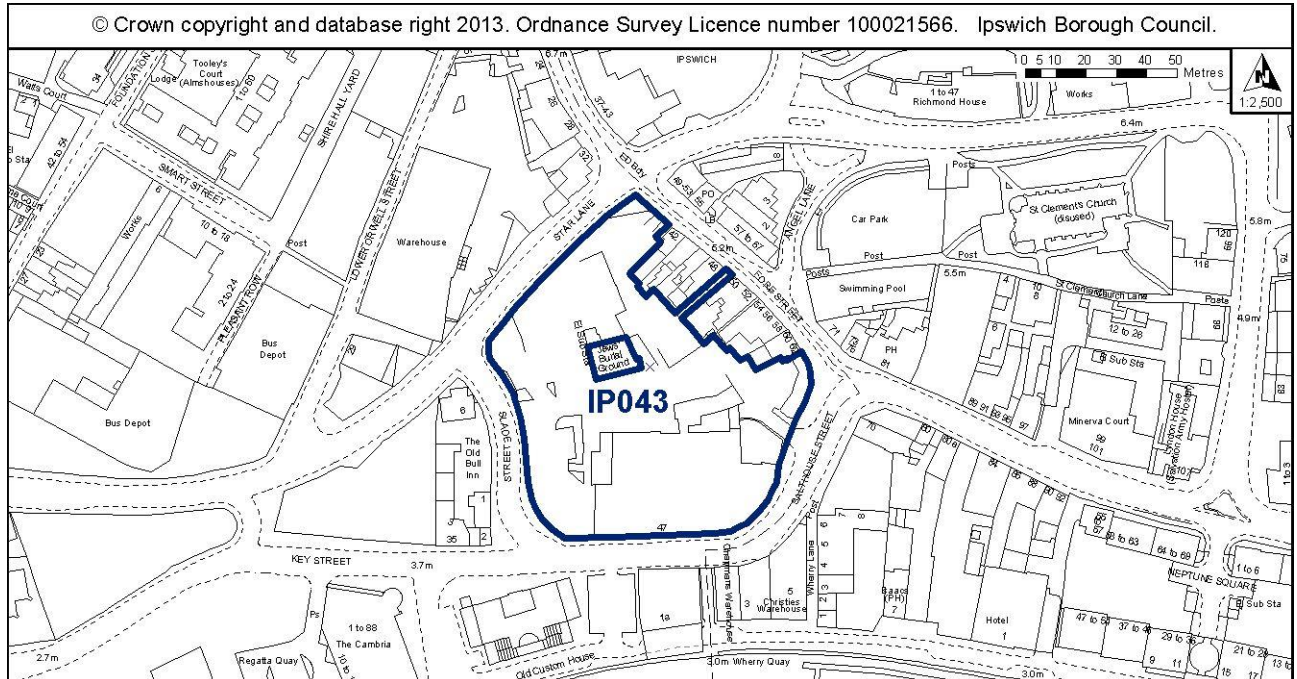
All the previous non-residential uses have now been relocated from this site. There is possible contamination. Residential use could be located above or adjacent to retail uses.

The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. St Matthews Church (Grade II* listed) also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').

This site lies in the historic core of Anglo-Saxon and medieval Ipswich. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

Site ref: IP043 (UC044) Commercial Buildings and Jewish Burial Ground, Star Lane

Site area: 0.70ha



Proposed Allocation Policies SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

No allocation in 2007, as the site had planning permission for commercial and residential mixed use.

Consultation draft 2013

80% housing at a high density – 61 dwellings

20% B1 employment / leisure

Current use

Vacant site, Jewish Burial Ground

Development constraints / issues

Access, Air Quality Management Area, area of archaeological importance and flood risk.

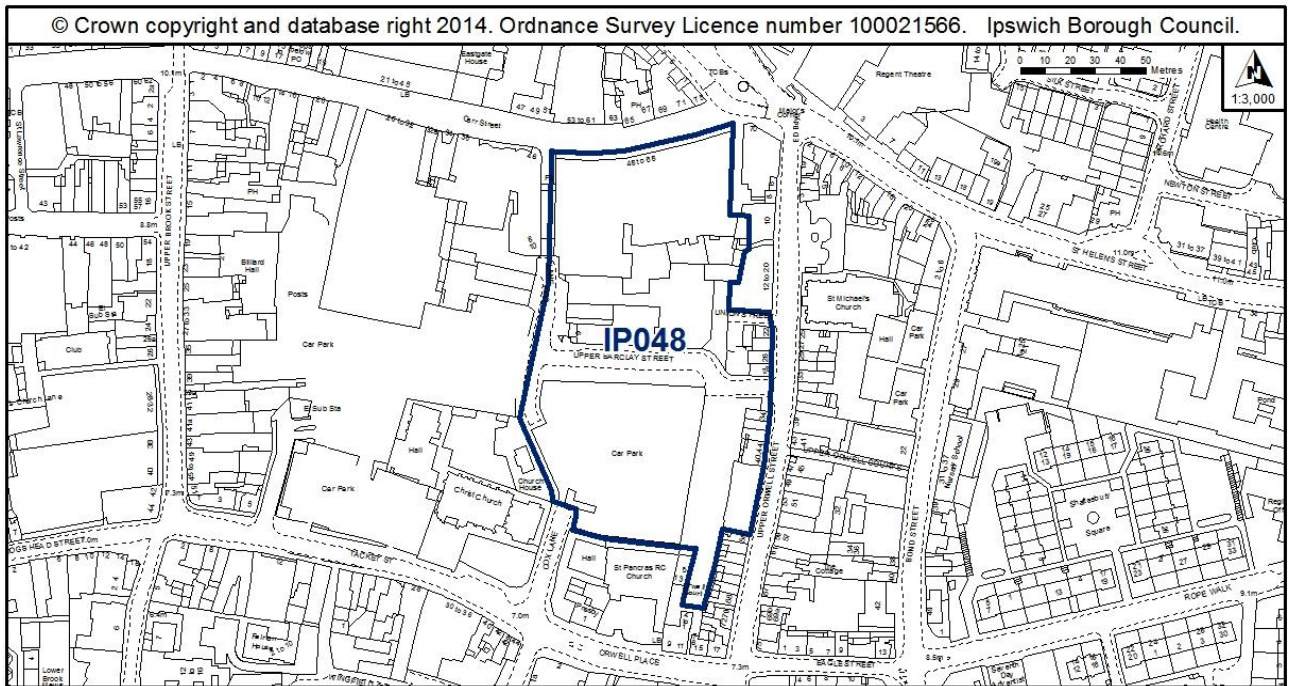
This is a sensitive site in heritage terms, located partly within the Central Conservation Area and containing Grade II listed buildings and adjoining others. Archaeological issues include the Jewish Burial Ground.

It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

This site is within the urban core (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains (IPS 639, 371, 372, 358). There is outstanding post-excavation work under IP/11/00267). Development of the site could involve potentially high excavation costs. The site presents opportunities for enhancing the Jewish Burial Ground. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

Site ref: IP048 (UC051) Mint Quarter east of Cox Lane

Site area: 1.33ha



Proposed Allocation Policies SP2, SP6 & SP17

Use(s)		Indicative capacity
Primary	Residential 60% Amenity green space & short stay multi-storey car parking 40%	72 (90dph on 60% of site) -

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 (For whole site, east and west of Cox Lane)

20% housing at high density – 89 dwellings

80% retail, car park and food & drink

Consultation draft 2013

60% housing at high density – 73 dwellings

40% open space and short stay car parking

Current use

Surface level short stay car parking, vacant shops

Development constraints / issues

Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the west part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

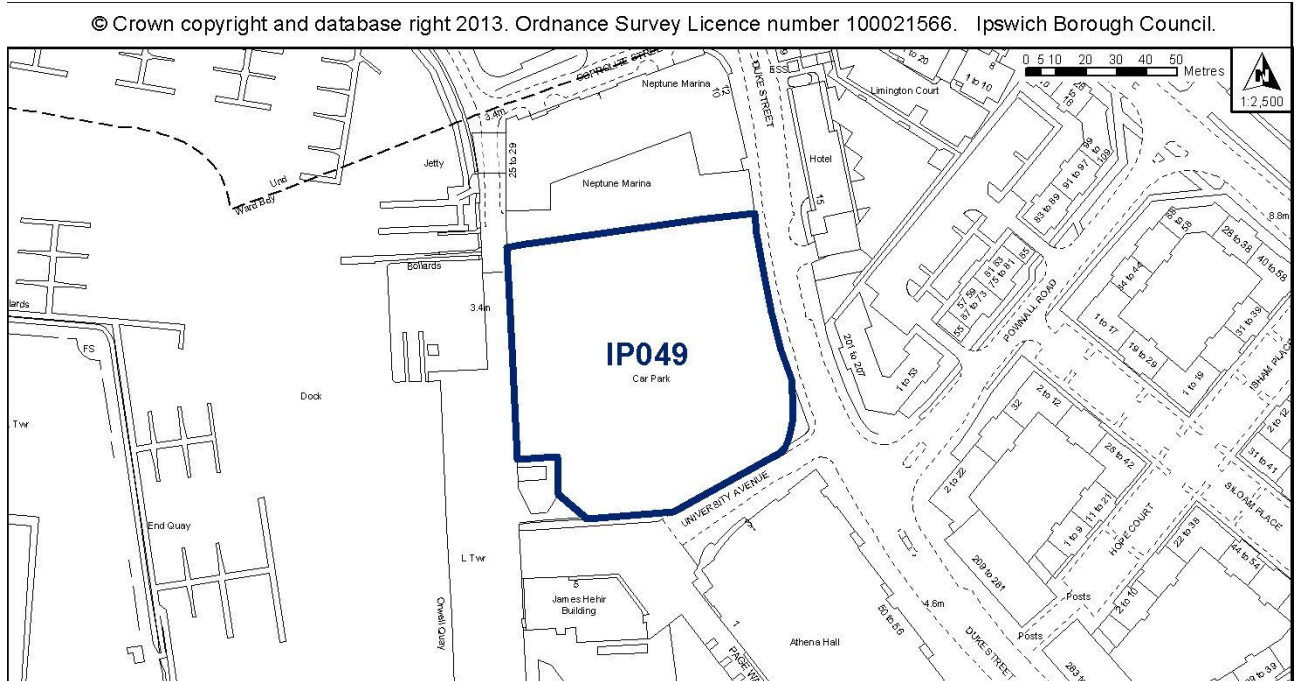
Close to an Air Quality Management Area, in an area of archaeological importance, adjacent to the Central Conservation Area and listed buildings, possible contamination and TPOs on site or nearby (an application for Tree Works may be needed). The locally listed façade to Carr Street is to be retained.

Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

Much of this site is a Scheduled Monument, therefore separate Scheduled Monument Consent will need to be obtained in addition to planning permission. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. Development would require full assessment prior to the granting of any proposals - DBA, building survey and evaluation. Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites. Should the principle of any development be acceptable, archaeological remains will be complex, important and involve significant costs. Archaeological management would be a major consideration and should to involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).

Site ref: IP049 (UC052) No. 8 Shed, Orwell Quay

Site area: 0.76ha



Proposed Allocation Policy SP12 and SP17

Use(s)	Indicative capacity	
Primary	Education / Waterfront uses Public car parking	- -
Secondary	Ancillary uses to university (e.g. GP surgery)	-

Preferred Option 2007

50% housing at high density – 62 dwellings; 20% hotel; 20% public car parking and 10% small scale leisure / retail.

Consultation draft 2013

Education and ancillary uses, Waterfront uses, public car parking.

Current use

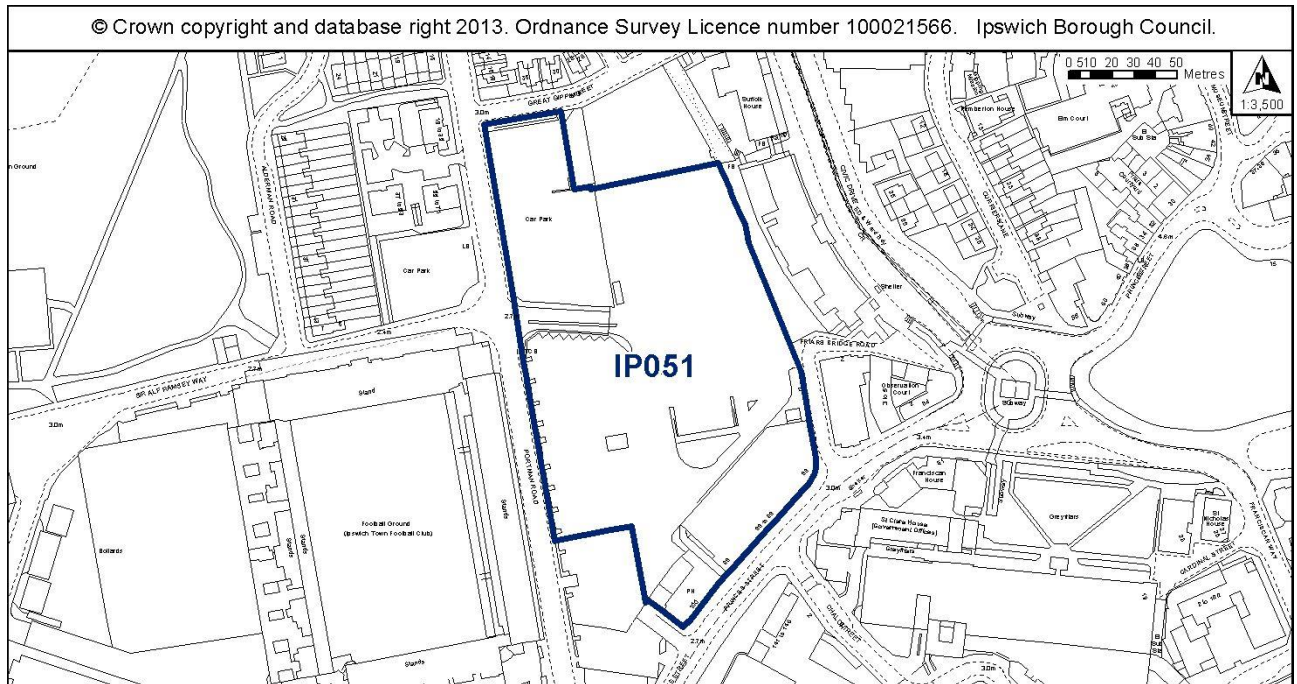
Temporary surface level long stay car parking.

Development constraints / issues

Within a flood zone and an area of archaeological importance and close to an Air Quality Management Area. It is adjacent to a conservation area and there may be contamination. Archaeology will need to be considered.

Site ref: IP051 (UC054) Old Cattle Market, Portman Road - South

Site area: 2.21ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	Offices (B1a)	20,000sqm
Secondary	Hotel / Leisure (and possible car parking)	-

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

40% large scale leisure; 20% employment; 10% hotel; 20% housing at high density – 83 dwellings;
10% small scale retail / food and drink

Consultation draft 2013

80% B1 office employment
20% hotel and leisure

Current use

Surface level long stay car parking, public house, vacant former car showroom, vehicle repair workshop.

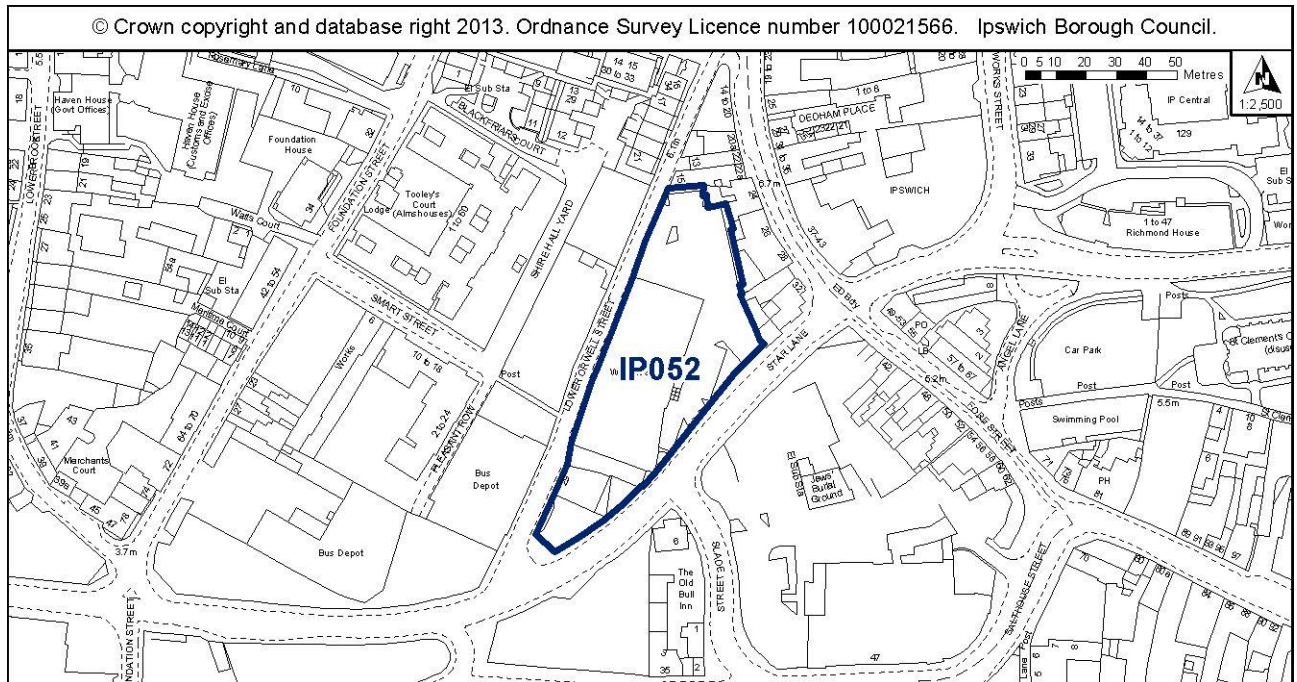
Development constraints / issues

There may be a need to provide replacement car parking on site before the site can be redeveloped and/or this may be accommodated at the site on West End Road (IP015). Possible contamination and in a flood zone. Development principles for River Corridor and Princes Street Corridor Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F'). They include creating a new townscape of well defined blocks east of Portman Road.

In terms of archaeology, this site has potential for palaeo-environmental and waterlogged remains. There may be potential for waterlogged remains relating to the waterfront, and Friar's Bridge (IP260). A desk-based assessment should be undertaken, with an appropriate level of field evaluation that is informed by its results.

Site ref: IP052 (UC055) Land between Lower Orwell Street & Star Lane

Site area: 0.40ha



Proposed Allocation Policy SP3 & SP5

Use(s)		Indicative capacity
Primary	Residential	29 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

80% housing at high density – 53 dwellings
 20% employment B1 office

Consultation draft 2013

80% housing at high density - 44 dwellings
 20% employment B1 office

Current use

Vacant warehouse, gym, hand car wash, temporary car parking.

Development constraints / issues

Within an Air Quality Management Area and an area of archaeological importance and adjacent to a conservation area and a Grade II* listed building to the north (24 Fore Street).

Possible contamination and part within a flood zone.

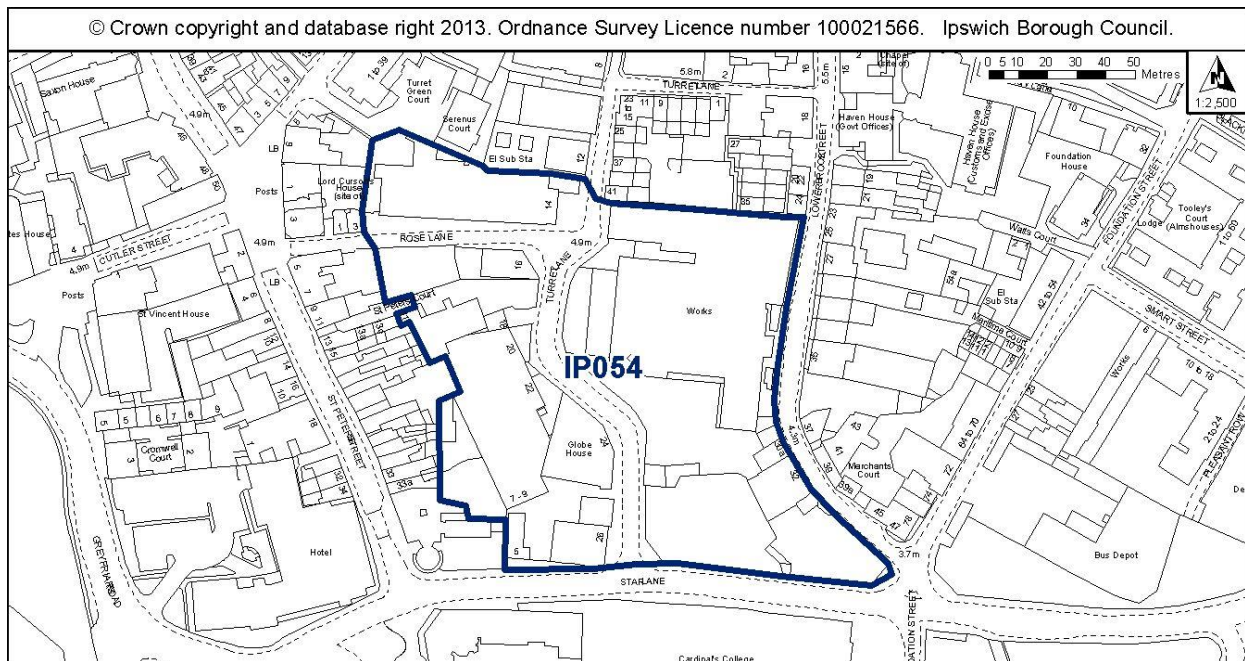
Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

In terms of archaeology, this site is within the urban core (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (SF 189-191). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve potentially high excavation costs. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

Any opportunity to widen the Star Lane footways through redevelopment would be welcomed, to deliver potential improvements to the visual, pedestrian, cyclist and air quality environment of Star Lane.

Site ref: IP054 (UC057) Land between Old Cattle Market & Star Lane

Site area: 1.72ha



Proposed Allocation Policies SP2, SP5 & SP17

Use(s)		Indicative capacity
Primary	Office / Leisure	10,000sqm
Secondary	Housing	28 (55dph* on 30% of site)
	Small scale retail	Some individual units up to 200sqm – subject to Core Strategy review policy DM23
	Possible public car parking	
	Electricity sub-station	

* lower than policy minimum assumed due to locational characteristics

Preferred Option 2007

- 50% housing at high density – 141 dwellings
- 30% B1 employment and electricity sub station
- 20% small scale retail, leisure, food and drink

Consultation draft 2013

- 30% housing at medium density – 28 dwellings
- 70% B1 employment, leisure, electricity sub-station, possible car parking, small scale retail

Current use

To the west of Turret Lane, various employment uses, car parking. To the east of Turret Lane, vacant Archant works and car parking.

Development constraints / issues

Redevelopment will be dependent on the intentions of existing businesses.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area B'). They include, for example, a layout to relate to the historic street pattern and enhanced pedestrian linkage between the town centre and the Waterfront.

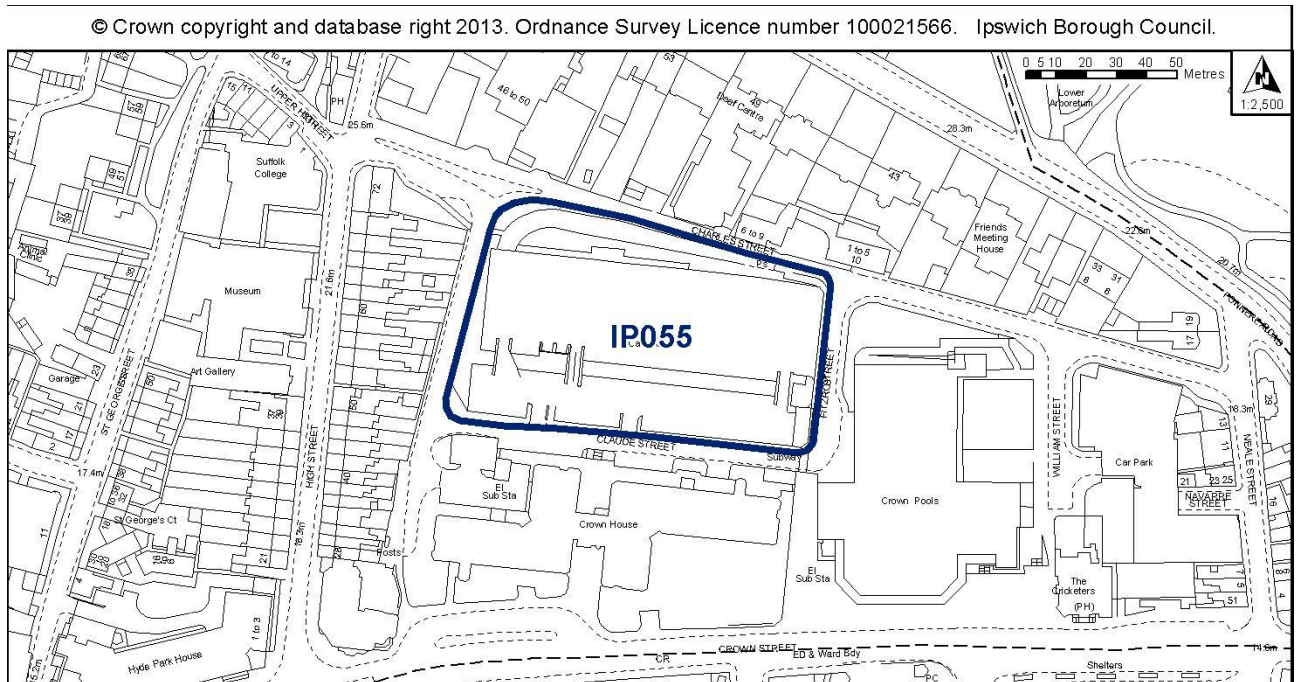
There is a need to protect land for an extension to the electricity sub-station or new provision within the site. Part of the Lower Brook Street frontage is within a conservation area and should be retained.

It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed).

This site includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b), which are statutorily protected as of National importance. Parts of the area have been investigated (IPS 214), IPS 369, IPS 574). This latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites and they should be consulted at the earliest opportunity. Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve early assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). The route of Turret lane should be protected in development proposals. Outside the scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

Site ref: IP055 (UC058) Crown Car Park, Charles Street

Site area: 0.70ha



Proposed Allocation Policy SP17

Use(s)	Indicative capacity
Public car park	-

Preferred Option 2007 As part of a larger site for comprehensive redevelopment:

- 30% retail
- 20% housing at high density – 64 dwellings
- 25% employment
- 25% multi storey car park

Consultation draft 2013

Public car park

Current use

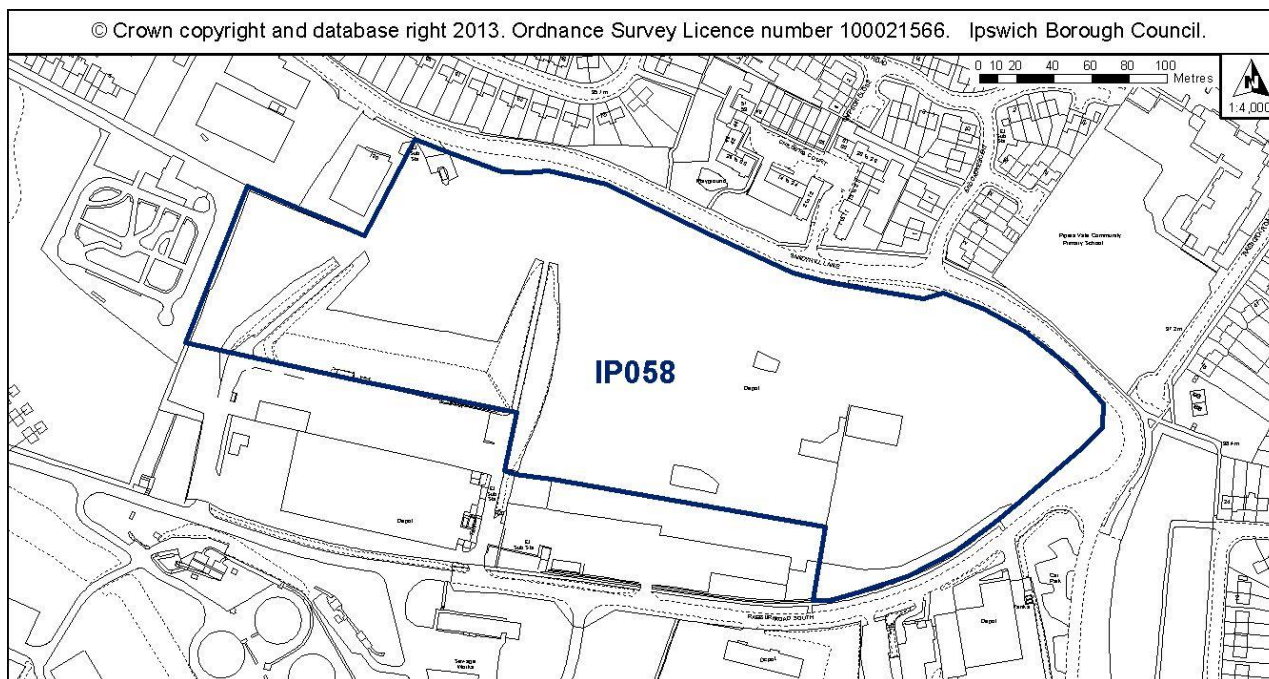
Public car parking.

Development constraints / issues

Close to an Air Quality Management Area, and adjacent to a conservation area and TPO protected trees (an application for tree works may be required).

Site ref: IP058 (UC061) Former Volvo Site, Raeburn Road South

Site area: 5.85ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25)	20,000sqm

Preferred Option 2007

50% housing at low density – 102 dwellings
50% employment

Consultation draft 2013

100% employment use (B1, B2, B8)

Current use

Part used as external storage space.

Development constraints / issues

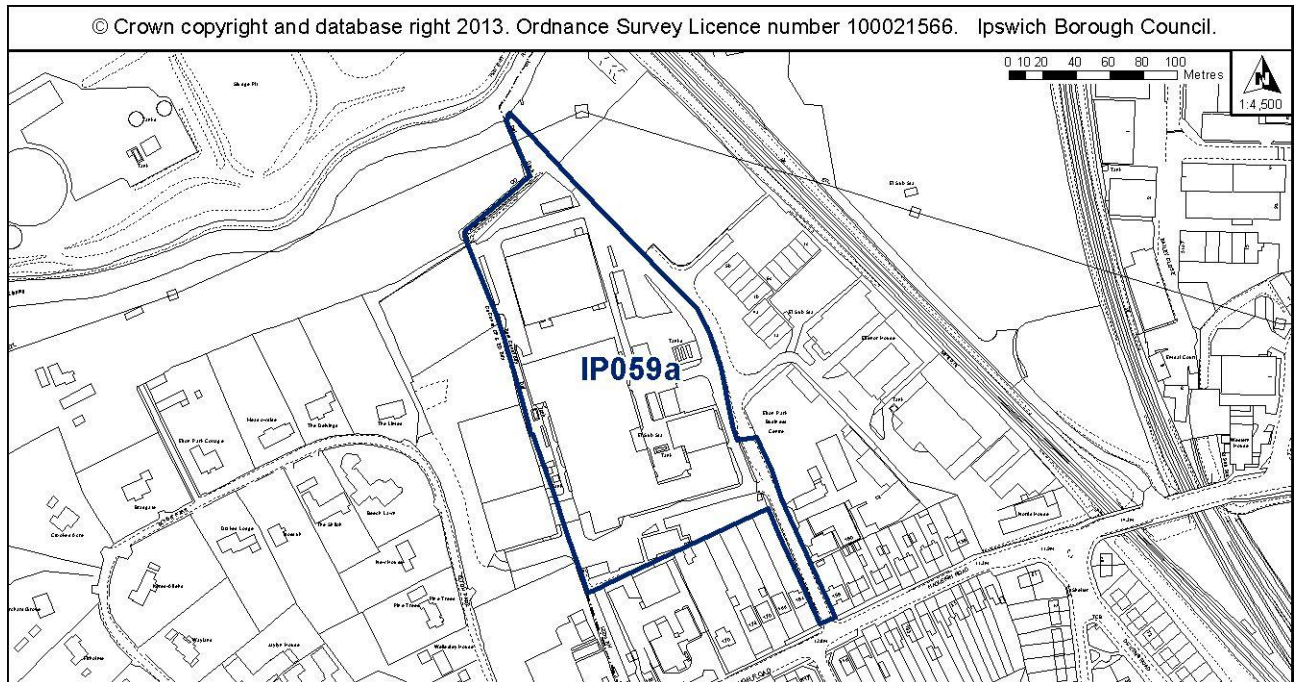
Access constraints, possible contamination, odour from the sewage works and the site is within a Landfill Consultation Zone. It is a designated County Wildlife Site although this may need to be reviewed because the quality of its flora has changed since designation. It has wildlife value, however, and forms part of the ecological network. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. New development will need to incorporate wildlife corridors. Please refer to the Ipswich Wildlife Audit 2012.

This site overlooks the Orwell and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instance.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth or diversion of assets may be required.

Site ref: IP059a (UC062 part) Elton Park Industrial Estate

Site area: 2.63ha



Proposed Allocation Policy SP2 & SP9

Use(s)	Indicative capacity
Residential	105 (40dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007 On a larger site of 6.61ha including the employment uses to the east

50% housing at medium density – 165 dwellings

50% employment

Consultation draft 2013

100% housing at low to medium density – 105 dwellings

Current use

Vacant employment site with redundant buildings.

Development constraints / issues

Need to ensure land is safeguarded to land a pedestrian and cycle bridge to the river path (see Policy SP9). Land to the east of the site to remain in employment uses.

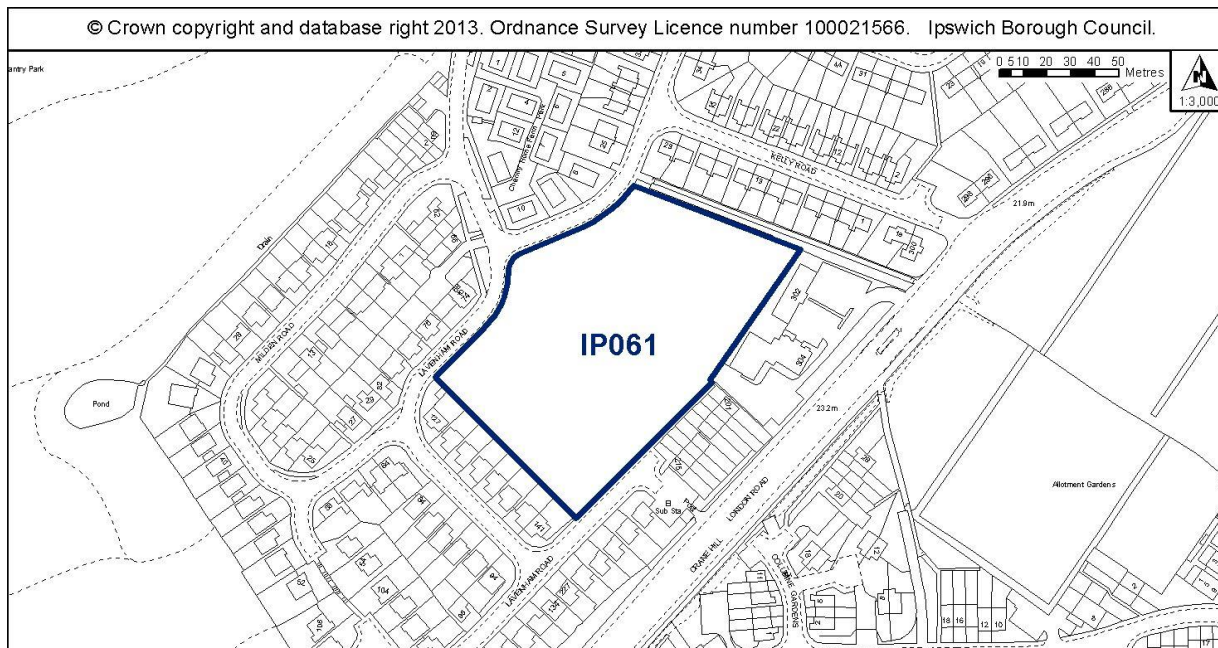
Possible contamination, TPO on site or nearby and adjacent to a flood zone. Need to address drainage issues.

In relation to archaeology, this site is in a topographically favourable location overlooking the River Gipping, in a general area of prehistoric remains (IPS 104, IPS 034). There is no objection in principle

to development but any permission will require a condition relating to archaeological investigation. A desk based assessment would be appropriate in the first instance, to establish impacts of past land use.

Site ref: IP061 (UC064) School Site, Lavenham Road

Site area: 1.08ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	30 (40dph on 70% of site*)
Secondary	Amenity green space (on 30% of site)	0.32ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

Proposed new primary school.

Consultation draft 2013

70% housing at a low to medium density – 30 dwellings
 30% open space

Current use

Open space.

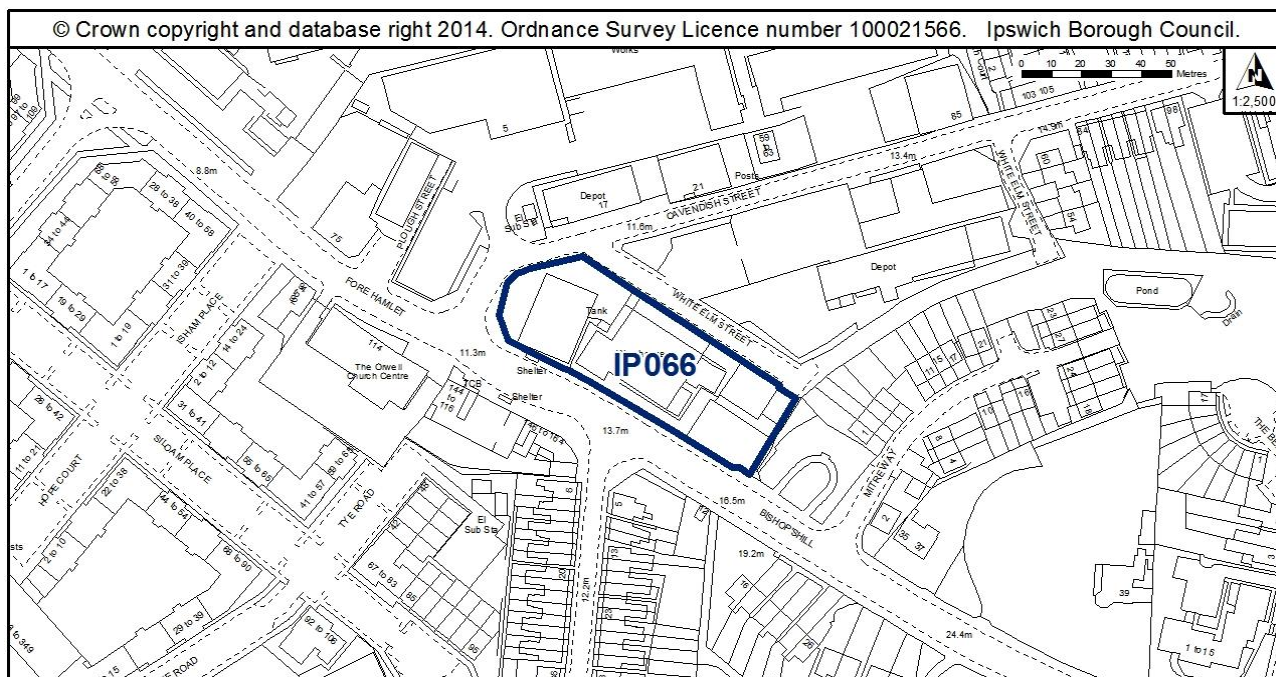
Development constraints / issues

The site is no longer required for a new school. The site was identified through the Open Space Sport and Recreation Study as park and garden and is used for informal recreation. It was identified as a school site through the 1997 Local Plan. The proposal is that 70% of the site is used for housing to improve the remaining open space. The type of open space provision would need to be agreed with the Council’s Parks and Open Spaces Service.

In terms of archaeology, this site is in the vicinity of a Bronze Age cremation (IPS017), and Roman and Iron Age finds (IPS 034, IPS 185). Depending on the nature of ground works, a condition may be recommended on any grant of permission to secure a programme of archaeological works. It is also adjacent to the listed building Crane Hall – development will need to have regard to the setting of the listed building.

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 SP2

Use(s)	Indicative capacity
Residential	18 (55dph)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at medium density – 12 dwellings

Consultation draft 2013

100% housing at medium density – 14 dwellings

Current use

Warehousing.

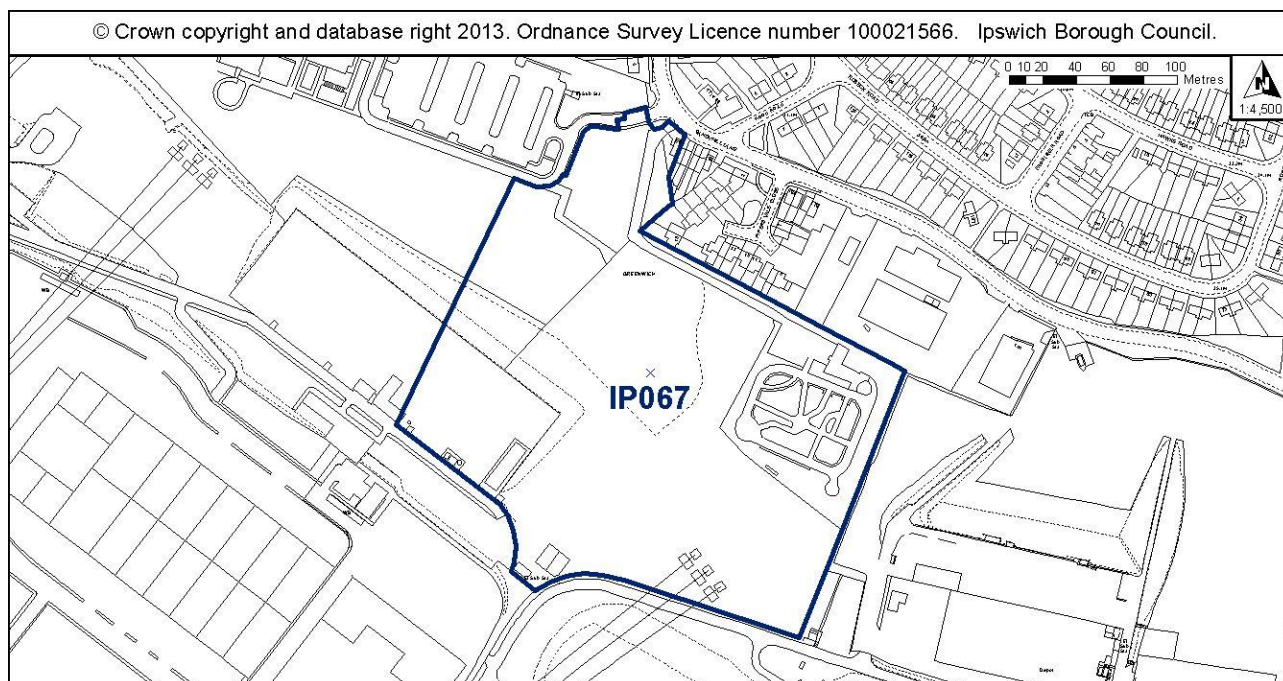
Development constraints / issues

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 SP5

Use(s)	Indicative capacity
Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25)	20,000sqm

Preferred Option 2007

50% housing at low density – 50 dwellings
50% employment

Consultation draft 2013

100% Employment (B1, B2, B8)

Current use

Vacant former British Energy Site

Development constraints / issues

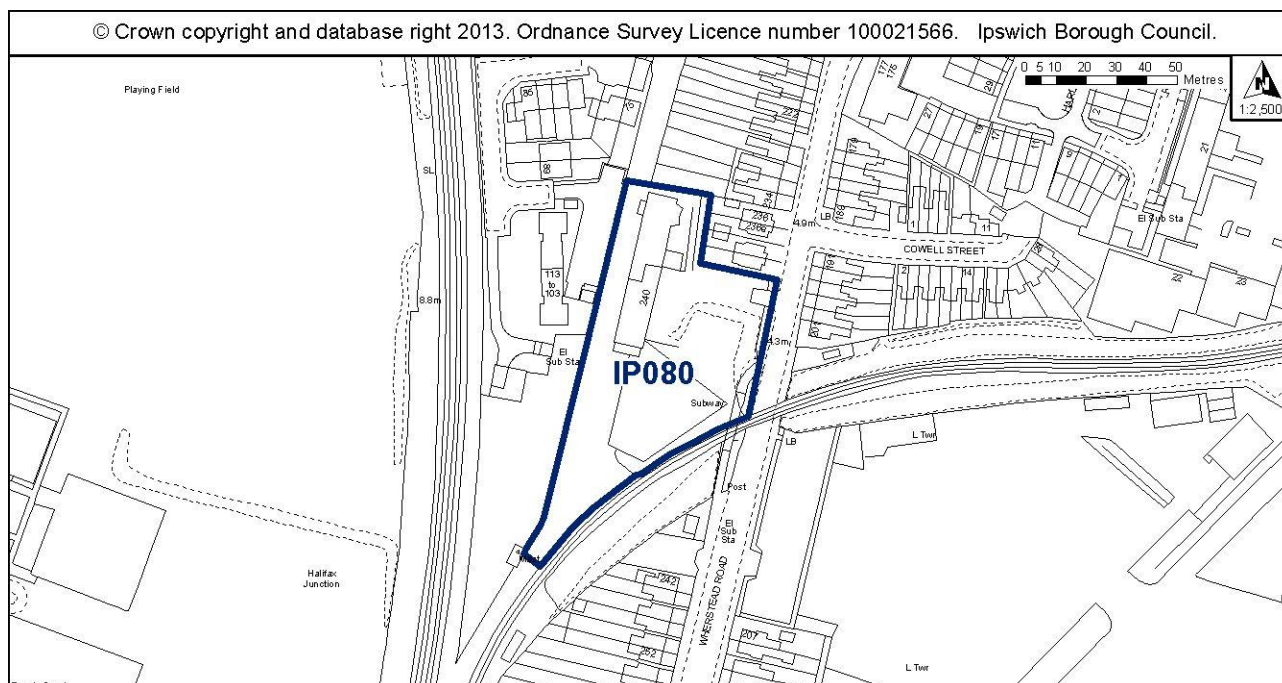
Access constraints, odour from the sewage works, possible contamination and the site is within a Landfill Consultation Zone. It is adjacent to a County Wildlife Site and forms part of the ecological network.

In terms of archaeology, this site overlooks the Orwell, in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instance.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth or diversion of assets may be required.

Site ref: IP080 (UC085) 240 Wherstead Road

Site area: 0.49ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	27 (55dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at low density – 20 dwellings

Consultation draft 2013

100% housing at medium density – 27 dwellings

Current use

Vacant land and buildings.

Development constraints / issues

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

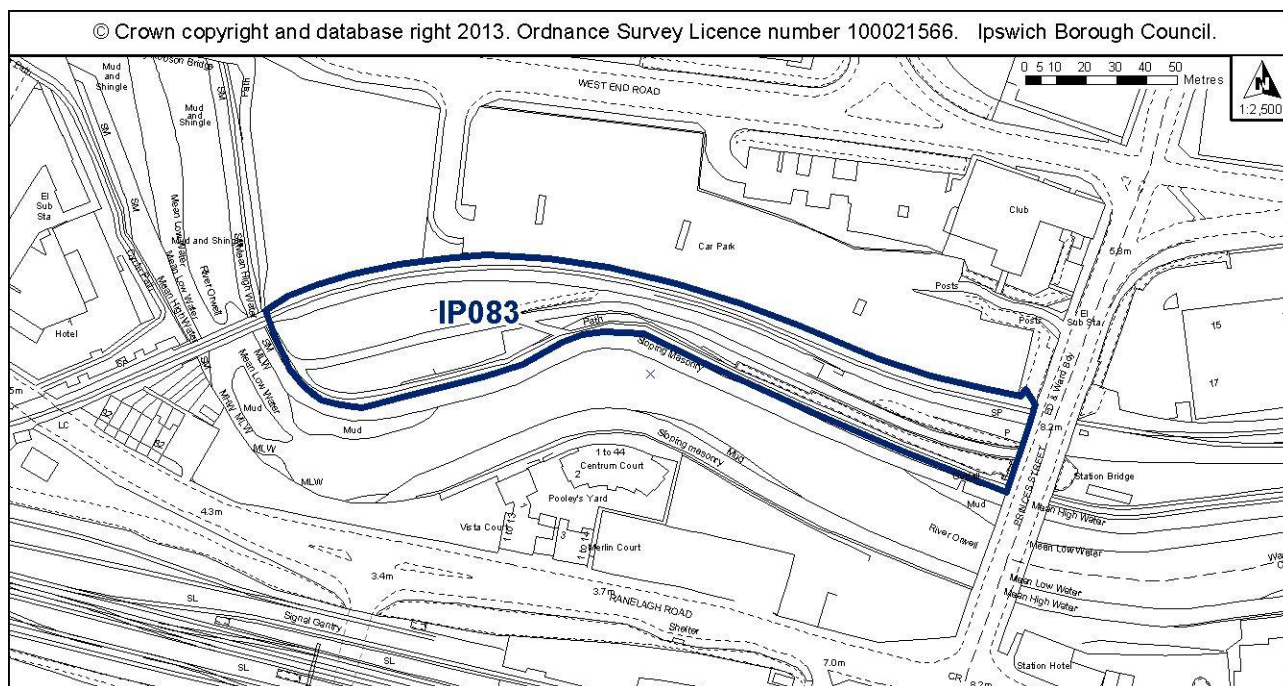
Possible contamination and adjacent to a flood zone. Also noise from the adjacent railway line.

There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation attached to any planning consent. This site is in the vicinity of Palaeolithic deposits, including the SSSI of the Stoke Bone Bed (IPS 163, IPS 468). It will require desk-based assessment in the first instance.

Development to explore the possibility of providing a pedestrian and cycle link through to Wherstead Road from the existing housing to the west.

Site ref: IP083 (UC089) Banks of river upriver from Princes Street

Site area: 0.76ha



Proposed Allocation Policy SP6

Use(s)		Indicative capacity
Primary	Public open space	-
Secondary	Extension of land uses in adjacent site IP015 along disused railway line	-

Preferred Option 2007

Open space, riverside path, public transport route, possible small scale retail / leisure / food & drink.

Consultation draft 2013

80% Public open space
 20% housing if planned with IP015 to the north

Current use

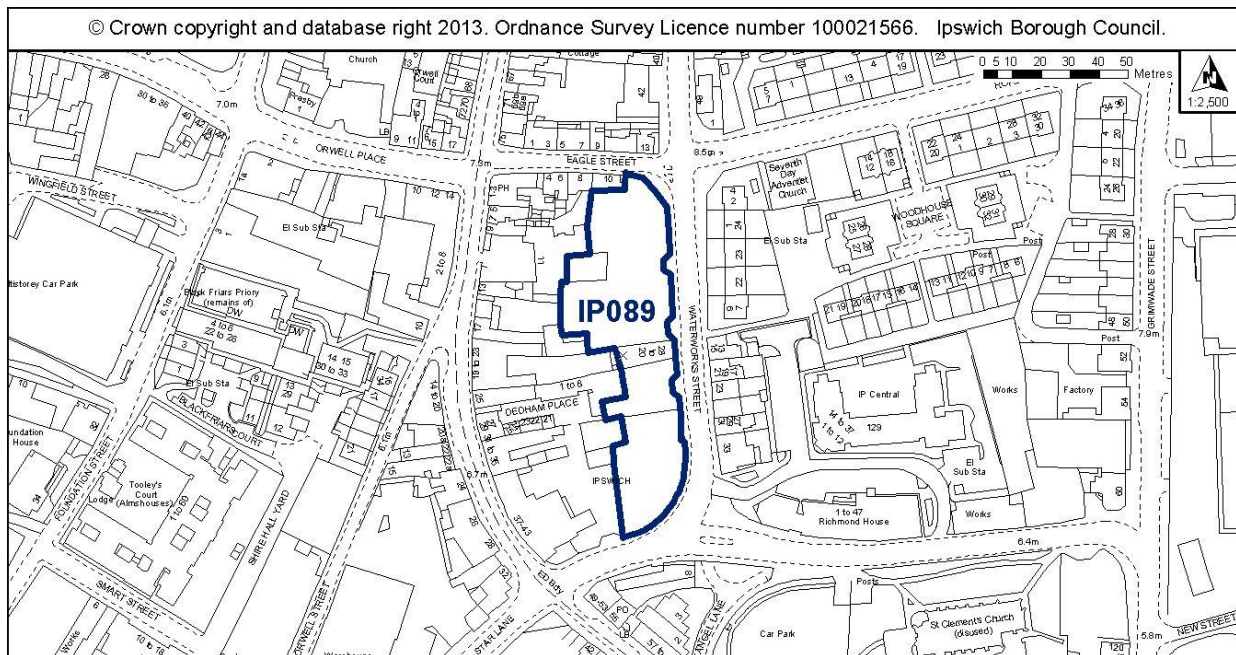
River path, overgrown areas, disused railway tracks.

Development constraints / issues

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. The site is close to a County Wildlife Site (the River).

Site ref: IP089 (UC096) Waterworks Street

Site area: 0.31ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	23 (90dph* less 5 existing houses)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at medium density – 17 dwellings

Consultation draft 2013

100% housing at high density – 29 dwellings

Current use

Car park

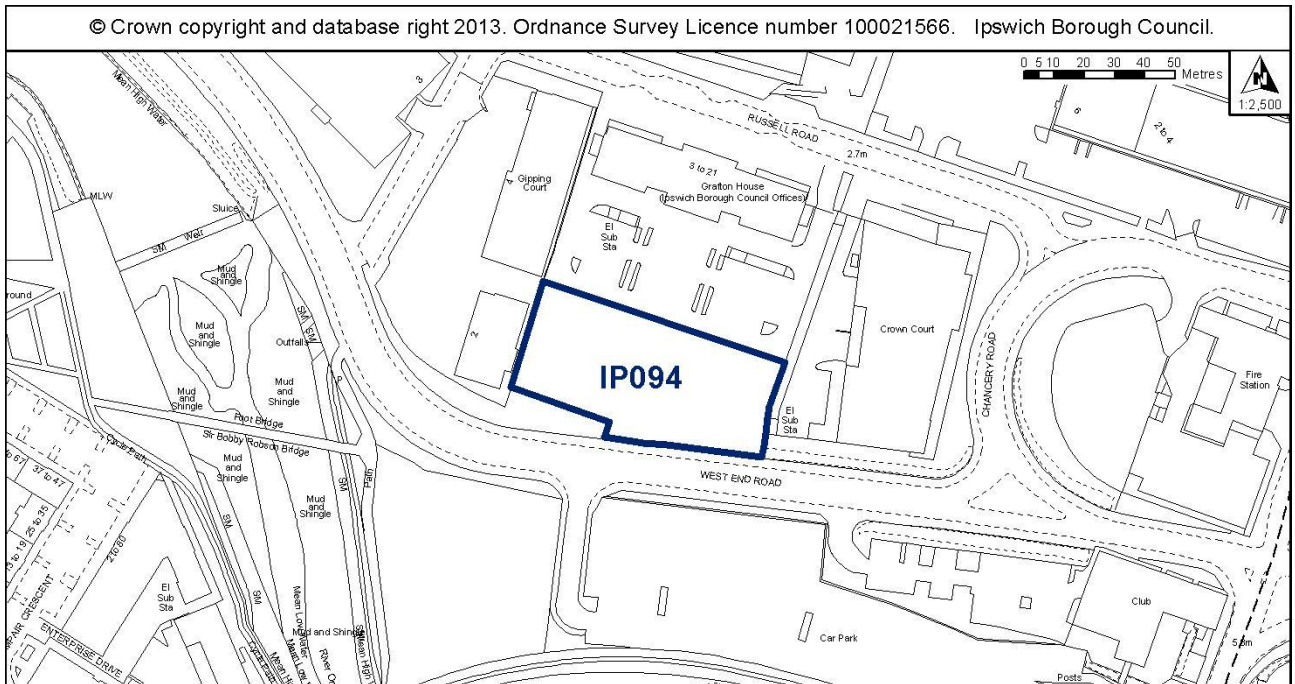
Development constraints / issues

It is part within a conservation area and adjacent to a listed building. TPOs on site (an application for Tree Works may be needed), within an area of archaeological importance, possible contamination and close to an Air Quality Management Area. May need to incorporate some parking at northern end of site to Co-op Education Centre.

This site is a large area in the Anglo-Saxon and Medieval core of Ipswich. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early, upfront evaluation would be advisable.

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

Site area: 0.31ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
B1a (office)	3,000sqm

Preferred Option 2007

100% B1 employment

Consultation draft 2013

100% Employment B1 Office

Current use

Vacant site

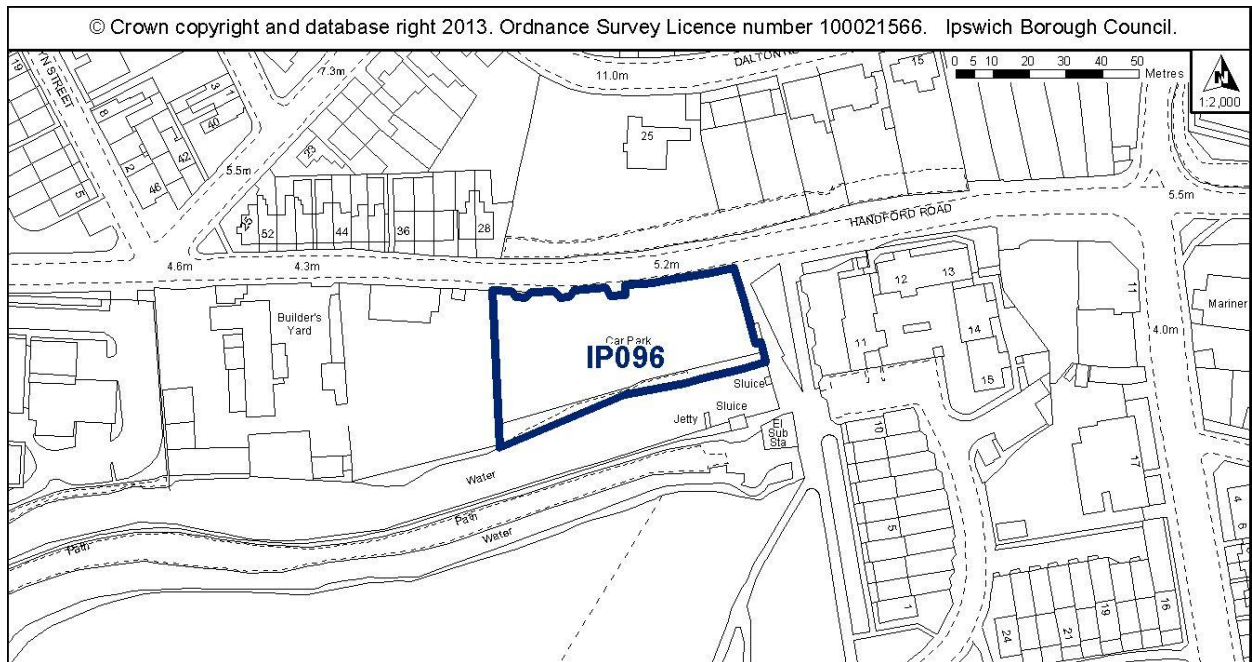
Development constraints / issues

Access constraints, possible contamination, flood risk and there is a TPO adjacent to the site (an application for Tree Works may be needed).

There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation.

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

Site area: 0.22ha



Proposed Allocation Policy SP2.

Use(s)	Indicative capacity
Residential	20 (90dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at medium density – 12 dwellings

Consultation draft 2013

100% housing at high density – 24 dwellings

Current use

Car park (temporary permission).

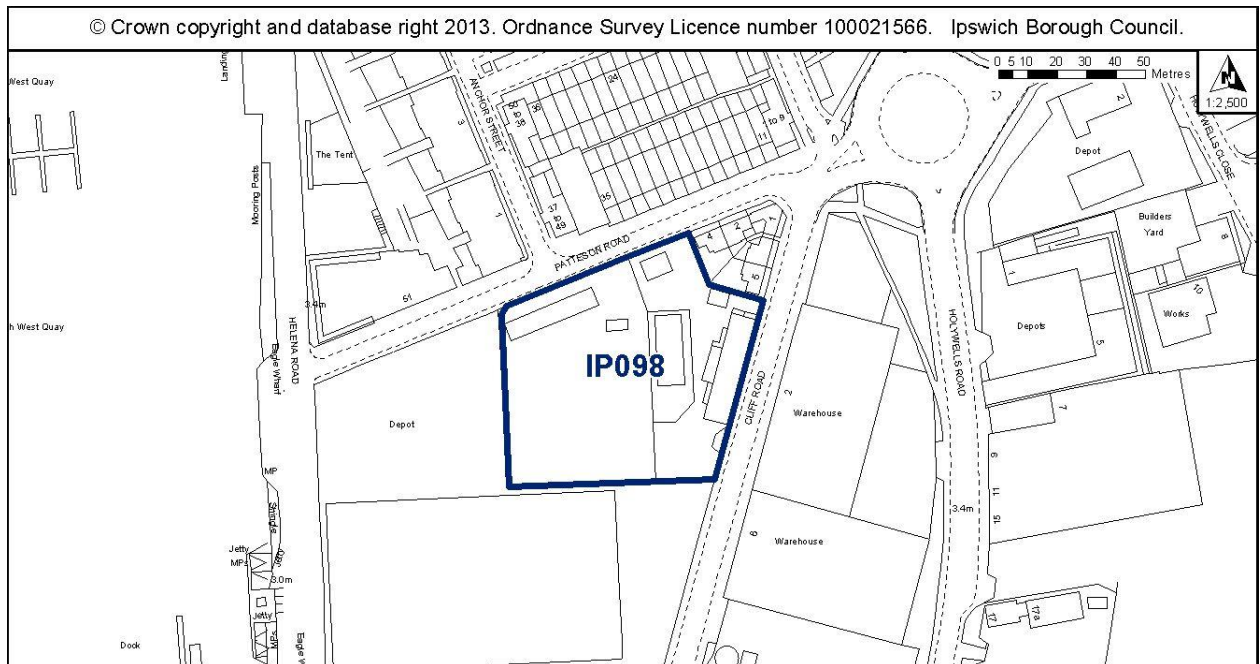
Development constraints / issues

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. There is also possible contamination on site.

This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has high potential for archaeological remains. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

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

Site area: 0.57ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	51 (90dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at high density – 94 dwellings

Consultation draft 2013

100% housing at high density – 63 dwellings

Current use

Gas governor.

Development constraints / issues

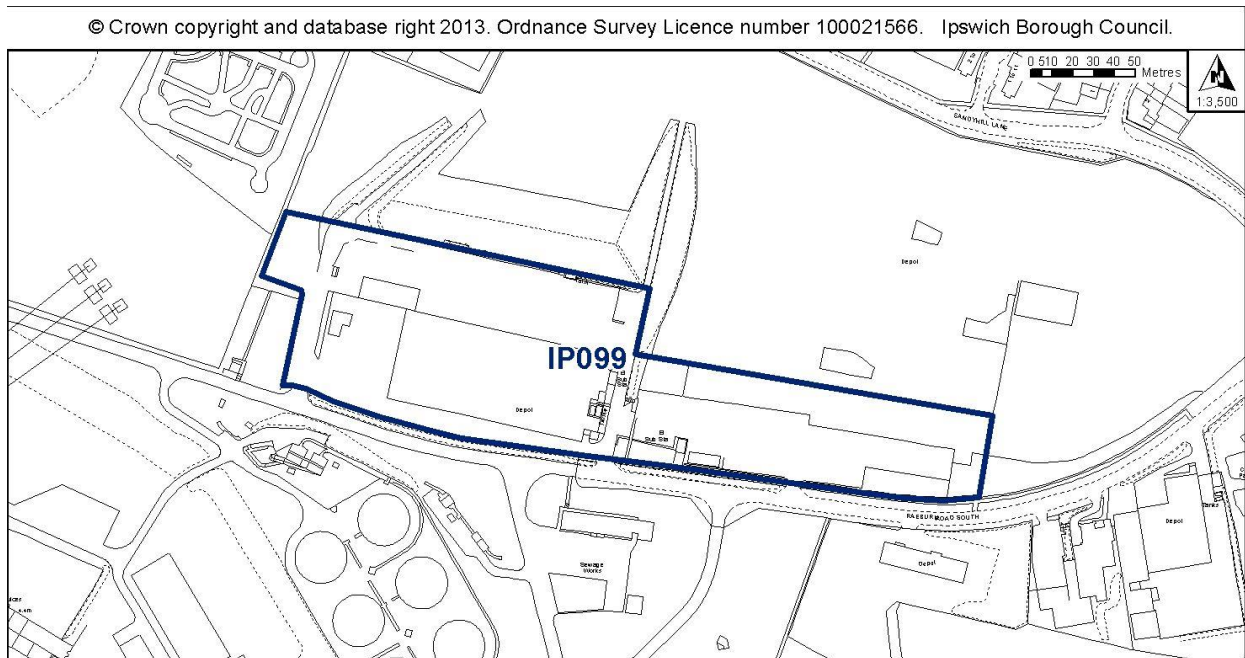
Need to relocate the existing gas governor first.

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

This site lies on the edge of the channel of the Orwell. There is potential for buried historic deposits. There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation.

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

Site area: 2.29ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25)	10,000sqm

Preferred Option 2007

100% employment

Consultation draft 2013

100% employment B1, B2, B8

Current use

Vacant employment site

Development constraints / issues

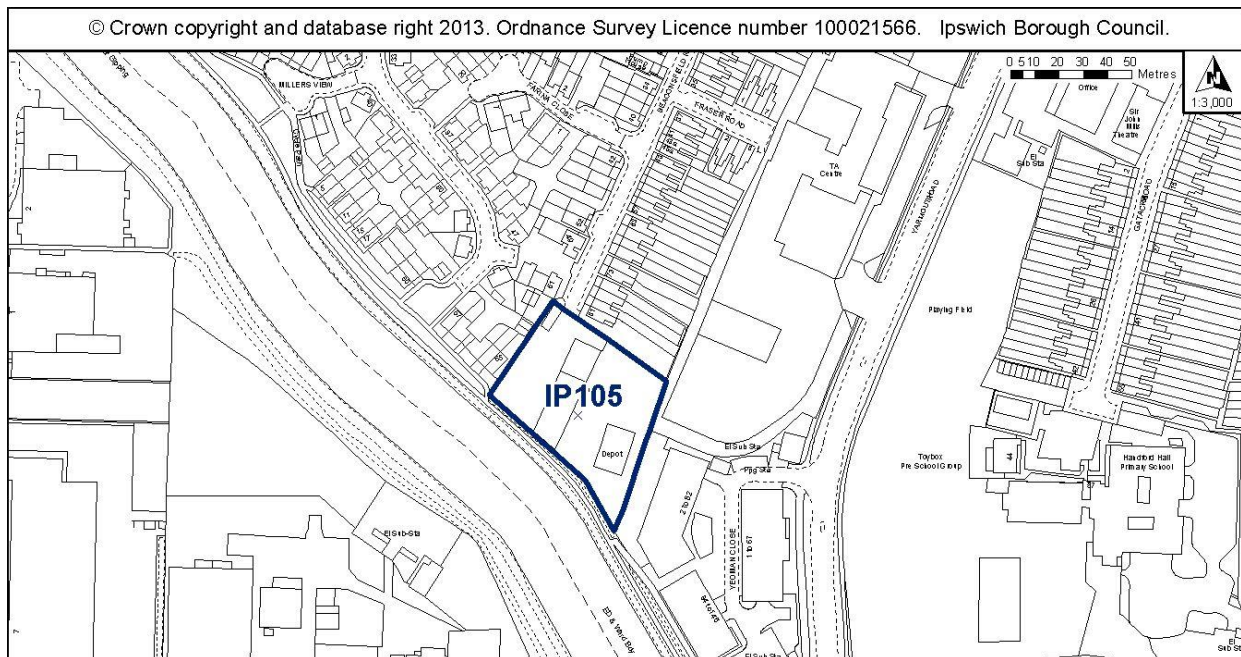
Possible contamination, odour from the sewage works.

This site overlooks the River Orwell, and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instance.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth or diversion of assets may be required

Site ref: IP105 (UC129) Depot, Beaconsfield Road

Site area: 0.33ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	15 (45dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

100% housing at medium density – 19 dwellings

Consultation draft 2013

100% housing at medium density – 15 dwellings

Current use

Depot.

Development constraints / issues

Need to relocate the existing business first.

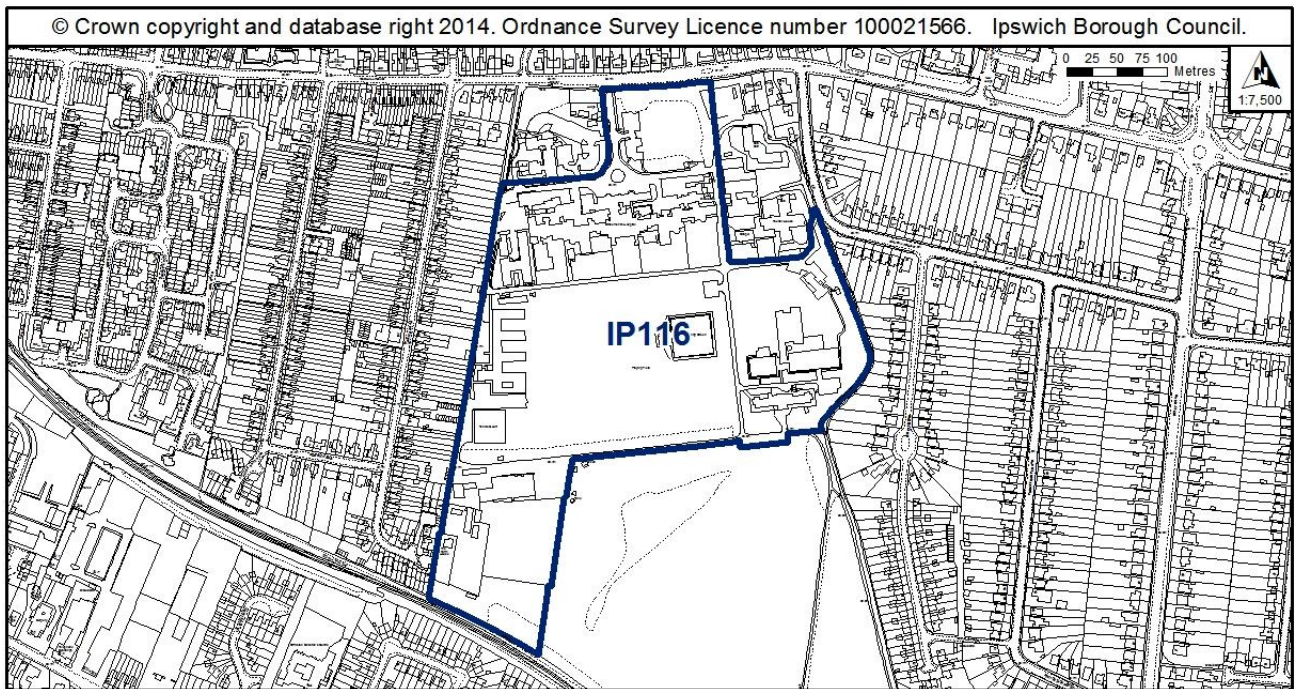
The site lies within a flood zone and a Landfill Consultation Zone. Possible contamination. The design and layout would need to address the river frontage and support its wildlife corridor function.

This site affects an area of archaeological interest, on land formerly in the low lying plains of the River Gipping. There is potential for palaeo-environmental remains to exist. The likely site of a medieval watermill at Kettlebaston (KBA 014) is indicated by field names and the alignment of the river less than 200m upstream. This shows activity in the area, and Saxon remains were recorded at

IPS 395 in a similar topographic location to the PDA 250m to the west. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. A desk-based assessment in the first instance will establish impacts of past land use.

Site ref: IP116 (UC185) St Clement's Hospital Grounds

Site area: 11.85ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	227 (as per proposed scheme)
Secondary	Sports facilities	-

Preferred Option 2007

80% housing at medium density – 512 dwellings
20% open space

Consultation draft 2013 (The site area has changed slightly since this draft)

c. 60% housing at low density – 227 dwellings
c. 40% open space and sports facilities

Current use

Hospital and grounds including sports facilities.

Development constraints / issues

Need to relocate the remaining health service uses first. Sports facilities should be retained or replaced. Any replacement playing fields and ancillary facilities should be of equivalent or better quality and quantity in a suitable location and subject to equivalent or better management arrangements, and provided prior to development commencing. Any new senior football pitch should be of an equivalent size and quality to the existing.

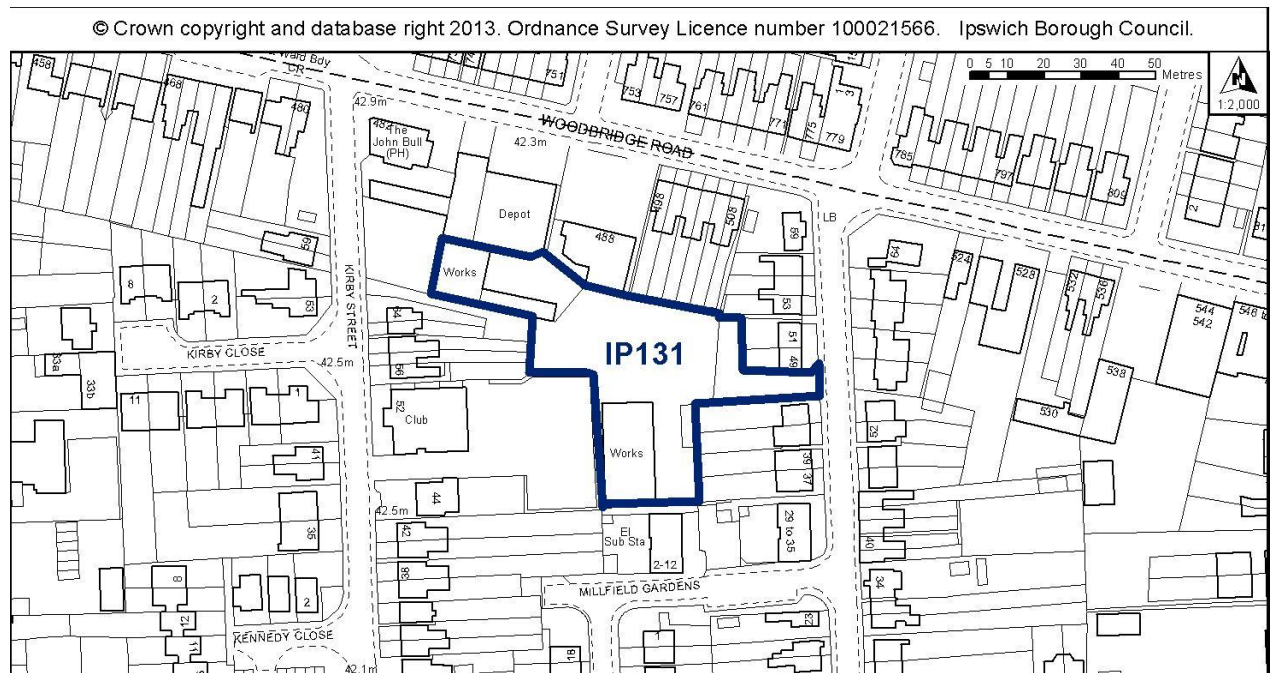
TPOs on site or nearby and adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This development affects an area of high archaeological potential, as defined by information held by the County Historic Environment Record (HER). In 2011 a pre-application evaluation, limited to select open areas of the site (c. 4.5ha), identified a series of ditches and pits indicative of Prehistoric occupation (HER no. IPS 595, see evaluation report submitted with this application). Extensive remains of archaeological interest have therefore been confirmed across parts of the southern half of the site, with the potential for encountering further below ground heritage assets across the remaining areas not investigated in 2011. The proposed works will cause significant ground disturbance that have the potential to damage any archaeological deposit that exist. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings should be assessed.

Water infrastructure and /or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

Site ref: IP131 (N/A) Milton Street (formerly 488-496 Woodbridge Road)

Site area: 0.28ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	13 (45dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

N/A

Consultation draft 2013

100% housing at medium density – 13 dwellings

Current use

Vehicle repair workshops

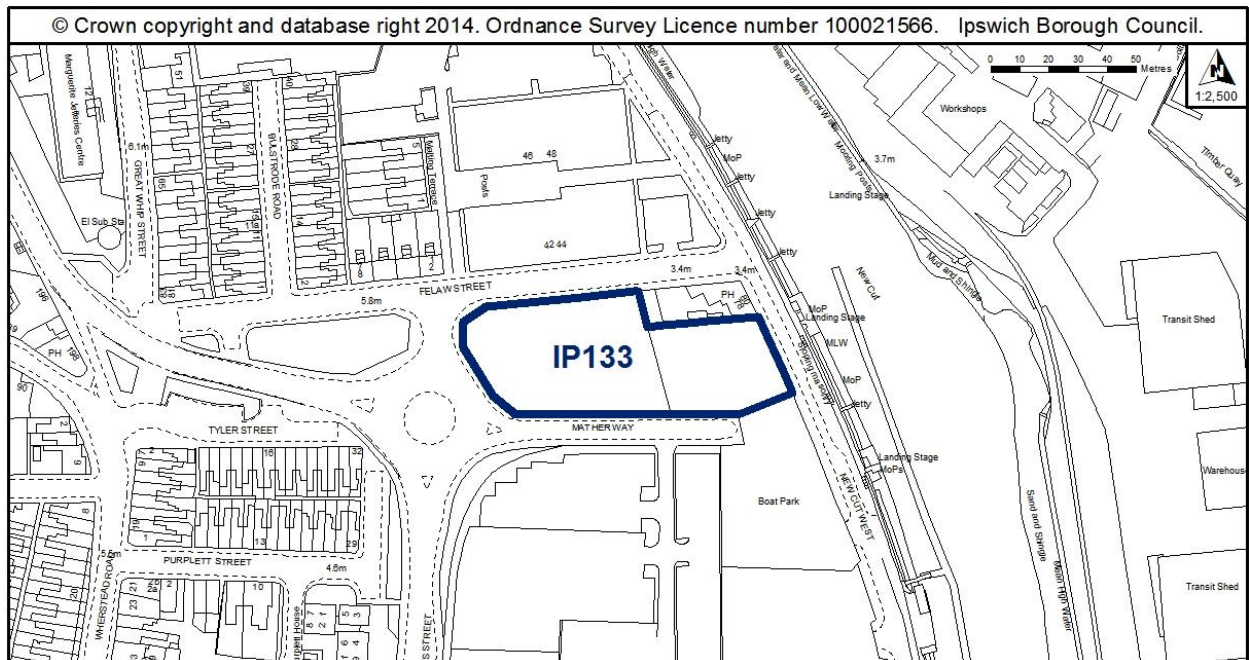
Development constraints / issues

Need to relocate the existing uses first. The site previously had planning permission for 34 dwellings (now lapsed) but it is considered unlikely that such a dense development would be delivered, hence the reduction in the capacity.

Possible contamination.

Site ref: IP133 (N/A) Land south of Felaw Street

Site area: 0.37ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	33 (90dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

The site (then reference UC248) was not included in the Preferred Options IP-One Area Action Plan as it had planning permission (05/00083/FUL granted 5/5/05).

Consultation draft 2013

This was a ‘safeguarded’ site protected by policy DM40, because at the time it still had planning permission (10/00418/VC).

Current use

Grassed area.

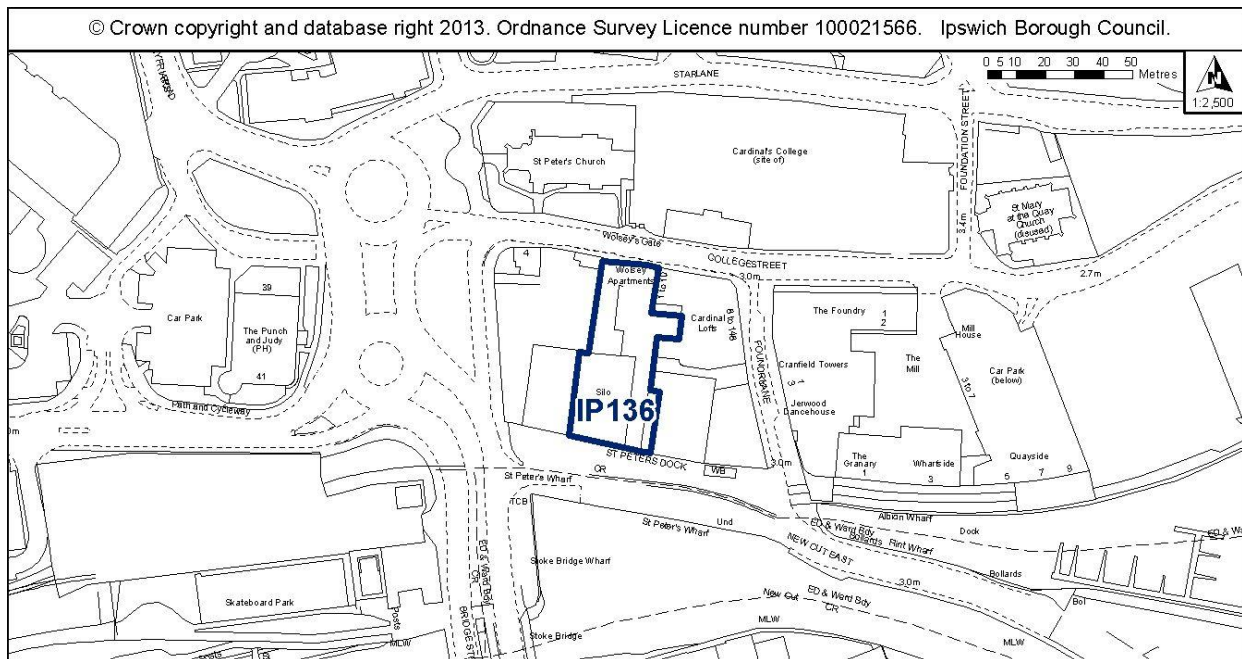
Development constraints / issues

Site previously had permission for 47 flats and ground and first floor commercial uses B1, A3 and retail with underground car park (now lapsed). Site lies within the Ipswich Waterfront, is within an area of archaeological importance, in Flood Zone 2 and 3 and has an Article 3 direction on it restricting permitted development rights.

Development principles for the Island Site (incorporating part of the ‘Over Stoke’ area) are set out in chapter 6 of the plan (see Opportunity Area A).

Site ref: IP136 (UC251) Silo, College Street

Site area: 0.16ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	48 (assumed 10 storey building with c. 6 flats per floor and commercial on lower two floors)
Secondary	Offices (B1a) / Leisure / Retail (small scale)	Scale of office and leisure accommodation subject to layout of site Some individual retail units up to 200sqm – subject to Core Strategy review policy DM23

Preferred Option 2007

80% housing at high density – 21 dwellings
20% Small scale retail or employment

Consultation draft 2013

80% housing at high density – 21 dwellings
20% employment B1 office or small scale retail or leisure

Current use

Vacant building, temporary car park.

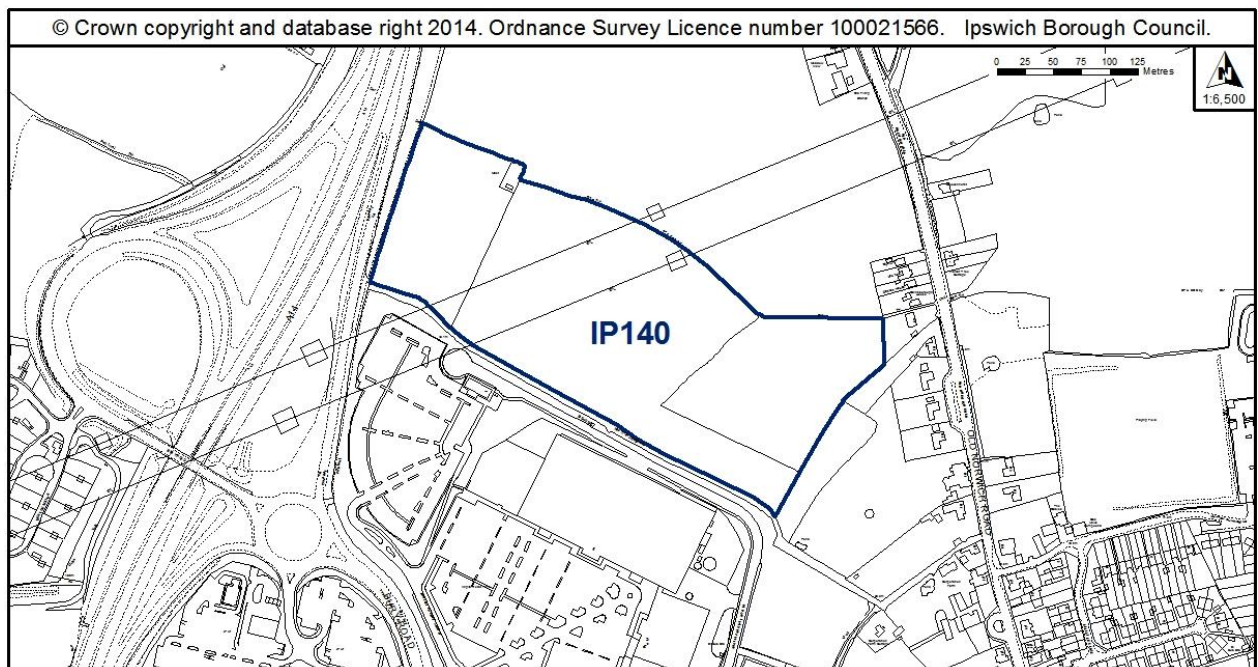
Development constraints / issues

Access constraints, Air Quality Management Area, it is within an area of archaeological importance and a conservation area, possible contamination, flood risk, and opposite the Grade I listed and scheduled Wolsey Gate.

This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early assessment would be advisable if extensive ground works are proposed.

Site ref: IP140 (UC257) Land North of Whitton Lane

Site area: 6.93ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Employment Park	Business (B1, including offices B1a)	10,000sqm
	Other B-Class or similar Sui Generis uses in accordance with DM25	10,000sqm

Preferred Option 2007

No allocation.

Consultation draft 2013

IP140a Park and ride extension

IP140b Employment park

Current use

Grassland.

Development constraints / issues

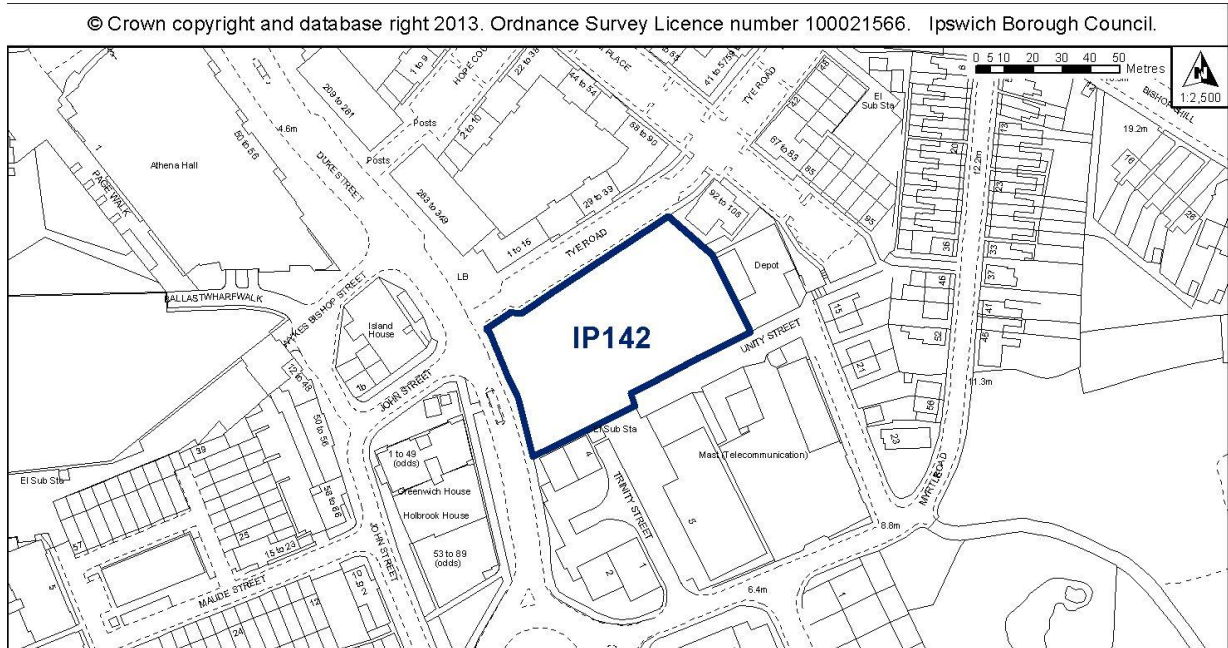
Access constraints, noise from the A14 and the need to support wildlife ecological network and recreational green corridor functions associated with the 'green rim' (see e.g. Core Strategy Policies CS16, DM31 and DM33). The hedgerows and mature trees have the greatest wildlife value, but further surveys 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.

Roman, Medieval and Anglo-Saxon finds are recorded in the vicinity of the site area (IPS 093). As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

A comprehensive planning approach is required with land north of the site within Mid Suffolk District.

Site ref: IP142 (UC259) Land at Duke Street

Site area: 0.39ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	26 (90dph* on 75% of site)
Secondary	Amenity green space (on 25% of site)	0.10ha

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

Education use

Consultation draft 2013

75% housing at high density – 32 dwellings
25% public open space

Current use

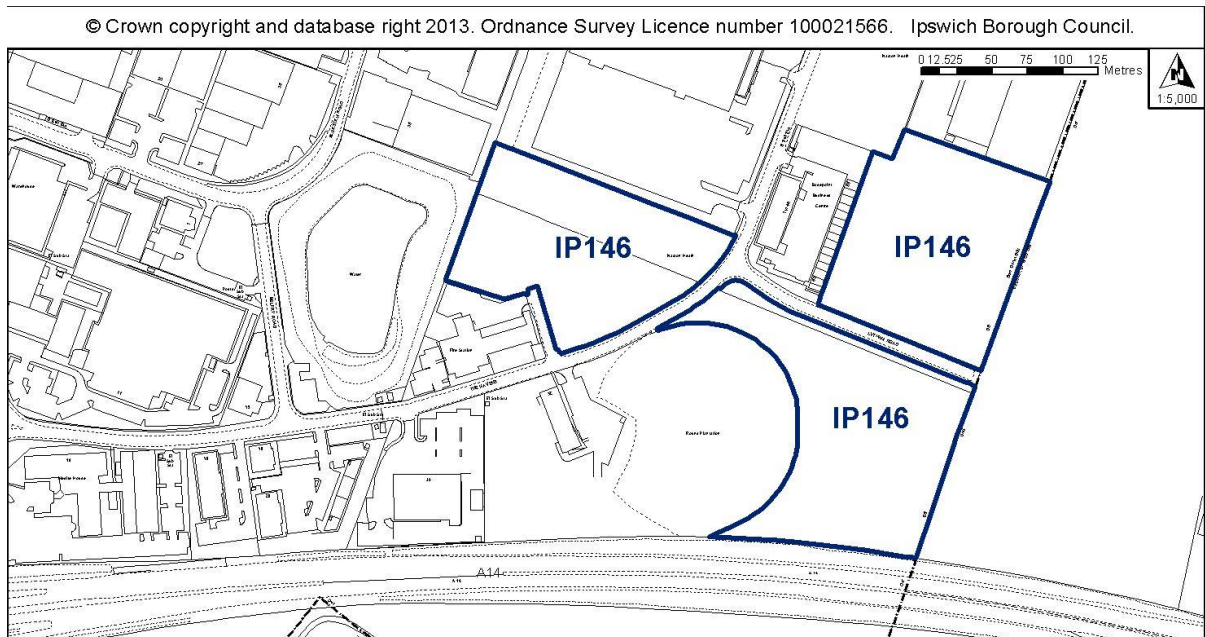
Vacant land.

Development constraints / issues

Close to an Air Quality Management Area, possible contamination, and TPOs on site or nearby (an application for Tree Works may be needed).

Site ref: IP146 (UC263) Ransomes Europark East

Site area: 5.29ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Employment (B-Class uses or similar Sui Generis uses in accordance with DM25)	20,000sqm

Preferred Option 2007

100% employment

Consultation draft 2013

100% employment B1, B2, B8

Current use

Vacant land within defined Employment Area

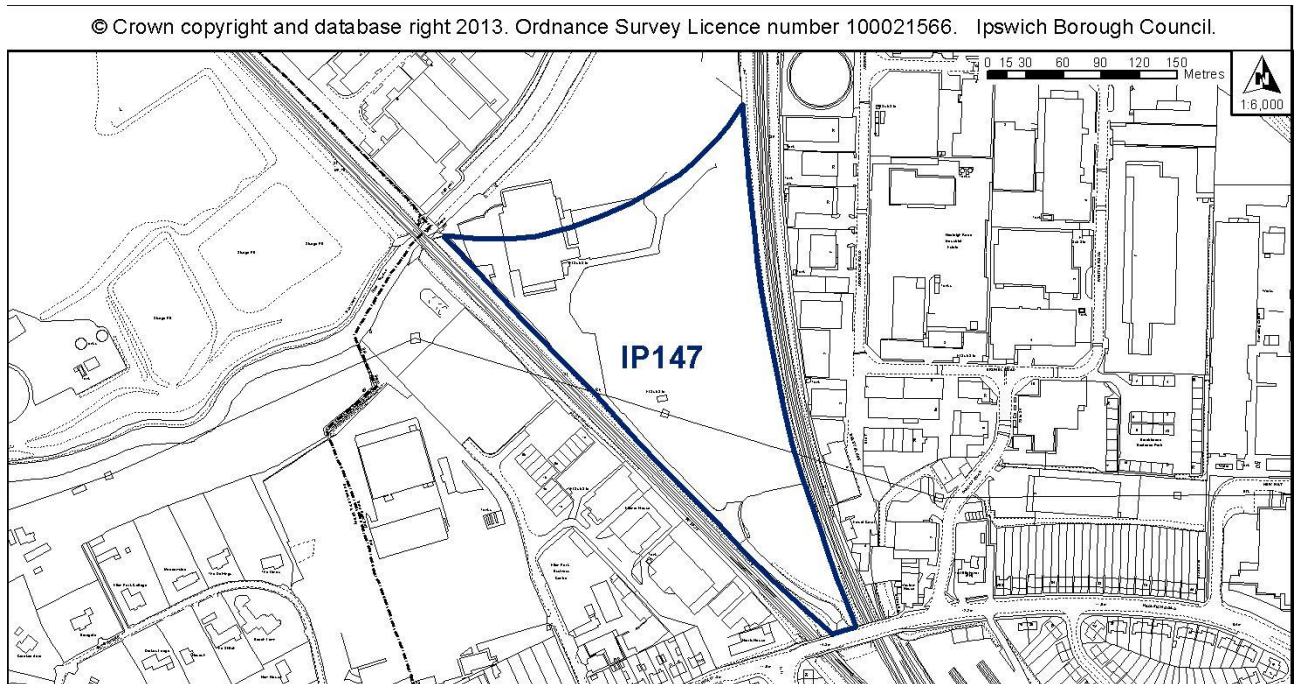
Development constraints / issues

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.

These sites are on the former Nacton Heath, close to Prehistoric and Anglo-Saxon recorded sites. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation.

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

Site area: 4.7ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Employment (B-Class uses excluding office uses, or similar Sui Generis uses in accordance with DM25)	20,000sqm

Preferred Option 2007

100% employment and land for the rail chord

Consultation draft 2013

100% employment B1, B2, B8 excluding office

Current use

Vacant employment land

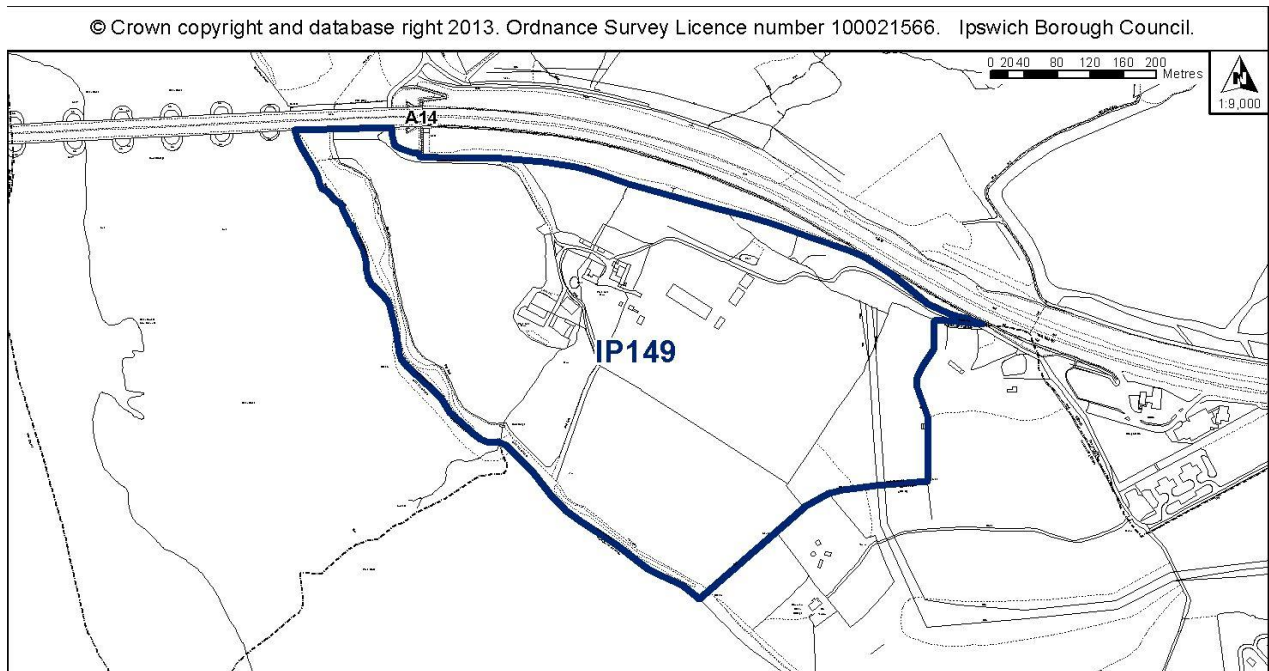
Development constraints / issues

Possible contamination, part 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.

There may be a requirement for palaeoenvironmental assessment and archaeological monitoring, depending on the nature of proposed ground works.

Site ref: IP149 (UC266) Pond Hall Farm

Site area: 24.7ha



Proposed Allocation Policy SP8

Use(s)	Indicative capacity
Country Park extension and possible visitors' centre, subject to further testing of potential impacts on the Special Protection Area	-

Preferred Option 2007

No allocation

Consultation draft 2013

Country park extension and visitors' centre.

Current use

Farm land

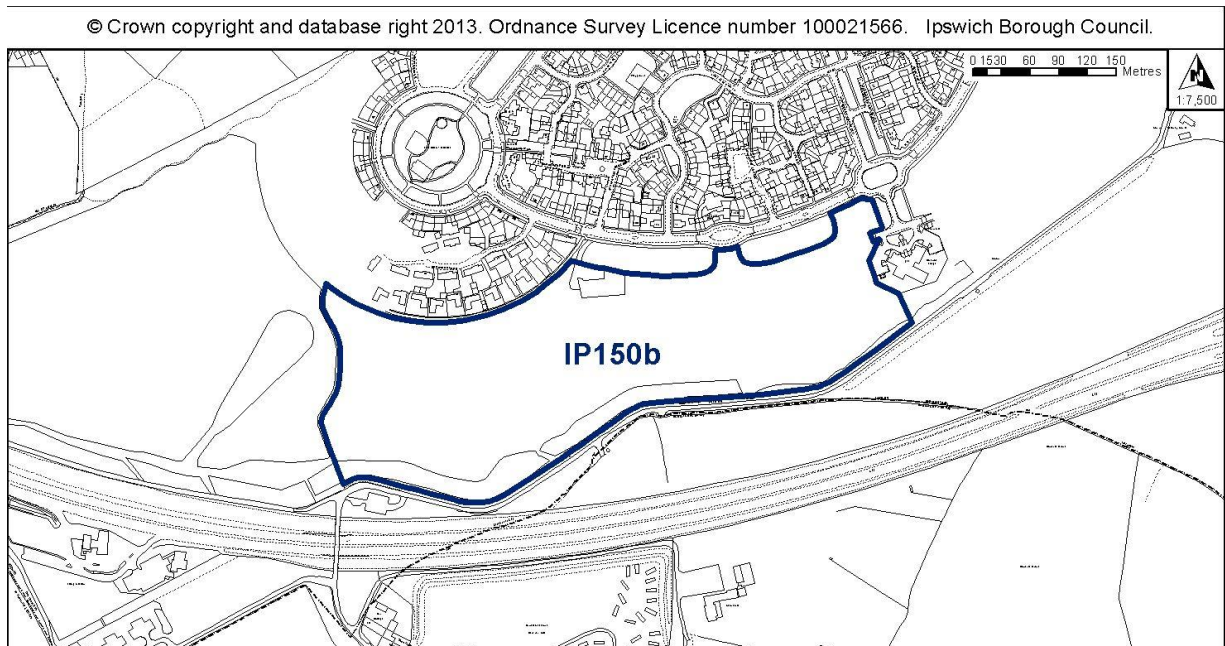
Development constraints / issues

Access constraints, possible contamination, adjacent to a Ramsar Site and Special Protection Area for birds. The site would need to be master planned and measures put in place to manage public usage and link routes with neighbouring sites. The impacts of proposals on the SPA will be tested.

This land lies on a slope overlooking the Orwell Estuary, close to prehistoric sites and in a topographically favourable location in archaeological terms. Suffolk County Council Archaeology Service should be consulted up front on proposals for ground works or formal landscaping.

Site ref: IP150b (UC267 part) Land south of Ravenswood

Site area: 9.60ha



Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Sports Park comprising cycle track	-

Preferred Option 2007

No allocation, as the site had outline planning permission for a mix of uses including employment and a local plan allocation for employment and a sports park.

Consultation draft 2013

Sports park comprising cycle track and playing pitches

Current use

Vacant land, informal open space.

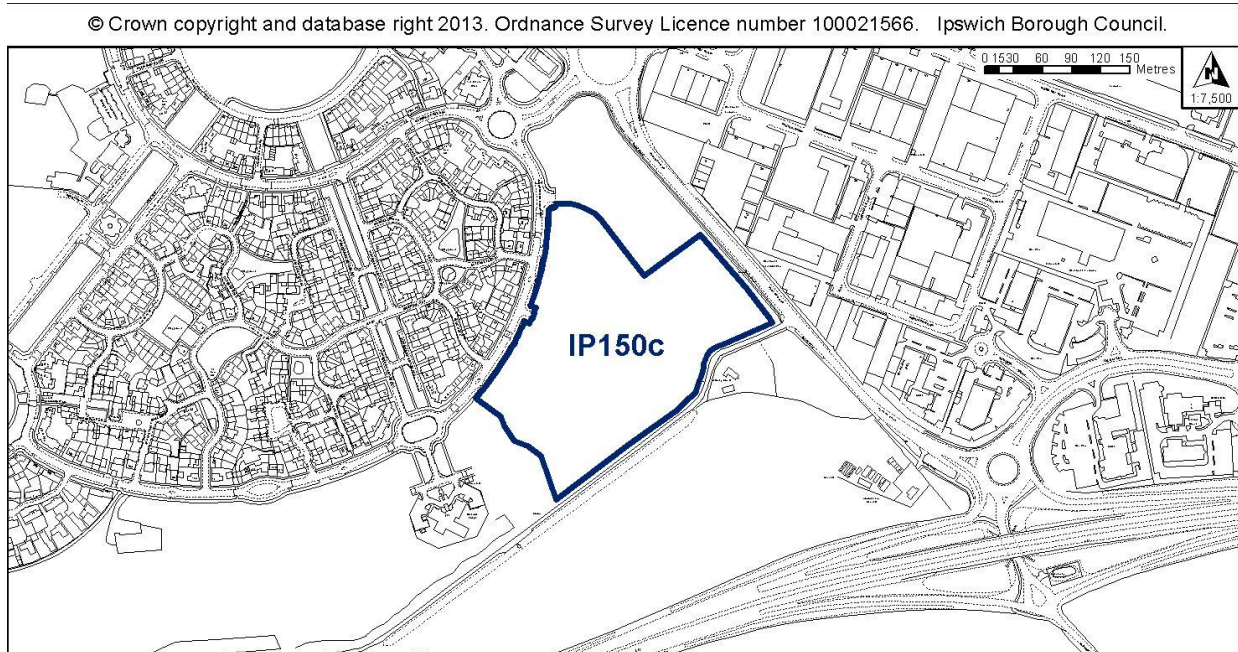
Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. It should link into cycling and pedestrian route networks. Possible drainage constraints. The site has potential wildlife interest – reptile and invertebrate surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This large site lies in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Site ref: IP150c (UC267) Land south of Ravenswood

Site area: 4.62ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area)	20,000sqm

Preferred Option 2007

No allocation, as the site had outline planning permission for a mix of uses including employment and a local plan allocation for employment and a sports park.

Consultation draft 2013

100% housing at low density – 162 dwellings

Current use

Vacant land, informal open space.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. Drainage constraints. It should link into cycling and pedestrian route networks.

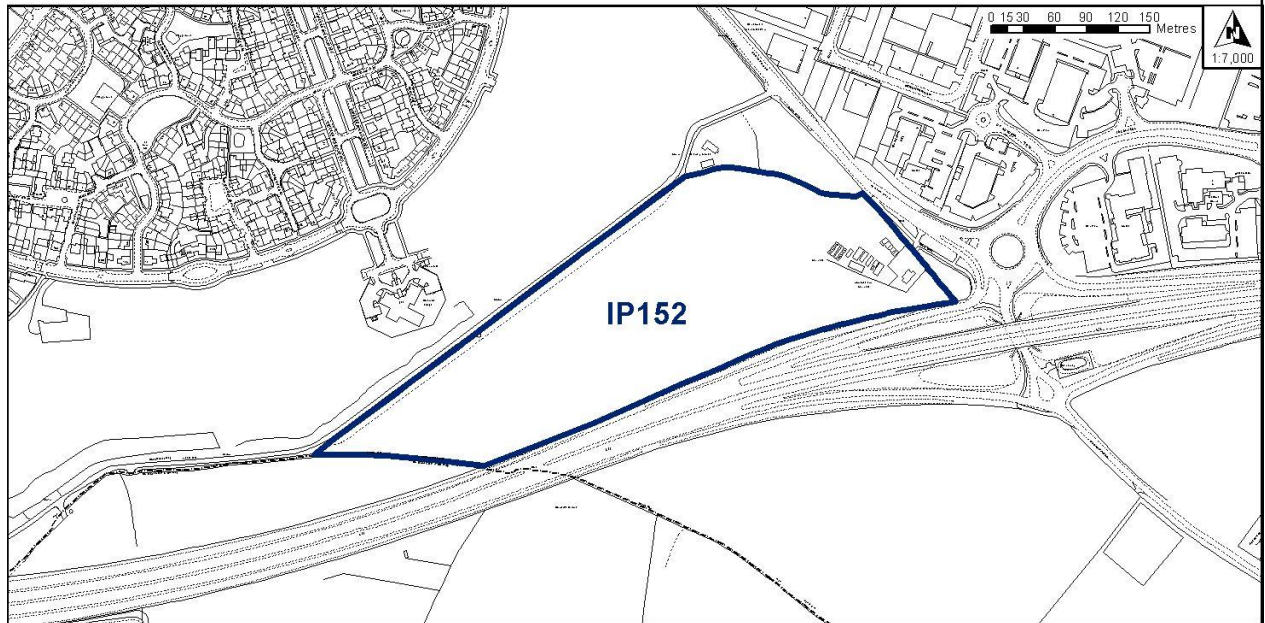
The site has potential wildlife interest – reptile and invertebrate surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This site lies in the vicinity of Prehistoric remains and crop marks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Site ref: IP152 (UC269) Airport Farm Kennels, north of the A14

Site area: 7.37ha

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Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	B1, B2, B8 excluding B1a offices Other similar Sui Generis uses in accordance with DM25	20,000sqm

Preferred Option 2007

- 50% park and ride
- 50% retain existing use

Consultation draft 2013

100% employment B1, B2, B8

Current use

Farm land.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Ravenswood site to the north (IP150c) and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich.

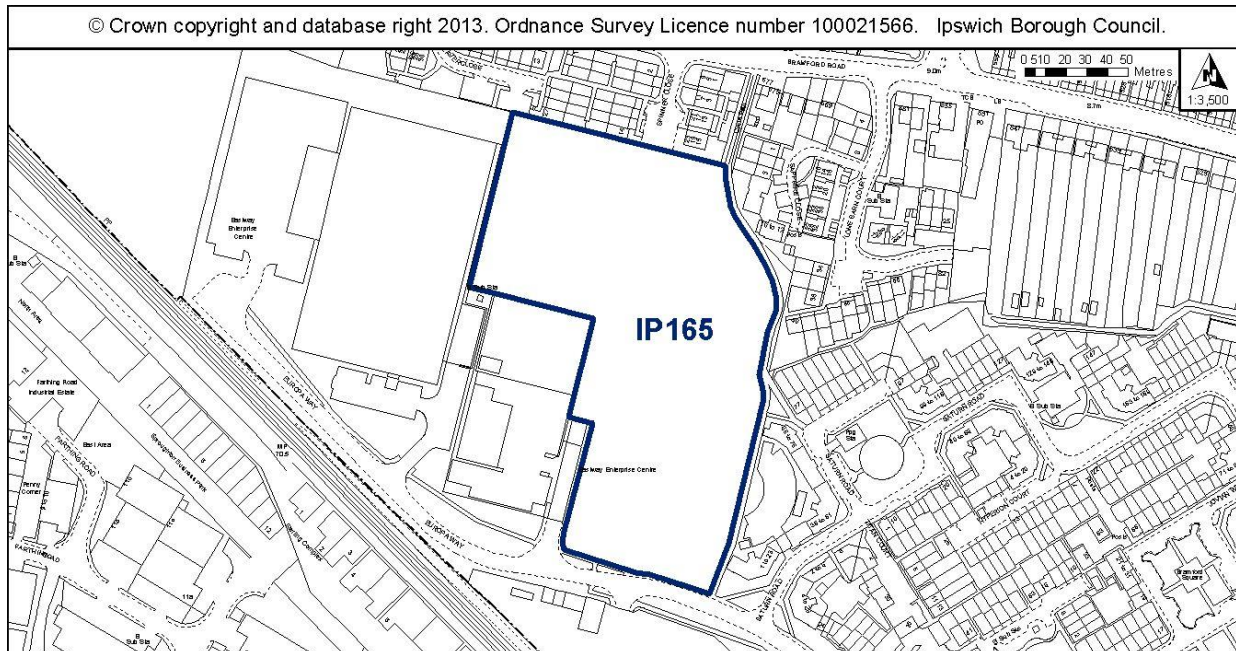
Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. The site has potential wildlife interest – a reptile survey will be required prior to any vegetation clearance, and mitigation where appropriate. Mature oaks and hedges should be retained. Please refer to the Ipswich Wildlife Audit 2012.

This site includes a known Bronze Age barrow (IPS 027). This indicates that there are other prehistoric archaeological remains of high importance in the vicinity. As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Water infrastructure and/or treatment upgrades will be required to serve the proposed growth or diversion of assets may be required.

Site ref: IP165 (N/A) Eastway Business Park, Europa Way

Site area: 2.08ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	94 (as per proposed scheme)

Preferred Option 2007

N/A

Consultation draft 2013

100% housing at medium density – 100 dwellings

Current use

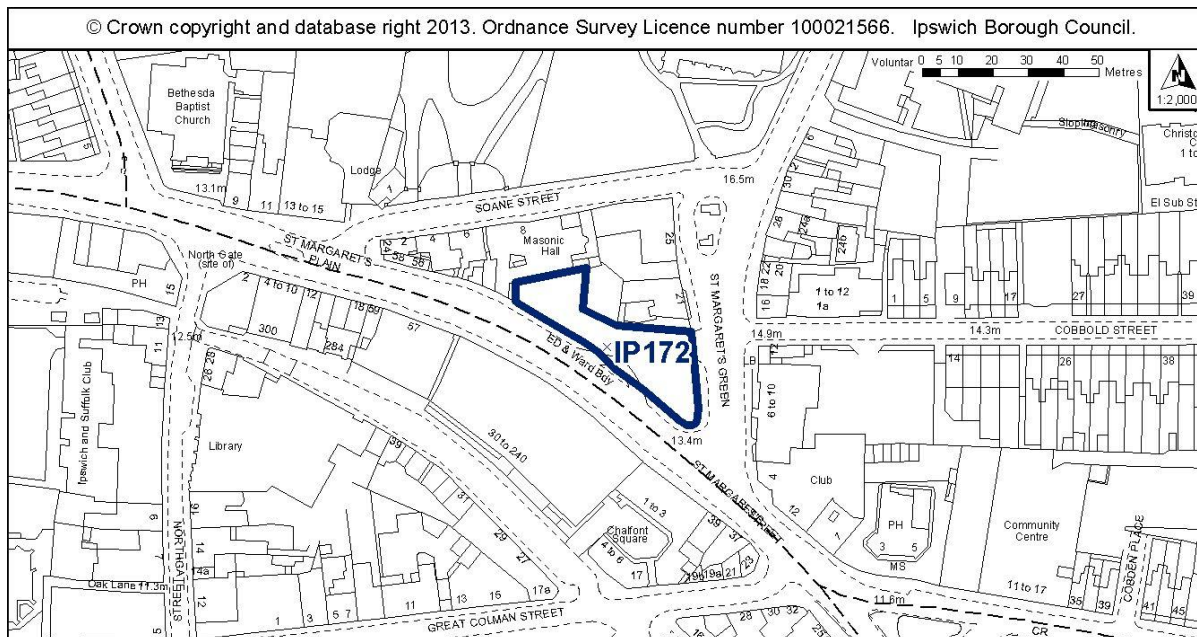
Vacant land.

Development constraints / issues

To be addressed through discharge of planning conditions.

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

Site area: 0.08ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	9 (110dph)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

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

Consultation draft 2013

100% housing at high density – 9 dwellings

Current use

Vacant land.

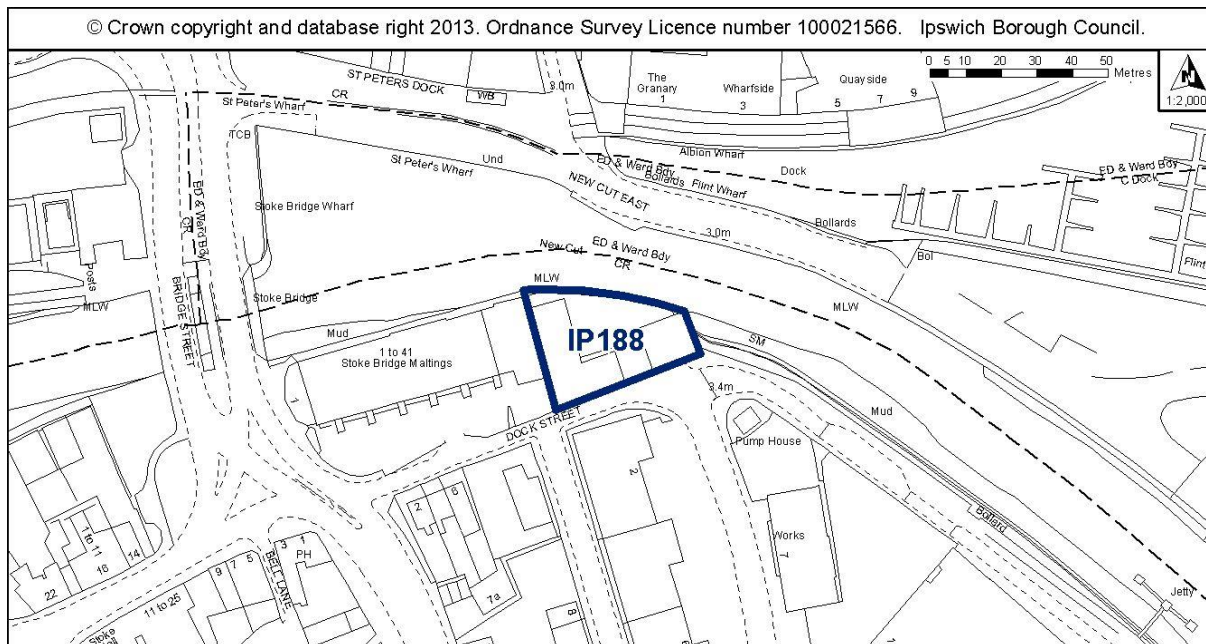
Development constraints / issues

Previous permissions have not been implemented (for flats and student accommodation). The site is below the threshold size for allocation but because of its prominent location, it is considered appropriate to plan positively for the site. It is within an Air Quality Management Area, an area of archaeological importance and a conservation area, adjacent to listed buildings and there is a scheduled monument nearby. Possible contamination.

This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town. There is no objection in principle to development but any new permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early assessment is advised.

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

Site area: 0.11ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	9 (as per proposed scheme)

Preferred Option 2007

100% housing at high density – 9 dwellings

Consultation draft 2013

100% housing at high density – 9 dwellings

Current use

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

Development constraints / issues

In an area of archaeological importance and a conservation area and adjacent to a listed building. Contamination and flood risk.

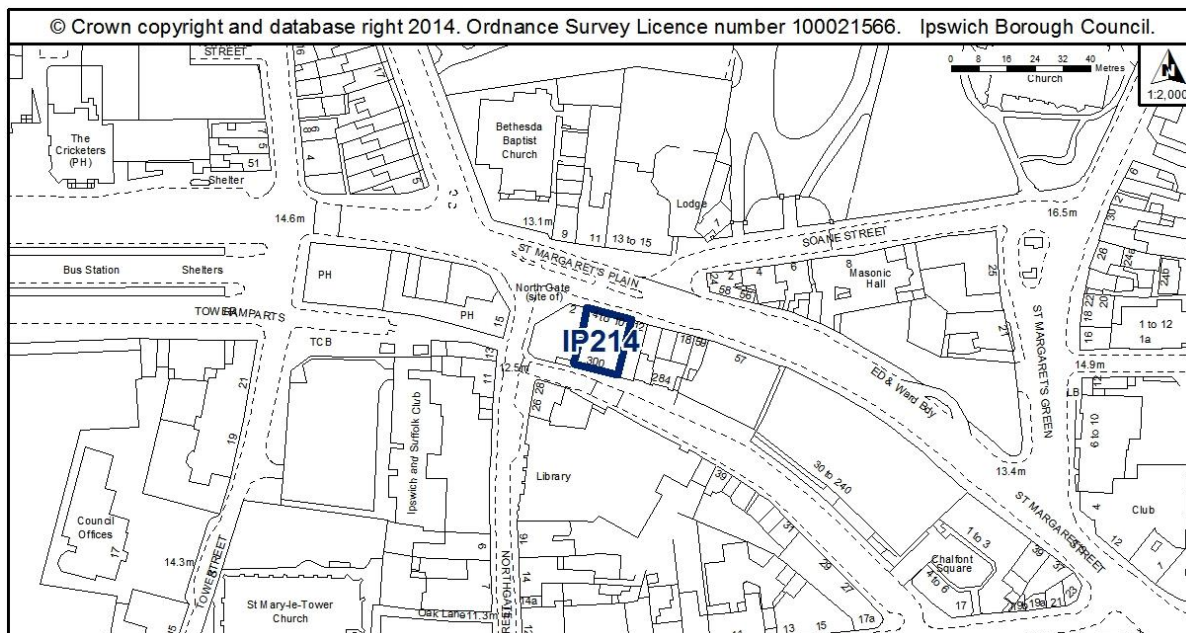
There is an aspiration for a cycle and pedestrian crossing to St Peter’s Quay/ the Island Site immediately to the east of this site (policy SP15).

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 6 of the Site Allocations and Policies plan (see ‘Opportunity Area A’).

This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river. There is no objection in principle to development but any permission may require a condition relating to archaeological investigation in view of the nature of ground works.

Site ref: IP214 300 Old Foundry Road

Site area: 0.02ha



Proposed Allocation Policies SP2

Use(s)		Indicative capacity
Primary	Residential	11 dwellings

Preferred Option 2007

The site was not identified as it had planning permission.

Consultation draft 2013

The site was safeguarded through policy DM40 as it had planning permission.

Current use

Vacant, former nightclub.

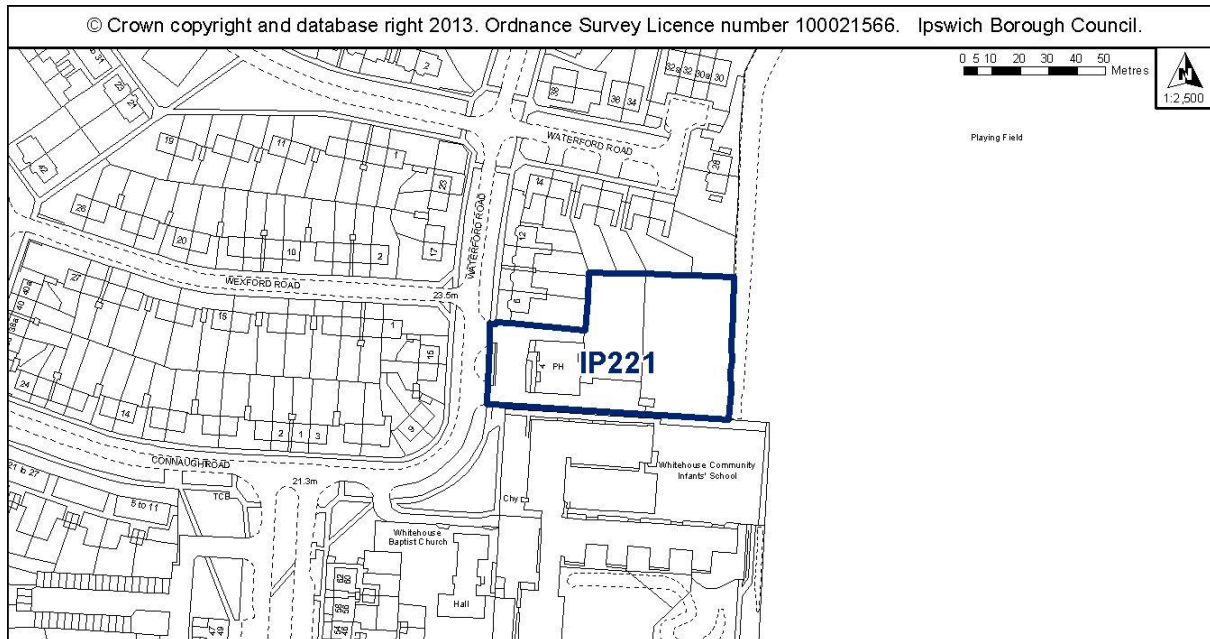
Development constraints / issues

Vacant unit with a planning history of approvals for conversion into 11 residential units (ref: IP/10/00805/VC)

The site is in the Central Conservation Area and an Air Quality Management Area and the within the Town Centre boundary. The site is also in an area of archaeological importance.

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

Site area: 0.35ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential (retaining the public house)	12 (35dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

N/A

Consultation draft 2013

50% housing at low density – 6 dwellings - and 50% retaining the public house

Current use

Pub and vacant land.

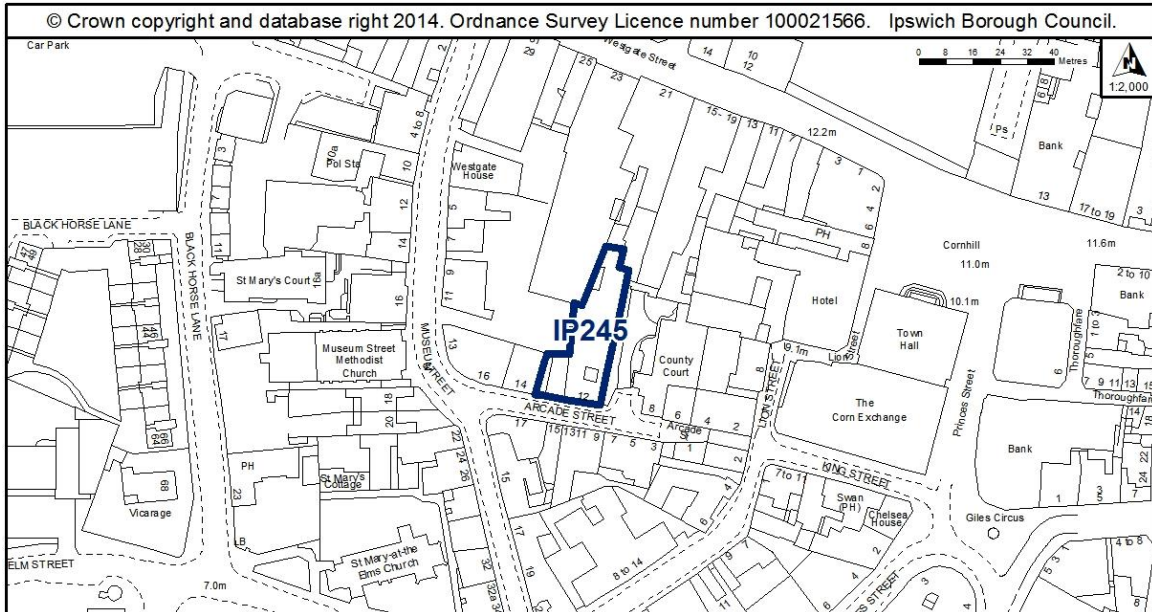
Development constraints / issues

Planning permission for 12 dwellings (retaining part of the pub) has recently lapsed.

Possible access constraints, TPO on site or nearby.

Site ref: IP245 12 – 12a Arcade Street

Site area: 0.06ha



Proposed Allocation Policies SP2

Use(s)		Indicative capacity
Primary	Residential	14 dwellings

Preferred Option 2007

The site was not identified because it had planning permission.

Consultation draft 2013

The site was safeguarded through policy DM40 as it had planning permission.

Current use

Vacant, former nightclub.

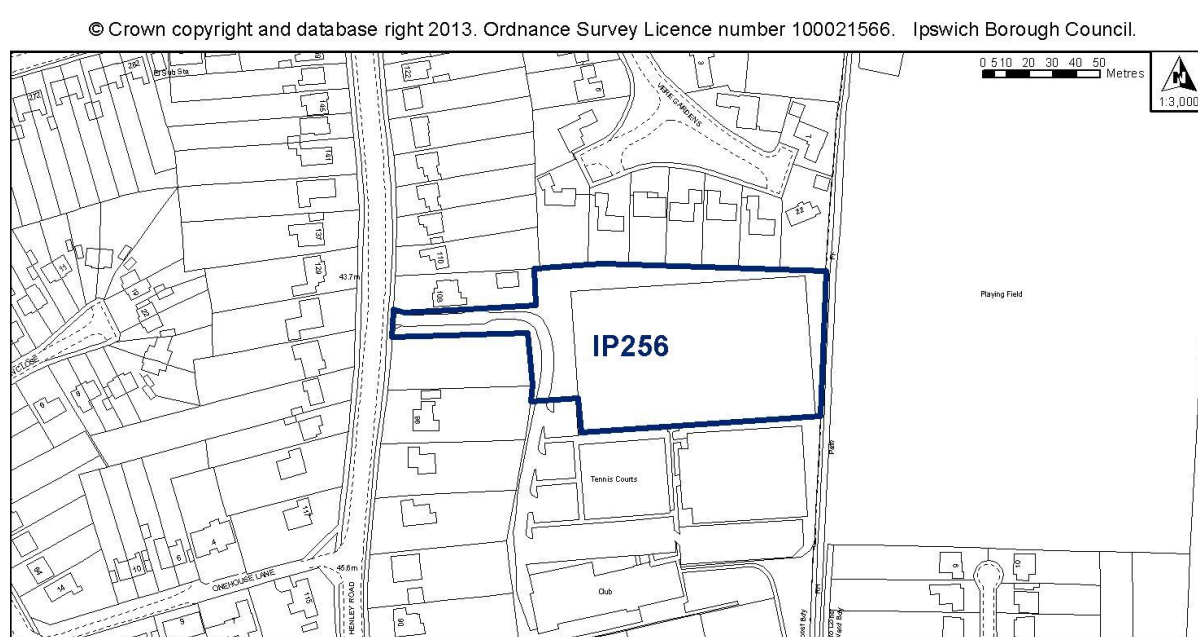
Development constraints / issues

Vacant unit with a planning history of approvals for demolition and erection of three to four storey building with 14 flats and office accommodation (ref: IP/09/00708/FUL).

The site is in the Central Conservation Area and next to a listed building, which will need to be taken into account in its design. It lies within the town centre boundary. The site is also in an area of archaeological importance.

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

Site area: 0.87ha (0.6ha excluding access road)



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	18 (30dph*)

* see Core Strategy policy DM30 for minimum and average densities.

Preferred Option 2007

N/A new site

Consultation draft 2013

100% housing at low density – 30 dwellings

Current use

Sports facility – all weather pitch

Development constraints / issues

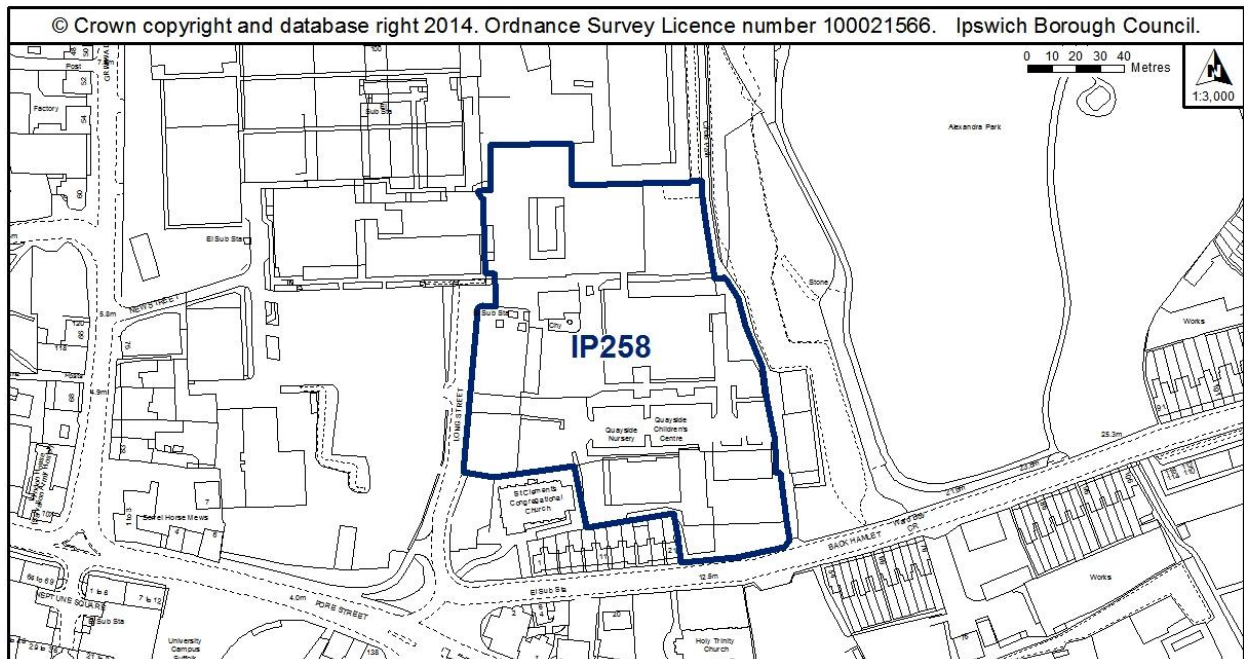
Development needs to accord with Core Strategy policy DM28. The requirement for alternative provision/enhancement of an existing facility elsewhere would be assessed against the most up to date information on need available at the time. The Council is undertaking a playing pitch study, which is expected to report early in 2015.

TPO along the eastern boundary. Possible drainage constraint.

This site lies in the vicinity of Iron Age and Roman sites. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP258 (N/A) Land at University Campus Suffolk

Site area: 1.58ha



Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Primary School	-

Preferred Option 2007

N/A – new site

Consultation draft 2013

Slightly larger site of 1.89ha including the library and west building allocated for a primary school.

Current use

Educational buildings and car parking within the University Campus Suffolk campus.

Development constraints / issues

The University's Arts Block, which is still in use, falls within this site and would need to be replaced elsewhere. Adjacent to an Air Quality Management Area and the Central Conservation Area. There are TPO protected trees on and adjacent to the site (an application for Tree Works may be needed), and footpaths. Possible contamination.

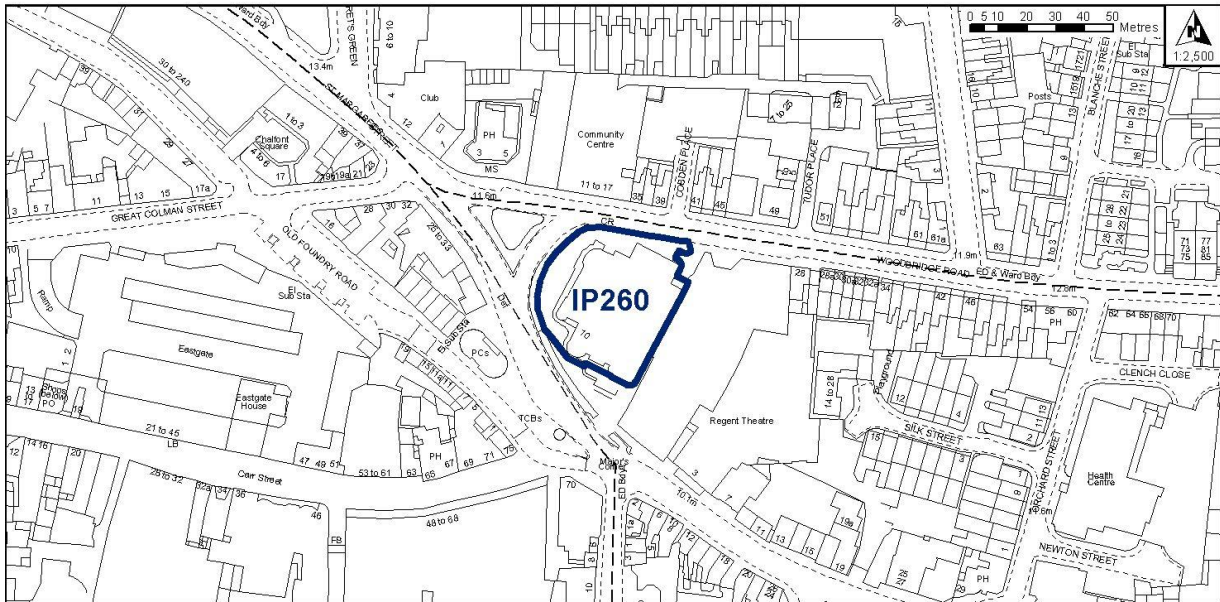
This large site lies on the edge of the historic core of the town, in the vicinity of Anglo-Saxon and medieval sites (IPS 154). There is no archaeological objection in principle to development but any

permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instant to determine the impact of past land-use, particularly brick making.

Site ref: IP260 (UC N/A) Former Odeon Cinema, St Margaret’s Street

Site area: 0.20ha

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Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Leisure uses to complement the Regent Theatre	-

Preferred Option 2007

N/A – new site

Consultation draft 2013

100% leisure uses to complement the Regent Theatre

Current use

Vacant cinema.

Development constraints / issues

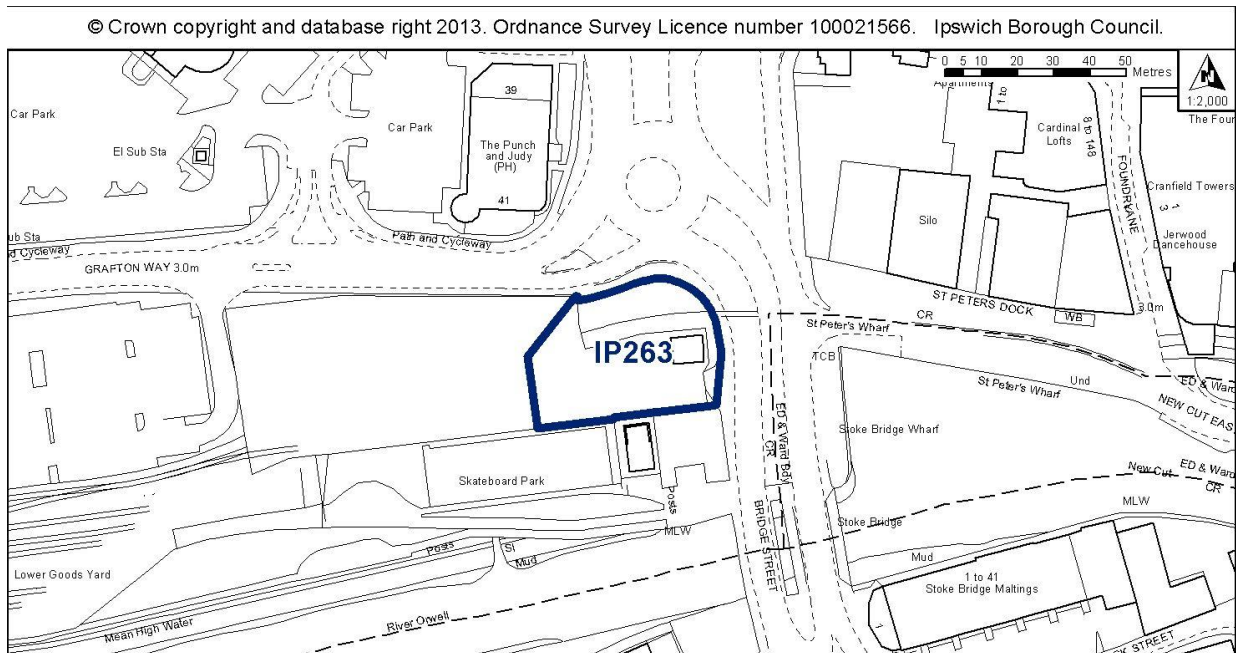
Close to Air Quality Management Areas, adjacent to a listed building, part within an area of archaeological importance, possible contamination.

This site lies in the Anglo-Saxon and Medieval core. There is no objection in principle to development but any permission may require a condition relating to archaeological investigation attached to any planning consent. This depends on the nature of any ground works.

The Theatres Trust should be consulted on any redevelopment.

Site ref: IP263 (UC N/A) West of Bridge Street, north of the River Orwell

Site area: 0.17ha



Proposed Allocation Policy SP6

Use(s)	Indicative capacity
Public open space (to be secured with development of wider site to the west)	-

Preferred Option 2007

Site was not identified in 2007 (but was previously allocated in the 1997 Local Plan)

Consultation draft 2013

100% public open space

Current use

Vacant land / temporary car park.

Development constraints / issues

In a flood zone, close to an Air Quality Management Area, adjacent to a conservation area, part within an area of archaeological importance, TPO trees nearby and possible contamination. Close to a County Wildlife Site (the river).

This site lies in the Anglo-Saxon and medieval core of the town, close to the waterfront. There is no archaeological objection in principle to development but any permission may require a condition relating to archaeological investigation. This depends on the nature of any ground works.