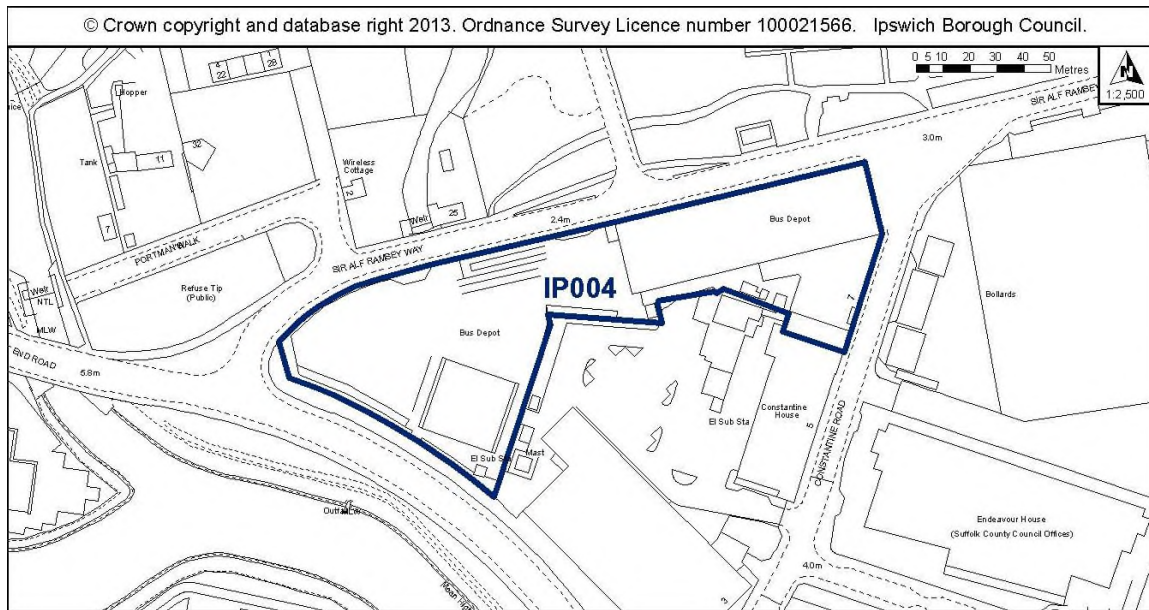


**Site ref: IP004 (UC004) Sir Alf Ramsey Way / West End Road**

**Site area: 1.07ha**



**Proposed Allocation Policies 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.

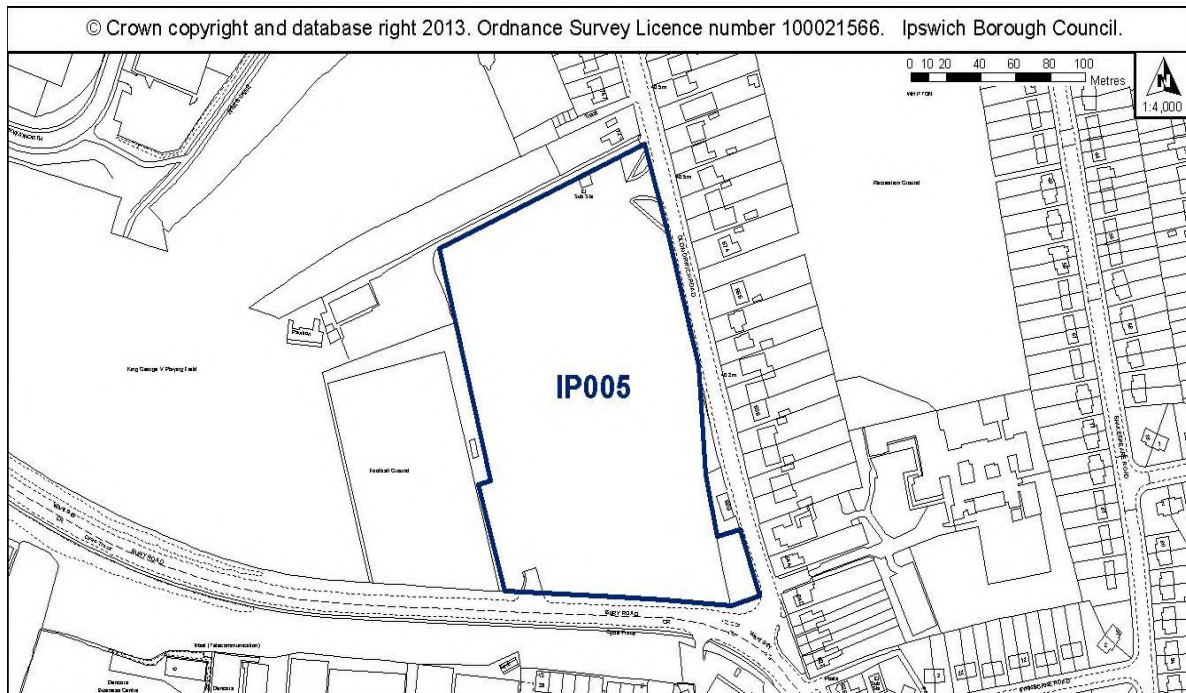
Flood risk and possible contamination are further constraints. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment will be required.

The site is close to uses which are safeguarded through the Suffolk Waste Core Strategy, and is also in close proximity to existing minerals uses.

**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 ~~close to the~~ 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. Any cumulative impacts on the conservation area with the development of adjacent site IP032 and site IP140 will need to be taken into account.

In terms of archaeology, the site lies on high ground above the Gipping Valley. The adjacent site IP032 this site has been subject to geophysical survey and a desk based assessment has been carried out for both sites. There is potential for remains of multiple periods on the site and trenched evaluation will be required. ~~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. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).

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

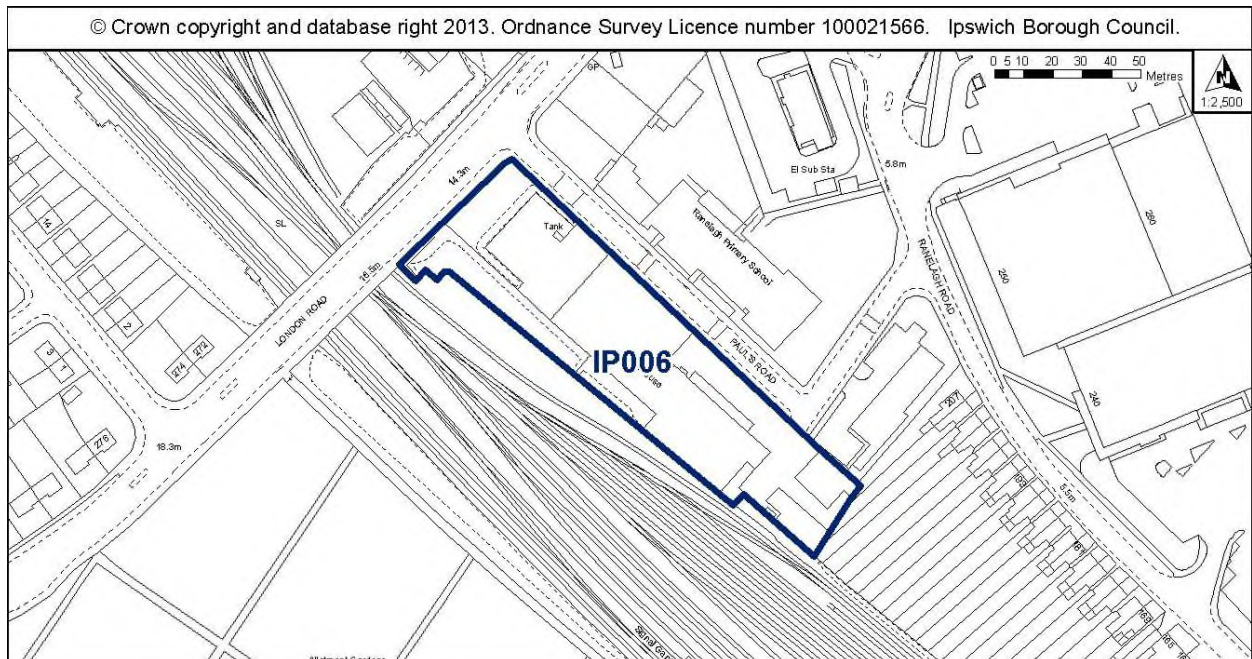
This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

## 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. The Council would wish to see the Co-Op Juniors accommodated through refurbishment of the building, or relocated to suitable premises elsewhere in Ipswich.

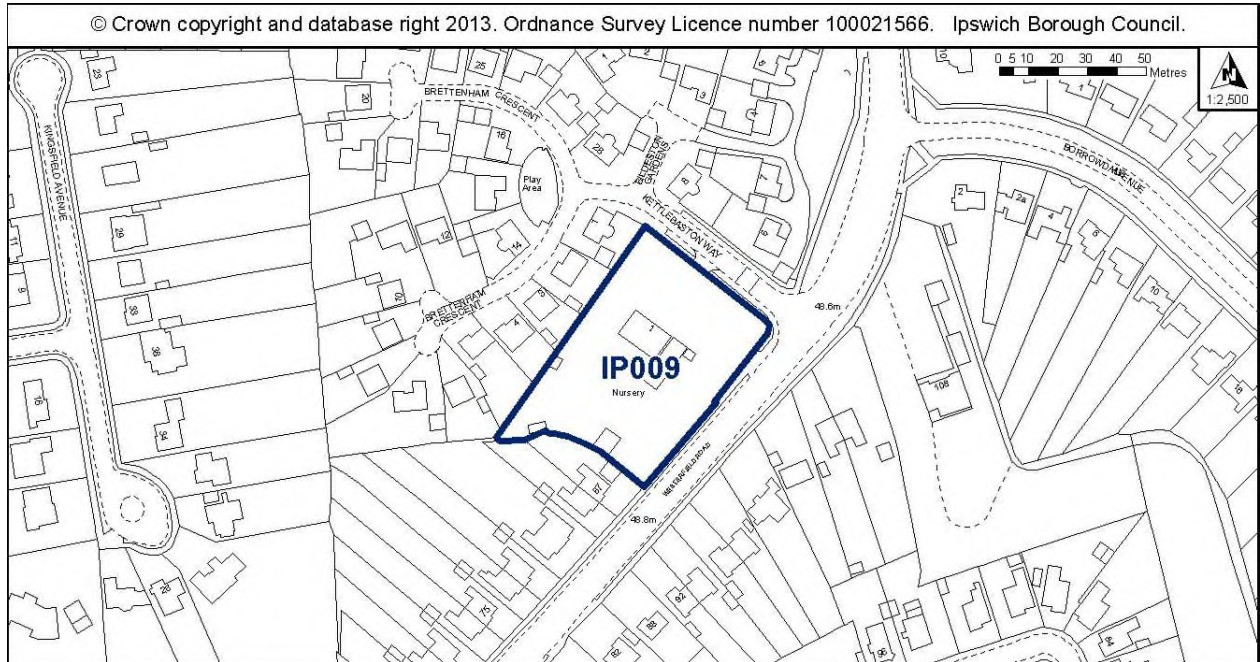
Possible contamination and noise from the railway line.

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.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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

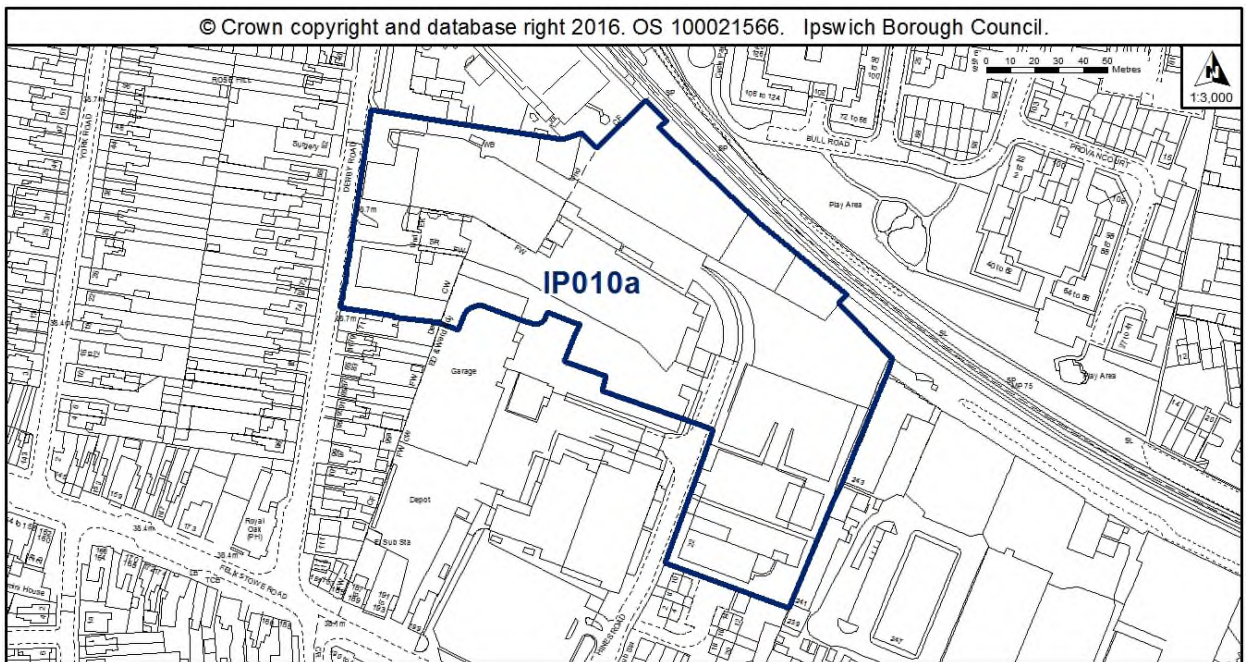
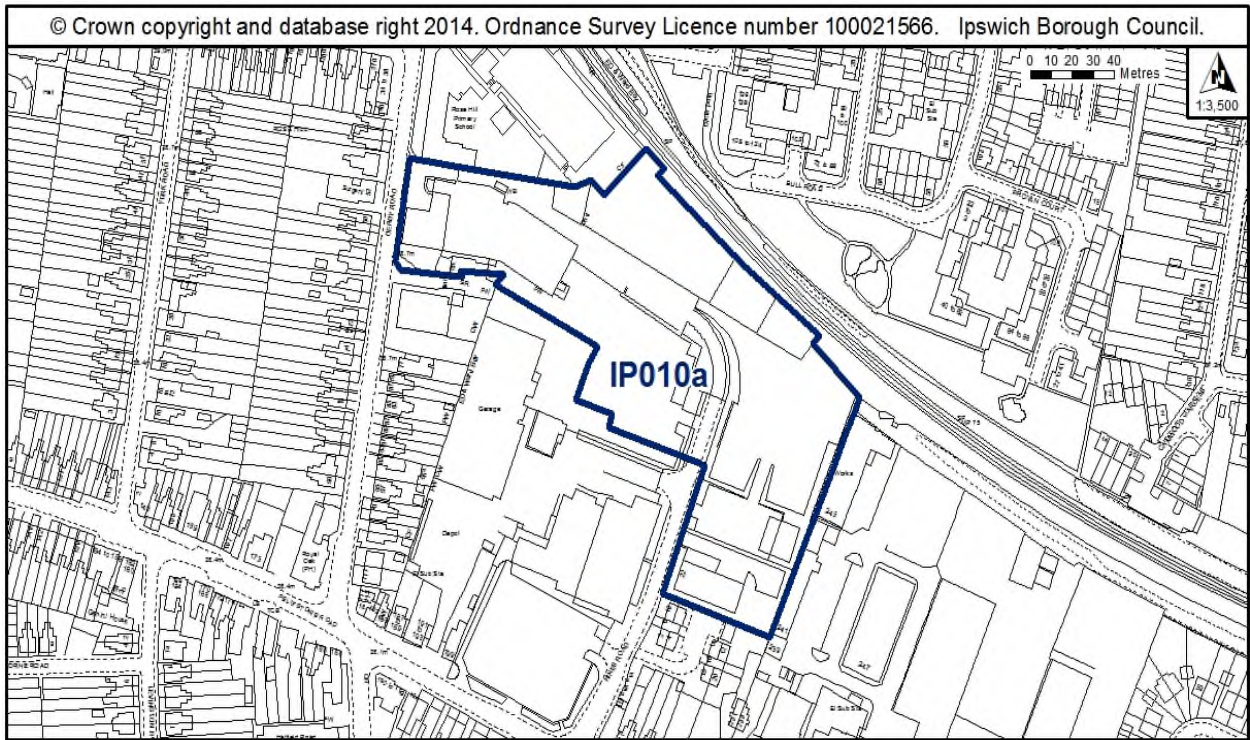
**Development constraints / issues**

Possible contamination and a TPO on site or adjacent. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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~~ 2.22ha (revised western boundary to Derby Road)



**Proposed Allocation Policies SP2, & SP7 & SP9**

Use(s)		Indicative capacity
Primary	Residential	66 <del>75</del> (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. An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

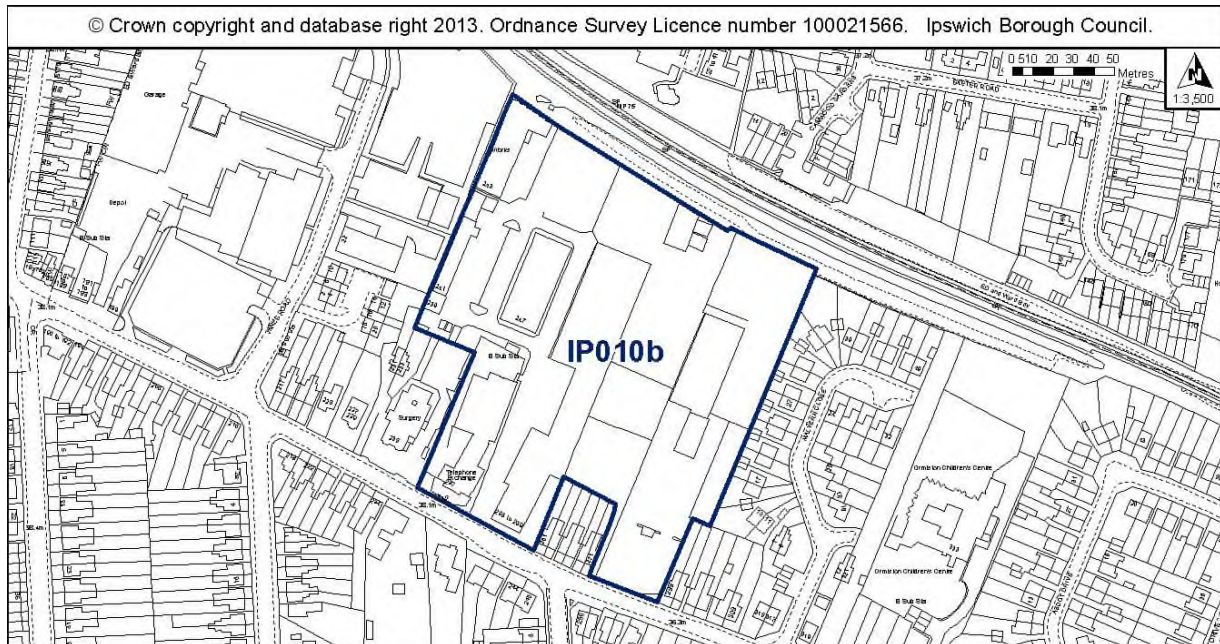
In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains (IPS 056).

Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.

A transport assessment and travel plan will be required. Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.

**Site ref: IP010b (UC010) Felixstowe Road**

**Site area: 2.79ha**



**Proposed Allocation Policy SP2 & SP9**

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.

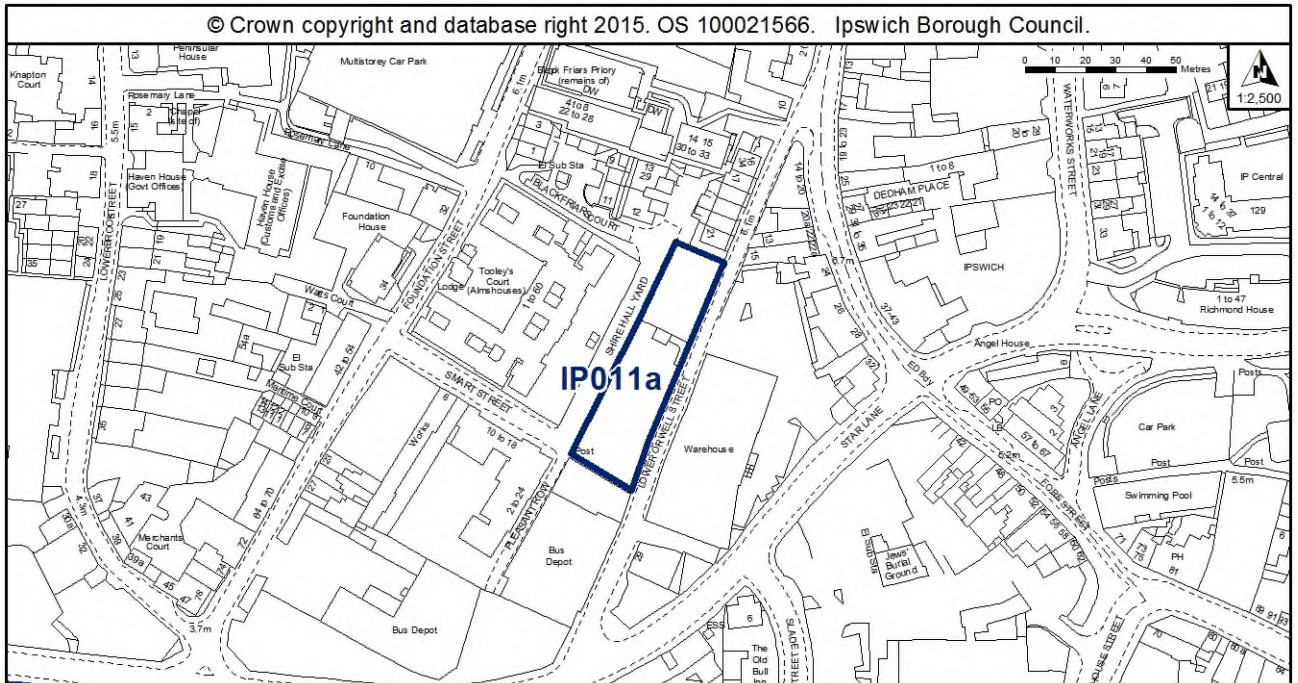
Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.

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.

A transport assessment and travel plan will be required. Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.

**Site ref: IP011a (UC011) Lower Orwell Street (formerly Smart St/Foundation St)**

**Site area: 0.15 ha**



**Proposed Allocation Policy SP2**

Use(s)		Indicative capacity*
Primary	Residential	14 (90dph on 100% of site)
Secondary	Could form part of mixed use scheme with IP011b adjacent to the south.	

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

**Preferred Option 2007**

As part of a larger site UC011 including the bus depot to the south, 80% housing at high density - 112 dwellings

20% B1 employment

**Current use**

Disused gym building and car park

**Development constraints / issues**

It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone and contains trees protected through a TPO (an application for tree works may be needed).

The site is adjacent to the Central Conservation Area, close to a ~~the grade II listed building (Tooley's Court)~~ and Smart's Almshouses, contains a scheduled monument and lies within an area of archaeological importance.

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').

This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. The site lies over the line of the Anglo-Saxon and medieval town defences, and the 14th century Friary wall. Much of the site is a scheduled monument (List entry no: 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

There is a high potential for archaeological remains of national significance and detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required. Archaeology would be a major consideration for project costs and timescales. Proposals would need to be supported by programmes of pre-determination archaeological works which may include desk-based assessments, survey works and archaeological evaluation. Complex archaeological mitigation is likely to be required which could include watching briefs, full excavation and / or design scheme changes to allow for preservation in situ. Post-excavation analysis, assessment and reporting would also be necessary.

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

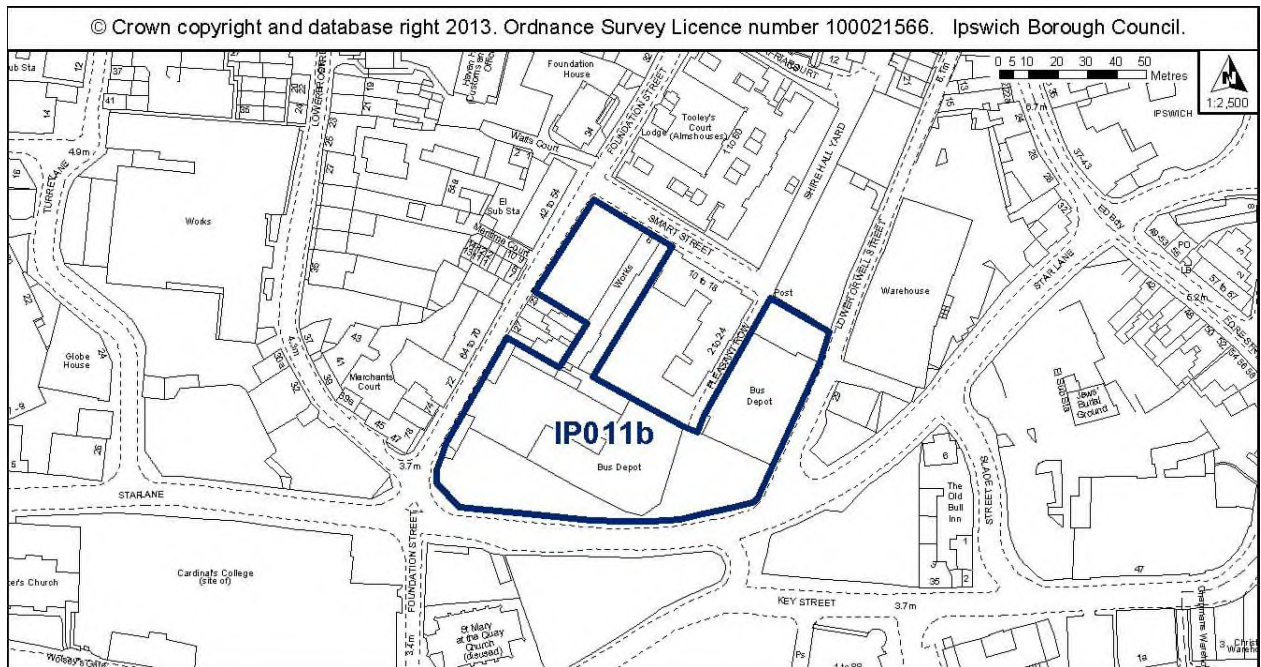
~~It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.~~

~~It is adjacent to the Central Conservation Area, close to a listed building (Tooley's Court) and contains trees protected through a TPO.~~

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service)*

**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). The site lies between the Central and Wet Dock Conservation Areas, close to the grade II\* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.

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~~ two separate ~~Scheduled Monuments~~ areas of National Importance, all relating to the Middle and Late Saxon town (~~SF 189b, 190 and 191; IPS 211, 212 and 213~~ List Entry numbers 1005986 and 1005985). ~~As noted in Policy CS4, English Heritage consent Scheduled Monument Consent (SMC) is a legal requirement would be needed for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. impacting on Scheduled sites and they should be consulted at the earliest opportunity.~~

There is also a potential for nationally important archaeological remains outside of the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle archaeological remains will be complex, important and mitigation could involve significant costs and timescales.

~~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.~~

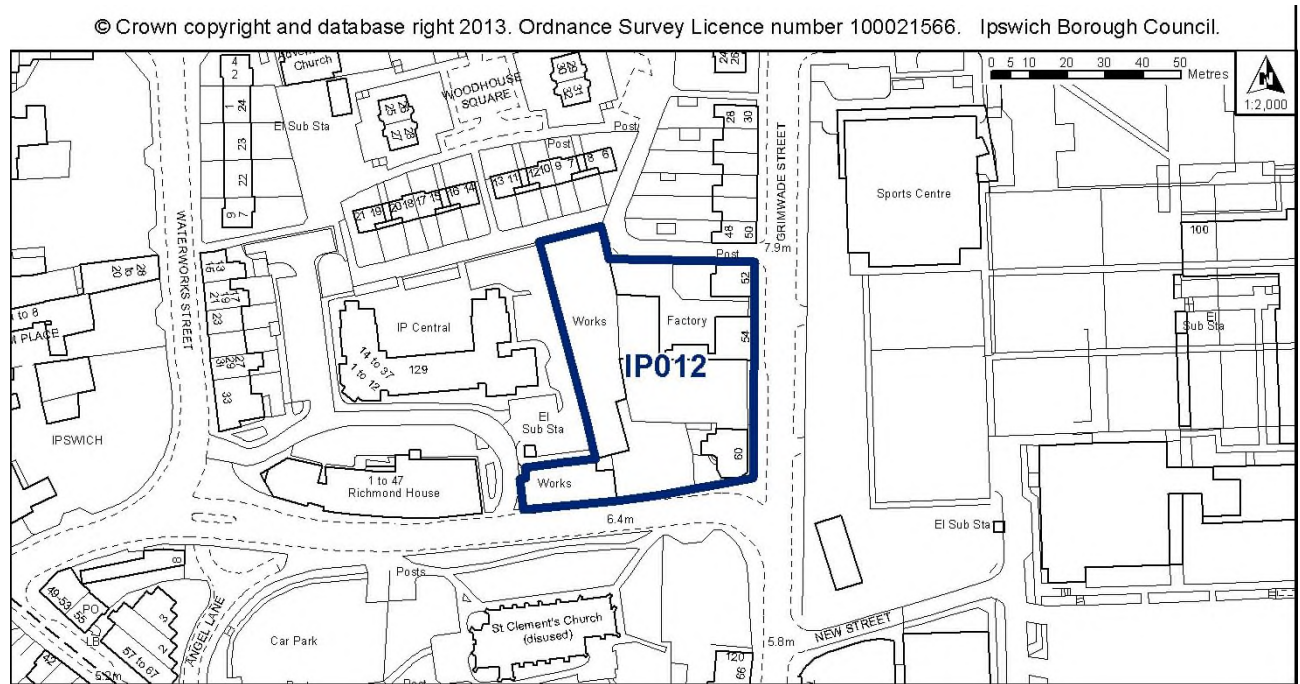
~~The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.~~

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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.

This site lies in is within the historic core of Anglo-Saxon and medieval core and Area of Archaeological Importance (IPS413) Ipswich, and could involve potentially high excavation costs. Necessary measures for archaeology should be addressed at an appropriate stage in the planning



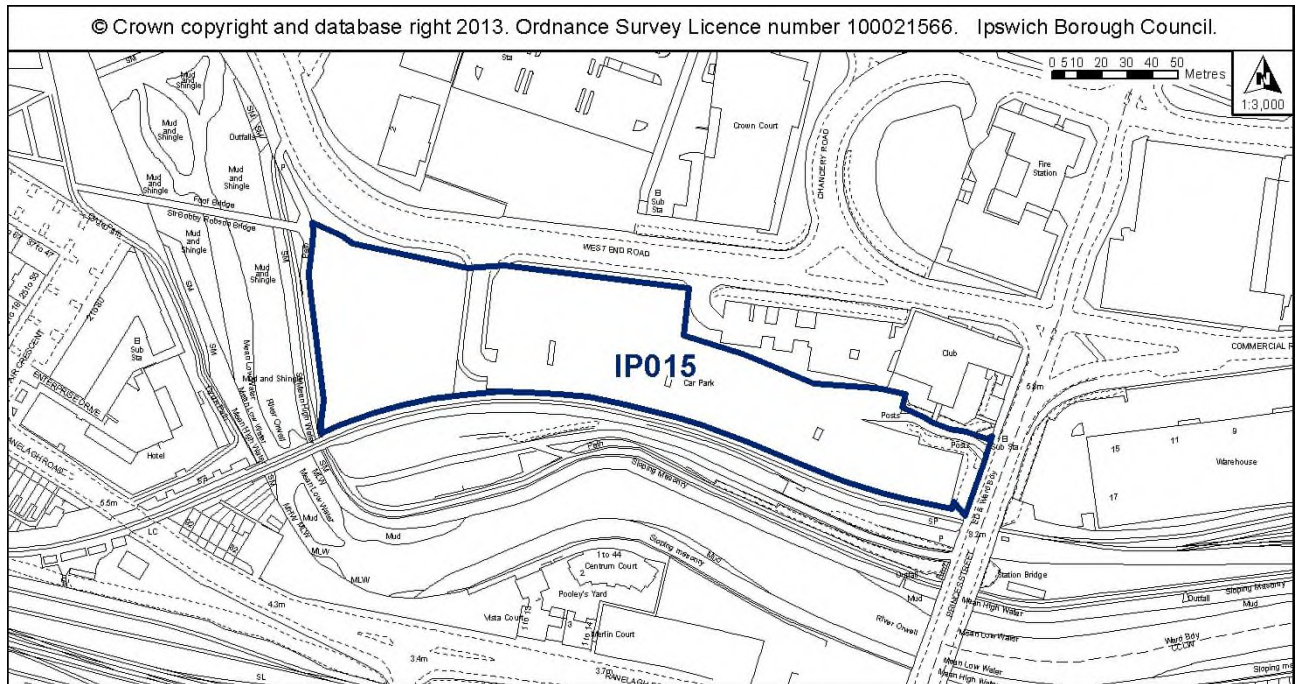
process. ~~There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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 parking.

## **Development constraints / issues**

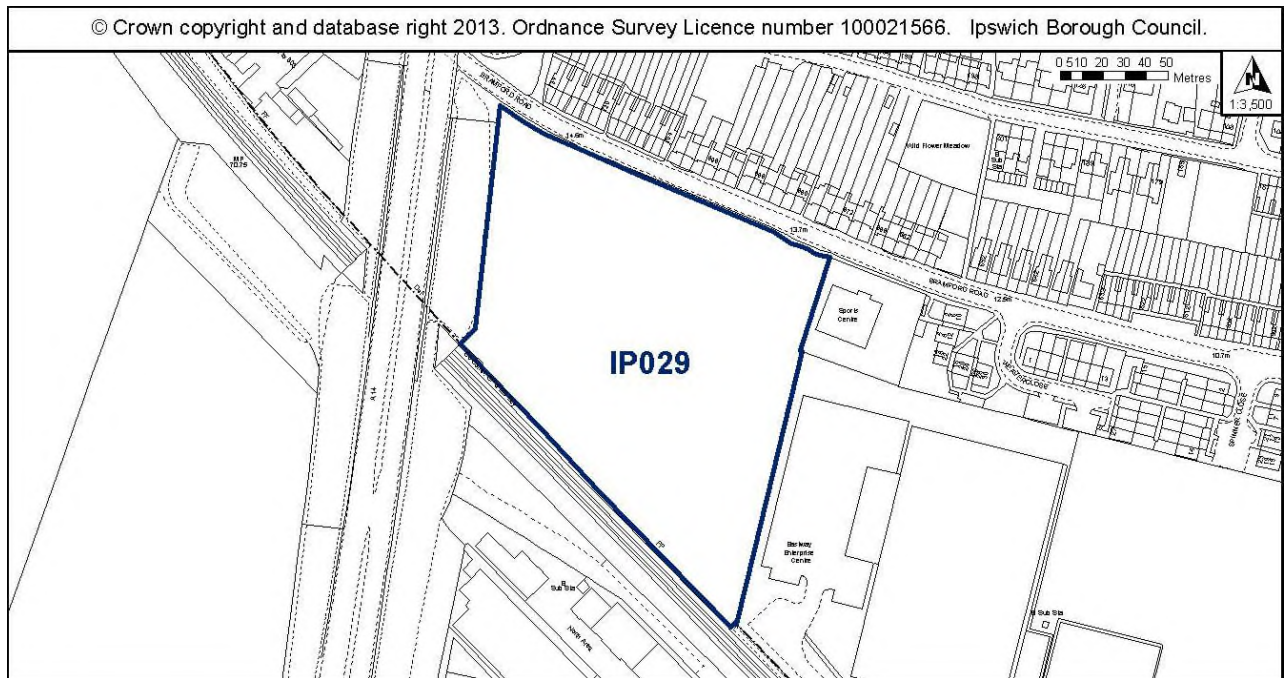
Existing car parking needs to be replaced on site and potentially that from Portman Road (IP051) also. The site should be master planned with the adjacent site to the south, fronting the river (IP083). Flood risk, possible contamination and adjacent to a listed building. Development principles for the 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 – an

ecological and 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.

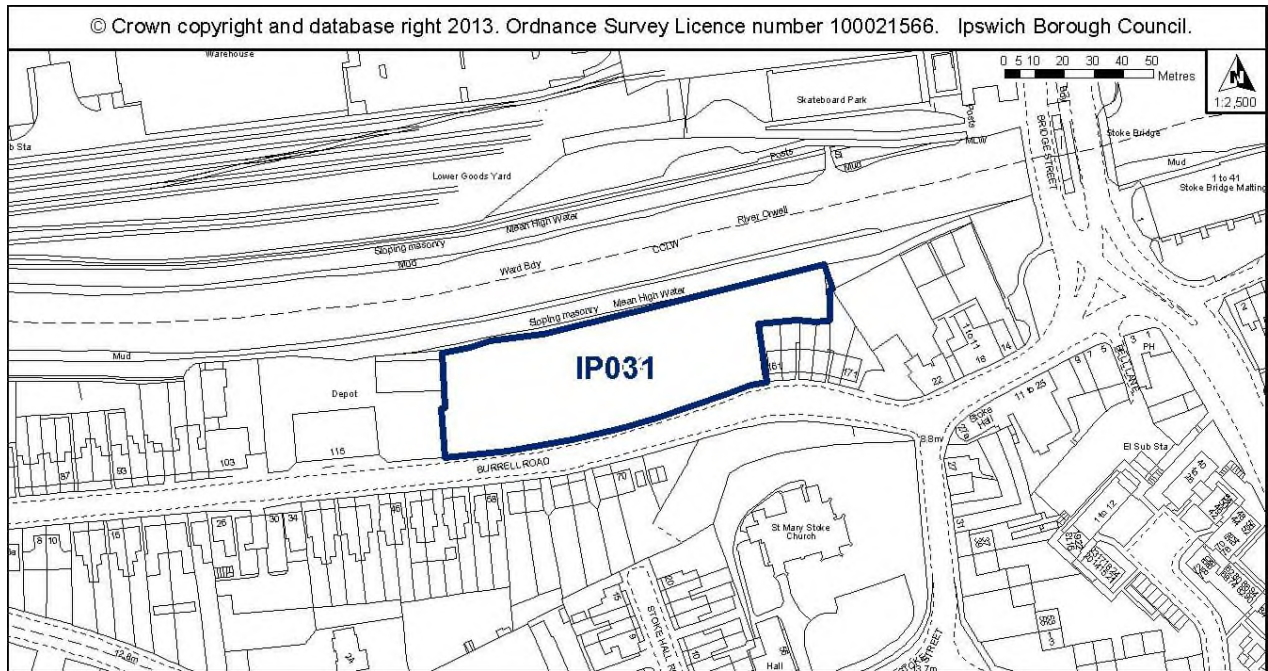
In terms of archaeology, this site lies in the vicinity of Roman (IPS 242, IPS 233) and Prehistoric (IPS 018) sites. No objection in principle to development but any permission will require a condition relating to archaeological investigation.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required.

**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**

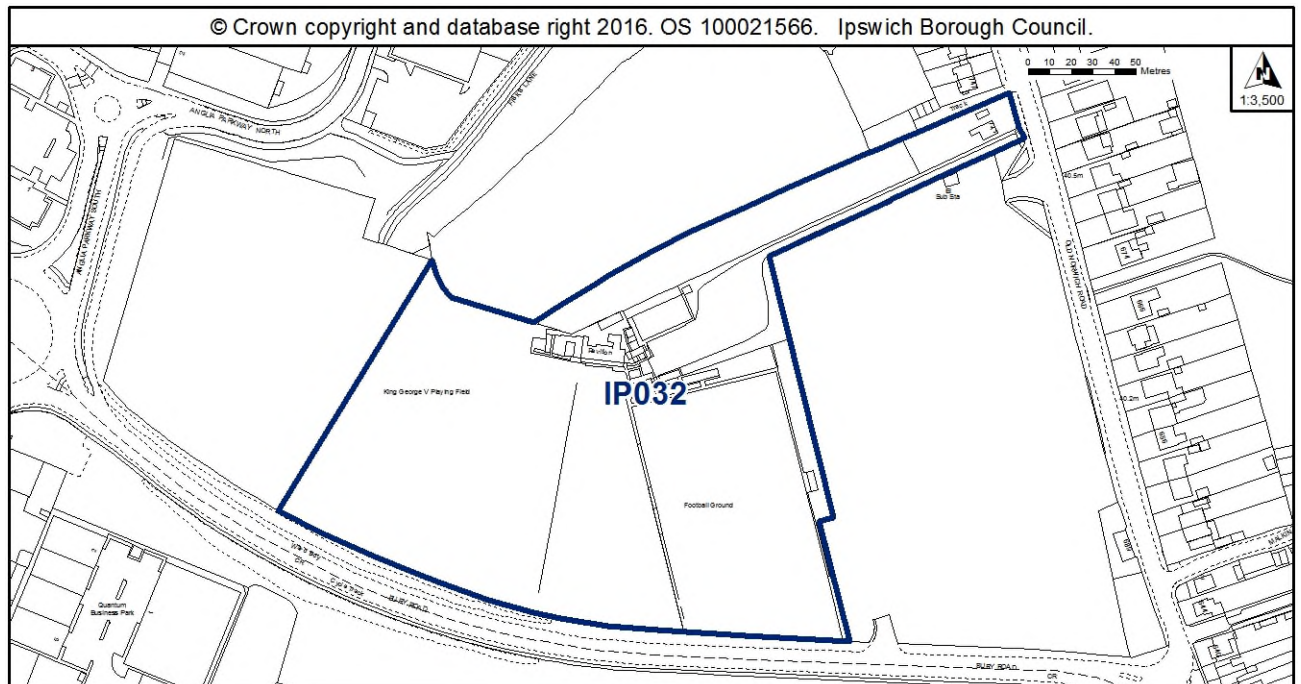
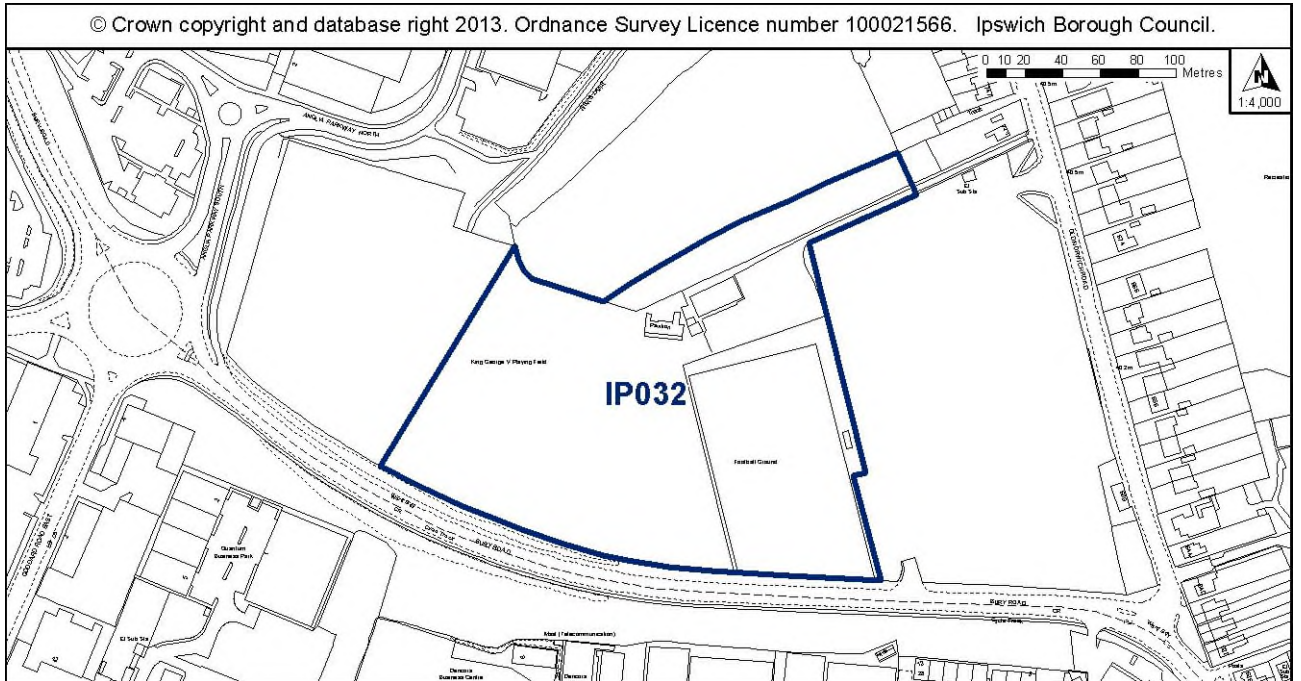
In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, and possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this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

This site is within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).

This site lies along the bank of the Orwell, close to the Medieval church of St Mary at Stoke, which is Grade 1 listed. adjacent to the Stoke Conservation Area and the grade I listed Church of St Mary at Stoke. The conservation area is currently on the Heritage at Risk Register. 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~~ 3.7ha (revised site boundary)



**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
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\* 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, and 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.~~

In terms of archaeology, the site lies on high ground above the Gipping Valley. It has been subject to geophysical survey, and a desk based assessment has been carried out for both this site and the adjacent site IP005. There is potential for remains of multiple periods on the site and trenched evaluation will be required. 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.

The site is close to the Whitton Conservation Area. The Core Strategy and the published development brief for this site and the adjacent IP005 Tooks Bakery require the Conservation Area to be taken into account. Any cumulative impacts on the conservation area with the development of adjacent site IP005 and site IP140 will need to be taken into account.

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).

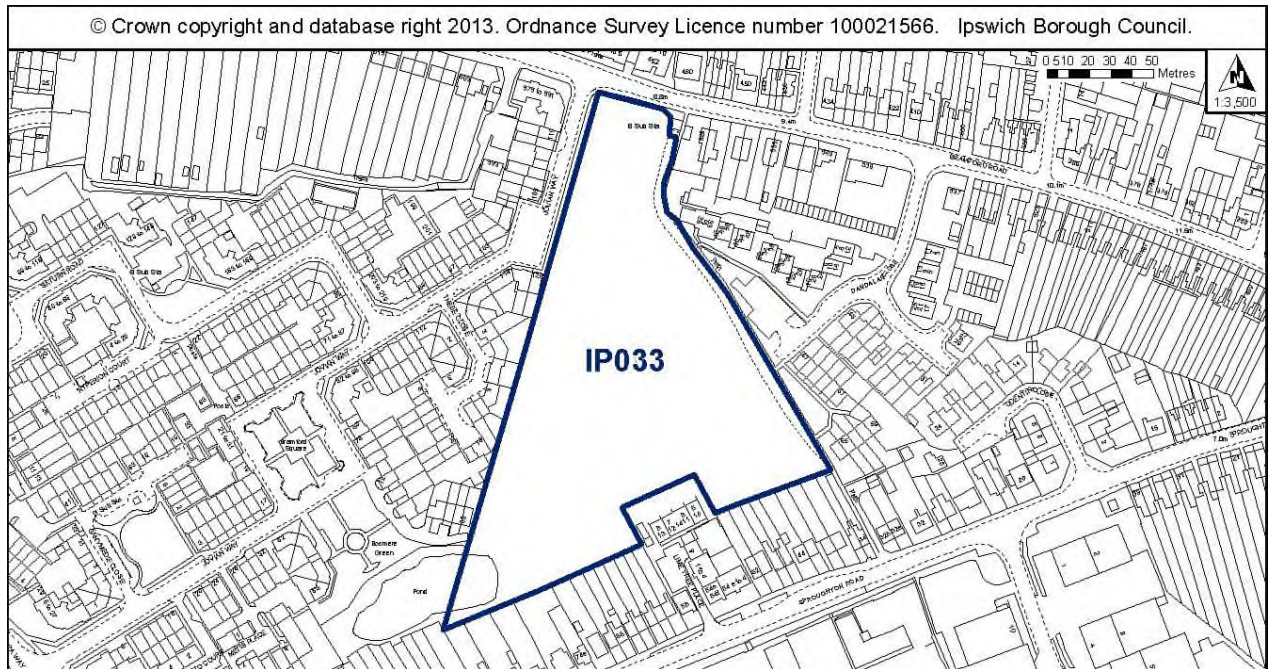
This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required. The traffic impact of access from Bury Road will need to be considered.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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. An ecological and 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.

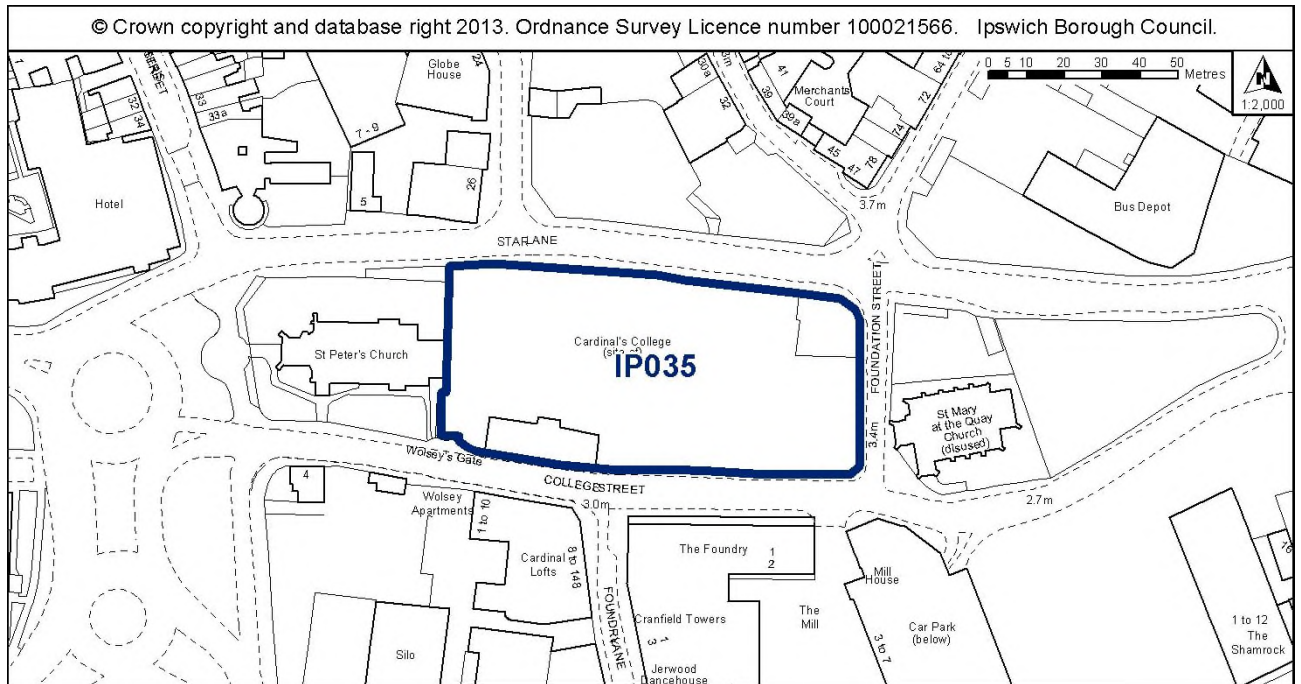
This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required. Access visibility and junction spacing along Bramford Road will need to be considered.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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. The site contains the grade II listed 1-5 College Street, adjoins the grade 1 listed and scheduled monument of Wolsey's Gate and lies within an area of archaeological importance. It is located between two conservation areas (Central and Wet Dock) and two grade II\* listed churches (St Peter's and St Mary at the Quay).

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').

This site, the former Cardinal Works, 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 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 is high potential for archaeological remains of possible national significance, such as important waterlogged remains and evidence of the later Wolsey's College, and a Quaker burial ground.

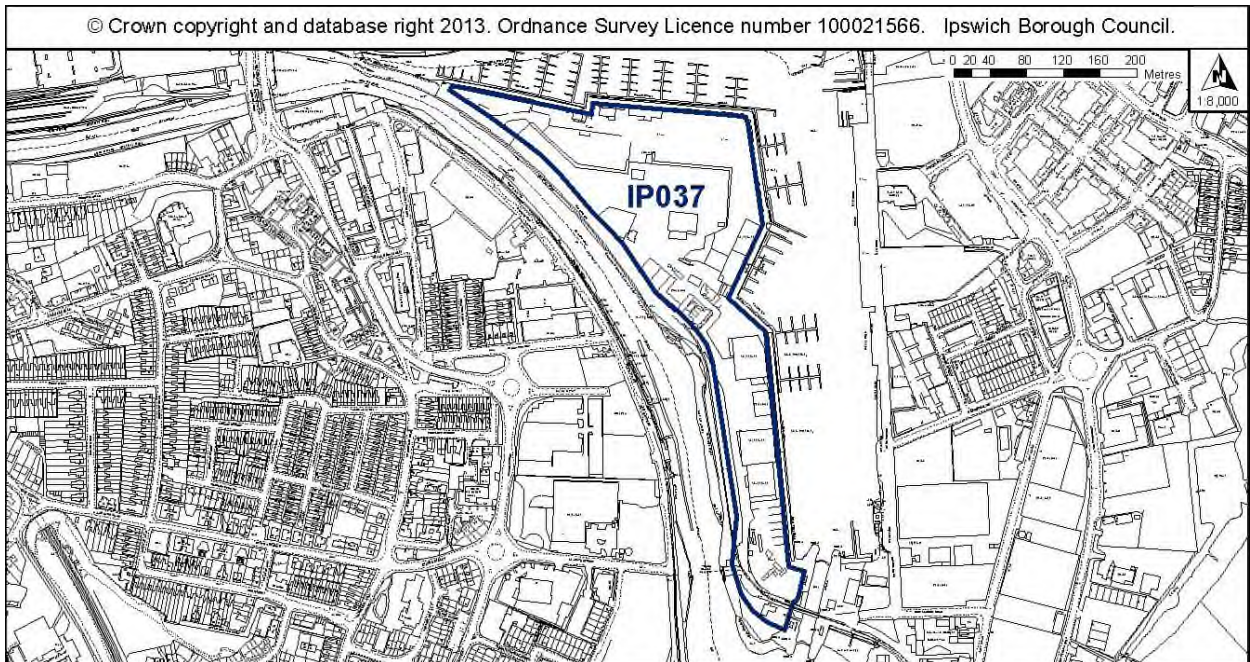
Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where appropriate to development impacts, Total archaeological excavation of any development footprint prior to development will be required. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. ~~Mitigation on this site is likely to be extensive and expensive.~~

This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. Wolsey's Gate is a scheduled monument (List Entry No. 1006071). Proposals impacting upon its setting would require detailed pre-application discussions. The site presents opportunities for enhancing the setting of this scheduled monument. Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service.)*

**Site ref: IP037 (UC038) Island Site**

**Site area: 6.02ha**



**Proposed Allocation Policies SP2, SP5, SP6, & SP15 & SP16**

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. Part of the Island Site now has Enterprise Zone status.

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.

This site is within the Area of Archaeological Importance (IPS 413). There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).

~~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.~~

The site forms a large part of the Wet Dock Conservation Area.

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.

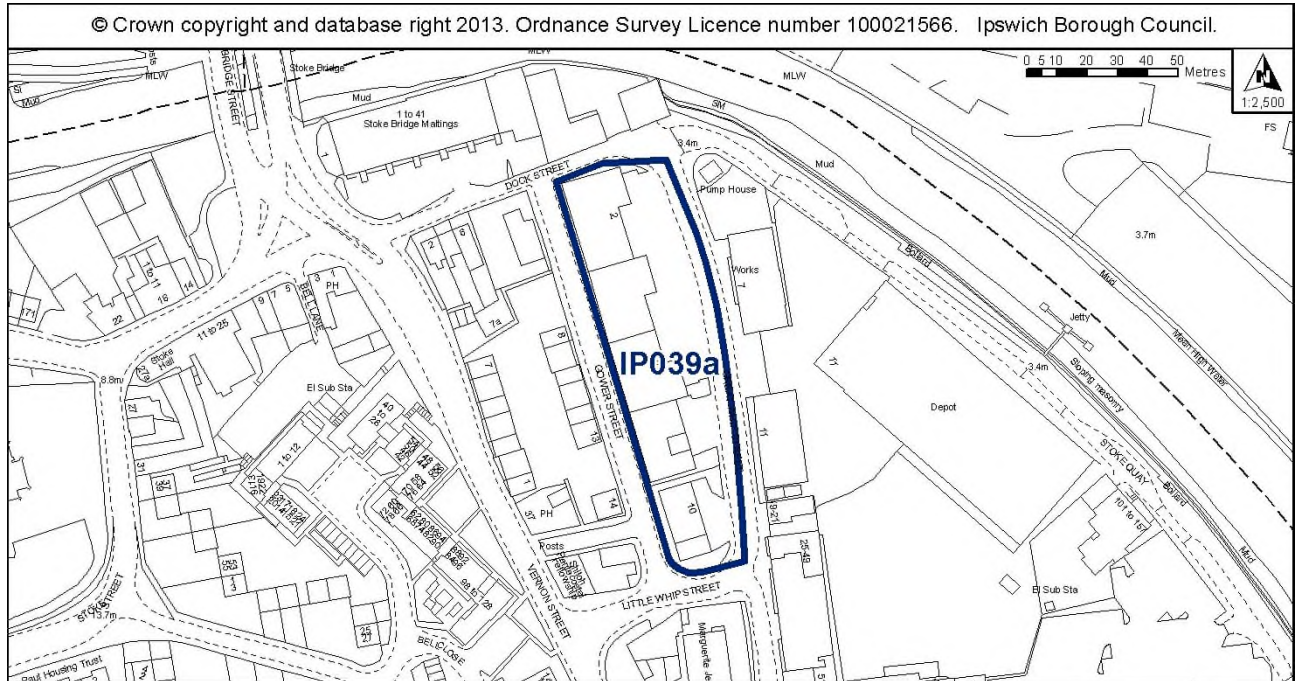


A transport assessment and travel plan will be required. Traffic impact especially on Bridge Street will need to be considered.

The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.

**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').

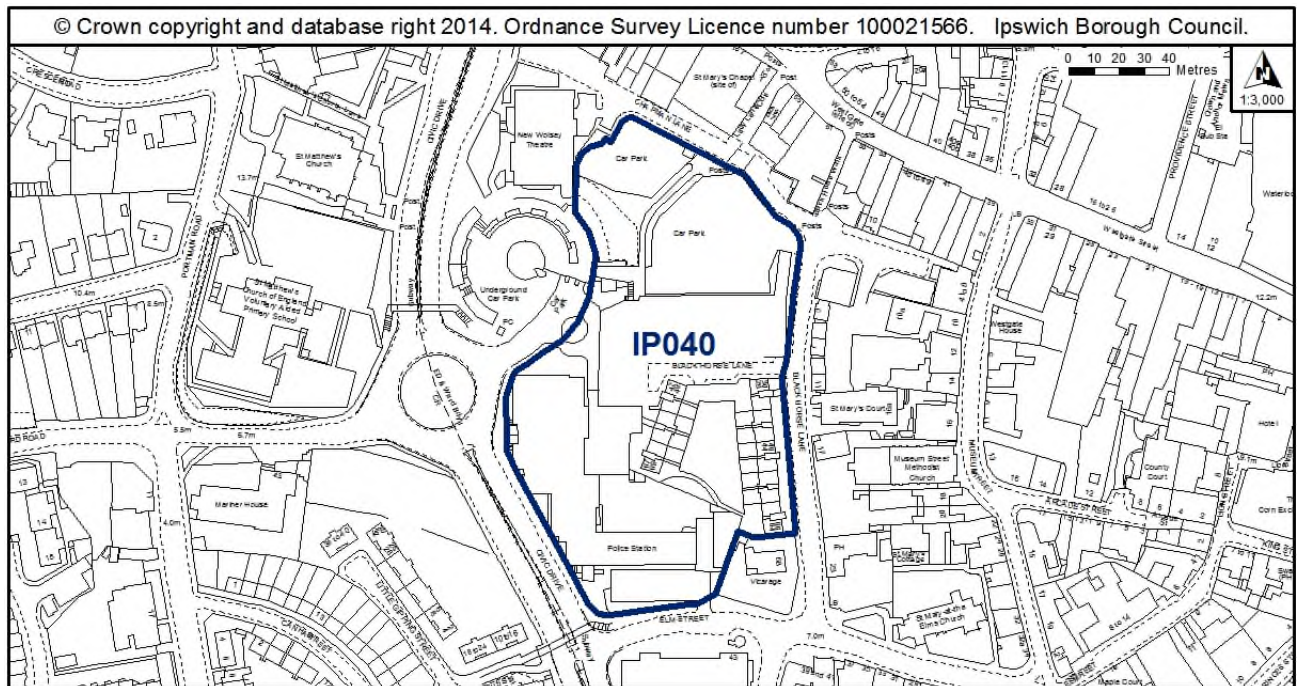
~~In terms of archaeology, the site lies immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay core (IPS 683) and the Area of Archaeological Importance (IPS 413). There is high potential for Middle Saxon archaeology. ~~There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.~~

The site is adjacent to the Stoke Conservation Area and a listed building.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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 residential

element of the development should be designed and located so as not to be adversely affected by noise from the Wolsey Theatre.

The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. Grade II\* 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. Archaeological costs have the potential to be relatively high.~~

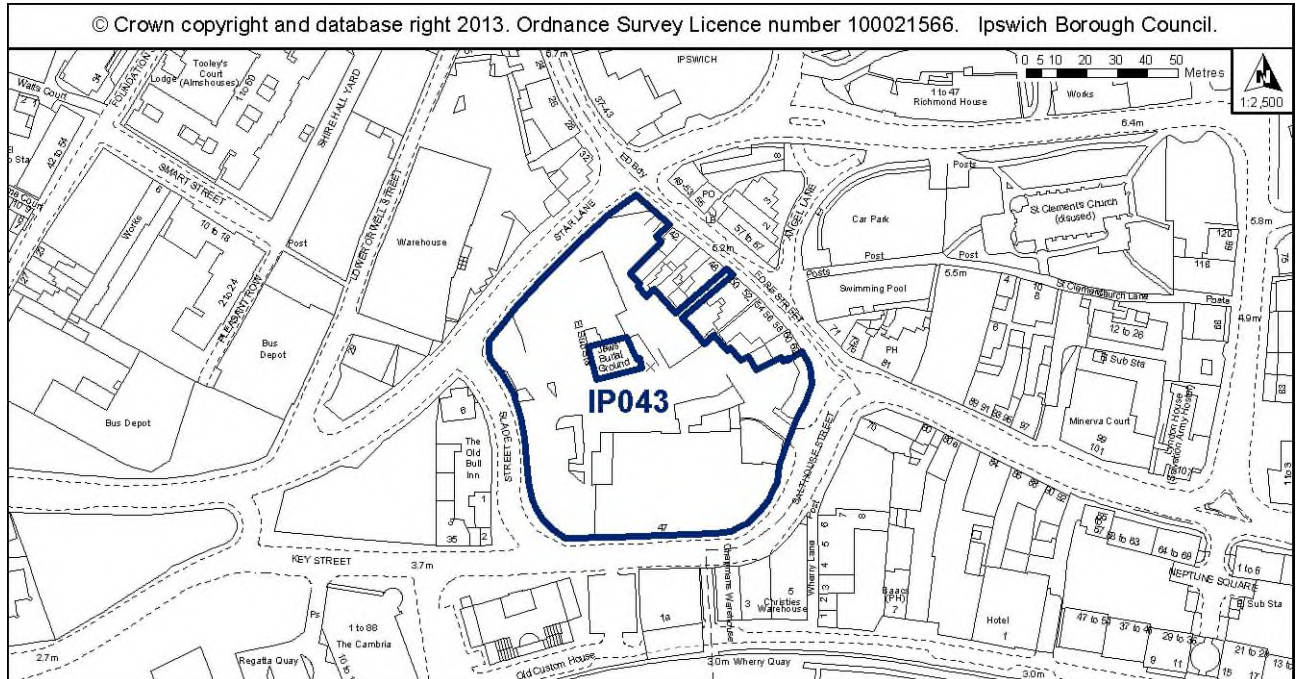
This site is within the Anglo-Saxon and medieval core and the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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 constraints, within an Air Quality Management Area, area of archaeological importance and a flood risk area.

This is a sensitive site is in heritage terms, located partly within the Central Conservation Area; it and containing Grade II listed buildings and adjoining others, including the Grade II\* 54-58 Fore Street to the north-east, the Grade II\* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. The site lies within an area of archaeological importance. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.

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 and area of archaeological importance (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains in particular (IPS 639, 371,372, 358). There is outstanding post-excavation work under IP/11/00267} and further work would be needed across the site. There is potential for archaeological remains of possible national significance. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Archaeological costs have the potential to be relatively high.

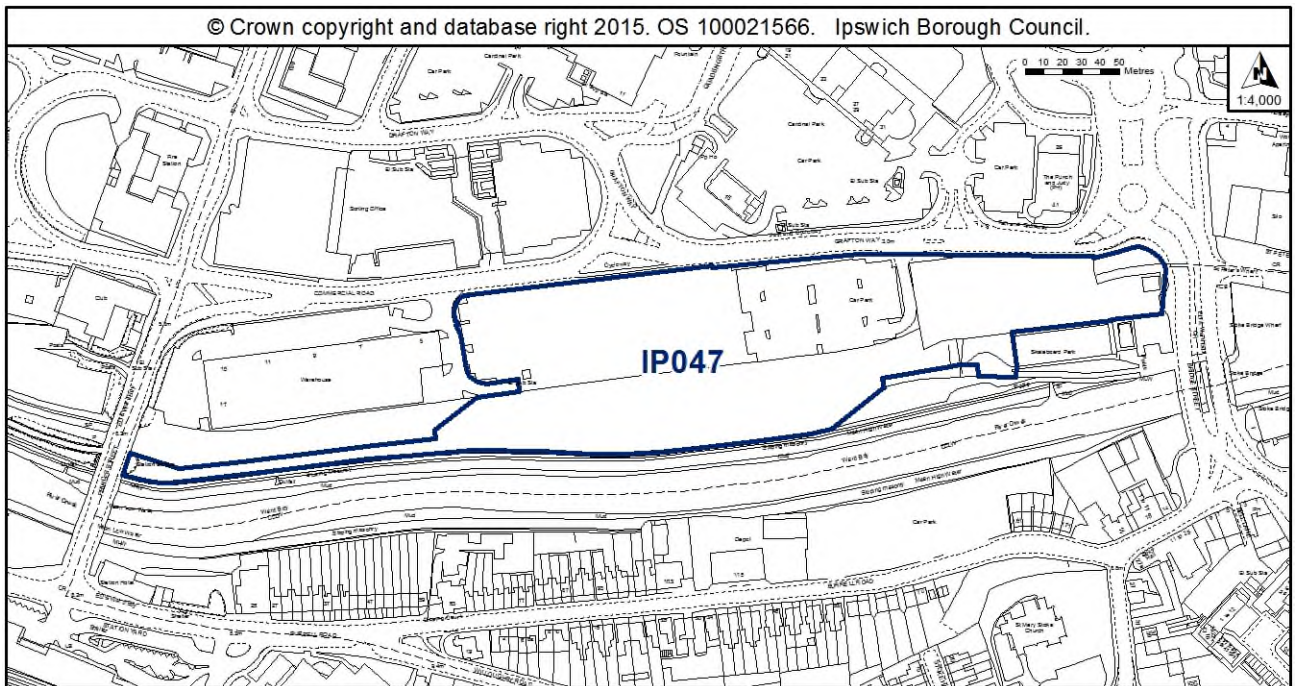
A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service.)*

Site ref: IP047 (UC048 part) Commercial Road

Site area: 2.86 ha



**Proposed Allocation Policies SP2, SP5 & SP6**

Use(s)		Indicative capacity*
Primary	Residential	129 (90dph on 50%) - 103 (90dph on 40%) this is a minimum figure
Secondary	Hotel, leisure, <u>B1 office</u>  Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha

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

**Preferred Option 2007**

As part of a larger site UC048:

20% housing at high density – 152 dwellings

20% Open space / recreation

20% Leisure

40% Employment (B1)

**Current use**

Temporary car park, vacant land



## **Development constraints / issues**

Adjacent to Area of Archaeological Importance.

Previous planning permissions (e.g. 08/00953/FUL) have had a condition attached requiring archaeological investigation, which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.

In a Flood Zone and adjacent to an Air Quality Management Area. Possible contamination.

Contains trees protected by a TPO (an application for tree works may be required).

Adjacent to the river which forms a major green corridor and ecological network and is a County Wildlife Site.

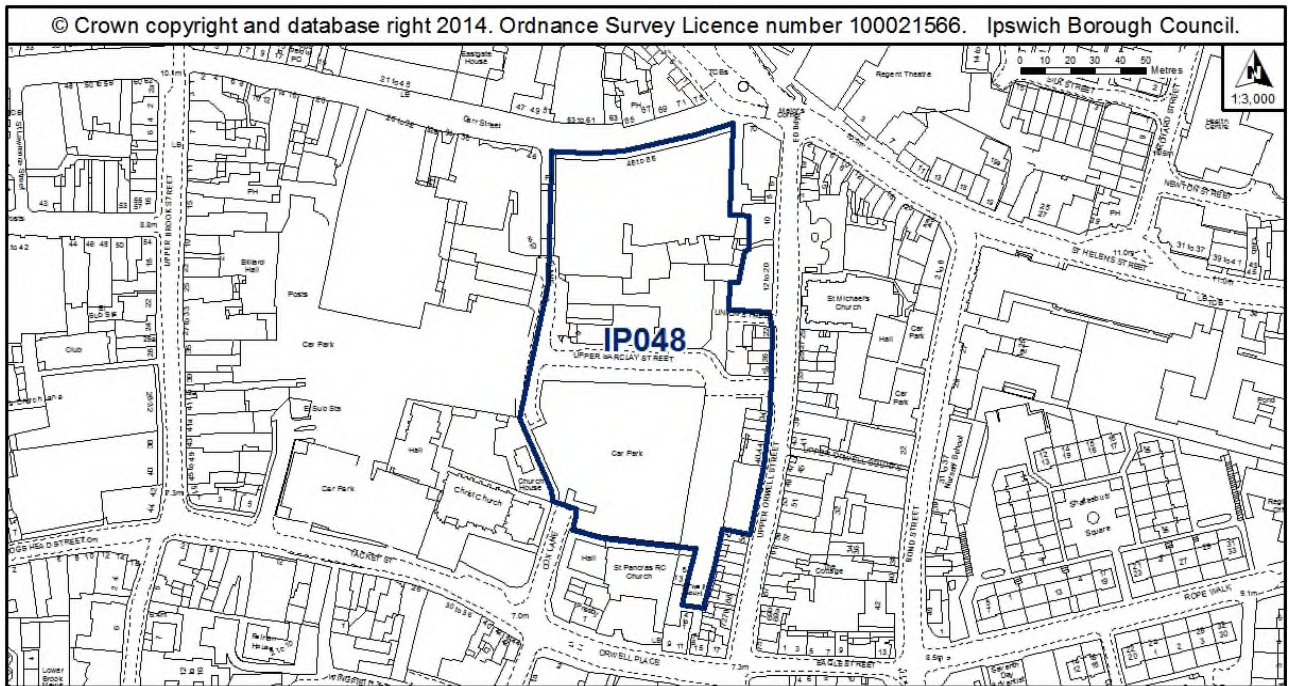
Development principles for the River and Princes Street Corridor, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

A transport assessment will be needed for this site due to its scale, location and the proposed uses, and it may identify the need to contribute towards significant off-site highway mitigation, depending on the detail of the scheme.

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

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, 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 locally listed. The site lies within and in an area of archaeological importance, contains a large scheduled monument and is adjacent to the Central Conservation Area, and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south. 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').

~~The site lies within the area of archaeological importance (IPS 413) and much of it this site is lies within a Scheduled Monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983), therefore separate Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity.~~

~~There is also potential for nationally important archaeological remains outside the scheduled areas. 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. Due to the high potential for archaeological remains of national significance, Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). 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. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.~~

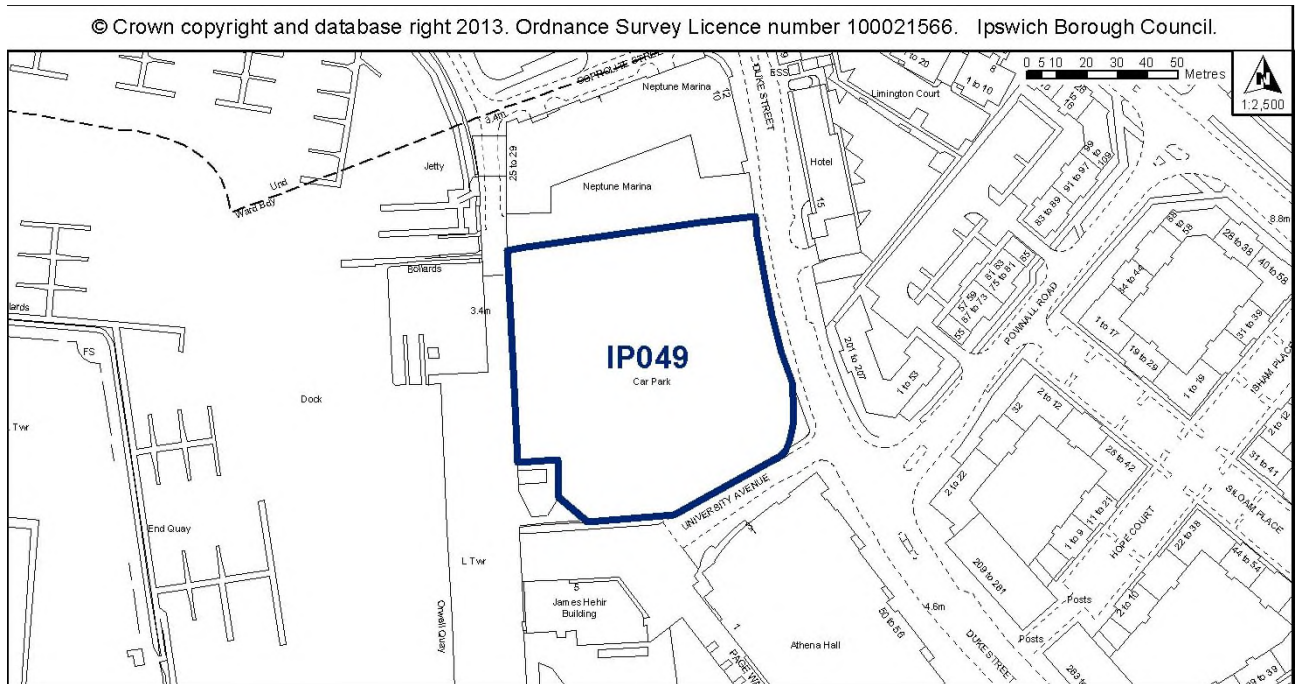
A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service.)*

**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.

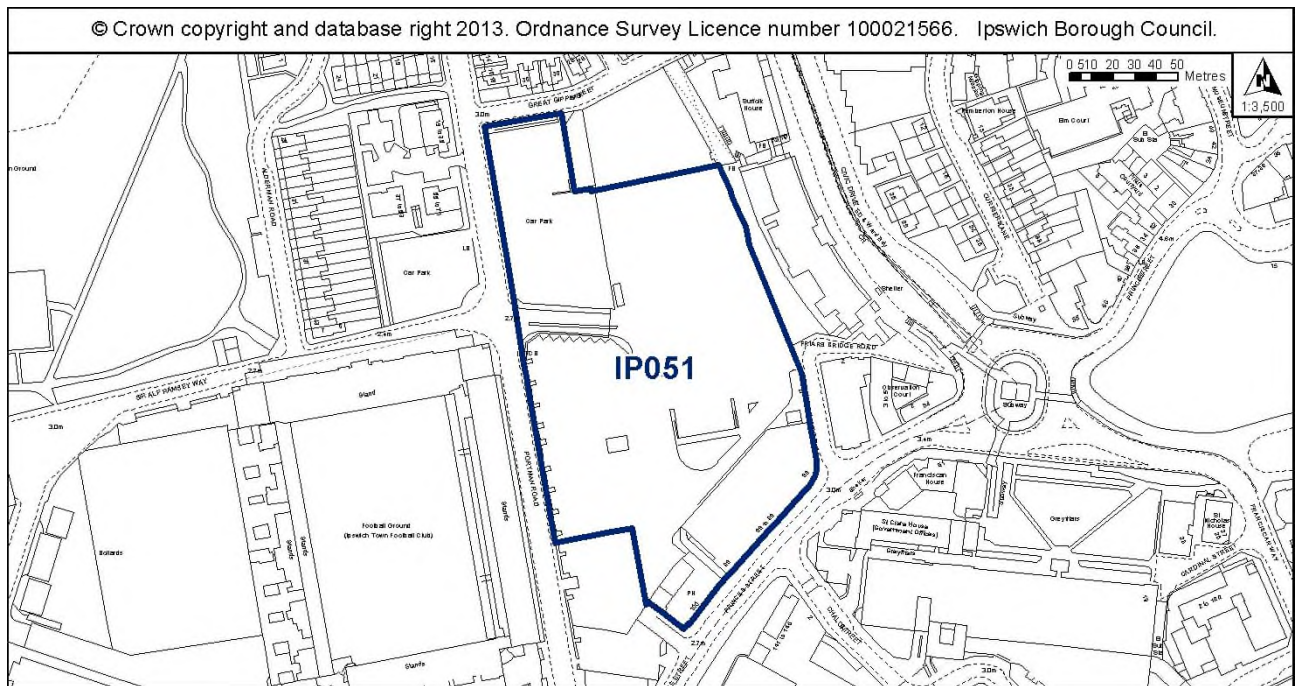
## Development constraints / issues

Within a flood zone, ~~and an area of archaeological importance and~~ close to an Air Quality Management Area and there may be contamination. It is adjacent to ~~a conservation area~~ the Wet Dock Conservation Area, ~~and there may be contamination~~.

The site is within the Area of Archaeological Importance (IPS413). This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales, ~~and it will require a condition relating to archaeological investigation attached to any planning consent~~.

**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**

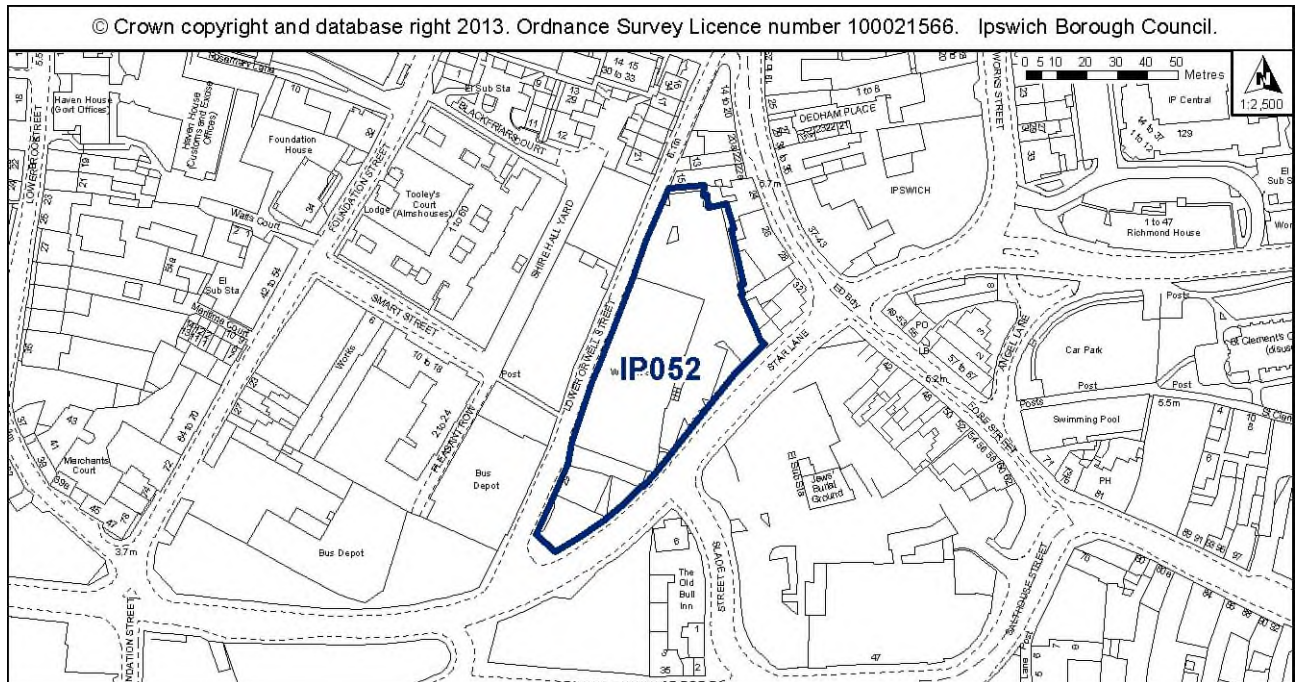
There may be a need to provide replacement car parking on site before the site can be redeveloped and/or this may be accommodated at the site on West End Road (IP015). Possible contamination and in a flood zone. Development principles for River Corridor and Princes Street Corridor Opportunity Area, within 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 The site is adjacent to the Central Conservation Area, scheduled monuments, grade a conservation area, and a Grade II\* listed building to the north (24 Fore Street) and a Grade II 26-28 Fore St.~~

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').

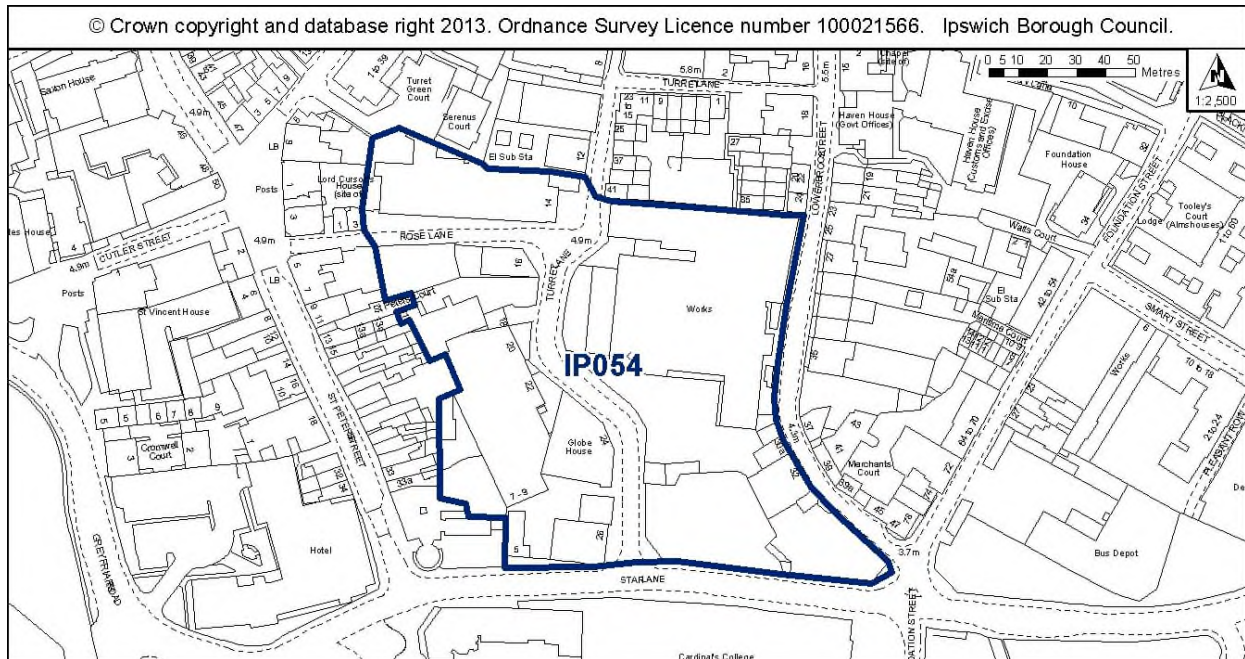
~~In terms of archaeology, this site is within the urban core (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (SF 189-191). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve 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.~~

This site is within the urban core and the Area of Archaeological Importance (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (NHLE 1005985 and NHLE 1002966). There is a potential for nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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

The site is within or close to an Air Quality Management Area 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). The site is also within an area of archaeological importance, partly within the Central Conservation Area, contains a scheduled monument and two grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the rest of the Central conservation area and several listed buildings, with two grade II\* churches to the south.

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. The route of Turret Lane should be protected in development proposals.

~~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). The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II\* churches to the south.~~

This site lies within the area of archaeological importance (IPS 413) and contains a scheduled monument (split over two separate areas) relating to includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b List Entry No 1005987), which are statutorily protected as of National importance. Parts of the area have been investigated (IPS 214), IPS 369, and IPS 574). This The 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 Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. would will need to be needed obtained from Historic England for any development on works within scheduled sites monuments and they should be consulted at the earliest opportunity.

There is also a potential for nationally important archaeological remains outside the scheduled areas. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex, and important, and

mitigation could involve significant costs and timescales. ~~The route of Turret lane should be protected in development proposals.~~

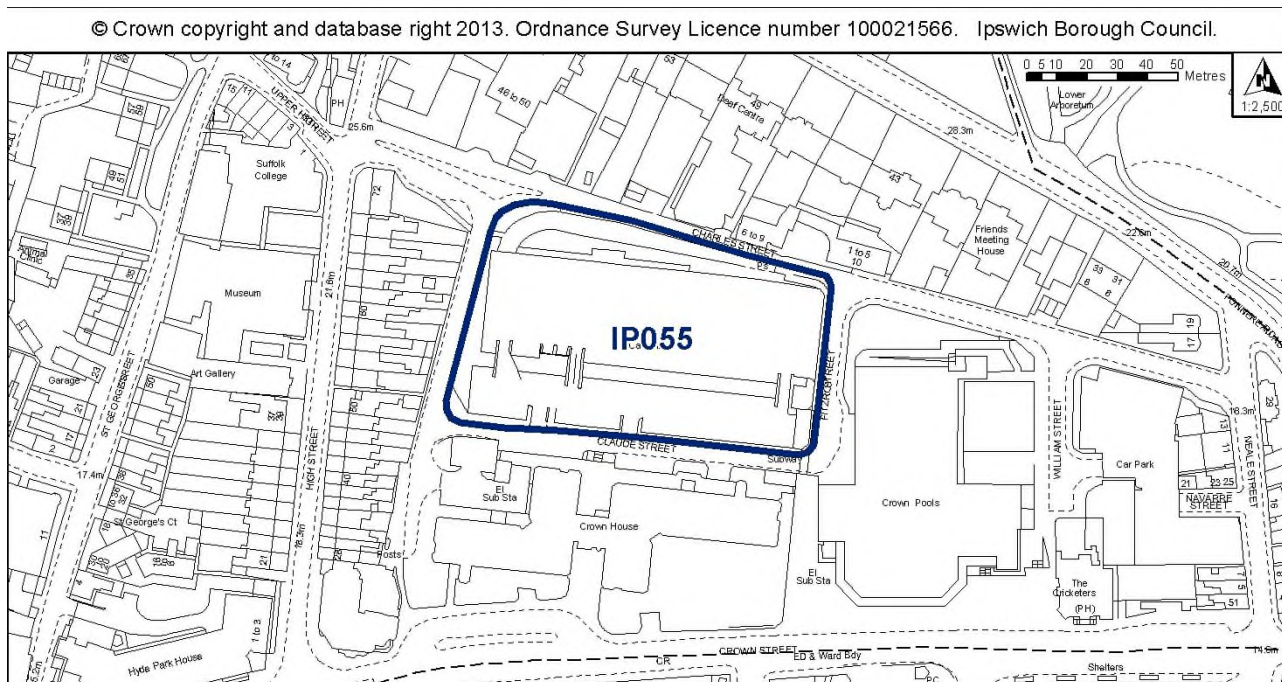
A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service)*

**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**

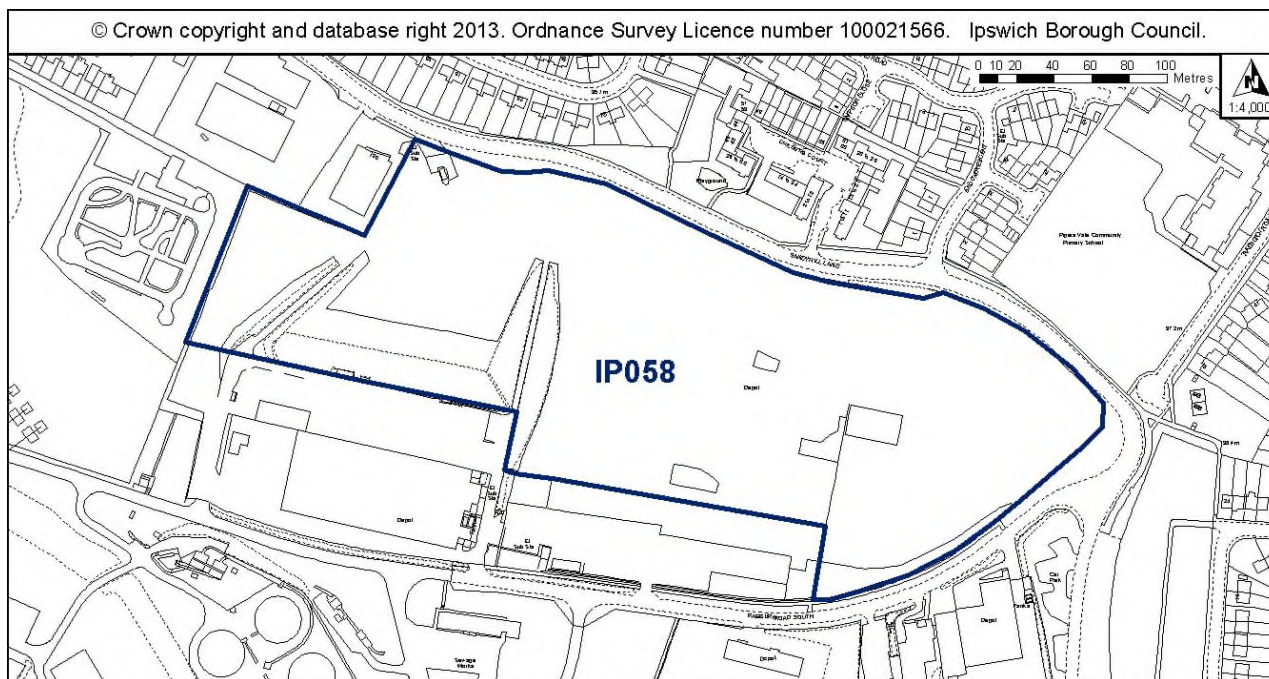
Close to an Air Quality Management Area, and adjacent to a conservation area and TPO protected trees (an application for tree works may be required).

*(Pre-Submission Modification now deleted – see Statement of Common Ground with SCC Archaeology Service)*

The redevelopment should deliver accessibility, legibility and attractiveness of the public realm.

**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) and appropriate employment-generating sui generis uses as defined through policy 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. An ecological and 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.



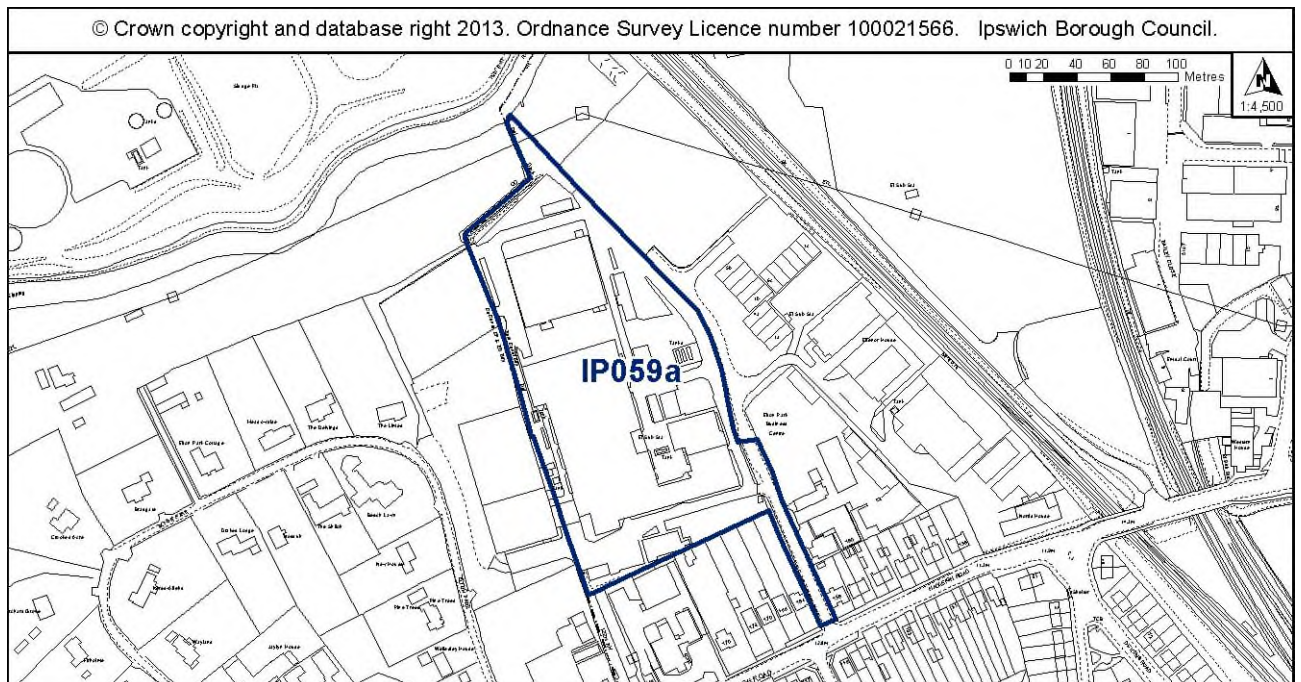
This site overlooks the Orwell and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. Measures for archaeology should be addressed at an appropriate stage in the planning process. A desk-based assessment is recommended 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.

A transport assessment and travel plan will 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

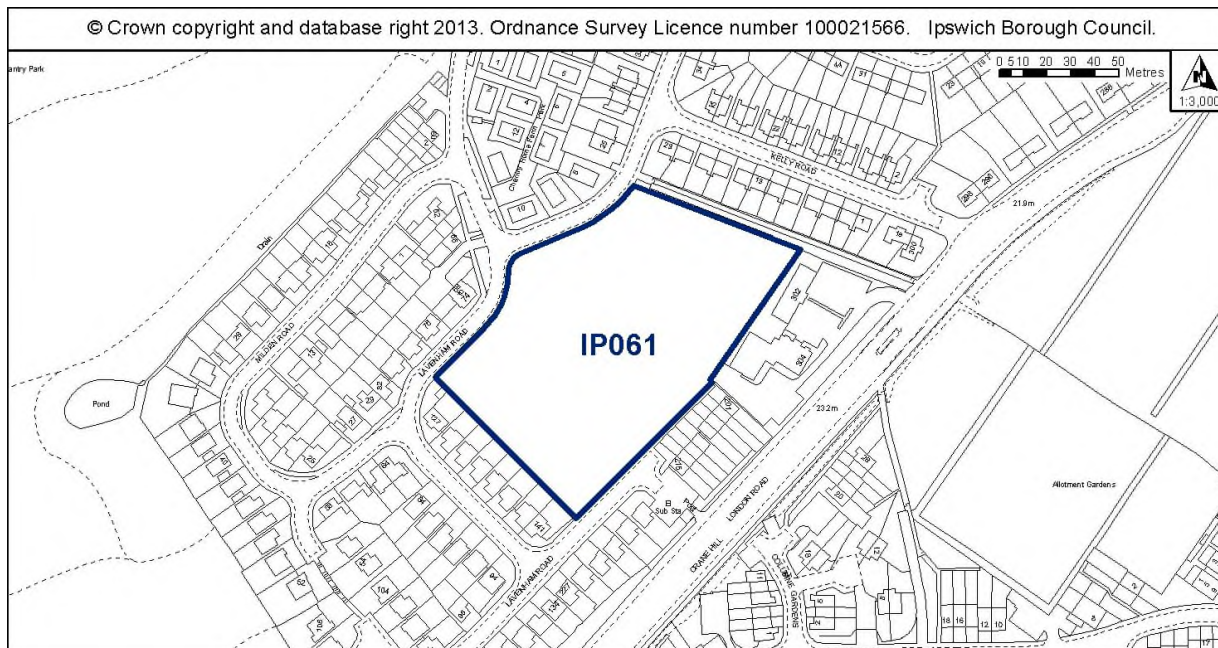
to development but any permission will require a condition relating to archaeological investigation. A desk based assessment would be appropriate in the first instance, to establish impacts of past land use.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required.

**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.

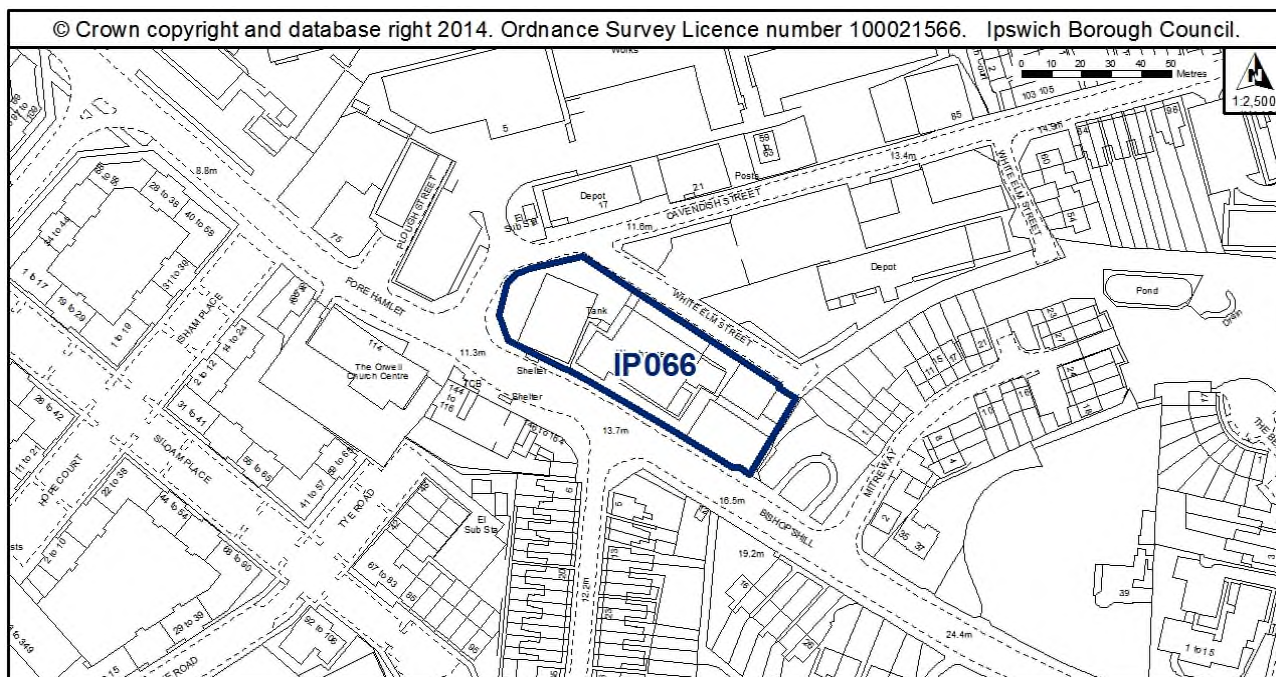
In terms of archaeology, this site is in the vicinity of a Bronze Age cremation (IPS017), and Roman and Iron Age finds (IPS 034, IPS 185). It has been subject to geophysical survey and some follow up test pits which identified areas of recent overburden but did not reveal major archaeological features. Trial trenching of this site should be carried out in order to further characterise archaeological remains. Evaluation should be undertaken early in the project management to allow mitigation and investigation strategies to be developed. Sparse remains might be anticipated. ~~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.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

**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.

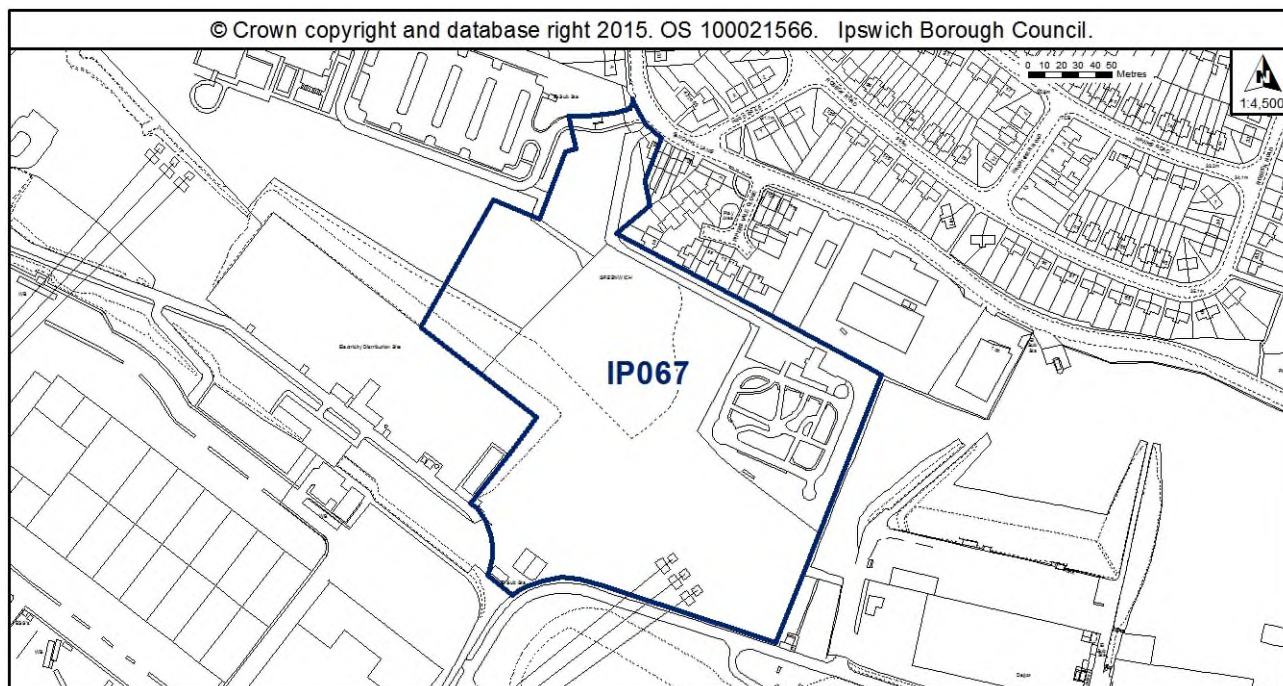
**Development constraints / issues**

Need to relocate the existing businesses first.

Possible contamination and close to an AQMA. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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

Site area: 4.66ha



### Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy 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, contains part of a Local Wildlife Site and forms part of the ecological network. An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

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.

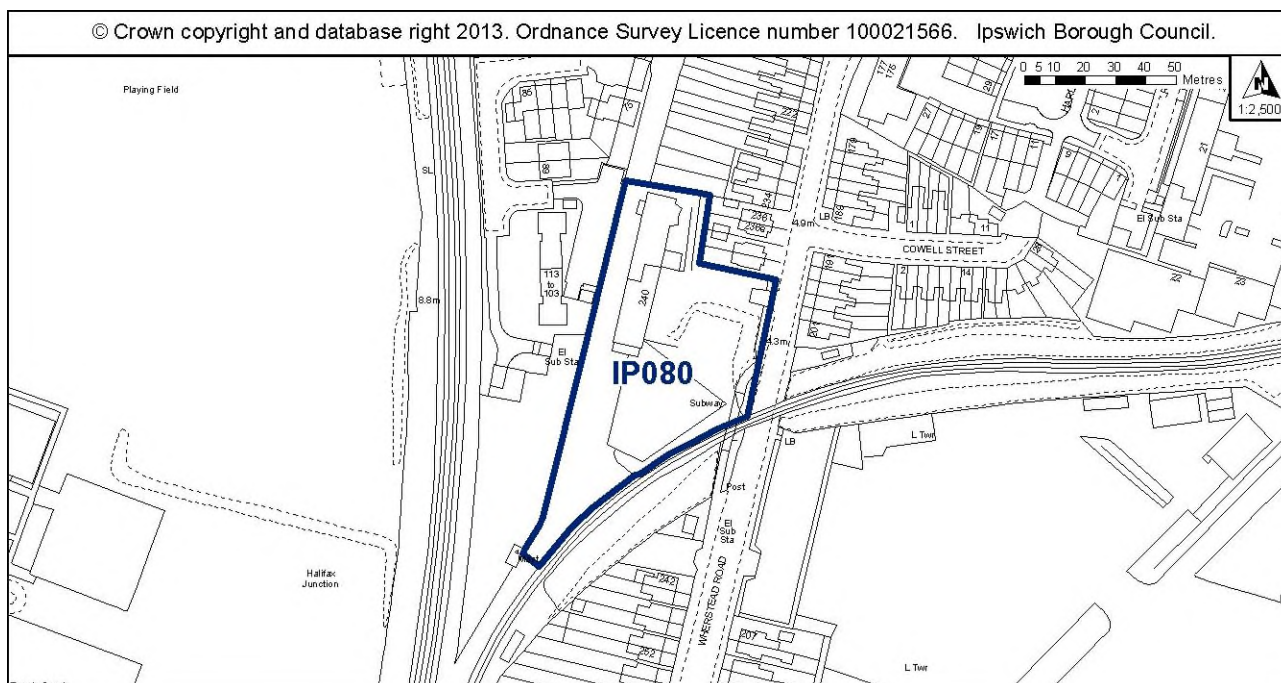
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will 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. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

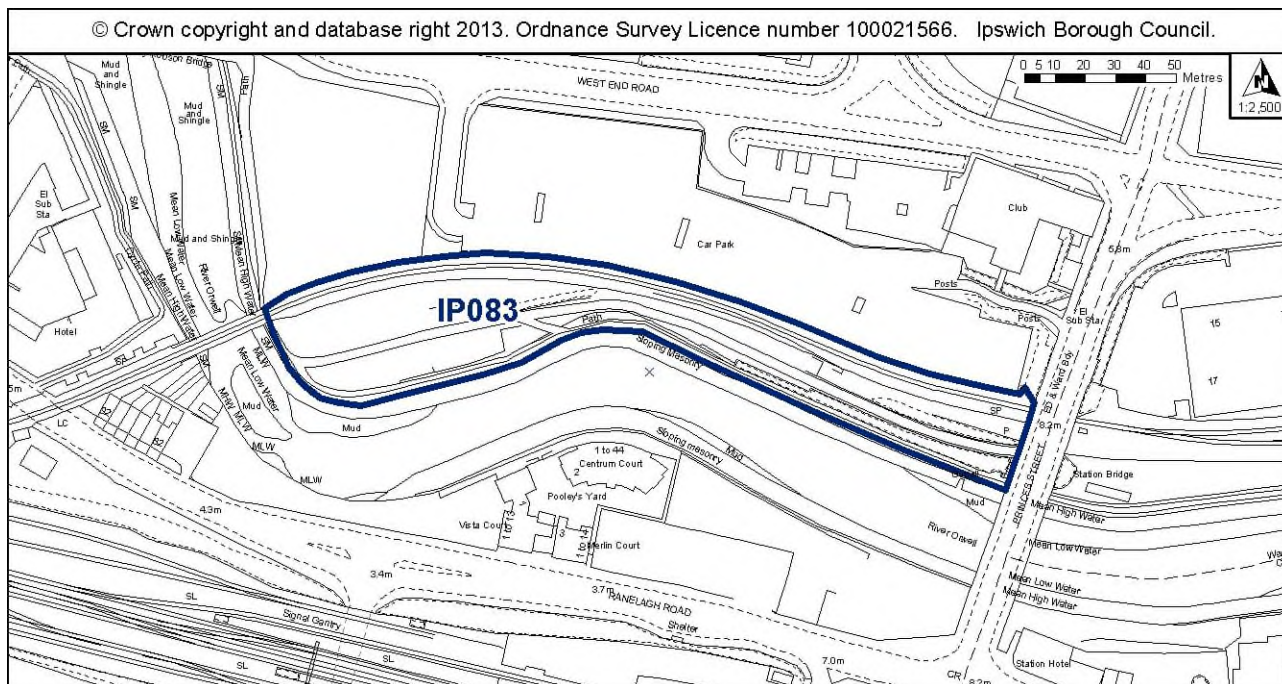
There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation attached to any planning consent. This site is in the vicinity of Palaeolithic deposits, including the SSSI of the Stoke Bone Bed (IPS 163, IPS 468).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

The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.

**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 – ecological, 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).

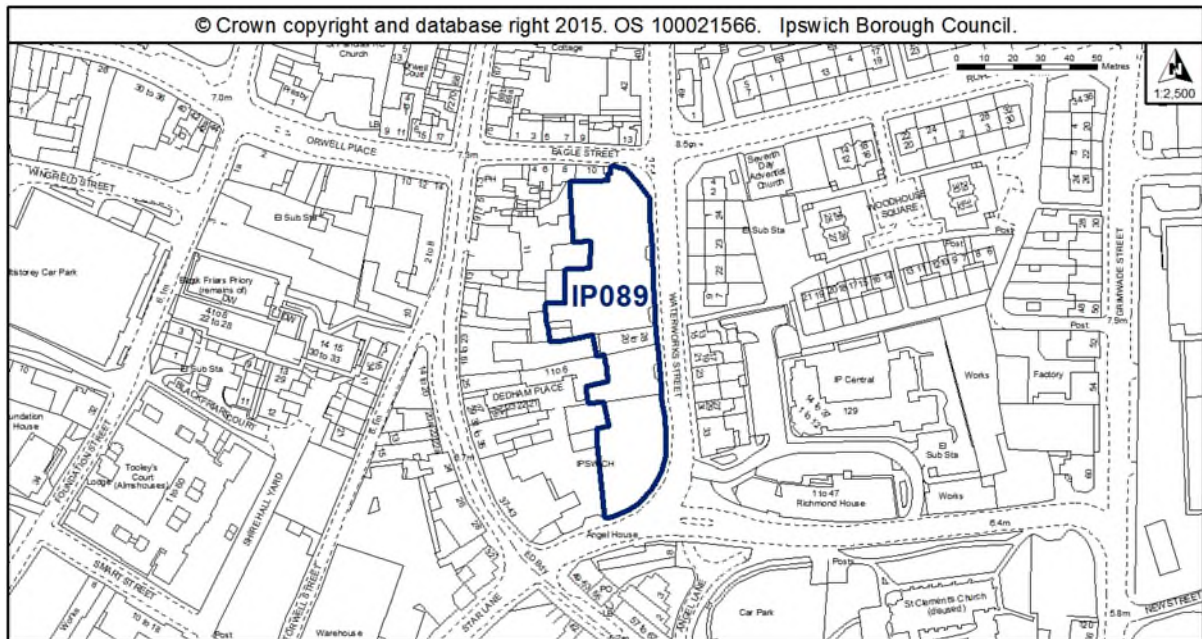
Depending on the nature of groundworks, there may be a requirement for a condition relating to archaeological works on this land on the edge of the river.

The design will need to avoid light spillage in the river corridor.

A cycle path should be provided through the southern part of the site as part of a continuous path along the River Gipping.

Site ref: IP089 (UC096) Waterworks Street

Site area: 0.3ha



### 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

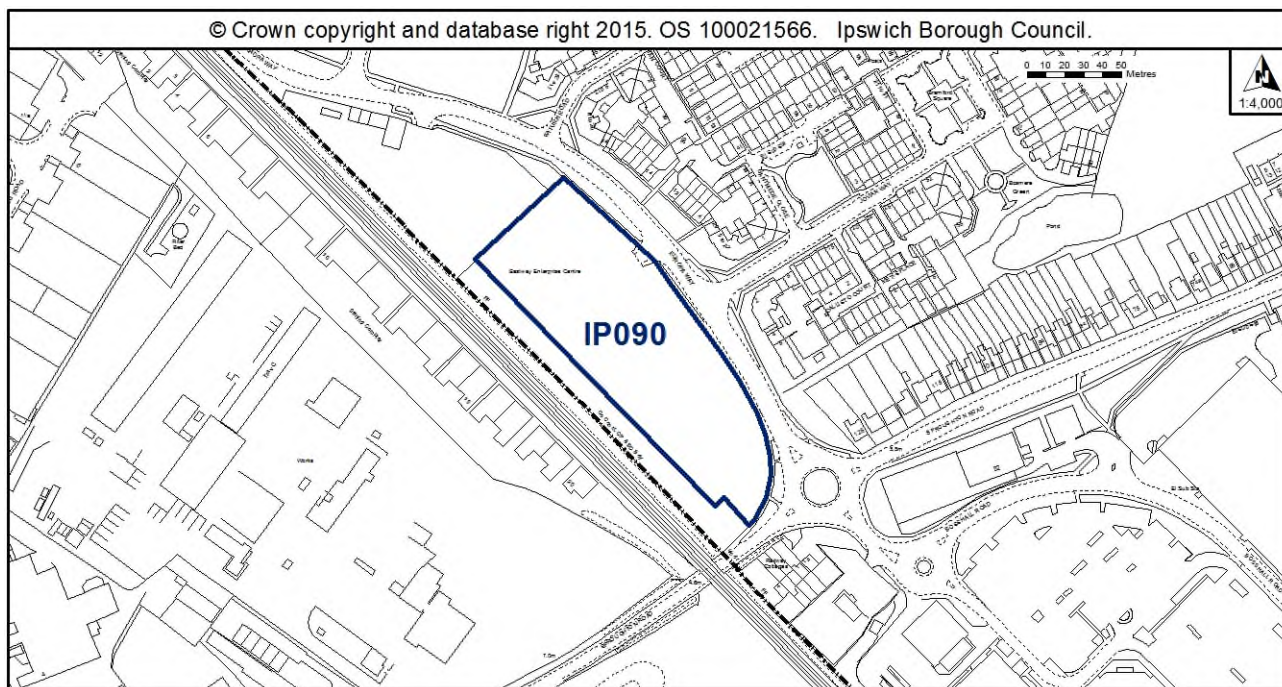
It is part within a conservation area and adjacent to a listed building. Contains fragment of the Ipswich Ragged School, founded 1849. The site is partly within Central Conservation Area and adjacent to listed buildings. It contains a fragment of the Ipswich Ragged School, founded in 1849.

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. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

This site is a large area in the Anglo-Saxon and Medieval core and within the Area of Archaeological Importance (IPS 413) 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. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

**Site ref: IP090 (UC N/A) Europa Way**

**Site area: 1.43 ha**



**Proposed Allocation Policy SP2 see also Core Strategy policy DM21**

Use(s)		Indicative capacity*
Primary	District Centre	Resolution to grant permission pending S106 Agreement on south-eastern part of site 15/00105/FUL)
Secondary	Housing	18 (indicative masterplan for whole site)

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

### Preferred Option 2007

N/A Had permission for retail and residential mixed use.

### Current use

Vacant land.

### Development constraints / issues

Archaeology - this site lies in an area of Prehistoric archaeology (IPS 018, IPS 400). Part of the site is likely to have been destroyed by extraction of clay for brick-making. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Desk-based assessment would assess the impacts of past land-use.

Residential development would need to take account of noise from the railway. Development design and layout would need to support the wildlife corridor function of the railway.

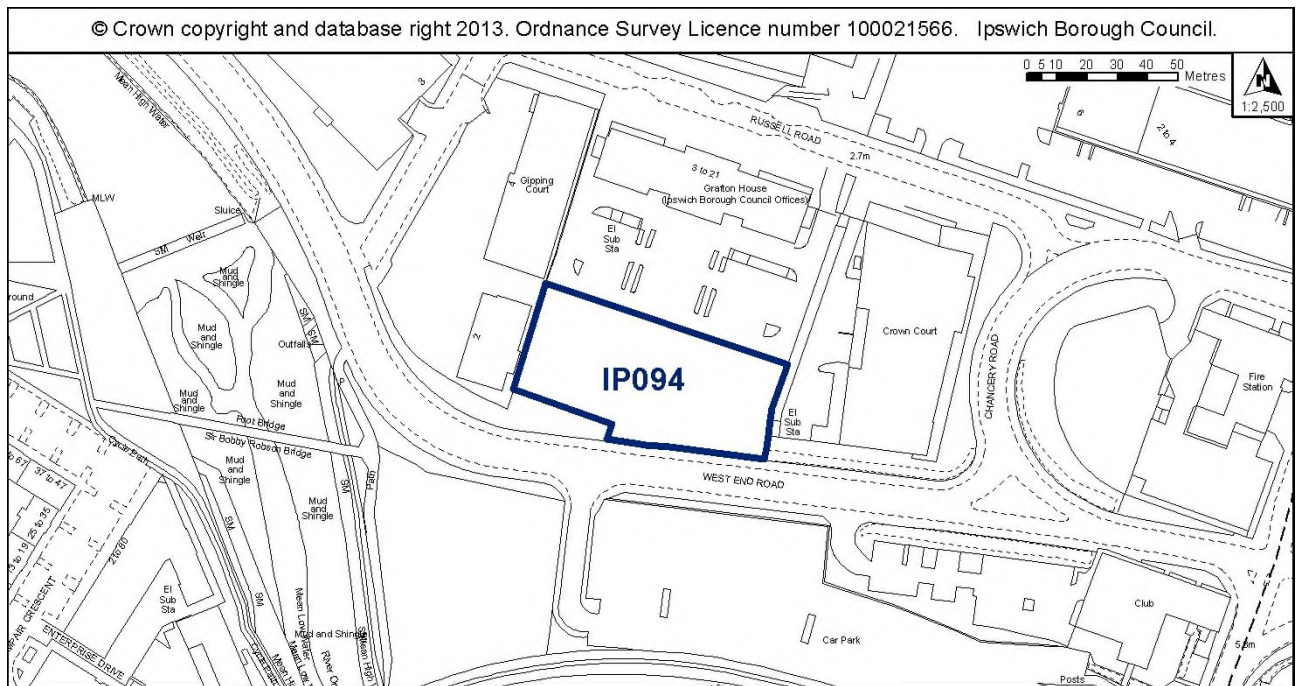
The site is reference 153 in the Ipswich Wildlife Audit 2012, which concluded that 'Given the proximity to the railway line and the presence of suitable habitat, it is highly likely that a small slow worm population will remain within this area. Any future development proposals on this plot must therefore address the presence of reptiles prior to any site clearance.' This will require a reptile survey prior to any vegetation clearance, and mitigation where appropriate.

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.



**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

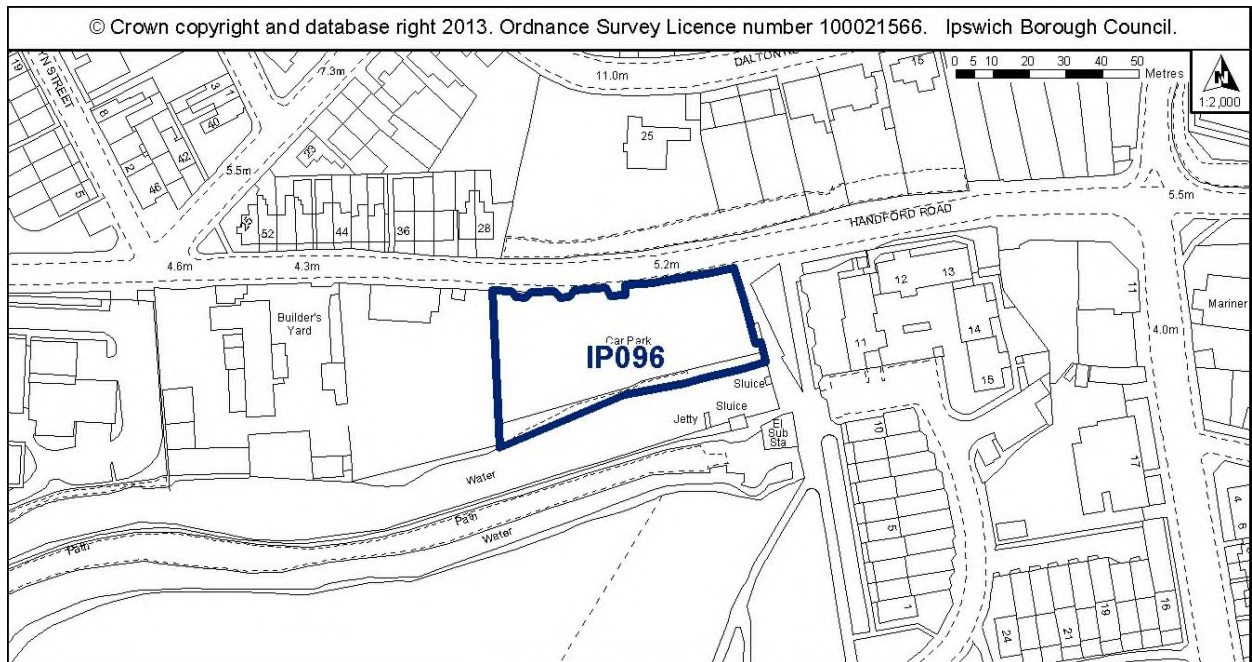
**Development constraints / issues**

Access constraints, possible contamination, flood risk and there is a TPO adjacent to the site (an application for Tree Works may be needed). Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required. Vehicular access to West End Road may not be acceptable. There is no archaeological objection in principle to development, but any permission

~~will~~ may require a condition relating to archaeological investigation, depending on the nature of the groundworks.

**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**

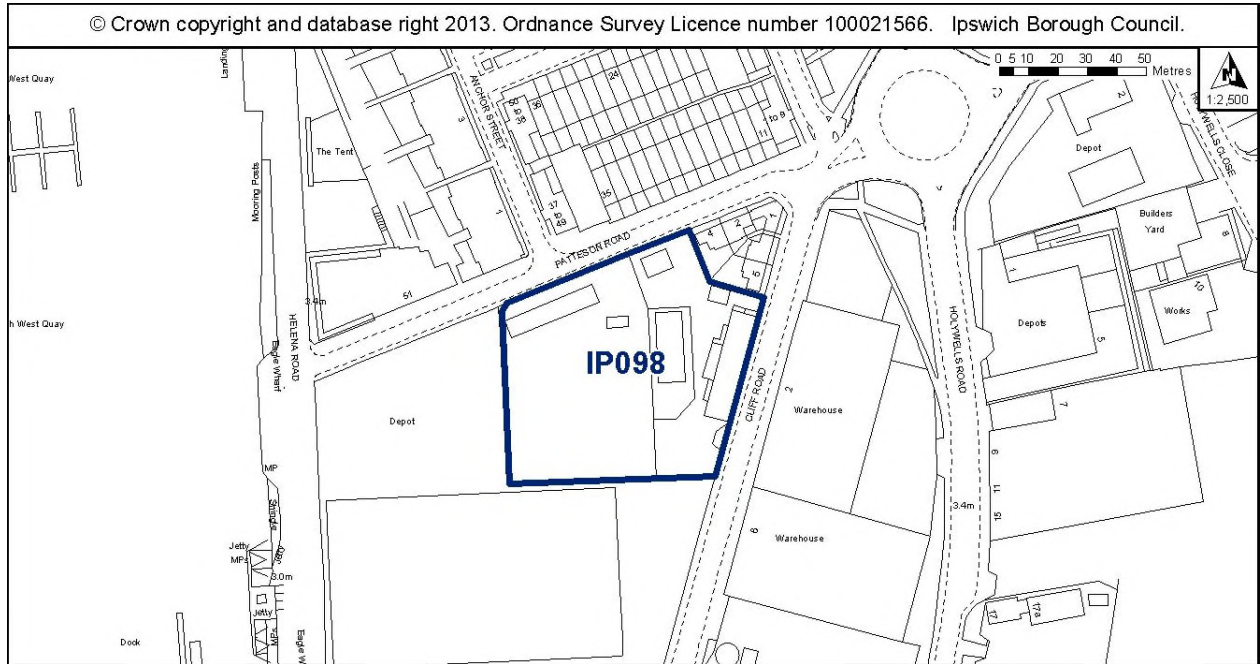
Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been increased. The development by McCarthy and Stone on the site to the west also suggests that high density may be appropriate here. Design and layout would need to support the wildlife corridor function 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. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has a high potential for archaeological remains. ~~Archaeological costs have the potential to be relatively high.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

The site is opposite Burlington Road Conservation Area.

**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.

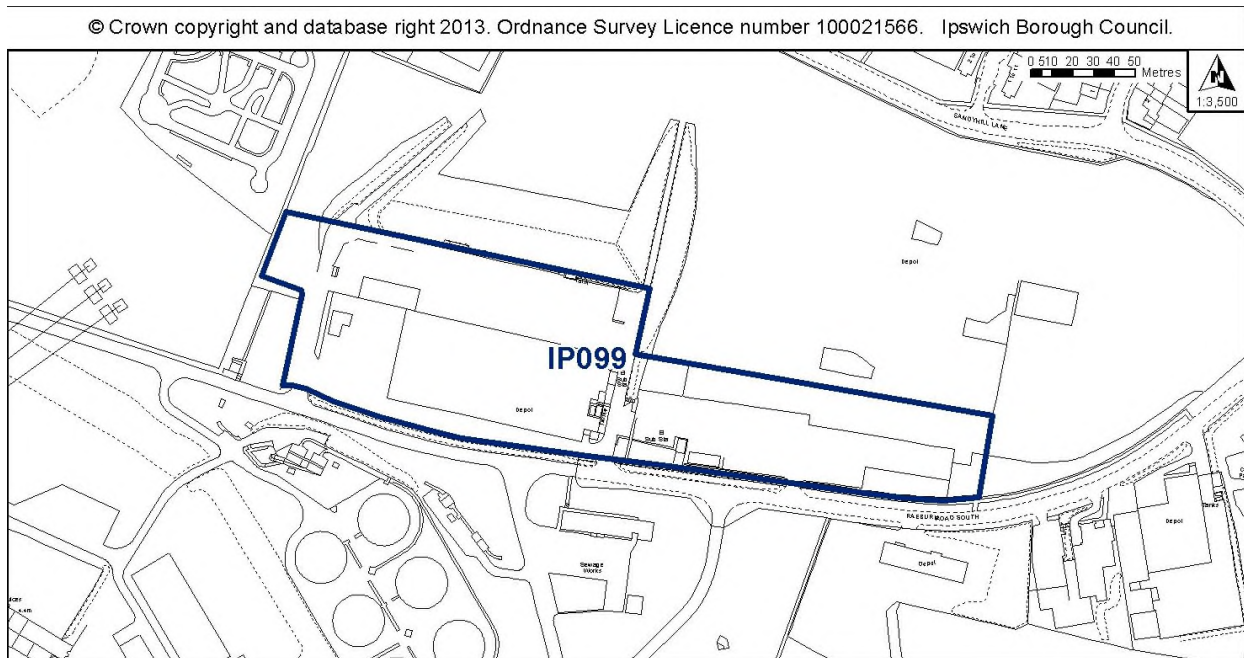
Flood risk, contamination and close to an Air Quality Management Area. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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.

The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.

**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, <del>or similar Sui Generis uses in accordance with DM25</del> ) and appropriate employment-generating sui generis uses as defined through policy 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.

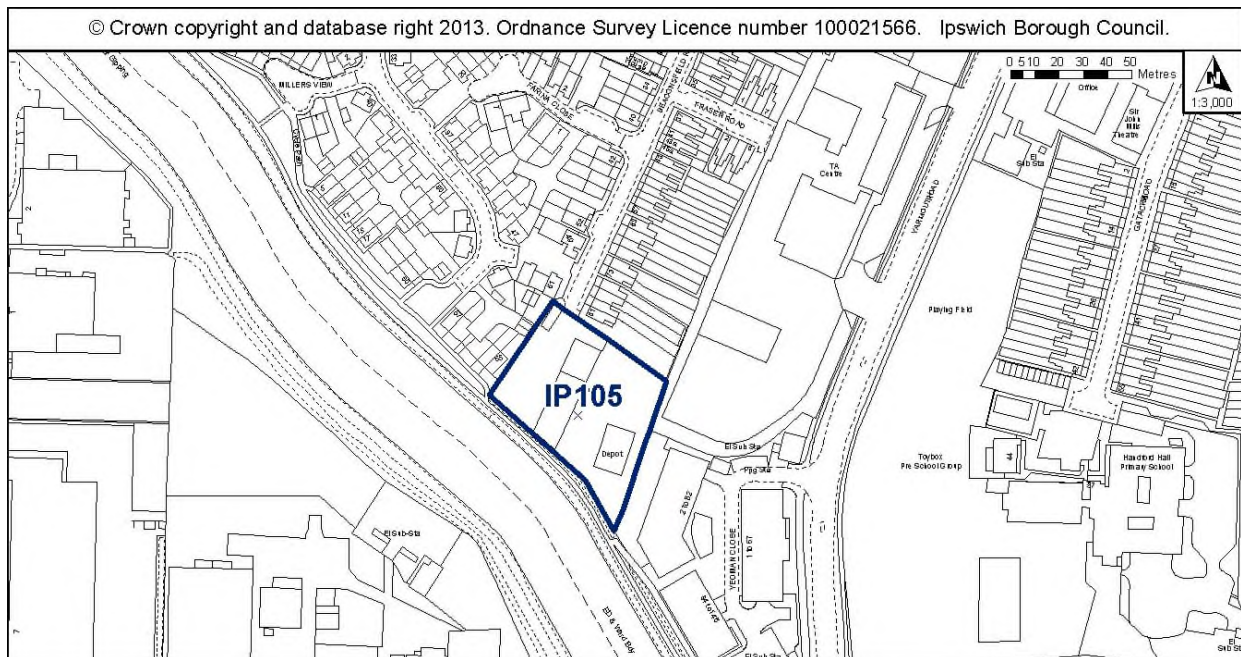
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will 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

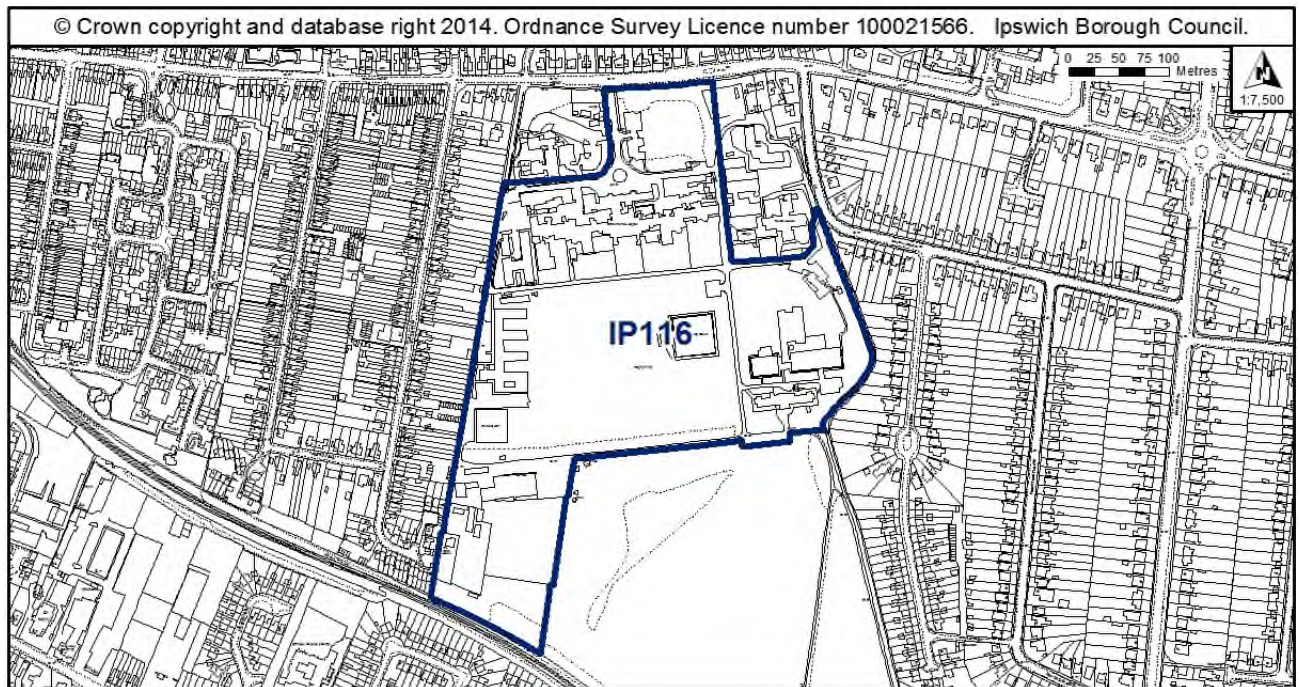
IPS 395 in a similar topographic location to the site, PDA 250m to the west. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. A desk-based assessment in the first instance will establish impacts of past land use.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A cycle path should be provided along the south west boundary of the site, linking with the existing riverside cycle paths to the north and south of the site.

## 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.

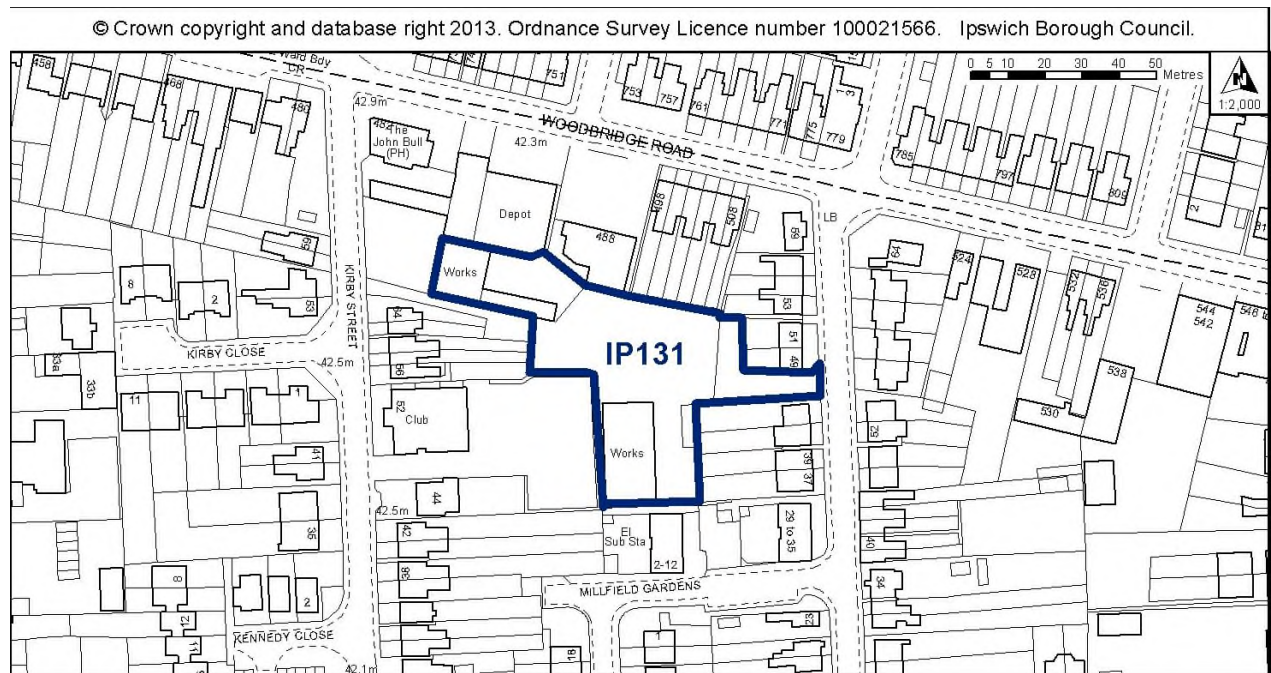
TPOs on site or nearby and adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

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

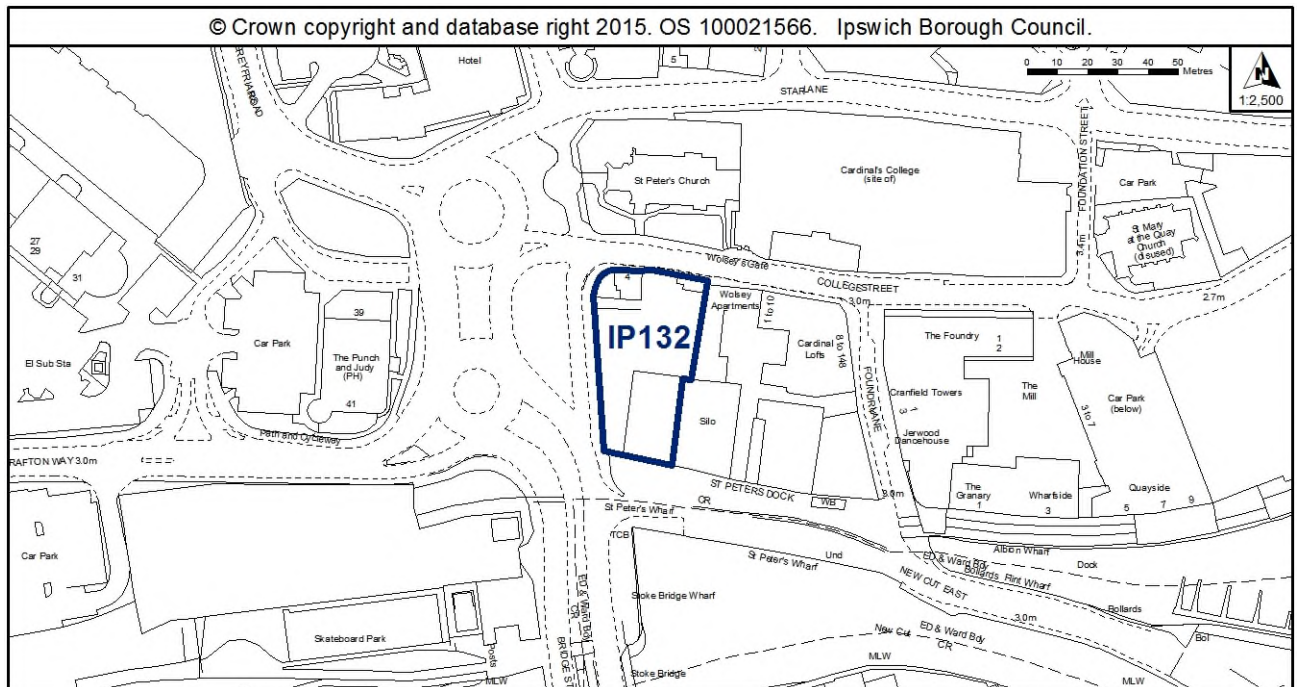
**Development constraints / issues**

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. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**Site ref: IP132 (UC N/A) Former St Peter’s Warehouse, 4 Bridge Street**

**Site area: 0.18 ha**



**Proposed Allocation Policy SP2**

Use(s)		Indicative capacity*
Primary	Residential	48 (assume 6 flats per floor within 10 storey development)
Secondary	Employment B1a office Leisure, small scale retail	Assume commercial uses on 2 lower floors

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

**Preferred Option 2007**

N/A

**Current use**

Temporary Car Park

**Development constraints / issues**

The site contains the grade II listed No. 4 College Street and lies within an area of archaeological importance and the Central Conservation Area. It is located adjacent to the Wet Dock Conservation Area and close to, and within the setting of, the grade II\* listed Church of St Peter and the scheduled monument of Wolsey’s Gate. Archaeology—this

The site lies in an area of international archaeological importance (IPS 413), on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially

represents that last surviving section of 'early' waterfront. There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and the potential, and may also encounter the remains of bridges dating from at least the 10th century.

Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important and mitigation could involve significant costs and timescales.

~~The site will involve potentially high excavation costs. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in situ, and/or appropriate investigation strategies designed~~

The site is within the Flood Zone and within the Air Quality Management Area.

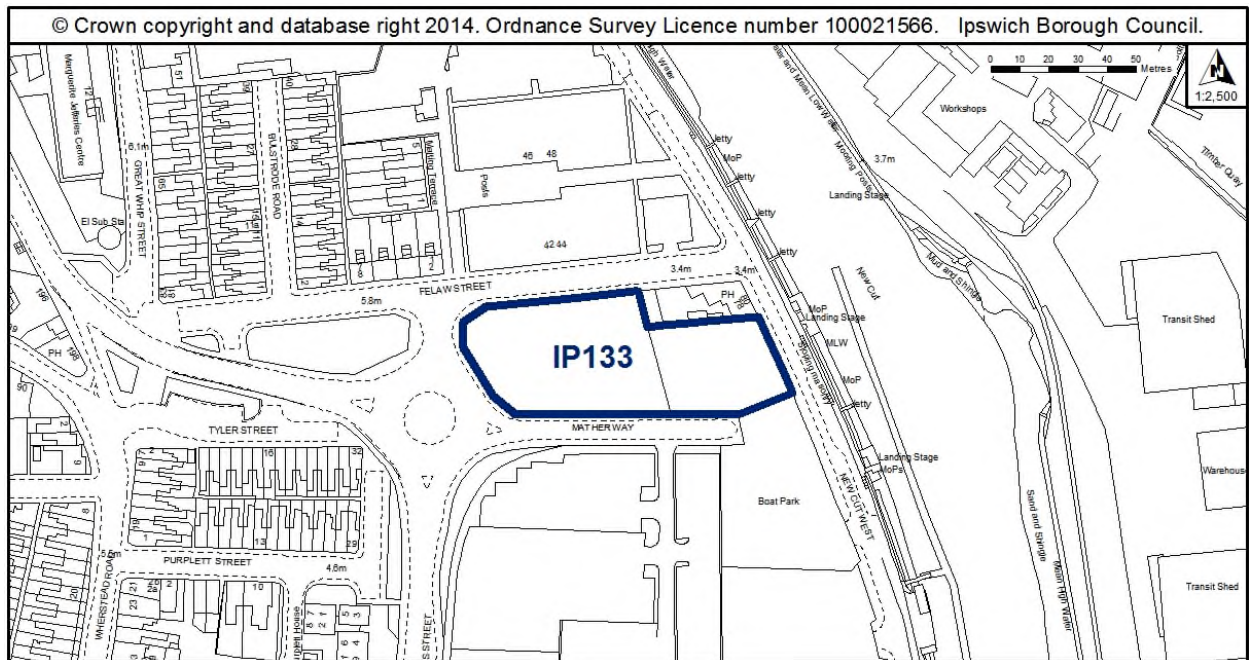
The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

~~It is within the Central Conservation Area and 4 College Street is a listed building.~~

*(Revisions from Statements of Common Ground with Historic England and SCC Archaeology Service)*

**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.

The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings.



This site lies close to Anglo-Saxon remains (IPS 683, IPS 230) and within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

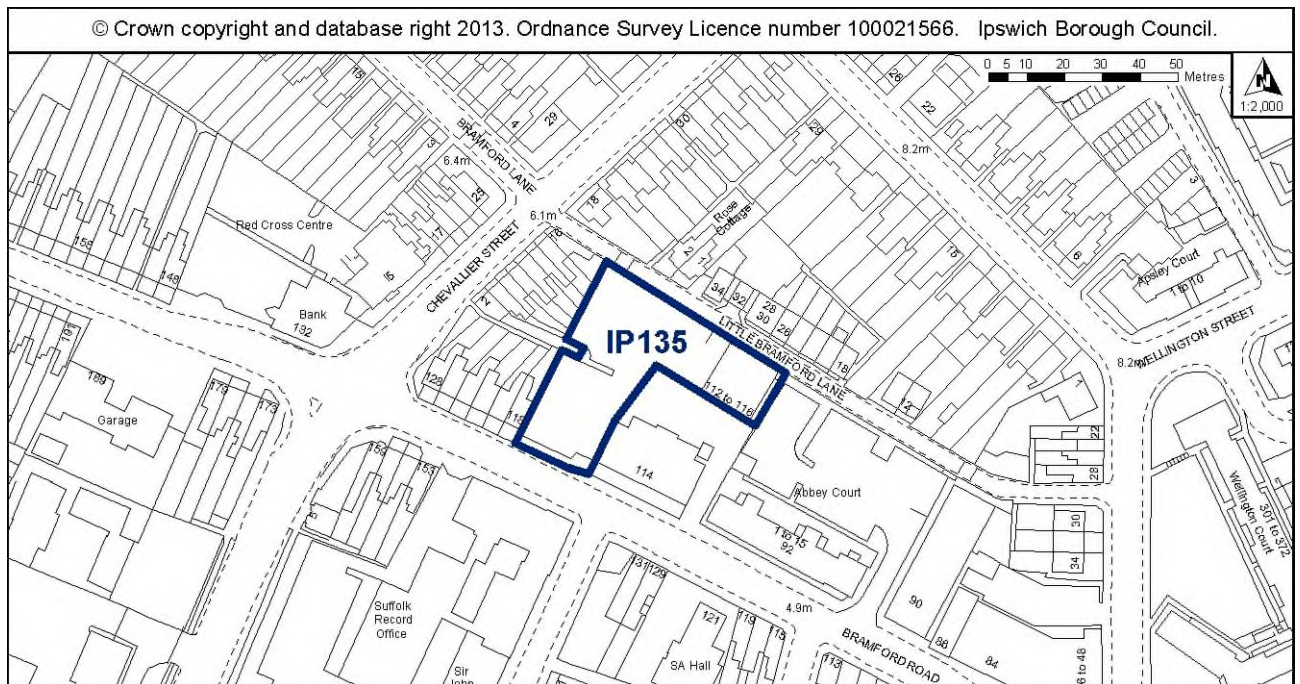
On-site open space provision will be required in accordance with policy DM29.

The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.

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: IP135 (UC 250) 112-116 Bramford Road**

**Site area: 0.17 ha**



**Proposed Allocation Policy SP2**

Use(s)		Indicative capacity*
Primary	Residential	14 (application 14/00668/OUT)

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

**Preferred Option 2007**

100% Housing – 15 dwellings

**Current use**

Car sales

**Development constraints / issues**

No requirement for archaeology. Previous monitoring revealed disturbance and clean sands.

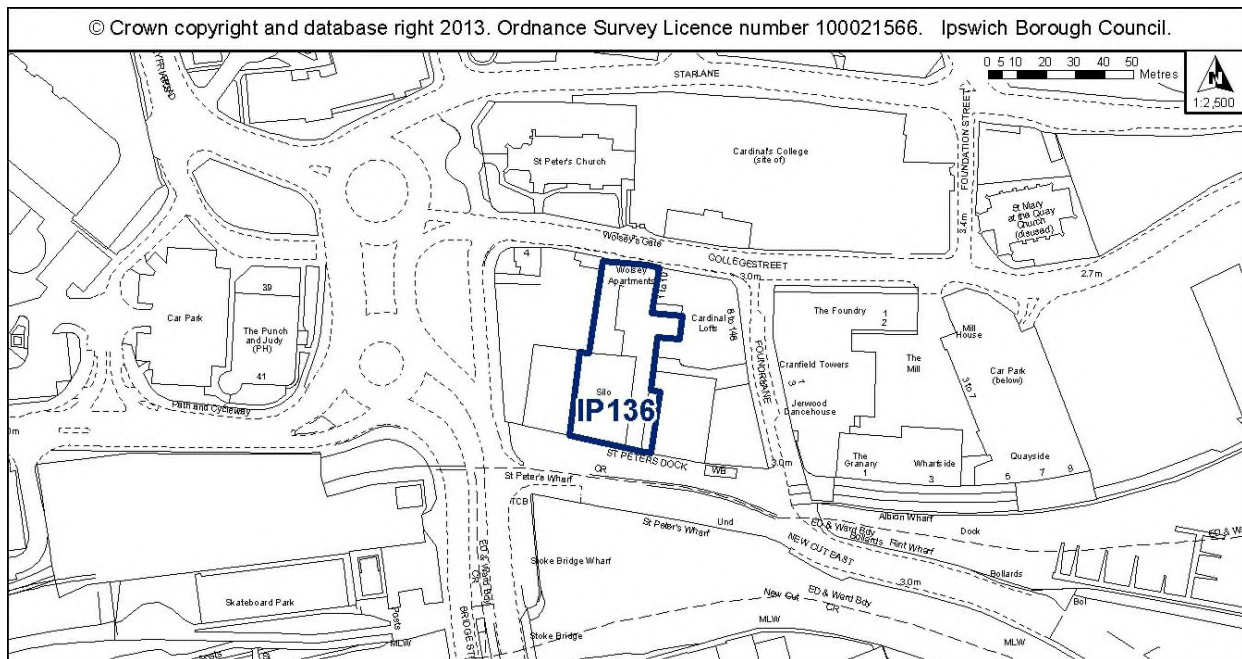
Opposite a listed building.

TPOs on the site (an application for tree works may be required). Possible contamination.

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

**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, and flood risk, ~~and opposite the Grade I listed and scheduled Wolsey Gate.~~ The site is within Central and Wet Dock Conservation Areas and opposite the grade I listed and scheduled Wolsey Gate.

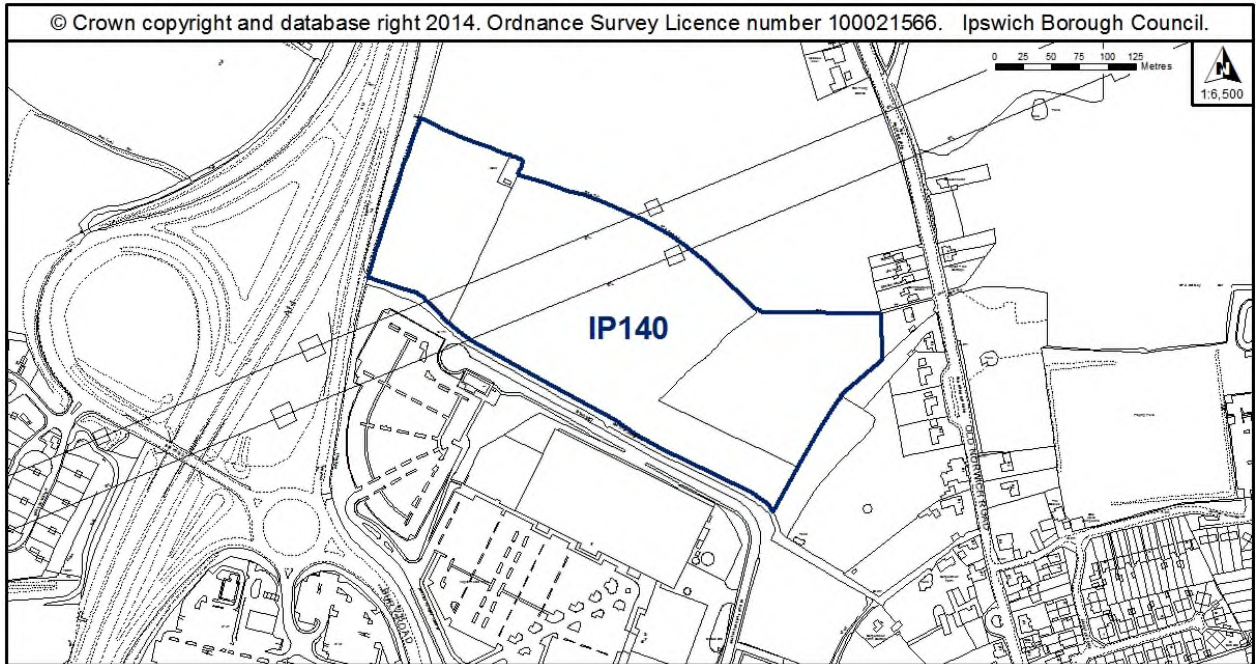
This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich and within the Area of Archaeological Importance (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. ~~There is no objection 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.~~ There is a potential for nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

A transport assessment and travel plan will be required . Pedestrian capacity along College St footways, and the one-way traffic system will need to be considered.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. There is a Flood Incident Report for this site.

**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 <u>excluding offices B1a</u> )	10,000sqm
	Other B-Class or similar Sui Generis uses in accordance with <u>DM25</u> and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>	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 and need to consider impacts on rights of way, 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 an ecological survey, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

The site is adjacent to the Whitton Conservation Area. Any cumulative impacts on the conservation area with the development of sites IP005 and IP032 will need to be taken into account.

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.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales

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

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

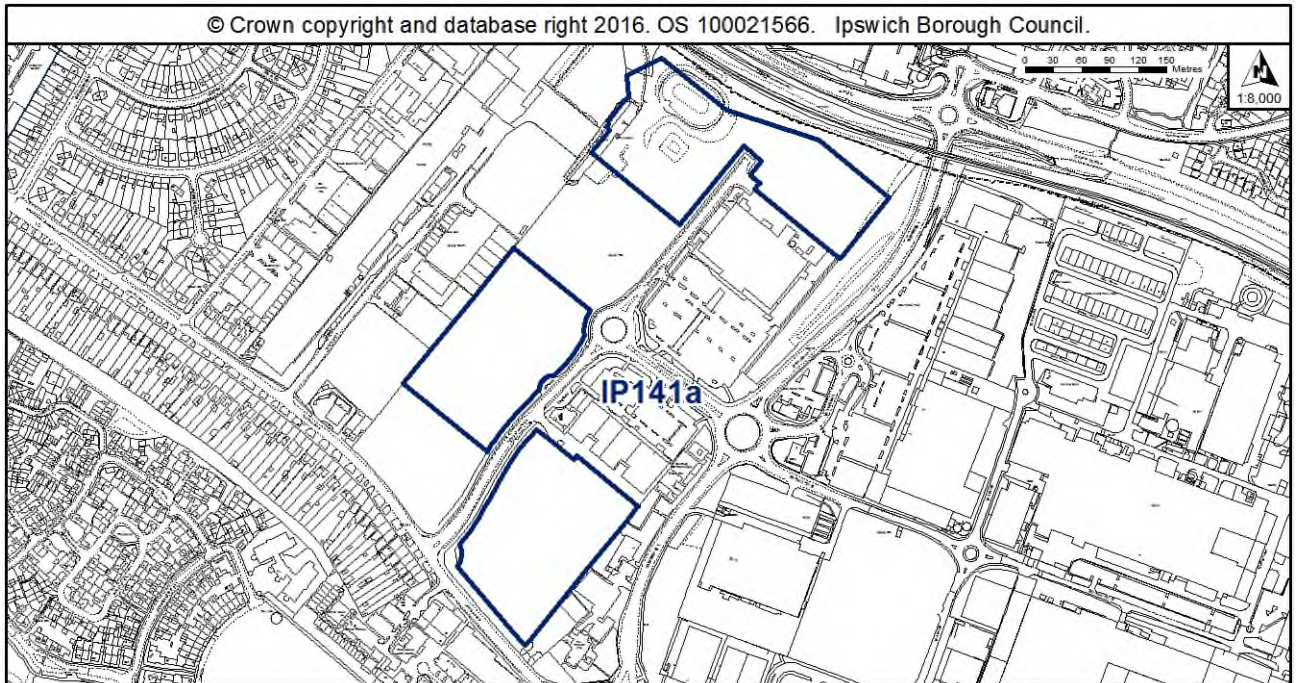
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will be required.

A pipeline traverses the site. It could affect the layout or require diversion. National Grid will need to be consulted on any development proposals for the site.

**Site ref: IP141a (UC258) Land at Futura Park, Nacton Road (formerly the Cranes Site)**

**Site area: 7.1 ha**



**Allocation Policy SP5**

Use(s)		Indicative capacity*
<u>Primary</u>	<u>B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25</u>	<u>24,000 sq m</u>

**Preferred Option 2007**

100% Employment Use

**Current use**

Vacant employment land (previously allocated as a strategic employment site)

**Development constraints / issues**

TPOs nearby fronting Nacton Road (an application for tree works may be required). Possible contamination. Adjacent to a railway wildlife corridor and buffer.

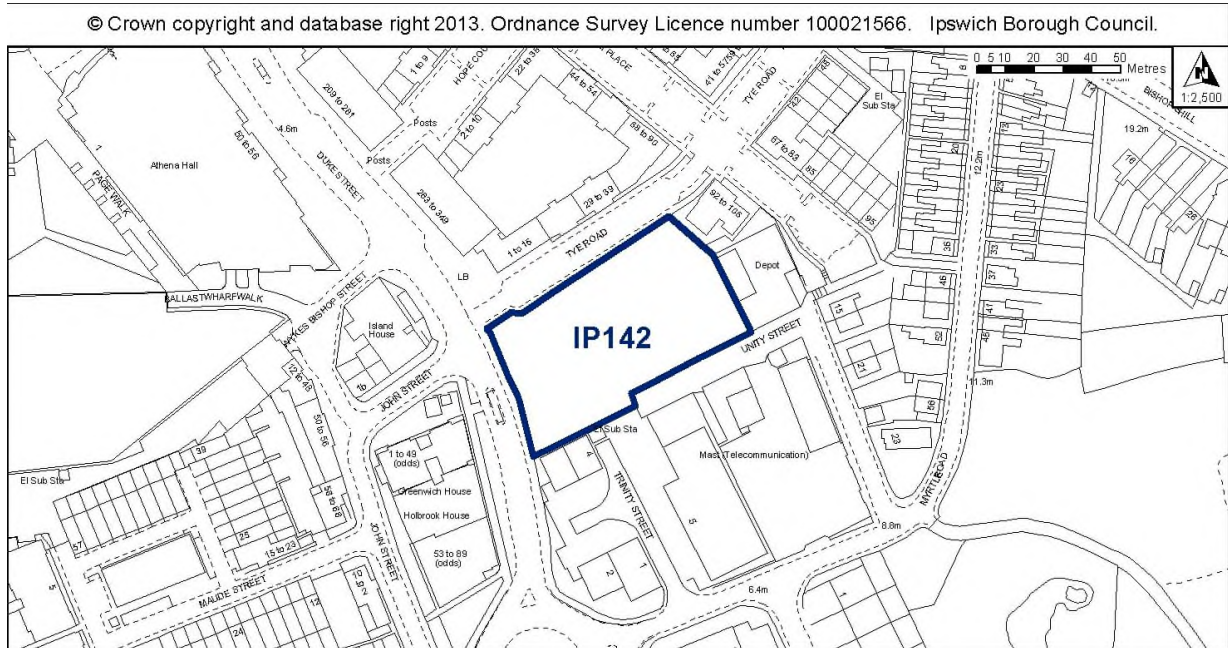
The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

A transport assessment and travel plan will be required.



**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.

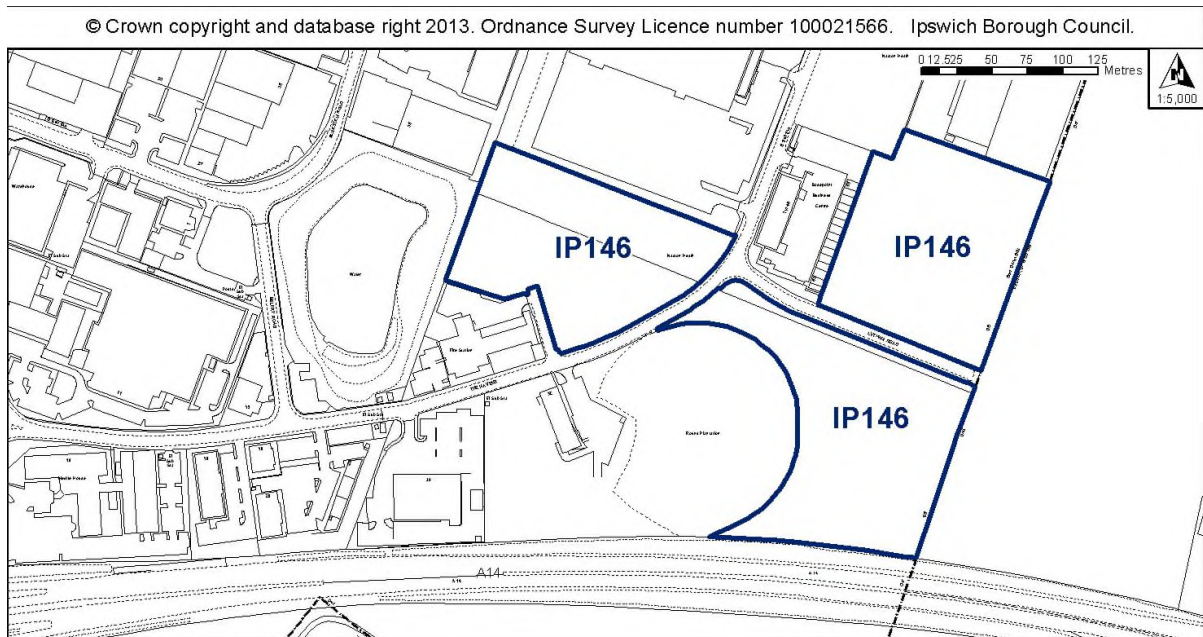
**Development constraints / issues**

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

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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

Site area: 5.29ha



### ~~Proposed~~ Allocation Policy SP5

Use(s)	Indicative capacity
Employment (B-Class uses <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u> 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

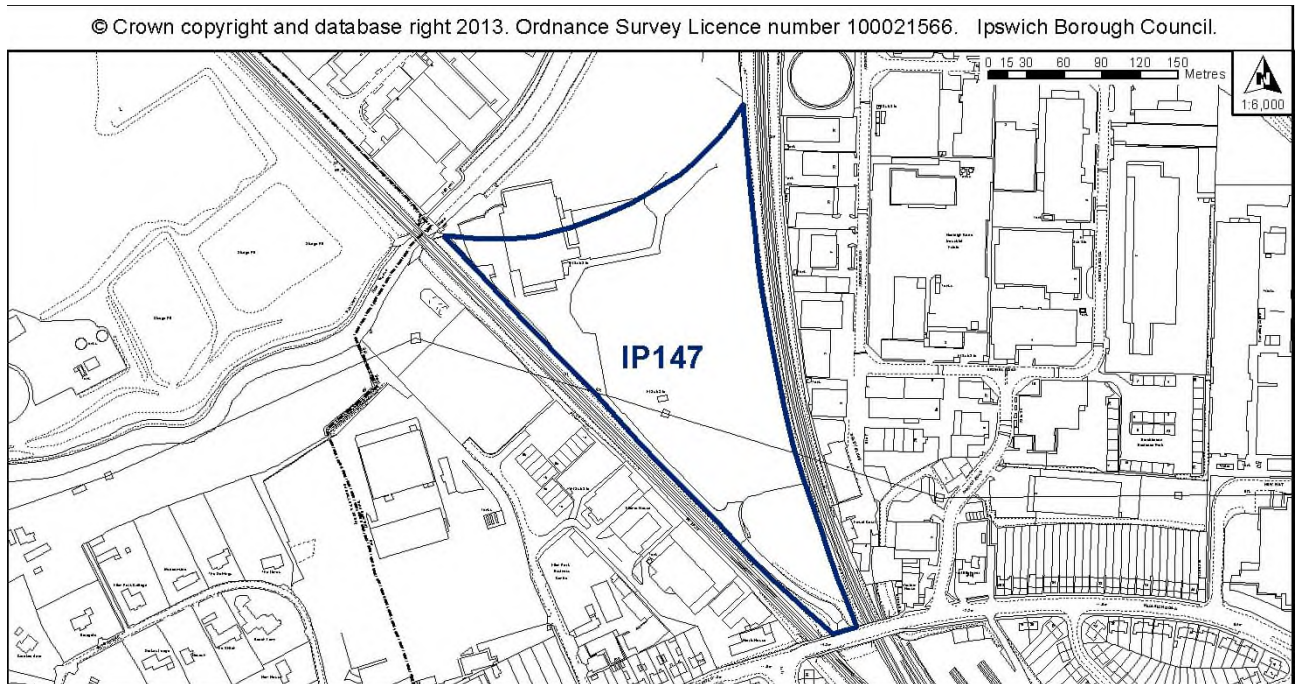
Adjacent to wildlife sites forming part of the ecological network. The site has potential wildlife interest – heathland and acid grassland habitat should be retained and managed appropriately. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. Please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

A transport assessment and travel plan will be required.

**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 and appropriate employment-generating sui generis uses as defined through policy DM25, 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**

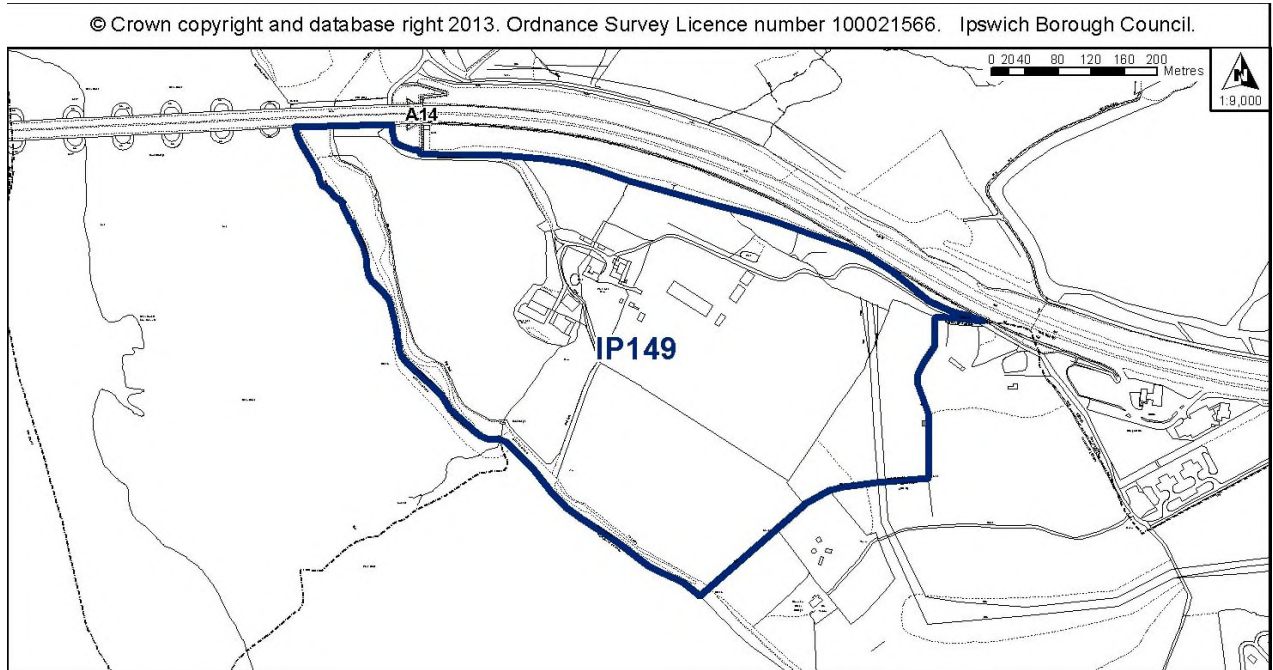
Possible contamination, part within a flood zone, and adjacent to a County Wildlife Site (the river). Development would need to also support the wildlife corridor function of the railways. Surface

water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required.

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**

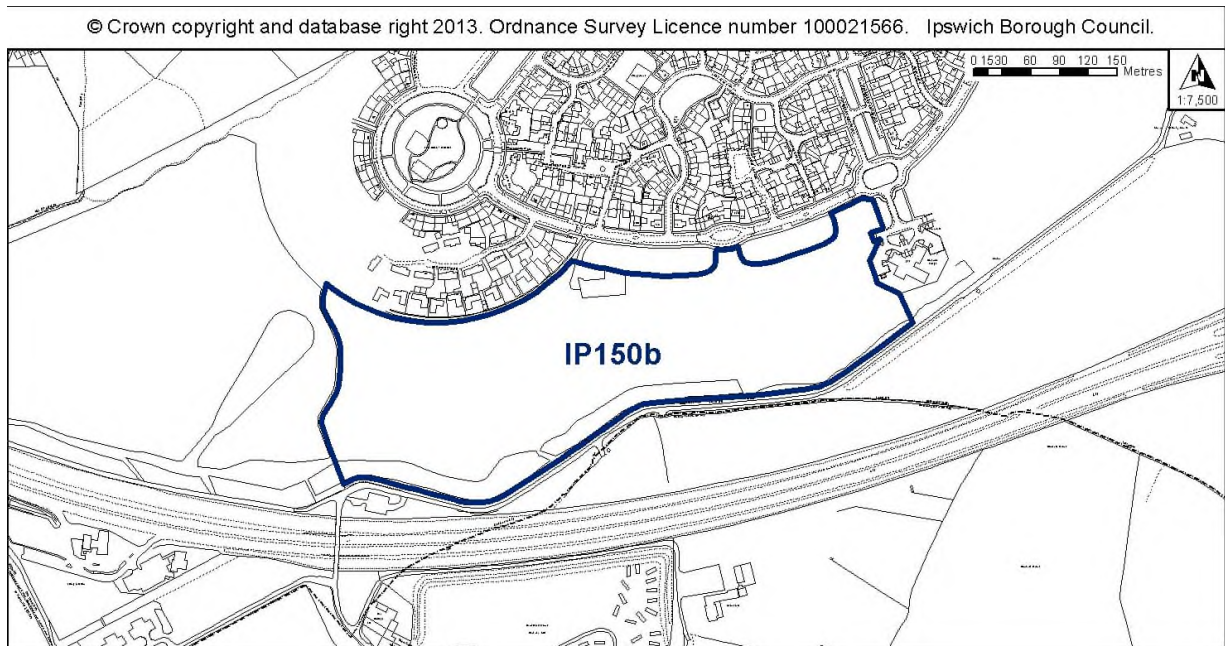
Access constraints, possible contamination, adjacent to a Ramsar Site and Special Protection Area for birds. The site would need to be master planned and measures put in place to manage public usage and link routes with neighbouring sites. The impacts of proposals on the SPA will be tested.

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 – ecological, reptile and invertebrate surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

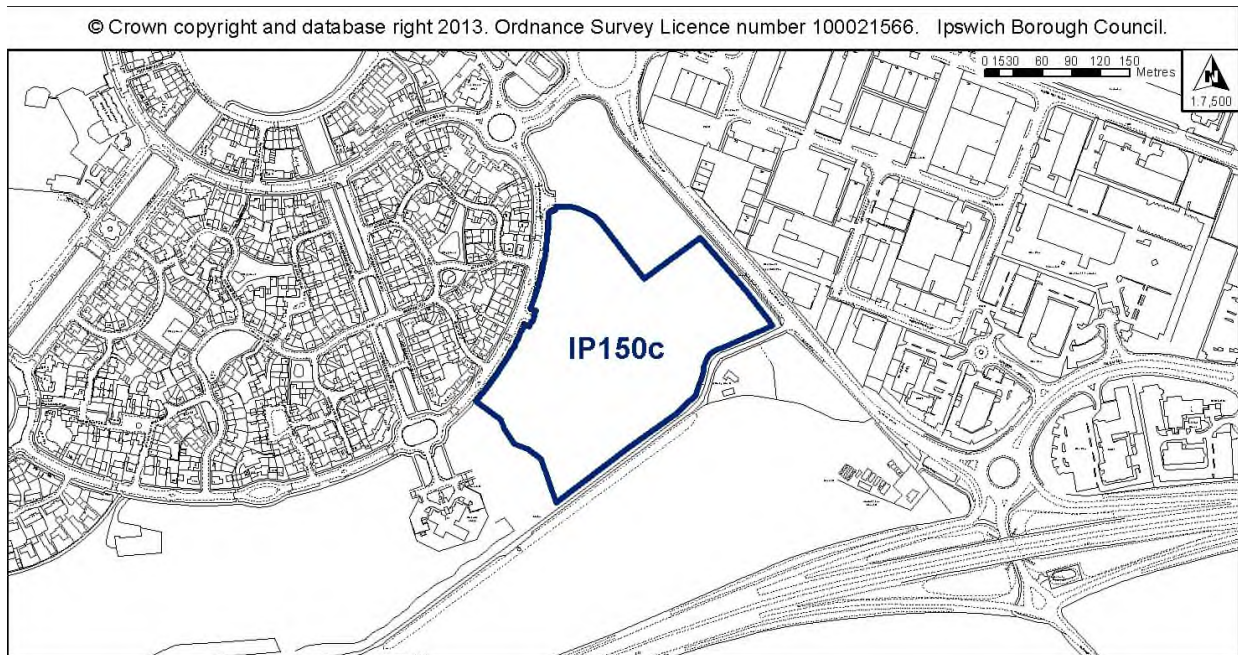
This large site lies in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will be required.

**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) <u>and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</u>	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. Surface water flooding local to site – will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required.

It should link into cycling and pedestrian route networks.

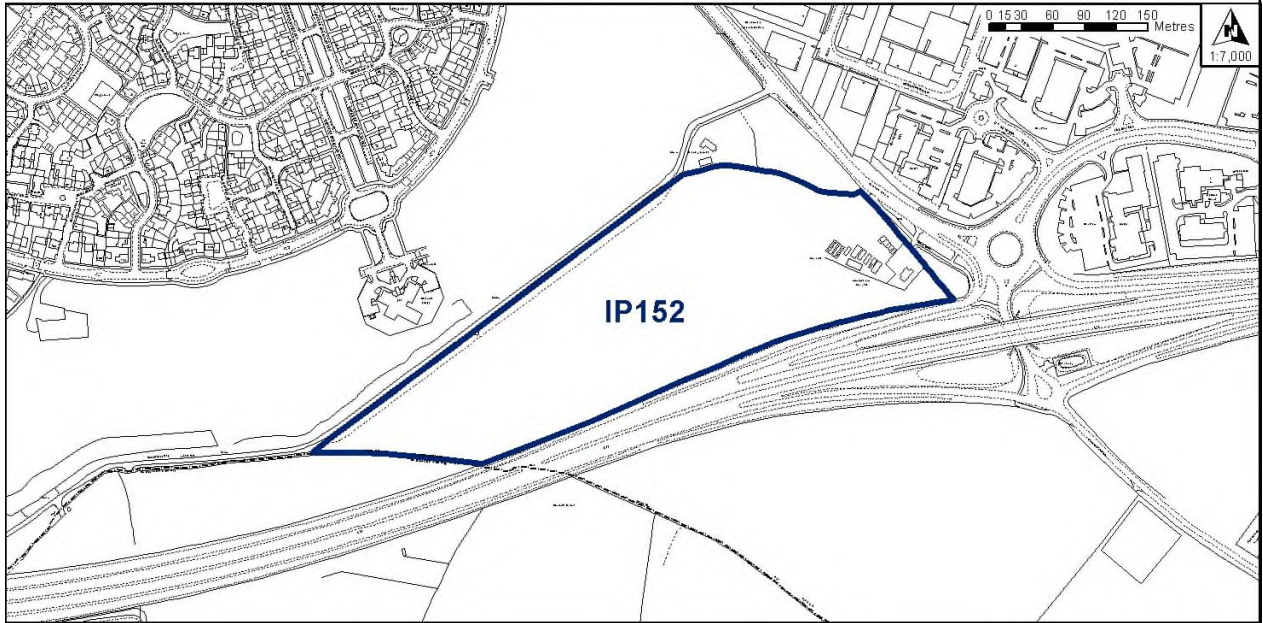
The site has potential wildlife interest – ecological, reptile and invertebrate surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

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 <u>DM25 Appropriate employment-generating sui generis uses as defined through policy DM25</u>	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. A transport assessment and travel plan will be required.

Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. Development will be subject to the preparation of a development brief, which will be expected to address a range of matters including impact on landscape and the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.

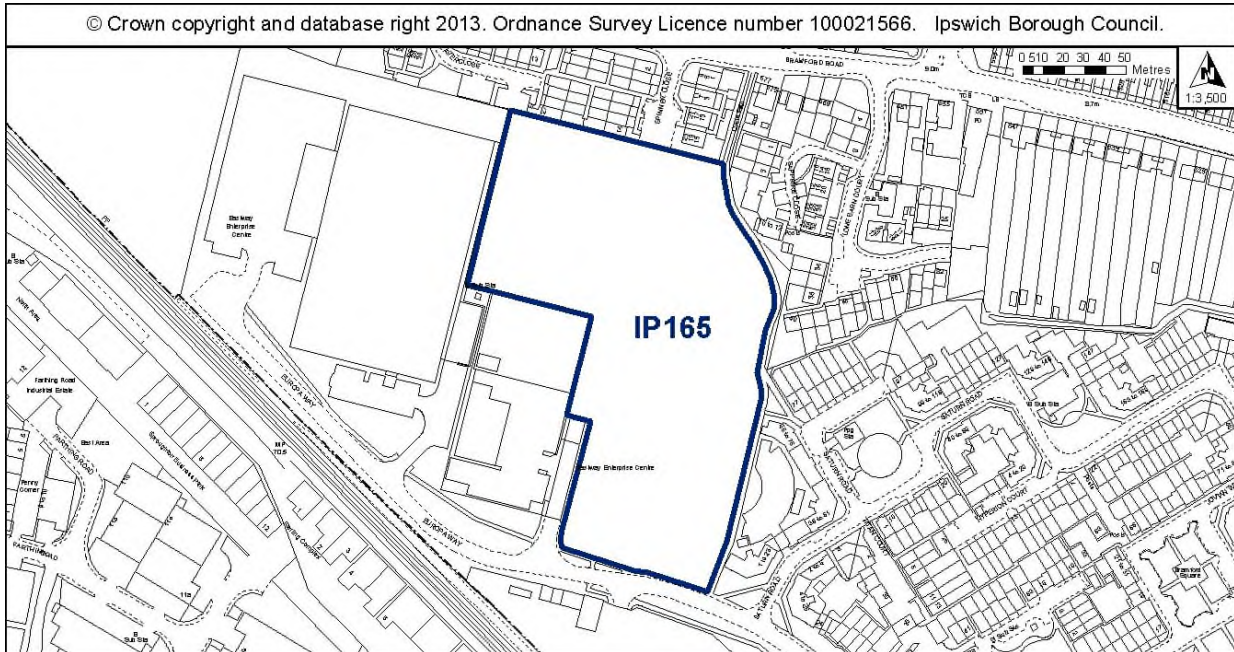
The site has potential wildlife interest – a reptile survey will be required prior to any vegetation clearance, and mitigation where appropriate. Mature oaks and hedges should be retained. Please refer to the Ipswich Wildlife Audit 2012.

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**

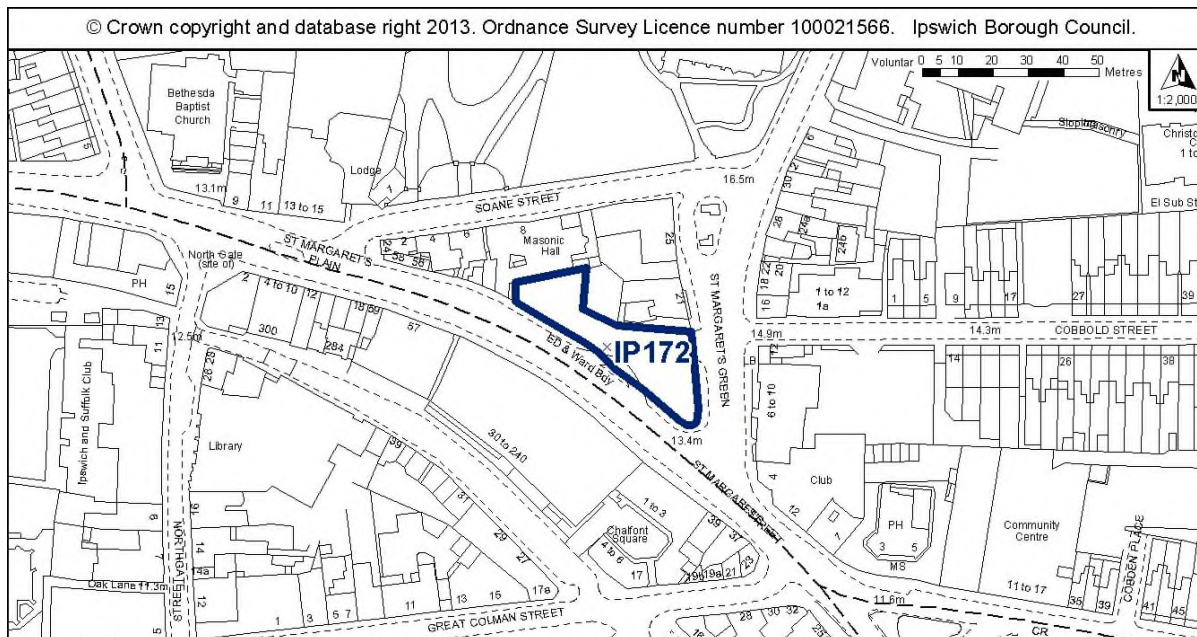
Vacant land.

**Development constraints / issues**

To be addressed through discharge of planning conditions. This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence. A transport assessment and travel plan will be required. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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. The site is within the Central Conservation Area, with a nearby scheduled monument, and adjacent listed buildings.

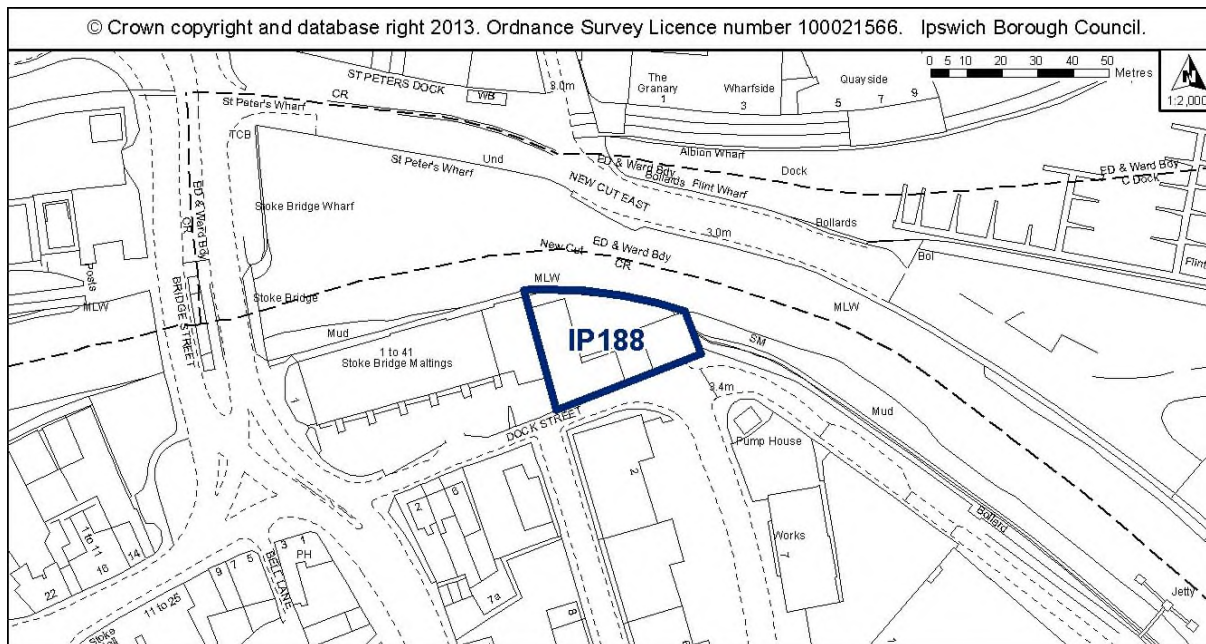
This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town and is within the Area of Archaeological Importance (IPS 413) and close to a scheduled monument (NHLE 1005989). There is no objection in principle to development but any new permission will



~~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. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.~~

**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. The site is within the Stoke Conservation Area, with an adjacent listed building. The conservation area is currently on the Heritage at Risk Register.

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).

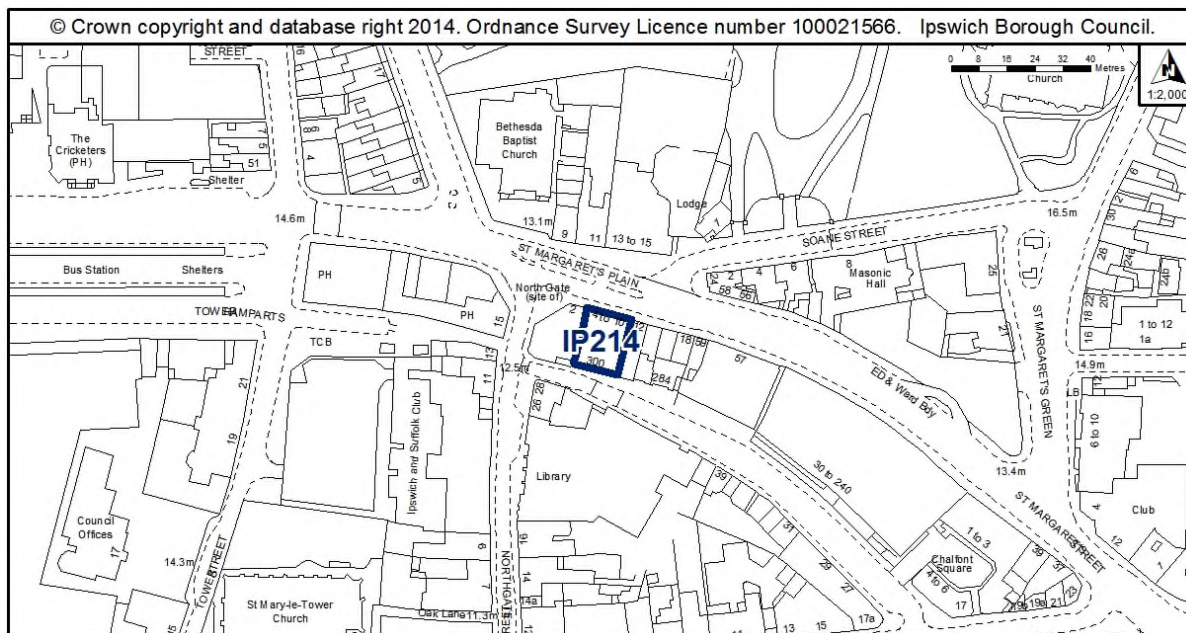
Development would need to address the river frontage and support the wildlife corridor function of the river. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see ‘Opportunity Area A’).

This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river, and within the Area of Archaeological Importance (IPS413). ~~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.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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. This site lies within the historic core of Ipswich and the area of archaeological importance within the Area of Archaeological Importance (IPS413), close to the town defences. Any consent for development will require a planning condition to secure a programme of archaeological work.

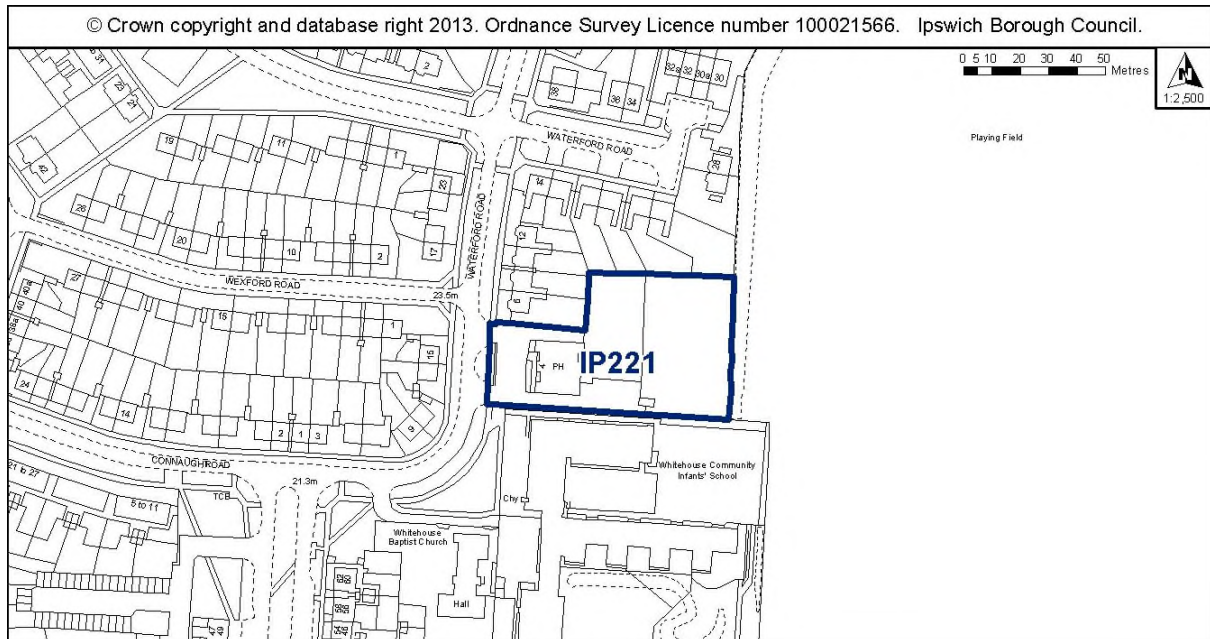
Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for

preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**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**

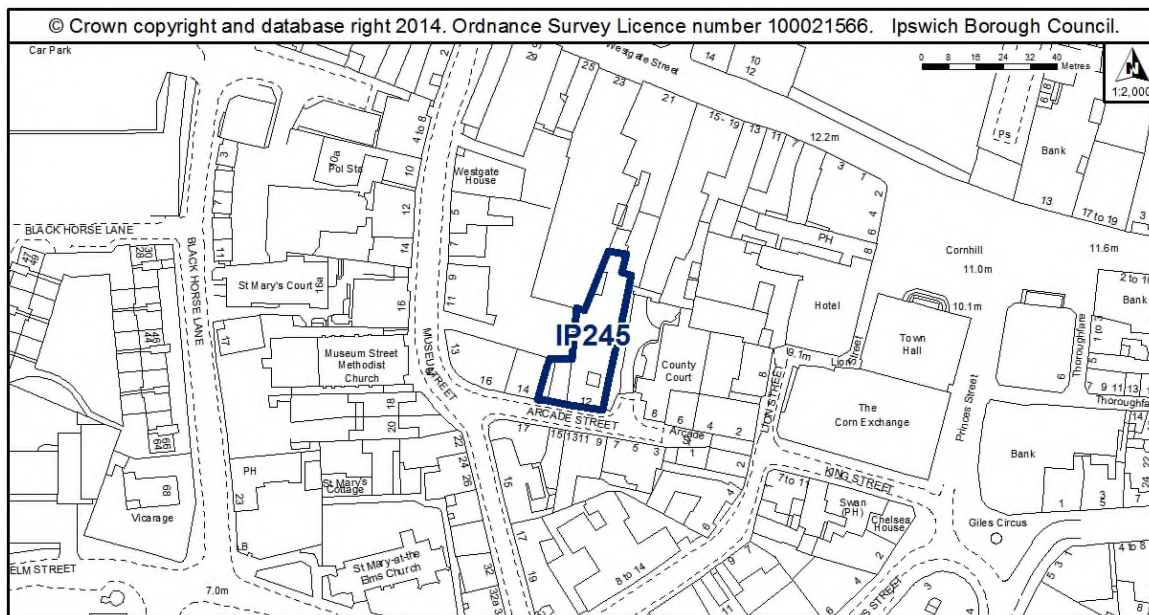
Planning permission for 12 dwellings (retaining part of the pub) has recently lapsed.

Possible access constraints, TPO on site or nearby.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

**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 within the Area of Archaeological Importance (IPS413).

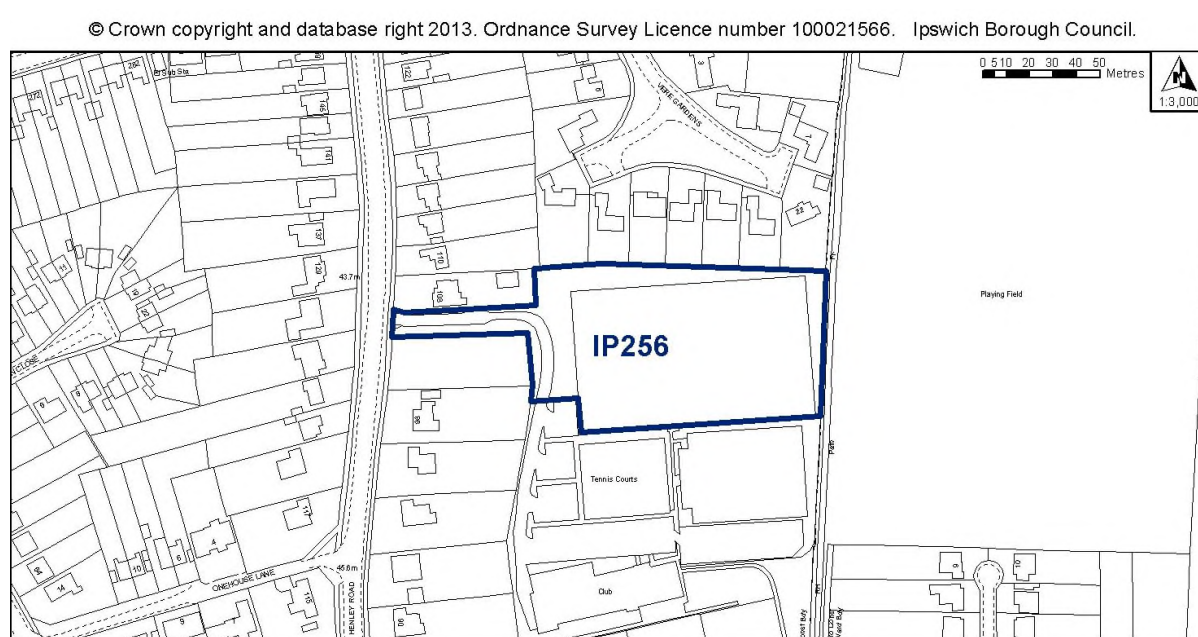
Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. There is a Flood Incident Report for this site.



**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.

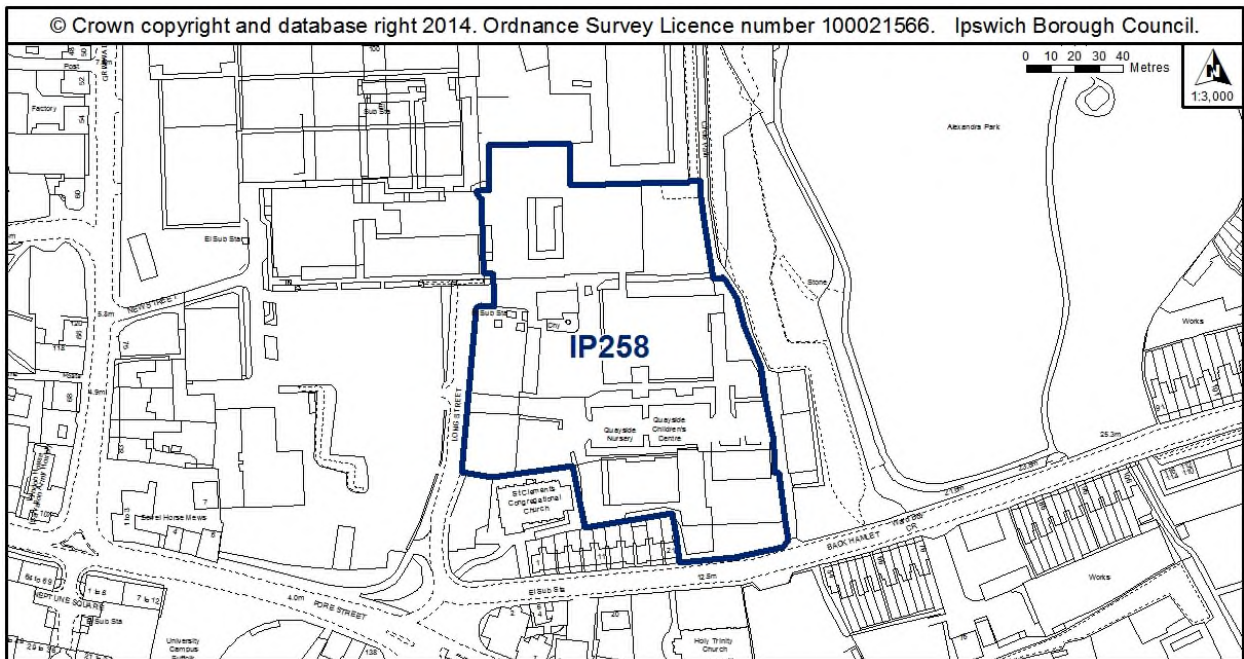
TPO along the eastern boundary. Possible drainage constraint. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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.~~ Whilst it remains an area of archaeological potential, given the impacts of previous landscaping there would be no requirement for an archaeological condition or work on this site on the basis that it looks heavily truncated.

**Site ref: IP258 (N/A) Land at the University of 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 of 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. The site is adjacent to the Central Conservation Area and the Grade II Church of Holy Trinity Church to the south. 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.~~ Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. A desk-based assessment is recommended in the first instant to determine the impact of past land-use, particularly brick making.

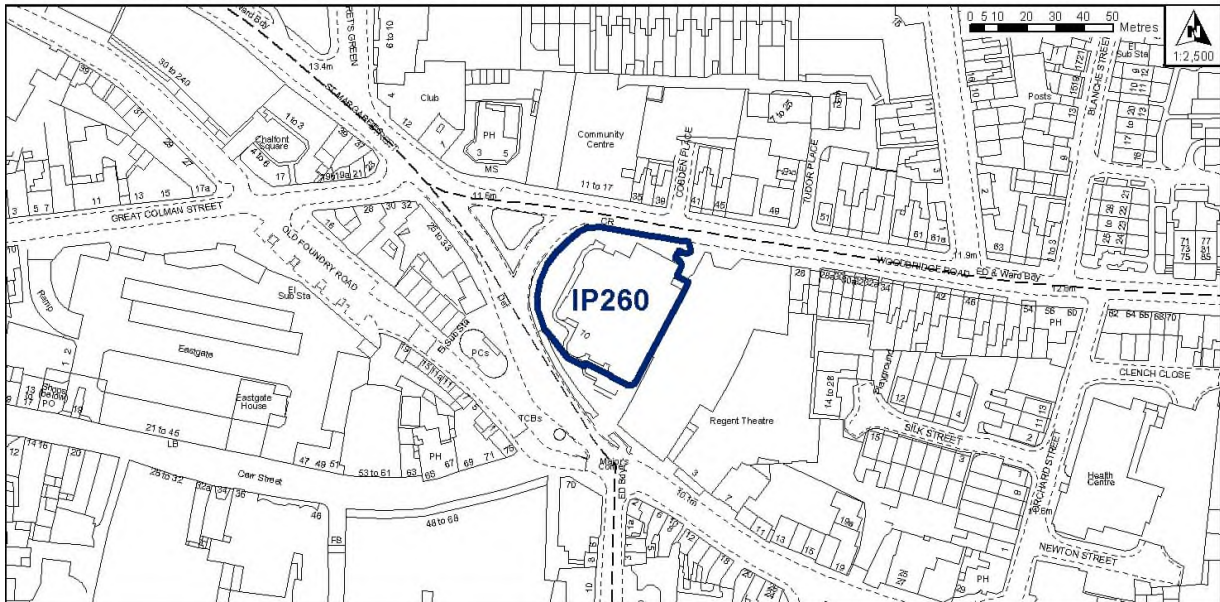
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will be required.

**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**

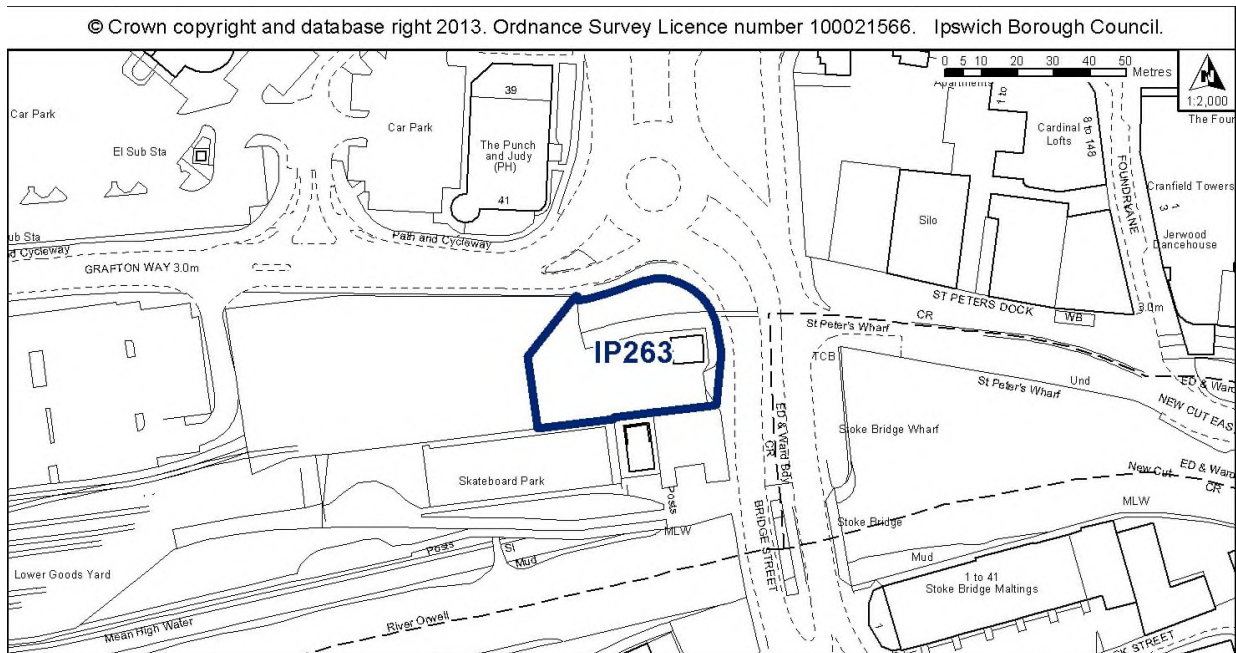
Close to Air Quality Management Areas, adjacent to a listed building, part within an area of archaeological importance, possible contamination. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. There is a Flood Incident Report for this site. A transport assessment and travel plan will be required.

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.