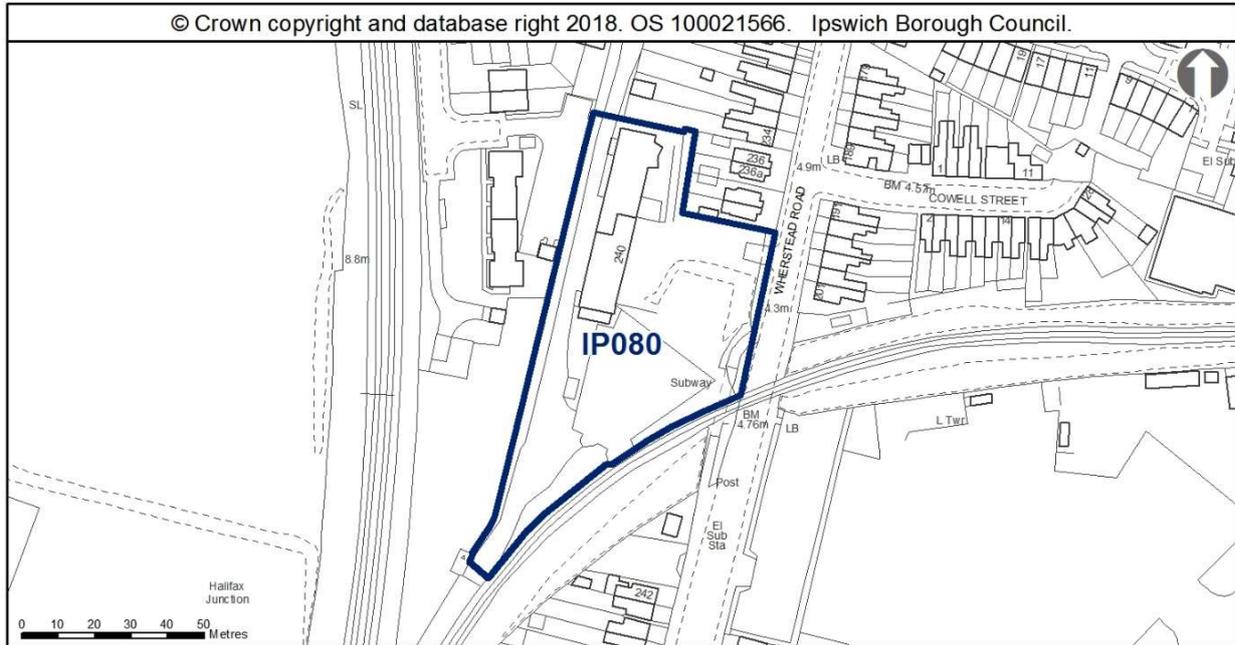


Site Allocations Plan Review: Appendix 3 – Site sheets (Part Two)

Site ref: IP080 (UC085) 240 Wherstead Road

Site area: 0.49ha



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

As above

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.

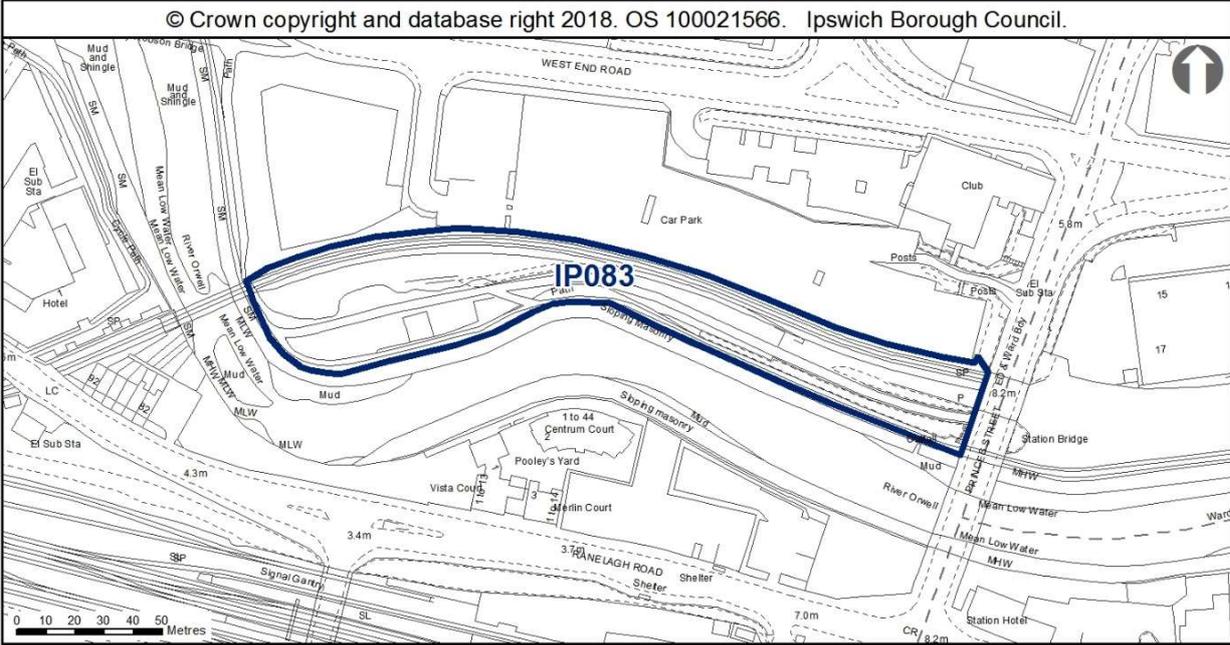
There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation attached to any planning consent. This site is in the vicinity of Palaeolithic deposits, including the SSSI of the Stoke Bone Bed (IPS 163, IPS 468).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



Allocation Policy SP2 & SP6

Use(s)		Indicative capacity
Primary	Public open space	-
Secondary	Extension of residential land uses in adjacent site IP015 along disused railway line	14 (90dph on 20% of site)

See Core Strategy policy DM22a for minimum and average densities.

Adopted Plan 2017

As above, but no residential capacity estimated for it

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).

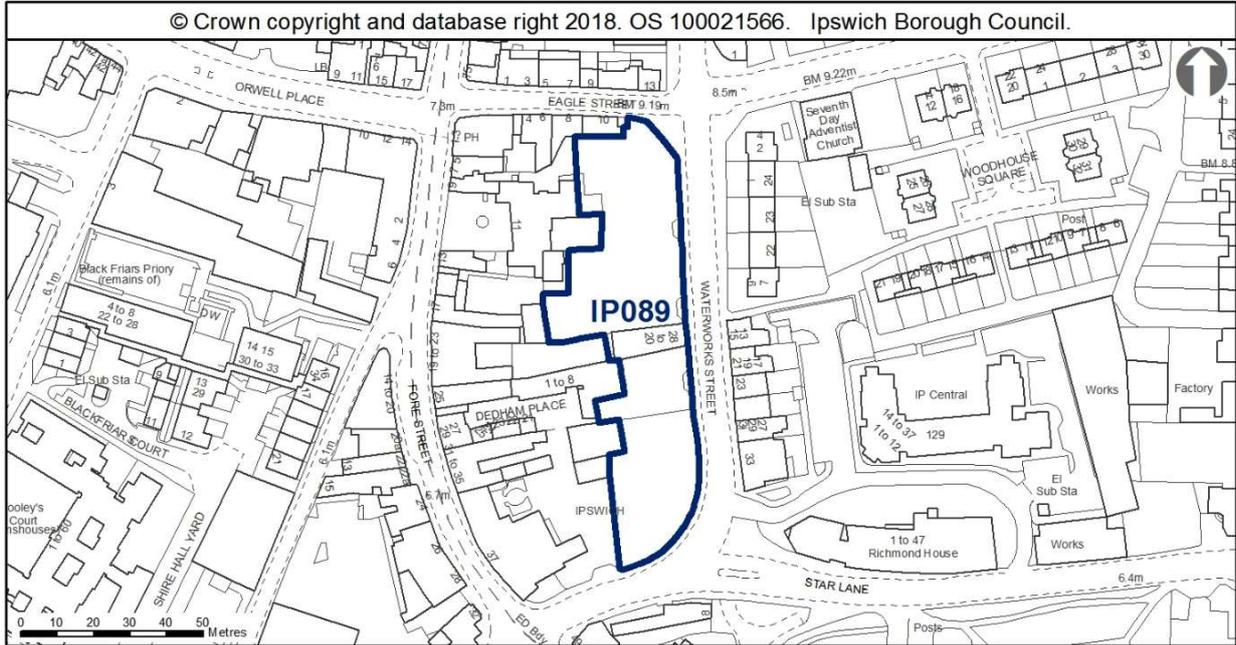
Depending on the nature of groundworks, there may be a requirement for a condition relating to archaeological works on this land on the edge of the river.

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



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

As above

Current use

Car park

Development constraints / issues

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.

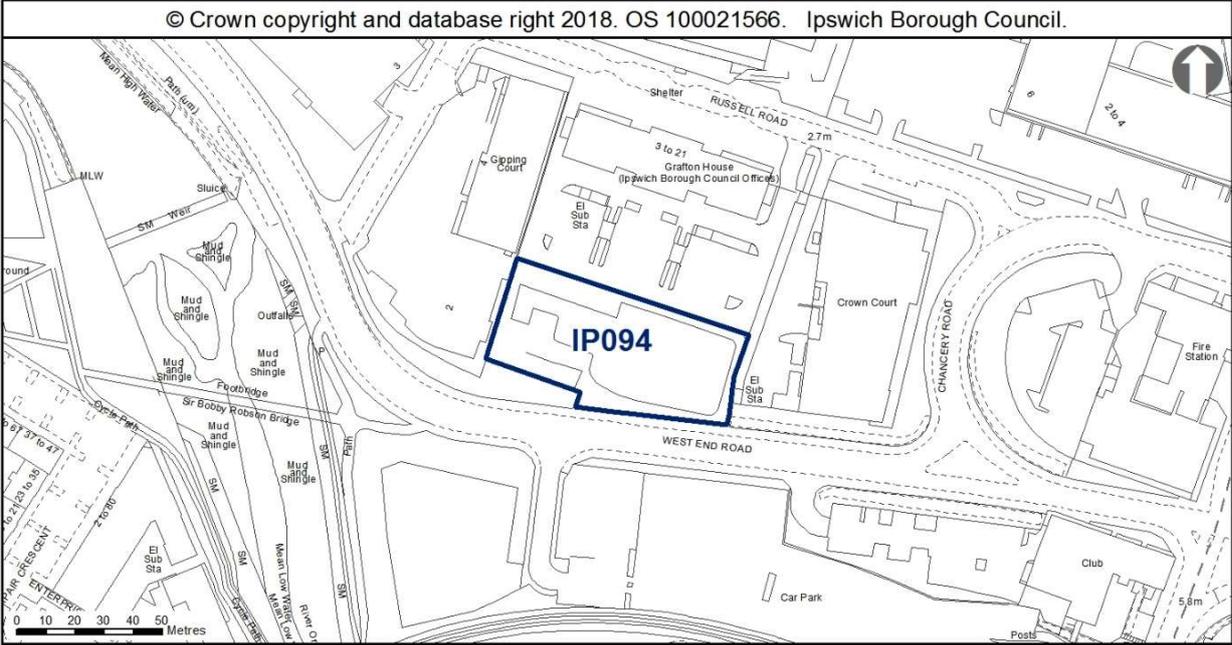
TPOs on site (an application for Tree Works may be needed), possible contamination and close to an Air Quality Management Area. May need to incorporate some parking at northern end of site to Co-op Education Centre. Surface water flooding local to site - will need to be considered at planning application 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). 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: IP094 (UC104) Land to rear of Grafton House

Site area: 0.31ha



Allocation Policy SP5

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

Adopted Plan 2017

As above

Current use

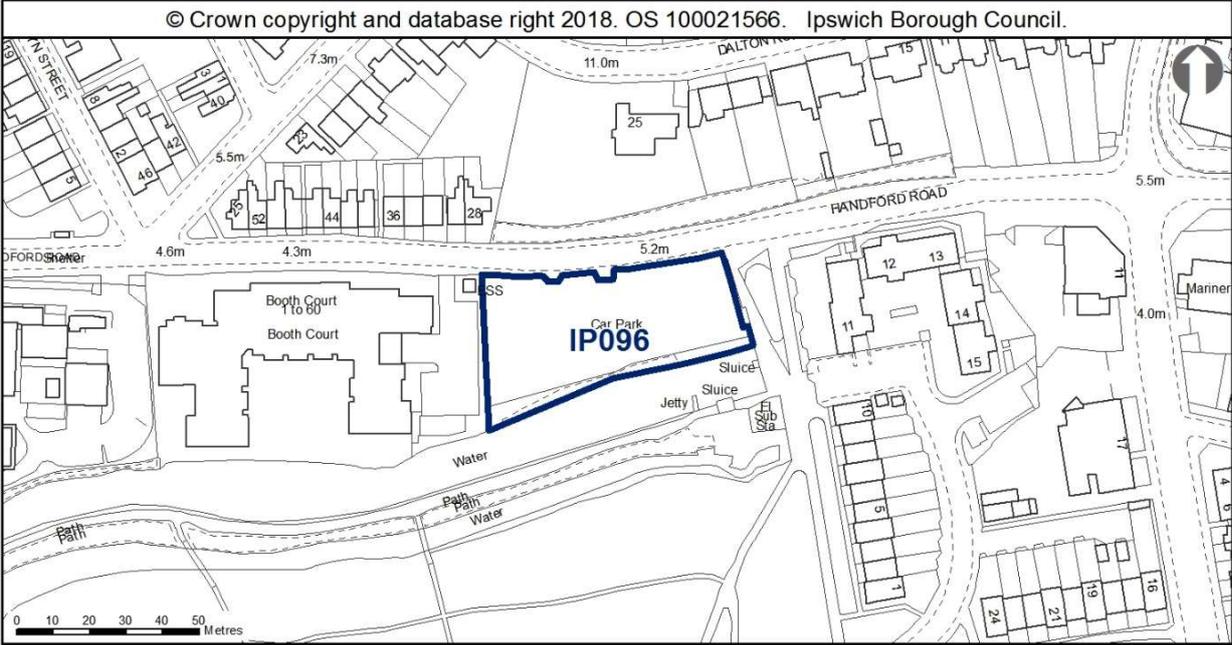
Vacant site

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 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



Allocation Policy SP2.

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

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

As above

Current use

Car park (temporary permission).

Development constraints / issues

Within Ipswich Village, housing densities should be high (Policy DM22) 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. 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.

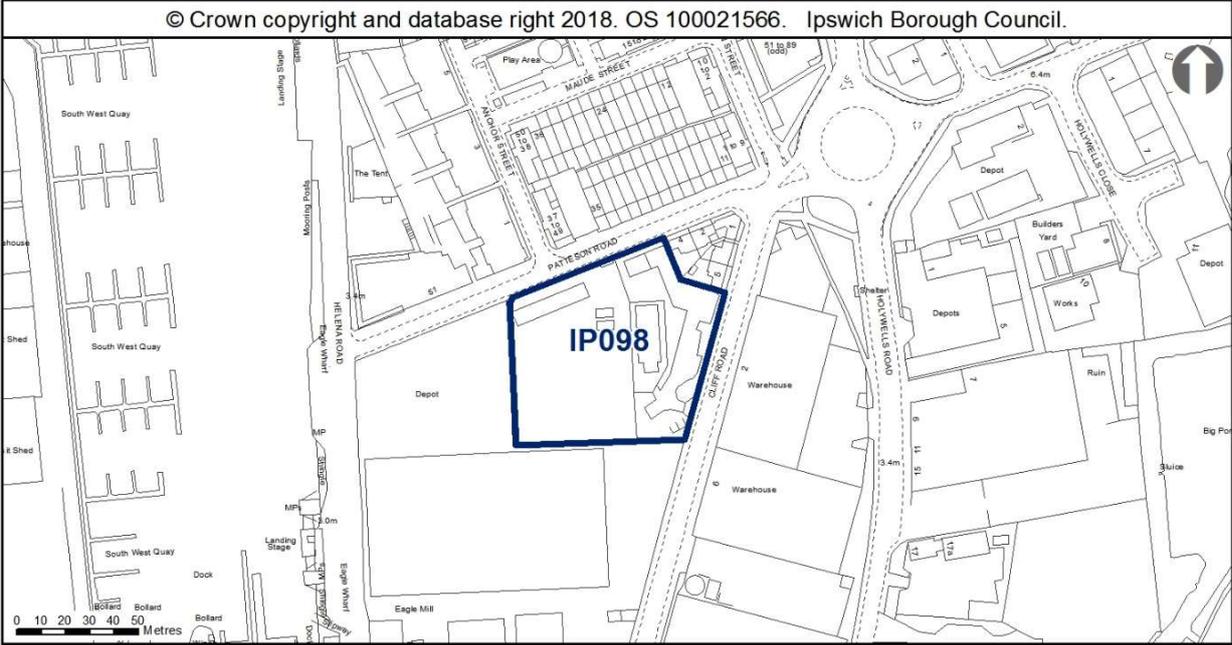
This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has a high potential for archaeological remains. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (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 Pattenon Road

Site area: 0.57ha



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

As above

Current use

Gas governor.

Development constraints / issues

Need to relocate the existing gas governor first.

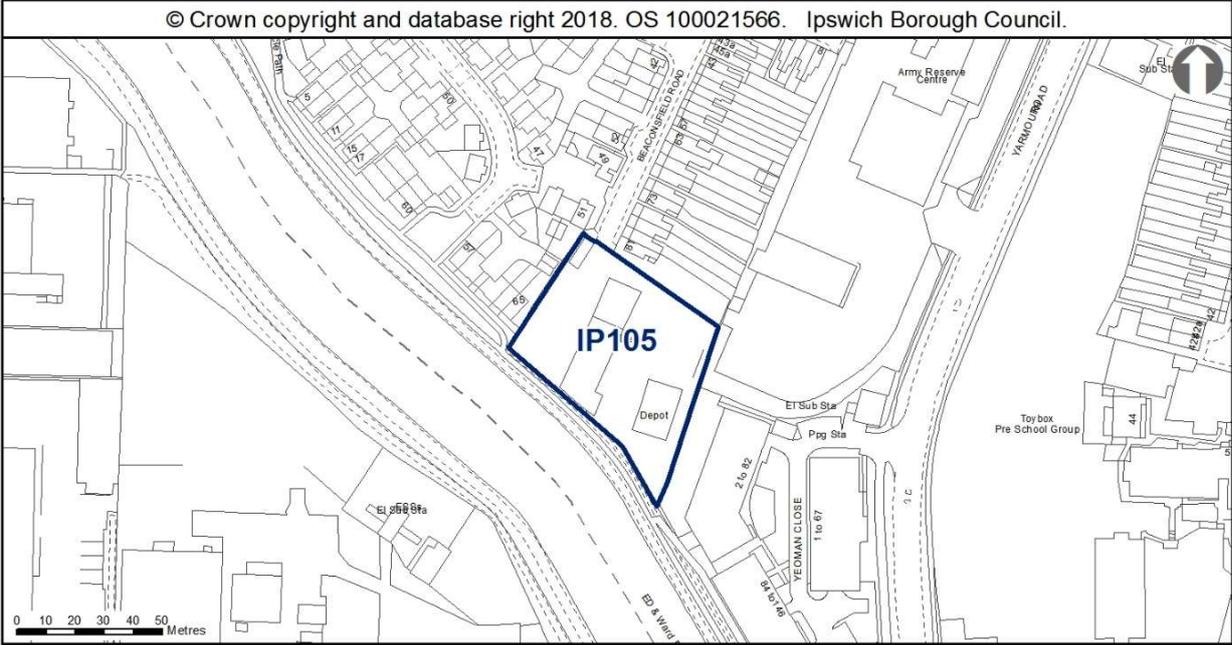
Flood risk, contamination and close to an Air Quality Management Area. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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: IP105 (UC129) Depot, Beaconsfield Road

Site area: 0.33ha



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

As above

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.

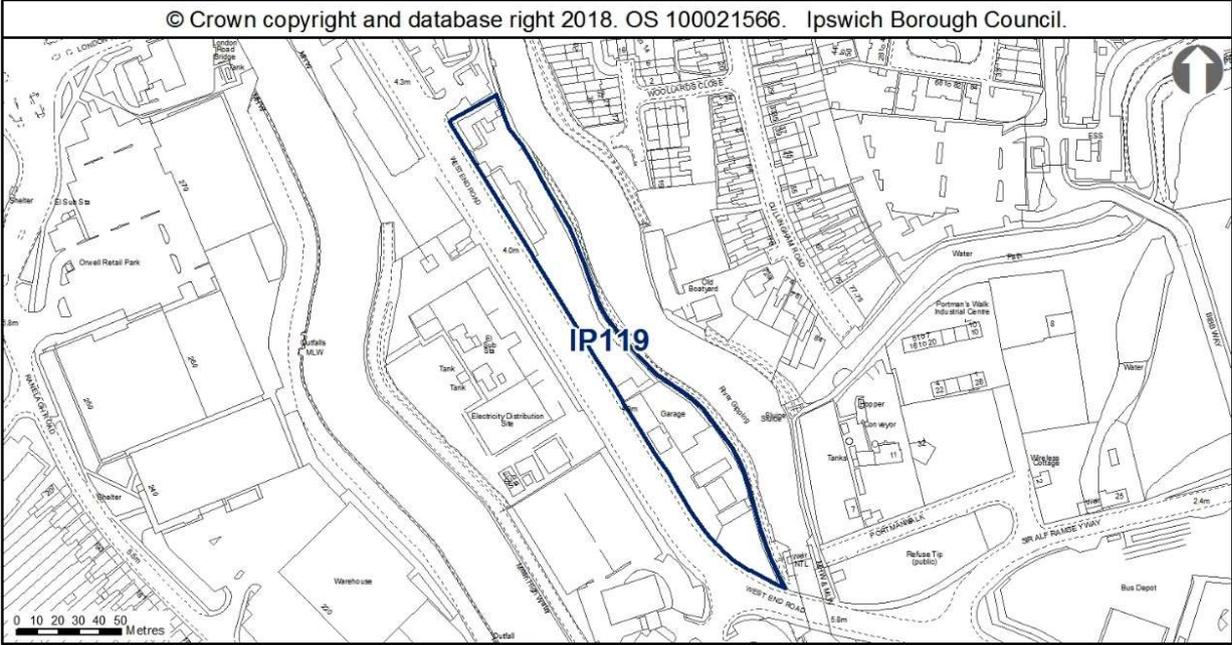
This site affects an area of archaeological interest, on land formerly in the low lying plains of the River Gipping. There is potential for palaeo-environmental remains to exist. Saxon remains were recorded at IPS 395 in a similar topographic location to the site, 250m to the west. There is no objection 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: IP119 Last east of West End Road

Site area: 0.61ha



Allocation Policies SP2

Use(s)		Indicative capacity
Primary	Residential	38 (90dph on 70% of site)

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

N/A – New site (See Preferred Options 2007 UC199 for 100% medium density housing, 51 homes)

Current use

Car sales and vacant site

Development constraints / issues

Capacity calculated on the basis of 70% of the site being developed to allow the layout to take account of substation opposite to the west and provide visual buffering. Development must address river frontage and enhance public access to the river.

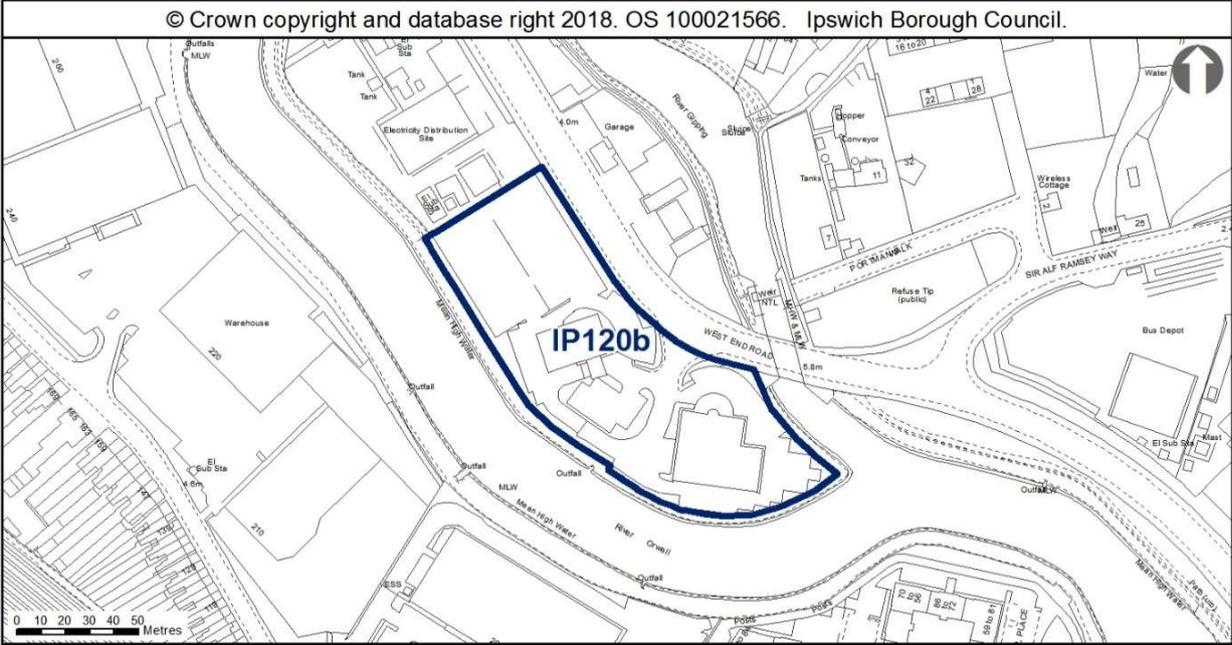
Adjacent to a County wildlife site. Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

Part of the site is located in Flood Zone 3 but benefits from flood defences. A Flood Risk assessment would be required for any new development on site.

Riverside cycle paths to the north and south of the site. For Development Guidelines see Opportunity Area G.

Site ref: IP120b Land west of West End Road

Site area: 1.03ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	74 (90dph on 80% of the site)

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

N/A – New site. Considered at Preferred Options 2007 site UC201 for 100% housing at medium density (57 dwellings)

Current use

Car showrooms

Development constraints / issues

Existing uses would need to relocate.

Part of the site is located in Flood Zone 3 but benefits from flood defences. A Flood Risk assessment would be required for any new development on site.

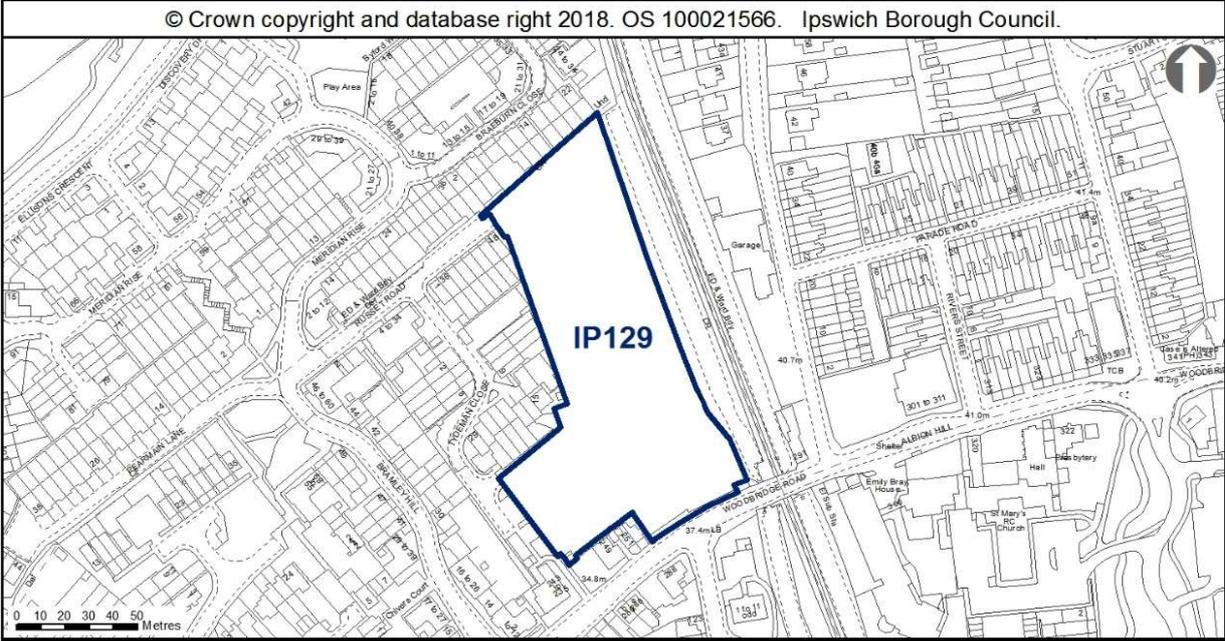
Providing access to the river frontage, and relating well to nearby residential developments across the river will be requirements. For Development Guidelines see Opportunity Area G.

The adjacent river is a County Wildlife Site – please refer to the 2012 Wildlife Audit. It is also a key part of the wildlife network.

Potential contamination on the site. 80% of the site assumed available to allow the layout to visually buffer the nearby substation.

Site ref: IP129 BT Depot, Woodbridge Road

Site area: 1.07ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	38 (45dph*)

* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

Site was safeguarded through SP3 and now moved to Policy SP2 as planning permission has lapsed (Preferred Options 2007 UC237)

Current use

Vacant site

Development constraints / issues

Possible contamination.

The site is in an area of archaeological potential, within the hinterland of the Anglo Saxon and medieval town. As a result, there is potential for encountering heritage assets of archaeological interest in this area. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent.

The site is adjacent to the railway line, which forms an important part of the wildlife network.

Noise is an issue that will need to be considered in relation to the railway.