

Site Allocations and Policies

Ipswich Local Development Framework

Preferred Options
November 2007



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Foreword

Ipswich is a dynamic and growing town.

It is vital that we manage and guide the development of the town to increase its vibrancy, to protect and enhance its key assets, to ensure we pay full regard to our environmental impacts as well as to ensure changes benefit the towns existing residents, businesses and visitors.

The Council believes that the planning of our town is one of our key roles and as such we are delighted to set out within this document our initial ideas for sites that should be allocated for development around the town along with other sites which should benefit from protection from development. This document does, however, only deal with those sites within the Borough boundary that are outside the area of our proposed IP-One Area Action Plan as that document addresses sites within its boundary.

This document is one of a series we are publishing for consultation and we hope we get many views on its contents.

It is not intended to be a draft of a final document but to set out enough detail so that people can see the direction we believe our policies should go in along with a justification for our suggested approaches. We also include a brief explanation of other approaches we have considered but have decided not to favour at this stage.

We believe this document has benefited from the substantial response we received to our recent consultation on *Issues and Options*. We believe that it is important that people have the opportunity to comment on the various policy directions we are thinking of taking before we decide on the final wording for our draft plan – when there will be a further opportunity for comment. So, thank you if you gave us comments on our *Issues and Options* consultation.

We would welcome any comments you might have on this document. Please can you ensure that your comments are received by the Council by 25th February 2008 at the latest.

We appreciate that not everyone will want to read all the documentation and that some people would welcome the opportunity to discuss issues with Council officers. As a result we are organising a series of area forum meetings, drop-in events and public meetings on key issues to maximise the opportunities for people to get involved, find out more and put their views across. To find out more please see the Council web-site or contact the Economic Development and Planning Policy team at the Council via the address on the front of this document.

There are many challenges ahead associated with the development of Ipswich. This document will evolve into the key strategy document that will shape that development. This is arguably your main chance to influence our final strategy and policies. We hope you take this opportunity to help shape Ipswich's future.

Councillor Richard Atkins

*Portfolio Holder for Planning and Economic Development
November 2007*

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Chapter 1: Introduction

1.1 This introduction provides an explanation of four issues:

- What the document covers
- How the document is structured
- What status this document has
- How this stage of the process fits in to the production process for the Site Allocations and Policies document.

1.2 What the Document Covers

1.3 This document covers two main areas of policy. Firstly it sets out a policy approach to sites allocations in terms of an approach to control development on identified sites (Chapter 6), secondly it identifies a wide range of sites that it is suggested should be allocated for development or afforded a degree of protection from development (Chapter 7).

1.4 It also includes two non-policy based areas. Firstly a section, Part A, on the context to the whole document which explains among other things: the planning system; and, how all Ipswich's planning documents fit together. Secondly, there is a section on implementation, targets and monitoring proposals (Part C).

1.5 At the back of this document there are a limited number of appendices providing more detail to some of the aspects included in earlier paragraphs. In particular details of the individual sites are provided within the appendices.

1.6 How the document is structured

1.7 The main policy chapter 6 follow the same broad structure. In each case a *Policy Area* is identified and then structured into the following 6 sections:

- An explanation of the issue;
- A summary provided as to what people have said about the issue (e.g. within the recent Issues and Options consultation);
- Links to other documents are identified (e.g. at national, regional or local);
- Setting out the Council's preferred option;
- A justification of that solution; and
- Explaining what alternative solutions were considered but not selected (with brief explanation as to why not).

1.8 What status this document has

1.9 In formal terms this document effectively fulfils the requirements of the second stage of the Local Development Framework production process (i.e. the Regulation 26 stage under the Town and Country Planning (Local Development) (England) Regulations 2004 – see paragraph 1.15.

- 1.10 When it is formally adopted, once all the stages of its production process are complete (see paragraph 1.15), it will be formally part of the development plan and therefore have significant weight via the Planning and Compulsory Purchase Act – i.e.

“... for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the (development) plan unless material considerations indicate otherwise.” (section 38(6) of the Act).

- 1.11 At this stage this *Preferred Options* documents gives an early indication of the likely direction of the Council's new planning policies. Government guidance suggests that:

“Planning applications should continue to be considered in the light of current policies. However, account can also be taken of policies in emerging Development Plan Documents. The weight to be attached to such policies depends upon the stage of preparation or review, increasing as successive stages are reached.”

- 1.12 At this stage, the Council has adopted this document as a material consideration for use in the determination of planning applications (and other relevant applications).

- 1.13 However, the weight to be given to the contents of this document will be limited for two main reasons. Firstly because this is an early stage in the process and secondly because it is not always clear precisely how the policy indication given within the *Preferred Options* could be used when determining a planning application.

- 1.14 The weight that could be given to the policy direction will increase if there are no negative comments about it received during the Preferred Options consultation. The Council intends to make an early assessment of comments received to the Preferred Options documents after the close of the consultation period and to prepare a report on these that will set out in more detail the weight that might appropriately be given from then on to different parts of the Preferred Options documents.

1.15 How this stage of the process fits in to the production process for the Site Allocations and Policies document

- 1.16 The production of the Site Allocations and Policies development plan document is effectively a five stage process as set out below:

Stage 1: Issues and Options
Stage 2: Preferred Options
Stage 3: Submission to Government
Stage 4: Independent Examination
Stage 5: Adoption.

- 1.17 The Council has now completed stage 1 and this document relates to stage 2 of the process.

- 1.18 It is the intention that Stage 3 would take place in autumn 2008 with Stages 4 and 5 taking place in 2010. This two year gap between Stage 3 and 4 is required because the Core Strategy and Policies document will need to be independently examined and adopted before the Council's other two development plan documents – this one and the IP-One Area Action Plan – can be examined.
- 1.19 The submission document (i.e. Stage 3) would effectively be a final draft of the document with the only permitted changes thereafter being as a result of the Inspector's Report that concludes the Independent Examination stage.
- 1.20 It should be noted that the Independent Examination is all about testing whether the Council's documents are 'sound' and that at an Examination an Inspector cannot make a change to the submitted document if that change is not itself sound in terms of all the tests of soundness, or if that change would potentially undermine the consultation process and / or the sustainability credentials of the plan.
- 1.21 A summary of the tests of soundness is contained at Appendix 1.
- 1.22 The revised Local Development Scheme May 2007 provides more details on the various stages and the process involved in producing documents.

Part A

The Context

Chapter 2: The New Planning System

- 2.1 The Planning and Compulsory Purchase Act (the 'Act') has resulted in major changes to the way the planning policy system operates. It will result in the replacement of the old system of Regional Planning Guidance, Structure Plans, Local Plans and Supplementary Planning Guidance with a new system based around a Regional Spatial Strategy, Development Plan Documents and Supplementary Planning Documents.
- 2.2 Section 38(6) of the Act states that:
- "... for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the (development) plan unless material considerations indicate otherwise."*
- 2.3 The development plan will comprise the Regional Spatial Strategy, which will be adopted by the Government and various Development Plan Documents, which will be adopted by the Borough Council.
- 2.4 Further information on the Regional Spatial Strategy is contained within the Core Strategy and Policies Preferred Options Document. Further information on the Council's other proposed Development Plan Documents and Supplementary Planning Documents is contained within Chapter 5.
- 2.5 Fundamentally the documents that are to be adopted by Ipswich Borough Council need to be in 'general conformity' with the Regional Spatial Strategy and 'have regard' to the Community Plan. This is particularly important for the Core Strategy which in many ways acts as the link between the Regional Spatial Strategy and all the other planning documents that are produced and adopted by the Borough Council.
- 2.6 Effectively this document needs to be in general conformity with the Council's Core Strategy and Policies document. Further information on this is provided in Chapter 3.
- 2.7 Further information on the Ipswich Community Plan is provided within Chapter 4.
- 2.8 A key element of the new planning system is the requirement to undertake sustainability appraisal and strategic environmental assessment as documents are produced. An Environment Report setting out the Council's work in these areas is being published alongside this document and any comments people have on that Report would also be welcomed.

Chapter 3: The Core Strategy and Policies Document

- 3.1 The Council is also undertaking consultation on its Preferred Options of the Core Strategy and Policies Document.
- 3.2 This document has been produced to be in general conformity with that document.
- 3.3 In particular the following components of the Core Strategy and Policies document have been of particular relevance to the production of this document.

The Core Strategy Vision

Our Vision is to improve the quality of life for all who live in, work in, learn in and visit Ipswich by supporting growth and ensuring that development happens in a sustainable manner so that the amenities enjoyed by local people are not harmed

As a result, by 2021 Ipswich will be a more vibrant, active and attractive modern county town – a true focus for Suffolk and beyond. It will be a place where people aspire to live, work, learn, visit and invest – and it will have a reduced carbon footprint!

Core Strategy Objectives that are particularly Relevant to this Document

- 3 At least (a) 15,400 new dwelling units shall be provided between 2001 and 2021 with at least 90% of them being on previously developed land and at least 35% of them being affordable homes; and (b) 18,000 additional jobs shall be provided in Ipswich between 2001 and 2021;
- 4 The development of the Borough should be focussed primarily within the central “IP-One” area and within and adjacent to identified district shopping centres;
- 5 Opportunities shall be provided to improve strategic facilities in Ipswich by:
 - Ensuring a new strategic employment site is developed in the Ipswich area by 2021.
- 8 To retain and provide high quality community facilities and accessible open spaces for people to visit and use;
- 9 To ensure schools, health facilities and other key elements of community infrastructure are provided in locations accessible by sustainable means and in time to meet the demands put on such services from the town’s growth.

Core Strategy Policy Areas that are particularly Relevant to this Document

- Policy Area 2: The Approach to the Location of Development
- Policy Area 3: The Approach to Mixed Use Development
- Policy Area 4: The Approach to Protecting our Assets
- Policy Area 7: The Amount of Housing Required
- Policy Area 9: The Density of Residential Development
- Policy Area 10: Previously Developed Land
- Policy Area 11: Greenfield Land
- Policy Area 15: The Number of Jobs to be Planned For
- Policy Area 16: The Implications for Different Employment Sectors
- Policy Area 17: The Approach to Strategic Employment Site
- Policy Area 18: The Approach to Retail Development
- Policy Area 20: The Approach to Education Provision
- Policy Area 21: The Approach to Green Corridors
- Policy Area 22: The Approach to Open Space
- Policy Area 24: Provision of Health Services
- Policy Area 26: The A14

- 3.4 The key statistic from the Core Strategy and Policies document is that there is a need to allocate land for a further 6,779 residential units. It is important that this is addressed within and between this document and the IP-One Area Action Plan.
- 3.5 The submission version of this document will reflect the submission version of the Core Strategy and Policies document.

Chapter 4: The Ipswich Community Plan

- 4.1 The Act places a legal requirement on local authorities to have regard to relevant Community Plans when preparing their Local Development Documents.
- 4.2 The Community Plan for Ipswich was published in July 2004 by the local strategic partnership, One-Ipswich. It does not contain anything that is directly relevant to this document.
- 4.3 Both the Ipswich Community Plan and the Suffolk Community Plan are currently being reviewed. It is anticipated that new versions of both documents will be produced prior to the submission stage of this document to Government (i.e. autumn 2008).
- 4.4 It is therefore likely that the submission version will relate to the relevant new Community Plan(s) and that if there are key spatial dimensions to them they will be reflected within the submission stage documentation.
- 4.5 More detail on Community Plan issues is set out in the Core Strategy and Policies document.

Chapter 5: The Ipswich Local Development Framework

5.1 The Local Development Scheme for Ipswich sets out the documents, processes and timescales involved with the Local Development Framework.

5.2 In summary there are four levels to this:

- The Statement of Community Involvement that was adopted on 11 September 2007 and which sets out how people will be involved within the planning process;
- The Core Strategy and Policies document will set out the Strategy for the development of the town and also include a number of policies that will seek to guide and control development. This will be in generality conformity with the Regional Spatial Strategy and have regard to the Community Plan(s);
- Other Development Plan documents are proposed as follows:
 - The IP-One Area Action Plan: This document will set out the vision for an urban renaissance for a large part of central Ipswich. It will locate specific land uses as well as providing design guidelines and details on various issues such as education provision, integrated transport and affordable housing in the form of an implementation framework;
 - Site Allocations and Policies (i.e. this document): Together with a Proposals Map, this document will highlight land that is the subject of designations that means it will be protected, and identify allocations of land for specific types of development.

Both of these documents will be in general conformity with the Core Strategy and Policies document.

- Two Supplementary Planning Documents are proposed that would relate to policies or proposals contained within this document. These are:
 - The Northern Fringe Area Development Brief: This document would provide a more detailed design brief approach for the area; and
 - The Old Norwich Road Development Brief: This document would provide a more detailed design brief approach for the area;

All of these documents will relate to and be in conformity with elements of one of the three development plan documents.

Please note: The Local Development Scheme makes it clear that for the first two Supplementary Planning Documents listed above, it may not be appropriate or necessary to prepare the Briefs as either (a) development proposals may be brought forward on the site(s) before the Document is prepared; or, (b) the outcome of examinations into the development plan documents may mean that development in this area is not supported.

In the latter regard it should be noted that the Core Strategy document makes it clear that the northern fringe does not need to be developed to meet the Council's growth targets up to 2021. In the light of that fact the Council does not plan on preparing a northern fringe development brief at this time.

- 5.3 It should be recognised that other Supplementary Planning Documents might be proposed as the Framework is produced. If this is the case then the Local Development Scheme will be revised.
- 5.4 As well as the publication of this Preferred Options document the Council is also consulting on the Preferred Options documents for the other two development plan documents. These are available from the Council via the contact details on the front of this document. The closing date for comments on them is also 25th February 2008.

Part B

The Site Allocation Policies

Chapter 6: Site or Area Based Policies

- 6.1 It is important that the Council allocates land for various uses to help deliver the Vision set out in the Core Strategy and to meet the objectives contained within the Core Strategy.
- 6.2 In terms of how various pieces of land have been selected and chosen for certain types of uses many of the Policy Areas contained within the Core Strategy have guided this process, e.g.:
- Policy Area 2: The Approach to the Location of Development
 - Policy Area 3: The Approach to Mixed Use Development
 - Policy Area 4: The Approach to Protecting our Assets
 - Policy Area 7: The Amount of Housing Required
 - Policy Area 9: The Density of Residential Development
 - Policy Area 10: Previously Developed Land
 - Policy Area 11: Greenfield Land
 - Policy Area 15: The Number of Jobs to be Planned For
 - Policy Area 16: The Implications for Different Employment Sectors
 - Policy Area 17: The Approach to Strategic Employment Site
 - Policy Area 18: The Approach to Retail Development
 - Policy Area 20: The Approach to Education Provision
 - Policy Area 21: The Approach to Green Corridors
 - Policy Area 22: The Approach to Open Space
 - Policy Area 24: Provision of Health Services
- 6.3 This Chapter does not seek to repeat these areas but instead focuses on what approach to take to sites or areas that may be allocated for physical development or to be retained or developed for open space or nature conservation purposes.
- 6.4 As such three Policy Areas have been identified:
- Policy Area 39: The protection of identified Sites for the Uses Proposed
 - Policy Area 40: The identification, protection and development of Green Corridor
 - Policy Area 41: The identification and protection of employment areas.
- 6.5 These are addressed in turn below.
- 6.6 To recap from paragraph 1.7 the structure of each of these sections will be to focus on specific issues and then to address each one by:
- Explaining the issue;
 - Summarising what people have said about the issue (e.g. within the recent Issues and Options consultation)
 - Explaining the links to other policies (e.g. national, regional, local); and
 - Explaining the Council's preferred solution
 - Justifying that solution
 - Explaining what alternative solutions were not selected (with brief explanations as to why not).

Policy Area 39: The Protection of Identified Sites for the Uses Proposed

6.7 Summary of Issue to be Resolved

6.8 Chapter 7 and Appendix 3 set out details of sites that it is suggested should be allocated for development.

6.9 This Policy Area considers whether any policy basis should be introduced that would effectively reserve the sites for the uses proposed and thereby mean any alternative uses would be a departure to the development plan.

6.10 Summary of Issues and Options Consultation Results

6.11 This topic was not directly addressed with the Issues and Options consultation although people gave their views on the appropriate uses put forward for the 107 sites consulted upon.

6.12 Links to Other key documents

6.13 At a regional level the key documents include:

- East of England Plan: December 2004;
- East of England Plan: Report of the Panel June 2006
- East of England Plan: The Secretary of State's Proposed Changes December 2006

6.14 Suggested Approach

6.15 It is suggested that policies should be produced that would effectively reserve the sites for the use(s) put forward.

6.16 Justification for Suggested Approach

6.17 The Council has specific targets for the delivery of housing and jobs in the period up to 2021. Sites have been allocated to enable the targets to be met and that these need to be backed by a policy basis to ensure that they can not easily be developed for alternative uses and thereby detrimentally impact on the chances of the Council achieving its growth targets.

6.18 Comments on other possible approaches

6.19 An alternative approach has been considered:

- a. *Not to have a policy covering this issue:* This would really mean that any site could then be developed for any use providing it met other policy aspects. Following this route would mean the Council would have no control over whether it would meet its targets and equally would not provide any certainty to potential developers or other interested parties.

Policy Area 40: The identification, protection and development of Green Corridor

6.20 Summary of Issue to be Resolved

6.21 Policy Area 21 of the Core Strategy promotes the concept of the continuation and extension of the Green Corridor approach that has been set out within the Ipswich Local Plan for the last decade.

6.22 Policies NE6, NE7 and Plan NO 1 of the First Deposit Draft Local Plan are of particular relevance.

6.23 This Policy Area seeks to provide the detailed policy basis for this strategic approach and to identify the Green Corridors.

6.24 Summary of Issues and Options Consultation Results

6.25 This topic was not directly addressed with the Issues and Options consultation although people gave their views on the appropriate uses put forward for the 107 sites consulted upon.

6.26 Links to Other key documents

6.27 Sub-Regional Documents

- Haven Gateway Green Infrastructure Work

6.28 Local Documents

- Ipswich Local Plan 1997
- Ipswich First Deposit Draft Local Plan 2001
- Ipswich Landscape and Wildlife Strategy
- Plan: The Secretary of State's Proposed Changes December 2006

6.29 Suggested Approach

6.30 It is suggested that the Council continues the same policy basis as set out in the First Deposit Draft Local Plan.

6.31 This would involve identifying the following Green Corridors:

- Between Bramford Lane Allotments and Whitton Sports Centre playing fields and grounds, Whitton Church Lane and adjoining countryside;
- Between Christchurch Park and the playing fields north of Whitton Church Lane and adjacent countryside;
- Between Christchurch Park and the countryside to its north;
- Between the Cemetery and the AXA Playing Fields, Tuddenham Road and adjacent countryside;
- Between Woodbridge Road and Bixley Heath;
- Between St Helens Street and the Orwell Country Park and surrounding countryside;
- Between the Gipping Valley path near Station Bridge and Belstead Brook Park and adjacent countryside;
- Between Gippeswyk Park and Belstead Brook Park and adjoining countryside;
- Between Gippeswyk Park and Chantry Park and adjacent countryside;
- Between the Wet Dock and Sroughton Millennium Green and adjacent countryside.

6.32 In addition an additional corridor is proposed that would effectively aim to link spaces around the edge of the town by means of a 'green rim' around the town.

6.33 A policy would then need to be created relating to proposals for development on sites falling within the green corridors or green rim where the Council would seek to establish attractive green links, improvements to local biodiversity, and to provide for public access wherever practicable through:

- the retention of natural features and wildlife habitats such as trees, hedgerows and ponds;
- comprehensive landscaping which is appropriate to local wildlife, being of native origin and local stock and appropriate to the defined habitats of the area; and
- the establishment of public access.

6.34 Justification for Suggested Approach

6.35 The Core Strategy concluded that the green corridor approach used over the last decade has been reasonably successful. The approach suggested above basically suggests a continuation of the same approach – i.e. that set out in policies NE6 and NE& of the First Deposit Draft Local Plan.

- 6.36 The exact definition of the green rim would need to be included in the submission version of this document but the Core Strategy recognised that there are already many different green spaces on the edge of the town, such as Orwell Country Park, Belstead Brook Park, Chantry Park and Rushmere Heath. In addition further opportunities to link some of these together are likely to arise out of development proposals and proactive work by local authorities working together – of which the Greenways Project is probably the prime example in this area.

6.37 Comments on other possible approaches

- 6.38 Two other approaches were considered:

- a. *To have a green corridor policy:* The approach suggested above is basically in general conformity with the Core Strategy and builds on the Council's existing policy basis. It is considered that the existing green corridor policy has been reasonably successful but that it needs longer to fully succeed and therefore it is logical to include such an approach with this document;
- b. *Not to have a green rim approach:* The approach suggested above is basically in general conformity with the Core Strategy. The policy basis suggested at paragraph 6.33 is considered appropriate for this concept as well as for the long-standing green corridors.

<p>Policy Area 41: The identification and protection of employment areas.</p>
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6.39 Summary of Issue to be Resolved

- 6.40 Policy Area 37 in the Core Strategy and Policies document, proposed having a policy basis that would seek to limit the number of residential units lost as a consequence of residential proposals. That policy is suggested due to the importance of meeting the Council's net housing target.
- 6.41 It is also worth considering the issue of whether a similar policy should be created that relates to the Council's jobs target. However it is recognised that this is not as simple in planning terms largely as housing units are physical developments and jobs are not.

6.42 Summary of Issues and Options Consultation Results

- 6.43 This topic was not directly addressed with the Issues and Options consultation although people gave their views on the appropriate uses put forward for the 107 sites consulted upon.

6.44 Links to Other key documents

6.45 At the national level the key documents are:

- Planning Policy Guidance 4: Industrial, commercial development and small firms
- Planning Policy Statement 6: Planning for Town Centres 2005

6.46 At a regional level the key documents include:

- East of England Plan: December 2004;
- East of England Plan: Report of the Panel June 2006
- East of England Plan: The Secretary of State's Proposed Changes December 2006

6.47 At the local level the key documents are:

- Ipswich Local Plan 1997
- Ipswich First Deposit Draft Local Plan 2001

6.48 Suggested Approach

6.49 It is suggested that the Council should identify its existing employment areas and have a policy basis that supports, in principle, office, light industrial, general industrial and warehouse and distribution proposals and as with Policy Area 39 effectively sets any other uses as contrary to policy.

6.50 Other policies of the Core Strategy and Policies document, and national documents such as Planning Policy Statement 6: Planning for Town Centres would also apply to certain development proposals.

6.51 This would effectively build on policies EMP3, EMP4 and EMP5 of the First Deposit Draft Local Plan.

6.52 The employment areas would be:

- Anglia Park, Bury Road;
- White House Industrial Estate, White House Road;
- Hadleigh Road Industrial Estate;
- Knightsdale Road / Wharfedale Road;
- Land south of London Road / east of Scrivener Drive;
- Cliff Quay/Sandy Hill Lane / Landseer Road area;
- Greenwich Business Park;
- Cobham Road Area;
- The Drift / Leslie Road / Nacton Road;
- Ransomes Europark.

6.53 Justification for Suggested Approach

6.54 The job growth target means that protecting against the loss of employment areas is important. The list contained in paragraph 6.52 contains the town's main employment areas that are outside the IP-One Area.

6.55 Comments on other possible approaches

6.56 Two other approaches have been considered:

- a. *To not address the issue in this document:* Whilst this is not just an Ipswich issue the Council believes that on balance there is not clear enough protection provided by other Policy Areas, national or regional policy. As a result, it is considered that a separate policy is necessary.
- b. *To establish a policy basis to protect other uses that relate to the jobs target (e.g. retail):* It is felt that there is a stronger degree of protection provided by other national and local policies for other types of job provision. In addition for retailing there is less development sector pressure via proposals for the possible loss of shops, and thereby related jobs, than there is on employment areas.

Chapter 7: Proposed Sites

- 7.1 The tables below set out the sites that it is proposed have a positive allocation for development.
- 7.2 The details for each site are set out in Appendix 3. All of the justifications and alternative options considered are set out in the appendix rather than included within this chapter.
- 7.3 The following table includes a list of sites that it is suggested be allocated for housing.

Table 1: List of sites proposed to be allocated for housing

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area	Indicative Housing Capacity	% Hsg
1	Former Tooks Bakery, Old Norwich Rd	UC005	S004	2.80	122	80
2	All Weather Area, Halifax Rd	UC008	S006	0.78	43	100
3	Victoria Nurseries, Westerfield Rd	UC009	S007	0.39	14	100
4	Co-op Depot, Felixstowe Rd	UC010	S008	5.15	227	80
5	Hill House Rd	UC013	S011	0.10	17	100
6	Funeral Directors, Suffolk Rd	UC016	S014	0.97	160	100
7	Land West of Handford Cut	UC017	S015	0.49	27	100
8	Deben Rd	UC018	S016	0.36	20	100
9	Water Tower	UC020	S018	1.61	56	100
10	Randwell Close	UC021	S019	0.24	13	100
11	The Albany	UC022	S020	1.14	40	100
12	Fire Station, Colchester Rd	UC024	S022	1.21	16	20
13	Mallard Way Garages	UC025	S023	0.14	8	100
14	Former Garages, Recreation Way	UC026	S025	0.19	10	100

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area	Indicative Housing Capacity	% Hsg
15	163 & 165 Henniker Rd	UC027	S026	0.16	9	100
16	Land opposite 674-734 Bramford Rd	UC030	S029	2.26	85	50
17	King George V Field, Old Norwich Rd	UC033	S033	3.54	97	50
18	Land at Bramford Rd (Stocks site)	UC034	S034	2.03	22	20
19	578 Wherstead Rd	UC035	S035	0.64	22	100
20	Raeburn Rd South /Sandy Hill Lane	UC061	S062	5.85	102	50
21	Elton Park Industrial Estate	UC062	S064	3	165	50
22	London Rd Allotments	UC065	S069	1.55	54	100
23	Former 405 Club, Bader Close	UC068	S071	3.22	89	50
24	JJ Wilson, White Elm Street	UC069	S073	0.22	12	100
25	Former British Energy Site	UC070	S074	5.25	92	50
26	Land between Cobbold St & Woodbridge Rd	UC073	S077	0.19	31	100
27	Cocksedge Engineering, Sandy Hill Lane	UC076	S084	0.63	22	100
28	Thomas Wolsey Special School, Old Norwich Rd	UC077	S085	1.38	76	100
29	Land at Yarmouth Rd	UC080	S088	0.78	22	50
30	345 Woodbridge Rd	UC092	S103	0.38	21	100
31	Morpeth House, 97-99 Lacey St	UC106		0.31	11	100
32	Telephone Exchange, Portman Rd	UC110		0.53	29	100
33	6-24 Defoe Rd	UC114		0.20	11	100
34	R/O Stratford Rd & Cedarwood Rd	UC115		0.20	11	100
35	Henniker Rd (R/O 668-730 Bramford Rd)	UC120		0.36	27	100
36	32 Larchcroft Rd	UC125		0.23	8	100
37	301 –305 Norwich Rd	UC128		0.66	23	100
38	Depot, Beaconsfield Rd	UC129		0.34	19	100
39	R/O Riverside Rd/Bramford Rd	UC130		0.34	19	100

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area	Indicative Housing Capacity	% Hsg
40	R/O 601-655 Bramford Rd	UC132		0.95	71	100
41	Builders Yard, Vermont Crescent	UC148		0.20	7	100
42	R/O Jupiter Rd & Reading Rd	UC156		0.50	23	100
43	14 Crofton Rd	UC157		0.26	14	100
44	Club, Newton Rd	UC167		0.32	18	100
45	2 & 4 Derby Rd	UC170		0.49	27	100
46	The Railway PH & Foxhall Rd	UC171		0.34	4	20
47	R/O Cauldwell Hall Rd & Kemball St	UC172		0.45	25	100
48	547 Foxhall Rd & Land to rear	UC180		0.37	13	100
49	St Clements Hospital Grounds	UC185		11.63	512	80
50	R/O Allenby Rd & Hadleigh Rd	UC192		0.46	25	100
51	Front of pumping station, Belstead Rd	UC209		0.60	33	100
52	R/O 17-27 Ramsey Close (Wigmore Close)	UC213		0.36	20	100
53	100 Clapgate Lane	UC229		0.32	18	100
54	Corner Hawke Rd & Holbrook Rd	UC230		0.25	9	100
55	251 Clapgate Lane	UC231		0.58	16	50
56	15-39a Bucklesham Rd	UC234		1.20	21	50
57	Former Driving Test Centre, Woodbridge Rd	UC236		0.24	13	100
58	BT Depot, Woodbridge Rd	UC237		1.53	84	100
59	South of Bramford Rd	UC246		0.70	25	100
60	112-116 Bramford Road	UC250		0.17	15	100
61	Running Buck, St Margaret's Plain	UC252		0.15	25	100
				TOTAL	2,870	

- 7.4 When added to the housing total contained within the IP-One document (approximately 3,450) this means the total number of units predicted from sites within these two documents is approximately 6,300. This is just over 400 short of the target figure of 6,779 units required within Policy Area 7 of the Core Strategy document.

7.5 This is considered to be acceptable at this stage of the process for the following reasons:

- A number of planning approvals have been issued since April 2007 (the base date for the calculation with Policy Area 7 of the Core Strategy) that are at higher levels than would be predicted using the strategy set out in this document. This will be reflected in the submission version Core Strategy document which will probably work from a base date of April 2008) and means that land for fewer than 6,779 will need to be allocated;
- The Council is aware that this trend may continue on some key sites before the Framework is adopted;
- In any event, the 6,779 contained a significant contingency (i.e. around 900 units) related to non-delivery of units that is more than twice the under-provision figure set out in paragraph 7.4 above;
- The Council is confident that this small gap will be addressed within the submission version of the documents based on the factors above and a likelihood that further sites will come forward over the next year (i.e. up to the submission period) that will be considered appropriate for some housing development;
- The Council did not include within its housing number calculations any provision for the delivery of housing on small windfall sites during the latter part of the plan period. The Council considers that further windfall development will continue to come forward throughout the plan period;
- Finally, the Council supports the principles of a plan, monitor and manage approach to its planning. Housing numbers are not an exact science and it is important to continue to monitor completions in relation to likely supply as well as meeting relevant targets.

7.6 The following table includes a list of sites that it is suggested be allocated for a mix of uses that include employment uses:

Table 2: List of sites proposed for a mix of uses including employment

Site	Address	Urban Capacity Number	Issues & Options Ref	% Employment	% Other Uses
20	Raeburn Rd South/Sandy Hill Lane	UC061	S062	50% Employment	50% Housing
21	Elton Park Industrial Estate	UC062	S064	50% Employment	50% Housing
25	Former British Energy Site	UC070	S074	50% Employment	50% Housing

- 7.7 The following table includes a list of sites that it is suggested be allocated for a mix of uses that include open space above and beyond the amount that might normally be required in association with normal development standards:

Table 3: List of sites proposed for a mix of uses including open space

Site	Address	Urban Capacity Number	Issues & Options Ref	%Open Space	%Other Uses
16	Land opposite 674-734 Bramford Rd	UC030	S029	50% Open Space	50% Housing
17	King George V Field, Old Norwich Rd	UC033	S033	50% Open space/playing pitches	50% Housing
18	Land at Bramford Rd (Stocks Site)	UC034	S034	80% Open Space	20% Housing
23	Former 405 Club, Bader Close	UC068	S071	50% Open Space	50% Housing
29	Land at Yarmouth Rd	UC080	S088	50% Open Space/Recreation	50% Housing
49	St Clements Hospital Grounds	UC185		20% Open Space	80% Housing

- 7.8 The following table includes a list of sites that it is suggested be allocated for a mix of uses that include community facilities:

Table 4: List of sites proposed for a mix of uses including community uses

Site	Address	Urban Capacity Number	Issues & Options Ref	%Community Facilities	%Other Uses
1	Former Took's Bakery, Old Norwich Rd	UC005	S004	20%	80% Housing
4	Co-op Depot, Felixstowe Rd	UC010	S008	20%	80% Housing
12	Fire Station, Colchester Rd	UC024	S022	80% Retain existing uses	20% Housing
46	The Railway PH, Foxhall Rd	UC171		80% Retain existing use	20% Housing
56	15-39a Bucklesham Rd	UC234		50% Retain remainder in current residential use	50% Housing

- 7.9 The following table includes a list of sites that it is suggested be allocated for employment uses:

Table 5: List of sites proposed for employment use

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area
62	83/85 Dales Rd	UC087	S098	0.57
63	Part former Volvo site, Raeburn Rd South	UC113	Urban Capacity Site	2.29
64	Cranes Site	UC258	S063	16.74
65	Former Norsk Hydro Site, Sandy Hill Lane	UC260	S068	6.55
66	Ransomes Europark (east)/Land around Makro	UC263	S079	14.6 ha (includes 2.3 ha with unimplemented planning permission)
67	Land between railway junction and Hadleigh Road (see table 6 below)	UC264	S080	7.57
68	Lister's, Landseer Road	UC268	S097	1.46

- 7.10 The following table includes a list of sites that it is suggested be allocated for transport purposes:

Table 6: List of sites proposed to be allocated for transport purposes

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area	Allocation
67	Land between railway junction and Hadleigh Road (see table 5 above)	UC264	S080	7.57	Employment/Transport (Development to allow for retention of proposed railway line)
69	Airport Farm Kennels, north of A14	UC269	S107	8.40	Park & Ride

- 7.11 The following tables includes a list of sites that it is suggested be allocated for education purposes:

Table 7: List of sites proposed to be allocated for education purposes

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area
70	School Site, Lavenham Rd	UC064	S065	1.08

- 7.12 The following table includes a list of sites which the Council consulted on during the Issues and Options consultation stage but which it is suggested are no allocated for any new use:

Table 8: List of sites that it is not proposed to allocate

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area	Comment
71	Widgeon Close Garages	UC028	S027	0.10	In active use
72	Land east of Humber Doucy Lane	UC031	S030	2.48	Open Countryside
73	London Rd Allotments	UC066	S069b	0.73	Open Space/Allotments– retain existing use
74	St Edmunds House, Rope Walk	UC075	S083	0.43	In active use
75	Land south of Sewage Works	UC084	S094	4.16	Open Countryside adjacent to sewage works (may be needed for possible future expansion of the works)
76	Land north of Whitton Lane	UC257	S061	6.92	No allocation – retain existing use
77	Wooded area and large verge, Birkfield Drive	UC261	S072	2.11	Amenity Land
78	St Clements' Golf Course	UC262	S078	14.05	Open Space/local wildlife site
79	Land south of the A14	UC265	S081	14.32	Open Countryside
80	Playing Fields, Victory Rd	UC079	S087	0.43	Recreational Open Space– retain existing use
81	Land at Pond Hall Farm, south of the A14	UC266	S090	10.02	Open Countryside
82	Land North of Whitton Sports Centre	UC083	S092	0.85	Playing fields/Recreation
83	Land south of Ravenswood	UC267	S093	34.78	Open Space

- 7.13 The following table includes a number of sites that were consulted upon at the Issues and Options stage but which now have planning permission for housing and are therefore not allocated to ensure they are not double counted.

Table 9: List of sites that now have planning permission for housing

Site	Address	Urban Capacity Number	Issues & Options Ref	Site Area
84	153-159 Valley Rd	UC019	S017	0.25
85	94 Foxhall Rd	UC023	S021	0.17
86	St Margaret's Green/Woodbridge Rd	UC081	S089	0.05
87	79 Cauldwell Hall Rd	UC095	S108	0.30

Chapter 8: Development of the Proposals Map

- 8.1 A Proposals Map will be an important part of the final Site Allocations and Policies document.
- 8.2 In relation to the contents of this Preferred Options document it is likely that maps will be available during the consultation period in January and February 2008 that seek to illustrate the proposals contained within this document and the IP-One Area Action Plan.
- 8.3 However, those maps will be for information purposes and the key maps showing the specific individual sites are included in Appendix 4.

Part C

Implementation, Targets, Monitoring and Review

Chapter 9: Implementation, Targets, Monitoring and Review

9.1 Implementation

9.2 A key element of the Local Development Framework in general, is the need to set out clear mechanism and targets for delivery. The Core Strategy and Policies document set out the main mechanisms by which the Council will assist with the delivery of the Framework.

9.3 These focus on four key partnerships that have been developed in recent years and the Council will continue to work within these partnerships and with other agencies and the private sector to assist in bring forward for appropriate development the sites identified within this document.

9.4 The four key partnerships are:

- The One-Ipswich Strategic Partnership;
- The Haven Gateway Partnership;
- Ipswich Policy Area Board;
- Regional Cities East.

9.5 More detail on these partnerships and other components of delivery mechanisms are set out within Chapter 11 of the Core Strategy and Policies document.

9.6 The Approach to Prematurity

9.7 The Core Strategy and Policies document identifies four issues where the Council would need to give active consideration as to whether any planning applications might be considered premature before the adoption of the Local Development Framework. Two of the area covered by this document. These are:

- Proposals for non-employment (non B1, B2 or B8) uses at the identified strategic employment sites – see Core Strategy Policy Area 17;
- Proposals for Greenfield development on any of the possible northern fringe sites – see Core Strategy Policy Area 11.

9.8 By identifying these areas the Council is not stating that any applications infringing these areas would automatically be refused, but it is suggested that a refusal might be appropriate on prematurity grounds and consideration would certainly be given to the issue.

9.9 Equally by identifying these areas the Council does not anticipate any other issues coming forward as planning applications prior to the adoption of the Framework that would be of the scale or nature to result in active consideration being given as to whether a proposal is premature.

9.10 However the Council does believe it is important that flexibility is maintained so that each proposal can be considered on its merits at the time of the application.

9.11 More detail on this prematurity issue is set out within Chapter 11 of the Core Strategy and Policies document.

9.12 Targets

- 9.13 The Council recognises that it is important to have a limited number of measurable targets against which the delivery of the Local Development Framework can be assessed. These are set out within Chapter 12 of the Core Strategy and Policies document.

9.14 Monitoring and Review

- 9.15 The Local Development Framework Annual Monitoring Report will review the progress against the targets set out in Chapter 12 of the Core Strategy and Policies document.
- 9.16 The Local Development Scheme states that the documents will be kept under regular review following their adoption.
- 9.17 In the context of this document it is likely that its review would link to the production of the next version of the Regional Spatial Strategy, which is scheduled for adoption in 2011 and which will look to the period to 2031 and to a new Core Strategy and Policies document which is likely to be produced to be in conformity with that new Regional Spatial Strategy.

Part D

Appendices

Appendix 1

A Summary of the Tests of Soundness

Independent examinations will be carried out on Development Plan Documents. These will primarily test their 'soundness'. The following tests of soundness are extracted from Planning Policy Statement 12 (PPS12). PPS12 sets out the government's policy on Local Development Frameworks.

A Development Plan Document will be sound if it meets the following tests:

Procedural

- i. it has been prepared in accordance with the Local Development Scheme;
- ii. it has been prepared in compliance with the Statement of Community Involvement, or with the minimum requirements set out in the Regulations, where no Statement of Community Involvement exists;
- iii. the plan and its policies have been subject to sustainability appraisal;

Conformity

- iv. it is a spatial plan which is consistent with national policy and in general conformity with the Regional Spatial Strategy for the region, or in London, the spatial development strategy and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas;
- v. it has had regard to the authority's community strategy;

Coherence, Consistency and Effectiveness

- vi. the strategies/policies/allocations in the plan are coherent and consistent within and between Development Plan Documents prepared by the authority and by neighbouring authorities, where cross-boundary issues are relevant;
- vii. the strategies/policies/allocations represent the most appropriate in all circumstances, having considered the relevant alternatives, and they are founded on a robust and credible evidence base;
- viii. there are clear mechanisms for implementation and monitoring; and
- ix. the plan is reasonably flexible to enable it to deal with changing circumstances.

Appendix 2

A list of Policy Areas Contained in this Document

Policy Area 39: The protection of identified Sites for the Uses Proposed

Policy Area 40: The identification, protection and development of Green Corridor

Policy Area 41: The identification and protection of employment areas.

Appendix 3

Site Allocation Details

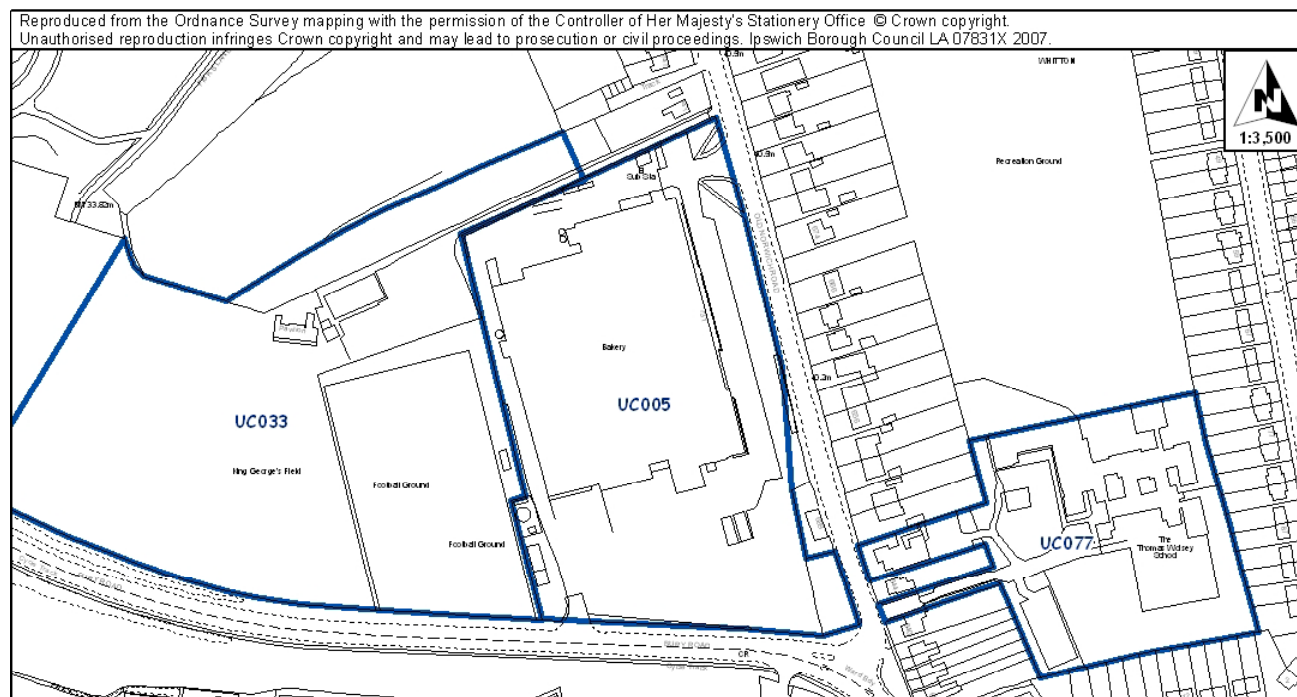
Sheets are attached for each of the sites identified within Chapter 7.

These set out:

- Some basic factual details of the site;
- A map of the site;
- The Preferred Use(s) for the site – and where relevant a residential capacity;
- A summary of the site constraints;
- A summary of issues and options consultation results;
- The suggested approach;
- A justification for the Preferred Uses(s);
- Comment on the alternatives considered.

SITE REF NO: UC005
(former ref no: S004)
SITE AREA: 2.80 ha

SITE NAME: Former Took's Bakery, Old Norwich Road



This site was identified by Ipswich Borough Council through its allocation in the First Deposit Draft Local Plan (Site 6.2). The site used to be used as a bakery.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	80	M	122
COMMUNITY FACILITIES	20		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and options consultation results

- 11 representations were submitted.
- Underused site suitable only for housing.
- Prime brownfield site suitable for early redevelopment.
- Should be developed as comprehensive development scheme.
- Trustees King George V Playing Field Assoc. stated that the site should be developed together with adjacent sports field. Present sports field old, run-down and not economic.

- Site is more suitable for employment use, well located for transport links and help meet 18,000 jobs requirement.
- The Kesgrave Covenant Limited stated that the site should be developed for low density housing. It is adjacent to Bury Road, a heavily trafficked radial into Ipswich.
- Claydon and Whitton Parish Councils preferred option is open space with community facilities.
- Highways Agency stated that redevelopment has potential to result in material increase in traffic affecting A14.
- Continued employment use would adversely affect amenity of those residents with access from Old Norwich Road. High cost of clearing existing buildings and poor location makes it unsuitable for employment use. Brownfield vacant site should be given priority for housing in accordance Government policy. Site close to local amenities and public transport.
- Environment Agency stated that the site is within Groundwater Source Protection Zone II and within a minor aquifer HU zone and the area is important for recharging for the minor aquifer. Flood Risk Assessment will be required.

Suggested approach

Our suggested approach is to combine the site with site UC033 (King George V Field). It is proposed to allocate this part of the site predominantly for residential uses (80%) with a further 20% set aside for community facilities, (in particular a Doctors Surgery).

Justification for suggested approach

Took's Bakery operations have ceased and the site is disused. It does not fall within a larger employment area and there is an opportunity to combine it with the adjacent site UC033 to achieve a more coherent residential redevelopment opportunity, with improved playing pitches/recreational facilities to be provided in the locality. (see UC033).

A need has been identified by the PCT for a new Doctors Surgery in the area and it is anticipated that 20% of the site could be put to use for community facilities.

Residential use will make a contribution to the target set by the draft East of England Plan.

The site lies within 400m of a: primary school; play area; convenience store (part); pharmacy (part); parks and green spaces; post office (part); meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

Leaving the site in its current use would represent a missed opportunity to achieve a comprehensive redevelopment of the area, which would help to provide improved recreational facilities and new community facilities such as a doctor's surgery to serve the local area.

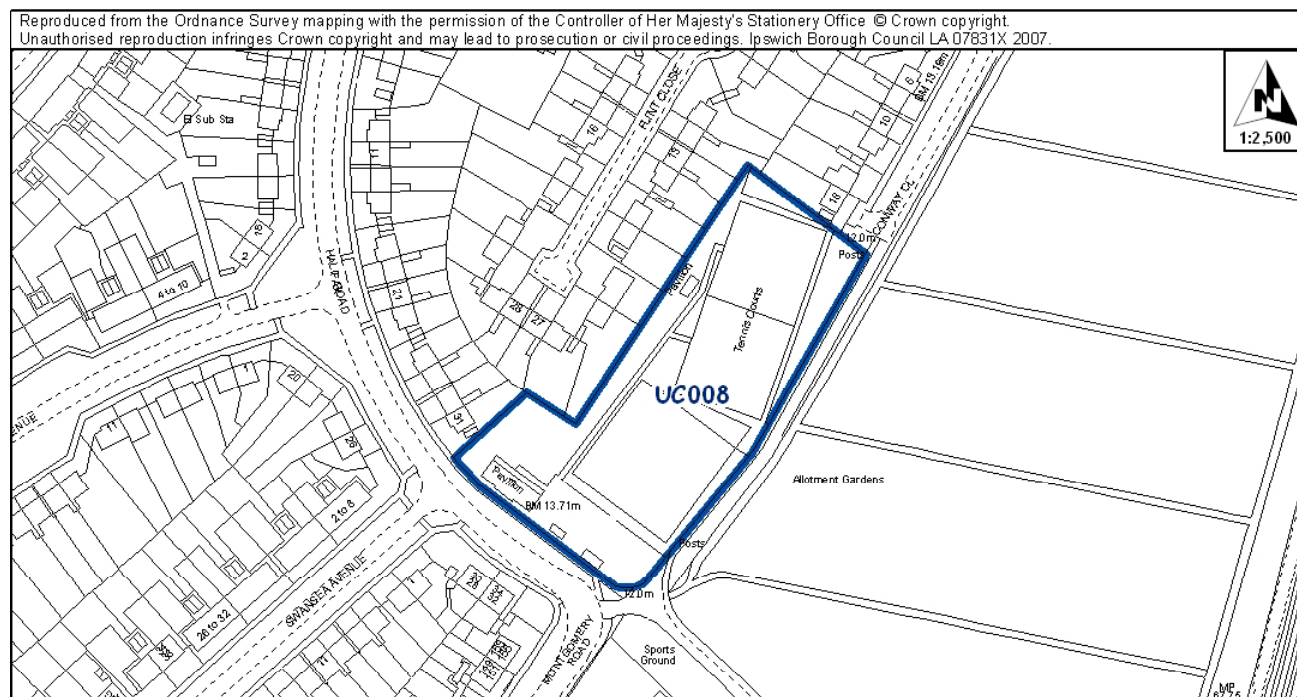
It could be left as an employment site, but it has been vacant for a number of years. It is separated from the employment area at Whitehouse Rd by Bury Rd and is in close proximity to housing on The Old Norwich Rd so it would be undesirable to encourage B2 & B8 uses on the site.

The site's relationship with Bury Road and its junction with Old Norwich Road present particular design challenges and will need careful consideration. The trees fronting Bury Road should be retained in any scheme.

The site should not preclude development of King George V Playing Fields in accordance with details set out within this appendix (see site UC033).

SITE REF NO: UC008
(former ref no: S006)
SITE AREA: 0.78 ha

SITE NAME: All weather area, Halifax Road



This site was identified by Ipswich Borough Council through its allocation for residential use in the First Deposit Draft Local Plan (Site 6.7). The site is located adjacent to allotment plots in the south of Ipswich and is also close to an existing and established residential area. It is currently occupied by a mix of sports facilities and a sports pavilion.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	43

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Ten representations received – 8 oppose development and stress the existing use should be retained. 2 respondents say it could be allocated for housing only after sports facilities are provided elsewhere.
- A petition submitted by 77 household residents objected to development of the site, stating a preference to retain the existing use (open space).
- Environment Agency indicates site is within a minor aquifer HV zone and is important for recharging the minor aquifer and is within Groundwater Protection Zone II. They oppose the loss of open space. Further hard standing will decrease the recharging of the aquifer.

- Kesgrave Covenant Limited opposes development, as valuable leisure facilities will be lost.
- Sport England is opposed to loss of sports facilities. Alternative facilities or justification would need to be provided through an assessment of needs, otherwise will object.
- One respondent stated that you must not build on every green space. The town will become all buildings and wildlife will suffer.
- Maidenhall Resident's Association say the site is well used for bowling, social events and other sports. Local children use it as a play area. They object to a change in its use.
- Ipswich Society suggests low-density housing once other provision has been made.

Suggested approach

Our suggested approach is to allocate the site for residential development at a medium density. Because it would involve the loss of recreation facilities, replacement provision would need to be a condition of any redevelopment.

Justification for suggested approach

The site was not identified as an open space in the adopted Local Plan 1997, and was allocated for residential development in the First Deposit Draft Local Plan in 2001. Although the site is currently in recreational use, this part of town was not an area of open space deficit identified in the 1997 Local Plan. A new study of open space, sport and recreation facilities is currently being undertaken and will update this position.

The site lies within 400m of a: primary school (part); play area; convenience store; park and green space (part); post office; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

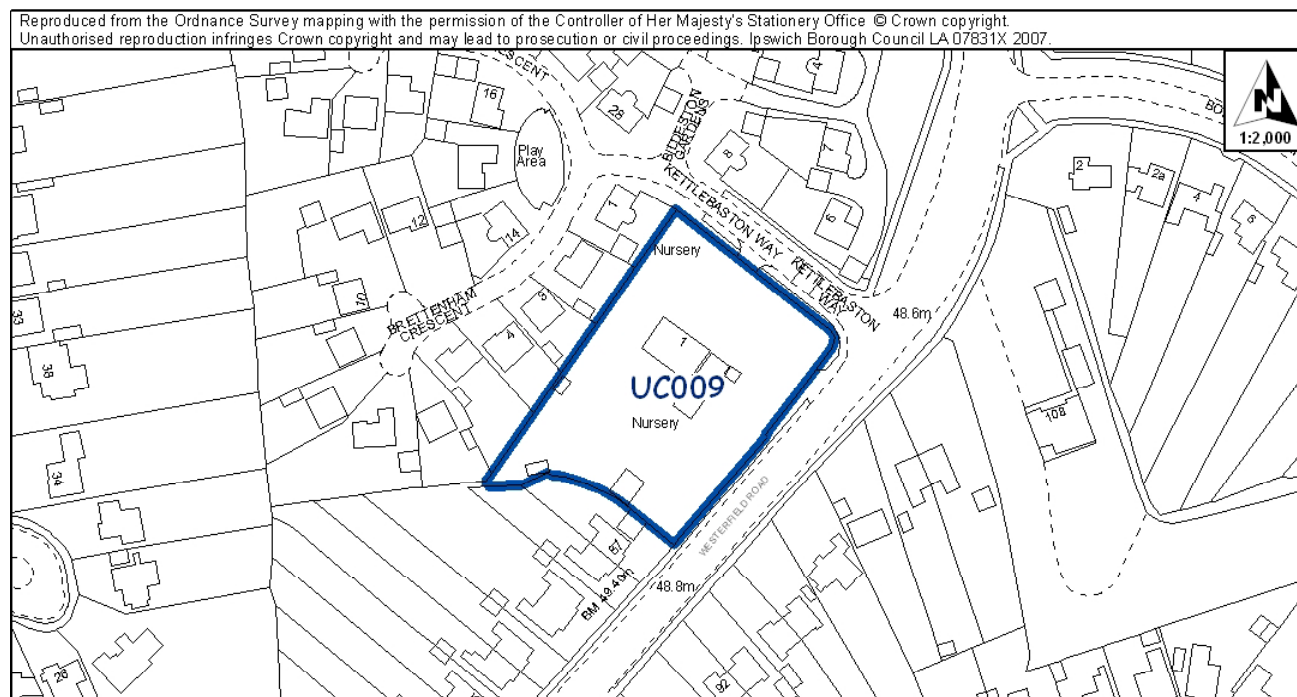
The other approaches considered were to allocate the site for employment or retain the existing use.

Employment allocation is not considered appropriate because this is a predominantly residential area outside the town centre.

Retaining the existing use was considered, but because there is already recreational provision in the vicinity it was determined that residential development here could be acceptable. The results of the open space study currently being undertaken will indicate whether this neighbourhood has a deficit or surplus of open space provision. The study is expected to conclude in January 2008.

SITE REF NO: UC009
(former ref no: S007)
SITE AREA: 0.39 ha

SITE NAME: Victoria Nurseries, Westerfield Road



This site is located in a predominantly residential area north of Christchurch Park. It is currently used as a horticultural centre. The site is accessed from Westerfield Road, a key strategic route northwards from Ipswich town centre. Two trees subject to Tree Preservation Orders are located on site.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	14

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Eight representations received – 7 oppose development. 1 supports low-density housing as long as alternative local amenity facilities are provided.
- One respondent commented that development would be a sad loss of a local amenity as they stated the shop sells groceries. Another respondent stated the existing use should be retained as it provides diversity and distinctiveness to the area, offers local produce and avoids need for traffic generation to edge of town sites.
- Kesgrave Covenant Limited support the development of low-density housing but provision should be made for replacement local retail facilities.

- Another respondent was opposed to development, as every green space should not be developed in the town.
- One respondent says the site is a focal point for the community and most of the surface is permeable which assists surface water accessing the water table.
- Barton Willmore says do not develop the site, as there are no other facilities like it in the area. Redevelopment would lead to increased car journeys as nurseries are seldom accessed by foot due to the nature of the products.
- The Environment Agency indicates there are no specific constraints but are concerned about the loss of local amenity, therefore preferring to retain the existing use.

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is a remnant of a larger residential allocation made in the adopted Local Plan and carried forward into the First Deposit Draft Local Plan 2001. It is located in a predominantly residential area relatively close to the town centre. The current garden centre use is part of a permission that ends in 2013 (06/01050 retention of nursery and shop up until 2013), therefore there is some expectation that the site could come forward during this plan period.

The site lies within 400m of a: play area and park/green space.

Comments on other possible approaches

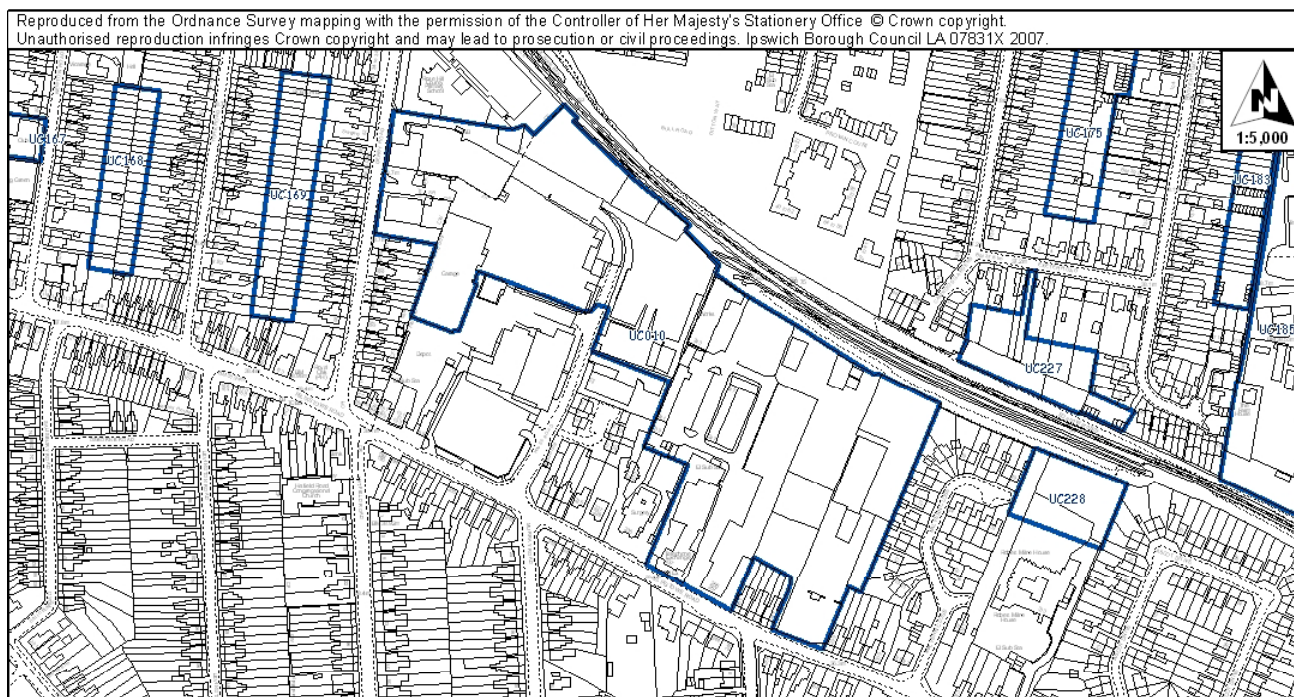
The other approaches considered were to allocate the site for employment or to retain its existing use.

The Council decided against an employment allocation because the site is in a predominantly residential area outside the town centre. Employment opportunities and a great range of other facilities are available to residents in this area a short distance away in the town centre.

The existing use, although popular amongst some respondents, is a relatively inefficient use of a well located site with significant potential for housing, especially low density housing that would particularly suit families.

SITE REF NO: UC010
(former ref no: S008)
SITE AREA: 5.15 ha

SITE NAME: Co-op Depot, Felixstowe Road



This site was identified by Ipswich Borough Council through its allocation for residential use in the First Deposit Draft Local Plan (Site 6.11). The site is located in a predominantly residential area. It currently accommodates a mix of uses including car sales businesses and garages. The site is adjacent to the Ipswich – Felixstowe branch railway line. Noise attenuation measures will be necessary for noise-sensitive developments, including housing due to the close proximity of the adjacent railway line. Access to the site can be gained from Derby Road and Foxhall Road.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	80	M	227
EDUCATION AND COMMUNITY FACILITIES	20		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- 6 representations were received.
- Site currently underused and is a sustainable brownfield redevelopment opportunity.

- Object to residential development as will have negative traffic impact.
- The Kesgrave Covenant Limited stated that the site should not be allocated for redevelopment. Impact loss of employment opportunities in the area. If mixed use should be employment and retail. Other issues, proximity to the railway line, access and increased traffic to Foxhall Road.
- Residential use is not suitable near railway line.
- Highways Agency stated that because of the size of the site and possible use, it could be a major traffic generator with an impact on the A14.
- Retain employment opportunities as in a sustainable location, with variety of non-car means of transport.
- The Ipswich Society stated the eastern part of the site should be allocated for medium density housing and the western for employment.
- Environment Agency stated that the site lies within a minor aquifer HU zone and the area is important for recharging of the minor aquifer. Flood risk assessment required. Mixed use preferable to reduce sense of town cramming.

Suggested approach

Our suggested approach is to allocate the site predominately for residential use (80%), with a small proportion of the land made available for the extension of the adjacent Rosehill Primary School (20%), the provision of a pedestrian/cycle bridge link across the railway to the new housing development to the north and for a new doctors surgery within or adjacent to the district centre to the south east of the site.

Justification for suggested approach

The site currently accommodates a mix of uses including car sales businesses and garages. The land could be used more efficiently and recent development to the north of the railway line indicates a demand for housing in this area. Development would also offer the opportunity to provide a pedestrian and cycle bridge over the railway, thereby opening up access to the shops and facilities to residents north of the railway.

The residential element would make an important contribution to meeting the target set out in the East of England Plan.

The site is well located for facilities. It lies within 400m of a: primary school (part); play area (part); convenience store; GP surgery; pharmacy (part); parks and green spaces; meeting place (part); frequent bus route (4 or more per hour)(part); play group and dentist (part). It also lies within 800m of a railway station.

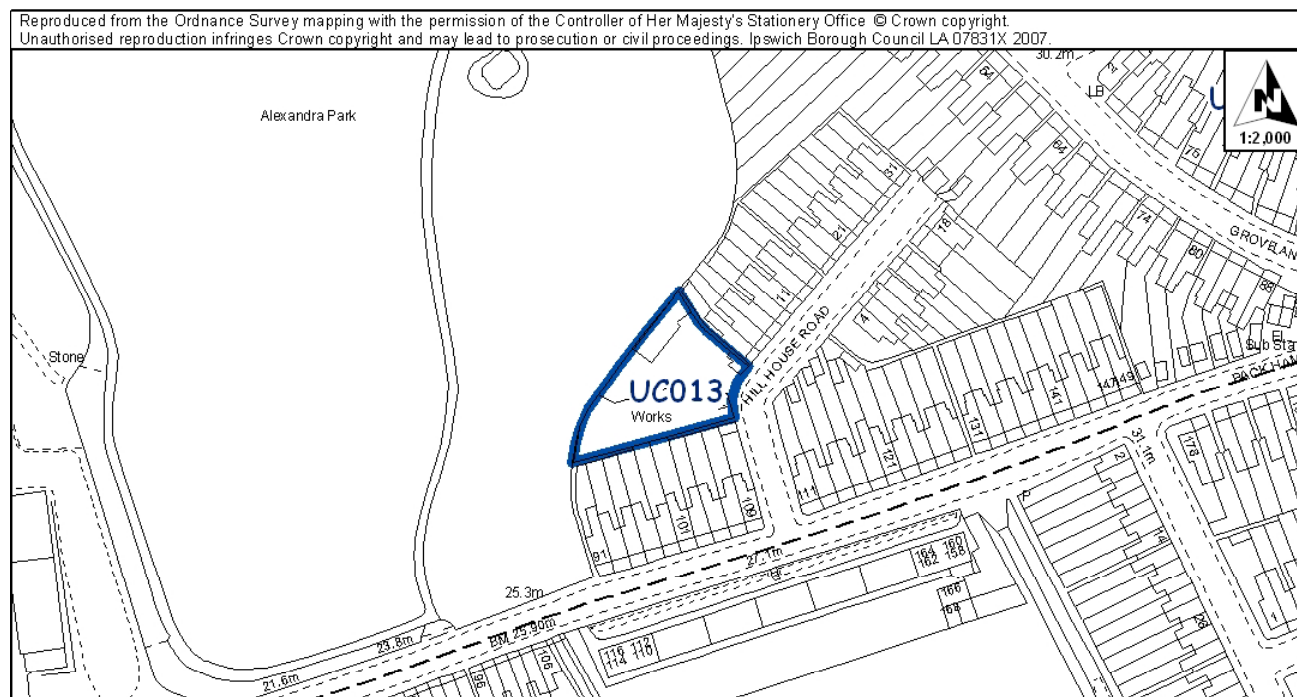
Comments on other possible approaches

Leaving the site in its current use would represent a missed opportunity to achieve a comprehensive redevelopment of the area, which would help to provide land for the proposed extension of Rosehill Primary School, a pedestrian and cycle bridge across the railway and a new doctor's surgery, adjacent to the district centre to serve the local area.

It is recognized that the site is in more than one ownership and the Council considers it important that a development package is put together for the whole area rather than for parts of it.

SITE REF NO: UC013
(former ref no: S011)
SITE AREA: 0.10 ha

SITE NAME: Hill House Road



The site was identified by Ipswich Borough Council through its allocation for residential use in the First Deposit Draft Local Plan (Site 6.19). The site is located in a predominantly residential area in east Ipswich. It is adjacent to Alexandra Park.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	H	17

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Six representations made – Two respondents are in favour of low-density residential. Two respondents are in favour of high-density student accommodation. One respondent opposes development at the site.
- Kesgrave Covenant Limited supports low-density housing development.
- Bidwells, on behalf of University Campus Suffolk, says the site should be allocated for the development of student accommodation as it is adjacent to Alexandra Park and is closely related to the Education Quarter. The provision of student accommodation is an important asset in attracting students to the University. The site is too small for a mix of uses.

- Environment Agency says the site falls within Groundwater Source Protections Zone II.
- Barton Willmore, on behalf of Crest Nicholson, say the size and location of the site will constrain density of development to preserve the amenity of neighbouring dwellings.
- Ipswich Society recommends high-density student accommodation, as it is located close to the University campus site.

Suggested approach

Our suggested approach is to allocate the site for housing.

Justification for suggested approach

The site was identified for housing through the first deposit draft Local Plan in 2001. It is in a residential area and is located close to the town centre and Education Quarter. It occupies a potentially pleasant position backing onto Alexandra Park.

The site lies within 400m of a: play area; convenience store; pharmacy; parks and green spaces; meeting place; frequent bus route (4 or more per hour); play group and dentist.

Comments on other possible approaches

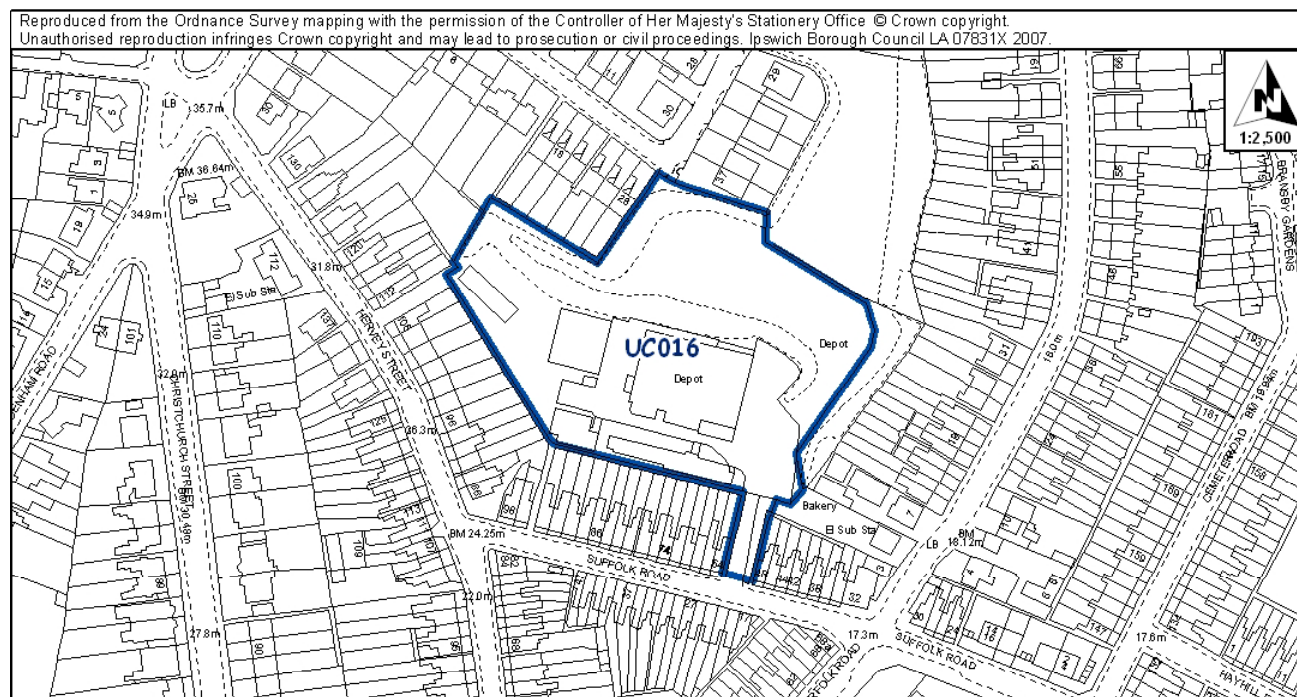
The site was put forward at issues and options stage as site reference S011 for housing, employment, open space or retaining the existing use.

Of the development options, housing is more appropriate than employment given the overwhelmingly residential nature of the area.

The site is adjacent to a park and therefore open space is not in short supply in this location.

SITE REF NO: UC016
(former ref no: S014)
SITE AREA: 0.97 ha

SITE NAME: Funeral Directors, Suffolk Road



This site is located to the north east of the town centre and is situated within a predominantly residential area. The site currently accommodates buildings relating to a former depot and other disused buildings. Access to the site is gained from Suffolk Road to the south.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	H	160

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within Landfill site consultation zone)

Summary of issues and options consultation results

- 4 representations received – 2 support low-density housing development.
- Kesgrave Covenant Limited support low-density housing.
- One respondent says parking and open space is important in any development.
- Ipswich Society prefers the site to be allocated for low-density development with elements of open-space incorporated into the scheme.
- Environment Agency indicates the site is within Groundwater Source Protection Zone II and within minor aquifer HV zone. The area is important for recharging the minor aquifer. The site is within the 250-metre buffer zone for the closed landfill site at Cemetery Road. Waste type not known. There is

a possibility of landfill gas migrating from the landfill into the strata below the proposed development. Any developer should appoint a suitably qualified and experienced engineer to carry out a site investigation prior to the submission of any planning application.

Suggested approach

Our suggested approach is to allocate the site for housing at a high density.

Justification for suggested approach

The site is presently used by the Co-op and has an old warehouse as the only building on a fairly extensive site. It is well accessible for pedestrians and vehicles. The uses around the site are predominantly housing with smaller areas of light industrial uses (B1).

The site occupies a good location for housing, close to a local centre and Christchurch Park.

The layout of any development here would need to have regard to avoiding overlooking, as the site sits behind existing housing on most of its four boundaries.

Housing on this site would make a valuable contribution to meeting targets set out in the draft Regional Spatial Strategy.

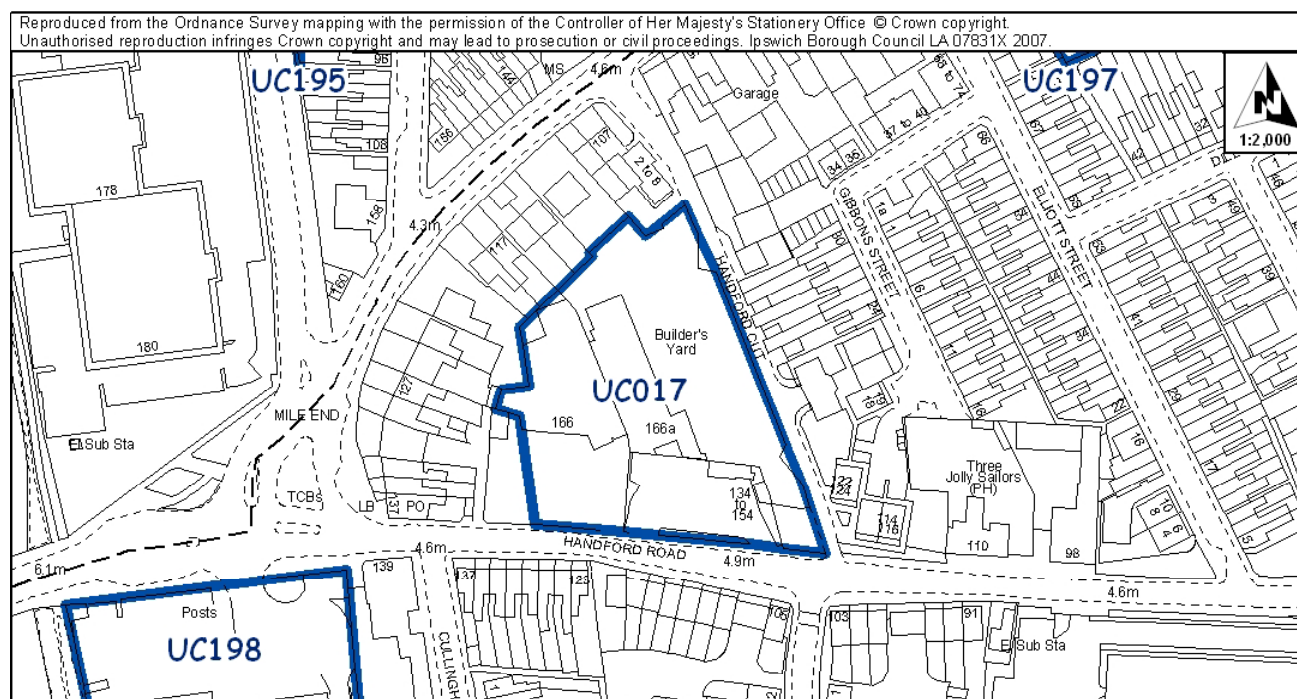
The site lies within 400m of a: primary school (part); play area (part); convenience store; GP surgery (part); pharmacy (part); parks and green spaces; post office; meeting place (part) and dentist.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S014 for possible use for employment or housing or open space. The character of the area is overwhelmingly residential. Given this and its attributes as a housing site, housing use is considered more appropriate than employment use. Open space is not considered a priority in this location because the site lies close to two contrasting types of open space in the form of Christchurch Park and the cemetery.

SITE REF NO: UC017
(former ref no: S015)
SITE AREA: 0.49 ha

SITE NAME: Land west of Handford Cut



This site is located close to the Ipswich Village area. It is adjacent to a predominantly residential area. New residential development has just been completed immediately to the south of the site. The site currently accommodates a car sales business, a builder's yard and office accommodation.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	27

CONSTRAINTS

✓	Within Flood Plain
✓	Within Conservation Area
✓	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- 5 Representations received – Two respondents support the site being used for development, one respondent supports high-density housing development. Two respondents support employment.
- Environment Agency indicates the site is within Groundwater Source Protection Zone II. The site is within a major aquifer HV zone and the area is important for recharging of the major aquifer. Flooding is an issue as the site lies within Flood Zones 2 and 3 and a Flood Risk Assessment will be required under PPS25.
- Ipswich Society support high-density housing development with an element of employment use along the Handford Road frontage.

- Barton Willmore, on behalf of Crest Nicholson, suggested not developing the site but retain instead for employment uses to ensure a mix of uses in Ipswich. Multiple uses on the site will constrain its delivery. The Kesgrave Covenant Limited supports retaining the existing use as small business uses and premises in active use with good access should be retained as part of the employment base within Ipswich.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is located close to Ipswich Village and is surrounded predominantly by residential uses. It is currently occupied by a car salesroom, a builder's yard and an office, uses which are not particularly high density for a relatively central site. The existing uses would need to relocate to release the site. The site has the potential to offer a good residential environment and is well located close to services and amenities.

Housing on this site would also make a valuable contribution to meeting targets set out in the draft Regional Spatial Strategy.

However, there are flooding issues that must be addressed as the site falls within Flood Risk Zones 2 and 3, therefore a Flood Risk Assessment would be needed.

The site lies within 400m of a: primary school (part); play area; convenience store; GP surgery (part); parks and green spaces; post office; meeting place (part); frequent bus route (4 or more per hour) and play group (part).

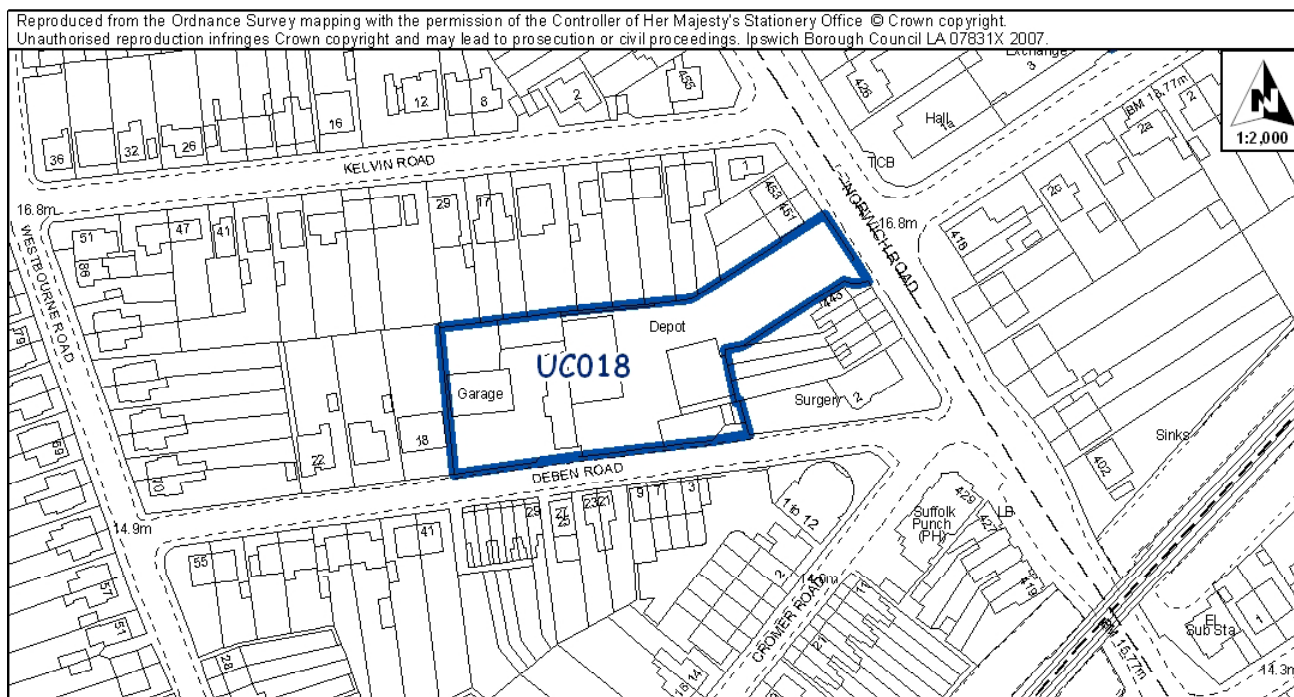
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S015 for possible use for housing, new employment, or retaining the existing use.

Retaining the existing use does not represent the best use of land in this fairly central location as the site offers scope for some intensification. Employment use has been considered but the mainly residential nature of this part of Handford Road and nearby employment opportunities in the Village and town centre suggest that housing is the more appropriate use.

SITE REF NO: UC018
(former ref no: S016)
SITE AREA: 0.36 ha

SITE NAME: Deben Road



This site is located adjacent to Norwich Road, a key route to the town centre from the north west. It is situated in a predominantly residential area but also close to local amenities and services on Norwich Road. The site currently accommodates a collection of depot buildings and garages.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	20

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Five representations received – One respondent supports low-density housing development. One respondent stated the site could be developed but did not indicate a use.
- Barton Willmore, on behalf of Crest Nicholson, suggested not developing the site but retain instead for employment uses to ensure a mix of uses in Ipswich. Multiple uses on the site will constrain its delivery.
- Kesgrave Covenant Limited suggested the site should be retained for existing uses. Although in an essentially residential area, the current business uses should be encouraged to develop to provide a mix of uses in the area.

- Environment Agency indicates the site is within a minor aquifer HV zone and the area is important for recharging the minor aquifer.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is not used as efficiently as it could be, as it currently contains a mixture of depots and garages. It is in a predominantly residential area close to services and amenities.

Housing on this site would make a valuable contribution to meeting targets set out in the draft Regional Spatial Strategy.

The site lies within 400m of a: play area; convenience store; GP surgery; pharmacy; parks and green spaces (part); meeting place; frequent bus route (4 or more per hour); play group and dentist.

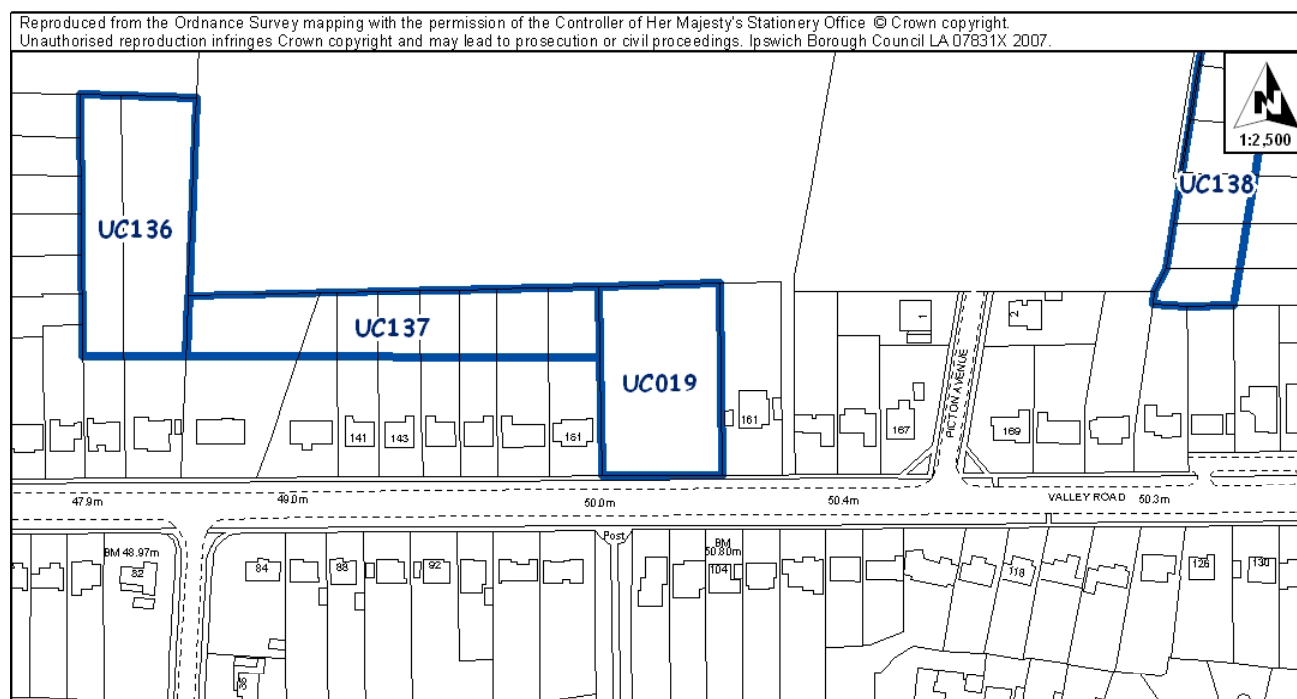
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S016 for possible use for housing, employment or retaining the existing use.

The existing use does not make the most efficient use of the site and represents a small, isolated enclave of employment uses in a largely residential area. Locating new employment uses here, whilst it could help maintain or create a mix of uses in the immediate neighbourhood, would lead to a small and isolated employment site surrounded by homes. Overall, the character of the area and the proximity to facilities point to residential use.

SITE REF NO: UC019
(former ref no: S017)
SITE AREA: 0.25 ha

SITE NAME: 153-159 Valley Road



Suggested approach

Our suggested approach is to not allocate the site for development.

Justification for suggested approach

The planning history on the site indicates that permission was granted in 1993 for 4 detached houses. This permission has now expired.

There is uncertainty on the deliverability of this site, in view of the fact that the development has not been implemented.

The suggested approach is not to allocate the site, given the uncertainty over the potential future development of land on the northern fringe. This site could serve as an access route to the northern fringe.

Comments on other possible approaches

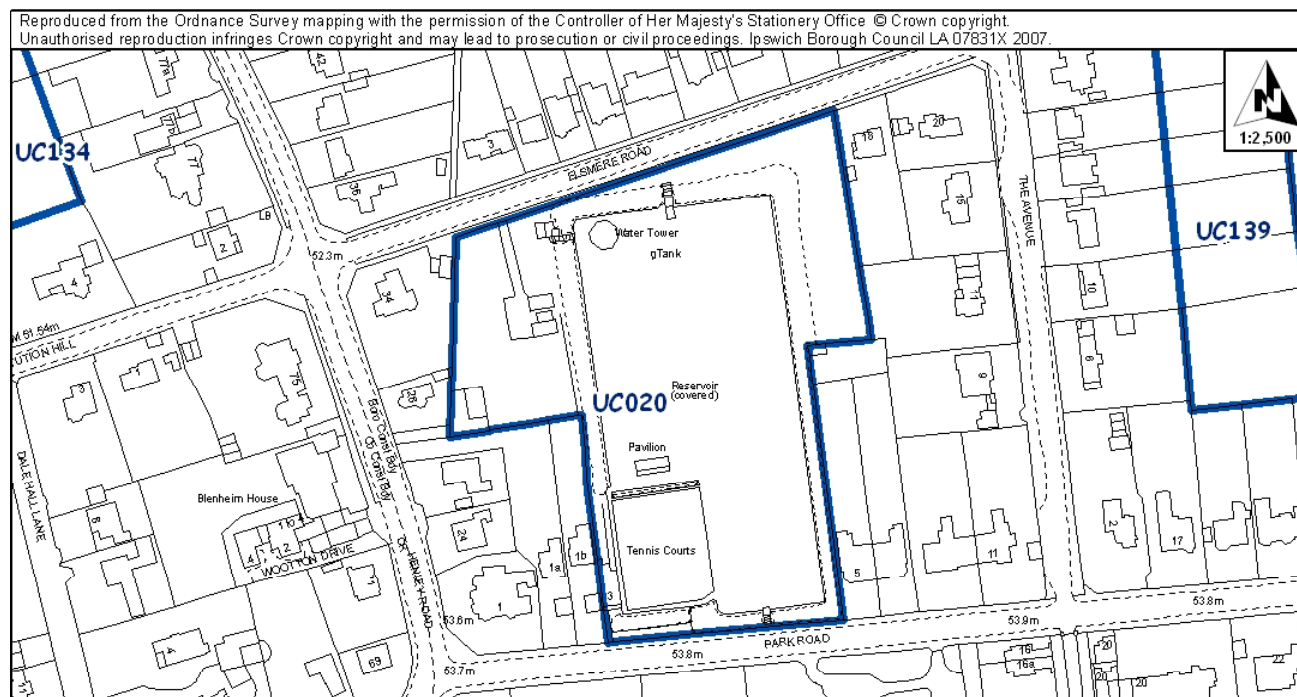
At the issues and options stage the site was considered for housing, employment and open space uses.

The site has the potential to provide access into the northern fringe land. Should this use not be required, the site is best suited to residential given its location in a residential area.

Employment use is not considered appropriate as the site lies in a residential area.

SITE REF NO: UC020
(former ref no: S018)
SITE AREA: 1.61 ha

SITE NAME: Water Tower & Tennis Courts, Park Road



This site is located in a predominantly residential area to the north of the Ipswich town centre. The site currently accommodates tennis courts and a water tower with an underground water reservoir. Henley Road, a key route to the town centre from the north, is close by. Christchurch Park is located nearby and the site is situated within the Park Conservation Area.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	56

CONSTRAINTS

✓	Within Flood Plain
✓	Within Conservation Area
✓	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Eight representations received – 2 respondents support low density housing development, 4 suggest retaining the existing use
- One respondent says the site has potential for infill - better than using Greenfield land – apartments would be a good idea. The Ipswich Society support low-density housing developments and retaining use of tennis courts.
- Kesgrave Covenant Limited oppose development and say the site should be retained for existing uses or an amenity area. Additional housing in the Borough would require additional water.

- Farningham McCreddie Partnership, representing AWG Landholdings Ltd, support low-density residential development (30-40no units per hectare). It is considered the land represents a wholly appropriate and sustainable 'Brownfield' redevelopment. They consider the site can accommodate a development without detriment to the established character and amenity of the surrounding Park Conservation Area
- Sport England object to potential loss of recreational facility. If the Council pursues allocating existing or disused sports facilities, it must be justified through a robust assessment of needs (in accordance with PPG 17 guidance) that there is no longer a need to retain or replace the facility or equivalent or better facility provision would need to be made.
- Barton Willmore suggest retaining existing use as development for any other use would be difficult given the importance of existing use as water supply. Uncertainties exist over deliverability.
- Environment Agency indicates the site is within a minor aquifer HV zone and the area is important for recharging the minor aquifer. Consideration should be given to the possibility that development may interfere with the water tower and covered reservoir at this site

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is located in a residential area and is bounded by dwellings of different styles and ages around its different edges. It falls within the Park Conservation Area and therefore any redevelopment will need to respond to the Conservation Area's character. The site slopes down from south to north and currently contains a covered reservoir, water tower and tennis court. The site is not publicly accessible, having iron railings to Park Road and Elsmere Road.

When the reservoir use becomes obsolete, this would make a very good site for housing, because it occupies a prime location close to the town centre and Christchurch Park. It will make a valuable contribution to meeting the borough's housing targets set out in the draft Regional Spatial Strategy and as a low density housing site has the potential to provide family homes.

The site lies within 400m of a: play area (part) and parks and green spaces.

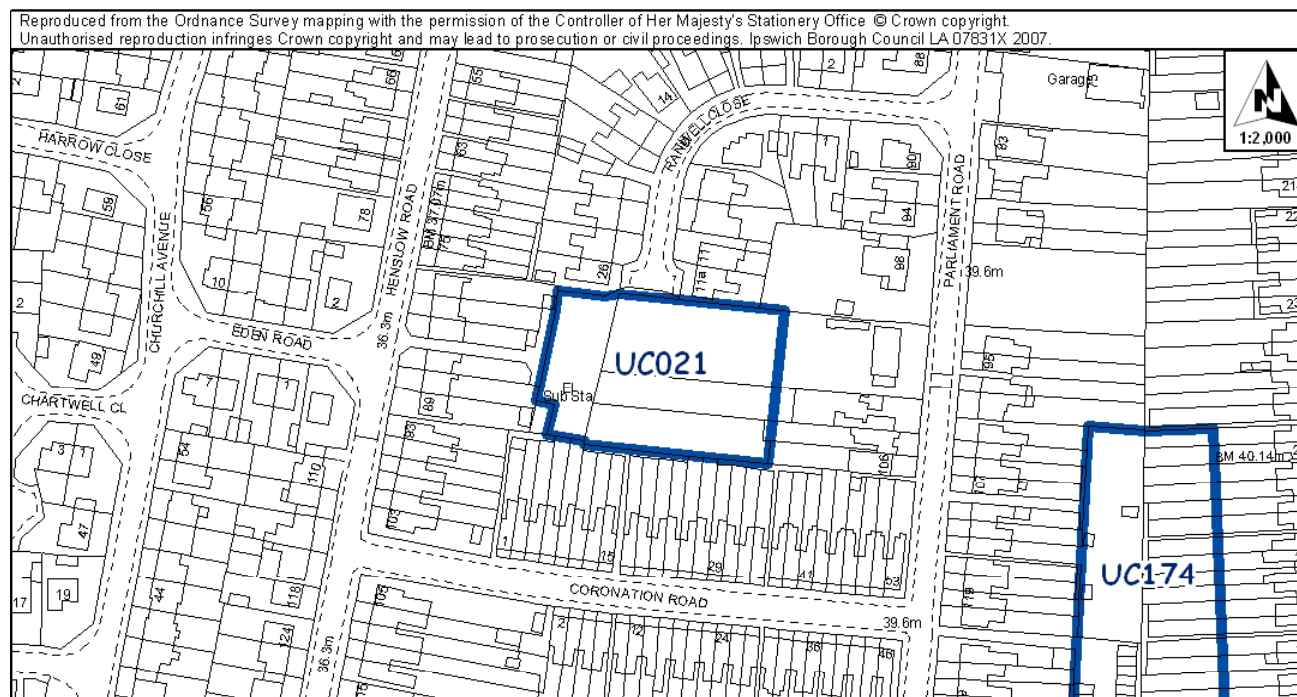
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S018 for possible housing, employment, open space or retaining the existing use.

Employment is not considered appropriate in this location because of its residential character and the relative proximity of employment opportunities within the town centre. Whilst the site has an open space appearance at present, it is not accessible to the public and is across the road from Christchurch Park and all its facilities, therefore there is already excellent provision in this neighbourhood. Retaining the existing use is not appropriate if that use is likely to become obsolete within the plan period.

SITE REF NO: UC021
(former ref no: S019)
SITE AREA: 0.24 ha

SITE NAME: Randwell Close



This site is located in a predominantly residential area to the east of Ipswich town centre. The site currently accommodates a combination of private rear gardens and an electricity sub station site. The existing electricity sub station may need to be incorporated into any new development on the site.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	13

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Fifteen representations received – 5 specifically stated they were in favour of development, low density housing. 8 specifically stated they were against development. 5 respondents opposed open space or play areas as they feared anti-social behaviour.
- One respondent opposes development, as it would place too much strain on local doctors, schools and other local services. Their preferred use is allotments or garages to ease local parking problems.
- Another respondent say currently happy the way it is. If it is developed as open space they fear anti-social behaviour. There is a lack of access.

- A local resident is concerned about congestion on the road and wish the road to remain quiet. They are against the use of the site as a recreation ground. They suggest using the site for allotments.
- One respondent objects to the allocation. They are against the close being enlarged as it would become a through road to Henslow Road and would no longer be a close.
- Kesgrave Covenant Limited support low-density housing assuming the electricity sub station will be retained on part of the site.
- Barton Willmore, on behalf of Crest Nicholson, suggests relocation of the substation will be expensive and multiple ownership is a constraint. Uncertainties exist over deliverability.
- One respondent is concerned that if the road became a through route to Parliament Street it would have a blind bend and be dangerous for children playing.
- A local resident is strongly against open space is a play area and suggests sensible building of houses.
- Ipswich Society recommends retention of the open space.
- Environment Agency indicates the site is within a minor aquifer HV zone and the area is important for recharging the minor aquifer.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site lies within an established residential area and is underused at present. Any redevelopment would need to take into account changes in levels and the electricity substation, and avoid loss of amenity through overlooking. The site also contains some mature trees.

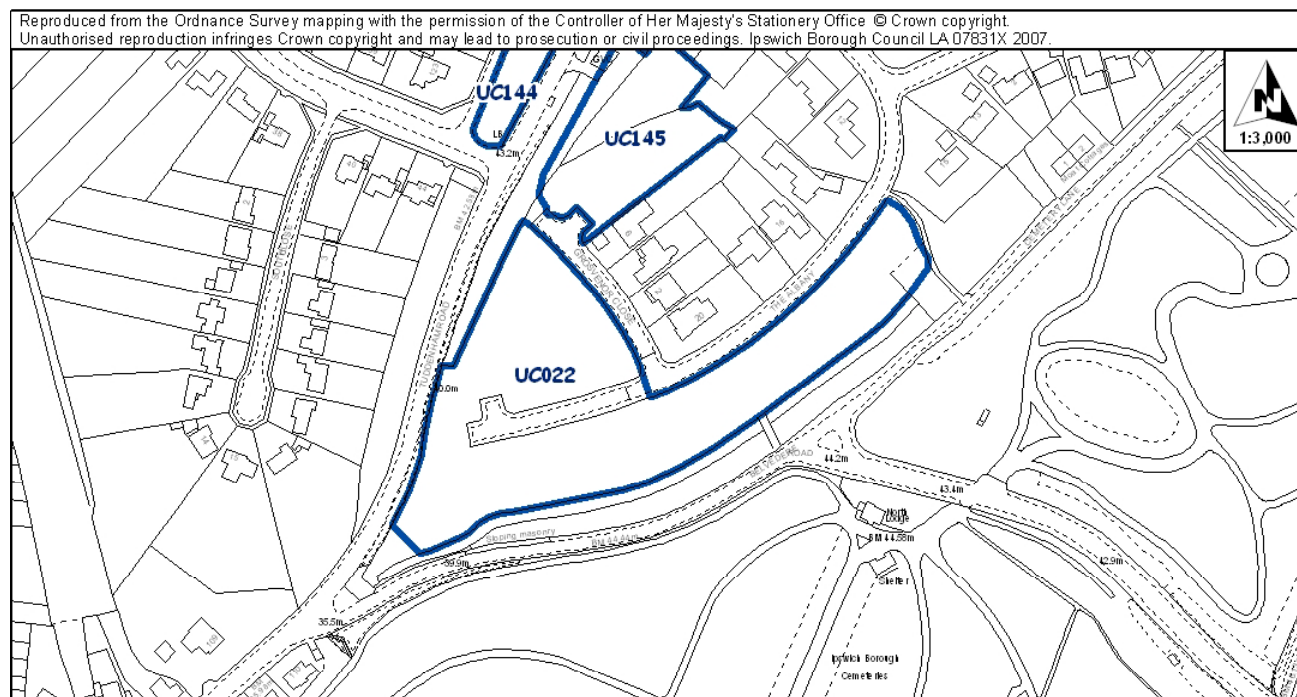
The site lies within 400m of a: primary school; play area (part); convenience store; parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group. It also lies within 800m of a railway station.

Comments on other possible approaches

At issues and options stage this site was put forward as site reference S019 for housing or open space. Open space is not considered appropriate because it is not the most efficient use of land and it could be difficult to achieve natural surveillance in this location, because the surrounding houses generally back onto the site. It could therefore become a problem area and difficult to manage.

SITE REF NO: UC022
(former ref no: S020)
SITE AREA: 1.14 ha

SITE NAME: The Albany



This site is located to the north east of Ipswich town centre. It is situated in a predominantly low-density residential area. It is adjacent to Ipswich cemeteries and is accessed from Tuddenham Road, a key route to the town centre from the north.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	40

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Twelve representations received – 5 respondents preferred housing (4 low-density housing, 1 high density), 2 respondents were specifically against development
- One respondent supports low-density housing development (2-8 houses). Concerned about safety due to increased traffic and drainage from Cemetery as this is on higher ground. Another respondent states no more than 20 houses should be built.
- Kesgrave Covenant supports low-density housing development but stress improvements needs to be made to the Tuddenham Road/ Belvedere Road junction.

- A local respondent recommends low-density development in keeping with the local environment and character. It is in a quiet residential neighbourhood.
- Suffolk Wildlife Trust indicates an ecological appraisal and survey is required, in particular for reptiles.
- One respondent suggests garages are built.
- One respondent is against development and suggests the site is used as a nature reserve. An ecological survey should be done.
- Barton Willmore prefer the site to be open space or retain existing use due to TPOs
- Environment Agency indicates the site is within a minor aquifer HV zone and is important for recharging the minor aquifer.

Suggested approach

Our suggested approach is to allocate the site for low density housing. An ecological survey would be needed on this site given potential wildlife interest.

Justification for suggested approach

The site is in a good location for housing, surrounded by housing mainly to the west and north, and the cemetery to the east. As a site for low density housing, it could contribute family housing to help ensure a mix of provision across the borough as a whole. It would also help to meet residential targets set out in the draft East of England Plan.

The site lies within 400m of a: convenience store (part); parks and green spaces (part) and post office (part).

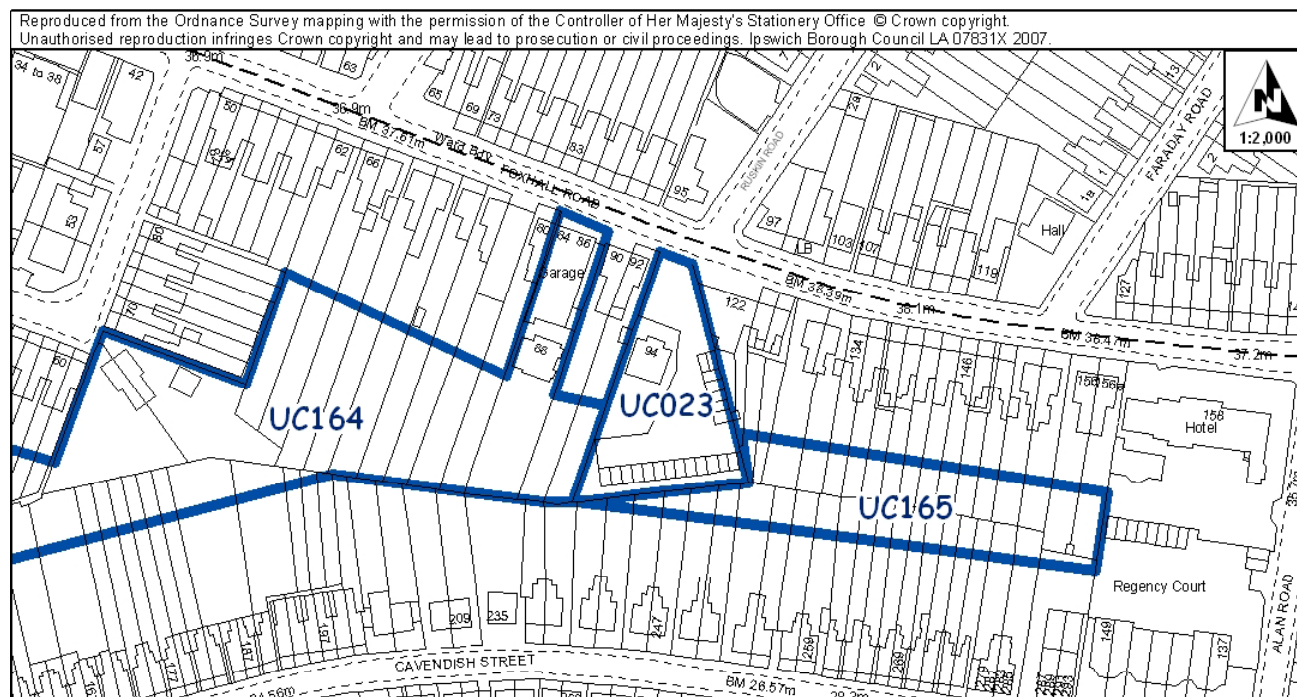
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S020 for housing or open space.

Open space is not considered the most efficient or appropriate use for this site, as it is adjacent to the cemetery and close to Christchurch Park also.

SITE REF NO: UC023
(former ref no: S021)
SITE AREA: 0.17 ha

SITE NAME: 94 Foxhall Road



This site is located in the east of Ipswich. It is situated in a predominantly residential area. Access to the site is gained from Foxhall Road, a key route to the town centre from the east. The site currently accommodates one dwelling house and several garages.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Five representations received – 2 respondents prefer low-density housing development. Parking is an issue.
- Kesgrave Covenant Limited prefers low-density housing with additional car parking. The Ipswich Society prefers low-density housing development.
- One respondent is concerned there is not enough car parking in Coronation Road, Henslow Road and Parliament Road
- Barton Willmore says there is limited capacity due to shape of site, nearby resident's amenity and the need for an access road

Suggested approach

Our suggested approach is not to allocate the site for development, as the site has an extant planning permission, dated 2/11/06 for 6 semi-detached dwellings.

Justification for suggested approach

The site already has planning permission and therefore allocation would be inappropriate.

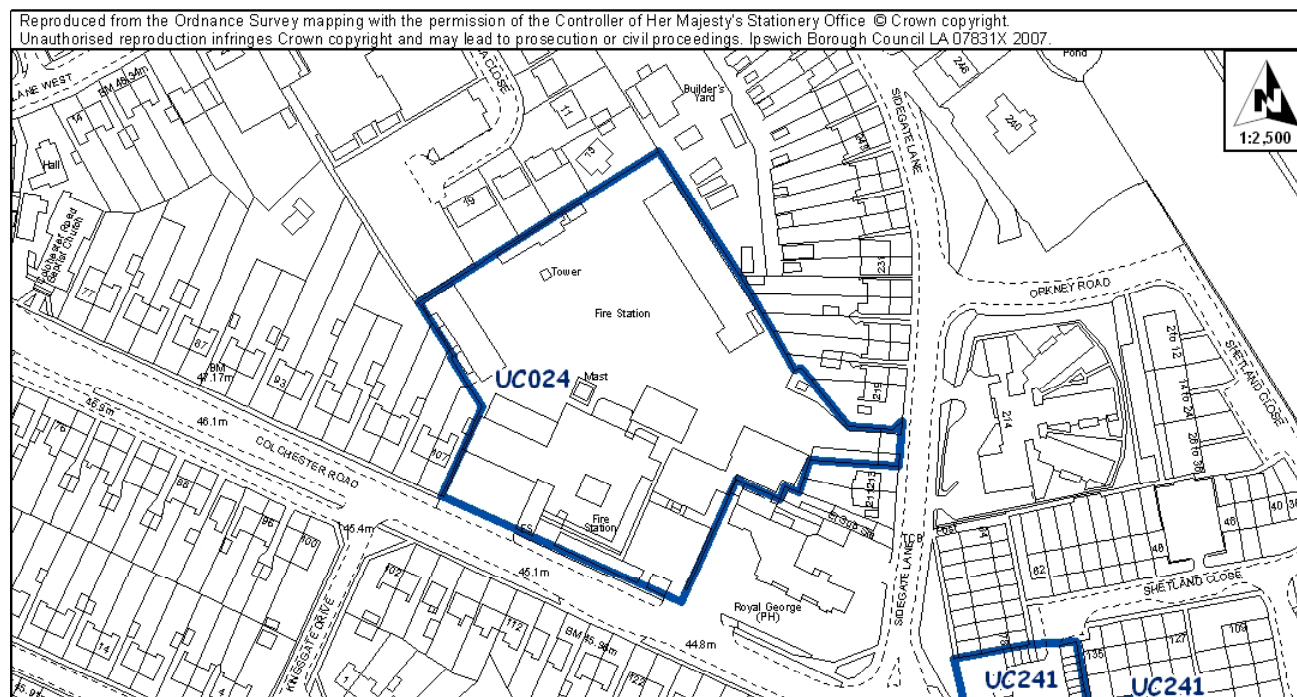
Comments on other possible approaches

At the issues and options stage, the site was put forward for housing (low density), employment or open space.

In view of the former planning permission on the site for residential development, it would be unreasonable to allocate the site for a different use.

SITE REF NO: UC024
(former ref no: S022)
SITE AREA: 1.21 ha

SITE NAME: Fire Station, Colchester Road



This site is located in east Ipswich and is situated in a predominately residential area. The site is adjacent to the Ipswich outer ring road (A1214) and can be accessed from both Colchester Road (A1214) and Sidegate Lane. The site is also adjacent to a large public house / restaurant. The site currently accommodates the Colchester Road Fire Station.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	20	M	16
FIRE STATION	80		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Six representations received – 3 respondents are in favour of low-density housing development. Two respondents suggest retain existing use
- Kesgrave Covenant Limited prefers the site is retained for existing use as a fire station. It is well located and an important facility for the north and east areas of Ipswich.

- Ipswich Society recommends low-density housing development. 2 respondents agree.
- Barton Willmore prefer the use is retained as existing as they are concerned over the loss of the facility and whether the site can be delivered.

Suggested approach

Our suggested approach is to largely retain the existing use but to allocate 20% of the site for medium density housing. Whilst the site is clearly substantially in use, there may be potential for intensification of uses including some residential development. The Fire Authority is seeking to replace the existing building and this may facilitate accommodating an element of residential development. There is also a vacant builder's yard to the north of the site which may offer some scope for further development.

Justification for suggested approach

The site is in a residential area and currently contains a large yard and car parking area to the rear. The land could be used more efficiently and residential development is considered the best use to achieve this.

The site would make an important contribution to housing targets set out in the draft East of England Plan.

The site lies within 400m of a: play area; convenience store; meeting place and frequent bus route (4 or more per hour).

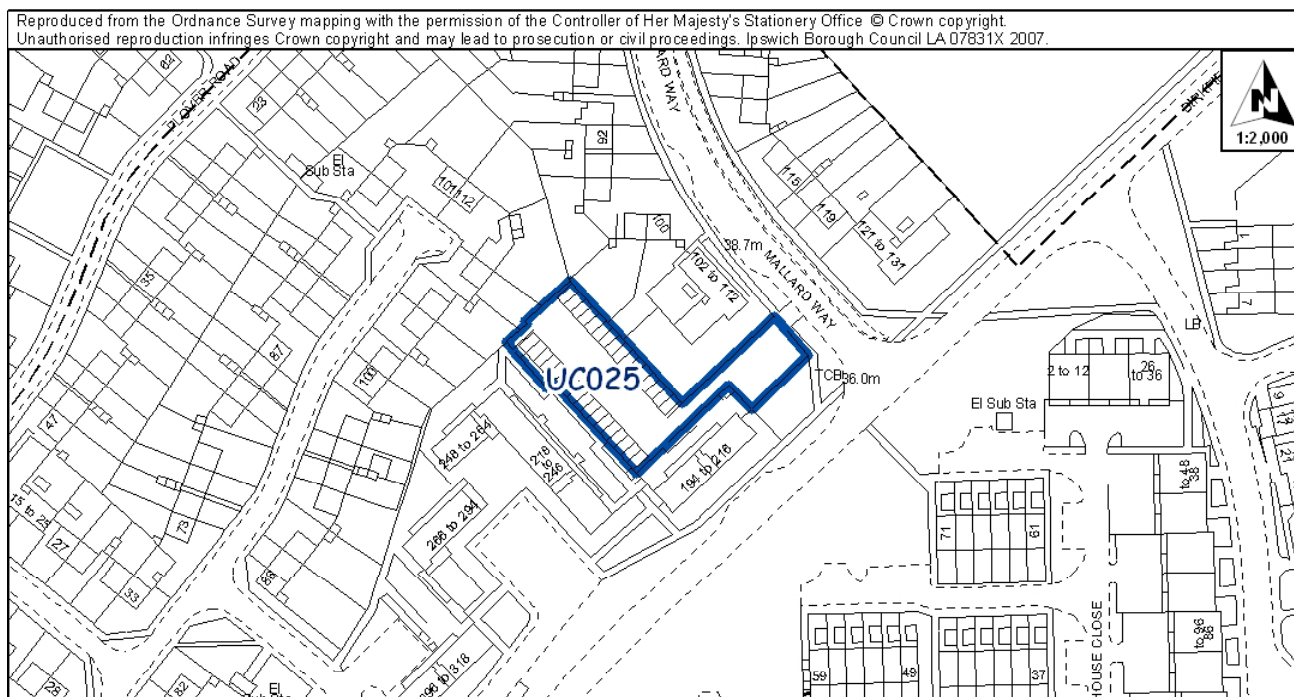
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S022 for housing, employment or retaining the existing use.

Employment is not considered appropriate because the surrounding uses are entirely residential.

SITE REF NO: UC025
(former ref no: S023)
SITE AREA: 0.14 ha

SITE NAME: Mallard Way Garages



This site is located in the south west of Ipswich in a predominantly residential area. The site currently accommodates residential parking garages and is adjacent to several blocks of flats.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	8

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Six representations received – 1 respondent specifically supports low-density housing. 2 respondent supports retain existing use.
- Kesgrave Covenant Limited prefers retain existing use as the site is small and garages are a valuable resource. One respondent supports this view.
- Barton Willmore says the size and shape of the site make it difficult for development. Low-density is the only possibility.
- Ipswich Society recommends low-density housing, preferably social housing.
- Environment Agency indicates the site lies within Source Protection Zone 1.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site lies within a residential area and is underused at present. It would make a small contribution to housing targets set out in the draft East of England Plan.

The site lies within 400m of a: primary school; play area; convenience store; parks and green spaces (part); meeting place and play group.

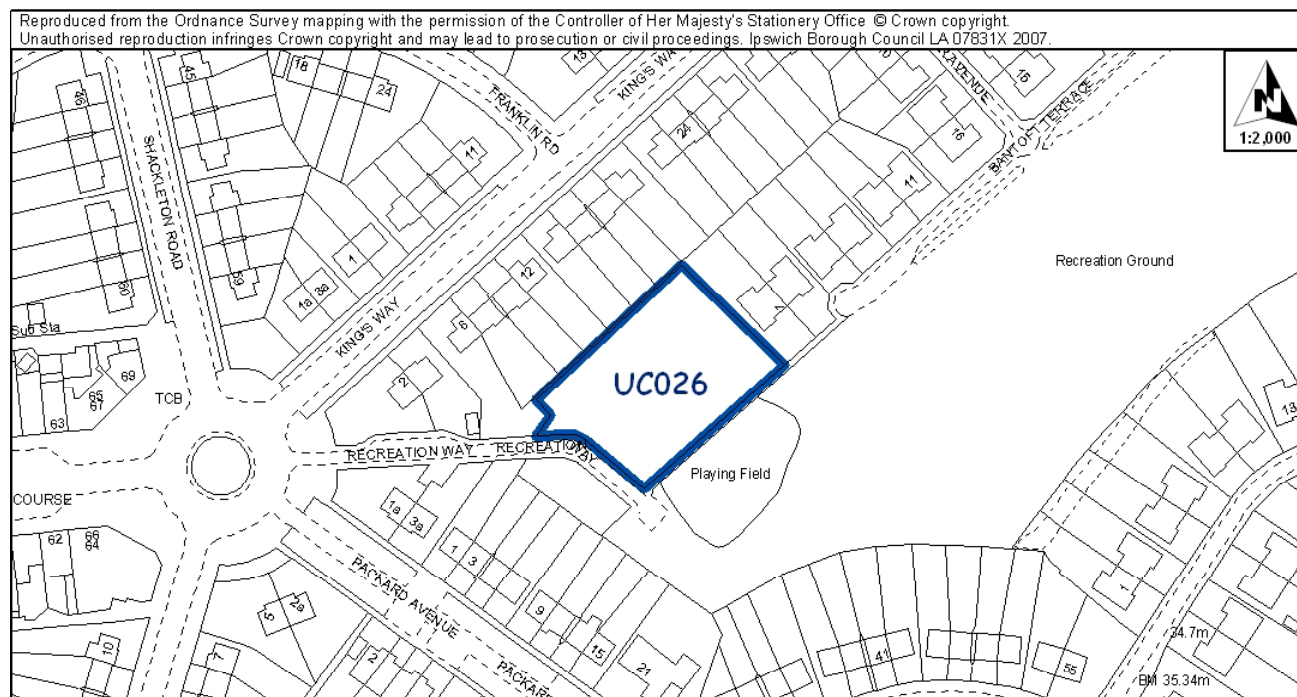
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S023, for housing, employment, open space, or retaining the existing use.

Employment use is not considered appropriate in this location surrounded by residential uses. Retaining the existing use or changing it to open space would not be the most efficient way to use the land.

SITE REF NO: UC026
(former ref no: S025)
SITE AREA: 0.19 ha

SITE NAME: Former Garages, Recreation Way



This site is located in the east of Ipswich. The site used to accommodate private residential garages which have since been removed. The area surrounding the site is predominantly residential but the site is adjacent to a recreation ground and is located at a main access point to it.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	10

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Four representations received – 3 support low-density housing development.
- Ipswich Society prefers low-density housing, preferably social housing. The Kesgrave Covenant Limited also supports low-density housing.
- One respondent commented if we had garages you could put exits into each passage for the people to walk through to their homes.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

This is a vacant brownfield site within a mainly residential area. It would make a small contribution to meeting housing targets set out in the draft East of England Plan.

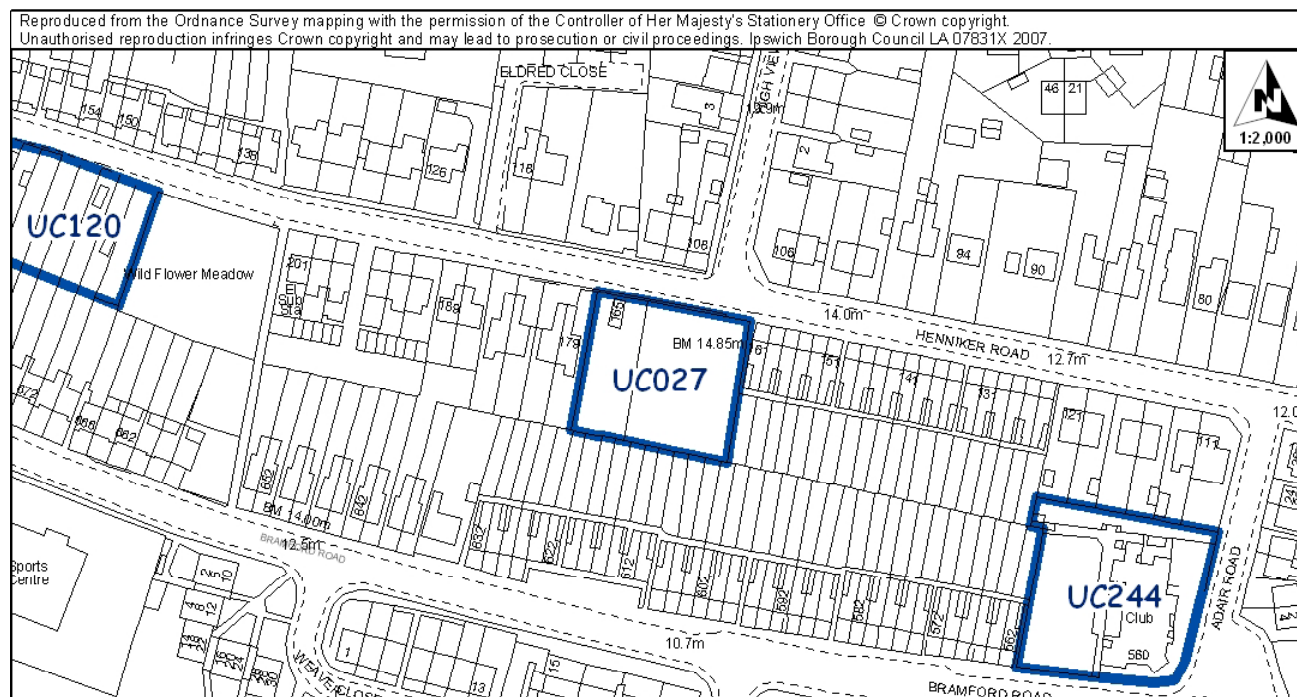
The site lies within 400m of a: play area; convenience store; pharmacy; parks and green spaces and meeting place.

Comments on other possible approaches

The site was put forward as site reference S025 at issues and options stage for housing, employment or open space. Employment use is considered less appropriate than residential use given the residential nature of the area and the adjacent recreation ground provides open space for the neighbourhood already.

SITE REF NO: UC027
(former ref no: S026)
SITE AREA: 0.16 ha

SITE NAME: 163 & 165 Henniker Road



This site is located to the east of Ipswich town centre and it is situated in a predominantly residential area. Part of the site is currently vacant (No. 163) with a dwelling house at No. 165. The site is positioned between Victorian terraced housing to the east and semi detached housing to the west.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	9

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Four representations received – 3 respondents support housing development (2 low-density, 1 medium-density).
- Kesgrave Covenant Limited prefer medium-density housing development.
- Ipswich Society prefers low-density housing development along with one other respondent.
- Environment Agency indicates the site is within Groundwater Source Protection Zone 1.

Suggested approach

Our preferred approach is to allocate the site for medium density housing. The two pitches for Gypsies or travellers currently accommodated on the site would need to be replaced elsewhere.

Justification for suggested approach

The site lies in a predominantly residential area close to the local centre and could be used more intensively than at present. It would make a small contribution to meeting housing targets set out in the draft East of England Plan.

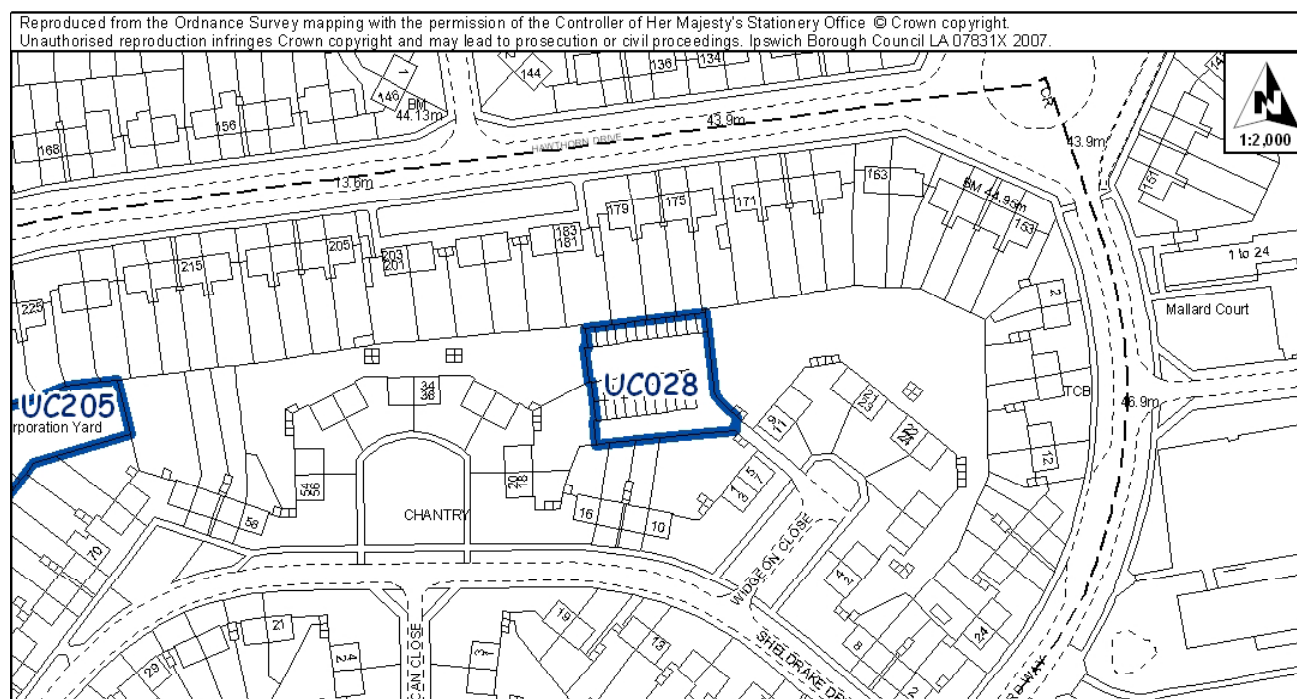
The site lies within 400m of a: play area; convenience store; parks and green spaces; post office; meeting place and frequent bus route (4 or more per hour).

Comments on other possible approaches

The site was put forward as site reference S026 at issues and options stage for housing or open space. As there is already a recreation ground close to this site that provides open space for the neighbourhood, housing is the favoured use and represents the more efficient use of the land.

SITE REF NO: UC028
(former ref no: S027)
SITE AREA: 0.10 ha

SITE NAME: Widgeon Close Garages



This site is located in the south west of Ipswich and is situated in a predominantly residential area. The site currently accommodates residential parking garages and is adjacent to several residential properties.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Four representations received – 1 respondent prefers low-density housing.
- Kesgrave Covenant Limited prefer retaining the existing use as the site is small and garages are a valuable resource. One other respondent agrees with this view.
- Ipswich Society prefers low-density housing, preferably social housing.
- Environment Agency indicates the site lies within Groundwater Source Protection Zone II. The site is within a minor aquifer HV zone and the area is important for recharging of the minor aquifer.

Suggested approach

Our suggested approach is not to allocate the site for development, as it is in active use.

Justification for suggested approach

The site is surrounded by residential development and would be appropriate for redevelopment for this use. However in view of the very small size of the site, it is not considered appropriate to allocate it for residential. It would work better if it were brought forward as part of a wider redevelopment of the area to achieve higher densities.

The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy; post office; meeting place; frequent bus route (4 or more per hour) and play group.

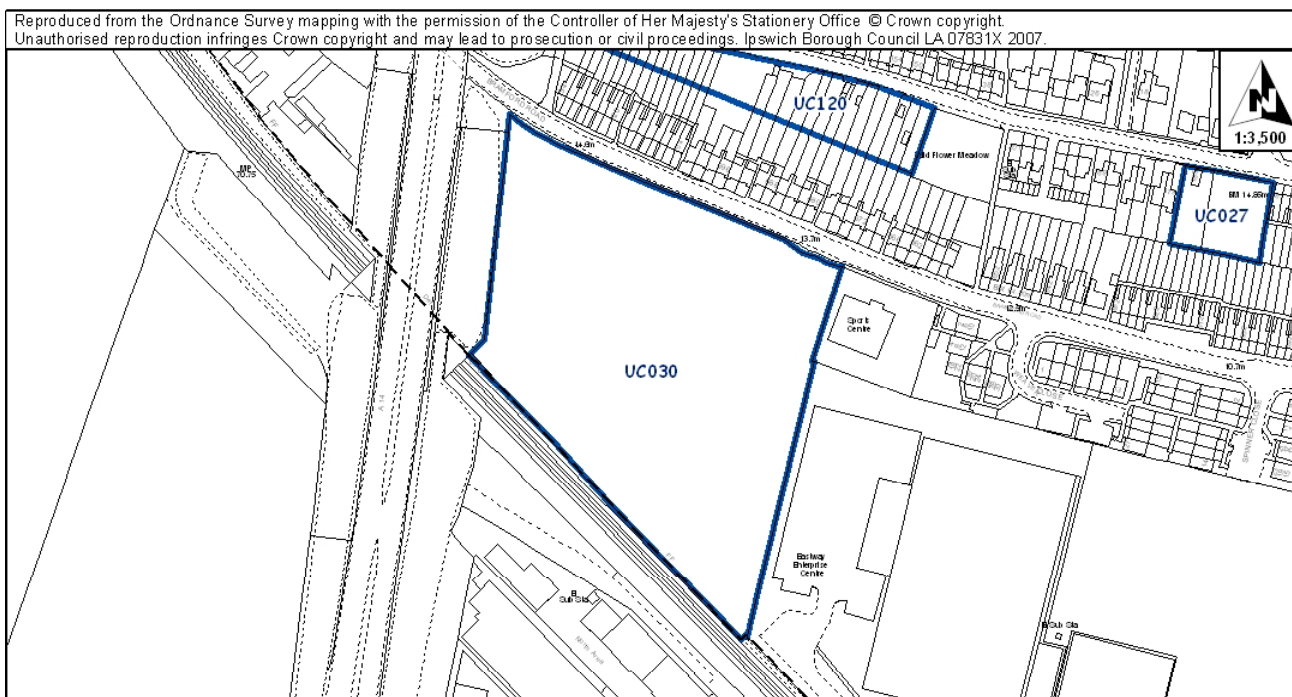
Comments on other possible approaches

At issues and options stage, the site was put forward for housing (low density), open space or to retain the existing use (site S027).

The site has not been allocated for residential development for reasons stated above. As the site is in active use, this use is proposed to be retained.

SITE REF NO: UC030
(former ref no: S029)
SITE AREA: 2.26 ha

SITE NAME: Land opposite 674-734 Bramford Road



This site was identified by Ipswich Borough Council through its allocation in the First Deposit Draft Local Plan (Site 9.1: Employment). It is located in west Ipswich and is adjacent to the A14 trunk road and the Norwich – London main railway line. The site lies to the south of an established residential area and to the west of an existing employment site. The site is currently undeveloped.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	85
OPEN SPACE	50		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- 7 representations were received.
- Kesgrave Covenant Limited stated that the site should be developed for employment use. It is not suitable for residential due to location next to A14, railway and adjacent employment.

- Suffolk Wildlife Trust indicated that there might be restrictions depending on reptile survey (slow worms).
- Highway Agency stated that development of sites SO29 and SO34 if both proceed might significantly increase traffic at A14 Sproughton junction.
- Housing inappropriate due to noise and fumes from A14.
- Employment suitable as site neighbours employment uses.
- Social housing preferable.
- Environment Agency stated that the site lies within Ground Water Protection Zone II. The site is within a major aquifer HU zone, important for recharging of the major aquifer. Development proposals would require Flood Risk Assessment.
- Low density housing does not accord with PPS3.

Suggested approach

Our suggested approach is to allocate the site for both residential use (50%) and open space (50%).

Justification for suggested approach

The Council would support the redevelopment of much of this site for residential use. A new road junction should be created onto Bramford Road and have the ability to link through to Europa Way if the Council can secure the intervening land. The western part of the site should be open space in recognition of the proximity to the A14 and the rail line and the importance of this site in creating the green rim round the town as advocated within Policy Area 21 of the Core Strategy Preferred Options document.

The site lies within 400m of a: play area; convenience store (part); parks and green spaces; post office (part); meeting place and frequent bus route (4 or more per hour)(part).

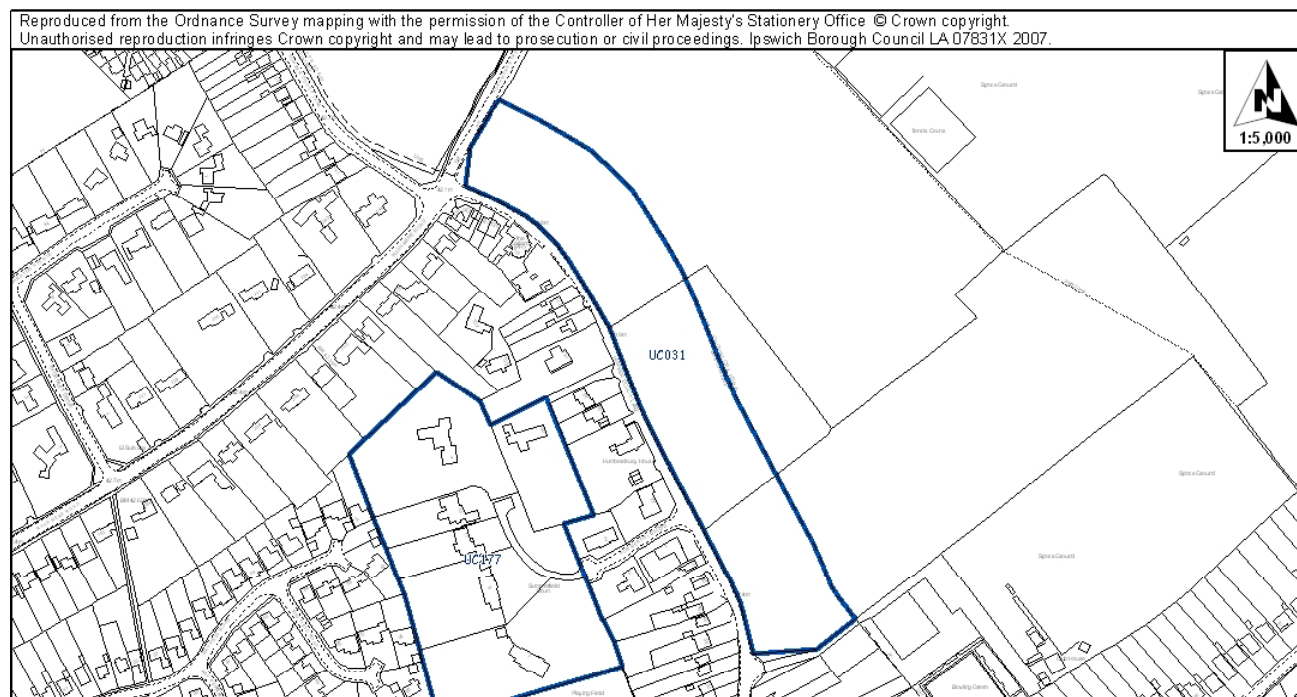
Comments on other possible approaches

The site was put forward at issues and options stage as site SO29 for possible uses housing, employment or open space.

Residential and open space use is preferred to employment in this location because employment use has not come forward following the First Deposit Draft Plan allocation in 2001, and residential development would be well located for the Bramford Road local centre nearby.

SITE REF NO: UC031
(former ref no: S030)
SITE AREA: 2.48 ha

SITE NAME: Land at Humber Doucy Lane



The site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. This site is located on the eastern edge of Ipswich and forms part of a site which crosses into Suffolk Coastal District. The site is currently farmland. It is situated opposite some long-established low-density housing.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation

- Seven representations received – 6 respondents oppose development at this site.
- One respondent opposes development and says development would spread urban sprawl to an established village. Brownfield land should be developed before this one. Another respondent agrees and said Ipswich is spreading onto too much farmland. Another respondent stated agriculture is needed and this use should remain.
- Kesgrave Covenant Limited prefers to retain existing use. Development here would set a precedent and would be likely to encourage further development in the adjoining parish.

- Barton Willmore, on behalf of Crest Nicholson, prefers the development of a sports ground if developed. The site is too small to make another other sort of development sustainable. Edge of town housing is better delivered through large Greenfield allocations.
- Ipswich Society opposes allocating this site for development.
- Environment Agency indicates the site is within a minor aquifer HV zone and the area is important for recharging the minor aquifer. As the site exceeds 1 hectare, a Flood Risk Assessment would be required.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site lies on the northern side of Humber Doucy Lane, on greenfield land. Development of the site would not accord with the locational strategy set out in the Core Strategy. The road currently provides a good definitive edge to the built up area in part of the town.

The site lies within 400m of a: parks and green spaces (part); meeting place (part) and frequent bus route (4 or more per hour) (part).

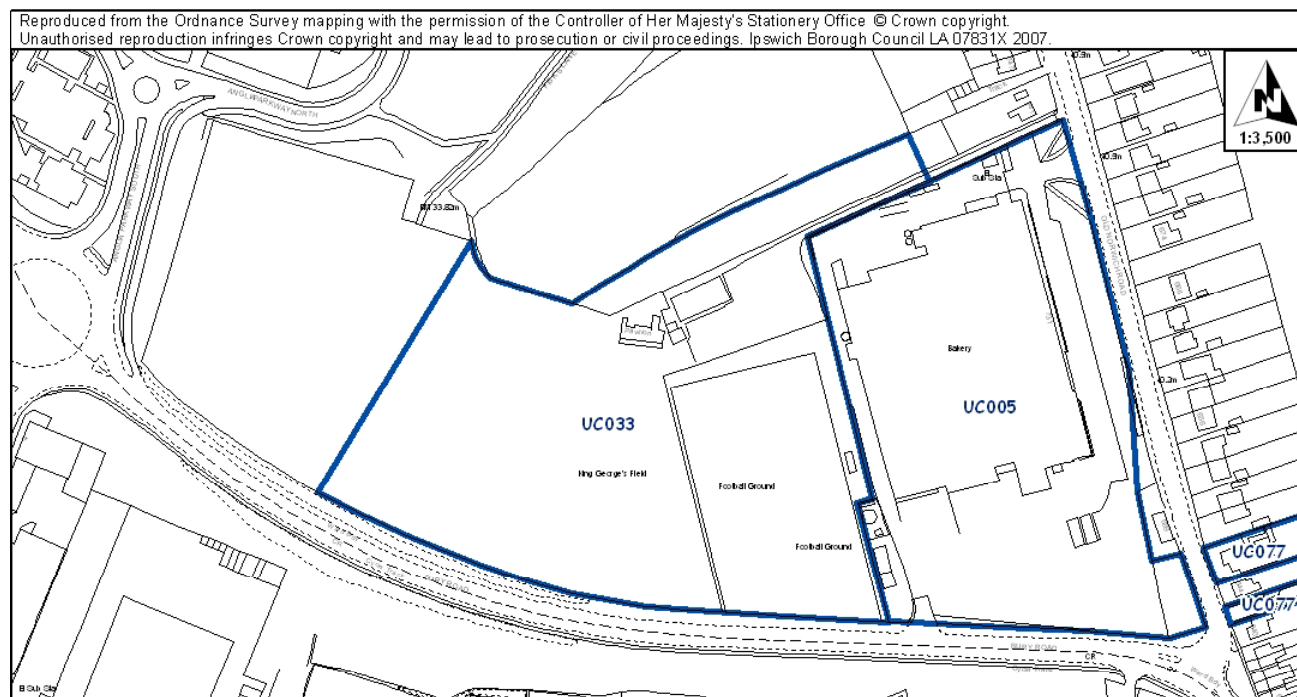
Comments on other possible approaches

At the issues and options stage the site was considered for housing, open space or retention of existing use.

Housing is considered inappropriate for reasons stated above. Open space is not allocated because it is not clear how it would be delivered.

SITE REF NO: UC033
(former ref no: S033 revised)
SITE AREA: 3.54 ha

SITE NAME: King George V Field, Old Norwich Road



The site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. This site is largely identified by Ipswich Borough Council through its allocation in the First Deposit Draft Local Plan (Playing Fields). It is located in north west Ipswich and is close to Anglia Retail Park and adjacent to the site of a disused bakery.

PREFERRED OPTION

USE (S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	97
OPEN SPACE/PLAYING PITCHES	50		

CONSTRAINTS

	Within Flood Plain
✓	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options Consultation results

- 14 representations were received.
- King George V Playing Field Association supported residential use, as redevelopment would enable relocation to improved modern facilities off Whitton Church Lane. The subject site is not economic in current use.

- Employment use also supported in conjunction with SO04 former Tooks Bakery and SO61 North of Whitton Lane.
- Retain existing sports use as shortage in Ipswich.
- Kesgrave Covenant Limited stated that the sports facility should be retained, although could be limited if whole site not required for recreation.
- Claydon and Whitton Parish Council preferred option to retain existing use.
- Highway Agency stated that if 8.43 ha allocated would produce substantial new peak hour traffic in this location. Close to Whitehouse junction and has potential to increase local trips to A14.
- Sport England object to loss of recreational facility. Sport England would object to development unless justified through a PPG17 needs assessment or alternatively, if equivalent or better replacement facility provision is made through the DPD.
- Environment Agency stated that the site lies within minor aquifer HU zone, important for recharging of the minor aquifer. Development proposals would require Flood Risk Assessment.

Suggested approach

Our suggested approach is to allocate the site for both residential (50%) and open space/playing pitches (50%).

Justification for suggested approach

The Council would support the redevelopment of much of this site for residential use. This is dependent on the satisfactory prior provision of the playing field facilities to a satisfactory standard elsewhere in the immediate area (e.g. adjacent to Whitton Sports Centre). In addition the site should include the retention of at least two pitches along its western boundary and better public access in accordance with Policy Areas 21 and 22 of the Core Strategy Preferred Options document.

The Council would welcome the development of a comprehensive proposal with the adjacent Tooks Bakery site. At minimum the development of this site should not preclude the development of the Tooks Bakery site in accordance with the details set out within this appendix (see site UC005).

It is recognised that establishing an appropriate vehicular access route(s) is a particular issue of this site.

The residential element would make an important contribution to meeting the target set out in the East of England Plan.

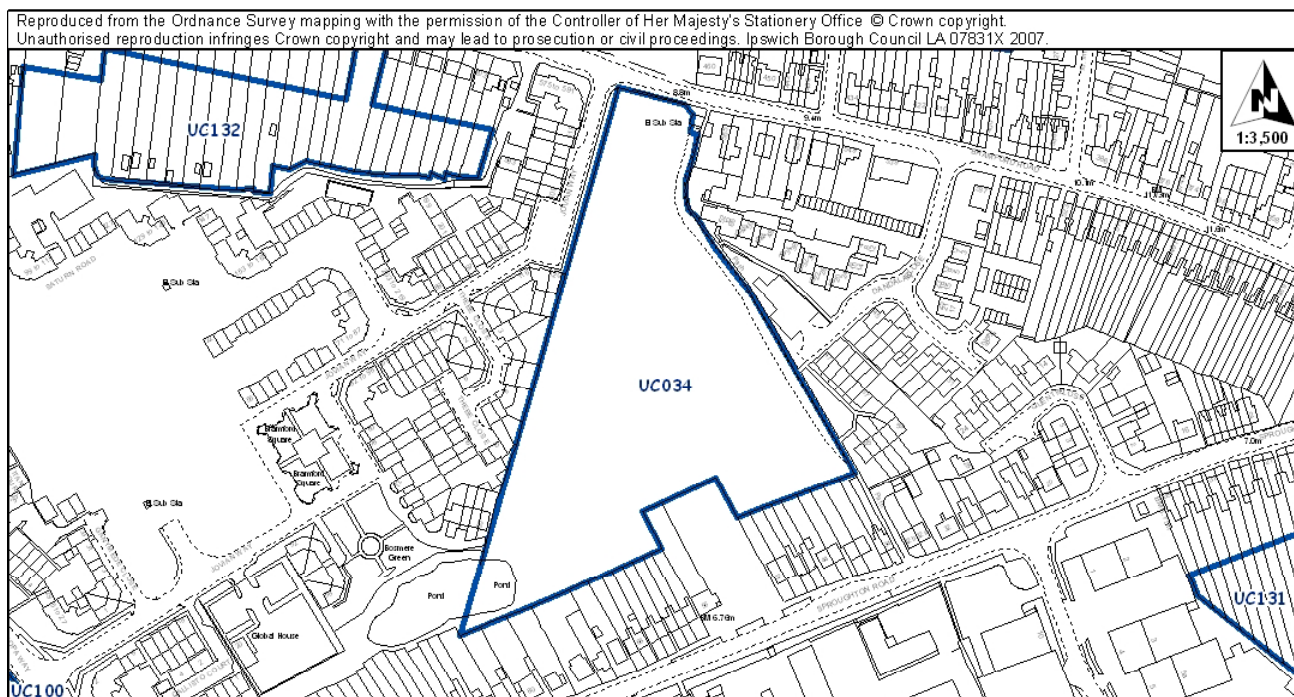
The site is within 400m of a: primary school (part); play area (part); convenience store (part); pharmacy (part); parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group (part).

Comments on other possible approaches

The site was proposed as site reference S033 at issues and options stage for housing or retaining the existing use. Retaining the existing use is not considered the best use of the land as the facilities that could result from redevelopment could be better than the existing when combined with replacement provision elsewhere in the vicinity. The residential element is also supported by the King George V Playing Field Association.

SITE REF NO: UC034
(former ref no: S034)
SITE AREA: 2.03 ha

SITE NAME: Land at Bramford Road (Stock's site)



The site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. The site is located in the west of Ipswich and is identified in the First Deposit Draft Local Plan as a County Wildlife Site. It is situated within a predominantly residential area with sites to the west currently being developed for new housing. The site is accessed from Bramford Road and is currently undeveloped. It is, however used infrequently as a fairground site.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	20	M	22
OPEN SPACE	80		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (on a former Landfill site and within a Landfill site consultation zone)

Summary of issues and options consultation results

- Ten representations received – 6 respondents oppose development. 2 respondents propose housing allocations.

- Kesgrave Covenant Limited stated the site should be developed as open space and should be promoted as a County Wildlife site.
- Suffolk Wildlife trust stated that reptiles may be present (recorded in the area) and require a survey. A meaningful buffer zone should be placed around the pond.
- Highways Agency states that development will result in significant increase in traffic at A14 Sproughton junction.
- One respondent states that a grant should be sought from Spring Watch to make the pond bigger.
- Ipswich Borough Council Labour group prefers that the site be retained at open space with any use for recreation, allotments or wildlife determined by the nature of the site and demand for use.
- Ipswich Society prefers the site to be allocated for low-density housing development.
- Environment Agency indicates the site is within Groundwater Source Protection Zone II and within a major aquifer zone. They recommend the pond be retained. As the site is over 1 hectare, a Flood Risk Assessment is required.
- Barton Willmore prefers the site is allocated for residential development. The site has been found to have no wildlife value.

Suggested approach

Our suggested approach is to allocate 80% of the site for open space and 20% for medium density housing. Before any development takes place, an ecological survey would be needed to establish remaining wildlife value. Any development would be expected to retain the pond and provide public access to the open space. It should also improve the existing path along the eastern boundary. The Council would also need to be confident that the land is no longer needed as storage for fairground equipment.

Justification for suggested approach

The site is adjacent to the recent Jovian Way development and could form a natural extension to it. Whilst open in character, at present there is no public access to the land and it is not particularly attractive. Therefore development of a small part of it could offer the long term benefits of opening up the remainder for public use. It could also secure some of the remainder as wildlife habitat.

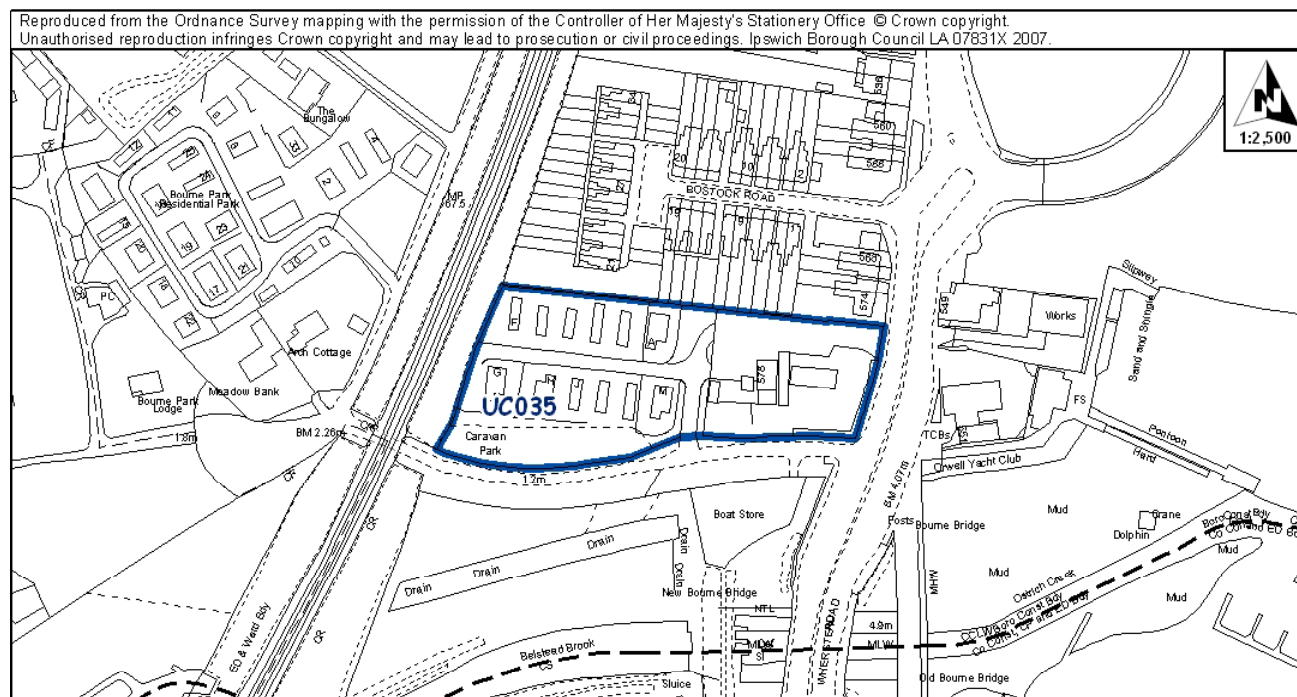
The site would make a contribution towards the housing target set out in the draft East of England Plan.

The site is well located for the Bramford Road local centre. It is within 400m of a: play area (part); convenience store; parks and green spaces (part); post office; meeting place and frequent bus route (4 or more per hour).

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S034 for housing, employment or open space. Employment is not considered the best use for this site because the surrounding uses are predominantly residential. The Council considers that an element of housing may be the best way to deliver the remainder of the site as public open space.

SITE NAME: 578 Wherstead Road



This site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. It is situated on a key route to the town centre from the south and the A14 trunk road. The site currently accommodates a garden centre and caravan site and is adjacent to the Norwich – London railway mainline.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	22

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (and within a Landfill site consultation zone)

Summary of issues and options consultation results

- Six representations made.
- Kesgrave Covenant Limited state the site should be developed for low-density housing in the long term. Current active uses on the site will need to be relocated before the site can be developed.
- Bidwells, on behalf of Skinner Salter, prefer the site to be allocated for housing development. The site has good links with the town centre and A14 trunk road. The Ipswich Borough Council Labour Group and the Ipswich Society agree the site should be allocated for residential development.

- Environment Agency indicates the site is located within Flood Zones 2 and 3. Regard should be made to paragraph 30 of PPG25 and the requirements to apply a risk-based approach through a sequential test. The Environment Agency OBJECTS to the allocation of high-density housing. A Flood Risk Assessment would be required under PPG25. The site is also within a major aquifer zone.

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is part disused and part occupied by mobile homes. The rear part of the site is relatively secluded with a tree belt to the south, although the railway sits above the level of the site. There is potential for the more intensive use of the site and housing would relate well to existing housing to the north.

However, there are flooding issues that must be addressed. The Strategic Flood Risk Assessment indicates that sites are needed within Flood Risk Zones 2 and 3. The vulnerability of this site and 100% residential use suggests that it may only come forward later in the plan period after completion of adequate flood defences, unless other measures can be implemented to overcome the Environment Agency's objection.

The site is within 400m of a: play area; convenience store and park and green space.

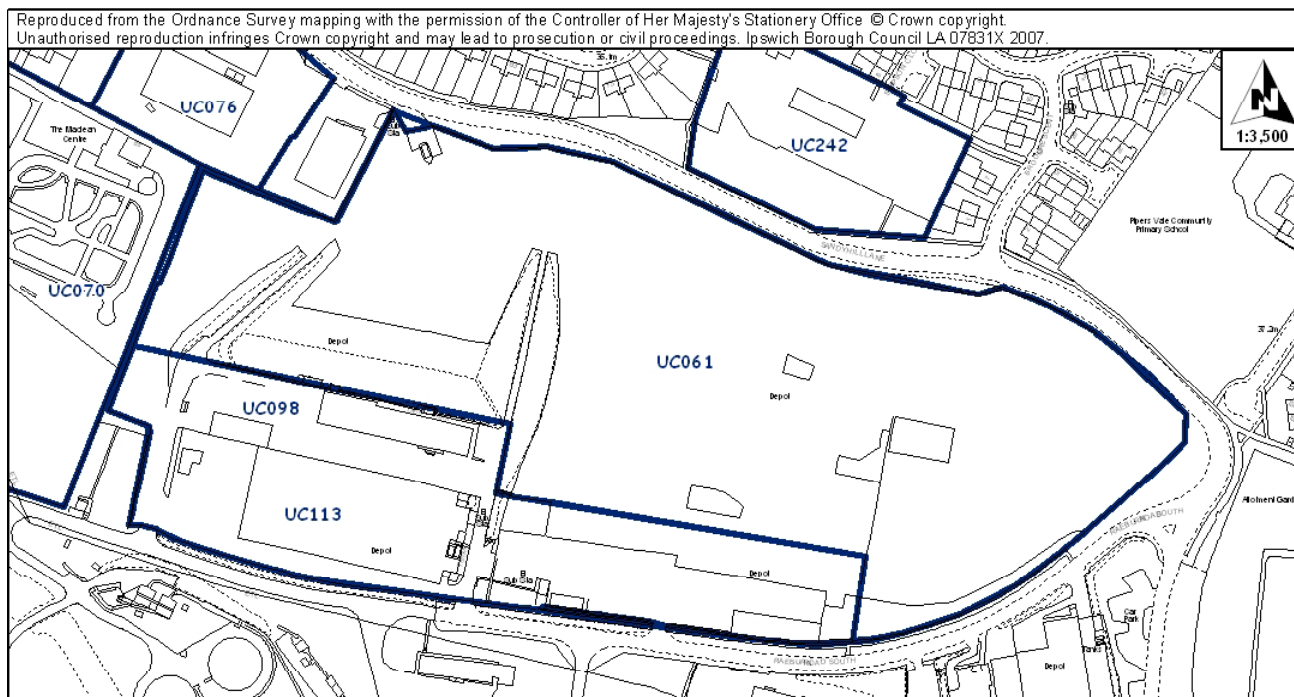
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S035 for housing, open space or retaining the existing use.

Open space is not considered appropriate as the rear part of the site is currently in use as a residential caravan park, and also there is open space provision close by in Bourne Park. Retaining the existing use would not represent the best use of the vacant land at the front of the site.

SITE REF NO: UC061
(former ref no: S062)
SITE AREA: 5.85 ha

SITE NAME: Raeburn Road South/Sandy Hill Lane



This site is located in east Ipswich. It is situated between an established residential area to the north and industrial / port related development to the south. The site is currently vacant and can be accessed from both Sandy Hill Lane and Raeburn Road South. This site is covered in part by a 'County Wildlife Site' designation and is close to a sewage works.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	L	102
EMPLOYMENT	50		

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within Landfill site consultation zone)

Summary of issues and options consultation results

- 10 representations were received.
- Some support for residential, some for employment and one for retail use of the site.
- Site has been extensively marketed for some time with no demand for employment use.
- Kesgrave Society stated that the site is unsuitable for residential due to its location close to sewage works. If allocated for employment (in part only) in the longer term.

- Suffolk Wildlife Trust stated that the site is designated as a County Wildlife Site, particularly for its Orchid interest. Last surveyed in 2000, further survey needed to establish its ecological interest.
- Environment Agency stated that the site lies within Ground Water Protection Zone II. The site is within a minor aquifer HU zone and has some importance for recharging of the minor aquifer in this area. Development proposals would require Flood Risk Assessment. Development of County Wildlife site is contrary to policies. Housing development would be inappropriate as would encroach on sewage works.
- Highways agency indicated concern of major traffic generation with impact on A14, if retail was identified.

Suggested approach

Our suggested approach is allocate the site for residential (50%) on the northern part of the site and employment (50%) on the southern part of the site.

Justification for suggested approach

The Council believes that the northern part of the site is suitable for residential development subject to the prior satisfactory resolution of issues associated with the smell caused by the nearby sewage treatment works. Any such development should be accessed off Sandyhill Lane. The other half of the site should be used for employment related purposes and be accessed from Raeburn Road South - which may need to be extended to link back to Sandyhill Lane further to the west. This would relate well to the neighbouring employment allocation UC113.

The Council would welcome the development of a comprehensive proposal with the adjacent former British Energy site (UC070). At minimum the development of this site should not preclude the development of the former British Energy site in accordance with the details set out within this appendix.

The site is within 400m of a: primary school (part); play area (part); convenience store (part); parks and green spaces; post office (part); meeting place (part); frequent bus route (4 or more per hour)(part) and play group (part). The site also lies within 800m of a railway station.

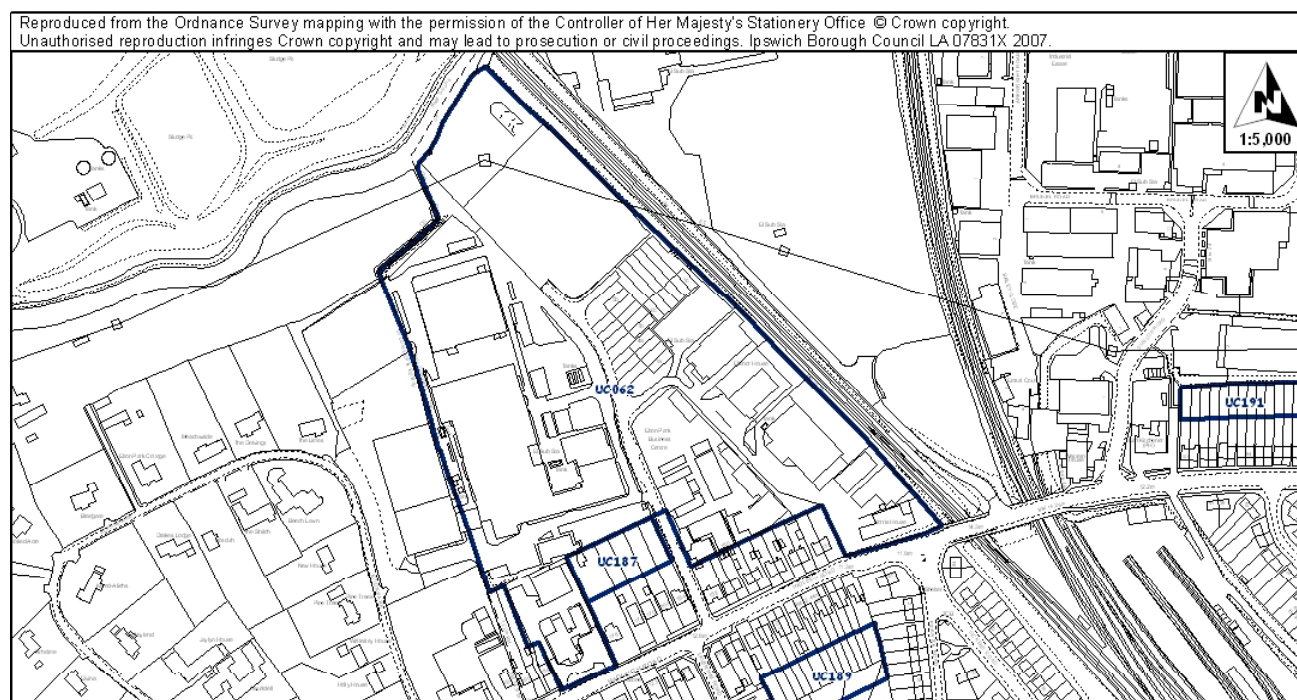
Comments on other possible approaches

The site was put forward at issues and options stage as S062 for possible uses employment, housing or retail.

A mix of housing and employment has been suggested. Retail is not considered appropriate in this location because it is outside the Central Shopping Area and could detract from the latter's vitality and viability and could impact negatively on the trunk road network.

SITE REF NO: UC062
(former ref no: S064)
SITE AREA: 6.61 ha

SITE NAME: Elton Park Industrial Estate



These sites are located to the west of Ipswich town centre. The estate is bounded by the Norwich to London mainline railway to the east and the River Gipping runs to the north of the estate. There is some residential development to the south and west of the estate. The area offers a range of employment uses including general warehousing and small-scale industrial and business units.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	165
EMPLOYMENT	50		

CONSTRAINTS

✓ (part)	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- 8 representations were received
- Of those respondents who expressed an interest, one supported residential use, one mixed use and the remaining 5 either supported employment or retention of the existing employment use on the site.
- There are TPO's in force on the site.

- Suffolk Wildlife Park stated that a buffer zone of approx. 50m should be retained adjacent to the River Gipping, as semi-natural habitat present with protected species. High risk of reptiles, water voles and possibly otters.
- Environment Agency stated that the site lies within Flood Zones 2 and 3. The site is within Groundwater Protection Zone II and is also within major aquifer HU zone. A Flood Risk Assessment will be required. The site falls partially within the 250metre buffer zone of a closed landfill site at the former British Sugar factory, Sproughton. There is the possibility of landfill gas mitigating from the landfill site is not the strata below the proposed development, a site inspection would be required prior to submission of any planning application. A Flood Risk Assessment will be required.

Suggested approach

Our suggested approach is allocate the site for residential (50%) on the western part of the site and employment (50%) on the eastern part of the site. The latter part would continue to accommodate the existing employment uses located there and provide an additional employment site to the rear.

Justification for suggested approach

The Council would support the residential development of the western part of the Elton Parks site providing an appropriate scheme is produced that addresses the fact the site effectively extends into Babergh District Council. The scheme should also provide for the retention in the Ipswich area, either on or off site, of the long-standing manufacturing business that currently occupies part of the site.

Any development proposal needs to ensure satisfactory access onto Hadleigh Road and be designed in a manner that satisfactorily addresses the sites relationship with the rest of the Elton Park industrial area which would remain in employment use.

The site should also allow for the provision of a pedestrian and cycle bridge across the river and a link from it through the site to Chantry Park to the north. The green space associated with the development should be located adjacent to this route.

However, there are flooding issues that must be addressed. The Strategic Flood Risk Assessment indicates that sites are needed within Flood Risk Zones 2 and 3. The particular vulnerability of this site and 50% residential use suggests that it may only come forward later in the plan period after completion of the tidal barrier, unless other measures can be implemented to overcome the Environment Agency's objection.

The site is within 400m of a: play area (part); convenience store (part); parks and green spaces; meeting place (part) and frequent bus route (4 or more per hour)(part).

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S064 for possible use for employment, housing or retaining existing uses.

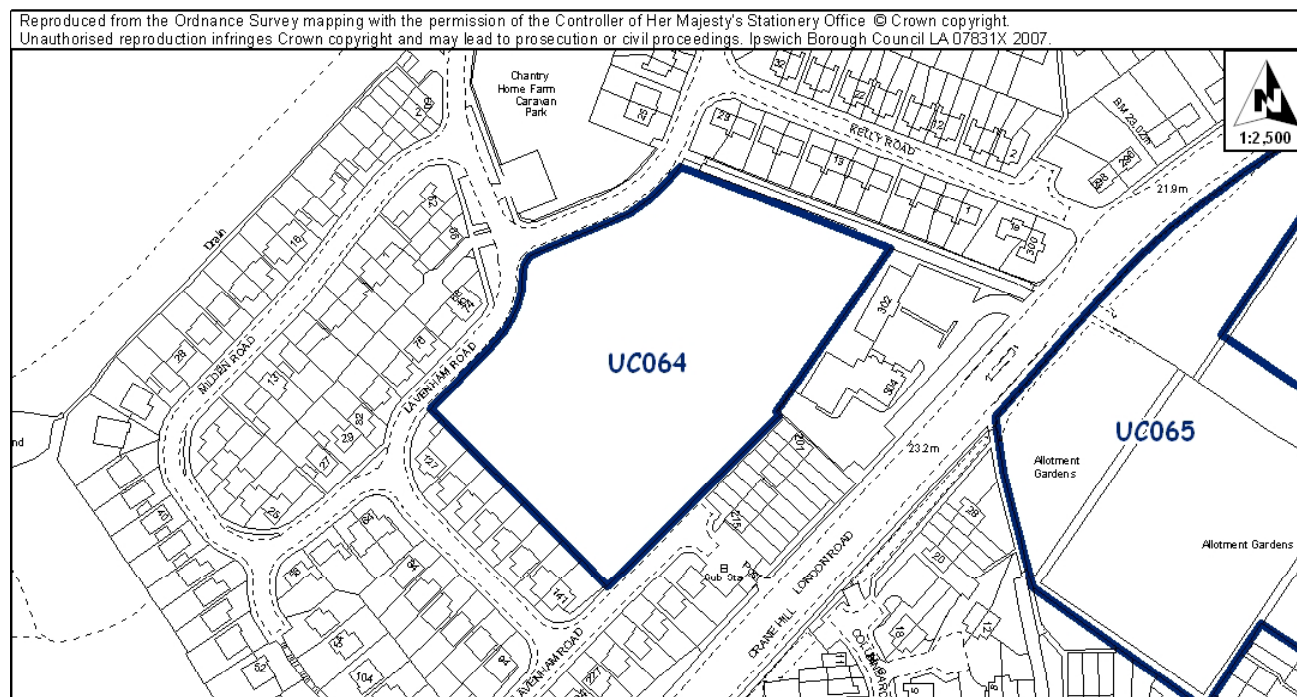
The Council's preferred option is essentially a combination of the three options. The eastern part of the site is currently substantially in employment uses, which would be envisaged remaining on site. The Council would not wish to displace these activities through re-allocation of the site for an alternative use.

The vacant land to the rear of those uses and adjacent to the railway line would become a new employment allocation. This is the main part of the site that falls inside the Flood Risk zone and employment is a less vulnerable use than housing.

The biggest change would be seen on the western section of the site currently part occupied by a manufacturing business. The options of retaining the existing use or proposing an employment allocation on this portion were rejected in favour of residential development subject to certain conditions being met as outlined above. Only a small portion of this part of the site is currently in use and therefore retaining the existing use would potentially not make fullest use of the land. Employment allocation as an alternative would fail to offer the benefits of a river crossing for pedestrians and cyclists to link areas to the north of the river through to Chantry Park.

SITE REF NO: UC064
(former ref no: S065)
SITE AREA: 1.08 ha

SITE NAME: School site, Lavenham Road



This site was identified by Ipswich Borough Council as a site for a new school in the First Deposit Draft Local Plan (site 8.4). It is located to the south west of the town centre of Ipswich. It is predominantly surrounded by established residential development and can be accessed from Lavenham Road.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EDUCATION	100		

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
✓ (adjacent)	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Six representations received.
- One responded says open space is needed.
- Two advocate the site's use for a new school.
- Barton Willmore suggest employment use, and the Ipswich Society housing use – if it is not needed for education use.
- Environment Agency indicates that a Flood Risk Assessment will be required. The site is within Groundwater Protection Zone II and a minor aquifer HV zone.

Suggested approach

Our suggested approach is to allocate the site for educational use.

Justification for suggested approach

The site is suitable for a new school and is still needed for educational use, and therefore it is allocated for this purpose.

The site is within 400m of a: play area; convenience store; parks and green spaces; meeting place; frequent bus route (4 or more per hour) and dentist (part).

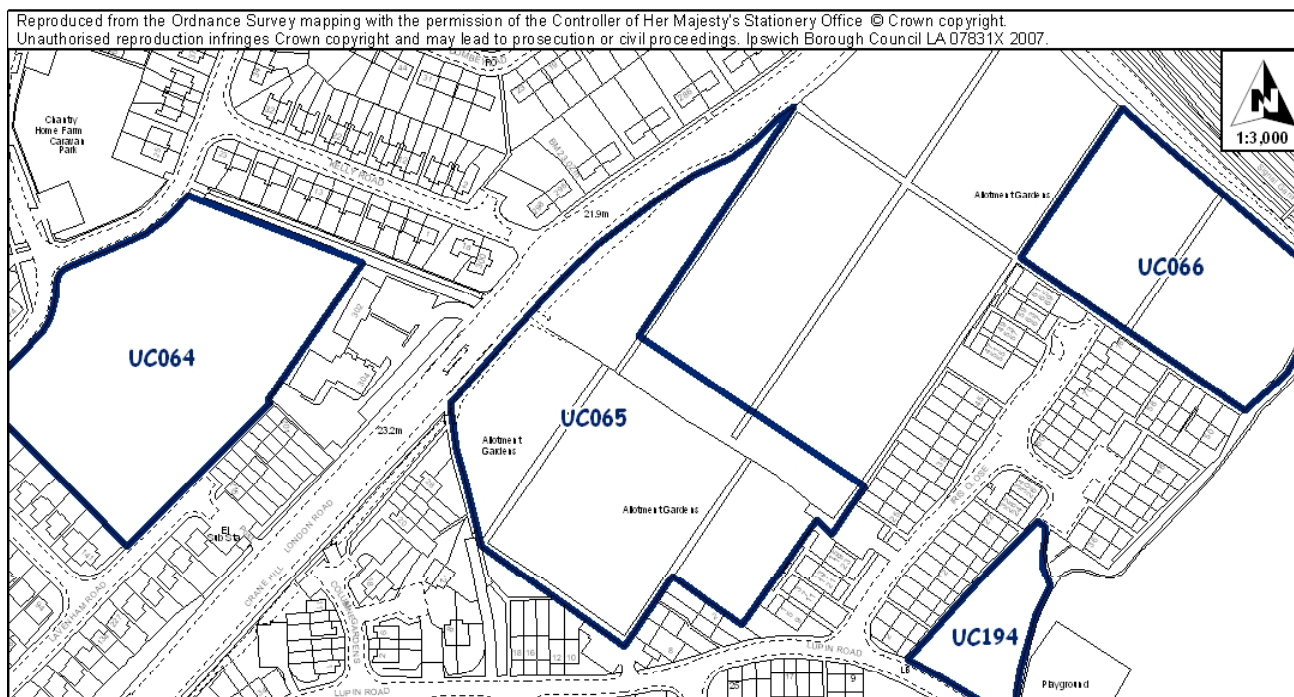
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S067 for housing, open space or education.

As the site is still needed for a future school to serve this locality, it would be inappropriate to allocate it for a different use. Other site opportunities in the neighbourhood may not be available.

SITE REF NO: UC065
(former ref no: S069a)
SITE AREA: 1.55 ha

SITE NAME: London Road allotments



This site was identified by Ipswich Borough Council's Housing and Parks Services. Please note that these are effectively either/or sites, UC065 or UC066. The site is currently underused allotment gardens, site UC066 is a statutory allotment. Residential uses and open space about the sites, and each has one boundary formed by London Road and the railway line respectively.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	54

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of issues and options consultation results

- Nine representations received – 7 respondents prefer the existing use to be retained as allotments. Ipswich Society prefer medium density on part a) only.
- Kesgrave Covenant Limited states the existing use, as allotment should be retained. Another respondent states the London Road allotments have had 50 new applications to join.
- Suffolk Wildlife Trust says allotments have a high biodiversity value, e.g. reptiles (slow worms). A reptile survey is required.

- Barton Willmore says retain existing use. As a statutory allotment its deliverability will be severely constrained.
- Ipswich Borough Council Labour Group requests retention of area as open space.
- Ipswich Society prefer part a) to be allocated for medium-density housing.
- Environment Agency indicates the site is within Groundwater Source Protection Zone II and within a minor aquifer HV zone. The site will require a Flood Risk Assessment, as it is over 1 hectare.

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is in a residential area with housing on three sides. Although in allotment use at present, there are crime and vandalism problems associated with the use. In addition, poor drainage on part of the site adjacent to London Road renders the land unsuitable for cultivation.

Developing this part of the allotment field would enable far better natural surveillance of the fields through an appropriate layout that faces the allotments, and this would help to secure the remaining plots and deter anti-social behaviour. The site would also make an important contribution to the housing target set out in the draft East of England plan and would offer an opportunity for the building of family housing at a lower density to help provide a mix across the borough. A flood risk assessment would be necessary because of the site area.

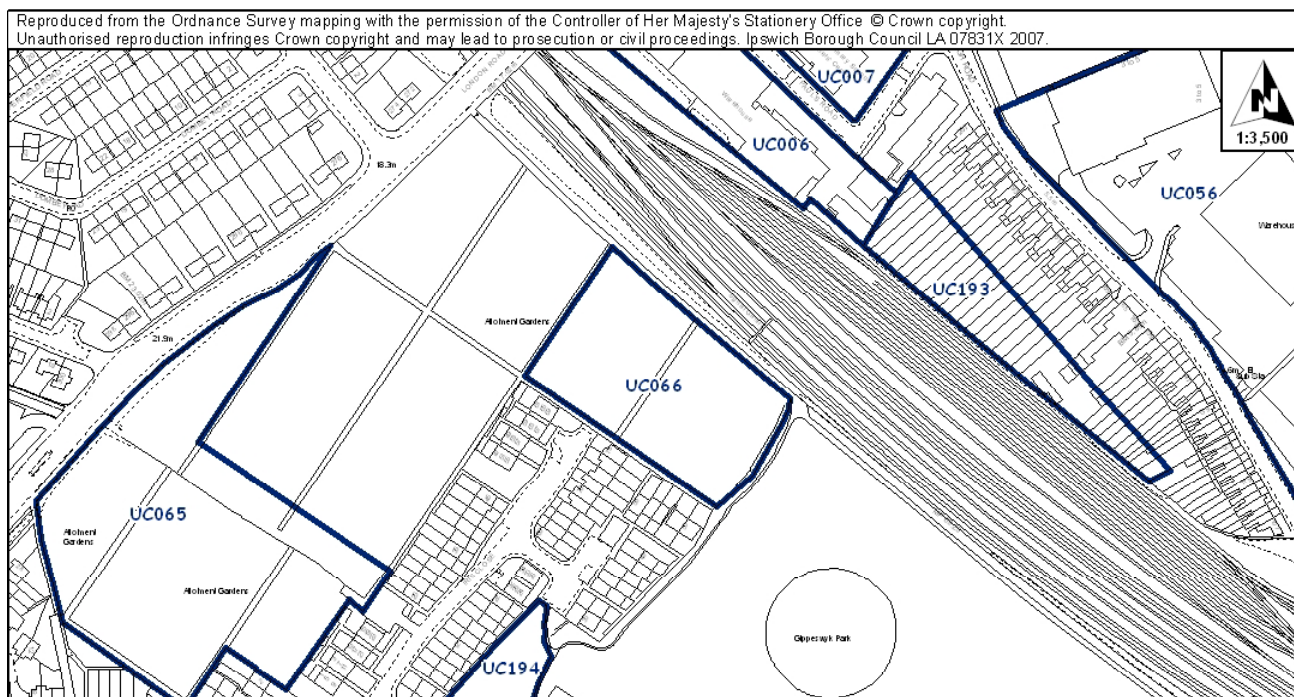
The site is within 400m of a: primary school (part); play area; convenience store; parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group (part).

Comments on other possible approaches

The site was allocated at issues and options stage as site reference S069a for housing, open space or retaining the existing use. Open space is not considered appropriate in this location because it is close to both Chantry Park and Gippeswyke Park, and also the remainder of the field is in allotment use. Retaining the existing use is not favoured because the site offers a good environment for housing, and some development would help to improve the quality of the allotments on the rest of the site.

SITE REF NO: UC066
(former ref no: S069b)
SITE AREA: 0.73 ha

SITE NAME: London Road allotments



This site was identified by Ipswich Borough Council's Housing and Parks Services. Please note that these are effectively either/or sites, UC065 or UC066. The site is currently underused allotment gardens, site UC066 is a statutory allotment. Residential uses and open space about the sites, and each has one boundary formed by London Road and the railway line respectively.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (medium pressure Transco pipeline through the site)

Summary of issues and options consultation results

- Nine representations received – 7 respondents prefer the existing use to be retained as allotments. Ipswich Society prefer medium density on part (UC065) only.
- Kesgrave Covenant Limited states the existing use, as allotment should be retained. Another respondent states the London Road allotments have had 50 new applications to join.
- Suffolk Wildlife Trust says allotments have a high biodiversity value, e.g. reptiles (slow worms). A reptile survey is required.

- Barton Willmore says retain existing use. As a statutory allotment its deliverability will be severely constrained.
- Ipswich Borough Council Labour Group requests retention of area as open space.
- Environment Agency indicates the site is within Groundwater Source Protection Zone II and within a minor aquifer HV zone. The site will require a Flood Risk Assessment, as it is over 1 hectare.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site is still in use as allotments. This was put forward alongside UCO65 (SO69b and a) as an “either /or” choice and the suggested allocation is UCO65. It is proposed that the site should be retained in allotment use.

The site is within 400m of a: primary school; play area; convenience store (part); parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group.

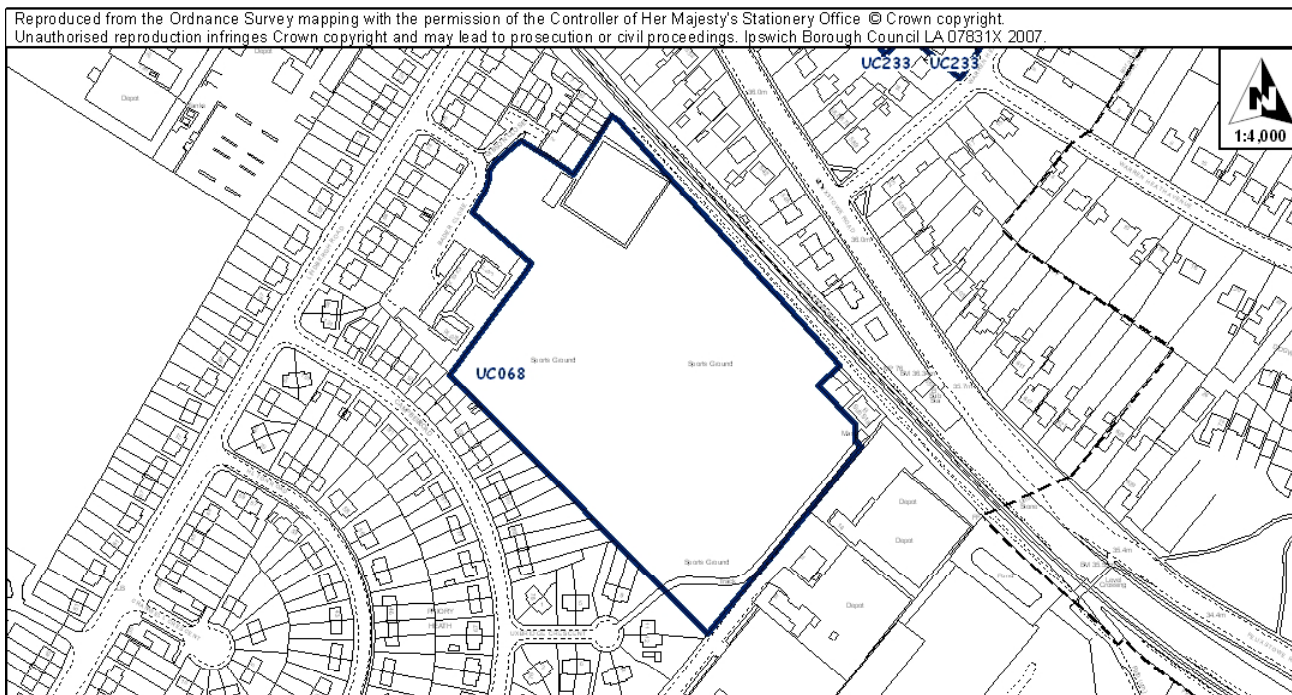
Comments on other possible approaches

At the issues and options stage the site was considered for housing, open space or retaining existing use.

The majority of respondents prefer to see the existing use retained.

SITE REF NO: UC068
 (former ref no: S071)
SITE AREA: 3.22 ha

SITE NAME: Former 405 Club, Bader Close



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	89
OPEN SPACE	50		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- 15 representations were received
- 3 respondents are against housing development; 2 are in favour and 2 expressed a wish to see the existing use retained.
- EDF Energy advised that the Warren Heath Primary Substation adjoins the north east corner of the site. There are access rights via the track leading from Exbridge Crescent. The route also houses

11kV and low voltage cables feeding the area. 33kv cables run within the northern boundary of the site and out into Bader Close.

- Comments were received supporting the retention of the sports ground use. Representations were submitted stating that the site was no longer used as a sports ground. It was stated that there is a shortage of open space available in this area. The site was formerly allocated for playing field in the 1st Deposit Draft Local Plan.
- Suffolk Wildlife Trust advised that the strip adjacent to railway line should remain undeveloped. Previous surveys identified good slow worm and common lizard (protected species) populations. Any reptiles on site should be within a buffer strip containing suitable habitat.
- Sport England advised that the site was currently the subject of a planning application to redevelop for housing. Discussion has taken place with Ipswich Borough Council over the possible replacement of the playing field provision. Sport England would object to development unless justified through a PPG17 needs assessment or alternatively, if equivalent or better replacement facility provision is made through the DPD.
- Views expressed by the Ipswich Society were, keep as open space and low density housing, minimum 25% affordable.
- Environment Agency stated that the site lies within minor aquifer HU zone, important for recharging of the minor aquifer. Development proposals would require Flood Risk Assessment.
- Low density housing does not accord with PPS3.
- Suffolk County Council states that low density development would benefit the Holywells High School catchment area. A transport assessment should be carried out to determine likely impact on transport network and identify mitigating measures prior to allocation. Retain existing use.

Suggested approach

Our suggested approach is to allocate the site for part residential (50%) and part open space (50%).

Justification for suggested approach

The Council would support the redevelopment of much of a proportion of the overall site for residential use, approximately 50%. This is dependent on the satisfactory relocation of the playing field facilities that used to be on this site elsewhere within the Borough. The site should also contain a significant proportion of open space, approximately 50%.

The site is within 400m of a: convenience store; pharmacy (part); parks and green spaces (part); meeting place (part) and frequent bus route (4 or more per hour).

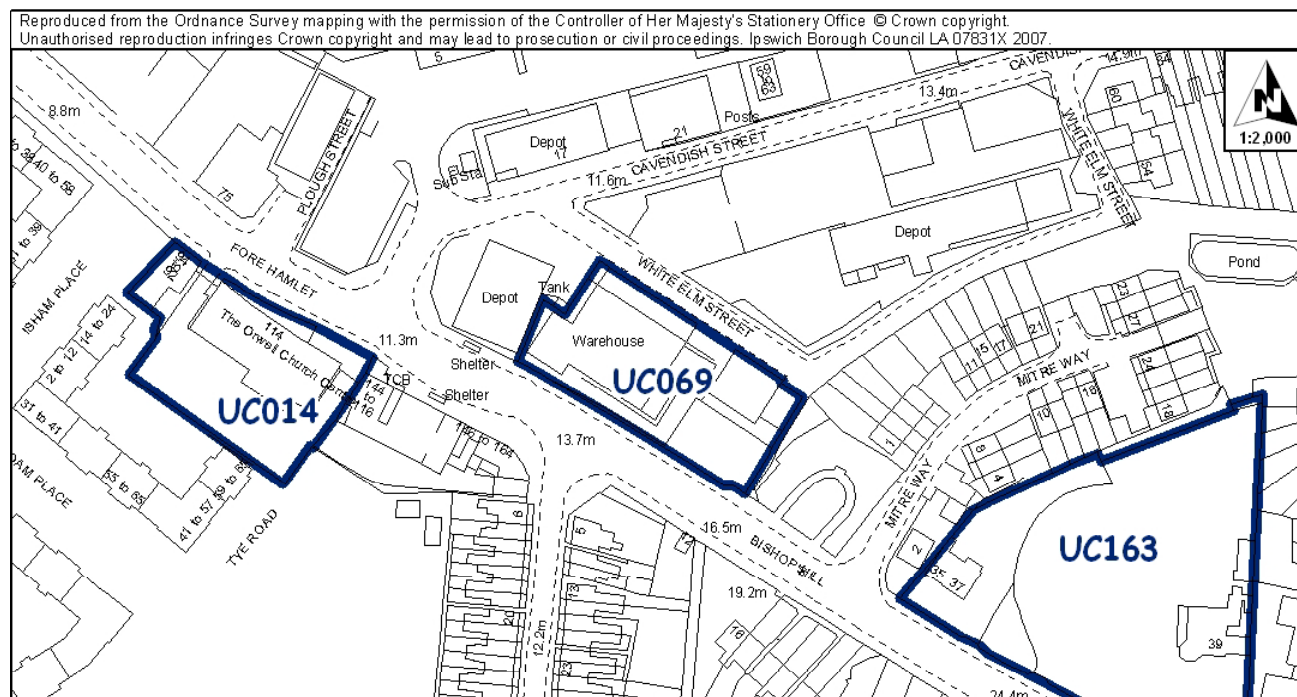
Comments on other possible approaches

At issues and options stage this site was put forward as site S071 for possible use for housing, employment, open space or retaining the existing use.

The former sports club is no longer in use as such and the site is in poor condition. Therefore retaining the existing use is not considered the best use of the land. It has residential uses on three sides and is well located for facilities, therefore residential rather than employment use is favoured.

SITE REF NO: UC069
(former ref no: S073)
SITE AREA: 0.22 ha

SITE NAME: JJ Wilson, White Elm Street



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	12

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
✓ (adjacent)	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Ten representations were received. Various comments were made including; the site lies in an air quality management area, unsuitable for family housing. Greater traffic movements/congestion would result if housing. Need to retain employment land in Borough.
- Ipswich Society states retain employment use.
- Ipswich Society states designate for employment as part of business cluster at western end of Cavendish Street, not for housing.
- Environment Agency states no specific constraints. Further increases in hard standing could create surface water run-off problems in area.

- Ipswich Hindu Samaj support use of site to accommodate new community/cultural center and place of worship for the Hindus of Ipswich.
- SCC stated that RSS jobs target and Suffolk Structure Plan policy ECON3 should be taken into account before considering changing to any other use than employment. In area of traffic congestion and poor air quality. Any development should have minimal parking provision and a travel plan to reduce car use. Sites cumulative impact on local schools.
- Anglian Water Services stated that water resource treatment works at capacity. Off-site infrastructure works are required for water supply network and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: limited capacity available.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is in an area that has a growing residential population. The site itself lies between commercial uses to the north and residential to the south. However, it is well placed for town centre amenities and the Education Quarter and would contribute to meeting the housing target set out in the draft East of England Plan.

The site is within 400m of a: play area (part); convenience store; parks and green spaces; meeting place and frequent bus route (4 or more per hour).

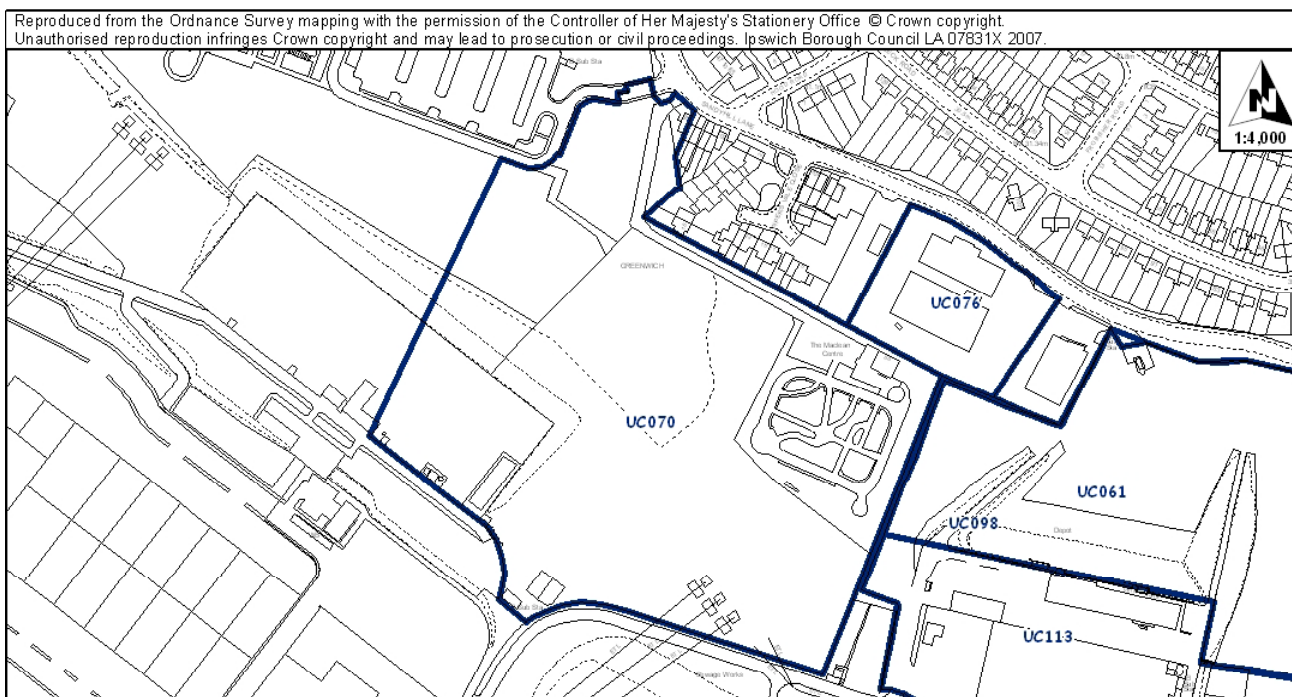
Comments on other possible approaches

The site was put forward at issues and options stage as site reference S073 for possible housing, employment or retaining the existing use.

In terms of the surrounding uses, housing or employment could be considered here, but housing use would relate well to the nearby Education Quarter and would be quite close to the proposed district centre on Duke Street.

SITE REF NO: UC070
(former ref no: S074)
SITE AREA: 5.25 ha

SITE NAME: Former British Energy site, Cliff Quay



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	L	92
EMPLOYMENT	50		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (part of site on a former landfill site, all of site within Landfill consultation zone)

Summary of issues and options consultation results

- 17 representations were received.
- Of those respondents who expressed a preference, two supported housing, one employment, one storage uses and two mixed uses.
- Should not preclude construction of the East Bank Link Road.
- Possible contamination issues from previous use and proximity to sewage works.
- Adjacent to County Wildlife Site.

- Associated British Ports submitted representation saying that the site joins an existing industrial area to the south west, where there is extensive fertiliser and ammonium storage. These are potentially combustible and cannot be stored close to housing. The site should be used for storage uses compatible with associated dockside activities.
- Environment Agency stated that the site lies partly within a minor aquifer HU zone, important for recharging of the minor aquifer. Within Groundwater Source Protection Zone 2. A Flood Risk Assessment would be required. Within 250m buffer zone of Cliff Quay Power Station. Potential contaminant to be investigated includes, asbestos accepted as part of the landfill use of the site, landfill gas, proximity to Cliff Quay sewage treatment works and associated odour problems.
- Highway Agency expressed concern regarding impact on trunk route network.
- Suffolk County Council consider that RSS jobs target and Suffolk Structure Plan policy ECON3 should be taken into account before considering changing to any other use than employment. Impact assessment on transport and local schools.
- Anglian Water Services stated that treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works. Proximity to sewage works with odour issues. Cordon sanitaire.

Suggested approach

Our suggested approach is to allocate the site for residential (50%) on the northern part of the site and employment (50%) on the southern half.

Justification for suggested approach

The Council believes that the northern part of the site is suitable for residential development subject to the prior satisfactory resolution of issues associated with the smell caused by the nearby sewage treatment works and the site's proximity to the operational port. Any such development should be accessed off Sandyhill Lane. The other half of the site should be used for employment related purposes and be accessed from Raeburn Road South - which may need to be extended to link back to Sandyhill Lane further to the west.

The Council would welcome the development of a comprehensive proposal with the adjacent Raeburn Road South / Sandyhill Lane site - UC061. At minimum the development of this site should not preclude the development of the Raeburn Road South/Sandyhill Lane site in accordance with the details set out within this appendix.

The site is within 400m of a: play area; convenience store (part); parks and green spaces (part) and frequent bus route (4 or more per hour) (part).

Comments on other possible approaches

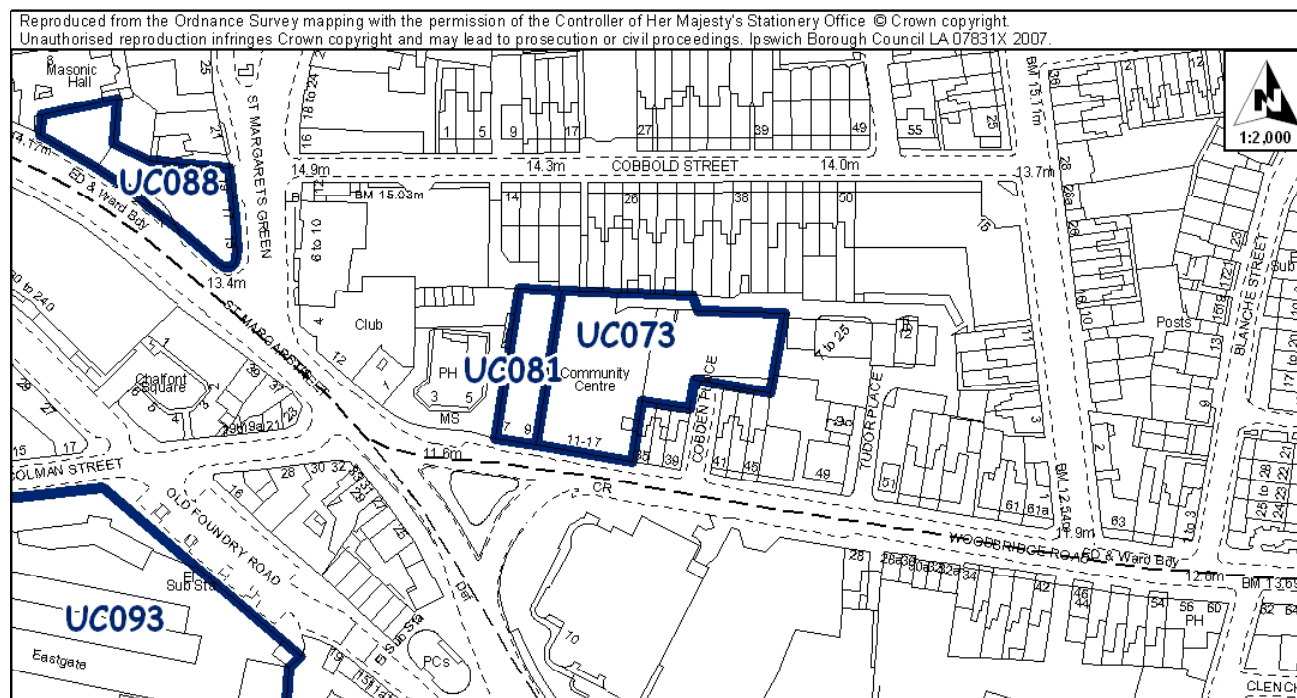
At issues and options stage the site was put forward as site reference S074 for suggested uses housing, employment or open space.

Housing is not considered appropriate over the whole of the site because of the proximity of the southern part to the sewage works and to other industrial uses. Employment similarly may not be the best option as the site has been available for employment use but development has not been forthcoming.

Open space is not considered appropriate for the whole site as it located between Landseer Park and Pipers Vale and in the adopted Local Plan this was not shown as an area of open space deficit. It is also unclear how such an allocation would be implemented.

SITE REF NO: UC073
(former ref no: S077)
SITE AREA: 0.19 ha

SITE NAME: Land between Cobbold Street and Woodbridge Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	H	31

CONSTRAINTS

✓	Within Flood Plain
✓	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Fourteen representations were received. Raising various issues including: many support retention of existing use, valuable community resource, if existing occupier doesn't need this, other charitable/community organizations could, it has good location.
- Landseer/Nacton Road Action Group and Wherstead Road Resident Association support low density housing if site no longer in use. High density housing would place unacceptable pressure on local infrastructure and public services.
- SCC stated that site suitable for options set out but there is concern regarding loss of community facilities. Should site be developed for housing, would be beneficial as supported housing. In area of traffic congestion and poor air quality, any development should have minimal parking provision and a

travel plan to reduce car use. Residential development would add to problem of shortage of primary and secondary places.

- Anglian Water Services state that water resource treatment works at capacity. Off site infrastructure works are required for water supply networks and sewage treatment works, phasing of development should be in consultation with Anglian Water. Foul sewerage network: at capacity, local flooding.

Suggested approach

Our suggested approach is to allocate the site for high density housing.

Justification for suggested approach

The site is the remainder of a first deposit draft allocation for housing (6.14). It is close to the town centre with housing already on two sides. Housing would be appropriate in this location provided the community use is no longer needed or could be moved to a new location.

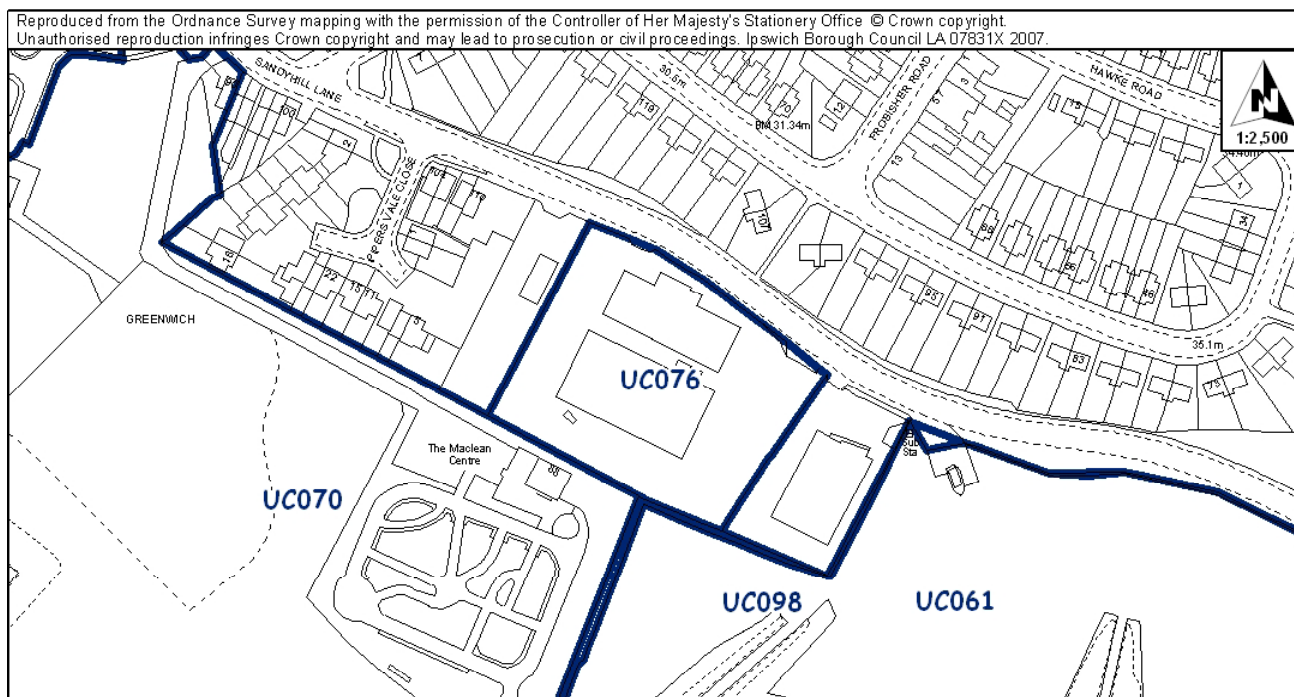
The site is within 400m of a: primary school; play area; convenience store; GP surgery; pharmacy; parks and green spaces; post office; meeting place; frequent bus route (4 or more per hour); play group and dentist.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S077 for housing or retaining the existing use. Although the site is currently in use, there may be scope to replace the community uses elsewhere.

SITE REF NO: UC076
(former ref no: S084)
SITE AREA: 0.63 ha

SITE NAME: Cocksedge Engineering, Sandy Hill Lane



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	22

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within Landfill site consultation area)

Summary of Issues and Options – Additional sites consultation results

- Ten representations were received. Of those who expressed a preference, six supported employment use on the site.
- Unsuitable for housing due proximity to sewage works.
- Associated British Ports state that the site adjoins existing industrial area to the south west where there is extensive fertilizer and ammonium nitrate storage. These are potentially combustible and cannot be stored close to housing. At best, the area should be used for storage uses compatible with associated dockside activities.
- Natural England state that the site lies adjacent to an area designated as a County Wildlife Site.

- Environment Agency state that site lies within 250m buffer zone of closed Cliff Quay landfill site, which accepts asbestos while in operation. Site investigation necessary to determine level of contamination. Given proximity to Cliff Quay sewage treatment works and associated odour problems, it appears housing development inappropriate here.
- SCC state residential development likely to have cumulative impact on local primary and secondary school places.
- Anglian Water Services states that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks; phasing of development should be in consultation with Anglian Water. Foul sewage network: development near works with existing issues on odour complaints. Cordon sanitaire.

Suggested approach

Our suggested approach is to allocate this site for low density housing, subject to the prior satisfactory resolution of issues associated with the smell caused by the nearby sewage treatment works, and any issues arising from the landfill consultation zone.

Justification for suggested approach

The site is in a largely residential area and is currently underused. It offers good views of the Orwell Bridge and, provided the issues highlighted could be resolved, would prove suitable for housing.

It would make a valuable contribution to meeting the housing target set out in the draft East of England Plan and is an opportunity for low density family housing to help provide a mix of housing across the borough.

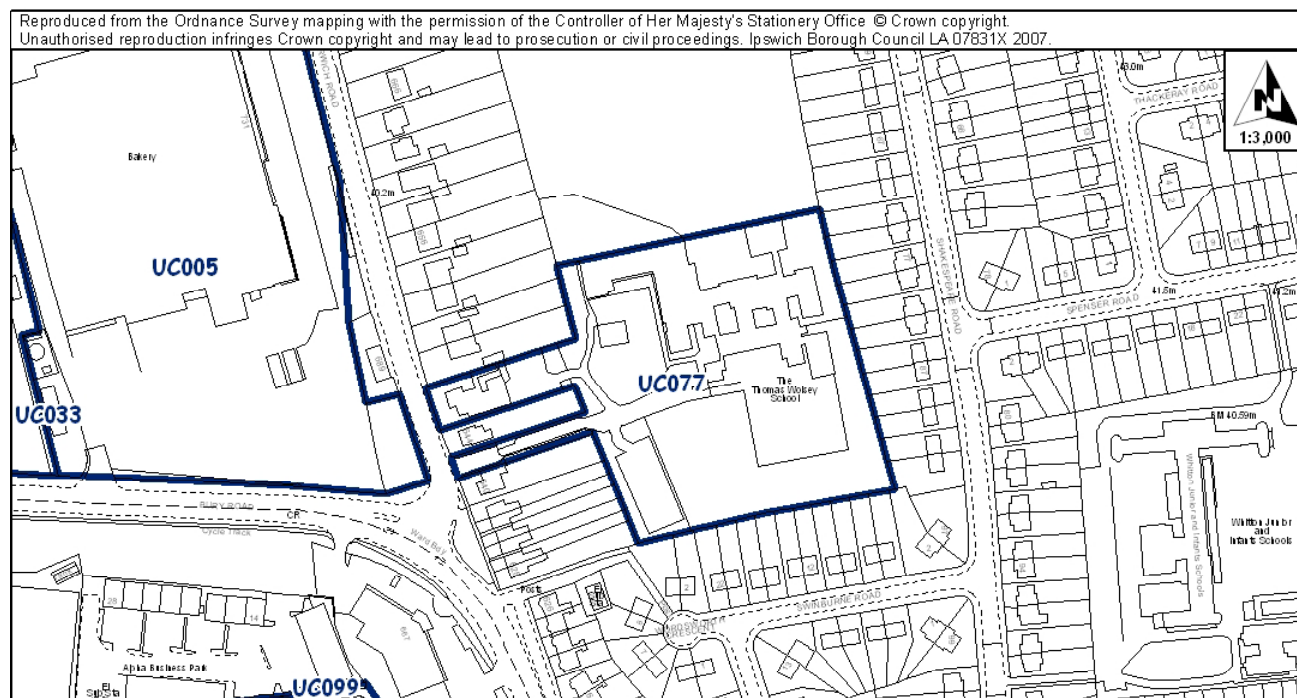
The site is within 400m of a: play area; convenience store; parks and green spaces and frequent bus route (4 or more per hour).

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S084 for housing or employment. Whilst many respondents favoured employment use, the Council considers that housing would be appropriate if the environmental issues mentioned above can be resolved. Residential use would fit well with proposals for mixed use on adjacent sites in creating a mixed use area in more efficient use than it is at present.

SITE REF NO: UC077
(former ref no: S085)
SITE AREA: 1.38 ha

SITE NAME: Thomas Wolsey Special School, Old Norwich Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	76

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Fifteen representations were received. A lot of support for retention of the existing school although if no alternative use for community or educational use, housing is considered appropriate.
- Claydon and Whitton Parish Council, Landseer/Nacton Road Action Group and Wherstead Road Residents Association supported retaining existing use.
- Ipswich Hindu Samaj supported use as Hindu Community/Cultural Centre and place of worship for Hindus.
- Sport England stated it is understood that the school will close if permission is granted for current application for new premises elsewhere. Site has small playing field but no replacement field

proposed if site lost to housing. Need assessment to justify development or financial contribution towards equivalent or better replacement pitch provision, if neither SE would object.

- Environment Agency stated that the site lies within Groundwater source Protection Zone 2.
- Highways Agency stated that may be of concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed in detail.
- SCC state site became available due to change in structural operation of Special Schools, site no longer necessary therefore residential appropriate.
- Anglian Water Services states that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewage network: Foul flows to be restricted to max of existing discharge.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is well located in a residential area and is due to become available. It will also benefit from local facilities to be provided as part of the proposals for sites UC005 and UC033 nearby. It will make an important contribution to meeting the housing target set out in the draft East of England Plan.

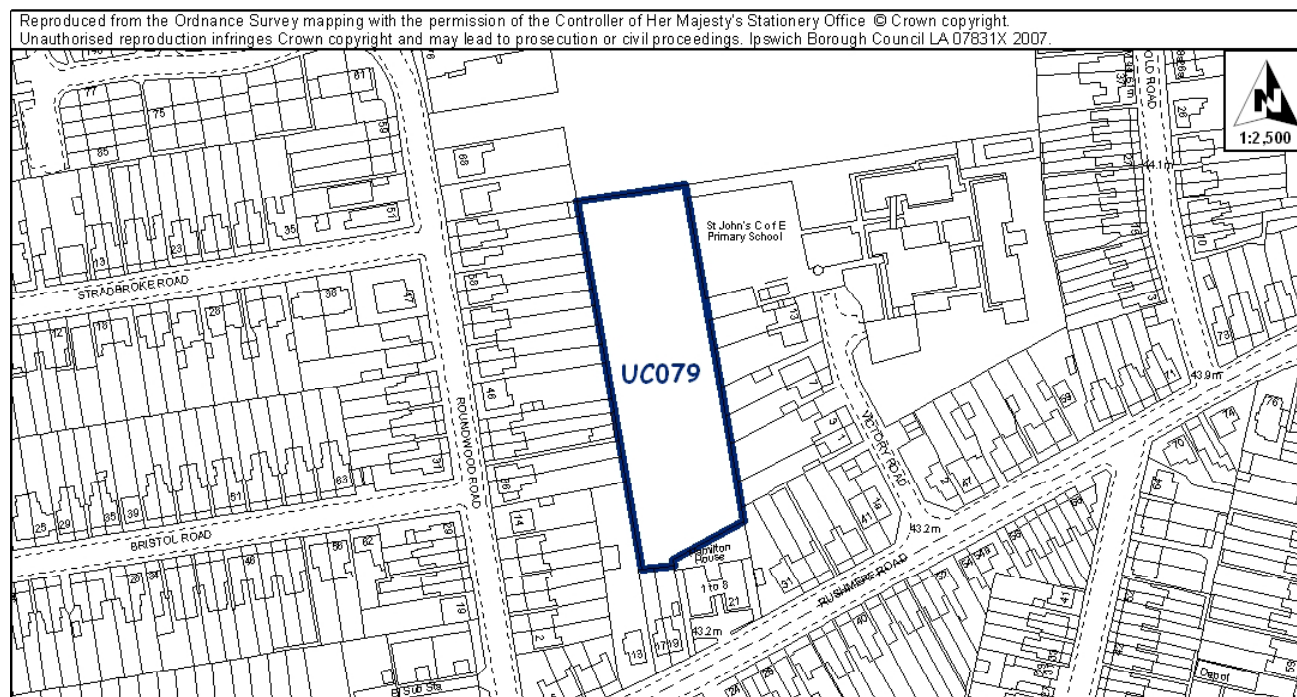
The site is within 400m of a: primary school; play area; convenience store; pharmacy (part); parks and green spaces; post office (part); meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S085 for possible housing or retaining the existing use. Since the existing use is likely to cease during the plan period, retaining this would not be appropriate. Allocation for a different use such as a place of worship is not considered appropriate at this stage because of uncertainty about delivery.

SITE REF NO: UC079
(former ref no: S087)
SITE AREA: 0.43 ha

SITE NAME: Playing fields, Victory Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Eleven representations were received. All respondents who expressed a preference indicated that they wish to see the existing use retained.
- Sport England stated that they were not clear whether the site is currently in use as a playing field. They stated, as the site has not been in formal sports use for a number of years, development is acceptable in principle. A PPG17 needs assessment would be needed to justify development, or equivalent or better alternative facilities should be provided. If neither of these courses of action were taken, Sport England would object to redevelopment.
- Environment Agency stated that there were no environmental constraints.

- Suffolk County Council stated that no discussion between SCC and the school regarding school places in the area. SCC sees a need for the school and even potential expansion of the site. Under PPG17 an assessment should be undertaken to show the open space to be surplus to requirements.
- Anglian Water Services stated that the water treatment works are at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: limited capacity available.

Suggested approach

Our suggested approach is not to allocate the site for development, but to retain it for open space use.

Justification for suggested approach

The existing use as open space is to be retained, as this was the most popular option in the issues and options consultation. All respondents that expressed a preference wished the existing use to be retained. If the site were to be developed a PPG17 needs assessment would have to be undertaken and alternative facilities for sport and open space would have to be provided elsewhere. In addition, the school may need to expand in the future so the space is to be left available for this possibility.

The site is within 400m of a: primary school; convenience store; pharmacy; parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group.

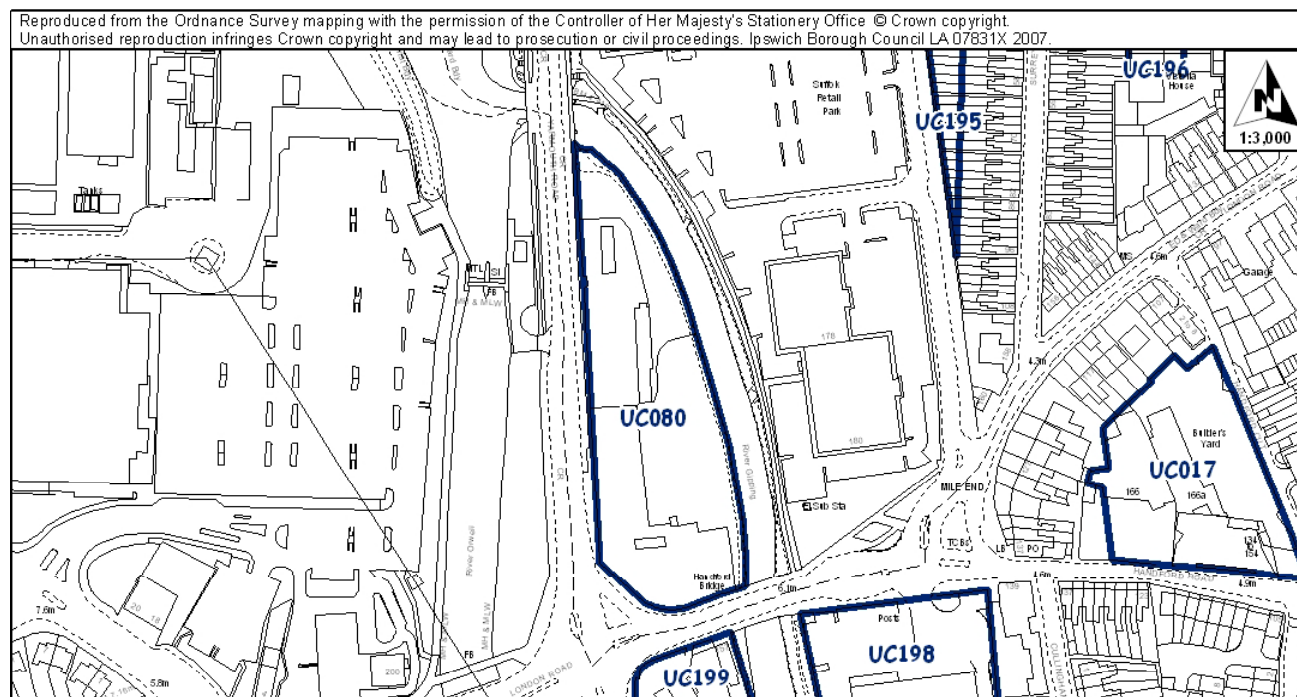
Comments on other possible approaches

At the issues and option stage the site was considered for the following uses, retaining existing use, education, open space or housing.

All respondents who expressed a preference stated that they wish to see the existing use retained. This is considered the best approach and gives the flexibility for the possible future expansion of the school site should the need arise.

SITE REF NO: UC080
(former ref no: S088)
SITE AREA: 0.78 ha

SITE NAME: Land at Yarmouth Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	22
OPEN SPACE/RECREATION	50		

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Twelve representations were received. Issues raised include, flood plain, access problems, wildlife corridor, leave as open space, retain existing use, support use as fire station, employment also supported.
- Inland Waterways Association stated the need to ensure that access to the river is retained in any future use of the site.

- Natural England stated that the site lies adjacent to an area designated as a County Wildlife Site.
- Environment Agency stated that the site falls within flood zones 2 and 3. Flood Risk Assessment would be required. EA objects to housing or any employment use that would place lives at risk due to flood risk. EA has land interests in the area. Any works within 9m of River Gipping require land drainage consent from EA – which may not be forthcoming if any proposal interferes with flood defences or EA access to the riverbank.
- SCC state area of traffic congestion. Any development should have minimal parking provision and travel plan to reduce car use. Residential use may have implications for local primary school places.
- Anglian Water Services state that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: at capacity.

Suggested approach

Our suggested approach is to allocate the site for 50% residential use as medium density and 50% open space and recreation, ensuring that access to the river is maintained. The recreation element should include facilities to support the public's enjoyment of the river.

Justification for suggested approach

The site is in an area that has seen recent residential development and occupies a prominent and potentially attractive site adjacent to the river. Redevelopment offers the potential to open up and safeguard riverside access and deliver a showcase development in this very visible location. There may be a need for noise attenuation in relation to traffic at the northern end of the site. The site would make a contribution to meeting the housing target set out in the draft East of England Plan.

However, there are flooding issues that must be addressed. The Strategic Flood Risk Assessment indicates that sites are needed within Flood Risk Zones 2 and 3. The vulnerability of this site and proposed residential use suggest that it may only come forward later in the plan period after completion of the tidal barrier, unless other measures can be implemented to overcome the Environment Agency's concerns.

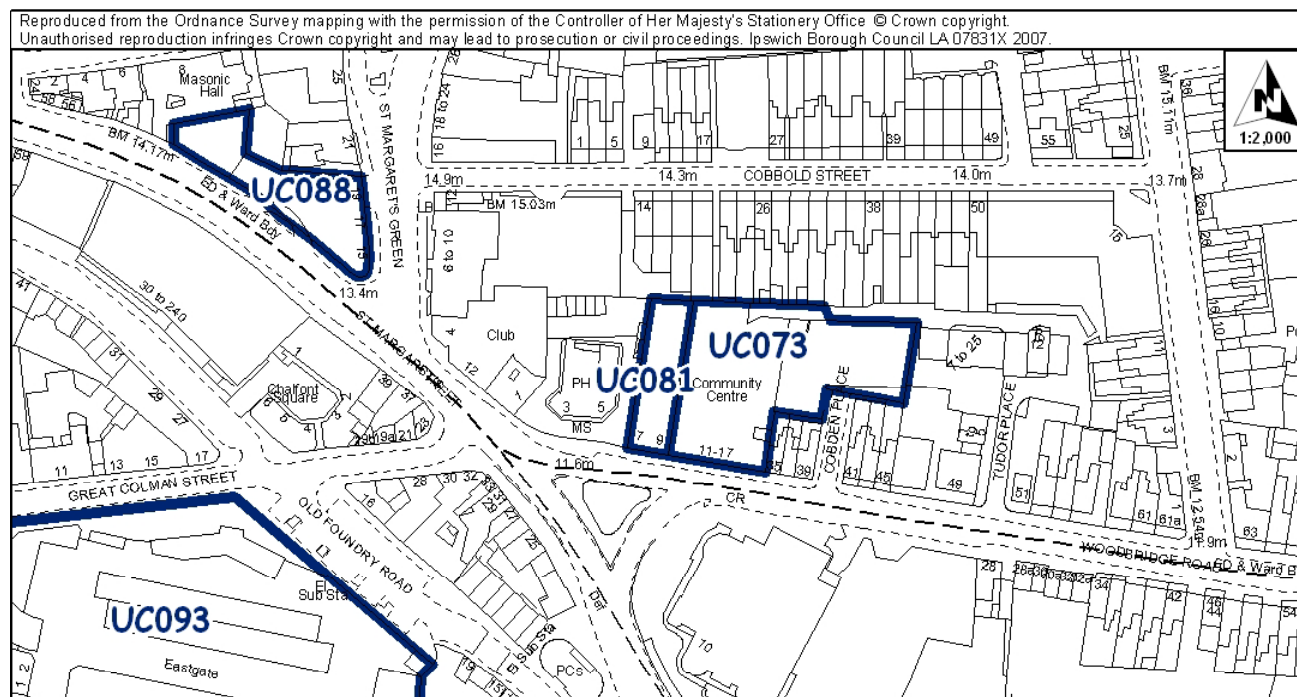
The site is within 400m of a: primary school; play area (part); convenience store; pharmacy; parks and green spaces (part); post office; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S088 for possible leisure, open space, housing or employment. Leisure uses have been provided for within IP-One and employment would not make the best use of a potentially attractive riverside environment.

SITE REF NO: UC081
(former ref no: S089)
SITE AREA: 0.05 ha

SITE NAME: St Margaret's Green/Woodbridge Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Twelve representations were received. Of those who expressed a preference most stated that the site should not be allocated for development unless it is no longer in use.
- Should be developed in association with site S077.
- Landseer/Nacton Road Action Group and Wherstead Road Residents Association stated that the site should not be proposed for development unless no longer in use. The preferred use for the site was stated as entertainment, existing use, employment or very low density housing. They objected to the proposed high density housing as place unacceptable pressure on local infrastructure and services. The site has access problems.
- Environment Agency stated that the site lies within Groundwater Source Protection Zone 2.

- Suffolk County Council stated that the site lies in an area of traffic congestion and poor air quality. Any development should have minimal parking provision and a travel plan to reduce car use. Education: significant development would add to problems in an area with a shortage of Primary (St Helen's Primary) and secondary (Northgate High) places.
- Anglian Water Services Ltd stated that water resource treatment works is at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewage network: at capacity – local flooding.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site has the benefit of planning permission for redevelopment comprising 14 apartments and retail/office units (application reference 06/00495). It is no longer appropriate to allocate it for development in the LDF.

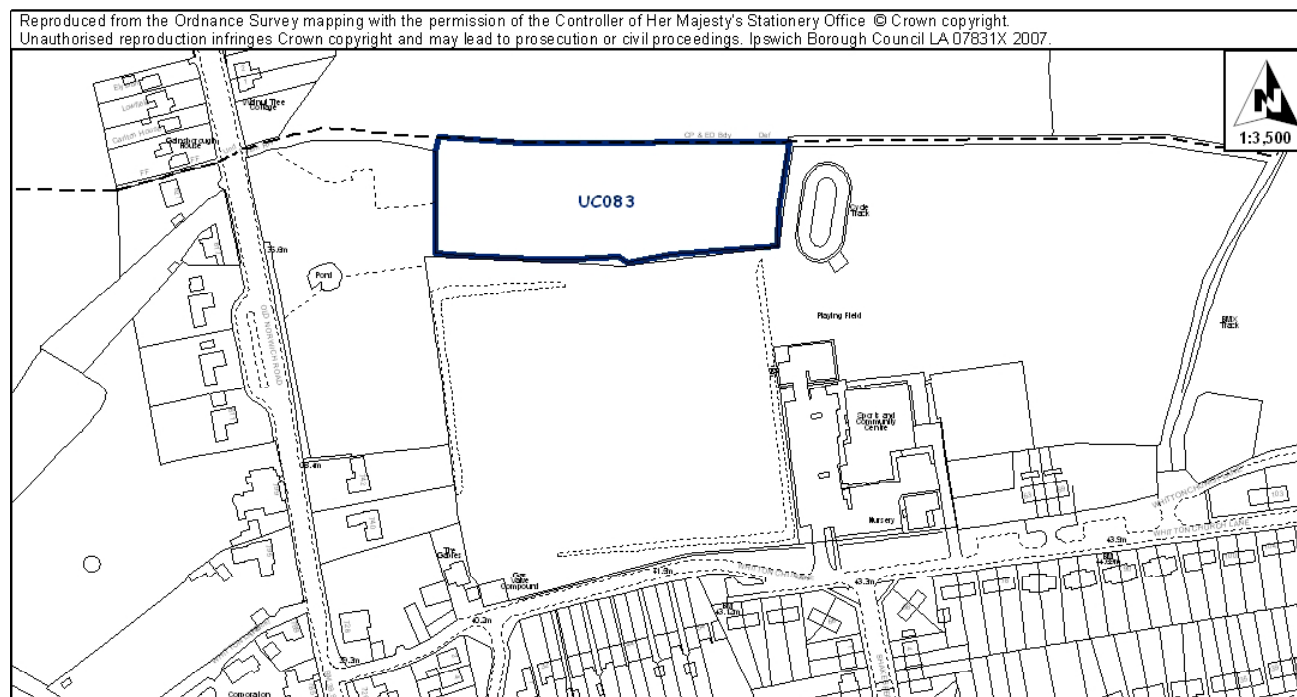
Comments on other possible approaches

At the issues and options stage, housing (high density) and employment were considered.

A mixed use scheme has been granted planning consent, therefore it is no longer appropriate to allocate the site in the LDF.

SITE REF NO: UC083
(former ref no: S092)
SITE AREA: 0.85 ha

SITE NAME: Land north of Whitton Sports Centre



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Ten representations were received. Of those who expressed a preference all either stated to retain existing use or use for leisure/recreation/sport or as Country Park. It was also stated that the site should become part of sports centre.
- Claydon and Whitton Rural Parish Council stated they wish the site to be retained as open space and add to adjoining conservation area.
- Sport England stated the site should be allocated for open space to meet the potential expansion needs for Whitton Sports Centre. If Council's emerging playing pitch assessment identifies a need for additional pitches, expansion of Whitton to Gainsborough sports centres would be most appropriate due to availability of space to allow expansion and support services on the sites.

- Ipswich Society stated retain existing use. Low density housing after 2021.
- Environment Agency stated the site lies within minor aquifer zone, some importance for recharging of the minor aquifer. Within Groundwater Source Protection Zone 2.
- Suffolk County Council stated consider alongside potential sites in the northern fringe area. No particular issues for local primary or secondary schools. Option to change use away from community and playing field land is difficult to understand given the expected expansion of housing in Ipswich.
- Anglian Water Services Limited stated that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: limited capacity available.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site is currently designated as open countryside in the adopted local plan. If the site were developed it would be seen as an intrusion into the countryside area.

Comments on other possible approaches

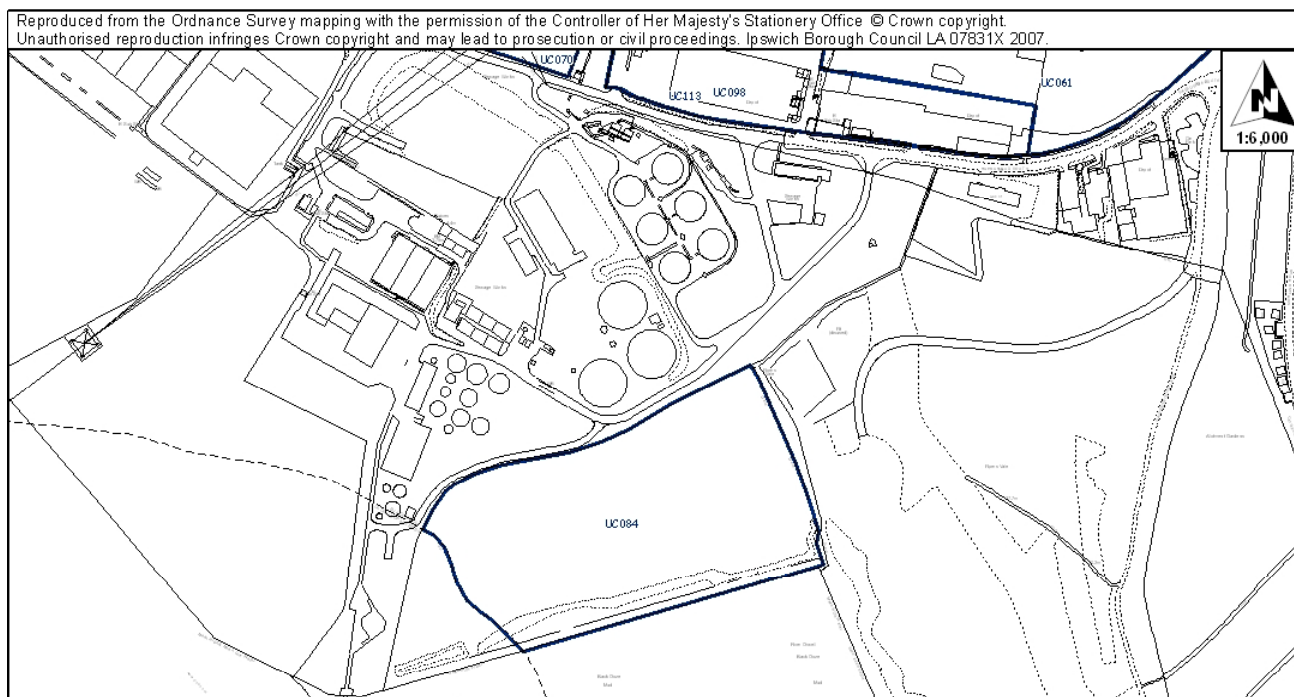
At the issues and options stage, retain existing use, open space, leisure and housing (low density) were considered.

All the respondents who expressed a preference either wanted to see the existing use retained or use for leisure/recreation/sport or as Country Park. It was also stated that the site should become part of sports centre.

We agree with the majority of respondents that the site should be retained for open space use.

SITE REF NO: UC084
(former ref no: S094)
SITE AREA: 4.16 ha

SITE NAME: Land south of Sewage Works



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within Landfill consultation zone)

Summary of Issues and Options – Additional sites consultation results

- Eighteen representations were received. Of those who expressed a preference eight wanted no development and five supported development some stating this should not prevent EBLR.
- Suffolk Wildlife Trust stated that the site should not be allocated for development, but should be retained for open space. The site borders SPA/RAMSAR site of Orwell Estuary. Potential to incorporate into Country Park, with appropriate visitor management. Ecological surveys will be required.
- Babergh District Council stated that it should not be developed and should be used for open space or existing use. Not suitable for housing due to adjacent uses, especially sewage works. It is also detached from urban area. It adjoins the river, a highly ecological area. If it must be developed,

then employment /commercial would be best, possibly associated with use of the river (e.g. port-related activity).

- Associated British Ports stated that the site should be developed for employment due to proximity to other port activities nearby.
- Landseer/Nacton Road Action Group and Wherstead Road Resident Association suitable for development but only if does not preclude an EBLR.
- Natural England stated site should remain in existing use or as open space. Site occupies an important position on the estuary, adjacent to Orwell Estuary SSSI, which is also a component of the Stour and Orwell SPA and RAMSAR site. Adjoins AONB where conservation of natural beauty/landscape should be given great weight in planning policies and development control decisions and the Country Park. Adjacent to County Wildlife Site.
- Environment Agency objects to development here due to likely impact on Pipers Vale CWS and proximity to Stour and Orwell Estuaries SPA/RAMSAR site and Stour Estuaries SSSI. Suitable buffer zone must be provided between any development and Pipers Vale. Consider Habitats Directive – appropriate assessment may be required to address impact on SPA. Within 250m buffer zone of closed Cliff Quay landfill site. Two other issues, potential landfill gas and proximity to Cliff Quay sewage treatment works and associated odour problem. Site falls within flood zones 2 and 3. Flood Risk Assessment required.
- Suffolk Rights of Way has right of way issues.
- Suffolk County Council states any development likely to generate extra commuting, with impact on congested parts of network. Transport assessment should be carried out to determine likely impact on transport network and mitigating measures.
- Anglian Water Services Ltd states that the water resource treatment works is at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works. Phasing of development should be in consultation with Anglian Water. Foul sewerage network; development near works with existing issues on odour complaints. Cordon Sanitaire.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site lies in open countryside adjacent to the sewage works. It may be needed for possible future expansion of the works. It is therefore not considered appropriate to allocate it in the LDF.

The site was identified in part in the 1997 Proposals Map, wholly in 2001 proposals map as part of the Country Park. It is also designated as lying in part of an existing County Wildlife Site and the Local Nature Reserve in the 1997 Proposals Map. In the 2001 Proposals Map the site lies within the existing County Wildlife Site, but not in the Local Nature Reserve.

Comments on other possible approaches

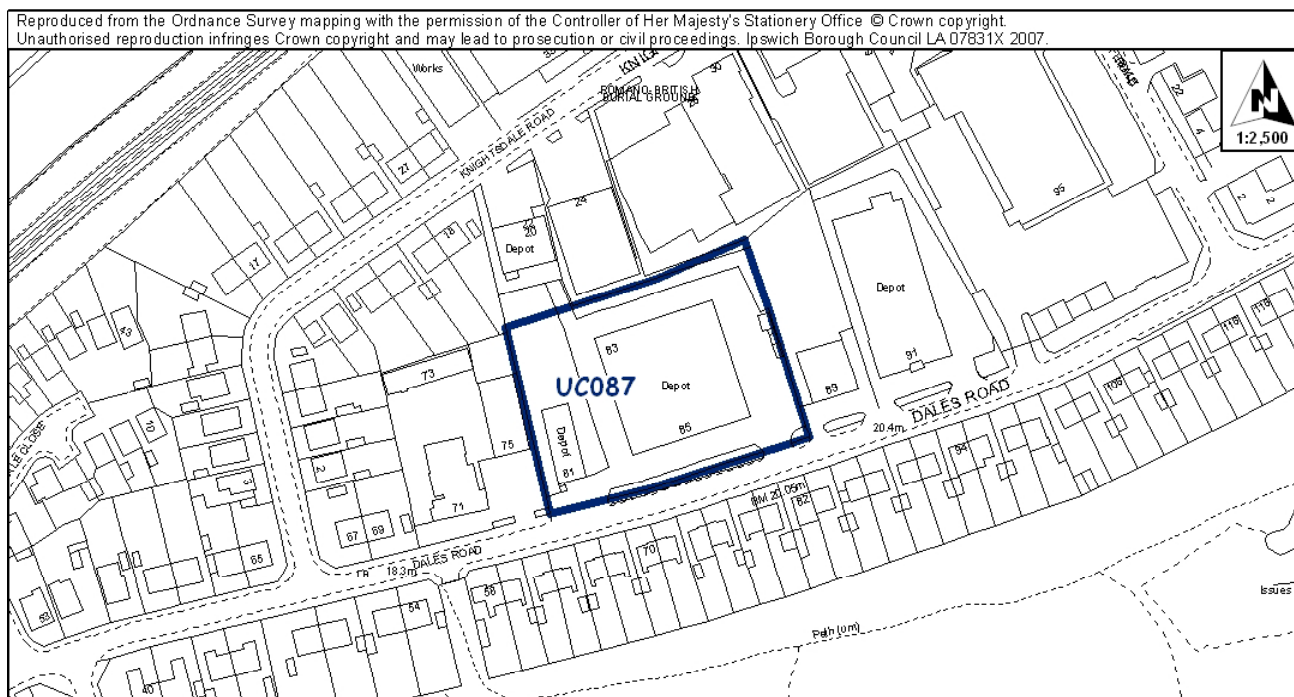
At the issues and options stage, retain existing use, open space or employment uses were considered.

The following consultees objected to the development of the site, Suffolk Wildlife Trust, Babergh District Council, Associated British Ports, Natural England, Environment Agency, Suffolk Rights of Way. Concerns were expressed by Suffolk County Council and Anglian Water Services.

Development of the site is considered to be inappropriate.

SITE REF NO: UC087
(former ref no: S098)
SITE AREA: 0.57 ha

SITE NAME: 83/85 Dales Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Six representations were received. Of those who expressed a preference, five supported retention of employment use of site.
- Existing employment site a valuable resource that should not be lost. Situated in an employment area. Should retain employment to assist in meeting job target of RSS and Suffolk Structure Plan policy ECON3.
- SCC stated residential development unlikely to impact to schools on its own but cumulatively with other sites. Sites must be seen in terms of s106 agreements taking into account the total number of places. May set a precedent for the conversion of industrial land to housing.

- Anglian Water Services Ltd stated water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network; limited capacity available.

Suggested approach

Our suggested approach is to allocate the site for employment use.

Justification for suggested approach

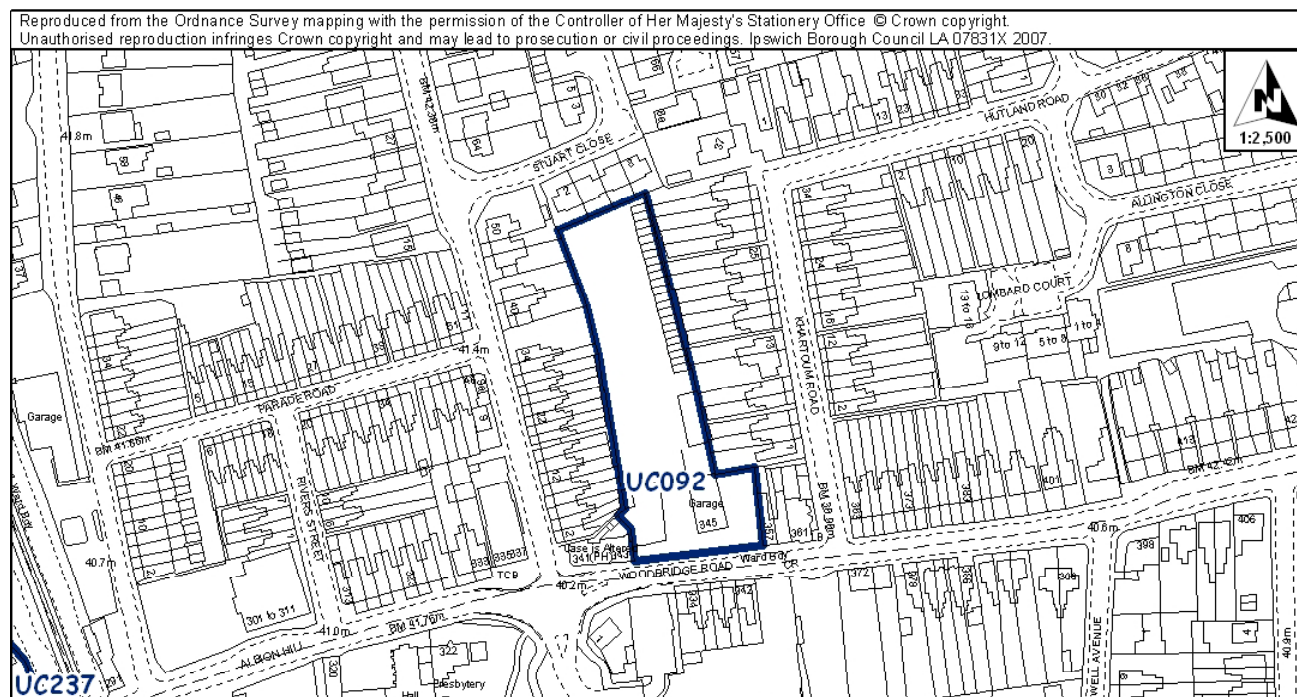
The site is part of an established employment area that makes a contribution to the borough's economy and supply of jobs and, as such, employment use is the most appropriate use.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S098 for possible housing, employment or retaining the existing use. Housing is not considered appropriate in this location because it is part of an established employment area.

SITE REF NO: UC092
(former ref no: S103)
SITE AREA: 0.38 ha

SITE NAME: 345 Woodbridge Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	21

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Eight representations were received. Of those respondents who expressed a preference two supported a mix of employment and housing, one stating employment on Woodbridge Road frontage and housing to rear, and three supported low density housing only.
- Environment Agency stated that site lies within minor aquifer HU zone. Within Groundwater source Protection Zone 2.
- SCC stated there is concern at range and number of small scale housing developments potentially available in this part of town, where there is already a shortage of school places.

- Anglian Water Services Ltd stated that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works: phasing of development should be in consultation with Anglian Water. Foul sewerage network: At capacity.

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is underused at present and is in a residential area close to a local centre. It will help to meet the housing target set out in the draft East of England Plan.

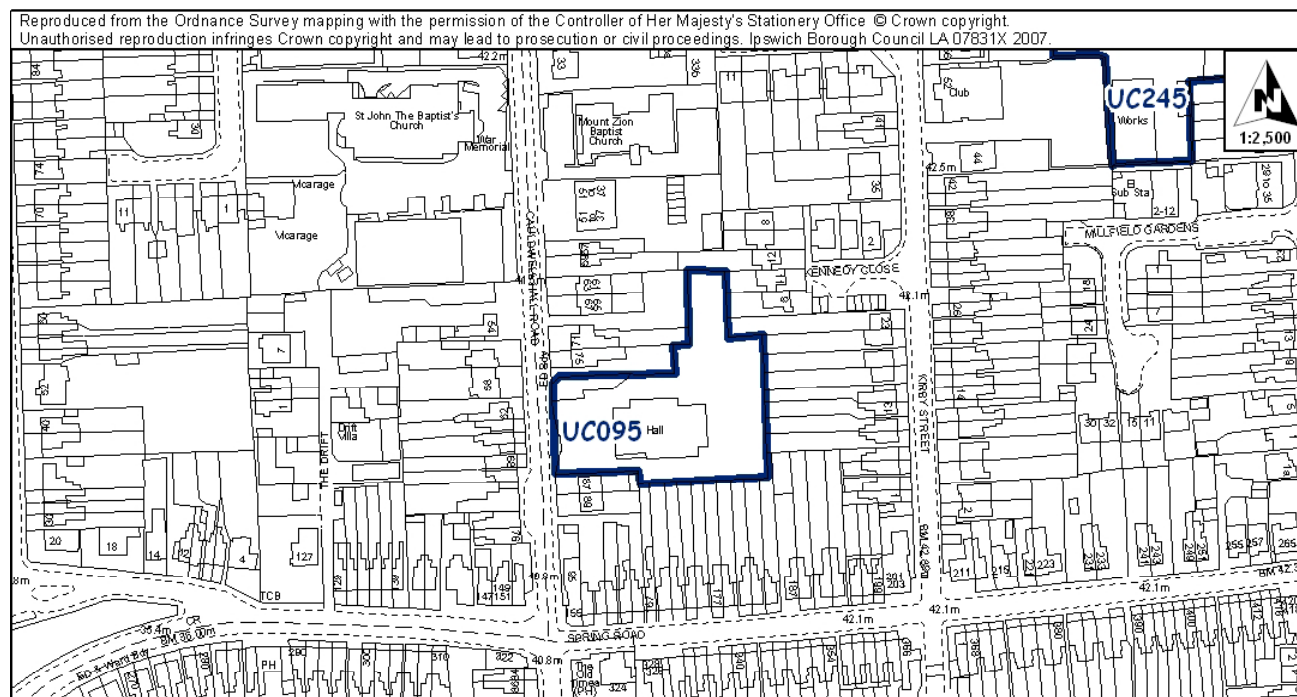
The site is within 400m of a: primary school; play area; convenience store; pharmacy(part); parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S103 for possible employment or housing. Employment use is not considered the best use here because of the surrounding uses and proximity to services that the site enjoys.

SITE REF NO: UC095
(former ref no: S108)
SITE AREA: 0.30 ha

SITE NAME: 79 Cauldwell Hall Road



This site was identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Eight representations were received. Of those who stated a preference, four stated that the site should remain in its existing use and one favoured housing development.
- Other comments included valuable local resource.
- Ipswich Hindu Samaj support use of the building as a place of worship and community centre for the Hindu community.
- Suffolk County Council stated that a number of small scale housing development in the area will have a cumulative impact on primary and secondary places.
- Anglian Water Services stated that the water resource treatment works is at capacity. Off site infrastructure works are required for water supply networks and sewage treatment works; phasing of

development should be in consultation with Anglian Water. Foul sewage network: Limited capacity available.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site has the benefit of outline planning permission for redevelopment comprising 15 dwellings and one bungalow (application reference 06/00921). It is therefore no longer appropriate to allocate it for development in the LDF.

The site is within 400m of a: primary school (part); convenience store; pharmacy; post office; meeting place; frequent bus route (4 or more per hour) and play group.

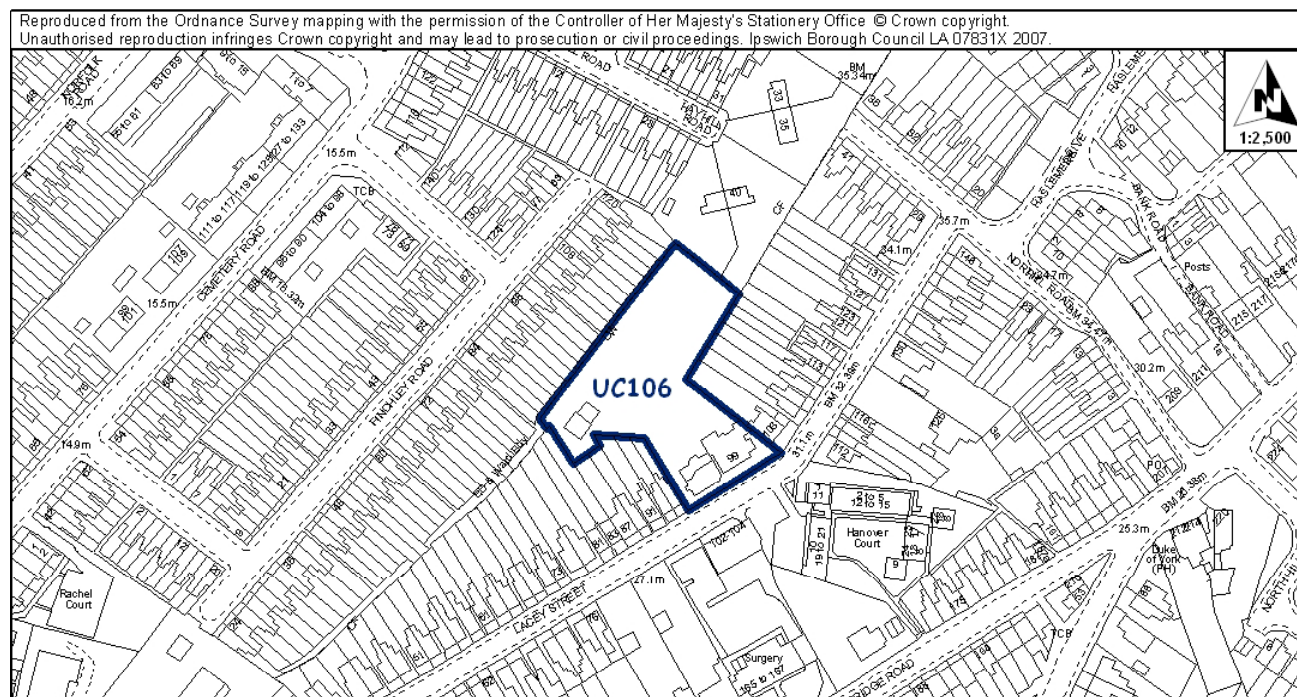
Comments on other possible approaches

At the issues and options stage, retaining the existing use and housing were considered.

Residential redevelopment of the site has been granted outline planning permission, therefore it is no longer appropriate to allocate the site in the LDF.

SITE REF NO: UC106
(former ref no: 04-01)
SITE AREA: 0.31 ha

SITE NAME: Morpeth House, 97-99 Lacey Street



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	11

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill consultation zone)

Suggested approach

Our suggested approach is to allocate the site for residential use at a low density. It could accommodate in the region of 11 new homes.

Justification for suggested approach

The site is well located in a predominantly residential area close to local amenities. There is a frequent bus route into the town centre and local open space of a high quality nearby.

Most of the site is located within a landfill consultation zone and needs to be taken into consideration. There is a possibility of landfill gas migrating from the landfill and the developer should investigate this further.

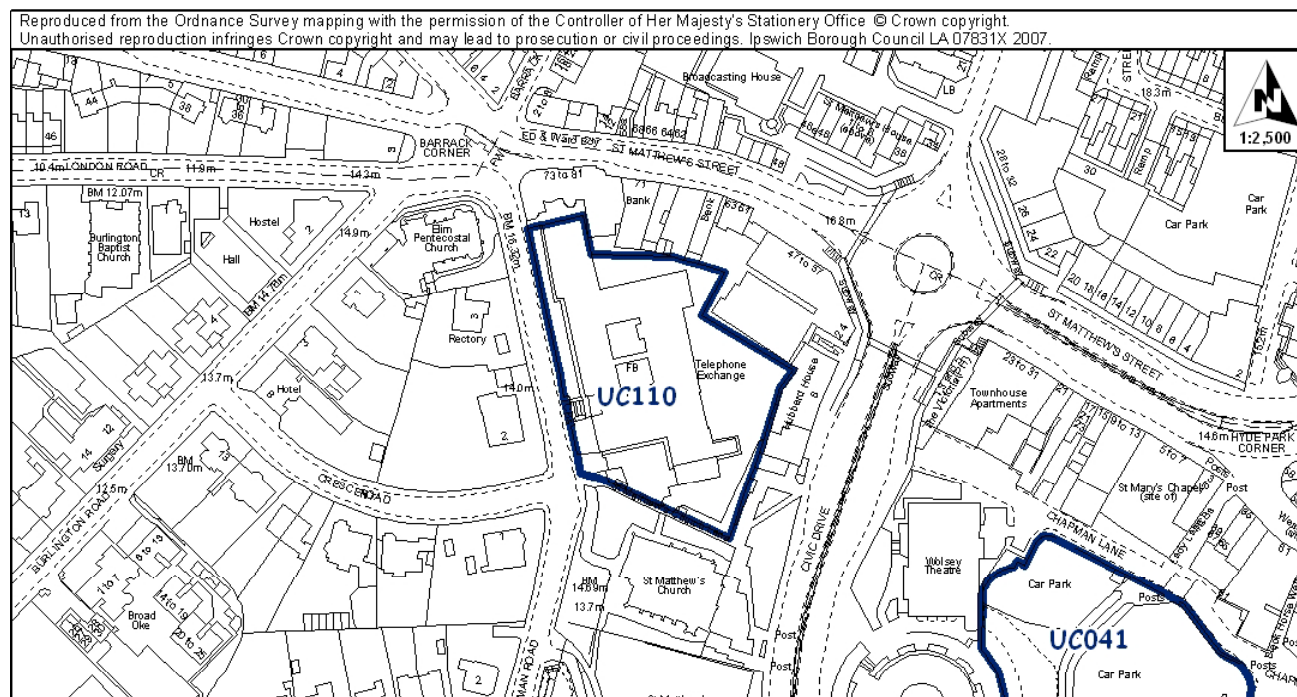
The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy; post office (part); meeting place (part); frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

Employment use is not considered appropriate due to the residential nature of the area and the absence of other employment sites nearby.

SITE REF NO: UC110
(former ref no: 07-01)
SITE AREA: 0.53 ha

SITE NAME: Telephone Exchange, Portman Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	29

CONSTRAINTS

	Within Flood Plain
✓ (adjacent)	Within Conservation Area
✓ (adjacent)	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at medium density.

Justification for suggested approach

The site is highly accessible, close to the town centre and within walking distance to the Ipswich Village employment area. The site is well served by local amenities and is close to Christchurch Park and the bus station. A housing-led redevelopment would fit in with the predominantly residential area and would improve the street scene at the edge of the conservation area. It also makes a contribution to meeting the residential target set out in the East of England Plan.

A conservation area surrounds it and there are listed buildings adjacent to it so any redevelopment would need to take this into account.

The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy; parks and green spaces; post office; meeting place; frequent bus route (4 or more per hour); play group (part) and a dentist.

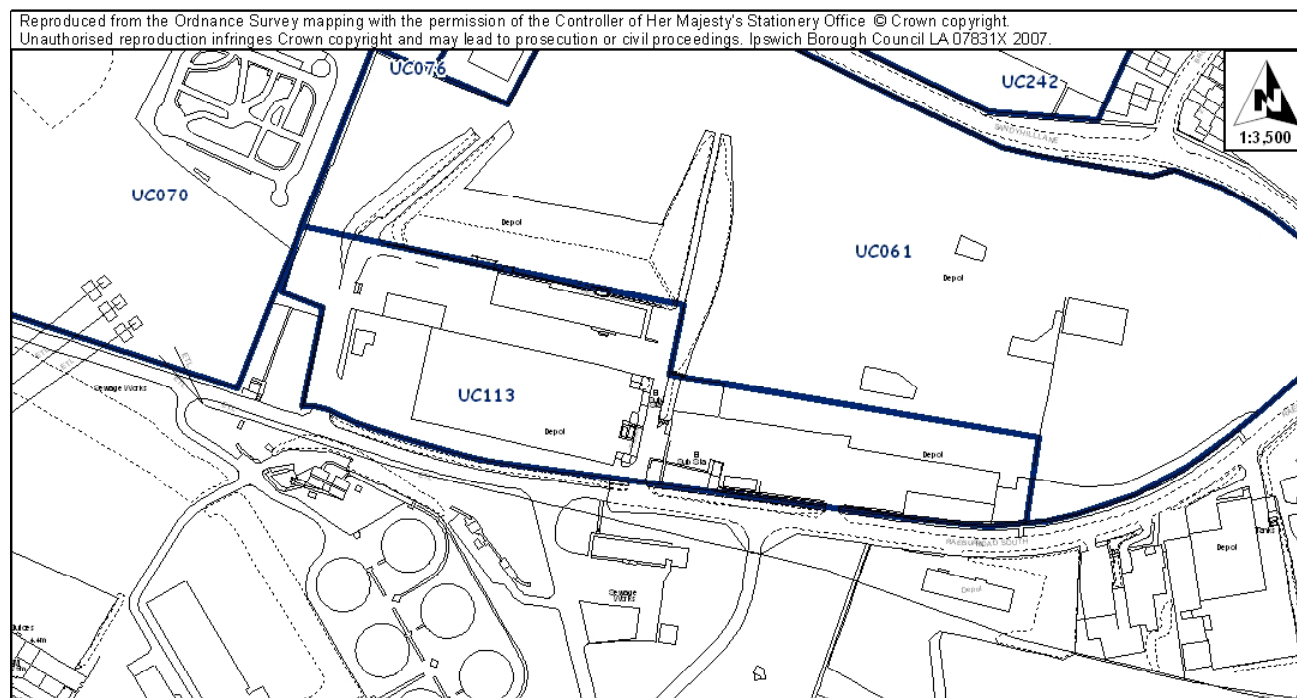
Comments on other possible approaches

Retaining the existing use is not appropriate as the current building is 4-5 storeys high and was built/designed in the 1950s/60s. It is not particularly attractive or coherent with the Victorian yellow brick houses on Crescent Rd or the churches on Portman Rd.

Residential use is the preferred option although employment use has been considered.

SITE REF NO: UC113
(former ref no: A175)
SITE AREA: 2.29 ha

SITE NAME: Part former Volvo site, Raeburn Road south



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for employment use only.

Justification for suggested approach

The site is located in close proximity to the sewage works, which generates a foul smell in the area making the site unsuitable for residential use. The site has good transport links and a regular bus service, which serves a considerable amount of residential areas that could provide the workforce for the site.

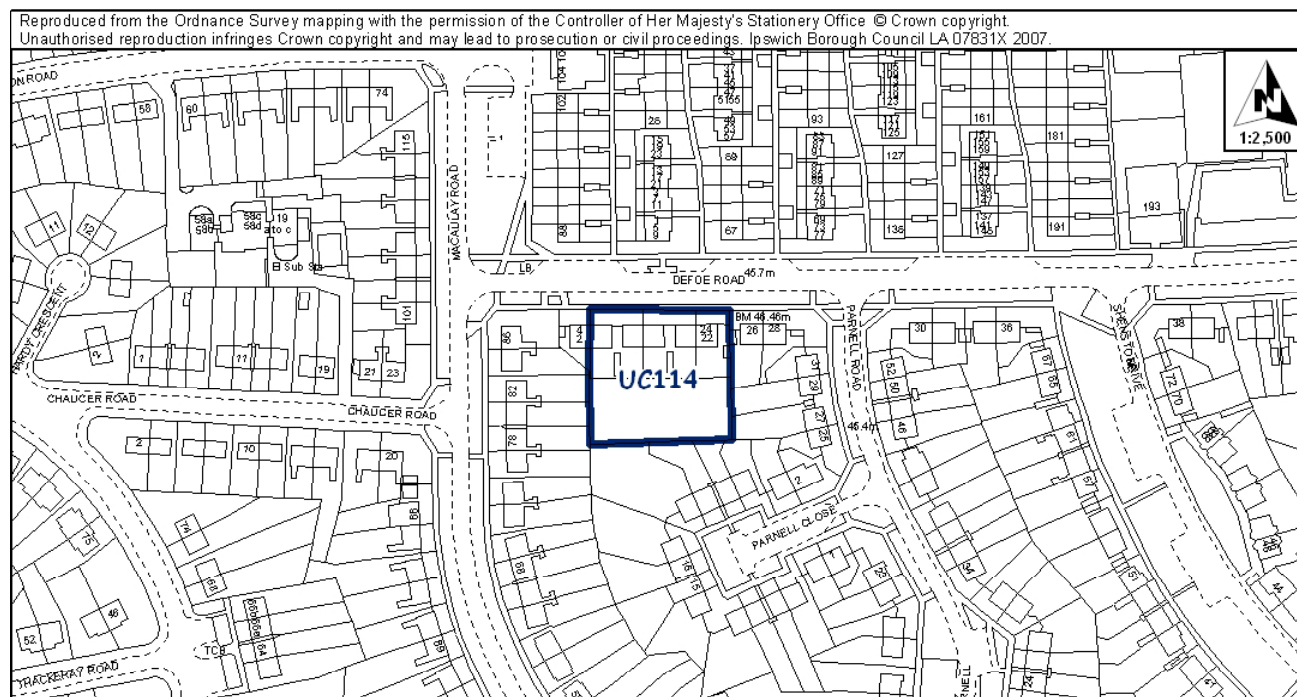
The site lies within 400m of a: primary school (part); play area (part); convenience store; parks and green spaces and playgroup (part).

Comments on other possible approaches

Residential development is considered inappropriate due to the close proximity to the sewage works and surrounding industrial uses. There is limited open space nearby.

SITE REF NO: UC114
(former ref no: A002)
SITE AREA: 0.20 ha

SITE NAME: 6-24 Defoe Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	11

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate this site for residential use at a medium density.

Justification for suggested approach

The site is located in a residential area, which is well located close to amenities with reasonably good access to the A14 and routes into the town centre. The site is well served by bus routes to the town centre. It makes a contribution to meeting the residential target set out in the East of England plan.

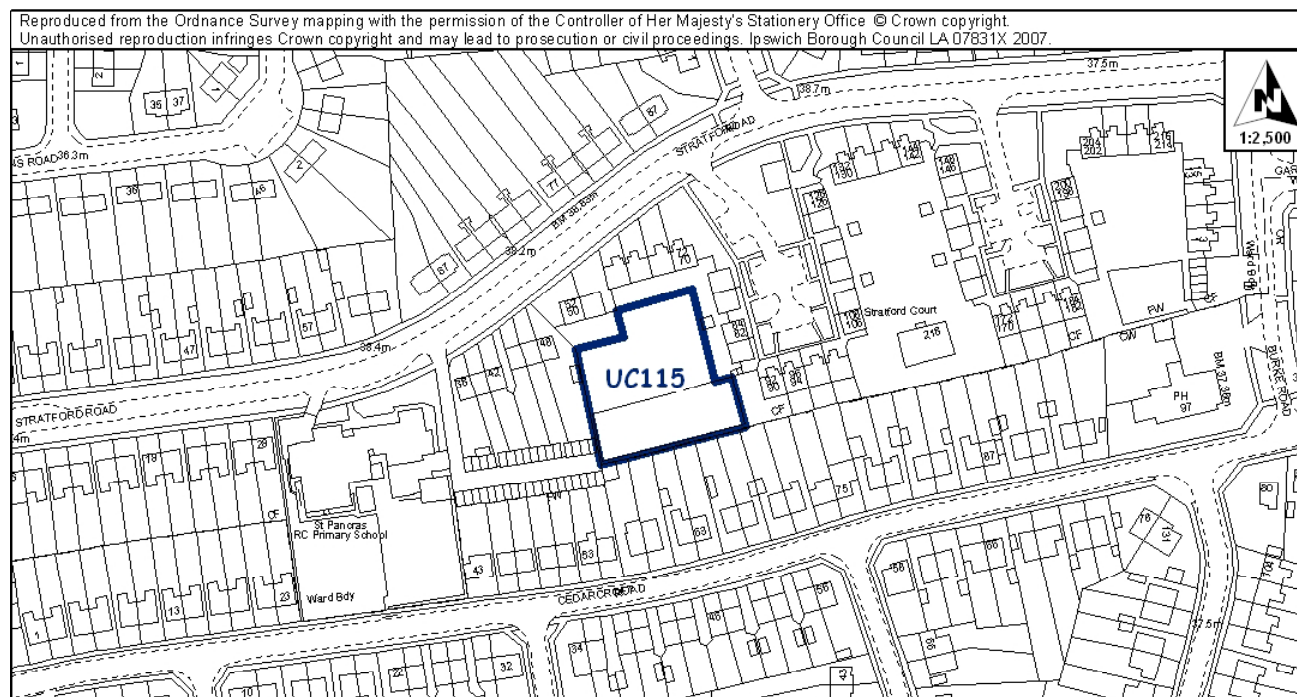
The site lies within 400m of a: convenience store; parks and green spaces (part); meeting place and frequent bus route (4 or more per hour).

Comments on other possible approaches

Other uses are not considered appropriate due to the residential nature of the site and area.

SITE REF NO: UC115
(former ref no: A003)
SITE AREA: 0.20 ha

SITE NAME: Rear of Stratford Rd and Cedarcroft Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	11

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site lies within a predominantly residential area and is close to local amenities, with good bus links to the town centre. It makes a contribution to meeting the residential target set out in the East of England Plan.

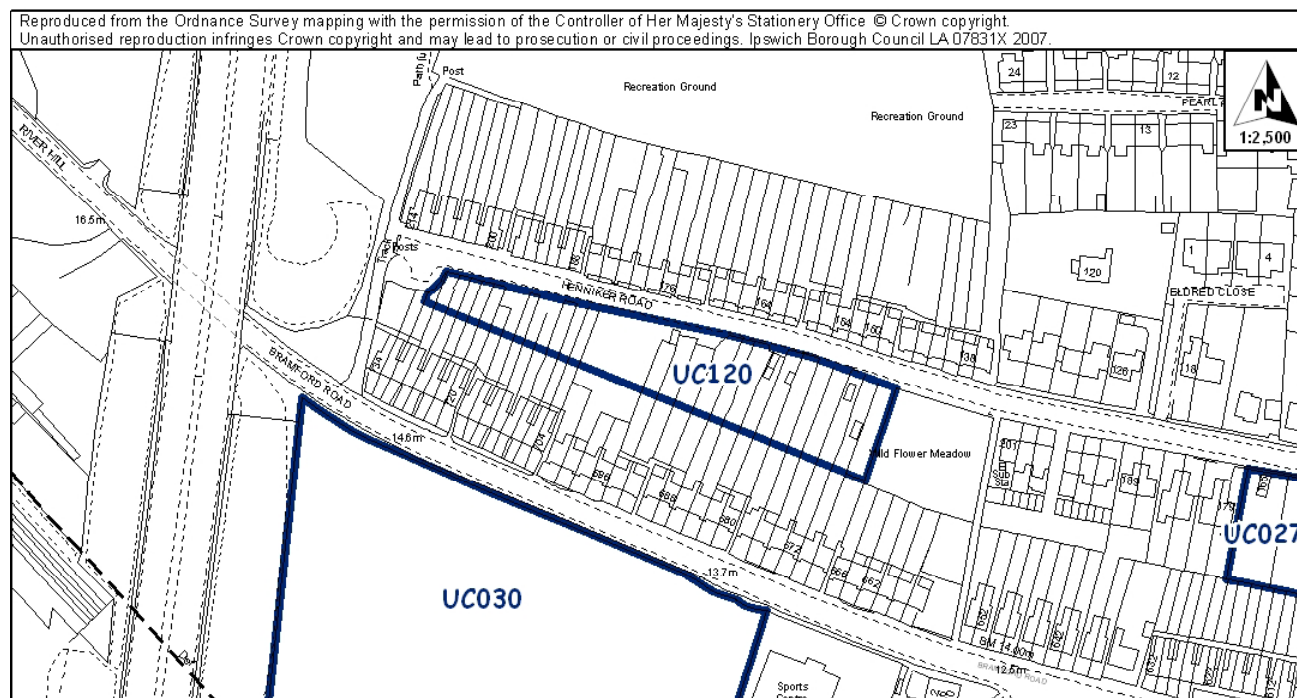
The site lies within 400m of a: primary school; convenience store; GP surgery (part); pharmacy (part); parks and green spaces (part); post office (part); meeting place (part); frequent bus route (4 or more per hour); play group and dentist.

Comments on other possible approaches

Employment use is not considered appropriate as the site is in an entirely residential area.

SITE REF NO: UC120
(former ref no: A011)
SITE AREA: 0.36 ha

SITE NAME: Henniker Road (rear of 668-730 Bramford Road)



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	27

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site is located in a residential area and has good links with the town centre using public transport. It is located close to local amenities and is located close to the A14 transport route.

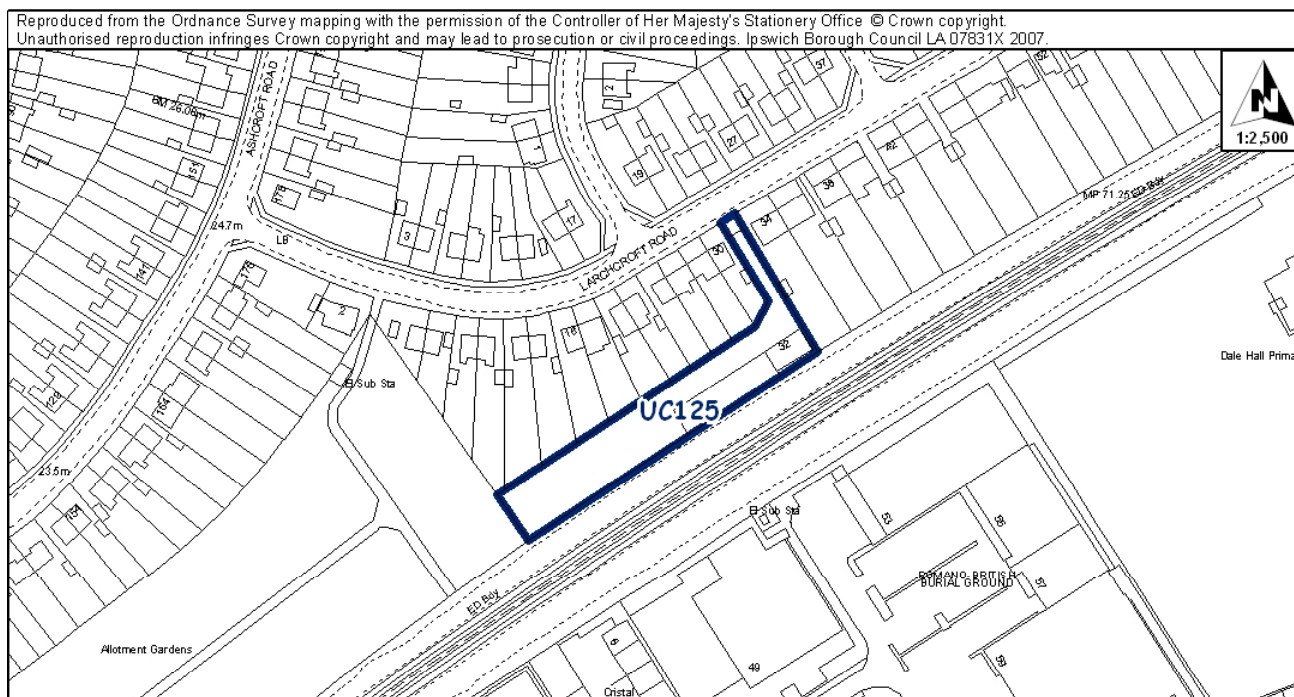
The site lies within 400m of a: play area; convenience store (part); parks and green spaces; post office (part); meeting place and frequent bus route (4 or more per hour).

Comments on other possible approaches

Given its location within the shopping centre, a proportion of commercial uses were considered for this site but residential development is the preferred option due to the residential nature of the area.

SITE REF NO: UC125
(former ref no: A017)
SITE AREA: 0.23 ha

SITE NAME: 32 Larchcroft Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	8

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a low density.

Justification for suggested approach

The site is located in a well-established residential area, close to local amenities and has good public transport access to the town centre and other areas of Ipswich. The allocation will contribute to meeting the residential target set out in the East of England Plan.

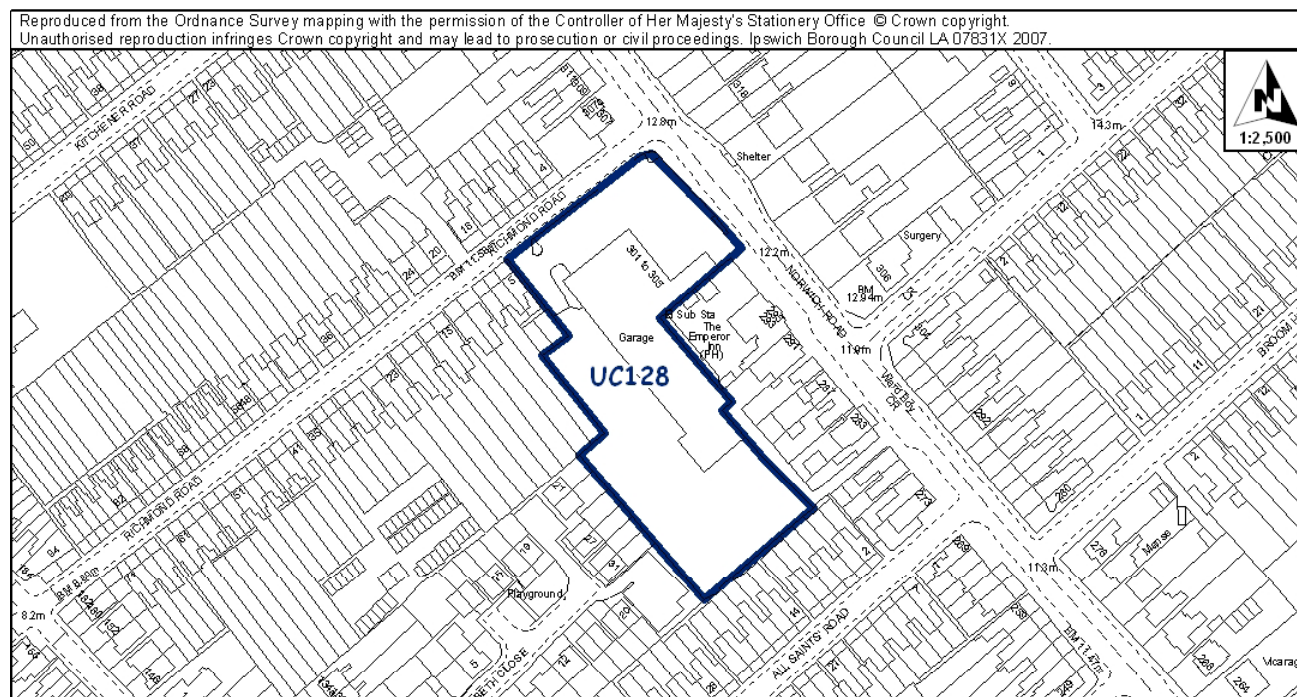
The site lies within 400m of a: primary school; play area (part); convenience store (part); parks and green spaces; post office (part); meeting place and frequent bus route (4 or more per hour).

Comments on other possible approaches

Residential development is the only suitable use due to the nature of the surrounding area. It would not be appropriate to allocate it for another use such as retail or employment as it is not situated in a local centre. The site could be left as open space but it is considered to be underutilised in its current capacity.

SITE REF NO: UC128
(former ref no: A020)
SITE AREA: 0.66 ha

SITE NAME: 301-305 Norwich Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	23

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓ (part)	Other constraints (within landfill site consultation zone)

Suggested approach

The site could be redeveloped for a medium density housing scheme which would deliver in the region of 36 new homes.

Justification for suggested approach

Previously used as a petrol station, the site is currently in use as a car dealership (including servicing & repairs). It is well located having frontage directly onto Norwich Rd which is one of the main arterial routes into/ out of the town centre as well as another frontage onto Richmond Rd (a side street off the Norwich Rd).

The site is relatively close to the town centre and the large District Centre further along Norwich Rd. It lies within 400m of a: primary school; play area; convenience store; GP surgery; pharmacy; parks and green

spaces; post office; meeting place; frequent bus route (4 or more per hour); play group and dentist. It is surrounded by medium – high density Victorian/Edwardian housing, so a medium density housing scheme would be in keeping with the area.

Its redevelopment could also have benefits for local residents by removing a non- conforming use and could offer a safer point of exit/entry onto the Norwich Rd.

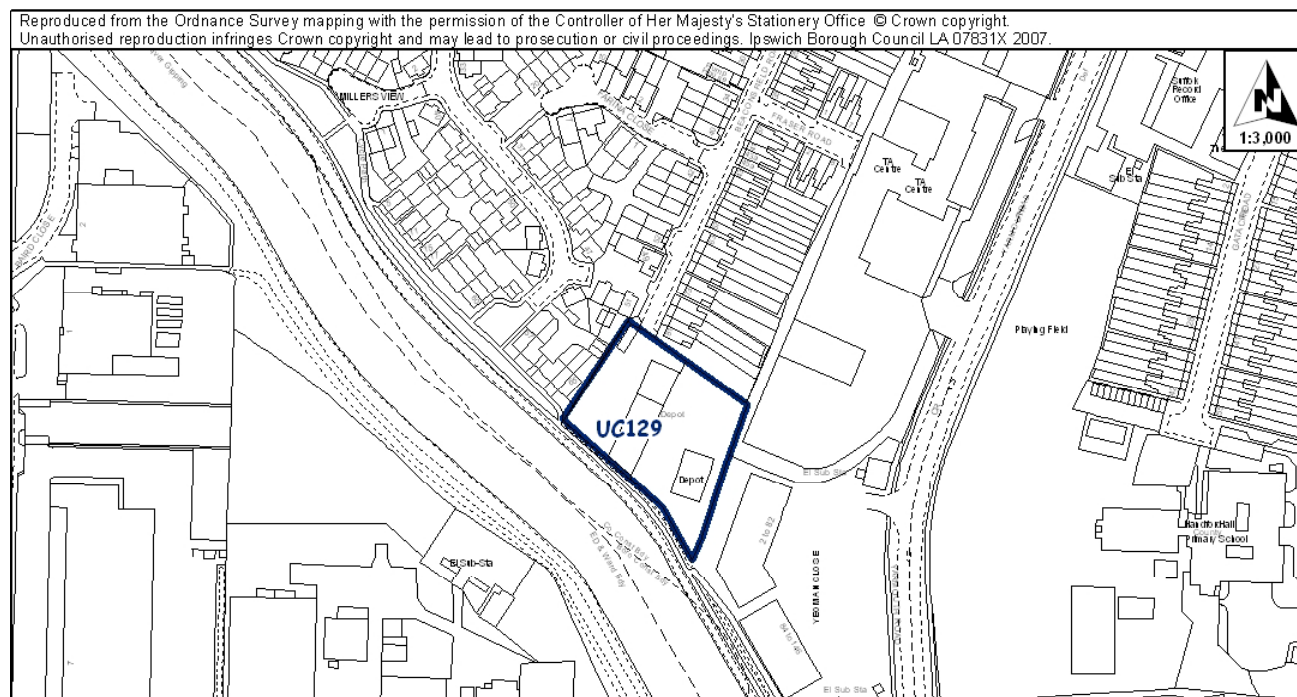
The site could be redeveloped without causing harm to residential amenity of people living in the existing properties.

Comments on other possible approaches

The site is highly accessible and occupies a very visible plot on a main arterial route into town. There are a number of businesses and shops located along the Norwich Rd and it is possible that the site could accommodate a mix of uses/ be a suitable site for employment. However its redevelopment for residential use would be more in keeping with the character of the surrounding area.

SITE REF NO: UC129
(former ref no: A024)
SITE AREA: 0.34 ha

SITE NAME: Depot, Beaconsfield Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	19

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

The site is suitable for a medium density housing scheme. It could deliver in the region of 19 new homes. Access along the river corridor will need to be incorporated and the design will need to take account of flood risk.

Justification for suggested approach

The site is currently in use as a truck depot, which includes a vehicle maintenance. It is surrounded by established housing, including new apartment blocks on the Yarmouth Rd. Beaconsfield Road itself is a narrow residential street, along which access is made more constrained by parked cars.

The truck depot is a non-conforming and noisy use within a residential area and access to and from the site is fairly constrained. Residential redevelopment would therefore have positive environmental and amenity benefits for local residents.

The site lies within 400m of a: primary school; play area; convenience store; pharmacy; meeting place; frequent bus route (4 or more per hour) and play group. It is therefore well suited to a medium density scheme.

However the site is within the floodplain and careful consideration will need to be given to the future design of any development.

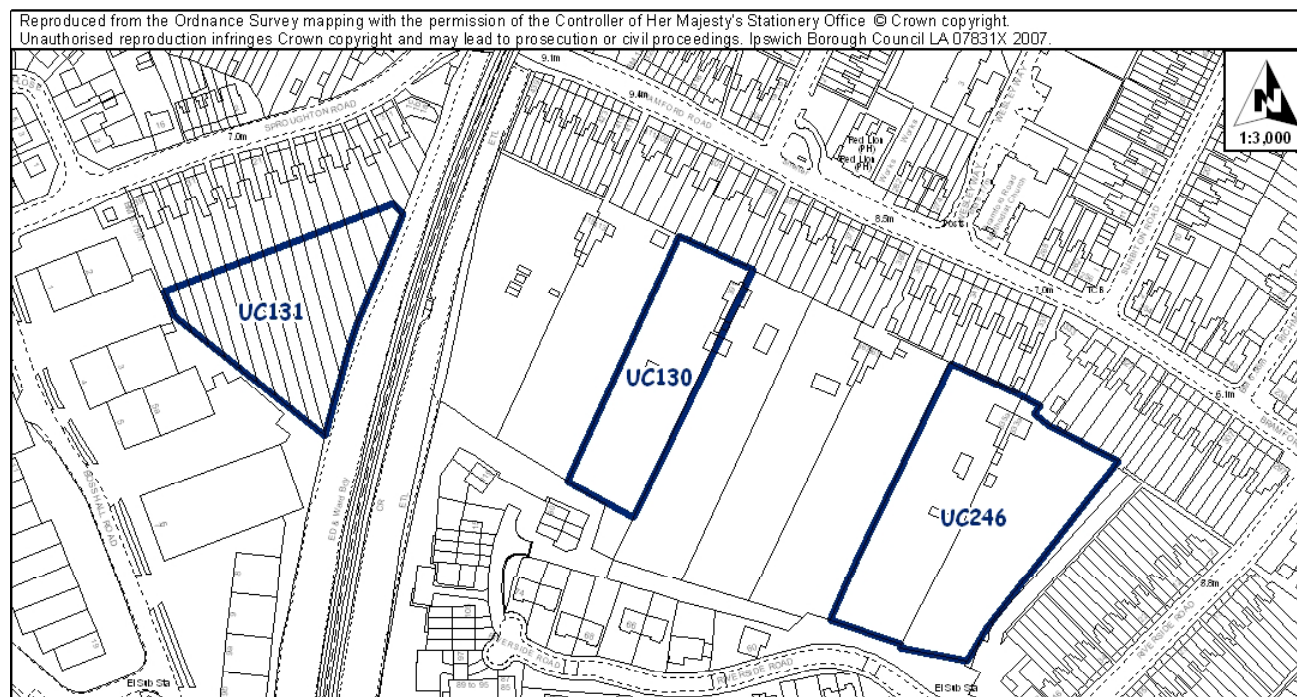
Its location close to the river should also be maximised in any design including opening up the river corridor for public access and open space/wildlife.

Comments on other possible approaches

The current use of the site is incompatible with its surroundings, so redevelopment should be sought. It is tucked away and would not be an appealing location for business use.

SITE REF NO: UC130
(former ref no: A026)
SITE AREA: 0.34 ha

SITE NAME: Rear of Riverside Road/Bramford Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	19

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

The site is suitable for a medium density housing scheme. It could deliver in the region of 19 new homes. Design of any development would need to give consideration to protected trees.

Justification for suggested approach

This is a backland site currently in use as a very large residential garden. Access onto Bramford Rd is currently constrained, so demolition of one or more properties might be needed to achieve a suitable redevelopment.

The site lies within 400m of a: primary school (part); play area; convenience store; post office; meeting place; frequent bus route (4 or more per hour) and play group. Medium density would therefore be appropriate.

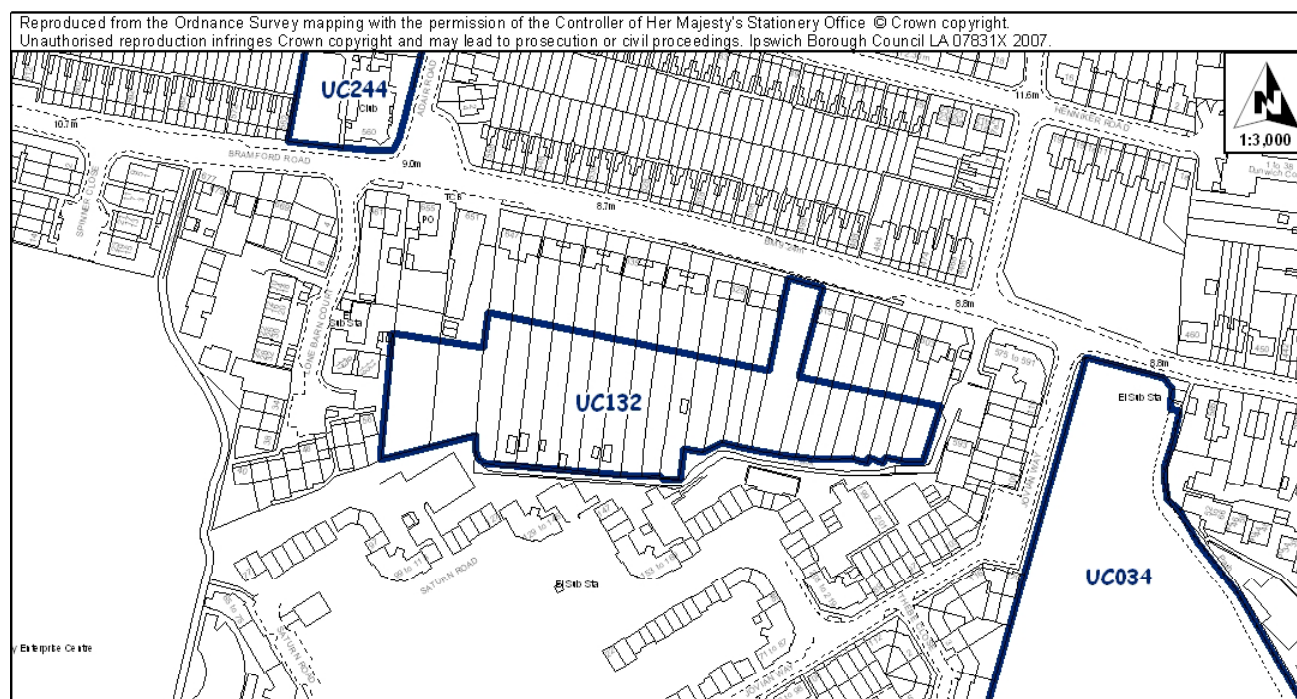
Consideration will need to be given to the implications of the landfill issue.

Comments on other possible approaches

The site is located within a predominantly residential area and any other use would be out of keeping.

SITE REF NO: UC132
(former ref no: A029)
SITE AREA: 0.95 ha

SITE NAME: Rear of 601-655 Bramford Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	71

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

This site lies within a residential area and is well located close to one of the major transport routes into the town centre, which is well served by public transport. The site allocation also makes a substantial contribution to meeting the residential target set out in the East of England plan.

The site is located within a landfill consultation zone, which means there could be a possibility of landfill gas migrating from the landfill. The developer must investigate this further and take responsibility for the safe development of the site.

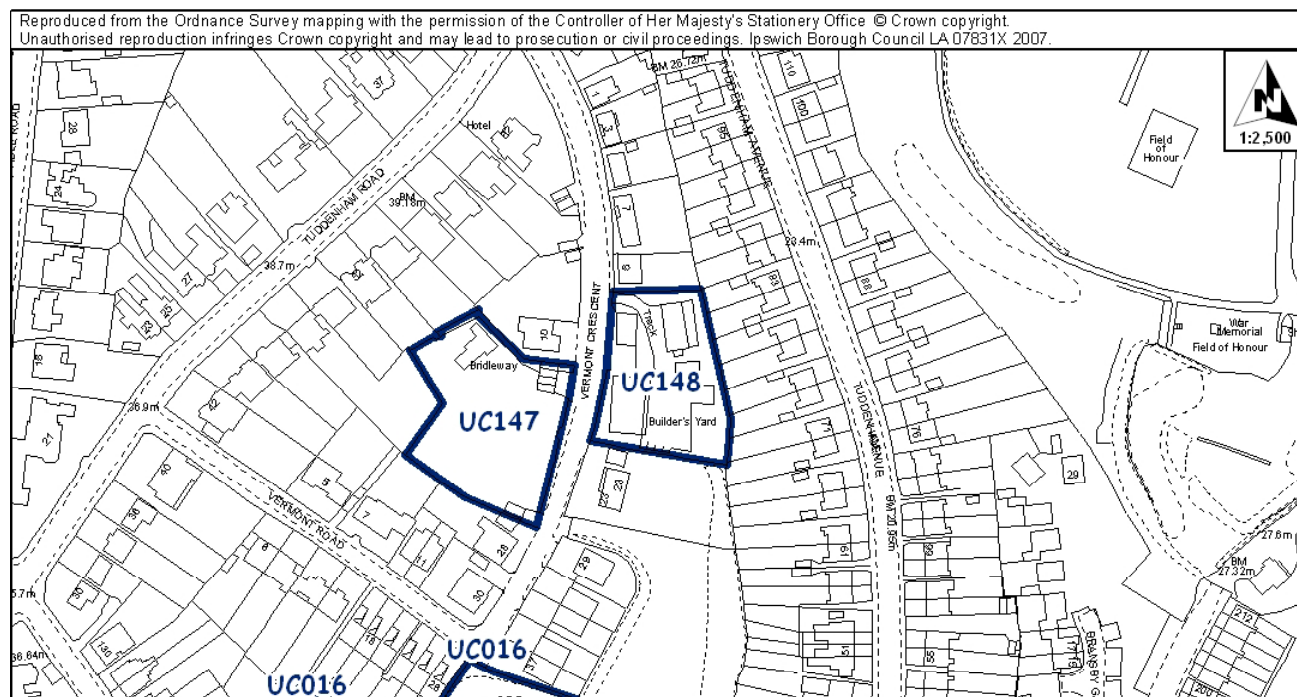
The site lies within 400m of a: convenience store; parks and green spaces (part); post office; meeting place (part) and frequent bus route (4 or more per hour).

Comments on other possible approaches

Due to the residential nature of the surrounding area it would not be appropriate to allocate this land for employment or another use.

SITE REF NO: UC148
(former ref no: A048)
SITE AREA: 0.20 ha

SITE NAME: Builder's Yard, Vermont Crescent



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	7

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for residential use at a high density.

Justification for suggested approach

The site is well located, close to the town centre and the attractive green spaces of Christchurch Park and the Cemetery. It is well served by local amenities and is general thought of as an attractive and desirable residential area of Ipswich.

The site is located within a landfill consultation zone meaning there is a possibility of landfill gas migrating from the landfill. This should be fully investigated by any developer wishing to build on the site and they should note that the responsibility for the safe development of the site would rest with them.

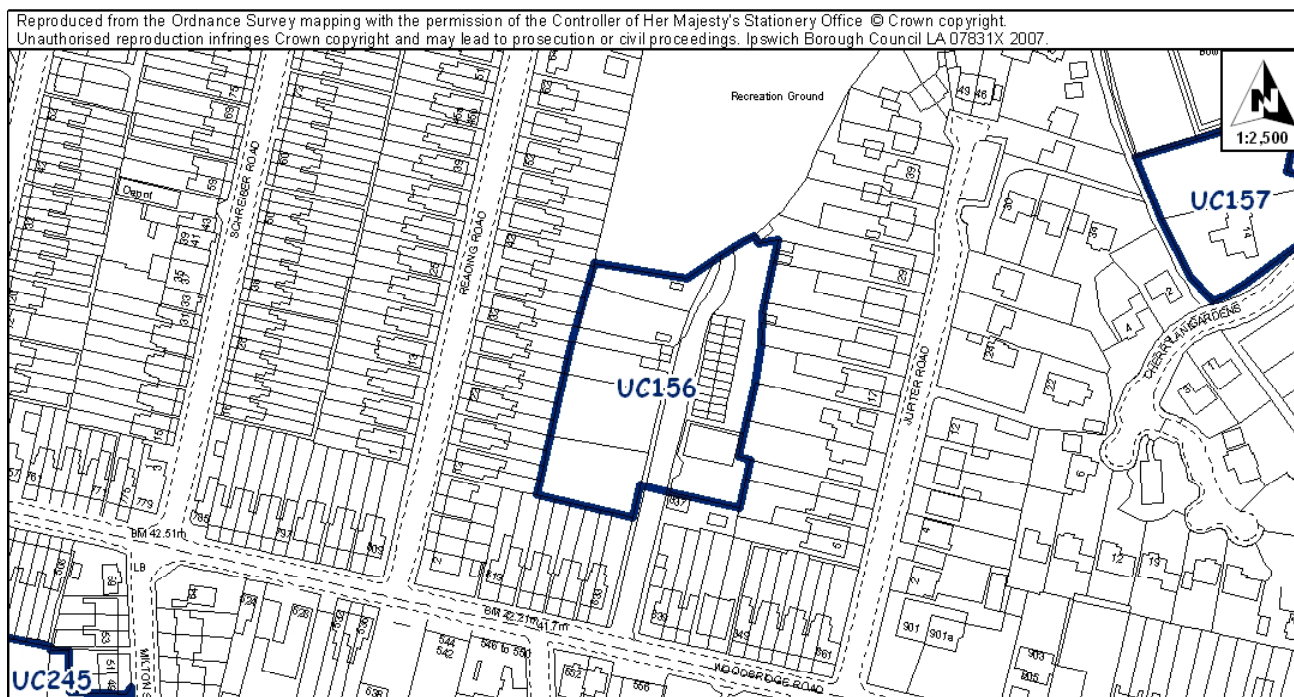
The site lies within 400m of a: convenience store, parks and green spaces and dentist.

Comments on other possible approaches

The predominant use around the site is medium density detached and semi-detached 2-storey housing. The character is mixed with recent pastiche detached homes and poorer quality 1970s and 1980s detached and semi-detached homes. It would therefore be inappropriate to allocate the site for anything other than residential housing.

SITE REF NO: UC156
(former ref no: A059)
SITE AREA: 0.50 ha

SITE NAME: Rear of Jupiter Road and Reading Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	23

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested Approach

The site is suitable for redevelopment for medium density housing. It could deliver in the region of 23 new homes.

Justification for suggested approach

The site is located within an area of medium density housing. It comprises extremely long back gardens and garages to the rear of properties on Jupiter Rd and Reading Rd.

There is an existing vehicular access onto Woodbridge Road, which also serves the maintenance of the recreation ground. Any future development of the site will need to ensure that access to that open space is retained and that suitable replacement parking is made available for the existing properties.

The site is suitable for a medium density scheme. It lies within 400m of a: primary school (part); play area; convenience store; GP surgery (part); pharmacy (part); parks and green spaces; meeting place; frequent bus route (4 or more per hour); play group and dentist.

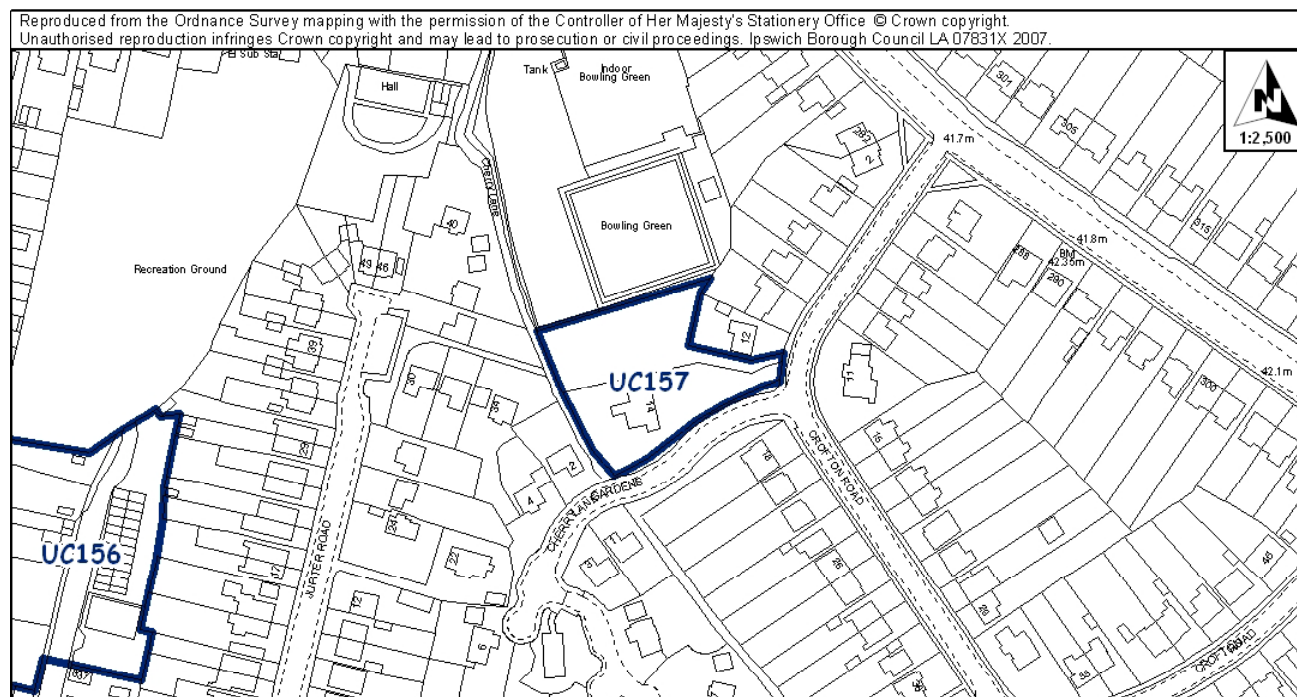
Medium density would be compatible with the character of the area.

Comments on other possible approaches

The site could be retained in its current use, however the gardens are larger than genuinely required and are likely to suffer neglect. It is land which is currently underused and the opportunity should be taken to maximise and promote the site for housing.

SITE REF NO: UC157
(former ref no: A060)
SITE AREA: 0.26 ha

SITE NAME: 14 Crofton Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	14

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

The site should be allocated for redevelopment for housing. It is suited to a medium density scheme which would deliver in the region of 14 new homes.

Justification for suggested approach

The site is in two parts. One plot forms the property boundary of No 14 Crofton Rd, which itself is a significantly larger dwelling than those in the surrounding area. The other plot comprises underused land to the rear of the Bowling Green. When put together these form a sufficiently large site to deliver a medium density redevelopment of 14 dwellings.

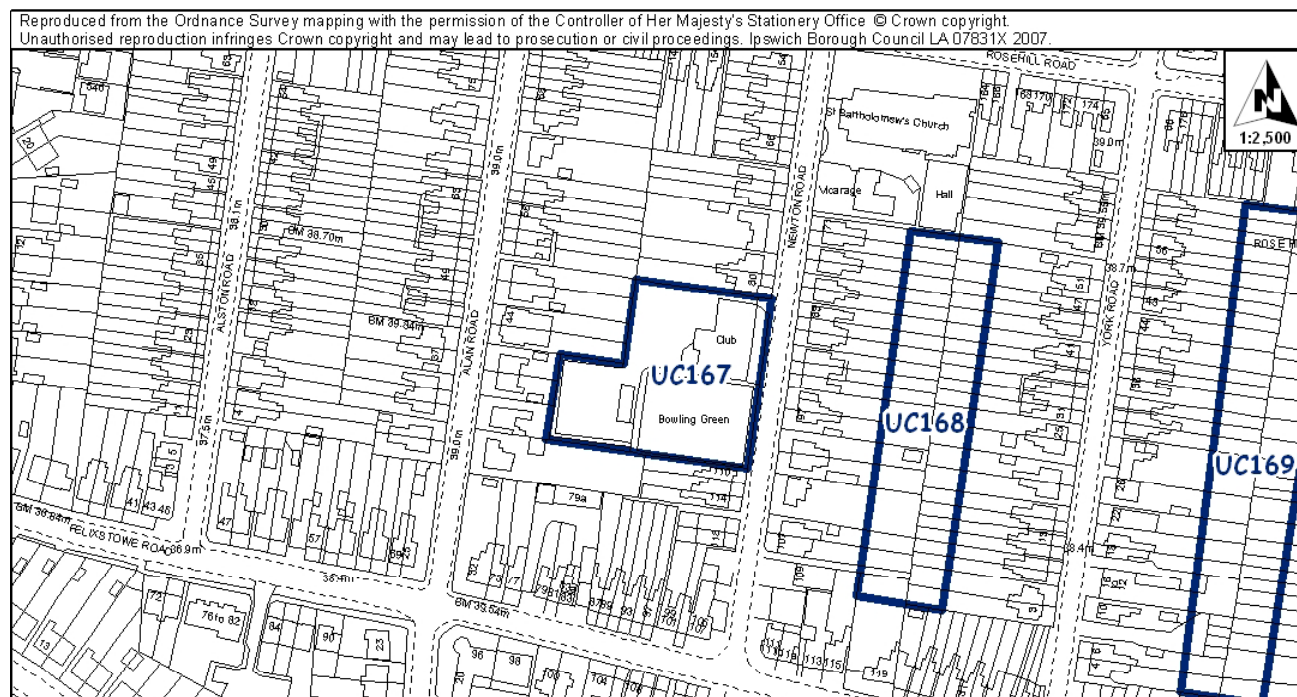
Medium density would be appropriate for the character of the surrounding area and the site lies within 400m of a: play area; convenience store; GP surgery; pharmacy (part); parks and green spaces; meeting place; frequent bus route (4 or more per hour); play group and dentist.

Comments on other possible approaches

The site could be left unallocated, but this is an opportunity to promote the bringing forward of underused land for redevelopment in order to maximise its potential for housing.

SITE REF NO: UC167
(former ref no: A075)
SITE AREA: 0.32 ha

SITE NAME: Club, Newton Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	18

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at medium density.

Justification for suggested approach

The site is located in a residential area, which is well served by local amenities. It is located close to a main transport route to the town centre, which has a frequent bus service and is close to the Derby Road railway station. The site is currently in use as a bowling club and any redevelopment would require the relocation of the club.

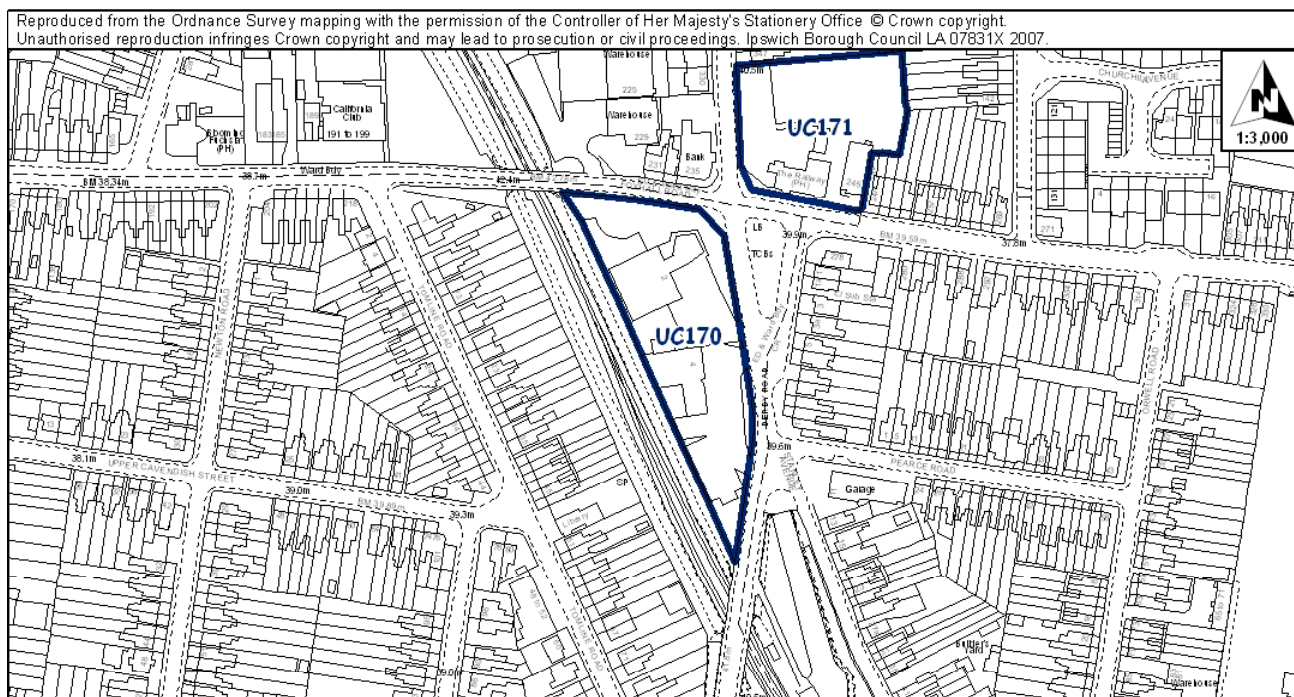
The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy; parks and green spaces; meeting place; frequent bus route (4 or more per hour)(part); play group and dentist. It also lies within 800m of a railway station.

Comments on other possible approaches

Employment use is not considered appropriate because the site is in an entirely residential area, and has positive attributes as a location for housing due to its proximity to the town centre.

SITE REF NO: UC170
(former ref no: A077)
SITE AREA: 0.49 ha

SITE NAME: 2 and 4 Derby Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	27

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site is located within a well-established residential area, situated close to a main transport route into the town centre, which is well served by public transport including rail. The site is located close to a local centre with a good range amenities. There are protected trees at the site, which must be taken into consideration. It also makes a contribution to meeting the residential target set out in the East of England plan.

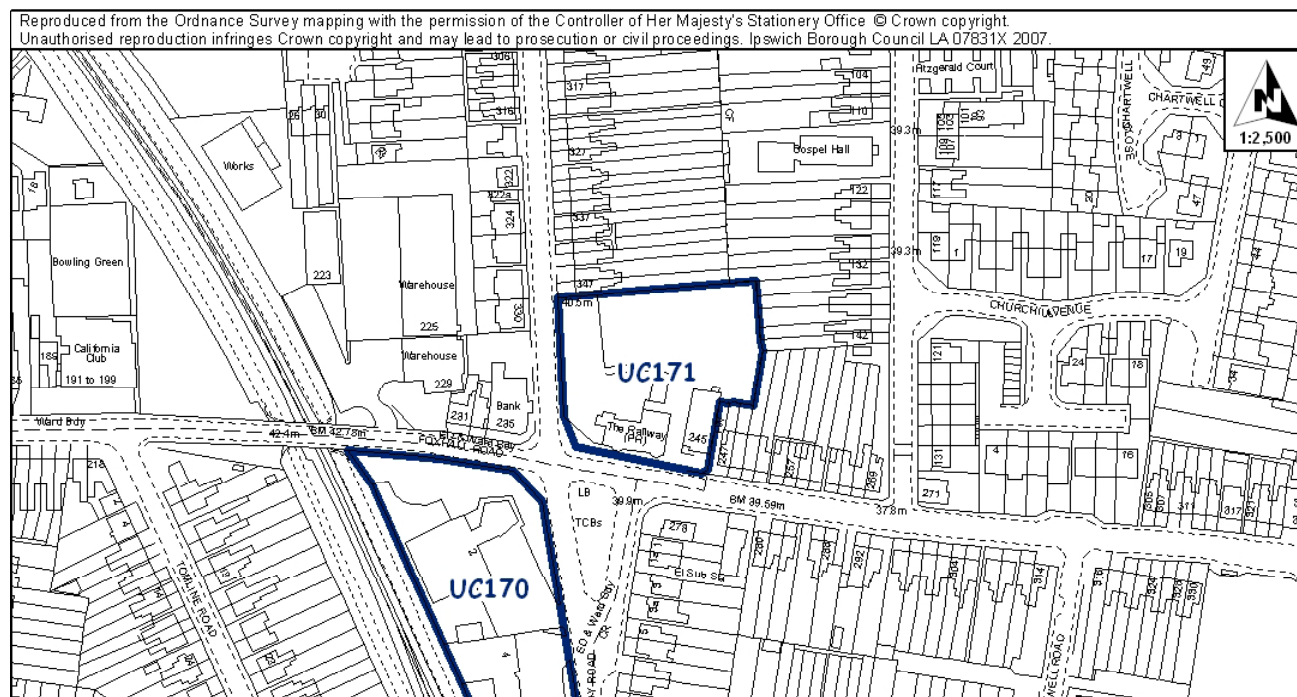
The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy (part); meeting place; frequent bus route (4 or more per hour) and play group. It also lies within 800m of a railway station.

Comments on other possible approaches

The site is currently in use as an employment site but is low intensity. It is considered appropriate for the site to be allocated as a residential site due to the sustainable transport links provided to the town centre and beyond.

SITE REF NO: UC171
(former ref no: A078)
SITE AREA: 0.34 ha

SITE NAME: The Railway PH and 245 Foxhall Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	20	M	4
RETAIN EXISTING USE	80		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for a small proportion of housing (20%) and retain the existing use as a public house.

Justification for suggested approach

The public house is an attractive Victorian building and is popular with local residents. The car park to the rear is large and only about a quarter of it is actually used for car parking. It is proposed to build a small amount of houses on the underutilized land, which backs onto further residential development. The site is

located close to local amenities and has good public transport links with the town centre, including a railway station close by.

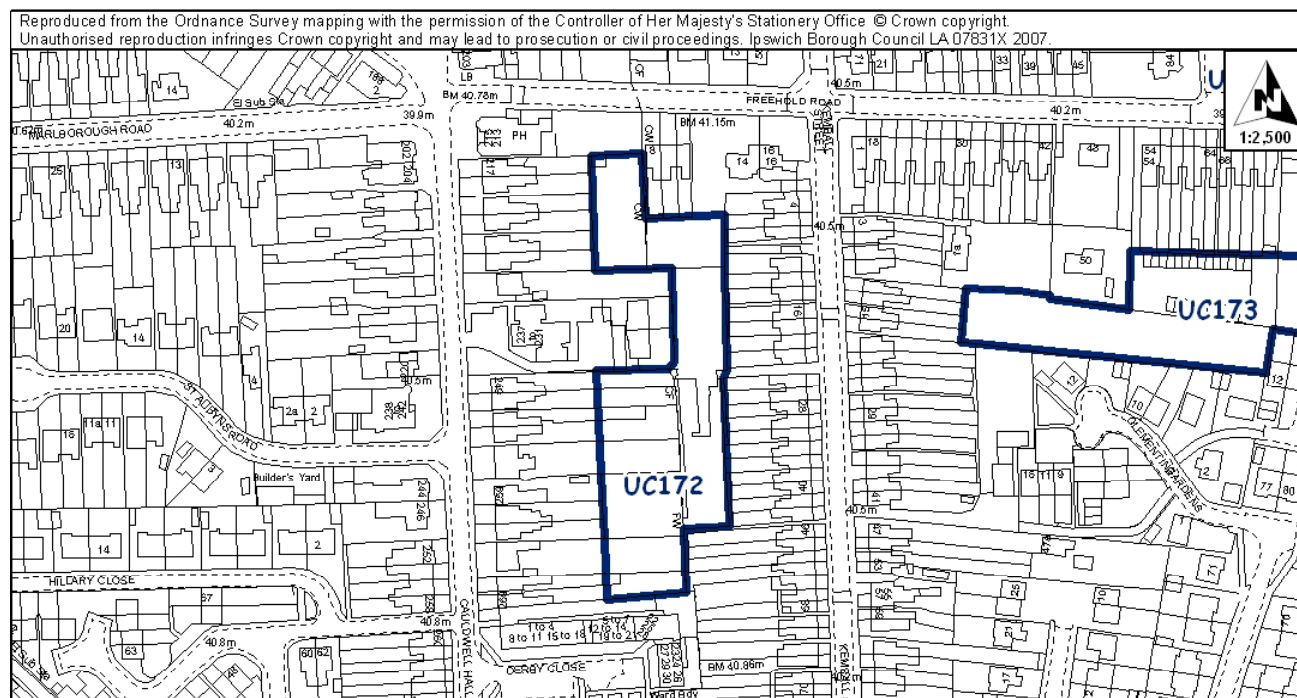
The site lies within 400m of a: primary school; convenience store; GP surgery (part); meeting place; frequent bus route (4 or more per hour) and play group (part). It also lies within 800m of a railway station.

Comments on other possible approaches

It would be inappropriate to allocate the site for a use other than residential due to the small size of the site and the positive aspects that make it suitable for housing, such as good public transport links with the town centre and the established local centre and community.

SITE REF NO: UC172
(former ref no: A079)
SITE AREA: 0.45 ha

SITE NAME: Rear of Cauldwell Hall Road and Kemball Street



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	25

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site is located within a residential area and has good links with the town centre and to local amenity services in the area. The site is well served by public transport, both by bus and train. The builders yard and long rear gardens are fairly typical of the character of this area where small businesses /industries are interspersed with the housing.

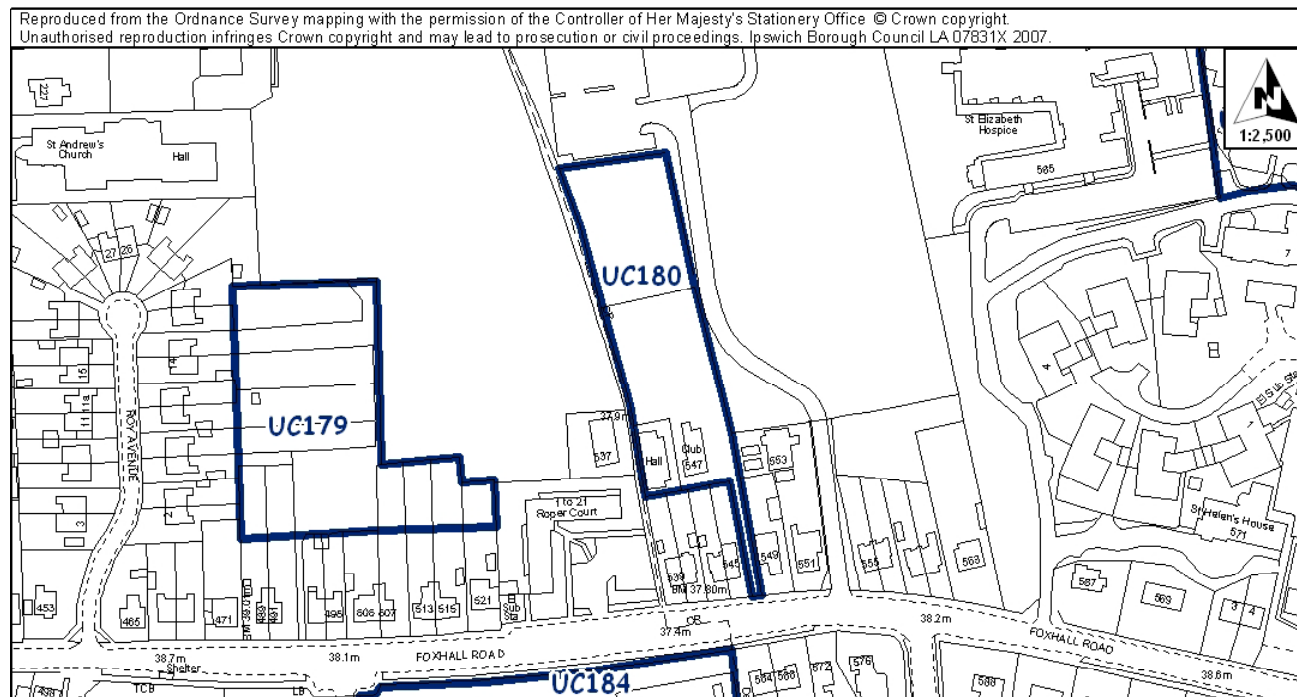
The site lies within 400m of a: convenience store; pharmacy (part); post office (part); meeting place and frequent bus route (4 or more per hour). It also lies within 800m of a railway station.

Comments on other possible approaches

It would be inappropriate to allocate this land for any other form of development due to the nature of the residential area.

SITE REF NO: UC180
(former ref no: A094)
SITE AREA: 0.37 ha

SITE NAME: 547 Foxhall Road and land to rear



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	13

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a low density.

Justification for suggested approach

The site is located in a residential area of Ipswich with good access onto the Foxhall Road, which is a main route into town, served well by a frequent bus service. The site is located close to variety of local amenities, green spaces and parks and is close to the Derby Road railway station. Developing this site would require the provision of community facilities elsewhere.

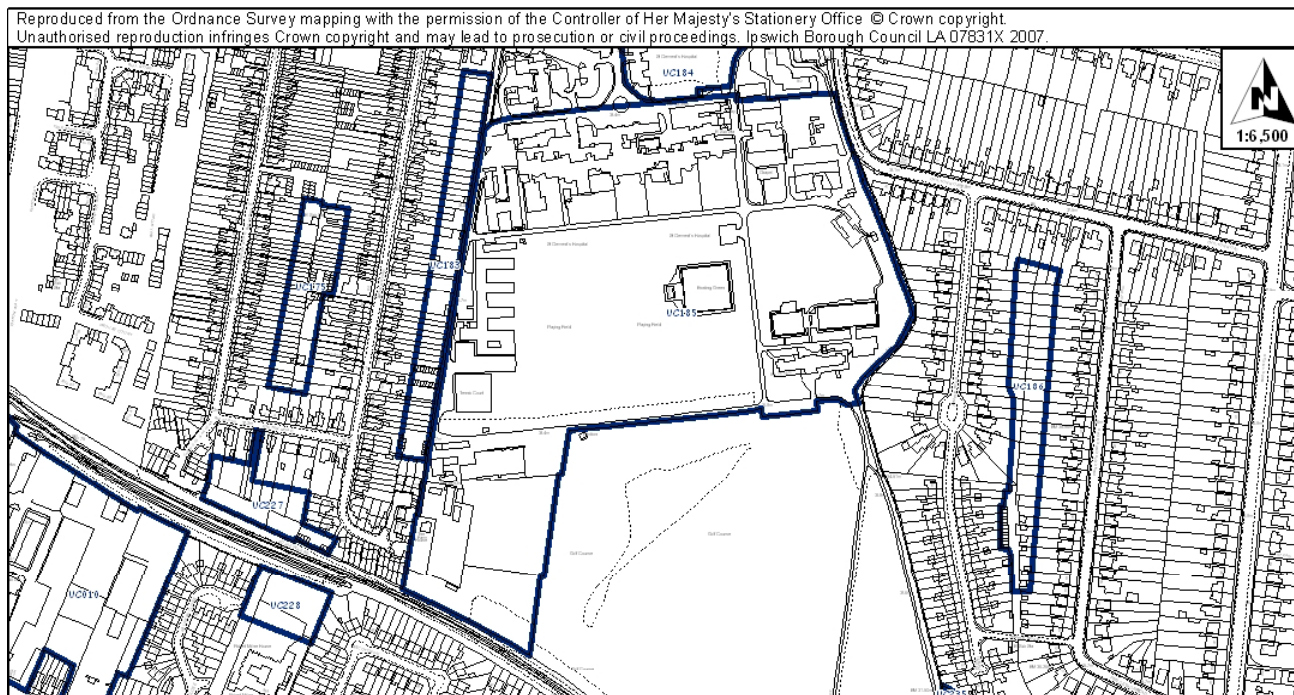
The site lies within 400m of a: primary school; play area (part); parks and green spaces (part); meeting place; frequent bus route (4 or more per hour) and play group. The site also lies on the edge of the 800m railway station buffer.

Comments on other possible approaches

The site could be used for education related purposes.

SITE REF NO: UC185
(former ref no: A100)
SITE AREA: 11.63 ha

SITE NAME: St Clement's Hospital Grounds



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	80	M	512
OPEN SPACE	20		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for primarily residential use (80%) with open space comprising 20% of the site. The Council would expect to see the residential conversion of the hospital building.

Justification for suggested approach

In accordance with Policy Area 24 of the Core Strategies Preferred Options document the Council considers the majority of this site to be suitable for residential development. This is dependent on the achievement of the factors set out in Policy Area 24, namely that:

The Council should support the bringing together of health sector facilities onto the Heath Road site, including some mental health services and a new GP surgery, providing:

- they can be fully justified by patient needs;
- they take account of the need to plan for anticipated population growth and other demographic changes that might impact on health service provision in the Ipswich area;
- a broader health sector strategy for the wider Heath Road Hospital site is produced that takes account of the patient and growth needs issues outlined above and the need for adequate car parking and travel plan measures.

If these factors can be met then the redevelopment of much of the St Clements site is supported in principle. The Council would expect to see the retention of the protected trees on the site and the main historic hospital buildings. Furthermore a greater proportion of open space should be provided to take account of the trees and to enable the retention of the sporting facilities on the site.

The residential element of the proposal will make an important contribution to meeting the targets set in the East of England Plan.

The site lies within 400m of a: primary school (part); play area (part); convenience store (part); parks and green spaces (part); post office (part); meeting place (part); frequent bus route (4 or more per hour) (part) and play group (part). It also lies in part within 800m of a railway station.

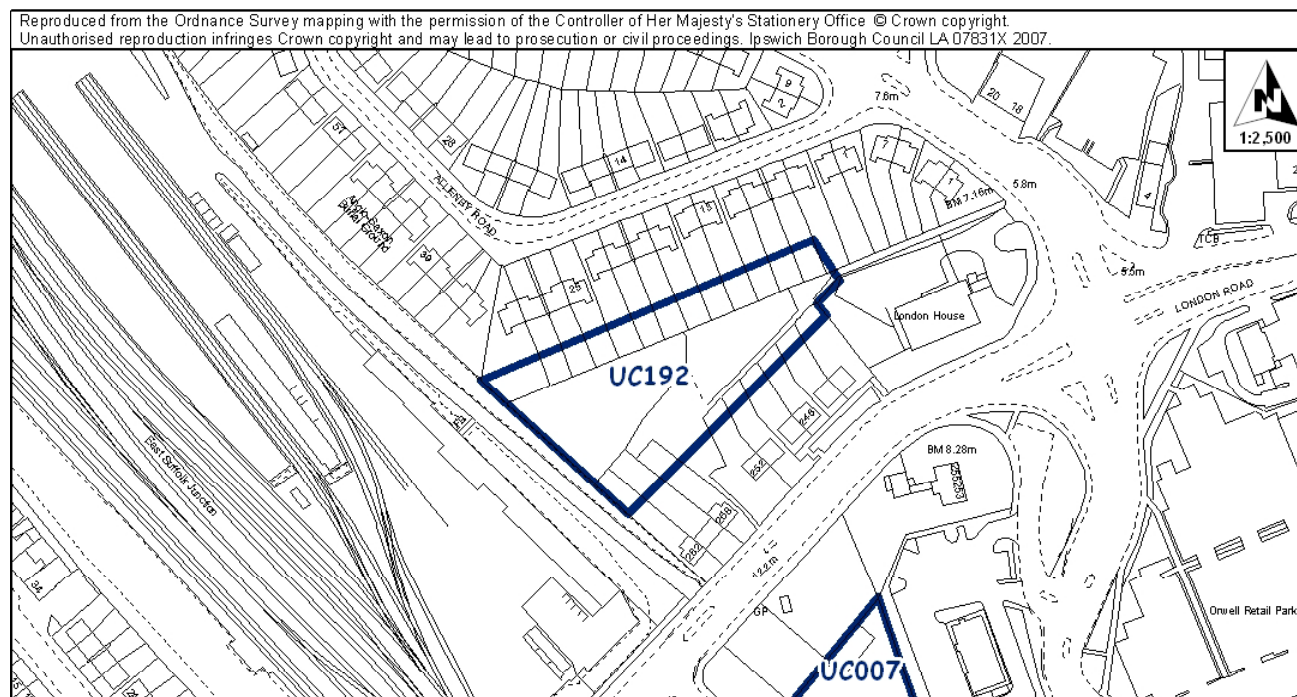
Comments on other possible approaches

The alternatives considered are to retain the existing use or to allocate the land for employment uses.

If the site is likely to become redundant because the healthcare uses are substantially moved off site, retaining the existing use is not a viable proposal. The site lies within a predominantly residential area and offers a potentially excellent residential environment. Residential use also offers the possibility to retain and convert the main hospital building. Therefore the merits of residential use are considered to outweigh employment use.

SITE REF NO: UC192
(former ref no: A108)
SITE AREA: 0.46 ha

SITE NAME: Rear of Allenby Road and Hadleigh Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	25

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓ (part)	Other constraints (within landfill site consultation zone)

Suggested approach

The site is suitable for redevelopment for housing. It could accommodate a medium density scheme, which would provide in the region of 25 new dwellings.

Justification for suggested approach

The site incorporates a number of small sections of the long rear gardens to the properties along Allenby Rd/Hadleigh Rd. The central part of the site itself is only small and could deliver only a few dwellings. There is an opportunity to create a larger site to deliver substantially more dwellings but this will be dependent on the cooperation of the multiple owners of the neighbouring properties. Design will be an important factor to avoid overlooking/loss of privacy & light issues.

Access is available directly onto Hadleigh Rd, although the access would be likely to need widening adjacent to No. 252.

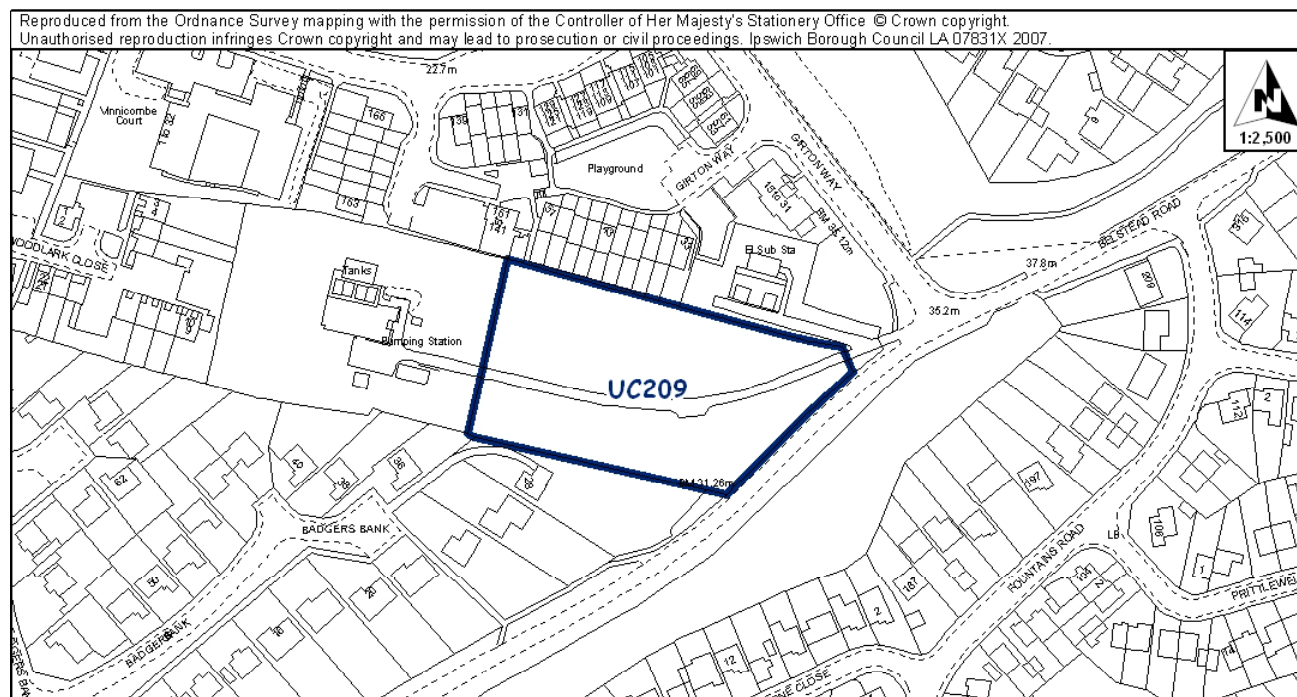
The site lies within 400m of a: primary school; convenience store; pharmacy; parks and green spaces; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

A smaller site could be allocated for housing, which excludes some or all of the residential gardens, thereby reducing the complication of delivery but also significantly reducing the overall capacity. The smaller site could be left unallocated but it would be likely to come forward as a planning application, so it is appropriate to attempt to stimulate a maximum development of the site by expanding it.

SITE REF NO: UC209
(former ref no: A125)
SITE AREA: 0.60 ha

SITE NAME: Front of Pumping Station, Belstead Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	33

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site is located in a residential area with access onto the Belstead Road, which is a main route from the area into the town centre and the railway station. The site is also located close to the major transport routes of the A14 and A12. The site is located close to several local centres with a good range of local services.

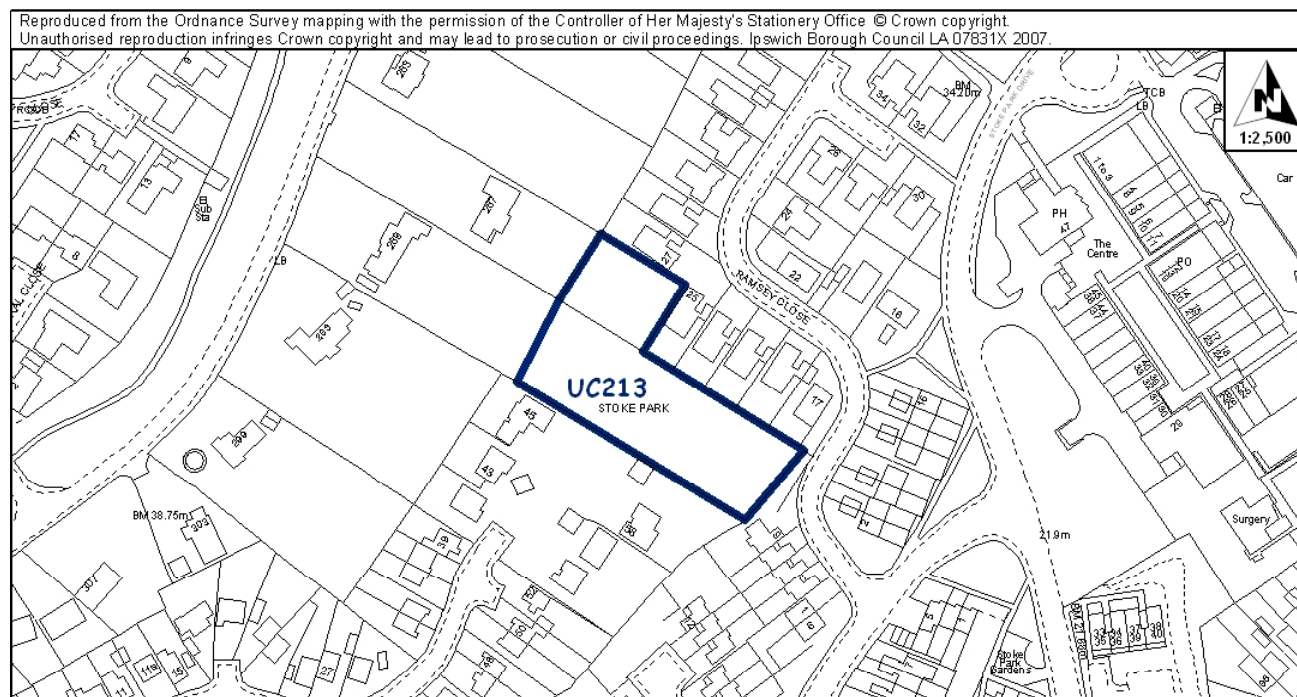
The site lies within 400m of a: play area; parks and green spaces and frequent bus route (4 or more per hour).

Comments on other possible approaches

Employment use is not considered appropriate because the site is situated in a predominantly residential area and has positive attributes as a location for housing, due to the attractiveness of the wooded area.

SITE REF NO: UC213
(former ref no: A132)
SITE AREA: 0.36 ha

SITE NAME: Rear of 17-27 Ramsey Cl (Wigmore Close)



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	20

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for residential use at a medium density.

Justification for suggested approach

The site is located within the Stoke Park residential area, close to an extensive range of local services and amenities. The site has good transport links with the town centre with a regular bus service and by road to the A14 and A12. There are tree preservation orders on the site, which need to be taken into consideration.

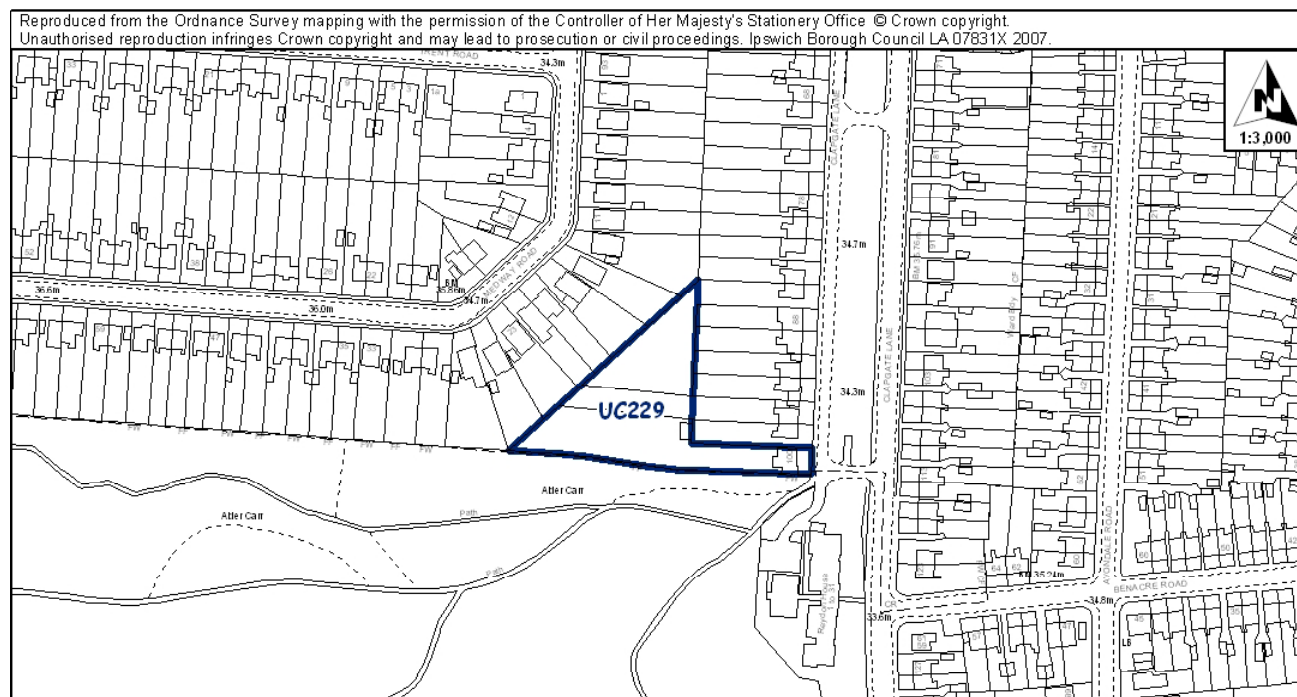
The site lies within 400m of a: primary school (part); play area (part); convenience store; GP surgery; parks and green spaces; post office; meeting place; frequent bus route (4 or more per hour); play group and dentist.

Comments on other possible approaches

Due to the residential nature of the area it would not be appropriate to allocate this site for another use.

SITE REF NO: UC229
(former ref no: A162)
SITE AREA: 0.32 ha

SITE NAME: 100 Clapgate Lane



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	18

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for residential use.

Justification for suggested approach

The site is currently underused as residential garden land (to between 1-3 separate dwellings) which are unusually large plots for the area. It is within 400m of facilities and could therefore be developed at a medium density to provide potentially up to 18 new homes. This would not be out of character with the surrounding area.

Access would need to be opened up through the demolition of a single property (number 100 Clapgate Lane), which in itself is not a building of historic or architectural importance. The land is likely to be in several ownerships, because of its nature.

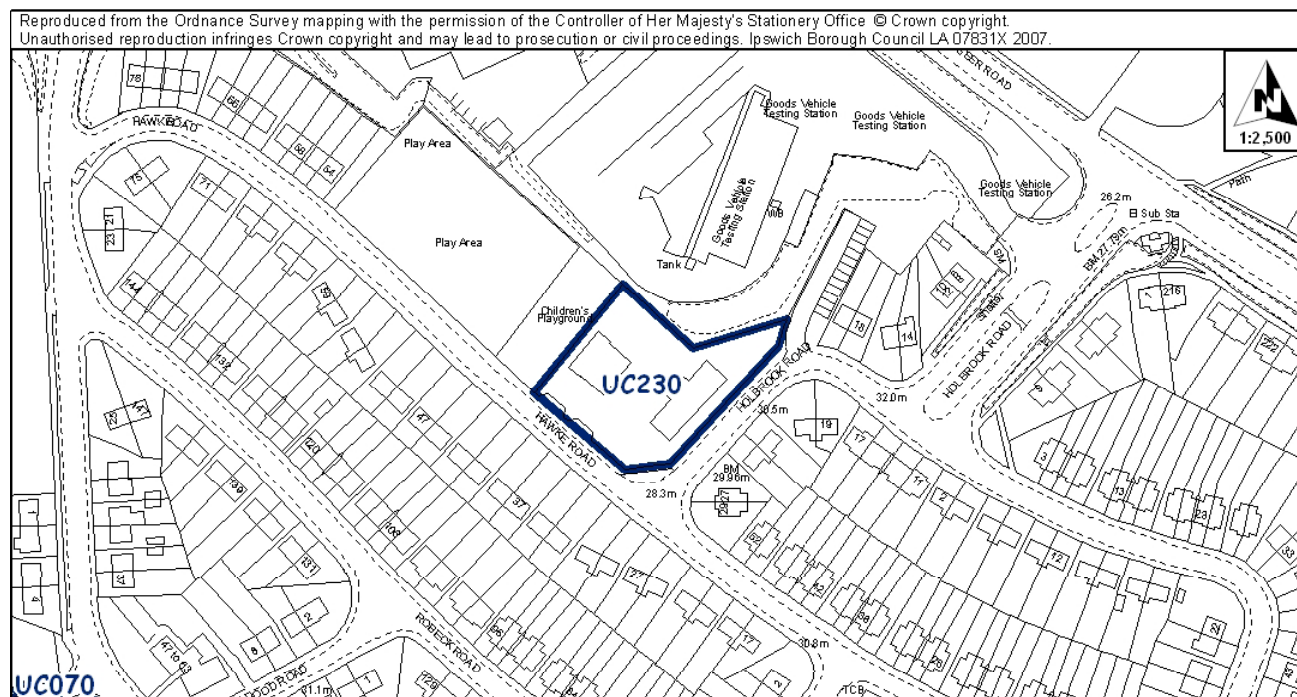
The site lies within 400m of a: primary school (part); play area; convenience store (part); parks and green spaces; post office (part); meeting place (part); play group (part) and dentist.

Comments on other possible approaches

The site could be unallocated and left as garden land. However it involves larger than usual plots, which offer potential for more efficient use than at present. It is therefore considered to be underused land. Other forms of built development would not be appropriate in this residential area.

SITE REF NO: UC230
(former ref no: A163)
SITE AREA: 0.25 ha

SITE NAME: Corner of Hawke Road and Holbrook Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	9

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is located on a residential street and is underused at present. The Council considers that, subject to the satisfactory resolution of smells from the sewage works and any issues associated with the landfill consultation zone, the site has potential for housing.

As a low density site it would help to ensure that a mix of house types can be provided across the borough.

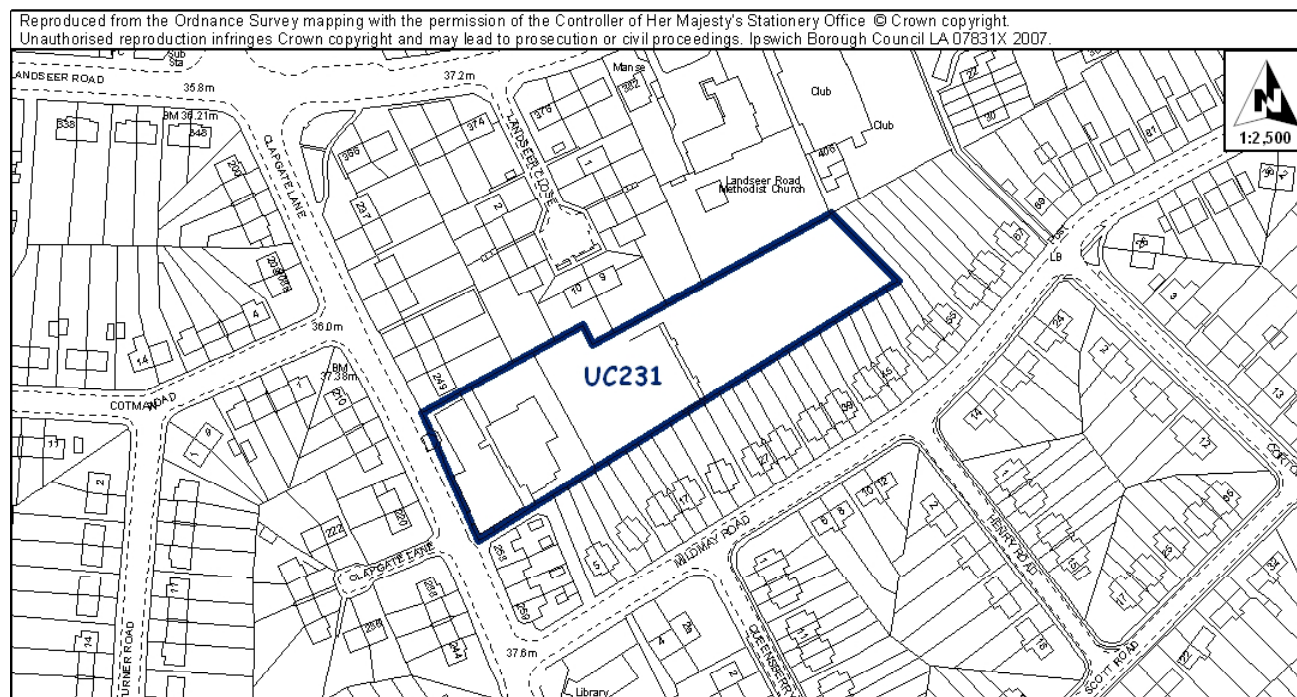
The site lies within 400m of a: play area; convenience store; parks and green spaces and frequent bus route (4 or more per hour).

Comments on other possible approaches

The other option considered was to retain the existing use. This would not make such efficient use of the site and would not relate so well to the surrounding residential uses.

SITE REF NO: UC231
(former ref no: A164)
SITE AREA: 0.58 ha

SITE NAME: 251 Clapgate Lane



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	M	16
RETAIN EXISTING USE	50		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our approach is to allocate the rear of the site for a medium density residential redevelopment, allowing for the retention of the Surestart children's centre on the remainder of the site.

Justification for suggested approach

A medium density scheme would be in keeping with the character with the surrounding residential properties and bring into use an underused piece of land behind the Surestart building. The site is well located in terms of access to local amenities and a public transport route, lying within 400m of a: play area (part);

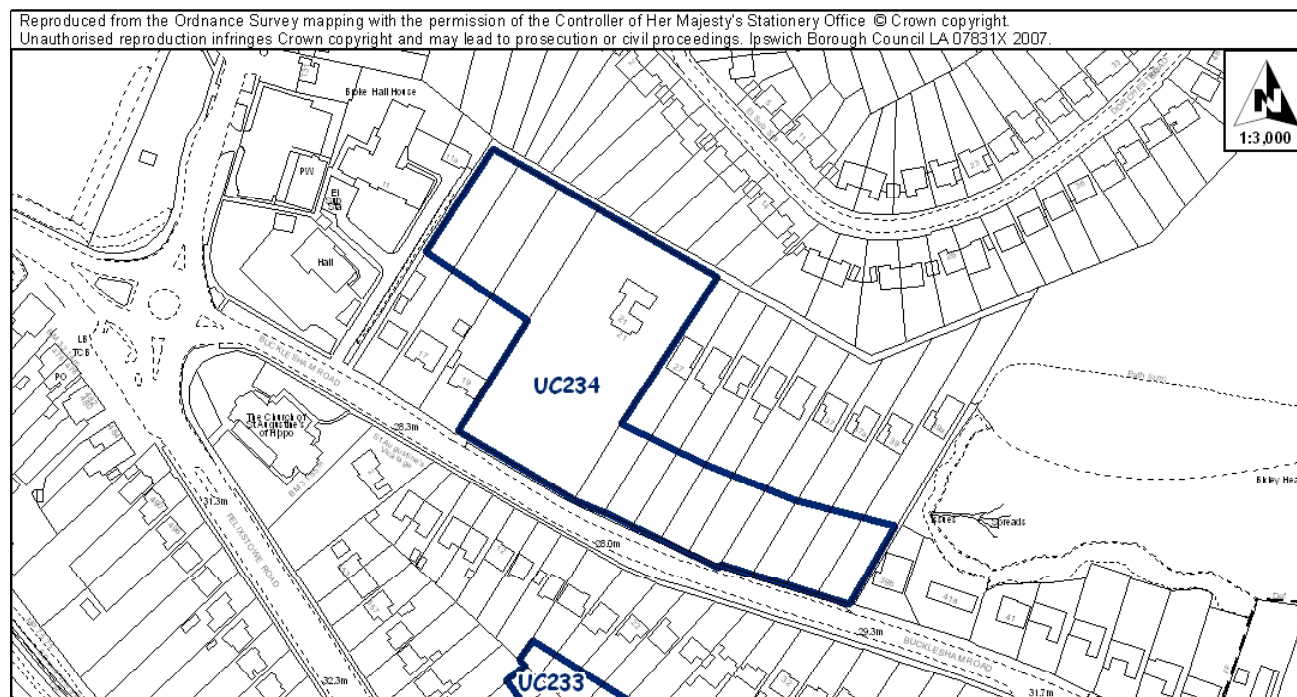
convenience store; GP surgery (part); pharmacy; parks and green spaces; post office; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

Employment allocation would be less in keeping with the character of the site and its surroundings and may be incompatible with the retained Surestart use.

SITE REF NO: UC234
(former ref no: A169)
SITE AREA: 1.20 ha

SITE NAME: 15-39a Bucklesham Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	50	L	21

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The site is in a residential area consisting of detached homes in large gardens and is centred on one house that stands in a particularly large plot. The Council considers that there is scope for the land to be used more efficiently through higher density development (though still 'low' density by current standards). Clearly considerable land assembly would be required here as the gardens will be in multiple ownership.

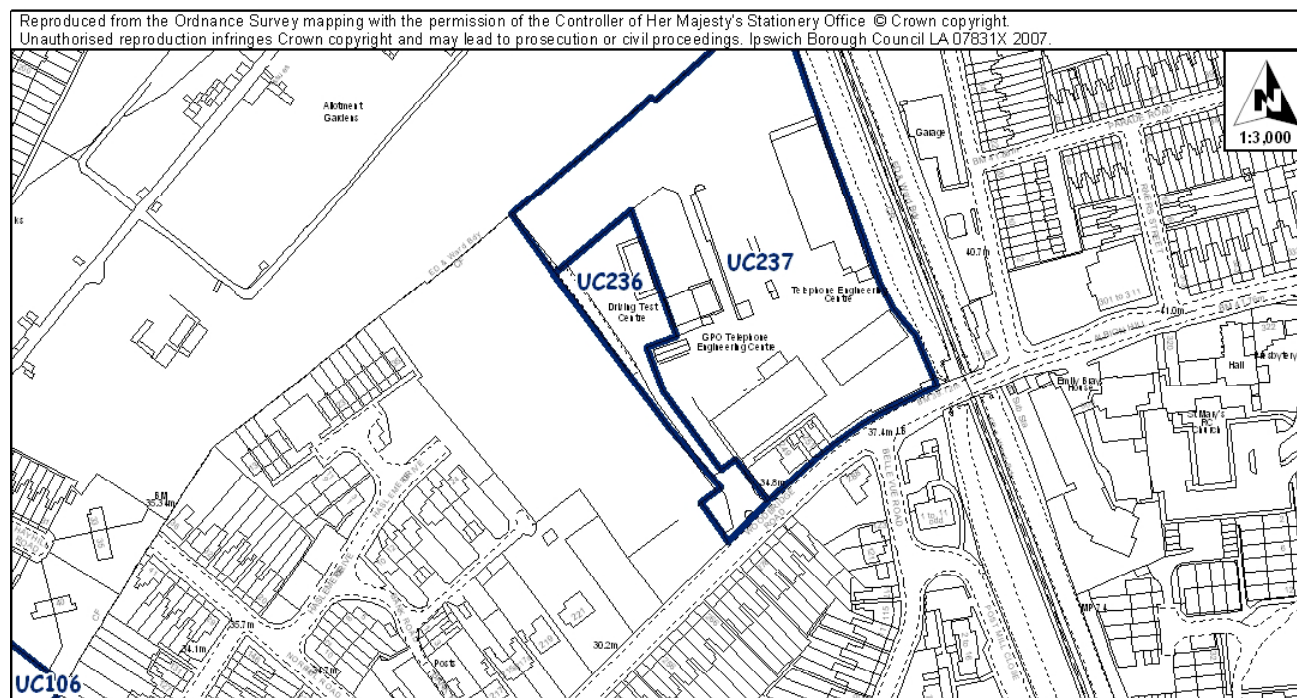
The site lies within 400m of a: convenience store; park and green space and meeting place.

Comments on other possible approaches

The alternative would be to leave the land in its existing use as private homes and gardens. However, this would fail to take the opportunity to make more efficient use of the land, and provide low density family housing to ensure a mix of provision across the borough.

SITE REF NO: UC236
(former ref no: A173)
SITE AREA: 0.24 ha

SITE NAME: Former Driving Test Centre, Woodbridge Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	13

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for medium density housing. (The same approach is suggested for the adjacent site, UC037 also).

Justification for suggested approach

The site is part of a long standing allocation for housing that dates from the adopted Local Plan and was continued in the First Deposit Draft. Whilst a long standing allocation, the recent start of development of the adjacent Hayhill allotment site demonstrates market interest in the area. It is in a mainly residential area and lies close to a local shopping centre. The land to the immediate south west of the site also forms part of the former Hayhill allotment site currently undergoing development.

The site lies within 400m of a: primary school; convenience store; GP surgery; pharmacy; parks and green spaces (part); meeting place; frequent bus route (4 or more per hour) and play group.

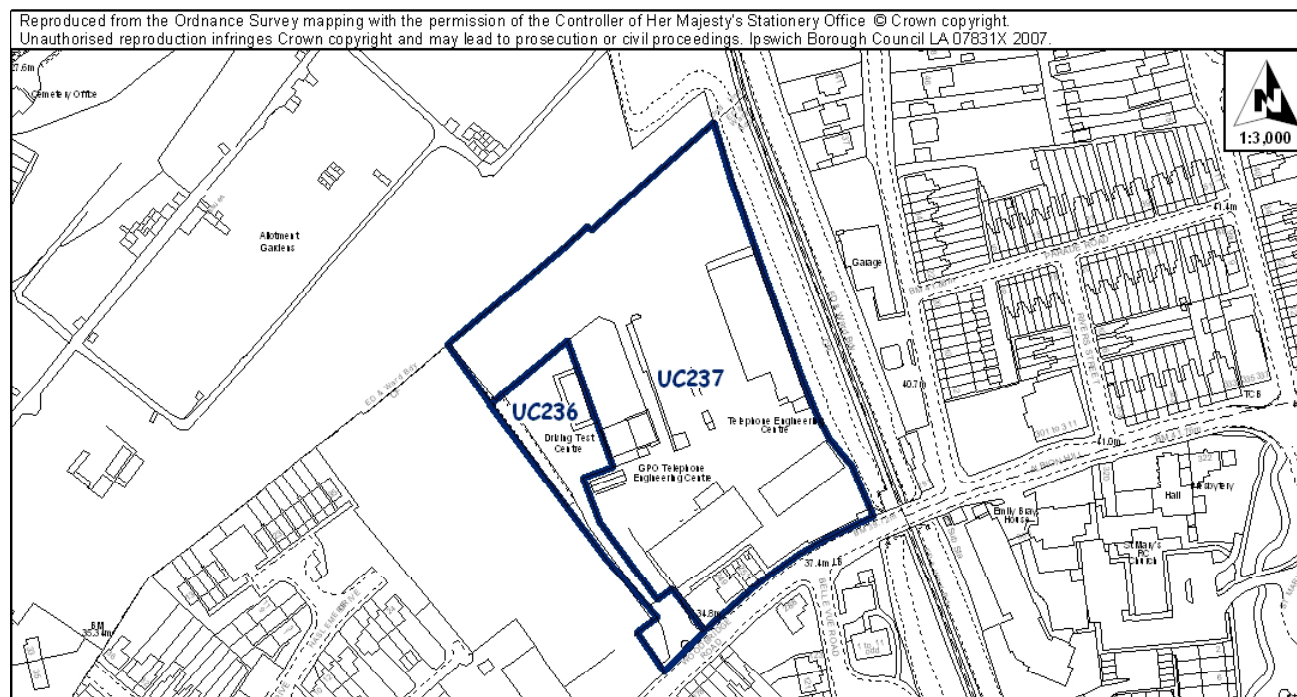
Comments on other possible approaches

The alternatives for this site are to retain the existing use or allocate it for employment use.

The driving text centre use has mainly relocated to Ransomes Europark and therefore the site is not likely to continue in its existing use throughout the plan period. Allocation for employment would not reflect the residential character of the area and would not sit well alongside the proposed approach to site UC237.

SITE REF NO: UC237
(former ref no: A174)
SITE AREA: 1.53 ha

SITE NAME: BT Depot, Woodbridge Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	84

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for medium density housing. Development would need to reflect the potential of the adjacent railway line to act as a wildlife corridor.

Justification for suggested approach

As with site UC236, this is a long standing residential allocation that was included in the adopted and First Deposit Draft Local Plans. Recent development in the area shows market demand for housing and residential use here would make the best use of a good location close to the local shopping centre. It would also reflect the residential character of the area. The site is currently rather untidy and once the Hayhill development has been completed, it and the adjacent site UC236 will have housing to their northern-western boundary, and to the south west.

The site lies within 400m of a: primary school; play area (part); convenience store; GP surgery (part); pharmacy (part); parks and green spaces (part); meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

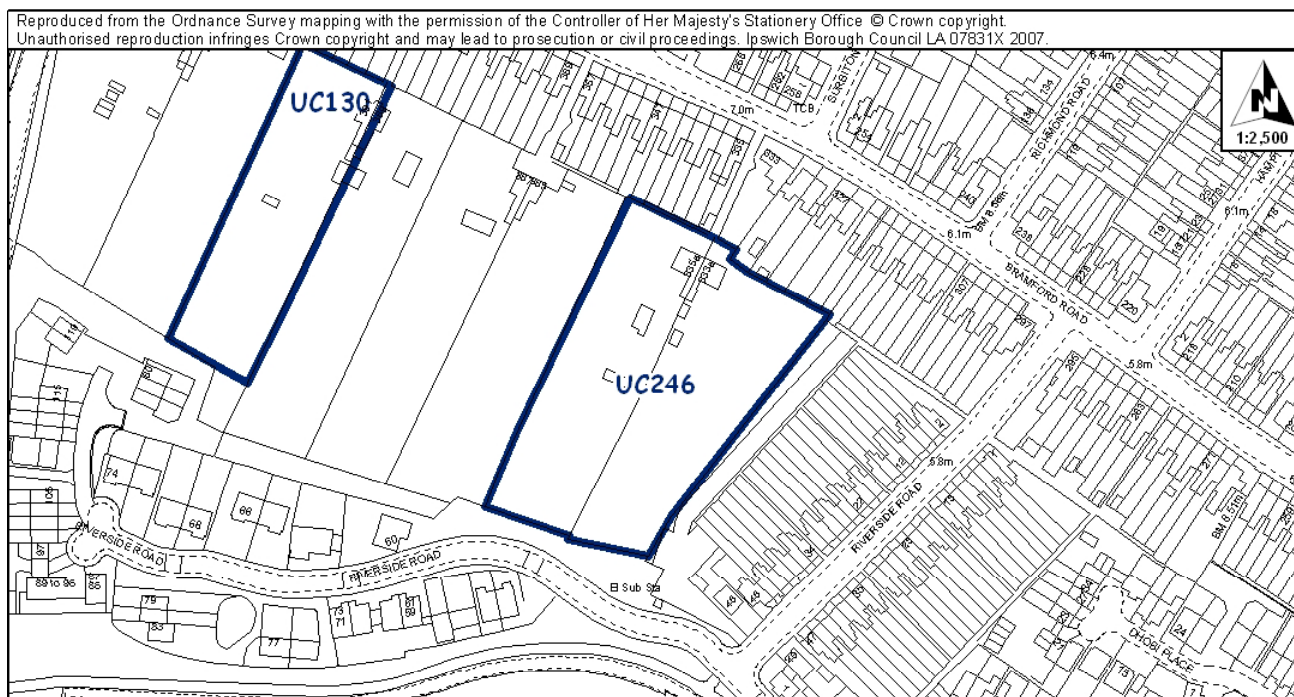
The alternatives on this site would be to retain the existing use or to allocate the site for employment.

Retaining the existing use would not be the best use of the land, which is underused at present and has long been identified for housing.

Employment use would not fit so well with the character of the surrounding area.

SITE REF NO: UC246
(former ref no: 04-06)
SITE AREA: 0.70 ha

SITE NAME: South of Bramford Road



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	L	25

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within landfill site consultation zone)

Suggested approach

Our suggested approach is to allocate the site for low density housing.

Justification for suggested approach

The sites consist of a pair of dwellings built at a very low density, and their gardens, and is an opportunity to intensify land use to make more efficient use of the land. Access is available from Bramford Road.

The site would make an important contribution to meeting the housing target set out in the draft East of England Plan and is an opportunity to provide low density family housing to ensure a mix of provision across the borough.

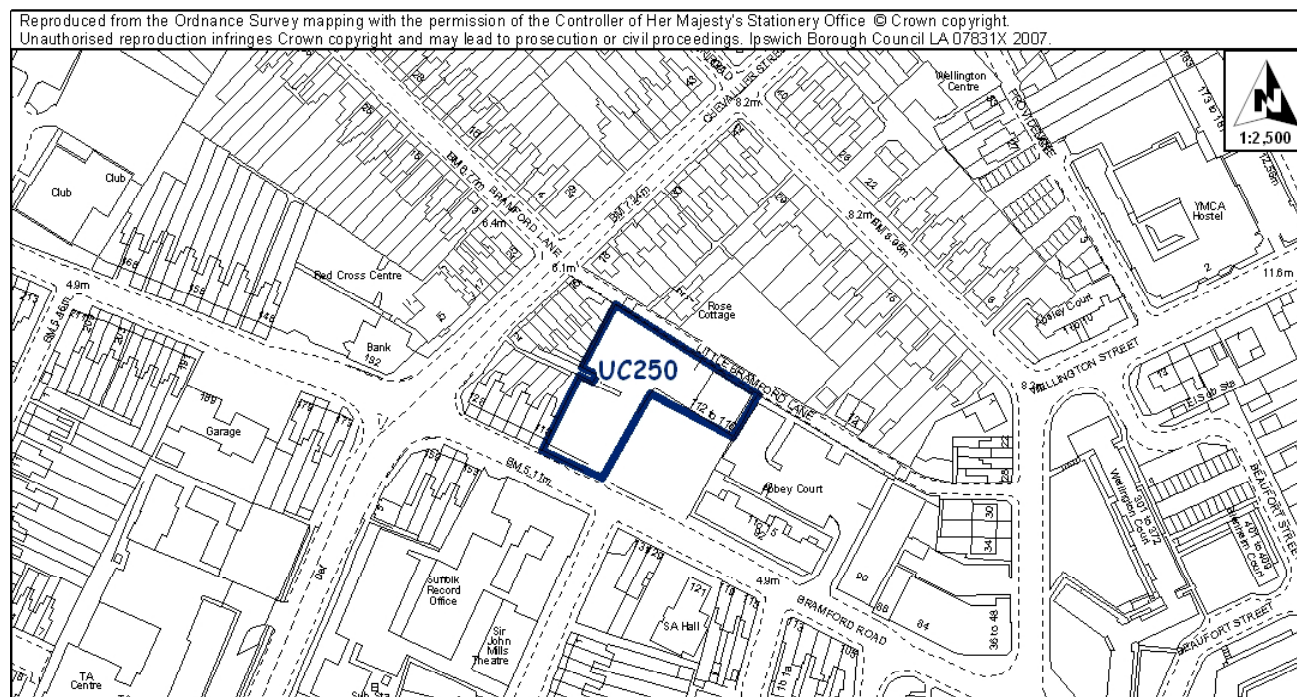
Flood risk and landfill consultation zone matters would need to be resolved satisfactorily to enable development to take place.

The site lies within 400m of a: primary school; play area; convenience store; post office; meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

The other approach considered is to retain the existing use as very low density housing. However this represents a very inefficient use of land in a highly accessible location.

SITE REF NO: UC250 **SITE NAME** 112-116 Bramford Road
(former ref no: part 1st DD site 6.4)
SITE AREA: 0.17 ha



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	M	15

CONSTRAINTS

✓ (part)	Within Flood Plain
	Within Conservation Area
✓ (opposite)	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for medium density housing.

Justification for suggested approach

The site is vacant and needs to be brought back into use. It was part of a larger site allocated for housing in the First Deposit Draft Local plan. It is located in a very accessible, predominantly residential area close to a local centre. Much recent residential development has taken place in the vicinity, which demonstrates market demand in the area. The site has frontage onto Bramford Road and also Little Bramford Lane.

The site would make a contribution to meeting the housing target set out in the draft East of England Plan.

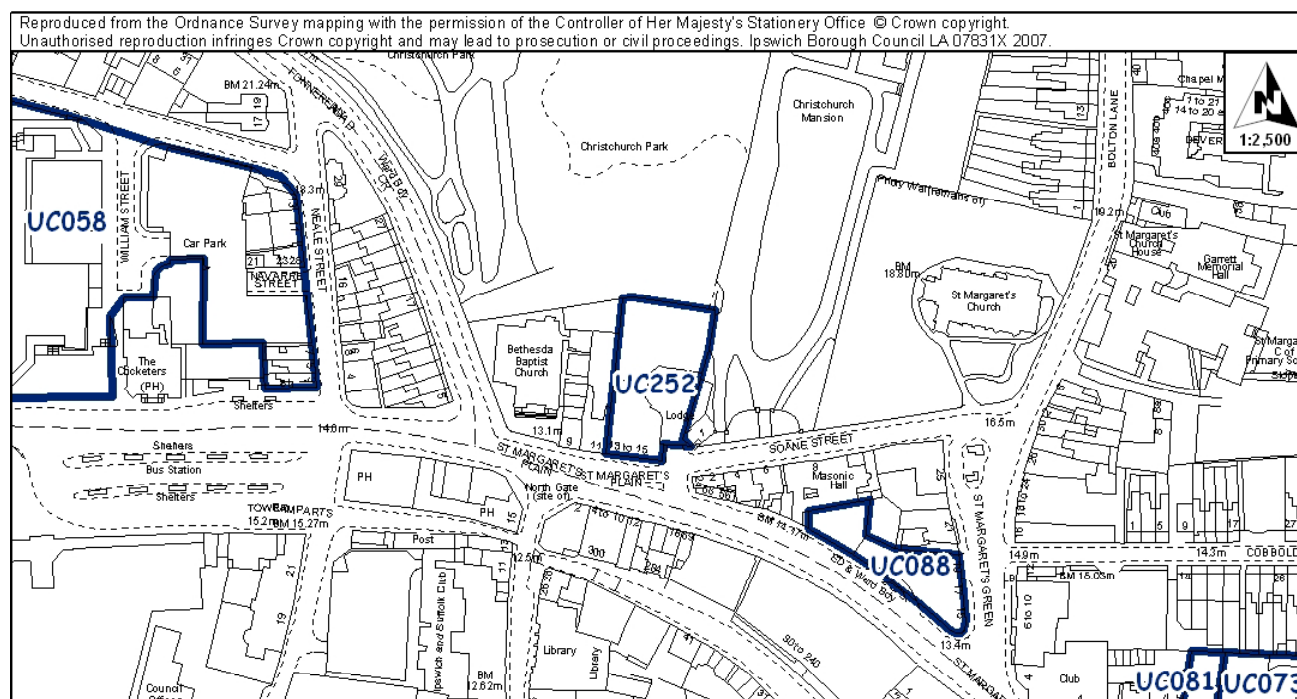
The site lies within 400m of a: primary school; play area; convenience store; GP surgery; pharmacy; post office (part); meeting place; frequent bus route (4 or more per hour) and play group.

Comments on other possible approaches

The other approach considered is to allocate the site for employment. This is considered inappropriate because the main uses in the vicinity are residential and small scale retail.

SITE REF NO: UC252
(former ref no: LP 6.6)
SITE AREA: 0.15 ha

SITE NAME: Running Buck PH, St Margaret's Plain



PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
HOUSING	100	H	25

CONSTRAINTS

	Within Flood Plain
✓	Within Conservation Area
✓ (adjacent)	Listed Building on-site or adjacent
✓ (adjacent)	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
✓	Within Air Quality Management Area
	Other constraints

Suggested approach

Our suggested approach is to allocate the site for housing at a high density. The site has the capacity for up to 25 homes.

Justification for suggested approach

The site is well located close to the town centre and a wide range of local services and amenities. The site backs onto Christchurch Park, which is an area of high quality open space, which could prove popular with potential residents for the development. The site is located in a conservation area so careful planning and design would be required, but a successful scheme would regenerate a previously underutilised site and complement the areas character and attractiveness.

The site lies within 400m of a: primary school; play area (part); convenience store; pharmacy; parks and green spaces; post office; meeting place; frequent bus route (4 or more per hour) and dentist.

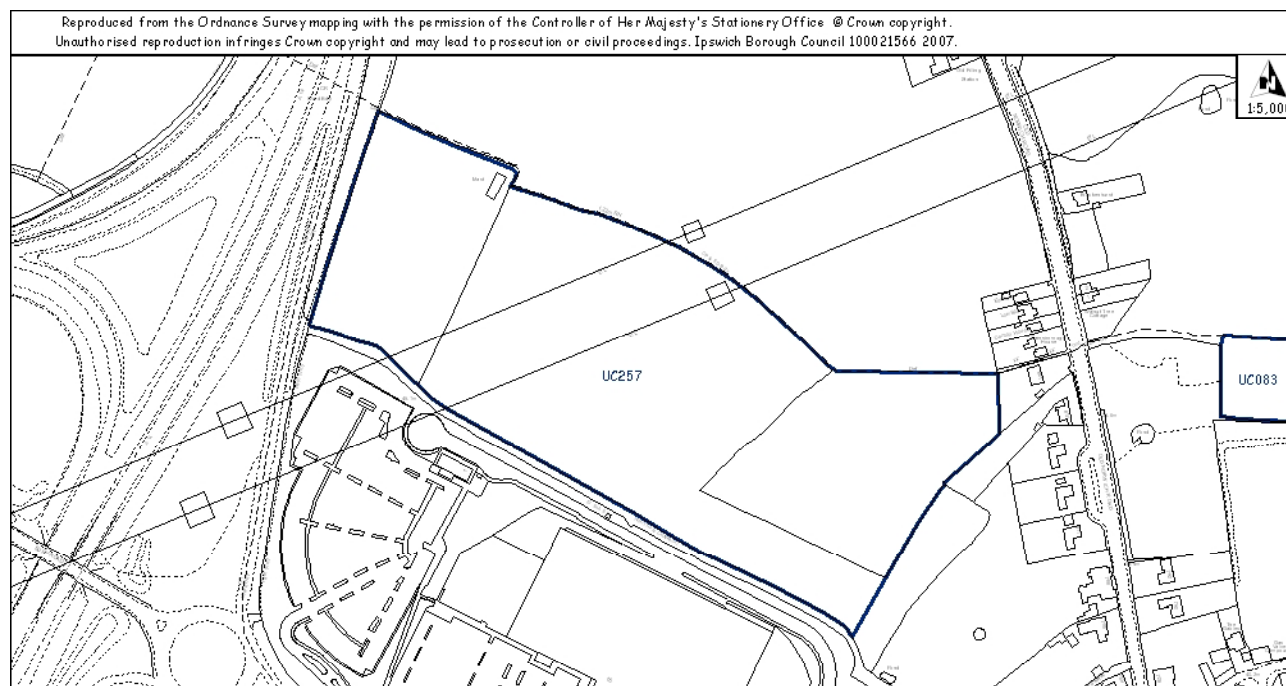
Comments on other possible approaches

Residential use is the preferred option due to the location of the site in the conservation area and its proximity to Christchurch Park. A residential development could greatly enhance the conservation area and would be popular due to the location.

Employment use could be considered also but having a residential development so close to town would be beneficial in terms of reducing traffic congestion. Residential development would contribute to attaining the housing targets as set out in the East of England Plan.

SITE REF NO: UC257
(former ref no: S061)
SITE AREA: 6.92 ha

SITE NAME: Land north of Whitton Lane



Part of the site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. The site is located in the north western corner of the Borough of Ipswich and lies just to the north of Anglia Retail Park and the adjacent Park and Ride. The site is adjacent to the A14 trunk road however there is no direct access to this route from the site. Access is gained from the service road serving the Retail Park.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (HC/a5/130-1 Transco pipeline and overhead power lines)

Summary of issues and options consultation results

- Nine representations were received. Of those who expressed a preference two supported employment development and two opposed development.
- Comments received included overhead power lines may cause difficulty in developing the site. Proposed that the land either on its own or with SO61, is suitable for providing an extension of the retail park/ park and ride facility to the south.

- Mockbeggar's Hall Farm submitted representations that they could provide a replacement site for the P + R facility thereby enabling the present P + R site to be used as an extension to the retail park.
- Claydon and Whitton Parish Council stated that the area of land lacks satisfactory access to the A14 and has an inadequate highway junction with Norwich Road (land north of Whitton Lane).
- Highways Agency said the site is adjacent to A14 and access would be via Anglia Retail Park and A1156 Bury Road to reach A14 at Whitehouse junction. Likely to have material impact due to scale and proximity to A14.
- Environment Agency stated that the site is within Groundwater Source Protection Zone II. It is also within a minor aquifer high I1 zone and has some importance for recharging of the minor aquifer in this area. A Flood Risk assessment will be required.
- The Ipswich Society said the site should be retained for existing use until employment use is needed.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The existing open countryside use is proposed to be retained.

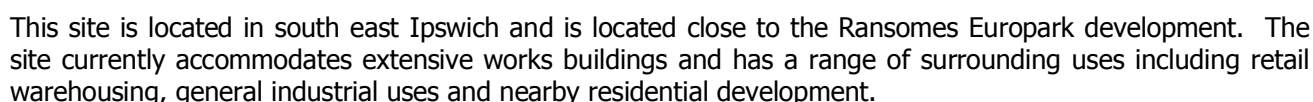
Comments on other possible approaches

At the issues and options stage, employment, open space or retention of existing use were put forward as suggested uses.

Employment use was rejected as the Cranes site has been identified as a Strategic employment site. The focus of development should be on brownfield sites rather than peripheral Greenfield sites.

There is no need for open space to be allocated in this area.

SITE NAME: Cranes Site



USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (medium pressure gas pipeline in part of site + landfill site)

- 8 representations were received
- Those respondents who expressed a preference, one indicated support for mixed use, one supports retaining existing use, one supports housing and one employment.
- Highways Agency stated that current consents at Ransomes Europark are expected to place considerable stress on A14 Nacton junction. This is a large site, which will add further traffic and therefore raises significant concerns in principal.
- Environment Agency stated that the site lies within a minor aquifer high HU zone. The site falls within 250metre buffer zone of a current landfill site and the landfill operation itself occupies part of

the site. The landfill site is used in-house by the current occupiers of the site. A site investigation would need to be carried out to ensure there is no risk of harm to human health.

Suggested approach

Our suggested approach is to allocate the site as the strategic employment site for the town.

Justification for suggested approach

Policy Area 17 of the Core Strategy Preferred Options document makes it clear that the Council should allocate a strategic employment site and that it should be this site. Therefore the allocation proposed is for employment use. The Council would strongly support the retention of the long-standing existing manufacturing business within the site.

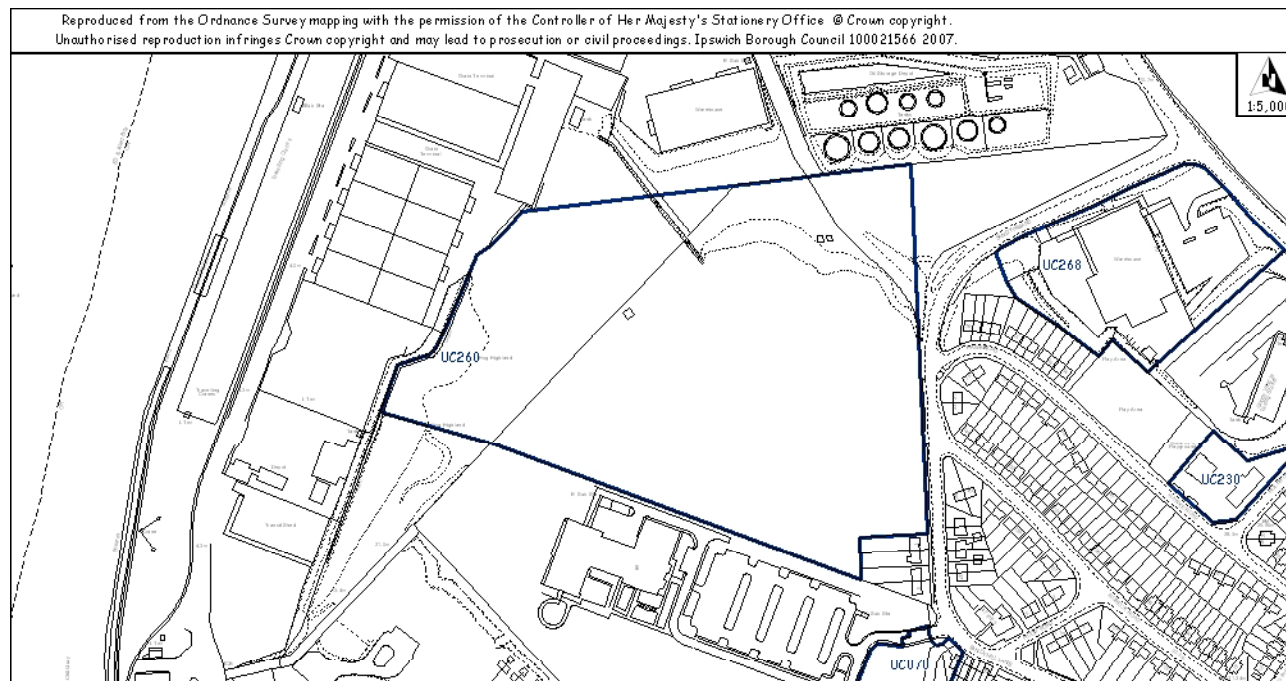
The Council would prefer to see the major access to the site developed off the roundabout to the east of the site, at Ransomes Way.

Comments on other possible approaches

Residential or mixed uses could be considered but residential use could limit the sites potential to provide for the full range of employment uses (particularly B2 use). Also alternative land would need to be identified elsewhere in the Borough for employment purposes.

SITE REF NO: UC260
(former ref no: S068)
SITE AREA: 6.55 ha

SITE NAME: Former Norsk Hydro Site, Sandy Hill Lane



This site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. It was identified by Ipswich Borough Council as an existing employment area in the First Deposit Draft Local Plan. The site lies to the south of the town centre close to Cliff Quay. It is surrounded on three sides by industrial uses, and there is housing to the east across Sandyhill Lane.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (landfill consultation zone and Van Ommeron Hazardous substance consultation zone)

Summary of Issues and Options consultation results

- Seven representations received – 1 respondent supports retail use, 2 support employment use, 2 support residential development with some employment aspects.
- Kesgrave Covenant said the existing use for employment should be retained as the site is unsuitable for housing due to possible site pollution, poor access, proximity to tank farm, bounded by industrial uses. Questions over the previous use of the site as a sulphuric acid plant

- Savills, on behalf of Samuel Beadie (Developments) Ltd, prefer a retail use and state the site has planning permission for this use, granted in 1993. A further application for retail use has been submitted. The site proved inappropriate for employment use due to a lack of demand. Retail use is suitable and viable.
- Barton Willmore, on behalf of Crest Nicholson, supports employment use. Land designated for employment should be kept as such.
- Councillor Jones, of the Labour Group, prefers residential development as it is not a town centre site and is not easily accessible by public transport. Welcomes some employment or leisure use along with planning gain. Any significant enhancement of the road access to these sites will add to congestion in Landseer Road and at the Duke Street roundabout, making it unsuitable for large-scale retail or heavy industrial uses.
- Ipswich Society recommends allocation for medium-density housing development or some employment use.
- Environment Agency indicates site is within a Groundwater Source Protection Zone II and within a minor aquifer HV zone. As the site exceeds 1 hectare, a Flood Risk Assessment will be required for surface water disposal in accordance with PPG25.

Suggested approach

Our suggested approach is to allocate the site as an employment site.

Justification for suggested approach

In the issues an options consultation two respondents were specifically supportive of allocating the site for employment uses, while a further two respondents advocated employment uses with an element of residential. The council would prefer the land to be allocated solely for employment uses as the site is already designated for employment use and if it were not, then further employment land would need to be allocated elsewhere to comply with the East of England Plan. The site is also not considered appropriate for residential development due to possible site pollution and its proximity to other industrial sites.

The site is well located, nearby to residential developments, which could reduce the amount of traffic heading to the town centre. The site has a bus service, which again, could reduce traffic problems leading into the town centre.

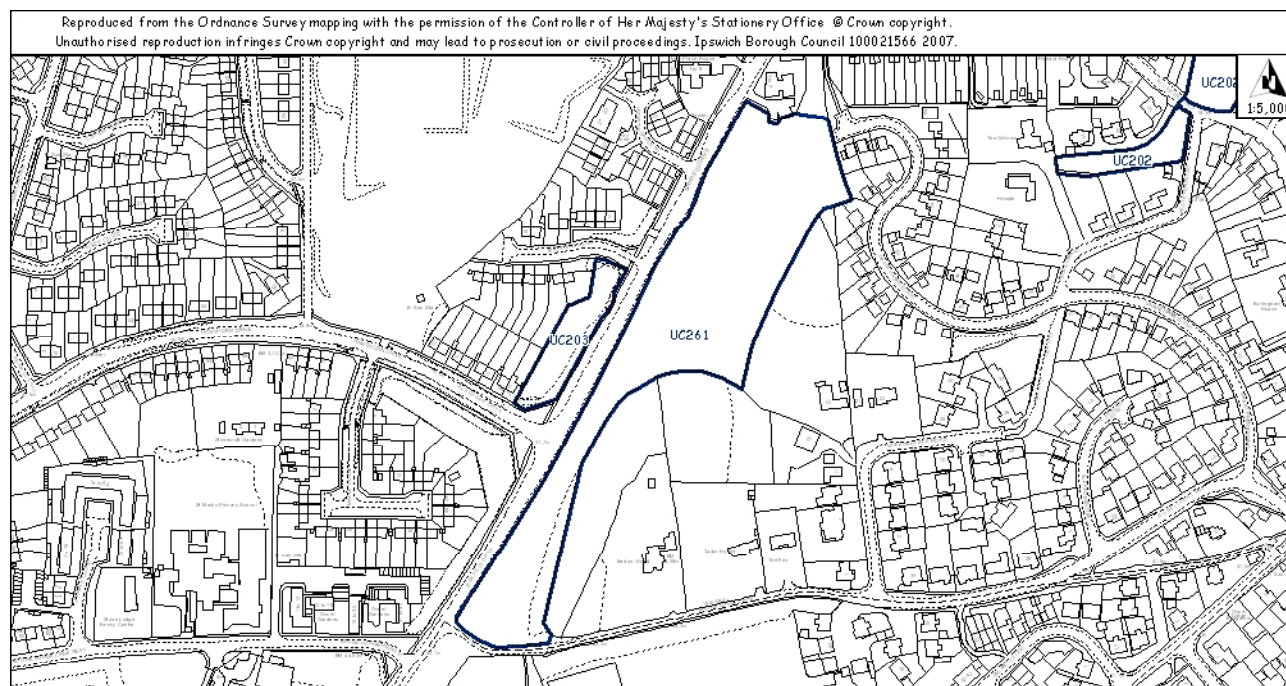
Comments on other possible approaches

Residential uses are not considered appropriate at this location due the previous industrial uses of the site and the possibilities of pollution at the site. The site is bounded by industrial uses.

If the site was not allocated as employment land alternative land would need to be identified elsewhere in the Borough for employment purposes.

SITE REF NO: UC261
(former ref no: S072)
SITE AREA: 2.11 ha

SITE NAME: Wooded area and large verge, Birkfield Dr



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in GIPPING ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Fourteen representations were received. Of those who expressed a preference ten preferred no development and only one supported development of the site. The majority wished to see the existing use retained.
- Suffolk Wildlife Trust said that the site provides a valuable greenspace in an otherwise built up area. Full biodiversity value unknown, but will provide for a range of species typical of an urban context.
- On representation stated that the site should not be developed on given its 2001 draft allocation as an Existing Wildlife Site and Open Space and given its amenity value as an area of woodland/open space.
- Ipswich Society supported development for low density housing.

- Environment Agency states that the site is within a minor aquifer HU zone, important for recharging of the minor aquifer. Within Groundwater Source Protection Zone 2. Flood risk assessment required as site over 1ha. Development here would lead to increased surface water run off and could worsen current surface water drainage problems. Removal of woodland would remove a notable natural feature and add a sense of town cramming.
- Suffolk CC retain existing use. Under PPG17 an assessment should be undertaken to show the open space to be surplus to requirements. PPS9 and Natural Environment and Rural Communities Act 2006 place a duty on authorities to conserve biodiversity. Transport assessment should be carried out to determine the likely impact on transport networks.
- Anglian Water Services stated that the water resource treatment works are at capacity. Off-site infrastructure are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewage network, no capacity–local flooding.

Suggested approach

Our suggested approach is not to allocate the site for development

Justification for suggested approach

The existing use as amenity land should be retained

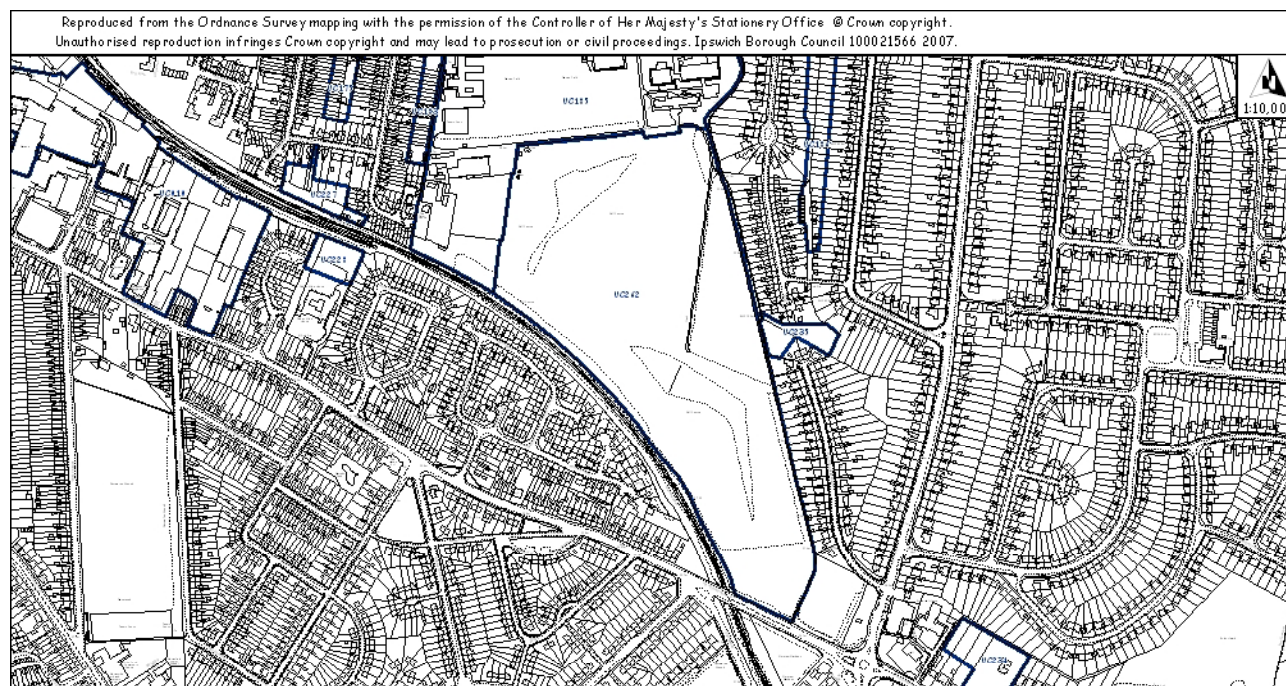
Comments on Other Possible Approaches

At the issues and options stage, residential was put forward as suggested use. This was rejected, as the focus of development should be on brownfield sites rather than open space/amenity land sites.

There is no need for open space to be allocated in this area.

SITE REF NO: UC262
(former ref no: S078)
SITE AREA: 14.05 ha

SITE NAME: St Clement's Golf Course



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in ST JOHNS ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (part within landfill consultation zone)

Summary of Issues and Options – Additional sites consultation results

- Twenty five representations were received. Of those who expressed a preference fourteen preferred no development and three supported development of the site.
- Most supported retaining the existing use of the site.
- Suffolk Wildlife Trust said it is a Local Wildlife Site in Ipswich Wildlife Audit 2000, identified as suitable for a variety of birds and invertebrates. The site contributes to local biodiversity. Contains a mixture of oak woodland and grassland, and proximity to railway line means it is part of a wildlife corridor. Ecological surveys will be required.
- Sport England object to housing unless justified through PPG17 needs assessment. Golf course is one of two in Borough, loss of course could mean people lose ability to play, leading to overloading of

other courses. Although replacement of facilities is acceptable in principle this is unlikely (both in terms of size and location).

- Landseer/Nacton Road Action Group and Wherstead Road Residents Association do not support development of the site, they wish to see existing use retained. Nearby TPO constraints.
- One objector stated that Draft 2001 plan allocates site as Existing Wildlife Site and Open Space.
- Natural England stated there are common lizard records near to the site.
- The Ipswich Society said possible constraint – the railway line.
- Environment Agency expressed concern regarding the allocation of this site for biodiversity/wildlife reasons. Ecological survey required.
- Highways Agency may be concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed.
- Suffolk CC an assessment should be undertaken to show the open space is surplus to requirements in accordance PPG17. Possible opportunity to create an important public open space. Should site be developed for housing, as a town centre site it would be beneficial for supported housing. A transport assessment should be carried out to determine likely impact on transport networks and identify mitigating measures. Major education concern: the site is within Copleston High and Britannia Primary School catchments, neither have capacity for significant extensions. Potentially may need to consider new primary school and provisions of secondary school playing field within development. Concern loss of open space.
- Suffolk Mental Health Partnership NHS Trust support development of the site for mixed use in association with neighbouring site SO78.
- Anglian Water Services Ltd state that the water resource treatment works at capacity. Off site infrastructure works are required for water supply networks and sewage treatment works. Phasing of development should be in consultation with Anglian Water. Foul sewage network: at capacity–local flooding.
- St Clements Golf Club strongly oppose development of site. Wish to retain golf course for its members. Habitat for wildlife, e.g. deer and protected trees.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site is still in use as a golf course, therefore retention of this use is the preferred approach. The site also has wildlife potential.

The site is allocated in the 1997 and 2001 Proposals Maps (with minor variation to the boundaries) as existing open space, which should be protected, Existing Wildlife Site and existing Green Space with High Amenity Value/Historic Interest.

Comments on other possible approaches

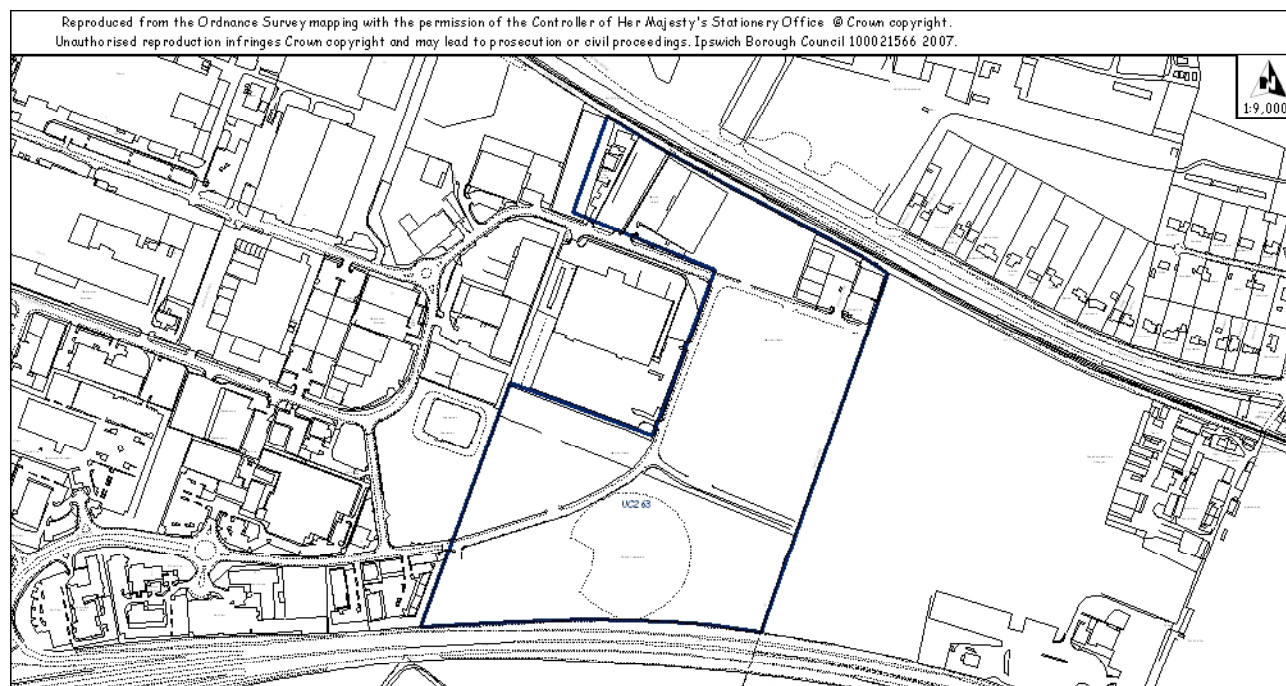
At issues and options stage, open space, retention of existing use and housing uses were considered.

The overwhelming preference indicated by respondents was for no development of the site. St Clements Golf Club strongly opposed development as the site is still in use by its members.

Housing development is not considered appropriate in view of the wildlife interest on the site and amenity of the open space.

SITE REF NO: UC263
(former ref no: S079)
SITE AREA: 16.69 ha

SITE NAME: Ransomes Europark (east)



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in PRIORY HEATH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (part within landfill consultation zone)

Summary of Issues and Options – Additional sites consultation results

- Twelve representations were received. The majority wish to see the employment use retained.
- Suffolk Wildlife Trust stated round plantation should be retained with appropriate buffer zone and managed to retain wildlife interest.
- Natural England stated silver-studded butterfly records near to site. Adjacent to an area designated as a County Wildlife Site.
- Environment Agency stated within 250m of buffer zone of 3 landfill sites. Need to investigate possibility of landfill gas mitigating towards the site. Flood risk assessment required.
- Highways Agency may be concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed in detail.

- Suffolk Rights of Way Limited stated there are unmapped rights of way over Ransomes Europark.
- Suffolk CC should retain current employment allocations due to surrounding land uses and infrastructure.
- Anglian Water services Ltd stated that the water resource treatment works is at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewage network; foul system private. Surface water accommodated to newly constructed off- site req. sewer at agreed rate.

Suggested approach

Our suggested approach is to allocate the site for employment uses.

Justification for suggested approach

In the issues and options consultation the majority of respondents supported retaining the existing use as an employment site. The adjacent area is populated with a range of business providing services and jobs in a well located area, due to its good transport links to the town centre and beyond via the A14. There is a significant amount of residential development nearby the site providing a workforce in close proximity to the site, which could reduce traffic congestion on routes to the town centre. The employment site would vice versa provide employment for local residents from the Ravenswood development.

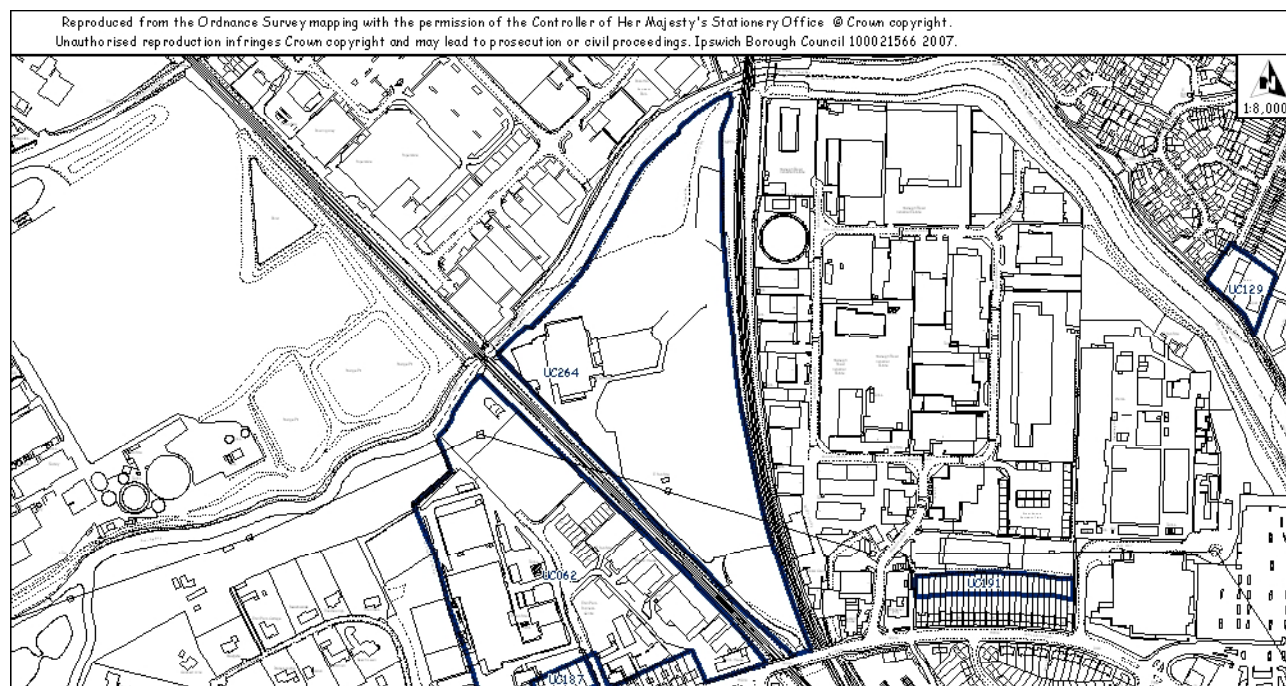
Comments on other possible approaches

The overwhelming preference indicated by respondents in the issues and options consultation was for employment use at the site.

Housing development is not considered appropriate in view of the infrastructure constraints outlined by Anglian Water, and taking into account the high levels of housing development that has already taken place in the area. Although there may be traffic congestion issues associated with new employment development, residential use would certainly add significantly more traffic to the problem. It is necessary that employment opportunities are created for the local residential population which will reduce the need for those residents to travel further afield for work.

SITE REF NO: UC264
(former ref no: S080)
SITE AREA: 7.57 ha

SITE NAME: Between railway junction and Hadleigh Rd



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in GIPPING ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		
TRANSPORT (Development to allow for retention of proposed railway line)			

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (part within landfill consultation zone)

Summary of Issues and Options – Additional sites consultation results

- Nineteen representations were received. Of those who expressed a preference five preferred no development, four supported development and one supported partial development.
- EDF Energy stated that there is a 132kv tower line into Ipswich Grid which crosses the site, this is a major supply to Ipswich.

- Suffolk Wildlife Trust agrees to partial development of the site. 100's of slow worms and common lizards translocated by ecological consultants to a refuse area bordering the river Gipping. The strip of land bordering the river should be excluded for development.
- Babergh DC does not wish to see the site developed, but retained for existing uses. The site lies within the flood plain. Hard surface development would restrict the area of the flood plain and potentially cause flooding elsewhere.
- Network Rail has no objection to development, but would object to designation for open space next to railway. This is due to increased risk of trespass on the railway and vandalism, plus potential danger to children and others. If open space were allocated, Network Rail would look to the Council to pay for and maintain necessary fencing.
- Inland Waterways Association stated Rivers Orwell and Gipping are undervalued assets to Ipswich. Ensure access to river retained in any future use of site. Association aspires to make river Gipping navigable and proposed bridge over the river should allow a minimum headroom of 2.7 m for navigation.
- Natural England state slow worm records near to site. Adjacent to an area designated as a County Wildlife Site.
- Ipswich Society suggests employment land – Ipswich Buses depot and associated uses. Link to British sugar site for transport link across river.
- Environment Agency state that the site falls within flood zones 2 and 3. Flood Risk Assessment would be required under PPS25. Within minor aquifer HU zone, important for recharging of the minor aquifer. Within Ground Water Source Protection Zone 2. Within 250m buffer zone of 2 landfill sites. Investigation required assessing possibility of landfill gas mitigating towards the development.
- Suffolk CC stated need to protect site from future development for possible construction of a connection between railway lines to facilitate freight movement from Felixstowe towards the Midlands. Consider the need to the rail chord prior to allocation for development.
- Anglian Water Services state that the water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works. Phasing of development should be in consultation with Anglian Water. Foul sewage network at capacity.

Suggested Approach

Our suggested approach is to allocate the site for the full range of employment use (B1,B2 & B8). Development will need to allow for the provision of a new rail chord linking the railway lines at the northern end of the site. Opportunities will also be sought to open up the river frontage on the northern edge of the site for public access including the provision of a foot/cyclebridge.

Justification for Suggested Approach

The site is currently disused, but was previously used as a bacon factory. It is bounded on all sides by established employment uses and could accommodate the noisier B2 industrial type use as well B1 office and B8 distribution uses.

The site is well located, having direct access to Hadleigh Rd and bounded by railway lines on both sides. Development of the site will have to allow for a connection to the rail chord to facilitate freight movement from Felixstowe towards the Midlands.

An area of land closest to the river will not be allocated for development to allow a margin for the protection of wildlife and to open it up for public access, including a . There will need to be adequate fencing to deter access onto the railway line.

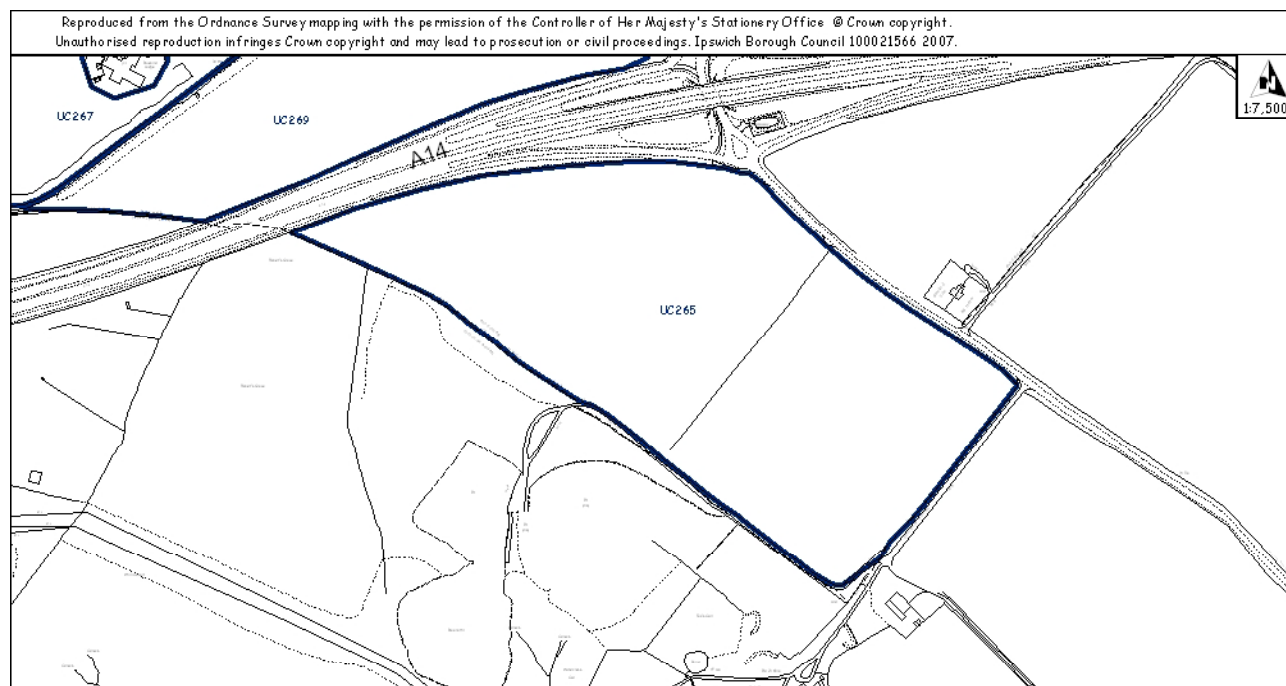
However there are flooding issues that need to be addressed. The site falls within the flood zones 2 and 3. Flood Risk Assessment would therefore be required. The site also falls within a groundwater source protection zone 2

Comments on other Possible Approaches

The site is bounded by industrial/business uses and the railway line so would not be suitable for residential development.

SITE REF NO: UC265
(former ref no: S081)
SITE AREA: 14.32 ha

SITE NAME: Land south of the A14



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in PRIORY HEATH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Eighteen representations were received in total. Of those who indicated a preference five said no development of the site, six said could be developed with caveat mainly to allow sufficient land to provide EBLR.
- Landseer/Nacton Road Action Group and Wherstead Road Residents Association stated that the site should be developed but only after a possible EBLR route has been protected. Possible new site for Ipswich Town FC stadium, with parking. Lorry park, leisure park, industrial or housing.
- One respondent stated unsuitable for development given its landscape designation (part of AONB) and its 2001 Draft allocation as an Existing Wildlife Site and Open Space.

- Natural England opposed development of the site, stating preference for farmland or other open space use. Within AONB. A14 should be seen as limit to southern growth of town. Adjacent to County Wildlife Site. Long-eared bat record near to site. Silver studded butterfly records within site.
- Environment Agency state is within minor aquifer H2 zone, important for recharging on minor aquifer. Flood Risk Assessment required as over 1ha. Adequate buffer zone would need to be provided to south to protect Park Farm Heath County Wildlife Site.
- Highways Agency stated there may be concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed in detail.
- Suffolk CC stated should not be developed. Site is AONB. The site is of considerable archaeological importance. Any development south of A14 should be avoided as it provides clear southern boundary to Ipswich. Site may be required for future park and ride facility.
- Anglian Water Services Ltd state water treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: No infrastructure in area south of A14.
- Sustrans stated site has important role to play in improvements to National Cycle Network and crossing of A14. Sufficient space needs to be allowed for earthworks for possible walking/cycling bridge over A14.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site is allocated on the Proposals Map 1997 as lying in part within the countryside, with the majority of the site designated as lying in an Area of Outstanding Natural Beauty. The 2001 Proposal Map allocated the site as entirely in the countryside and almost wholly within an Area of Outstanding Natural Beauty.

The site lies beyond the built up area of Ipswich and south of the A14, which represents a clearly defined boundary limit to Ipswich. Development of the site, a greenfield, peripheral site, would be contrary to the locational strategy as set out in the Core Strategy.

Comments on other possible approaches

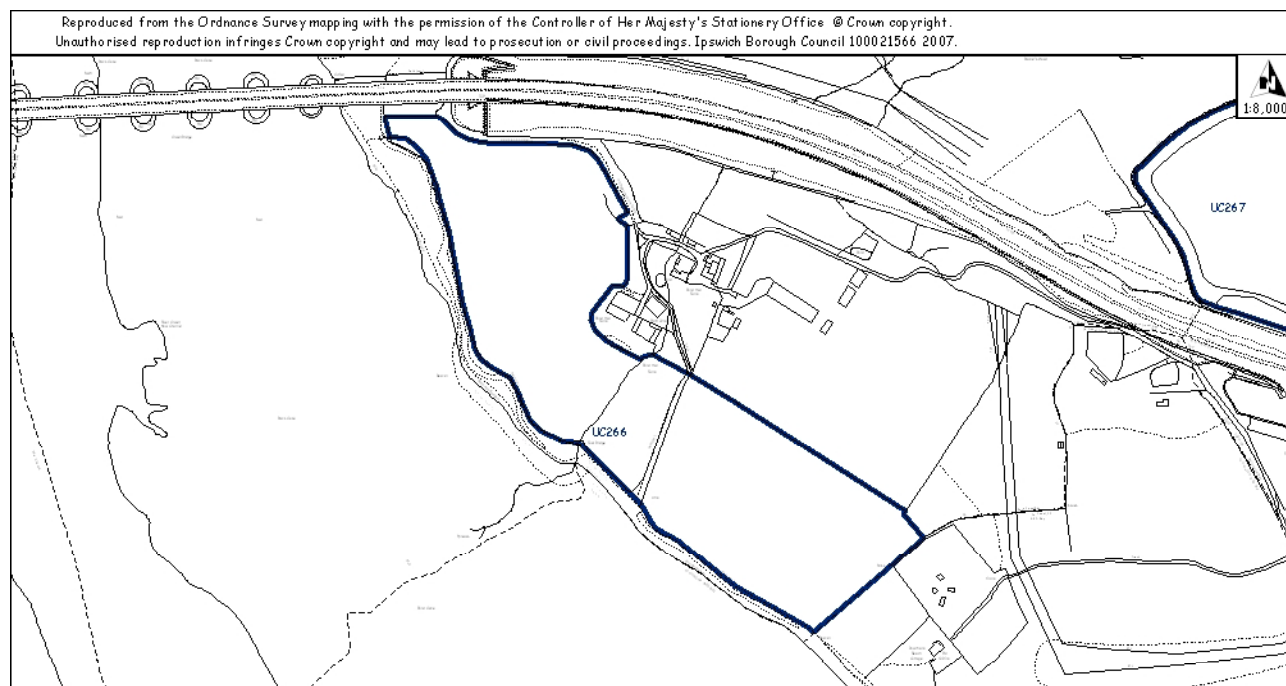
At issues and options stage, open space and employment uses were considered.

Employment use of the site was considered inappropriate, as it would be contrary to the locational strategy set out in the LDF. The site is also constrained by its designations as an AONB and countryside.

No allocation was thereby considered most appropriate.

SITE REF NO: UC266
(former ref no: S090)
SITE AREA: 10.02 ha

SITE NAME: Land at Pond Hall Farm, south of the A14



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in GAINSBOROUGH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

✓	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Twenty representations were received. Of those who expressed a preference, seven supported no development and five said yes to development but keep small part of the site protected for future EBLR.
- Suffolk Wildlife Trust stated that there should be no development and should be retained as agriculture or incorporate into Orwell Country Park. Strategic importance for biodiversity as adjacent to Orwell Estuary SPA and RAMSAR. Access by visitors needs to be carefully managed to prevent disturbance to internationally important bird assemblages. Consider setting back footpath and thickening hedge to prevent access to shore.

- Landseer/Nacton Road Action Group and Wherstead Road Resident Association stated site could be developed but small part should be retained for possible future EBLR. Preferred use open space, existing use and small part of it protected for possible future EBLR.
- Inland Waterways Association stated should ensure that access to the river is retained in any future use of the site.
- Natural England stated that site is adjacent to Orwell Estuary SSSI, which is also a component of the Stour and Orwell SPA and RAMSAR site. Adjacent to area designated as a County Wildlife Site. Stag beetle records near to site.
- Environment Agency stated that part of the site falls within flood zones 2 and 3. Flood Risk Assessment required. Site rests between Stour and Orwell Estuaries SPA/RAMSAR site; Stour Estuaries SSSI and Bridge Wood CWS. EA objects to development due to likely harm to nature conservation sites. Habitat Directive – appropriate assessment may be required to address impact on SPA.
- Suffolk Rights of Way state that no access and footpaths cross the site.
- Suffolk CC states that any development south of A14 should be avoided, as provides clear southern boundary to Ipswich.
- Anglian Water Services Ltd state that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site lies beyond the built up area of Ipswich and south of the A14, which represents a clearly defined boundary limit to Ipswich. Development of the site, a greenfield, peripheral site, would be contrary to the locational strategy as set out in the Core Strategy.

The 1997 and 2001 Proposals Maps both allocate the site as a Country Park.

Representations submitted by Suffolk Wildlife Trust and Natural England, advised that the site is of strategic importance for biodiversity as adjacent to Orwell Estuary SPA and RAMSAR. Also adjacent to Orwell Estuary SSSI and County Wildlife site.

In view of these important European and International designated wildlife sites, it is not considered appropriate to allocate the site for development.

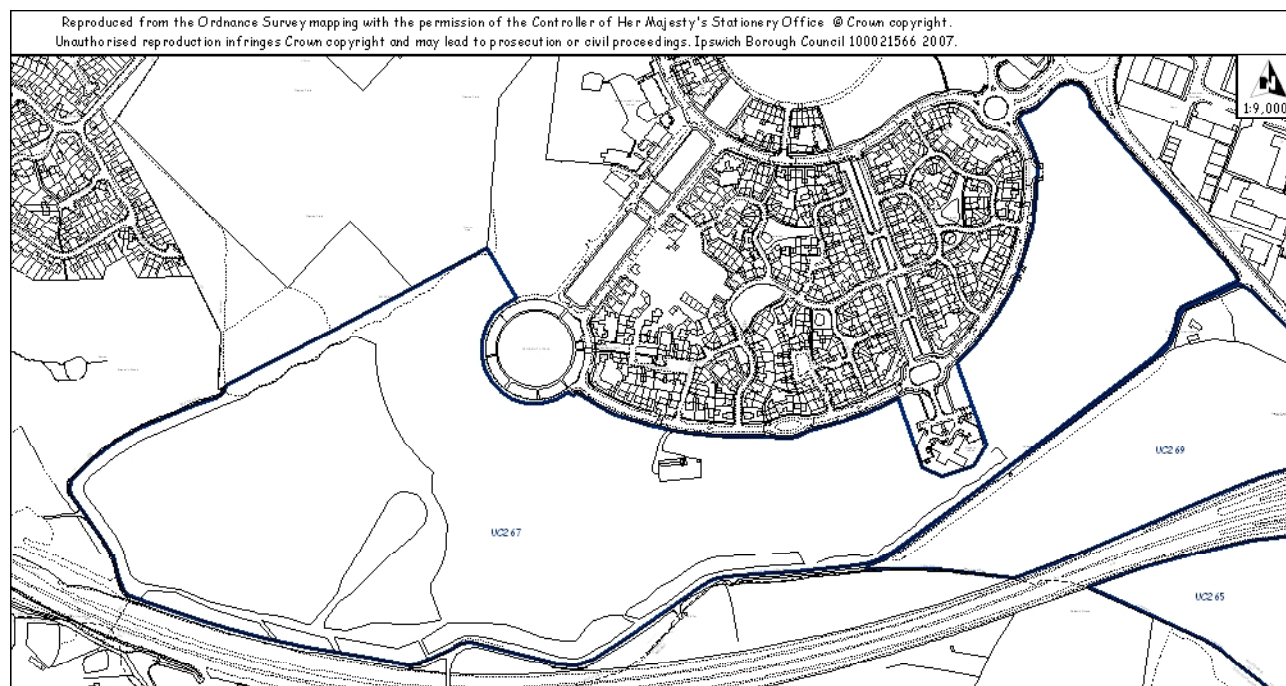
Comments on other possible approaches

At the issues and options stage, retention of existing use and open space use were considered.

The following consultees objected to the proposed development of the site, Suffolk Wildlife Trust, Natural England, Environment Agency and Suffolk CC.

SITE REF NO: UC267
(former ref no: S093)
SITE AREA: 34.78 ha

SITE NAME: Land south of Ravenswood



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in PRIORY HEATH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
	Other constraints

Summary of Issues and Options – Additional sites consultation results

- Twenty seven representations were received in total. Of those who expressed a preference, ten opposed development of the site, one supported development and a further five supported development provided it does not preclude possible future EBLR.
- Suffolk Wildlife Trust supported no development of the site, stating that should retain existing open space/wildlife habitat use. Site is the remaining part of the former airfield site, retains high numbers of skylark. Ecological surveys required.
- Sport England state western part of site may offer potential to meet future expansion needs of Gainsborough Sports Centre, allocation for housing would prejudice this. Allocation for open space would enable the site to be developed for replacement playing field provision.

- Landseer/Nacton Road Action Group and Wherstead Road Action Group have no objection to development of the site provided does not preclude possible future EBLR. Suitable uses include retail, employment or low-density housing.
- Natural England state there is evidence of presence of badgers near to site. Adjacent to an area designated as a County Wildlife Site.
- Environment Agency stated site is within minor aquifer H2 zone, some importance for recharging of the minor aquifer. Low density housing would not accord with PPS3 which provides an indicative minimum of 30dph and would not help meet the regional housing target.
- Highways Agency states that may be of concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed in detail.
- Suffolk Rights of Way Ltd state impossible to develop for housing due to inadequate road access to road system and rights of way issues.
- Suffolk CC states that site in vicinity of A14 and may be required for future park and ride facility, consider alongside sites SO81 and SO97. Robust travel plan and large-scale public transport, walking and cycling improvements would be needed if allocated for park and ride. Traffic assessment required prior to inclusion. Major residential development would have implications on local primary and secondary school places. At least one new primary school and additional playing fields for Holywells High School may be required. Any residential development should include options for leasehold very sheltered housing and supportive housing schemes.
- Anglian Water Services state, water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewage at capacity.
- Ravenswood Residents Group stated that the site should not be allocated for development. Prefer to see existing use retained for walking, open space and access to Orwell Country Park.
- Sustrans stated that the site offers at least two opportunities for important cycling and walking routes across the site. (1) a direct link from the Mound site at the airfield development to the road bridge over A14. (2) a link from cycle facilities near the PCT building on the airfield site to the minor road that links the Nacton Road with the bridge over A14.

Suggested Approach

Our suggested approach is not to allocate the site for development.

Justification for Suggested Approach

In 1997 the site was allocated for various uses comprising, restaurant (10.3 F), employment (9.3), sports park (7.10), new housing (6.1) and the western part of the site was designated as public open space (7.5). The master plan proposals for the larger site comprise residential, recreation, leisure, community facilities, employment and shopping. In the 2001 Proposal Map, no allocation is given to the majority of the site, as it is then subject of a planning permission. The western part of the site only, is allocated as a County Park, with new road/road improvement scheme in the far western corner.

The Master Plan pertaining to the planning permission for Ravenswood site, allocates the UC267 site as a Country Park, Sports Park, Business Park and residential development. The site is not proposed to be allocated in the LDF as it is the subject of a planning permission.

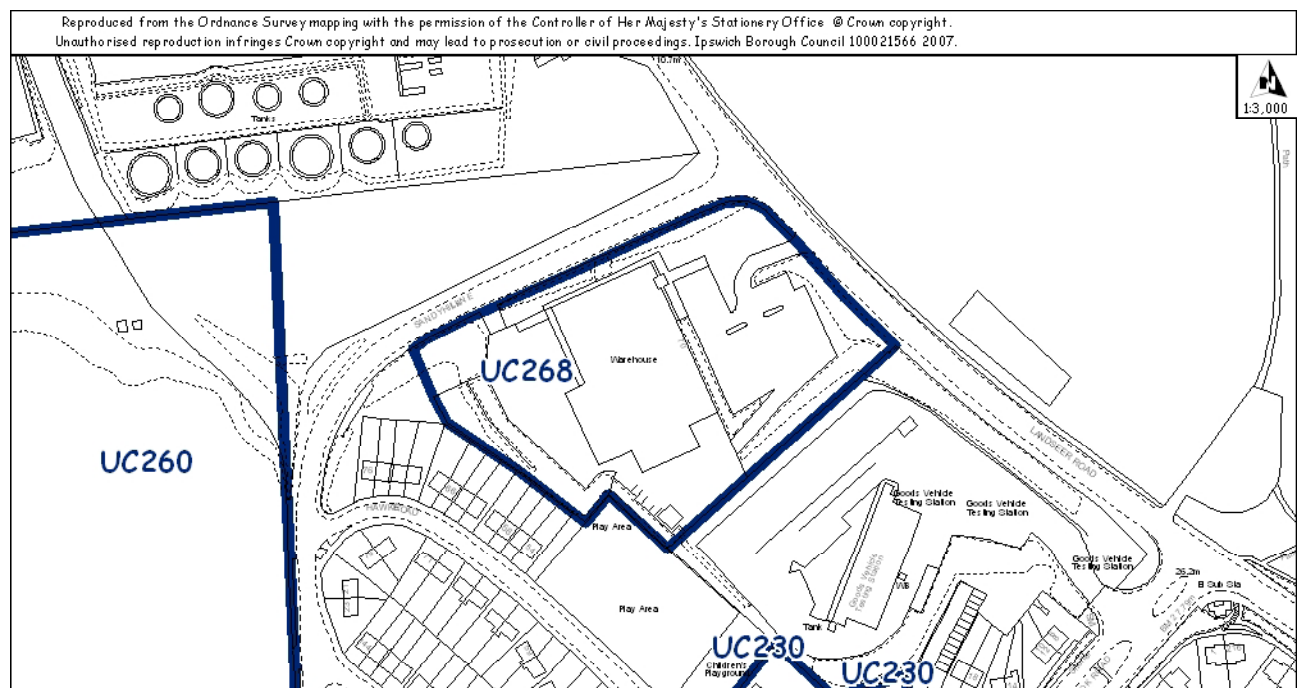
Comments on other Approaches

At the issues and options stage, retention of existing use, leisure, employment and housing use were considered.

The site has a planning permission for a comprehensive development comprising leisure, employment and housing, therefore it was not appropriate to consider these uses.

SITE REF NO: UC268
(former ref no: S097)
SITE AREA: 1.46 ha

SITE NAME: Lister's, Landseer Road



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in GAINSBOROUGH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
EMPLOYMENT	100		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (landfill consultation zone and Van Ommeron Hazardous substance consultation zone)

Summary of Issues and Options consultation results

- Seventeen representations were received in total. Of those who expressed a preference, three objected to development of the site and seven supported development.
- Ten representations supported the retention of the existing use or employment, whereas only one supported residential development stating that the current wholesaler's warehouse use is not compatible with neighbouring residential uses.
- Associated British Ports stated that the site should be allocated for development, for employment/existing use. The site should not be allocated for housing, as very close to an oil storage depot, also appeal decision on Brewery Tap and strengthened HFC regulations since Buncefield.

- Landseer/Nacton Road Action Group and Wherstead Road Residents Association stated that the site should be developed for existing use or employment.
- Natural England advised that there are Stag beetle records near to the site.
- Environment Agency stated that the site lies within 250m buffer zone of closed Landseer Park landfill site. Landfill gas could mitigate from the site, should be investigated prior to submission of a planning application. Flood risk assessment required.
- Highways Agency stated may be of concern regarding impact on the trunk network. Potential traffic and transport implications should be assessed in detail.
- Suffolk CC stated RSS jobs target and Suffolk Structure Plan policy ECON3 should be taken into account before considering changing to any other use than employment. Transport Assessment should be carried out to determine the likely impact on transport networks and identify mitigating measures. Residential development unlikely to impact on schools, but may have significant implications for local schools in combination with potential housing identified south of Nacton Road.
- Anglian Water Services stated that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works; phasing of development should be in consultation with Anglian Water. Foul sewerage network: limited capacity available.

Suggested Approach

Our suggested approach is to allocate the site for employment use.

Justification for Suggested Approach

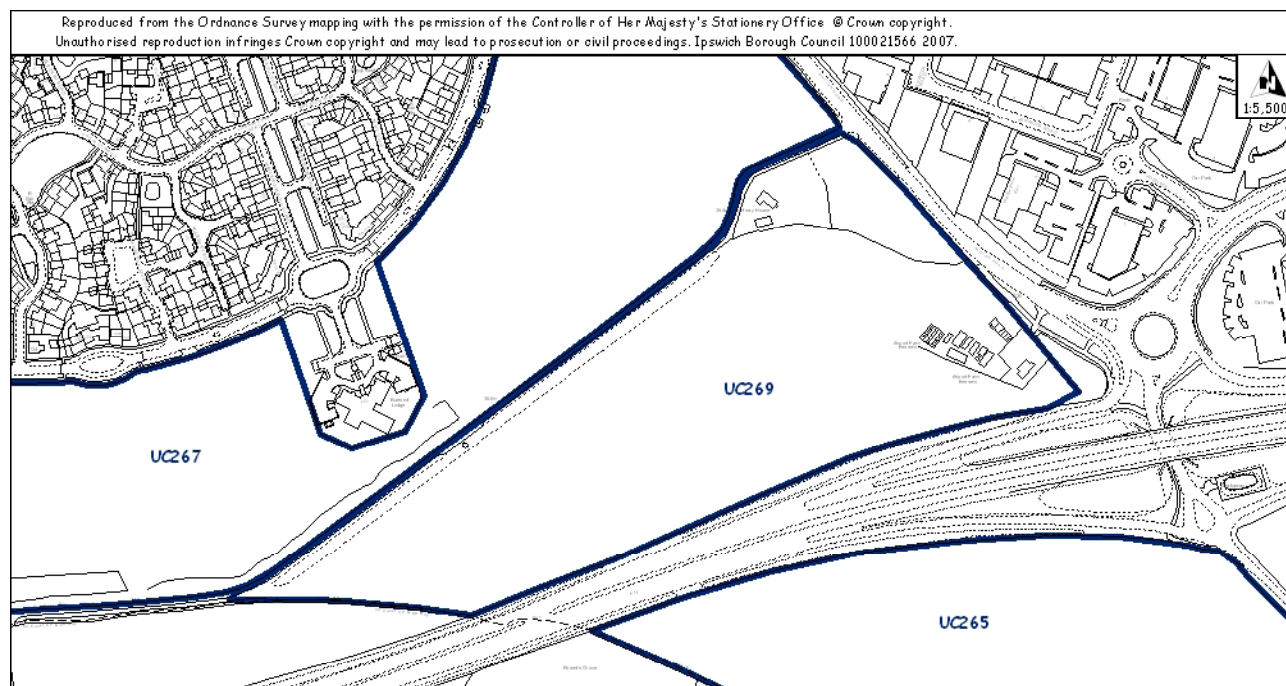
The site could make an important contribution to the jobs target set out in the draft East of England Plan.

Comments on other possible approaches

The site was put forward at issues and options stage as site reference S097 for possible housing, employment, or retaining the existing use. Housing is not considered the best use in this location because of proximity to the oil storage depot. Redevelopment may offer scope for a higher intensity of employment use than at present.

SITE REF NO: UC269
 (former ref no: S107)
SITE AREA: 8.40 ha

SITE NAME: Airport Farm Kennels, north of A14



This site has been identified and put forward via the public consultation in June and July 2006 on Issues and Options for the Ipswich Local Development Framework. The site is located in PRIORY HEATH ward.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
PARK & RIDE	50		
RETAIN EXISTING USE	50		

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (Archaeology)

Summary of Issues and Options – Additional sites consultation results

- Twenty two representations were submitted in total. Of those who expressed a preference five favoured no development, five supported development provided it does not preclude EBRL, a further two supported no development without conditions. A variety of different uses were supported on the site including park and ride, retain existing use, residential, open space and woodland.
- Sustrans stated that the site has an important role to play in improving National Cycle Network and crossing of the A14. Cyclists currently trying to cross A14 have to use slip roads. An alternative is

new walking and cycling footbridge over A14. Sufficient space needs to be allowed for this and earthworks ramps, as well as good quality links for the airfield development site.

- Landseer/Nacton Road Action Group and Wherstead Road Residents Association stated that the site should be developed, as long as development does not preclude an East Bank Link Road.
- Natural England state there is evidence of presence of badgers recorded near the site.
- Environment Agency states that site lies within minor aquifer H2 zone, some importance for recharging of the minor aquifer. Flood Risk Assessment required.
- Highways Agency states may be of concern regarding impact on trunk network. Potential traffic and transport implications should be assessed in detail.
- Suffolk Rights of Way Ltd state that public footpath borders north west, therefore no access except onto Nacton Road, which is virtually inaccessible being a main route.
- Suffolk CC state that AONB designation means that conservation of natural beauty, wildlife and cultural heritage of the site has priority over other uses. Site is of significant archaeological importance. Any development south of A14 should be avoided as provides clear southern boundary to Ipswich. Site in the vicinity may be required for future park and ride facility. A robust travel plan and large-scale public transport, walking and cycling improvements would be needed if allocated for park and ride. Traffic assessment also required. If proposed for housing would have serious consequences on local primary and secondary schools. At least one new primary school and additional playing fields for Holywells High School may be required.
- Anglian Water Services Ltd state that water resource treatment works at capacity. Off-site infrastructure works are required for water supply networks and sewage treatment works, phasing of development should be in consultation with Anglian Water. Foul sewage networks: at capacity.

Suggested Approach

Our suggested approach is to allocate part of the site adjacent to Nacton Road for a new park and ride facility, and leave the remainder as is it.

Justification for Suggested Approach

Part of this site was identified for a park and ride facility in the First Deposit Draft Local Plan in 2001.

Ipswich is currently served by park and ride facilities in the north-east, north-west and south-west but there is nothing for visitors coming to the town from the south east. Thus motorists who might otherwise use park and ride are obliged to continue to town centre car parks, which increases the load on arterial routes and ultimately on the Star Lane/College Street Gyratory in the centre of town. Park and ride in this location could also help provide more direct bus services into the town centre for the residents of Ravenswood. Landscape and archaeology matters will need to be taken into account in the design and layout of any scheme.

The remainder of the land should remain in open use to provide a buffer to the A14.

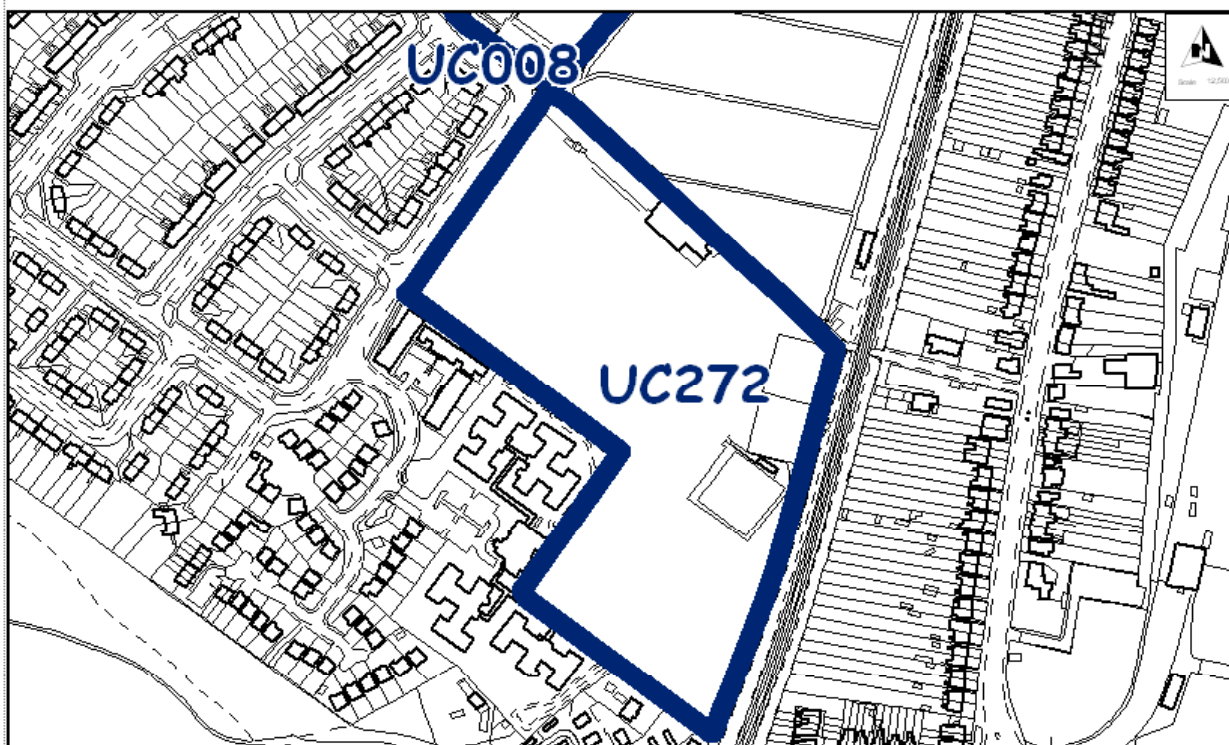
Comments on other possible approaches

At issues and options stage, the site was put forward for open space, employment, housing or retaining the existing use. Significant built development in this location would not be in accordance with the locational strategy set out in the Core Strategy development plan document. There would also be issues of noise from the A14 for any residential use.

SITE REF NO: UC272
(former ref no: S031)
SITE AREA: 4.67 ha

SITE NAME: Halifax Road Sports Ground

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This site was put forward for possible development during the first phase of consultation on development plan documents in February 2005. The site is located in the south of Ipswich. It is adjacent to the Norwich – London mainline railway. The surrounding area consists of a range of uses including residential to the west and south and also allotments to the north. The site currently accommodates sports and recreation facilities. The site is accessed from Halifax Road.

PREFERRED OPTION

USE(S)	% OF SITE	DENSITY OF HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)
NO ALLOCATION			

CONSTRAINTS

	Within Flood Plain
	Within Conservation Area
	Listed Building on-site or adjacent
✓	Tree Preservation Order(s) on-site or nearby
	Within Area of Archaeological Importance
	Within Air Quality Management Area
✓	Other constraints (within Landfill site consultation zone)

Summary of issues and options consultation results

- Thirteen representations were submitted. Of those who expressed a preference, six objected to development of the site, six wished to retain either existing use or sports use and one supported development of the site.
- A petition submitted by 77 household residents objected to development of the site, stating a preference to retain the existing use (open space).
- Mr Hopwood supported development of the site for housing and open space.
- Sport England objected to the loss of the recreational facility. A robust assessment of needs would be required. Alternatively, equivalent or better replacement facility provision would need to be made and a related site allocation would need to be made in the DPD for the replacement facility. If one of these courses of action were not taken to our satisfaction, then Sport England would strongly object to the allocation of these sites.
- Maidenhall Resident's Association stated that the site should not be allocated for development, but should remain in recreational use.
- IBC Labour Group stated that the site should not be allocated for development but retained for its existing use.
- The Ipswich Society stated that the site should not be allocated for development and its existing use should be retained.
- Environment Agency stated that the site falls within Groundwater Source Protection Zone II. The site is within a minor aquifer high HU zone and the area is important for recharging the minor aquifer. The site is within the 250metre buffer zone for the closed landfill site at Cemetery Road. Waste type not known. There is the possibility of landfill gas mitigating from the landfill into strata below the proposed development. Site investigation required. Retain existing use is preferred as EA opposed to loss of any existing green infrastructure.

Suggested approach

Our suggested approach is not to allocate the site for development.

Justification for suggested approach

The site was identified in both the 1997 and 2001 Proposals Maps for protection of existing playing fields.

The site was considered in association with its neighbouring site (All weather area, Halifax Road - UC008), which has been put forward for proposed development.

Given the strong feeling of local opposition to the development of the site and the fact that the northern site has been allocated, it was considered appropriate not to allocate this site. The site is still in recreation use, therefore it is proposed to retain this use.

Comments on other possible approaches

At the issues and options stage the site was considered for housing, employment or retaining the existing use.

Development of the site was not considered appropriate as the site is still in recreation use.