

Site Allocations and Policies

**(incorporating Site Allocations for the IP-One Area
Action Plan)**

Ipswich Local Development Framework

Issues and Options June 2006

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Site Allocations and Policies

The principal aim of this appendix is to identify sites that could be suitable for development and to set out possible options for the use of those sites.

Site Selection

The majority of this document identifies sites where it may be appropriate for development to take place within the next 15 years. These sites have been identified via an assessment of existing planning documents, previous consultations and utilising the experience of council officers.

The list of identified sites, below, excludes four main types of sites:

1. Those where there is a recent existing planning commitment for development;
2. Major industrial and employment areas where wholesale change is unlikely to be an option – although there may be sites within these areas that might come forward for development. The Ransomes, Whitehouse, Hadleigh Road and Boss Hall Road estates fall into this category;
3. Major Greenfield sites are addressed via Issue 5 of the Site Allocations and Policies document; and
4. All sites of less than 0.1 hectare.

It may be that there are other sites the Council should consider and Issue 1 within the main section of the Site Allocations and Policies Issues and Options document seeks to establish whether there are any other sites the Council should be considering (question 5 is particularly relevant).

Possible Uses

For each of the identified sites a range of possible uses are given. The categories possible uses have been chosen from are linked to the various uses set out within the Town and County Planning (Use Classes) Order 2005. The categories are:

<i>Education:</i>	<i>The site could be redeveloped for educational uses such as a school or a further or higher education facility (within use class D1)</i>
<i>Employment:</i>	<i>The site could be redeveloped for offices, warehouses or industrial units (use class B1 – B8)</i>
<i>Housing:</i>	<i>The site could be redeveloped for housing (use class C3)</i>
<i>Leisure:</i>	<i>The site could be redeveloped for leisure or built sporting facilities (use class D2)</i>
<i>Retail:</i>	<i>The site could be redeveloped for retail uses (use classes A1 to A5)</i>
<i>Open Space:</i>	<i>The site could be re-used as open space (e.g. parks, play areas or playing pitches) for public uses</i>
<i>Retain Existing Uses:</i>	<i>The site could remain in its existing use without being significantly redeveloped.</i>

In each case between two and four possible options are given.

It is possible that the Council will conclude that it wishes to promote or allocate sites for a mix of uses rather than for a single use. Issue 4 of the Core Strategy and Policies document examines this possibility. One of the set of questions on the attached comment form seeks views as to what mix of uses the Council should promote on each site if it decides to promote a mix of uses on sites.

Explanation of the Layout of the Rest of the Document

The rest of this document sites out the sites in detail and a list of all the sites is contained in the table on pages 3 and 4. The table also identifies whether the site is within the IP-One Area Action Plan area.

For each site the following details are provided:

- Details of the site name, address and size;
- A map showing the site location and boundary;
- A brief commentary on any existing uses on the site and the sites wider context (e.g. whether it is within a residential area) and whether the site was identified within the First Deposit Draft Local Plan;
- A list of possible options for the future use of the site;
- If housing is identified as an option an indication is given as to whether it could be a high, medium or low density development (see below);
- A list of possible constraints to the development of the site (see below).

High, medium or low density housing development

Issue 3 within the Core Strategy and Policies development plan document relates to the density of development and puts forward two options for identifying how many houses could be developed on a site. For each option there are three categories – effectively high, medium and low. An indication is given within this document as to which of these levels might be appropriate for each relevant site.

In due course these density figures will be used to calculate possible housing numbers for each site. For other uses where jobs targets are likely to be more relevant the Council is likely to use:

- DTZ Haven Gateway Employment Study 2005; and
- Arup / English Partnerships Report: Employment Densities: Full Guide 2001.

Possible Site Constraints

The development of every site is likely to be affected by a range of issues. Within this document, an indication is given as to whether the site might be affected by six possible constraints – via a tick where the constraint is relevant. It is important to note that there are a wide range of other constraints that may affect the potential development of the sites including contamination, access, wildlife or natural designation and relationship with neighbouring uses. However the six identified are:

- Whether the site is within the floodplain;
- Whether the site is within a conservation area;
- Whether the site contains or is adjacent to a listed building(s);
- Whether a tree preservation order affects the site;

- Whether the site is in a known area of archaeological importance;
- Whether an air quality management area affects the site.

Commenting on this Appendix

A comment form has been produced that will enable people to comment on each possible site. A copy is attached to this document and further copies can be obtained via the Council web-site or by calling the Council. Alternatively, feel free to photocopy the attached form.

The comment form poses the following seven questions about each site:

1. Do you think this site should be allocated for development?
2. What is your preferred use for this site?
3. Why is this your preferred use for this site?
4. If the Council decides to promote a mix of uses on this site, what mix of uses do you believe it should promote?
5. What are your views on the current use of this site?
6. Are you aware of any difficulties relating to developing this site?
7. Do you have any other comments about this site?

List of Identified Sites

Site No	Site Name	Area (ha)	IP-One Area Action Plan
S001	Land between 81-97 Fore Street	0.12	✓
S002	Handford Road (east)	0.46	✓
S003	Sir Alf Ramsey Way / West End Road	2.53	✓
S004	Former Took's Bakery, Old Norwich Road	2.80	
S005	Ranelagh School, Pauls Road	1.13	✓
S006	All Weather Area, Halifax Road	0.78	
S007	Victoria Nurseries, Westerfield Road	0.39	
S008	Co-op Depot, Felixstowe Road	5.15	
S009	Smart Street / Foundation Street	0.85	✓
S010	Peter's Ice Cream & Portia Engineering, Grimwade Street	0.33	✓
S011	Hill House Road	0.10	
S012	Land between Fore Hamlet / Duke Street	0.21	✓
S013	West End Road Surface Car Park	1.24	✓
S014	Funeral Directors, Suffolk Road	0.97	
S015	Anglia Telecom / Car Sales / Builders Yard	0.48	
S016	Deben Road	0.36	
S017	153-159 Valley Road	0.25	
S018	Water Tower & Tennis Courts, Park Road	1.61	
S019	Randwell Close	0.24	
S020	The Albany	1.14	
S021	94 Foxhall Road	0.17	
S022	Fire Station, Colchester Road	1.21	
S023	Mallard Way Garages	0.13	
S024	Plover Road Garages	0.17	
S025	Former Garages, Recreation Way	0.19	
S026	163 & 165 Henniker Road	0.15	
S027	Widgeon Close Garages	0.10	
S028	Land West of Greyfriars Road	1.03	✓
S029	Land Opposite 674-734 Bramford Road	2.25	
S030	Land at Humber Doucy Lane	2.48	

Site No	Site Name	Area (ha)	IP-One Area Action Plan
S031	Halifax Road Sports Ground	4.67	
S032	103-115 Burrell Road	0.74	✓
S033	King George V Field, Old Norwich Road	8.42	
S034	Land at Bramford Road (Stock's Site)	2.03	
S035	578 Wherstead Road	0.64	
S036	Key Street/ Star Lane / Burtons	0.54	✓
S037	No. 7 Shed, Orwell Quay	1.92	✓
S038	Island Site	6.02	✓
S039	Land between Vernon Street & Stoke Quay (a) and (b)	2.56	✓
S040	Civic Centre / Civic Drive (a) and (b)	1.25	✓
S041	Land between Cliff Quay & Landseer Road	3.78	✓
S042	Commercial Buildings and Jewish Burial Ground, Star Lane	0.66	✓
S043	South of Mather Way	0.78	✓
S044	Holywells Road (west)	2.06	
S045	Wolsey Street	0.33	✓
S046	Royal Mail Sort Office, Commercial Road	1.31	✓
S047	Commercial Road	0.97	✓
S048	Commercial Road	1.16	✓
S049	Commercial Road	2.47	✓
S050	Mint Quarter	2.70	✓
S051	No. 8 Shed, Orwell Quay	0.76	✓
S052	Land West of New Cut, south of Felaw Street	0.46	✓
S053	Old Cattle Market Site, Portman Road	2.57	✓
S054	Land between Lower Orwell Street and Star Lane	0.40	✓
S055	Orwell Retail Park, Ranelagh Road	5.51	✓
S056	Land between Old Cattle Market and Star Lane	1.71	✓
S057	Crown Street Car Park Site	1.90	
S058	Russell Road / Princes Street / Chancery Road	0.63	✓
S059	Princes Street / New Cardinal Street	0.42	✓
S060	St Georges House, St Matthews Street	0.41	✓
S061	Land north of Whitton Lane	6.92	
S062	Raeburn Road South / Volvo Site, Sandy Hill Lane	5.85	
S063	Cranes Site	16.70	
S064	Elton Park Industrial Estate	6.61	
S065	Fison House, Princes Street	0.35	✓
S066	School site, Duke Street	1.20	✓
S067	School site, Lavenham Road	1.08	
S068	Former Norsk Hydro site, Sandy Hill lane	6.55	
S069	London Road allotments (part)	1.55 (or 0.73)	
S070	Holywells Road (east)	3.71	
	TOTAL (hectares) (maximum)	139.32	