



IPSWICH LOCAL PLAN 2018-2036

IP-One Area Action Plan

Inset Policies Map

March 2022

	Policy Reference
IP-One Area	CS3
Town Centre	DM31
The Waterfront	SP15
The Education Quarter	SP16
The Portman Quarter	SP17
Central Car Parking Core	DM22, SP34
Opportunity Areas A to H (please refer to map in Chapter 5)	SP18 to SP25
Site of Special Scientific Interest	DM8
County Wildlife Site	DM8
Local Nature Reserve	DM8
Area of Archaeological Importance	CS4, DM14
Conservation Area	DM13
Scheduled Monument	DM13
County Geodiversity Site	DM8
National Flood Zone 2 (February 2022)	
National Flood Zone 3 (February 2022)	
Land allocated for residential use	SP1, SP26
Land with planning permission or awaiting Section 106 at 1/4/2020	SP1, SP27
Opportunity Site - land with the potential for residential-led redevelopment	SP1, SP29
Land allocated for employment use	SP1, SP30
Land allocated and protected as open space	SP1, SP31
Land allocated for retail use	SP1, SP28
Land allocated for education and ancillary use / waterfront use	SP1, SP16
Land allocated for car park (PL - long stay, PS - short stay)	SP1, SP34, SP36, SP39, SP45
Mixed Use Sites	
Allocated for mixed residential, office and small scale retail or leisure uses	SP1, SP37
Allocated for mixed residential and office uses	SP1, SP38
Allocated for mixed residential and long stay car parking uses	SP1, SP34, SP39
Allocated for mixed residential and office, leisure or small scale retail uses	SP1, SP40
Allocated for mixed residential, retail, restaurants and theatre-related and other leisure uses	SP1, SP41
Allocated for mixed residential, employment, small scale retail and leisure and Waterfront uses	SP1, SP42
Allocated for mixed residential and employment uses	SP1, SP43
Allocated for mixed residential, hotel, leisure, small scale retail uses and public open space	SP1, SP44
Allocated for mixed office, hotel, leisure and long stay car parking uses	SP1, SP34, SP45
Allocated for mixed residential, employment, small scale retail uses and the electricity sub station	SP1, SP46
Allocated for mixed residential, employment and leisure uses	SP1, SP47
Allocated for mixed residential, office, leisure and small scale retail uses	SP1, SP48, SP49
The Island Site	SP1, SP35
Allocated for housing, mixed commercial and leisure uses, open space and early years facility	
The Mint Quarter	
Allocated for residential, short stay shopper car park and open space uses	SP1, SP36
Allocated for retail, residential, short stay shopper car park and open space uses	
Retention of retail use at ground floor level, prior approval for residential above	
Land allocated for a Primary School	
Potential route for a wet dock crossing	SP1, SP33
Foot/Cycle bridge/crossing (indicative location)	SP1, SP32
Proposed Pedestrian Paving Scheme	SP1, SP32
Existing Pedestrian Priority/Paving Scheme	
Tall Building Arc	DM15
Existing District Centre (see Policy CS2 for list)	CS2, DM30
Location of Existing Local Centre (see Policy DM30 for list)	DM30
Existing River Walks	DM10, SP32
River Walks	DM10, SP32
Protection of Existing Open Space - Playing Fields	DM5
Protection of Existing Open Space	DM5
Central Shopping Area	DM27
Primary Shopping Zone	DM27
Secondary Shopping Zone	DM27
Specialist Shopping Zone	DM27
E Existing Employment Area (number refers to list below)	
E1 Ipswich Business Park, north of Whitton Lane	DM33
E2 White House Industrial Estate, White House Road	
E3 Knightstide Road / Wharfedale Road	
E4 Boss Hall Industrial Estate	
E5 Hadleigh Road Industrial Estate, including Elton Park	
E6 Land south of London Road / east of Surver Drive	
E7 Civic Drive / Princes Street / Russell Road / Portman Road	
E8 Felaw Mollings / IP-City Centre	
E9 Riverside Industrial Park and the West Bank area	
E10 Cavendish Street	
E11 Holywells Close and Holywells Road	
E12 Cliff Quay/Sandy Hill Lane / Greenwich Business Park / Landseer Road area	
E13 Wingit Road / Colham Road	
E14 The Drift / Leslie Road / Nacton Road	
E15 Ransomes Europark	
E16 Airport Farm Kennels, south of Ravenswood	
E17 Futura Park, Nacton Road	