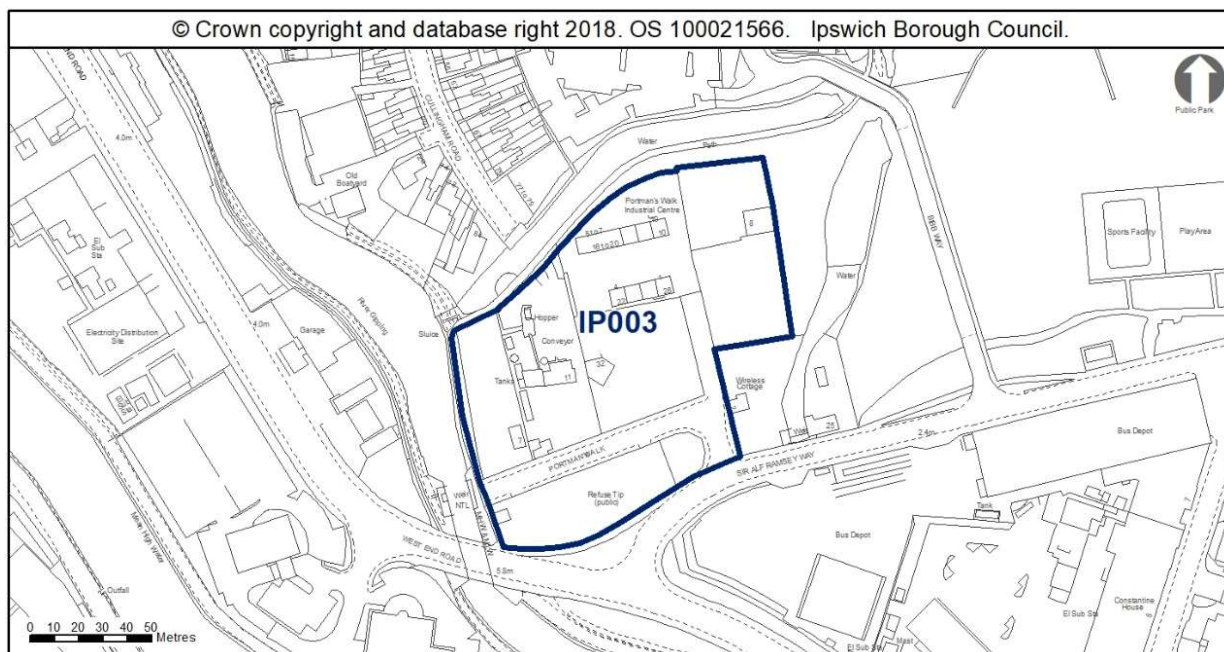


Site Allocations Plan Review: Appendix 3 – Site sheets

Site ref: IP003 Waste tip and employment area north of Sir Alf Ramsey Way

Site area: 1.41ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	114 (90dph* on 90% of the site)
Secondary	Small Scale retail/leisure	200sqm
	Offices B1(a)	800sqm

* see Core Strategy policy DM22 for minimum and average densities

Adopted Plan 2017

N/A – new site but was previously considered for 100% housing through IP-One Area Action Plan Preferred Options 2007.

Current use

Waste recycling centre, concrete batching plant & employment premises

Development constraints/issues

Development principles for the Upper Orwell River and Canalside within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies Plan (See 'Opportunity Area G').

Possible contaminated land, an assessment would be required.

In terms of archaeology, the Development and Archaeology SPD 2018, states that in this part of the town, the archaeological questions and impacts of development are different from those within the core. There are likely to be deep reclamation deposits. Where major excavations are undertaken, recording may be necessary to record preserved layers and structural remains. Generally, however, geotechnical modelling would be fundamental in the first instance. Palaeoenvironmental modelling may be required to capture information relating to the river before it is destroyed, but deposits are not anticipated to be complex in the urban sense, although there is potential for waterlogged remains. Generally, it would be anticipated that archaeological matters could be dealt with through a condition on consent, depending on details. Questions exist around the character and nature through time of the river, manmade channels, and the marsh.

Parts of the site are covered by facility retention policies of the Suffolk County Council Minerals and Waste Local Plan. Alternative sites will need to be agreed with the County Council and the site operators for the relocation of the Concrete Batching Plant and Household Waste Recycling Centre before the sites can be made available.

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

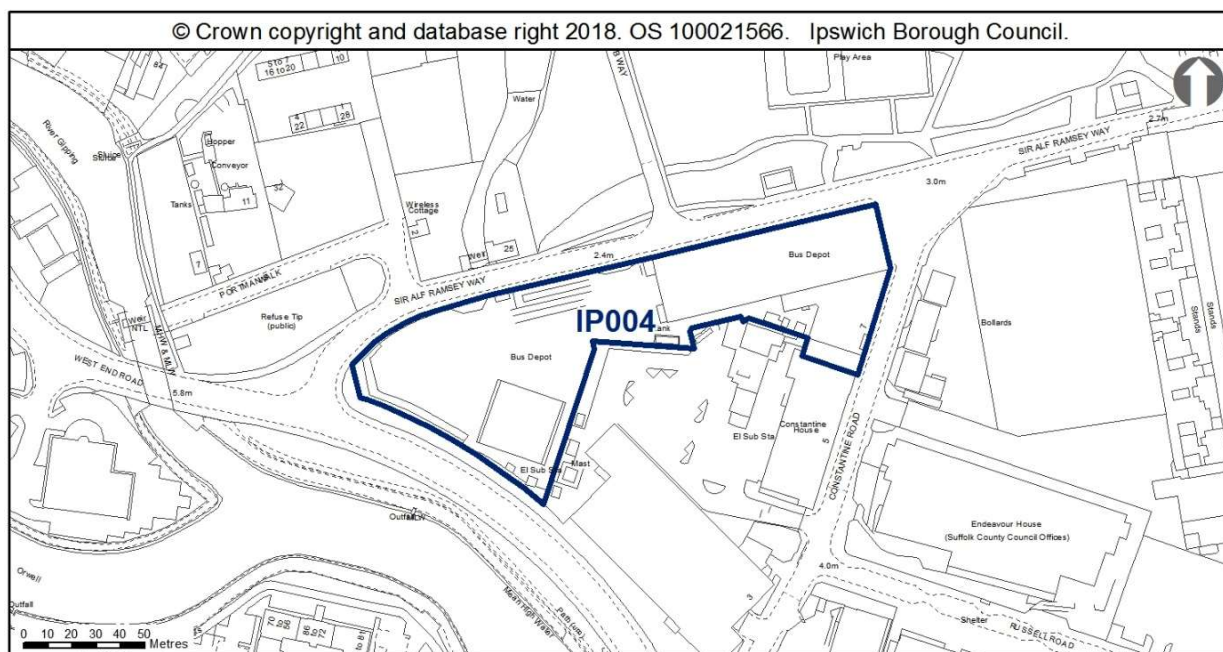
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will be required.

County Wildlife Site and Local Nature Reserve adjacent to the site. The site may have wildlife interest an ecological and reptile survey will be needed. Development of this site should ensure that the Alderman Canal corridor and its associated habitats are buffered and enhanced. Any future green space should be sited adjacent to the canal, to complement it. The design and layout would need to support the wildlife corridor function. Please refer to the Ipswich Wildlife Audit 2012.

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

Site area: 1.07ha



Allocation Policies SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	48 (90dph on 50% of site*)
	Offices (B1a)	5,000sqm

* see Core Strategy policy DM22 for minimum and average densities

Adopted Plan 2017

48 dwellings at 90dph on 50% of the site

Offices (B1a) 5,000sqm

Current use

Ipswich Buses bus depot

Development constraints / issues

Development principles for the Upper Orwell River and Canalside within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies Plan (See 'Opportunity Area G').

Need to relocate the bus station first.

Development is required to retain the tram shed with the expectation that it would be converted for office use. The tram shed is included on the Local List of buildings of townscape interest.

In terms of archaeology, this site is close to prehistoric remains (IPS 004, 148 and 150). There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings on the site would require assessment.

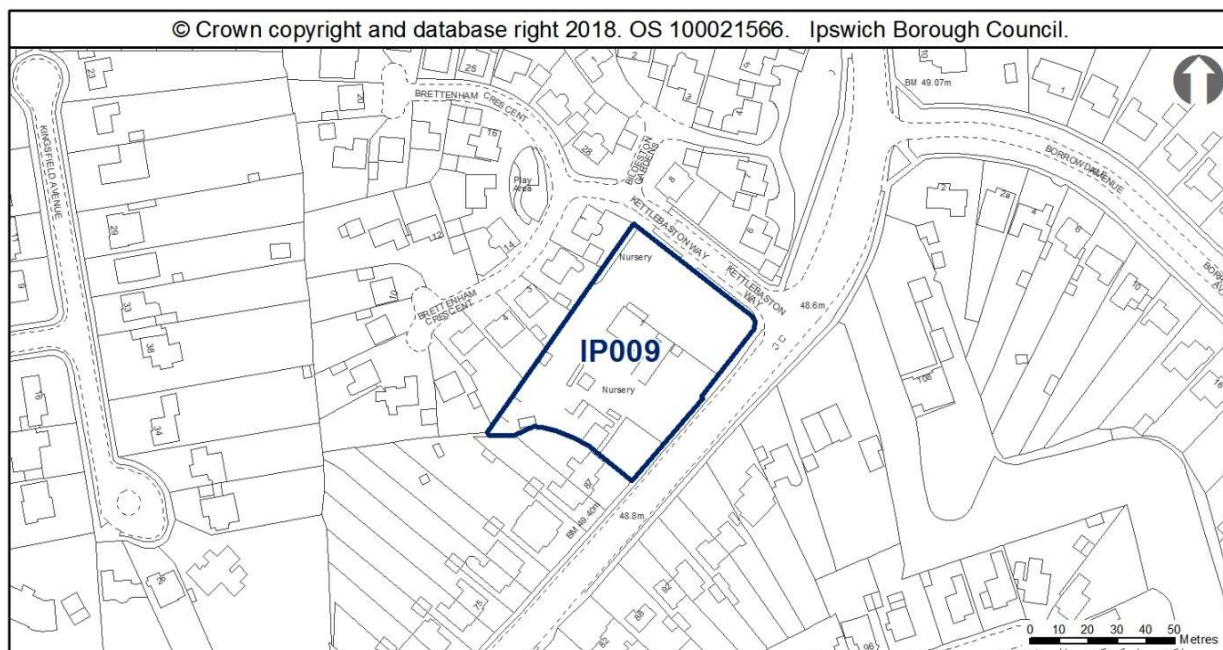
Flood risk and possible contamination are further constraints. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment will be required.

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

Site ref: IP009 (UC009) Victoria Nurseries, Westerfield Road

Site area: 0.39ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	12 (30dph*)

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

Adopted Plan 2017

100% housing at low density – 12 dwellings

Current use

Plant nursery and small convenience shop

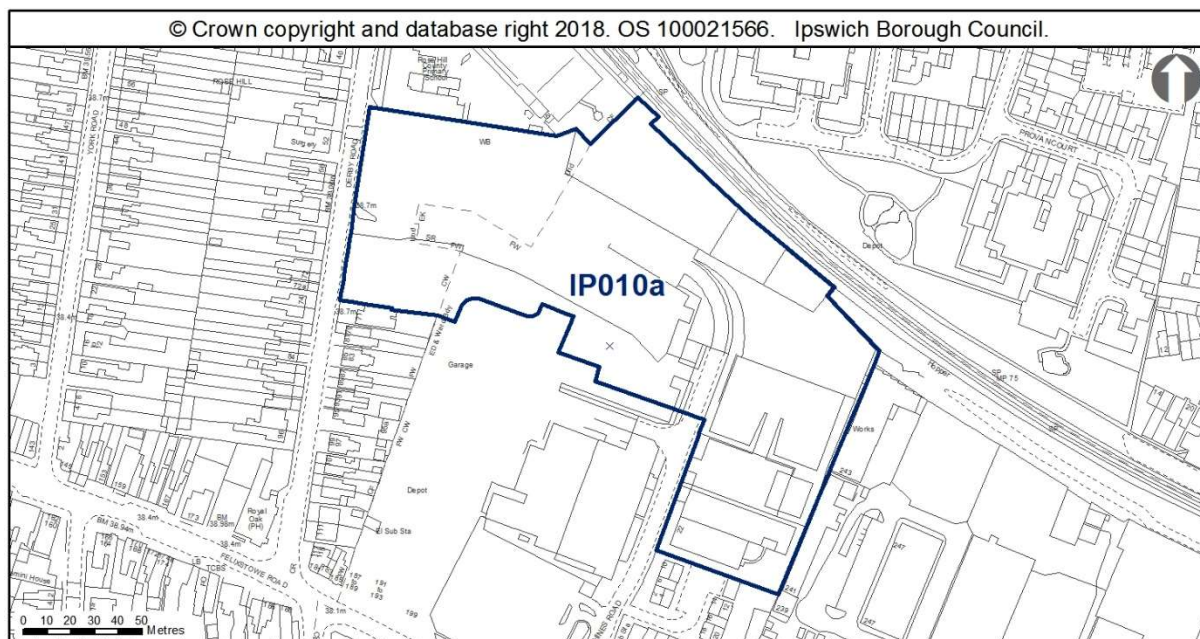
Development constraints / issues

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

This site is close to a known Prehistoric site (IPS 246). There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP010a (UC010) Co-Op Depot Felixstowe Road

Site area: 2.22ha



Allocation Policies SP2, SP7 & SP9

Use(s)		Indicative capacity
Primary	Residential	75 (45dph on 75% of site*)
Secondary	School extension (approximately 25%)	0.5ha

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

Adopted Plan 2017

As above.

Current use

Vacant or part used yards, and employment premises.

Development constraints / issues

Expansion needed at Rose Hill School.

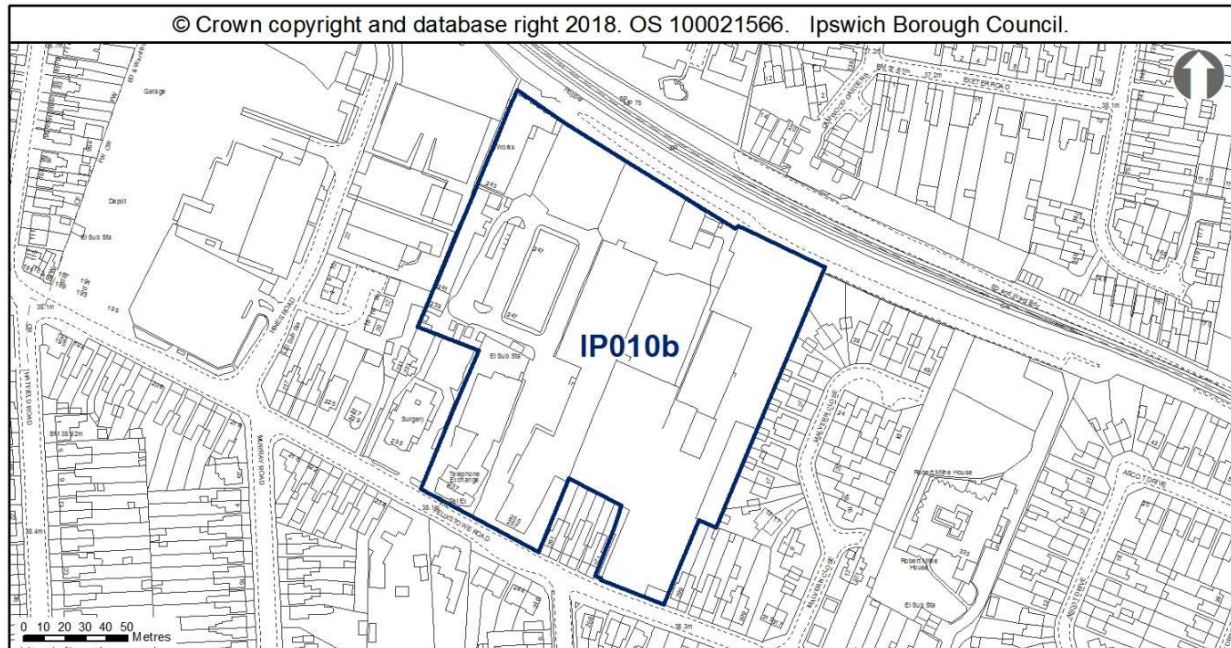
Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway. An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains (IPS 056). Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.

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

Site ref: IP010b (UC010) Felixstowe Road

Site area: 2.79ha



Allocation Policy SP2 & SP9

Use(s)		Indicative capacity
Primary	Residential	62 (45dph* on 50% of site)
Secondary	Current employment uses (land not available for development)	-

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

Adopted Plan 2017

60% housing at medium density – 75 dwellings

40% Current employment uses

Current use

Various employment uses and multiple occupiers

Development constraints / issues

Redevelopment is dependent on existing uses being relocated.

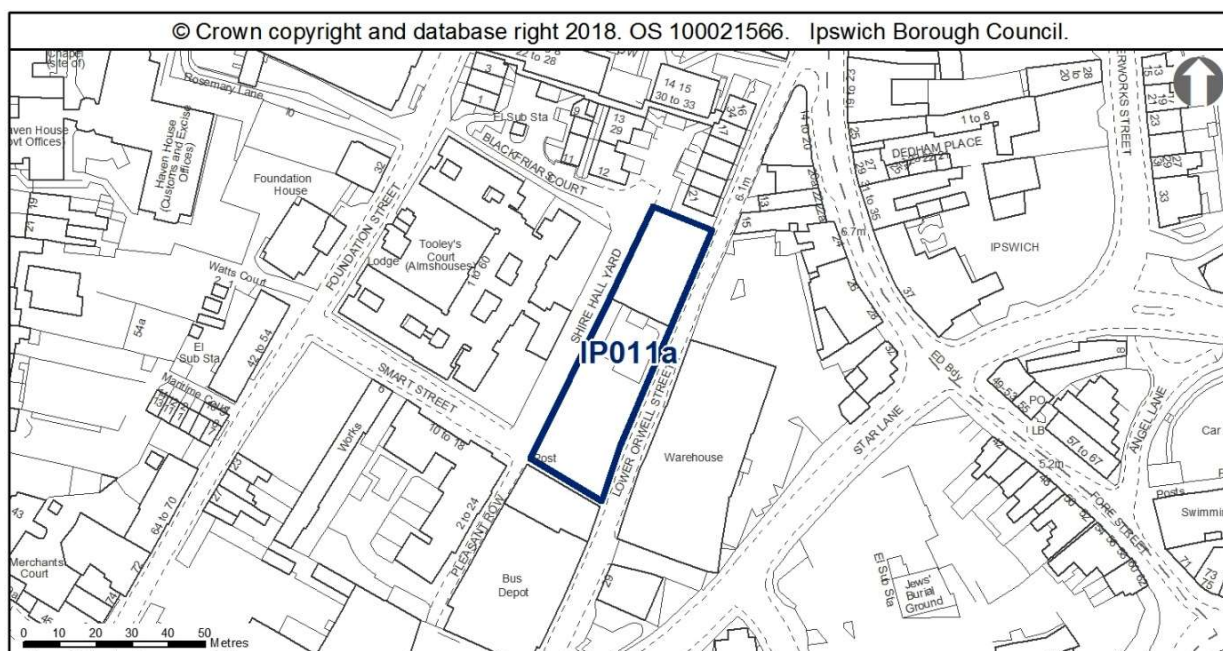
Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.

In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains on Foxhall Road (IPS 056). Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.

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

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

Site area: 0.15 ha



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities

Adopted Plan 2017

100% housing at high density – 14 dwellings

Current use

Disused gym building and car park

Development constraints / issues

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

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

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

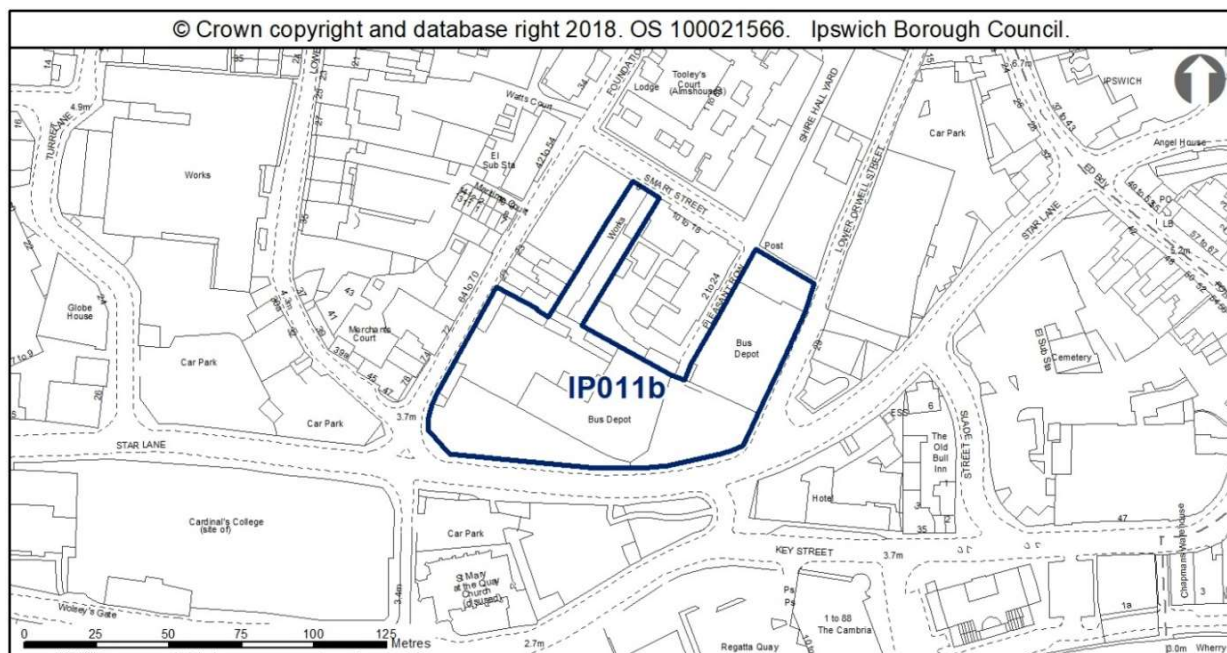
This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. The site lies over the line of the Anglo-Saxon and medieval town defences, and the 14th century Friary wall. Much of the site is a scheduled monument (List entry no: 1005985). Scheduled Monument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

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

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

Site ref: IP011b (UC011) Smart Street / Foundation Street

Site area: 0.62ha



Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	44 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

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

Adopted Plan 2017

80% housing at high density – 50 dwellings – on a site which included IP011c to the north.

Current use

First bus depot, and employment works.

Development constraints / issues

Bus depot needs to be relocated before development could commence.

Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). The site lies between the Central and Wet Dock Conservation Areas, close to the grade II* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.

This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes two separate scheduled monuments relating to the Middle and Late Saxon town (IPS 211 and 213 List Entry numbers 1005986 and 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

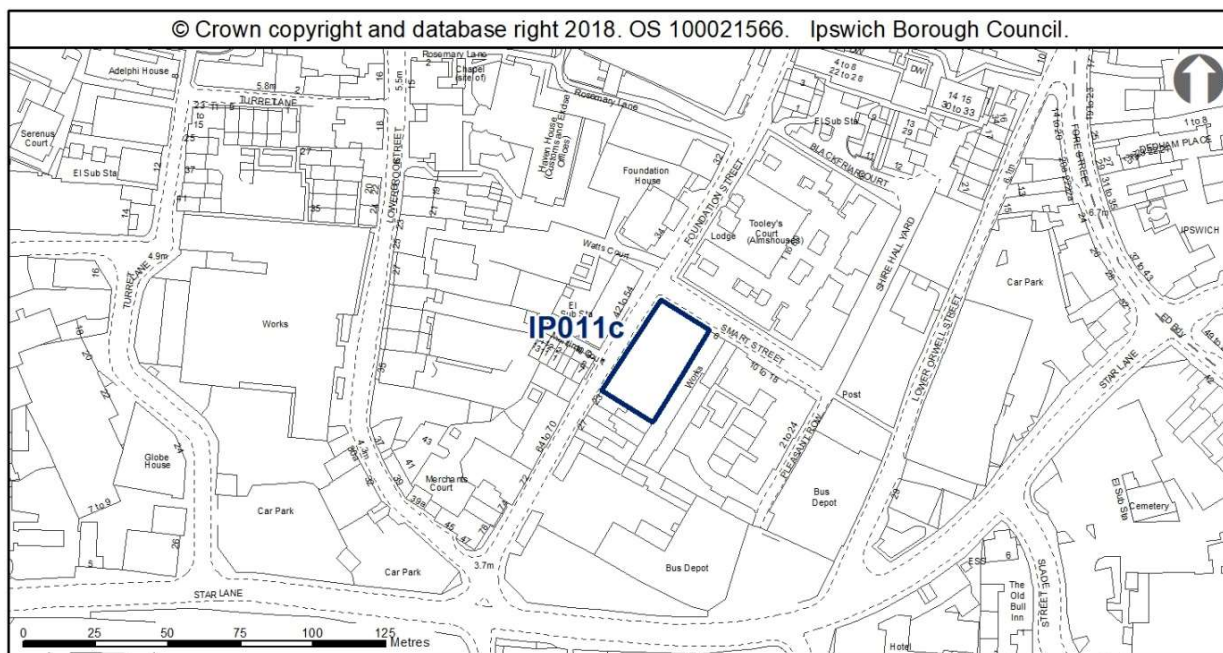
There is also a potential for nationally important archaeological remains outside of the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development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

A transport assessment and travel plan will be required.

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

Site ref: IP011c Smart Street / Foundation Street

Site area: 0.08ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	7 (90dph)

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

Adopted Plan 2017

Previously part of IP011b – Sites have been subdivided to reflect ownerships.

Current use

Car park

Development constraints / issues

Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). The site lies adjacent to the Central and Wet Dock Conservation Areas, close to the grade II* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.

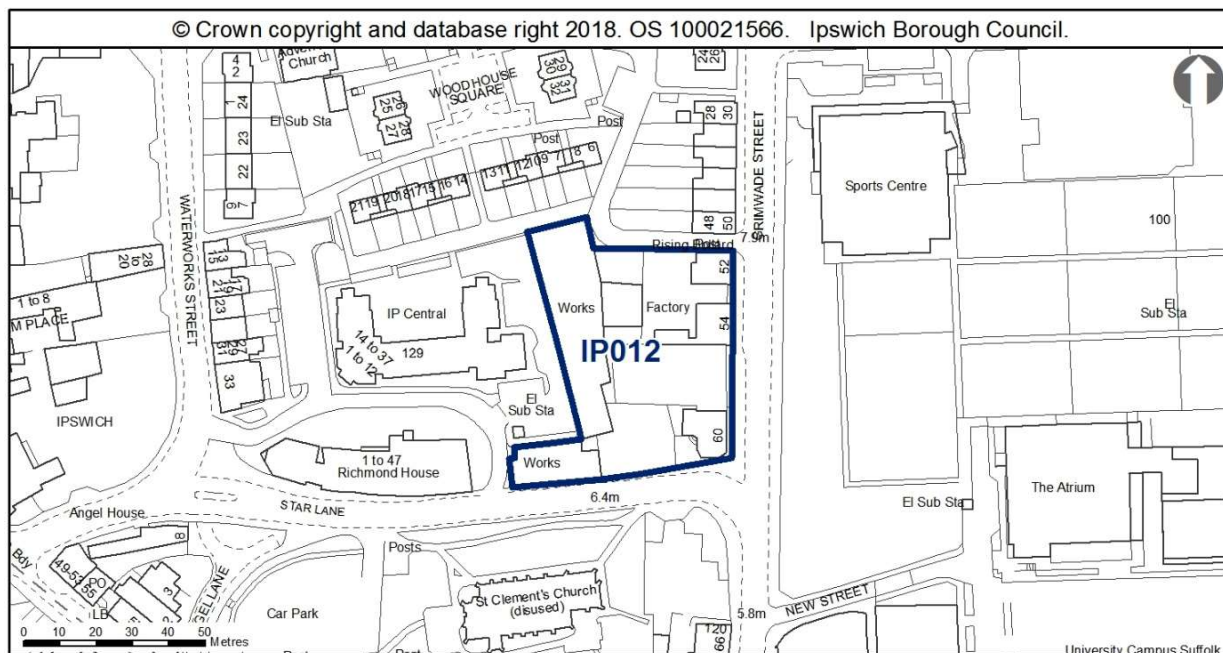
This site lies within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413). The adjacent IP011 sites include two separate scheduled monuments relating to the Middle and Late Saxon town (IPS 211 and 213 List Entry numbers 1005986 and 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

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

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

Site ref: IP012 (UC012) Peter's Ice Cream

Site area: 0.32ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	29 (90dph*)

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

Adopted Plan 2017

As above

Current use

Former ice cream factory and engineering works.

Development constraints / issues

Planning permission granted for student accommodation subject to a planning agreement (08/00978), however it is considered unlikely to come forward for this use.

Possible access constraints, close to an Air Quality Management Area and there is possible contamination.

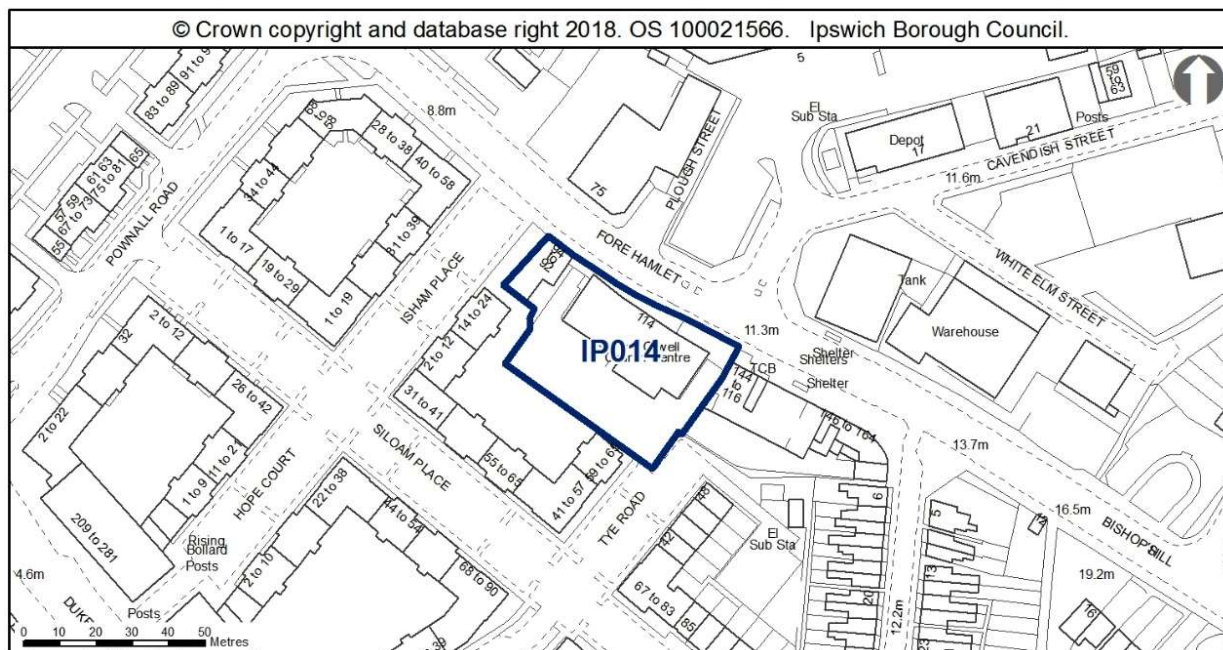
This site is within the Anglo-Saxon and medieval core and Area of Archaeological Importance (IPS413). Necessary measures for archaeology should be addressed at an appropriate stage in the planning process. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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

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

Site ref: IP014 Hope Church

Site area: 0.21ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	23 (110dph*)

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

Adopted Plan 2017

N/A – new site but was previously considered for 100% housing through IP-One Area Action Plan Preferred Options 2007.

Current use

Church with planning permission to relocate

Development constraints / issues

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

Potential contaminated land an assessment would be required.

Within Air Quality Management Area