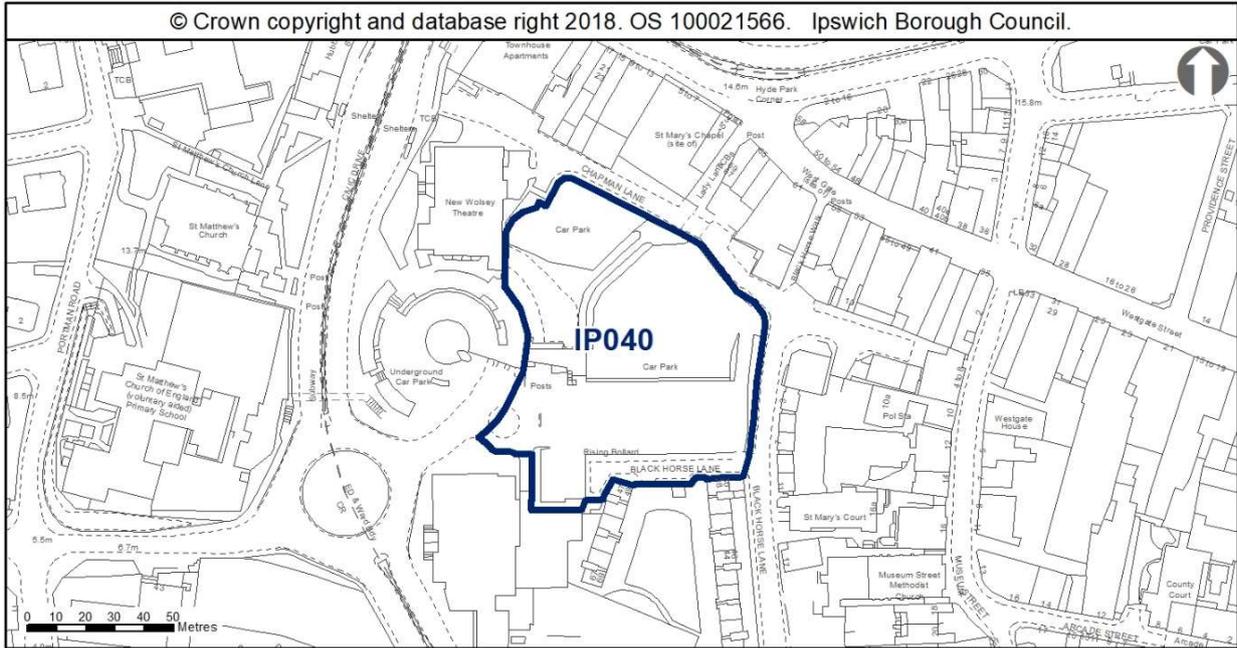


Site ref: IP040 (UC041) Civic Centre Area / Civic Drive

Site area: 0.73ha



Allocation Policies SP2 & SP10 – IP040

Use(s)		Indicative capacity
Primary	Residential	59 (90dph on 90% of site)
Secondary	Retail A1	2,050 sq m (10%)

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

Adopted Local Plan

Allocated with IP041 and existing housing to the south for retail-led mixed use.

10-15,000sqm Retail

20% housing at 100dph – 32 dwellings

Current use

Vacant development site, former Civic Centre, currently used as temporary car park.

Development constraints / issues

All the previous non-residential uses have now been relocated from this site. There is possible contamination. Residential use could be located above or adjacent to retail uses. The residential element of the development should be designed and located so as not to be adversely affected by noise from the Wolsey Theatre.

The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. Grade II* St Matthews Church also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').

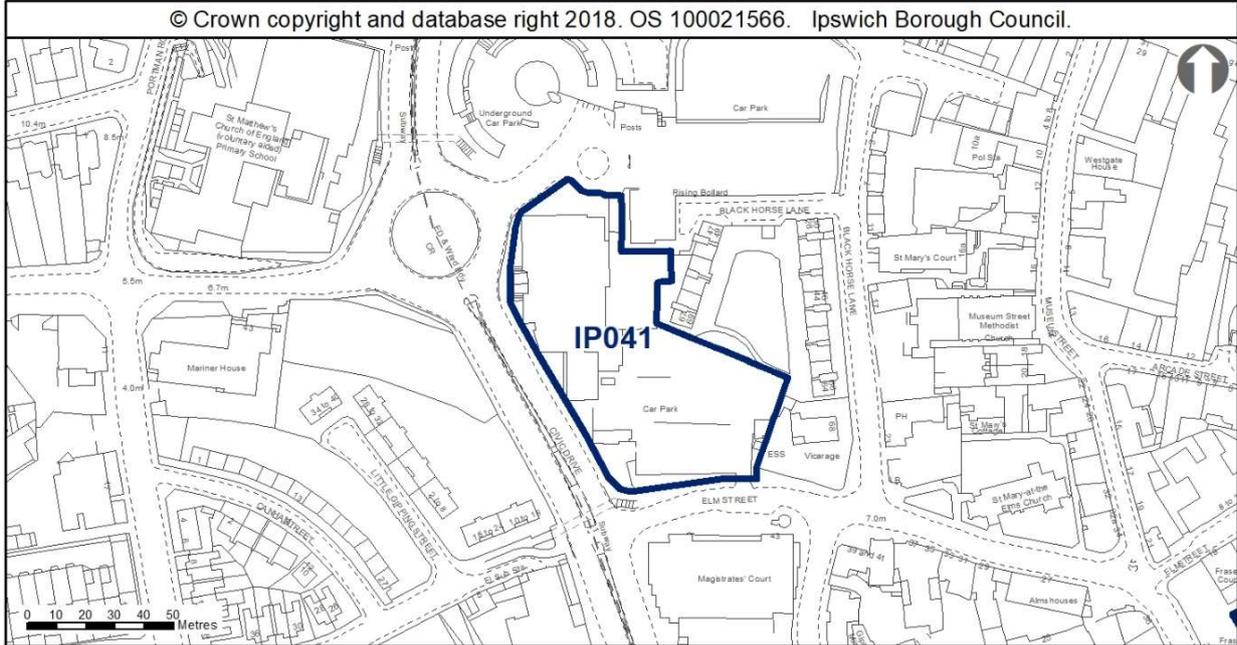
This site is within the Anglo-Saxon and medieval core and the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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: IP041 (UC042) Former Police Station, Civic Drive

Site area: 0.52ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	46 (90dph)

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

Adopted Plan 2017

Allocated with IP040 and adjacent housing to the east for retail-led mixed use.

10-15,000sqm Retail

20% housing at 100dph – 32 dwellings

Current use

Vacant site currently used as temporary car park, former county court.

Development constraints / issues

All the previous non-residential uses have now been relocated from this site. There is possible contamination. Residential development should be designed so as not to be adversely affected by noise from the Wolsey Theatre.

The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. Grade II* St Matthews Church also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').

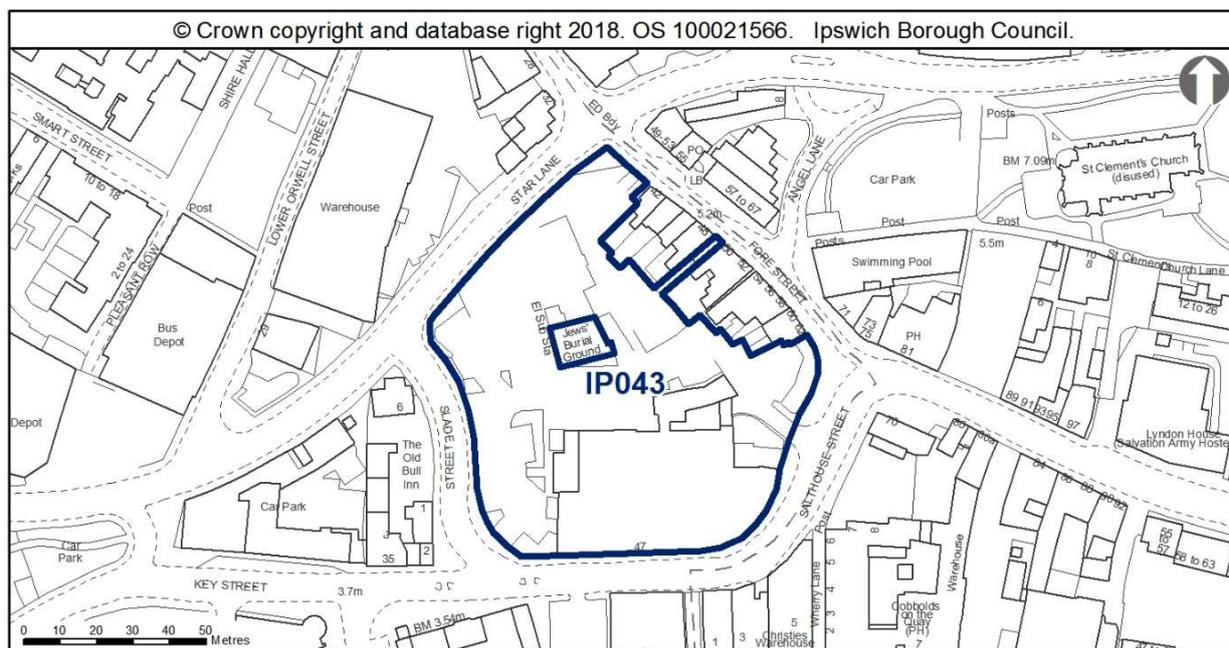
This site is within the Anglo-Saxon and medieval core and the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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: IP043 (UC044) Commercial Buildings and Jewish Burial Ground, Star Lane

Site area: 0.70ha



Allocation Policies SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (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

As above

Current use

Vacant site, Jewish Burial Ground

Development constraints / issues

Access constraints, within an Air Quality Management Area and a flood risk area.

This site is located partly within the Central Conservation Area; it contains grade II listed buildings and adjoins others, including the grade II* 54-58 Fore Street to the north-east, the grade II* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east.

The site lies within an area of archaeological importance. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.

It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. 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').

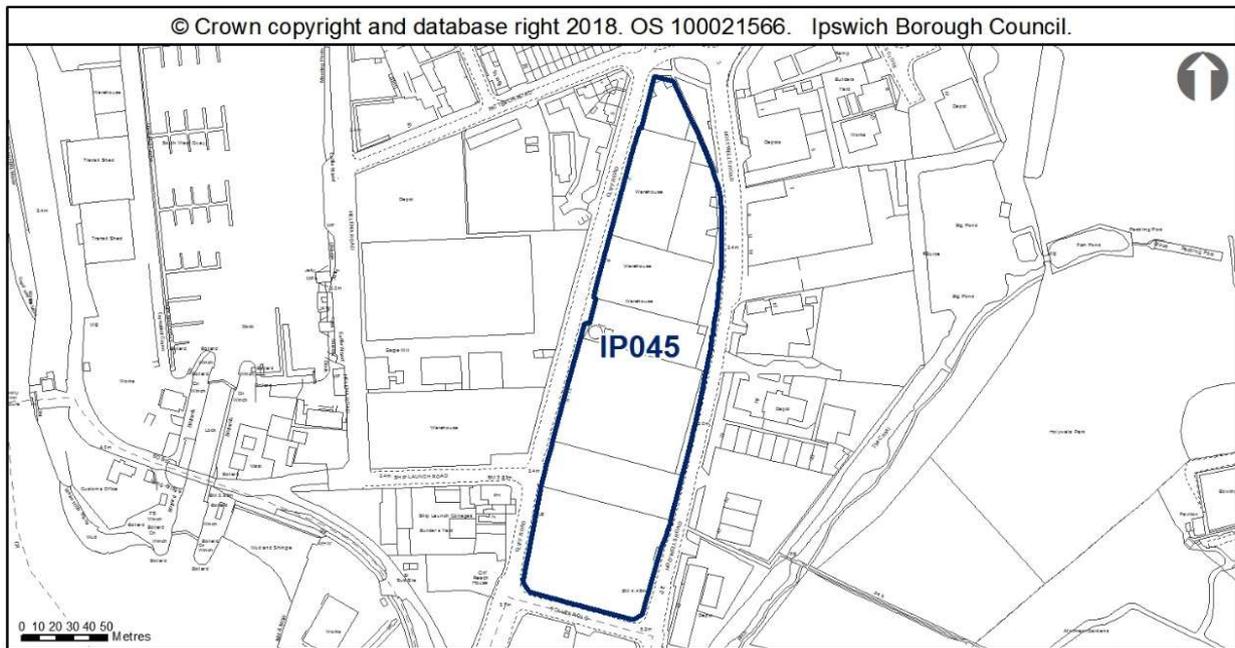
This site is within the urban core and area of archaeological importance (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains in particular (IPS 639, 371, 372, 358). There is outstanding post-excavation work under IP/11/00267} and further work would be needed across the site. There is potential for archaeological remains of possible national significance. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design. Where development is accepted in principle, archaeological remains will be complex and 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: IP045 Holywells Road East

Site area: 2.06ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	148 (90dph on 80% of site*)
Secondary	Employment (B1a uses such as offices) Community, Arts, Culture, Open Space, Tourism	2,500sqm

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

Adopted Plan 2017

N/A new site previously considered under Preferred Options 2007 for 50% residential and 50% employment.

Current use

Employment uses, part of employment area E11.

Development constraints / issues

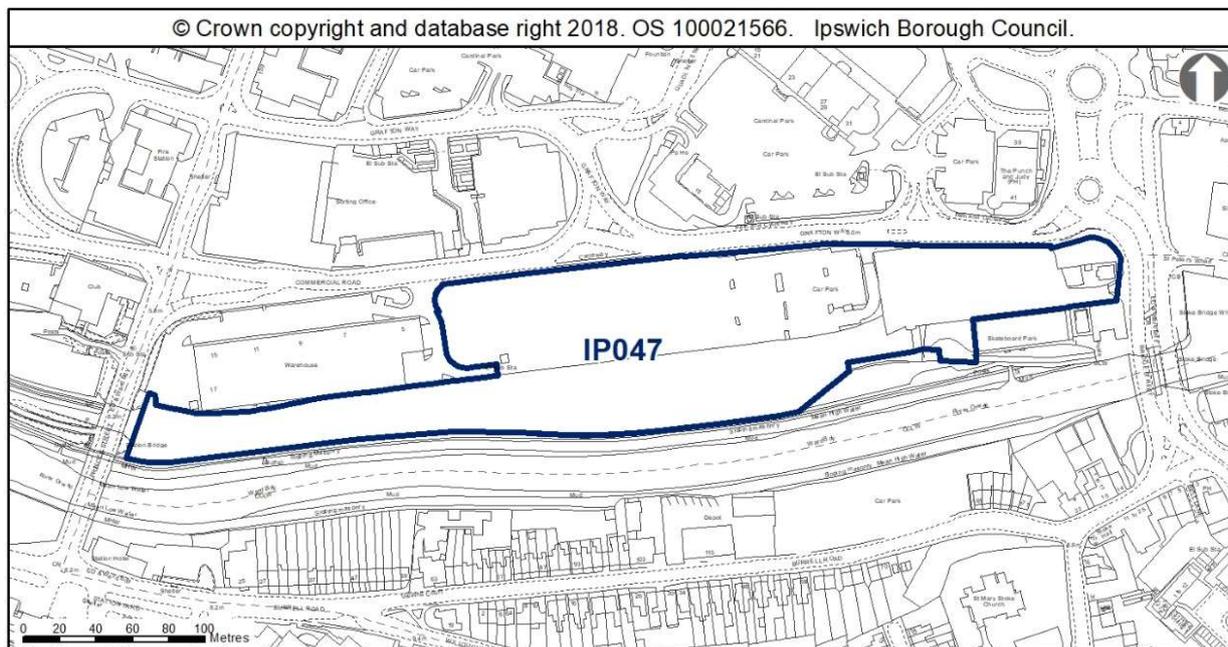
Existing land uses would need to relocate. Potential contaminated land, contaminated land assessment required.

A transport assessment and travel plan will be required.

Site is located in a flood zone; this will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Site Ref: IP047 Commercial Road

Site area: 2.86ha



Allocated Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	103 (90dph on 40% of site*) this is a minimum figure.
Secondary	Hotel & Leisure Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha

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

Adopted Plan 2017

As above

Current use

Temporary car park, vacant land

Development constraints/issues

Adjacent to Area of Archaeological Importance.

Previous planning permissions (e.g. 08/00953/FUL) have had a condition attached requiring archaeological investigation, which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the

remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.

In a Flood Zone and adjacent to an AQMA. Possible contamination

Contains trees protected by a TPO (an application for tree works may be required).

Adjacent to the river which forms a major green corridor and ecological network and is a County Wildlife Site.

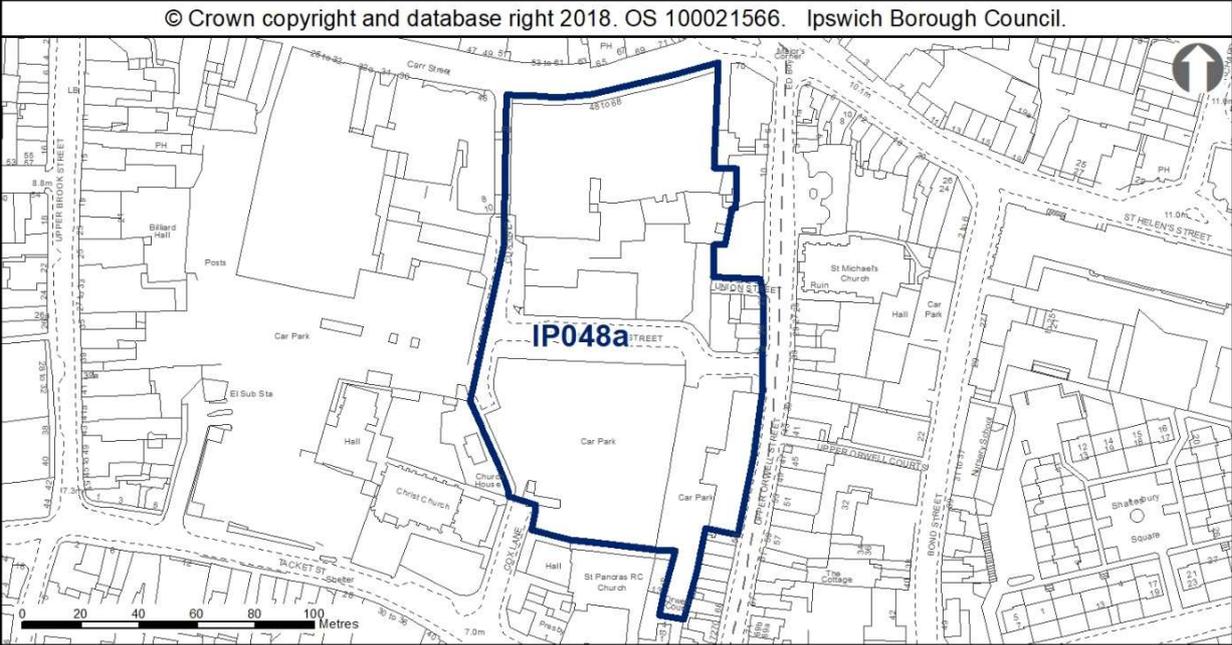
Development principles for the River and Princes Street Corridor, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

A transport assessment will be needed for this site due to its scale, location and the proposed uses, and it may identify the need to contribute towards significant off-site highway mitigation, depending on the detail of the scheme.

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

Site ref: IP048a (UC051) Mint Quarter east of Cox Lane

Site area: 1.33ha



Allocation Policies SP2, SP6 & SP17

Use(s)		Indicative capacity
Primary	Primary School Amenity green space & short stay multi-storey car parking 40%	-
Secondary	Residential 40%	47 (90dph on 40% of the site)

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

Adopted Plan 2017

60% Residential – 72 dwellings

Amenity green space & short stay multi-storey car parking 40%

Current use

Surface level short stay car parking, vacant shops

Development constraints / issues

Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the west part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

The identification of the north part of this site for a primary school has replaced the adopted Local Plan allocation IP258 as part of the Education Quarter.

Close to an Air Quality Management Area, possible contamination and TPOs on site or nearby (an application for tree works may be needed). The façade to Carr Street is locally listed. The site lies within an area of archaeological importance, contains a large scheduled monument and is adjacent to the Central Conservation Area, two grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south.

Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

The site lies within the area of archaeological importance (IPS 413) and much of it lies within a scheduled monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983). 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.

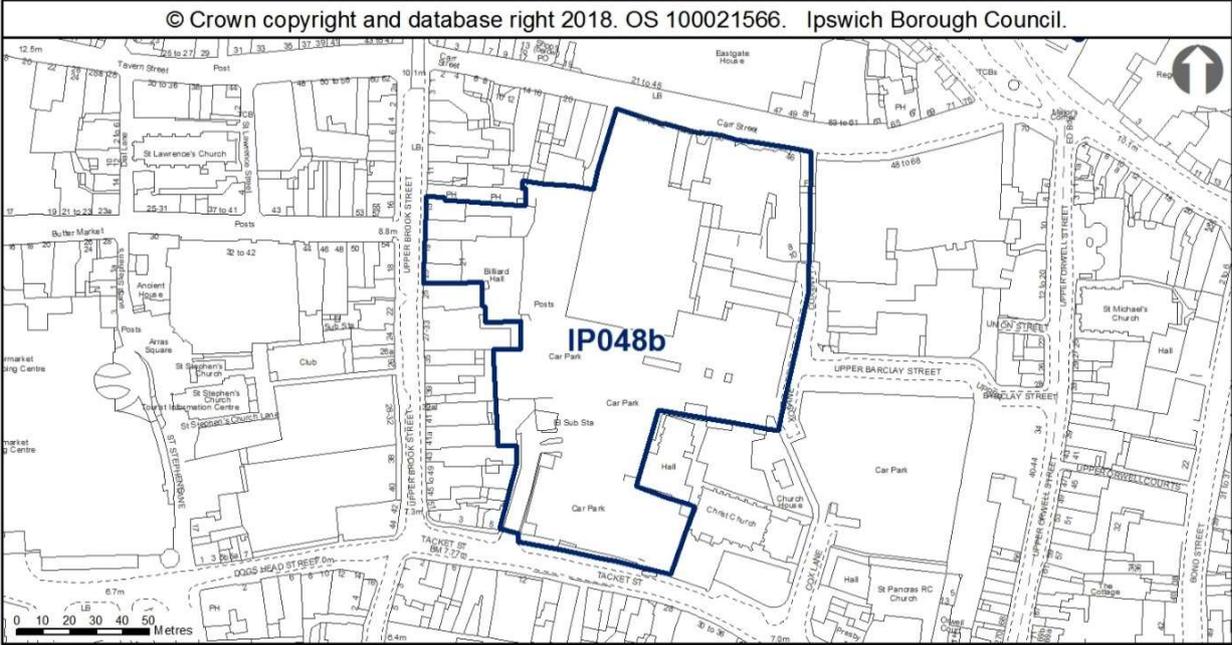
There is also potential for nationally important archaeological remains outside the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is accepted in principle, archaeological remains will be complex and 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: IP048b Mint Quarter west of Cox Lane

Site area: 1.57ha



Allocation Policies SP2, SP6, SP10 & SP17

Use(s)		Indicative capacity
Primary	Retail	4,800sqm
	Short Stay Car Park	
	Open Space	
Secondary	Residential	42 (90dph on 30% of the site)*

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

Adopted Plan 2017

Secondary Shopping Frontage Zone within the Central Shopping Area.

Current use

Surface level short stay car parking, vacant and occupied shops

Development constraints / issues

Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the east part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

Close to an Air Quality Management Area, possible contamination and TPOs on site or nearby (an application for tree works may be needed). The site lies within an area of archaeological importance,

contains a large scheduled monument and is adjacent to the Central Conservation Area, two grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south.

Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

The site lies within the area of archaeological importance (IPS 413) and much of it lies within a scheduled monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983). 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.

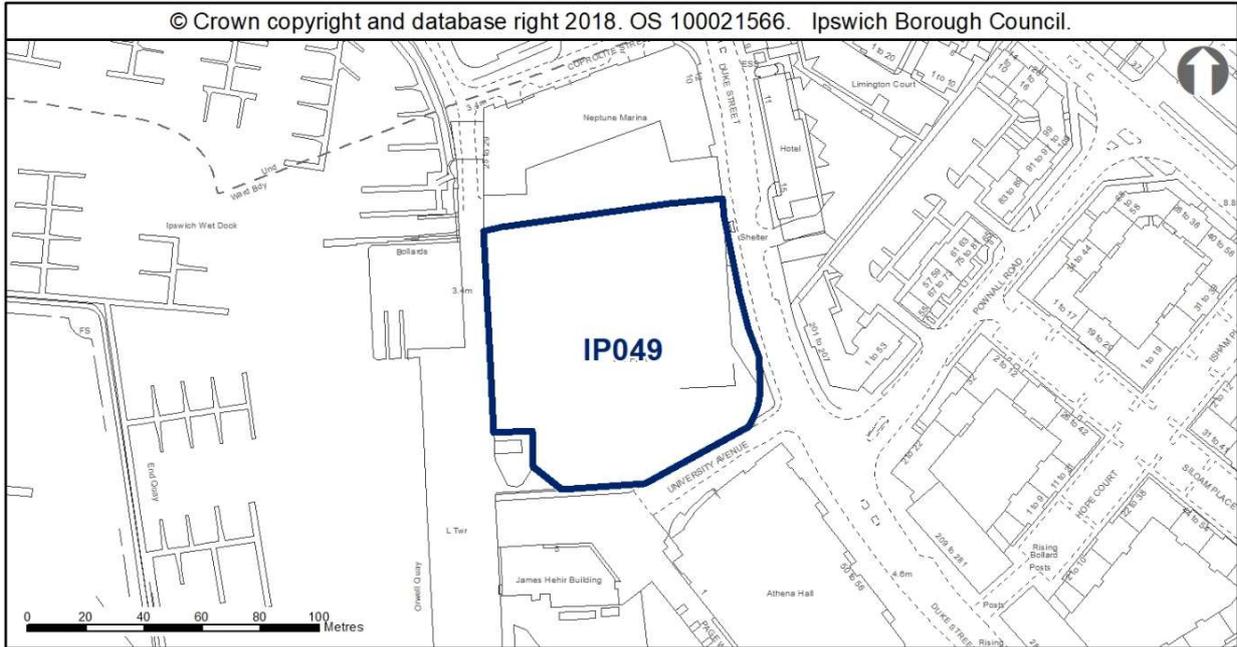
There is also potential for nationally important archaeological remains outside the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is accepted in principle, archaeological remains will be complex and 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: IP049 (UC052) No. 8 Shed, Orwell Quay

Site area: 0.76ha



Allocation Policy SP12 and SP17

Use(s)		Indicative capacity
Primary	Education / Waterfront uses	-
	Public long stay car parking	-
Secondary	Ancillary uses to university (e.g. GP surgery)	-

Adopted Plan 2017

As above

Current use

Temporary surface level long stay car parking.

Development constraints / issues

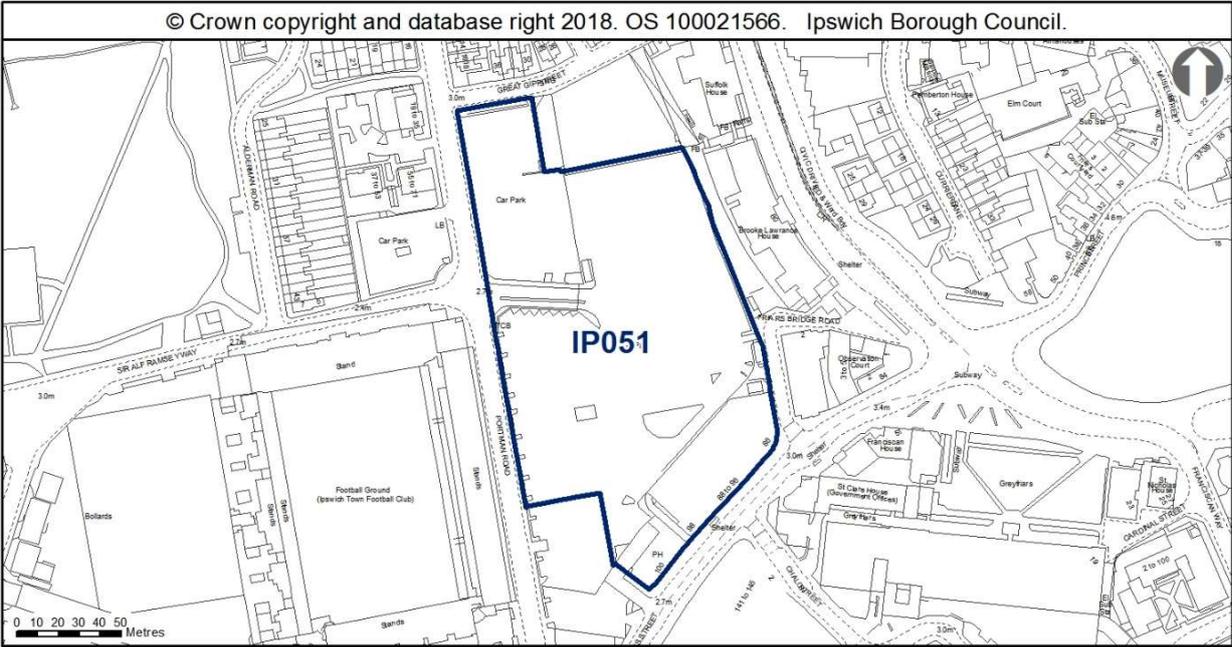
Within a flood zone, close to an Air Quality Management Area and there may be contamination. It is adjacent to the Wet Dock Conservation Area.

The site is within the Area of Archaeological Importance (IPS413). This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be

required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

Site ref: IP051 (UC054) Old Cattle Market, Portman Road - South

Site area: 2.21ha



Allocation Policy SP5 & SP17

Use(s)		Indicative capacity
Primary	Offices (B1a)	20,000sqm
Secondary	Hotel / Leisure (and possible long stay car parking)	-

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

Adopted Local Plan

As above.

Current use

Surface level long stay car parking, vacant former car showroom, vehicle repair workshop.

Development constraints / issues

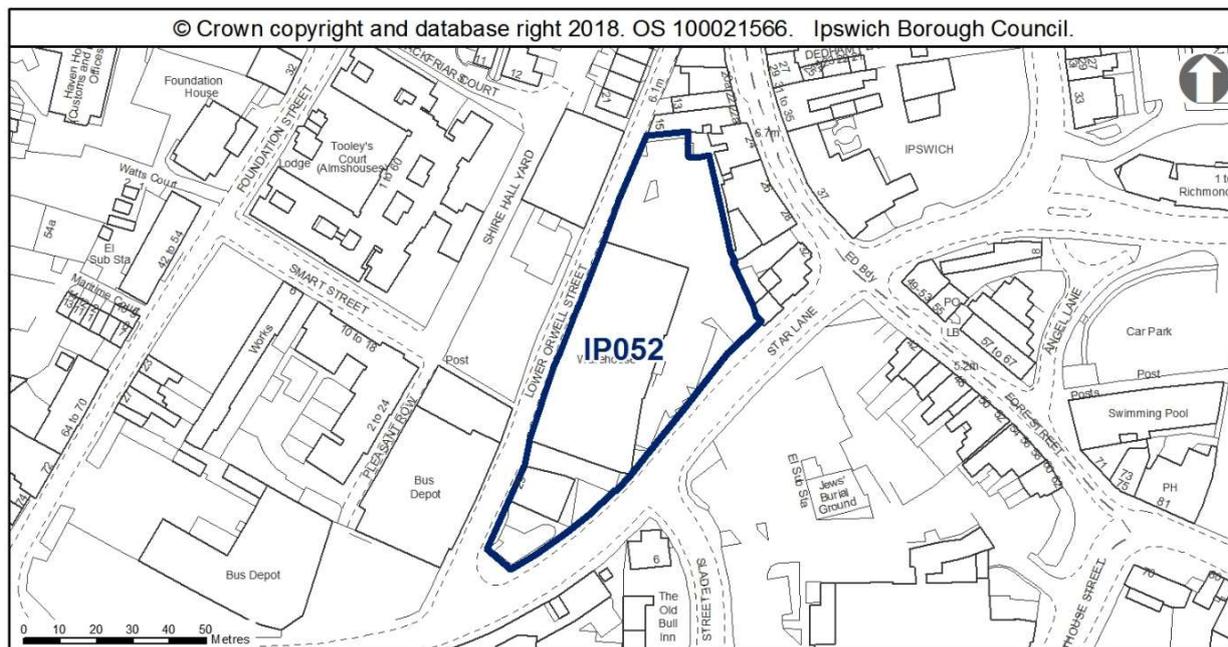
There may be a need to provide replacement car parking on site before the site can be redeveloped and/or this may be accommodated at the site on West End Road (IP015). Possible contamination and in a flood zone. Development principles for River Corridor and Princes Street Corridor Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F'). They include creating a new townscape of well defined blocks east of Portman Road.

In terms of archaeology, this site has potential for palaeo-environmental and waterlogged remains. There may be potential for waterlogged remains relating to the waterfront, and Friar's Bridge (IP260).

A desk-based assessment should be undertaken, with an appropriate level of field evaluation that is informed by its results.

Site ref: IP052 (UC055) Land between Lower Orwell Street & Star Lane

Site area: 0.40ha



Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	29 (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

As above but identified through policy SP3

Current use

Vacant warehouse, gym, hand car wash, temporary car parking.

Development constraints / issues

Within an Air Quality Management Area. The site is adjacent to the Central Conservation Area, scheduled monuments, grade II* 24 Fore Street and grade II 26-28 Fore St.

Possible contamination and part within a flood zone.

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').

This site is within the urban core and the Area of Archaeological Importance (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (NHLE 1005985 and NHLE 1002966). There is a potential for nationally important archaeological remains outside of scheduled areas. 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.

Any opportunity to widen the Star Lane footways through redevelopment would be welcomed, to deliver potential improvements to the visual, pedestrian, cyclist and air quality environment of Star Lane.