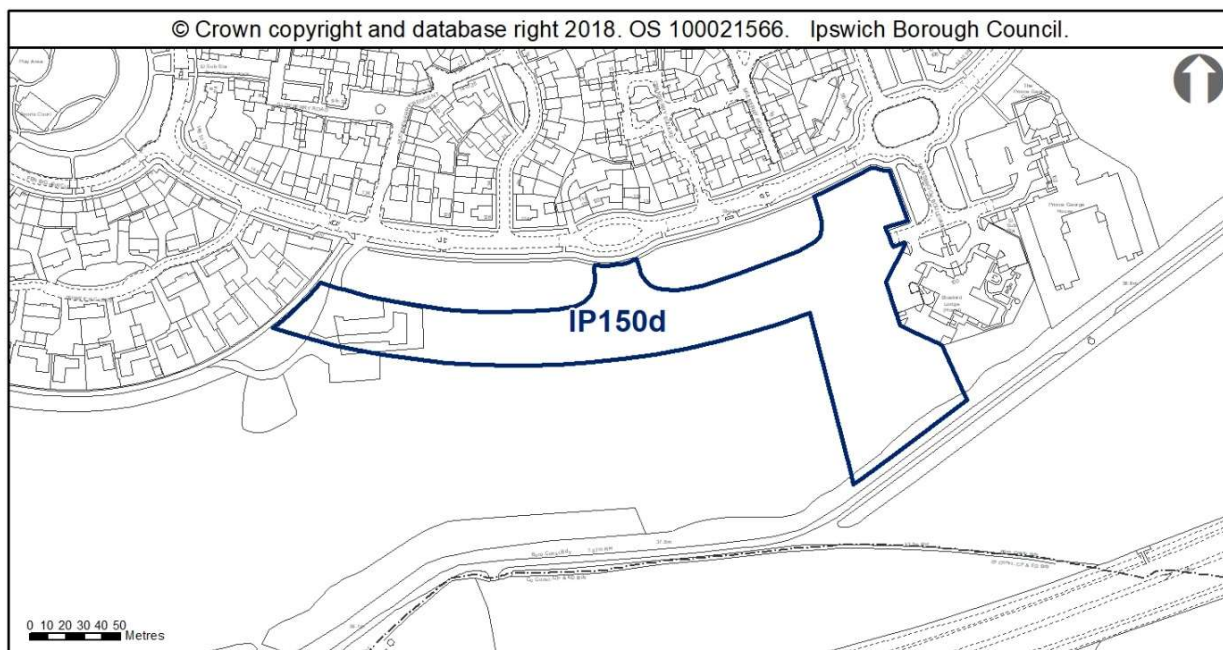


**Site ref: IP150d (UC267) Land south of Ravenswood**

**Site area: 1.8ha**



#### **Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	34 (35dph on around 50% of site)

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

#### **Adopted Plan 2017**

In adopted plan as the whole of IP150b allocated as sports park

#### **Current use**

Vacant land, informal open space.

#### **Development constraints / issues**

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. Drainage constraints. The site has potential wildlife interest – ecological, reptile and invertebrate surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. Also forms part of wildlife network.

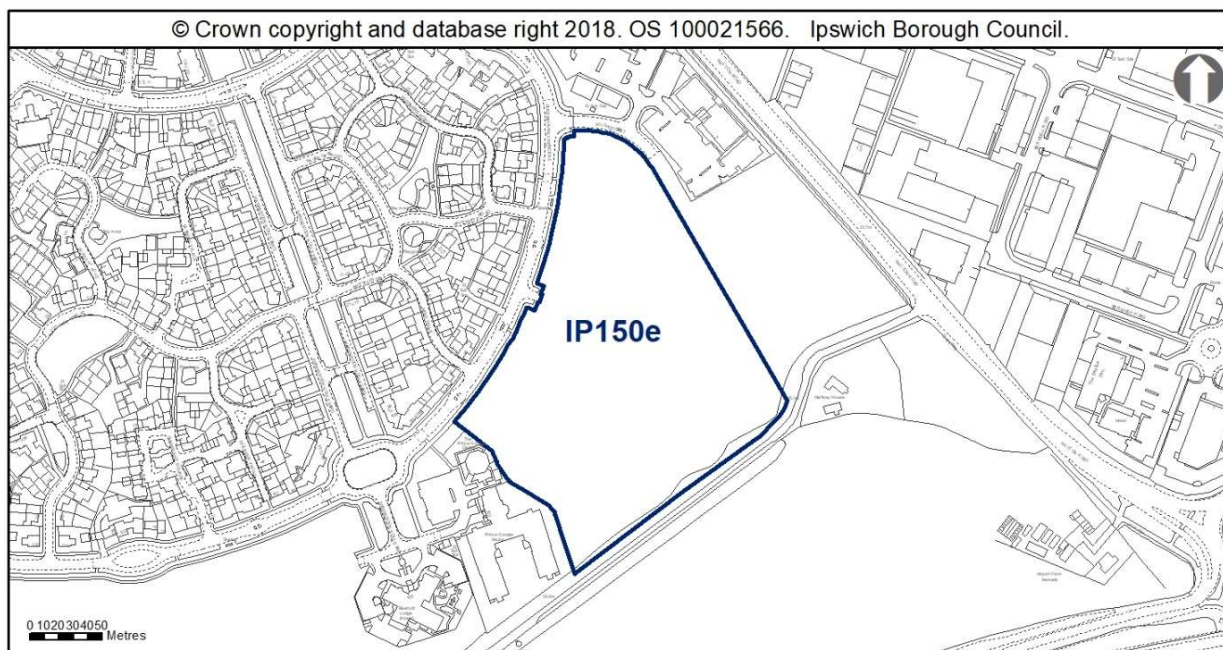
Surface water flooding local to site – will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required.

It should link into cycling and pedestrian route networks.

This site lies in the vicinity of Prehistoric remains and crop marks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

**Site ref: IP150e (UC267) Land south of Ravenswood**

**Site area: 3.6ha**



#### **Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	126 (35dph on 100% of site)

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

#### **Adopted Plan 2017**

Previously formed part of site IP150c which was allocated for employment.

#### **Current use**

Vacant land, informal open space.

#### **Development constraints / issues**

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich.

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

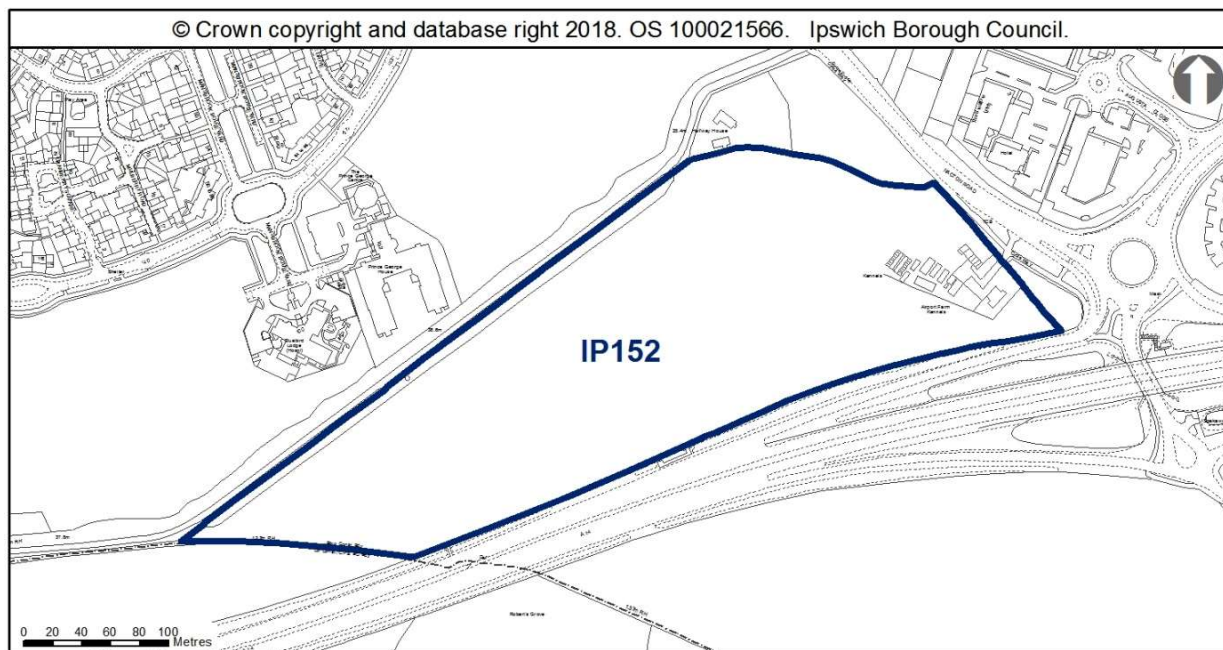
A transport assessment and travel plan will be required. It should link into cycling and pedestrian route networks.

The site has potential wildlife interest – ecological, reptile and invertebrate surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. It also forms part of the wildlife network.

This site lies in the vicinity of Prehistoric remains and crop marks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

**Site ref: IP152 (UC269) Airport Farm Kennels, north of the A14**

**Site area: 7.37ha**



#### **Allocation Policy SP5 & SP9**

Use(s)		Indicative capacity
Primary	B1, B2, B8 excluding B1a offices  Appropriate employment-generating sui generis uses as defined through policy DM32	20,000sqm
Secondary	Feasibility of small section for Park & Ride to be explored	

#### **Adopted Local Plan 2017**

As above apart from park and ride. Park and ride was previously considered at this site through the First Deposit Draft Local Plan in 2001.

#### **Current use**

Farm land.

#### **Development constraints / issues**

Access constraints – should be master planned comprehensively with the Ravenswood site to the north (IP150e) and improvements to this part of the Nacton Road corridor between junction 57 and the

Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. A transport assessment and travel plan will be required.

Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. Development will be subject to the preparation of a development brief, which will be expected to address a range of matters including impact on landscape and the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.

The site has potential wildlife interest – a reptile survey will be required prior to any vegetation clearance, and mitigation where appropriate. Mature oaks and hedges should be retained. Please refer to the Ipswich Wildlife Audit 2012.

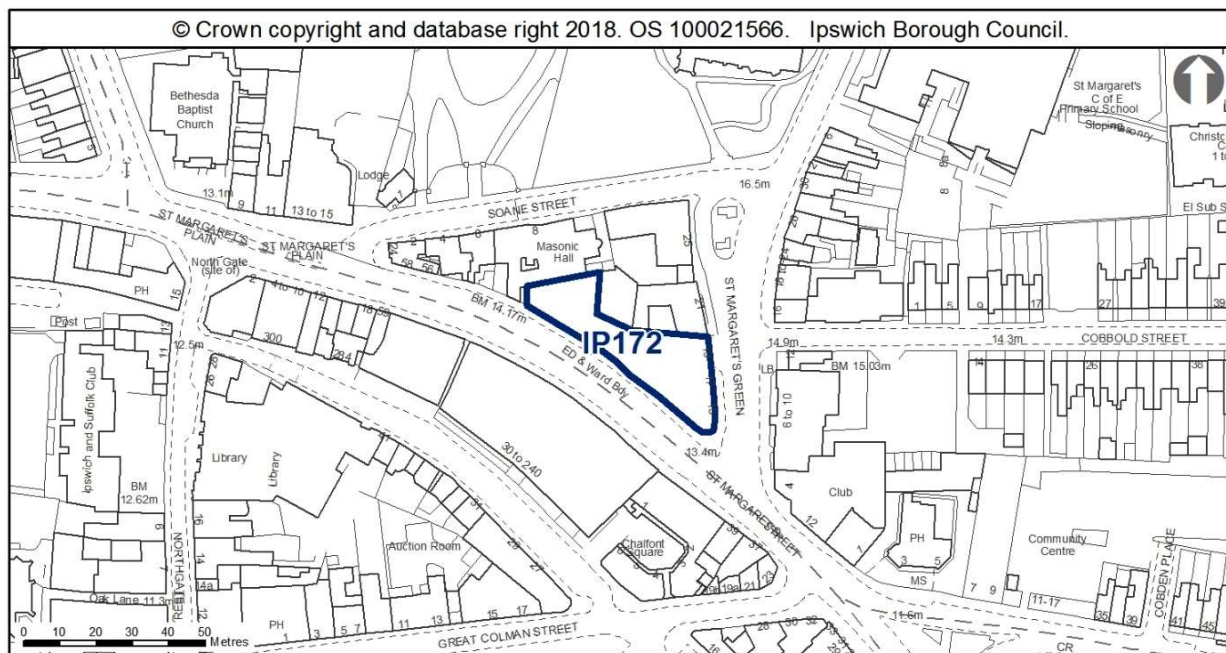
This site includes a known Bronze Age barrow (IPS 027). This indicates that there are other prehistoric archaeological remains of high importance in the vicinity. As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

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



**Site ref: IP172 (UC088) 15-19 St Margaret's Green**

**Site area: 0.08ha**



#### **Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	9 (110dph)

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

#### **Adopted Plan 2017**

As above

#### **Current use**

Vacant land.

#### **Development constraints / issues**

Previous permissions have not been implemented (for flats and student accommodation). The site is below the threshold size for allocation but because of its prominent location, it is considered appropriate to plan positively for the site. It is within an Air Quality Management Area possible contamination. The site is within the Central Conservation Area, with a nearby scheduled monument, and adjacent listed buildings.

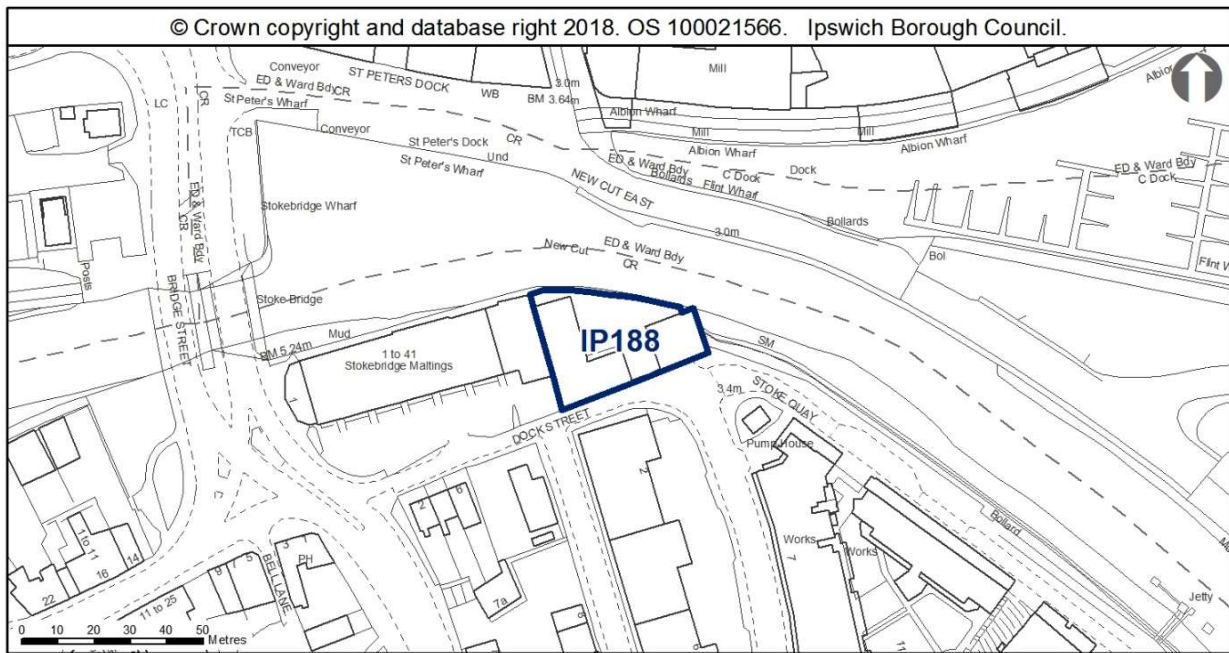
This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town and is within the Area of Archaeological Importance (IPS 413) and close to a scheduled monument (NHLE 1005989). Detailed early pre-application discussions with Suffolk County Council Archaeological Service 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: IP188 (N/A) Webster’s Saleyard Site, Dock Street

Site area: 0.11ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	9 (as per proposed scheme)

Adopted Plan 2017

As above

Current use

Vacant site. Planning permission for 3 flats on part of the site.

Development constraints / issues

Contamination and flood risk. The site is within the Stoke Conservation Area, with an adjacent listed building. The conservation area is currently on the Heritage at Risk Register.

There is an aspiration for a cycle and pedestrian crossing to St Peter’s Quay/ the Island Site immediately to the east of this site (policy SP15).

Development would need to address the river frontage and support the wildlife corridor function of the river. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see ‘Opportunity Area A’).

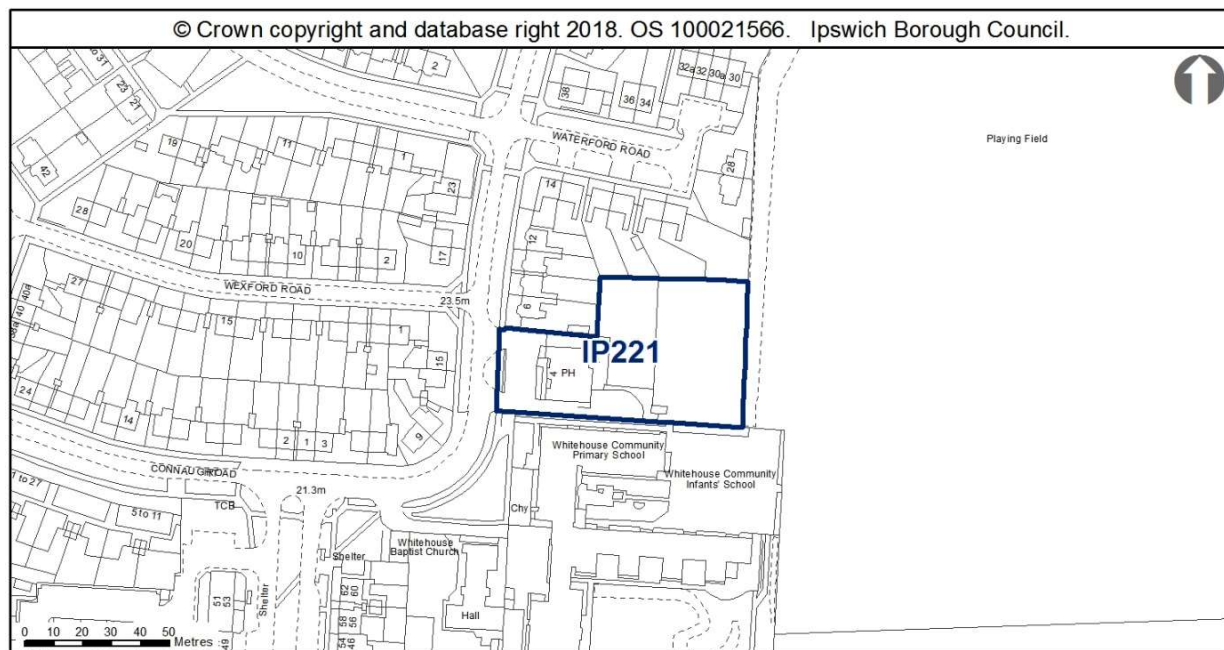
This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river, and within the Area of Archaeological Importance (IPS413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required

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.

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

**Site ref: IP221 (N/A) The Flying Horse PH, 4 Waterford Road**

**Site area: 0.35ha**



### **Allocation Policy SP2**

Use(s)	Indicative capacity
Residential (retaining the public house)	12 (35dph*)

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

### **Adopted Plan 2017**

12 dwellings at 35dph

### **Current use**

Pub and vacant land.

### **Development constraints / issues**

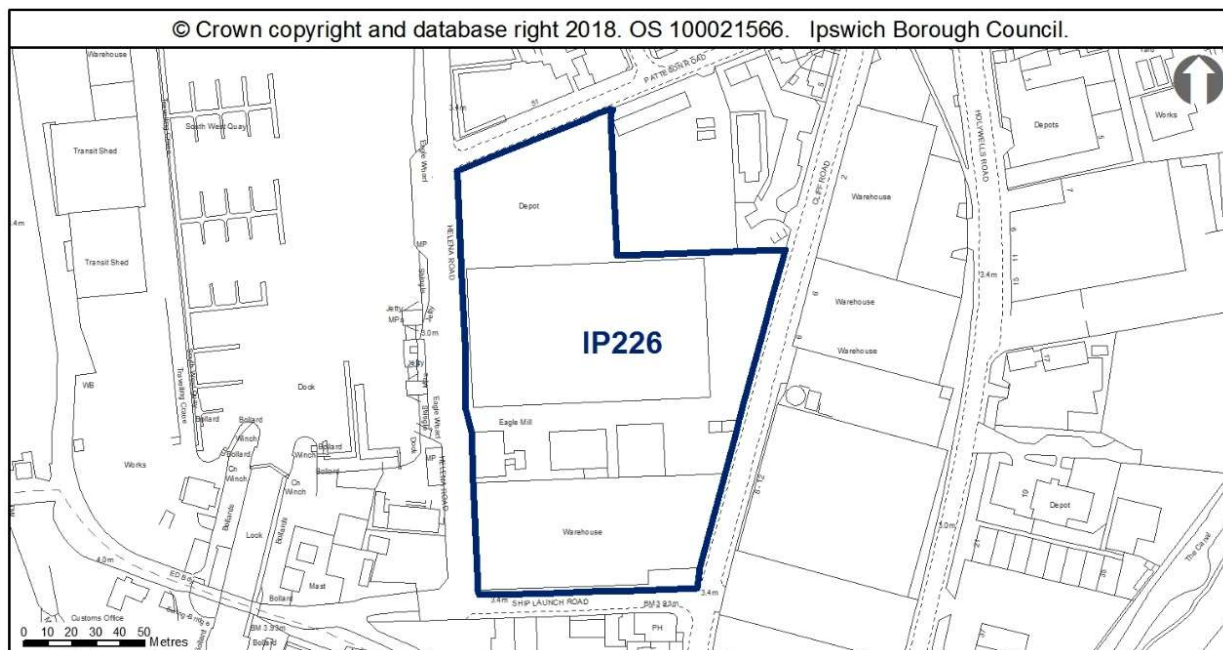
Previous planning permission for 12 dwellings lapsed.

Possible access constraints, TPO on site or nearby.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

**Site ref: IP226 Helena Road/Patteson Road**

**Site area: 1.87ha**



### Allocation Policies SP2

Use(s)		Indicative capacity
Primary	Residential	337 dwellings (200dph on 90% of the site)
Secondary	Uses compatible with Waterfront Policy SP11	

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

### Adopted Plan 2017

Site was previously safeguarded under SP3 of the plan but has not come forward for development. Previously 540 dwellings at high density.

### Current use

Timber storage

### Development constraints / issues

Historic planning application for 566 dwellings, which has now expired.

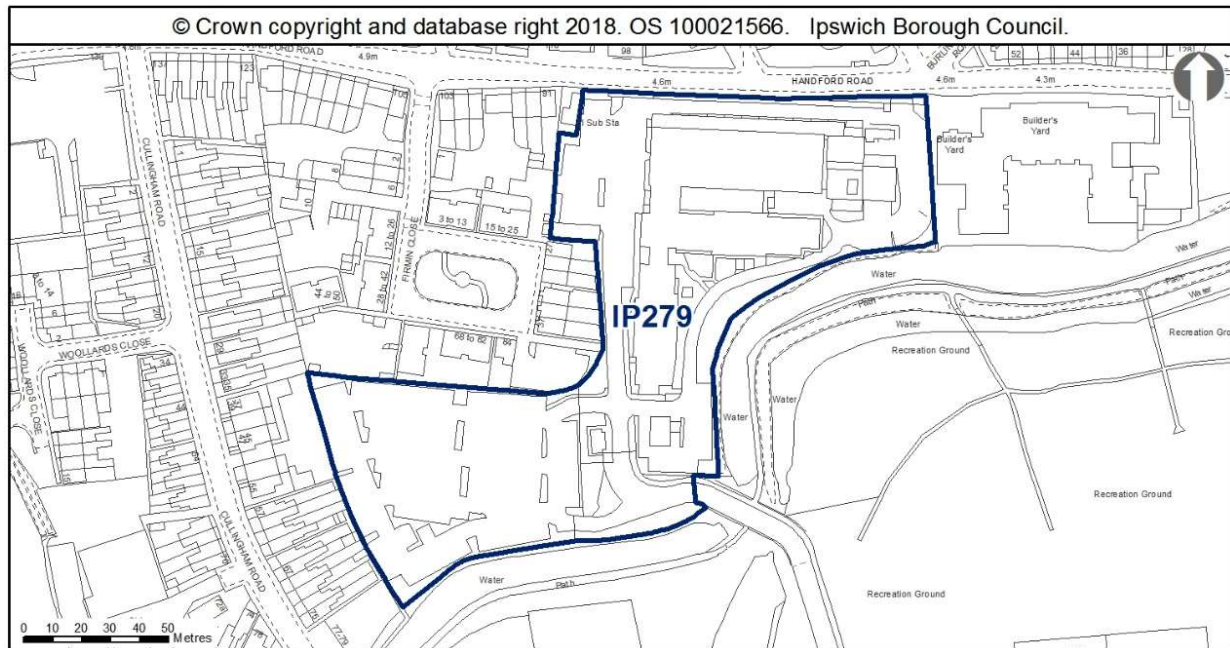
Potential contamination land and a contaminated land assessment is required

Adjacent to a Listed Building and the Wet Dock Conservation Area. The site lies on the edge of the channel of the Orwell. There is potential for buried historic deposits. No objection in principle to

development but it will require a condition relating to archaeological investigation attached to any planning consent.

## Site Ref: IP279 – Former British Telecom Office, Bibb Way

Site area: 1.67ha



### Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	104 (45dph)

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

### Adopted Plan 2017

N/A – New site

### Current use

Mostly vacant offices and associated car parking.

### 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'). These include development addressing the canal frontage appropriately, and providing public cycle and pedestrian access through from Bibb Way to Handford Road.

Part of this site may be contaminated and a contaminated land assessment may 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.

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.

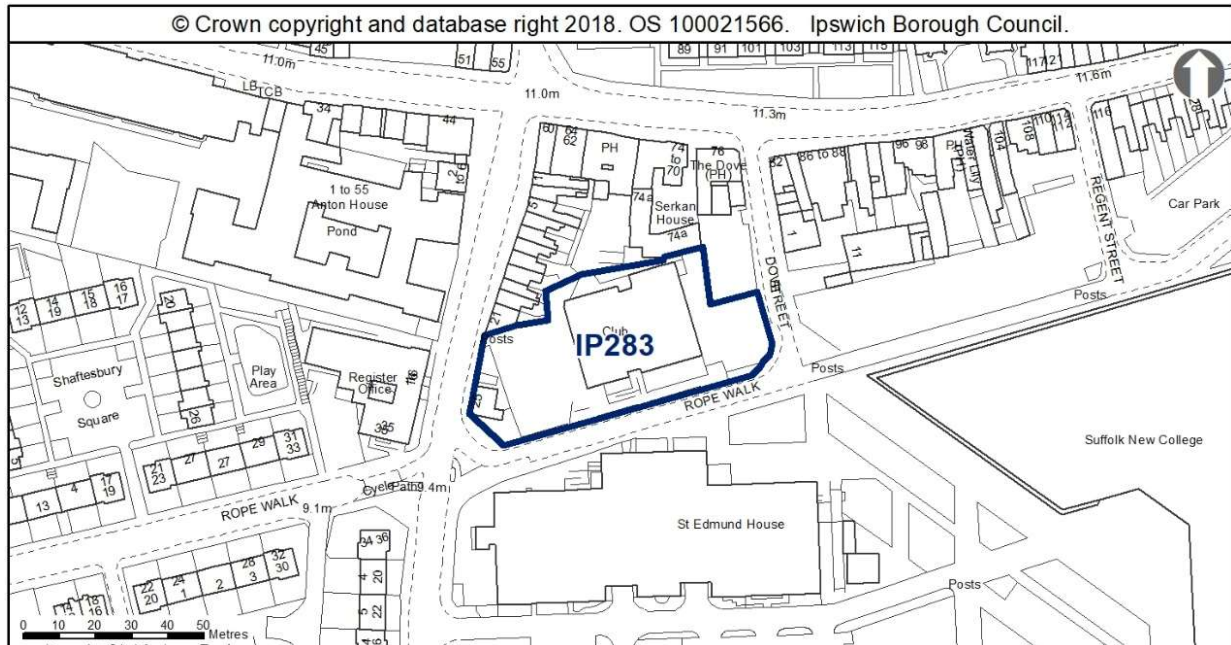
A transport assessment and travel plan will be required.

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 and the design and layout would need to support the wildlife corridor function. Please refer to the Ipswich Wildlife Audit 2012.



**Site Ref: IP283 – Grimwade Street, Student Union Club and adjacent car park, Rope Walk**

**Site Area: 0.27ha**



**Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	12 (45dph)

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

**Adopted Plan 2017**

N/A – New site

**Current use**

Vacant Social Club

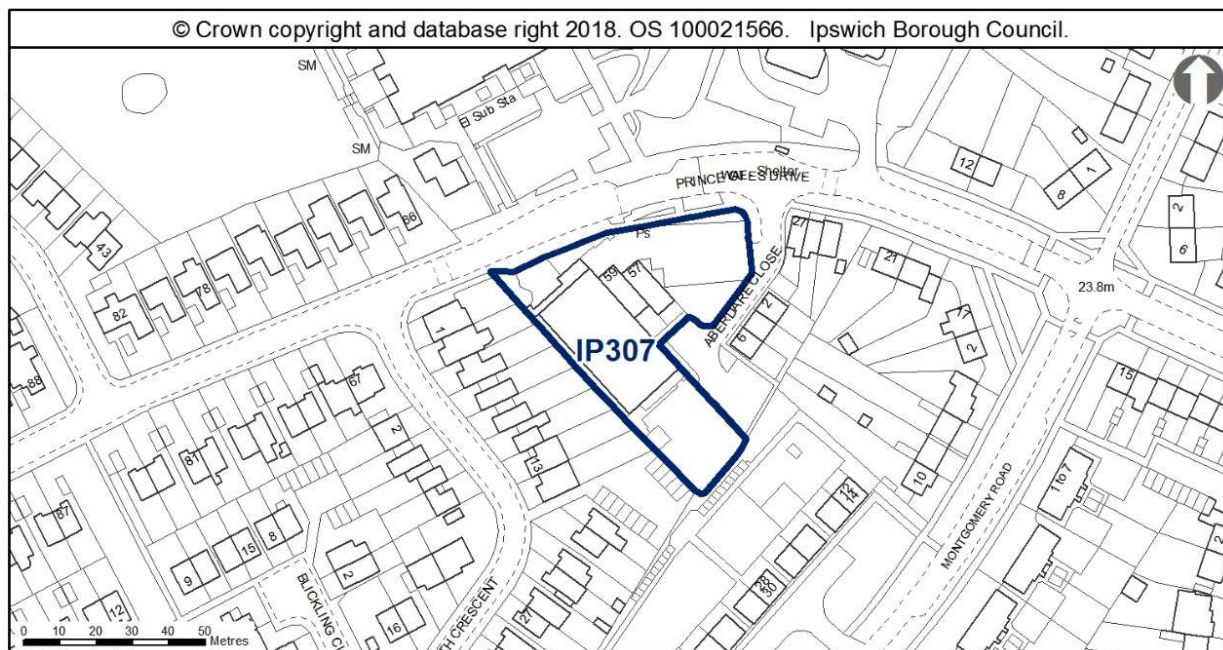
**Development constraints / issues**

A transport assessment and travel plan may be required.

Site is adjacent to a conservation area and Area of Archaeological importance.

**Site Ref: IP307 – Princes of Wales Drive**

**Site Area: 0.27ha**



### **Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	12 (45dph)

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

### **Adopted Plan 2017**

A designated local centre under DM21. New site for residential.

### **Current use**

Retail units – Partially vacant

### **Development constraints / issues**

A transport assessment and travel plan may be required.