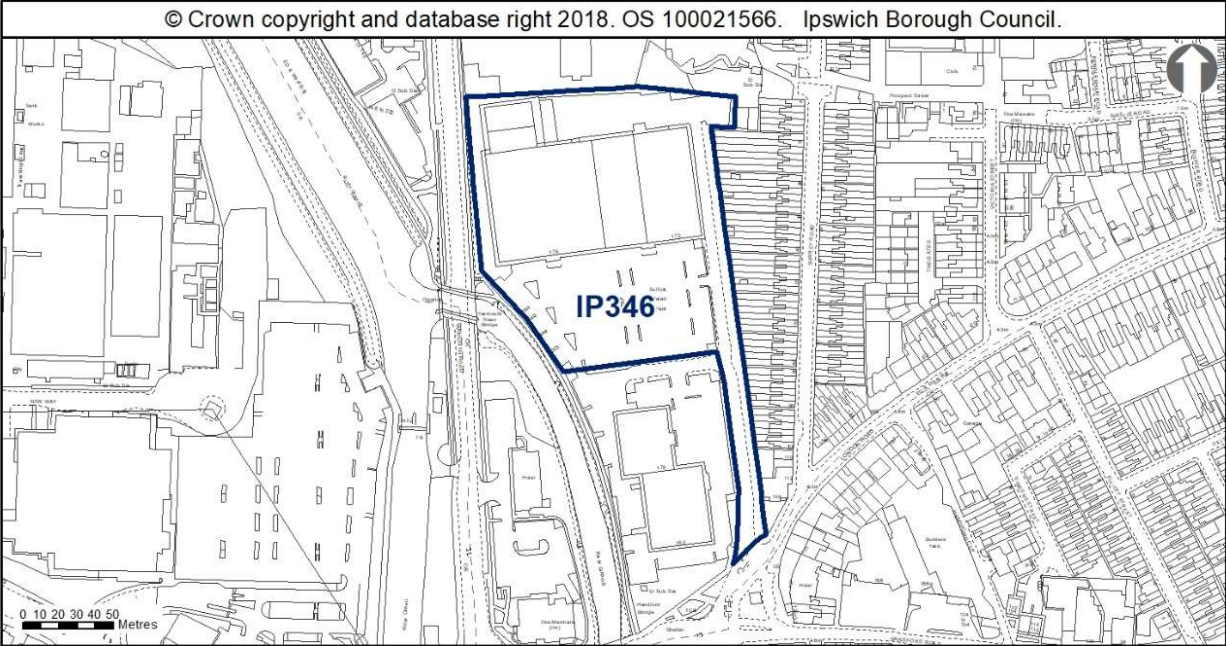


Site Ref: IP346 – Suffolk Retail Park

Site area: 1.96ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	88 (45dph)

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

Adopted Plan 2017

N/A – new site

Current use

Retail and vacant retail, and associated car parking

Development constraints / issues

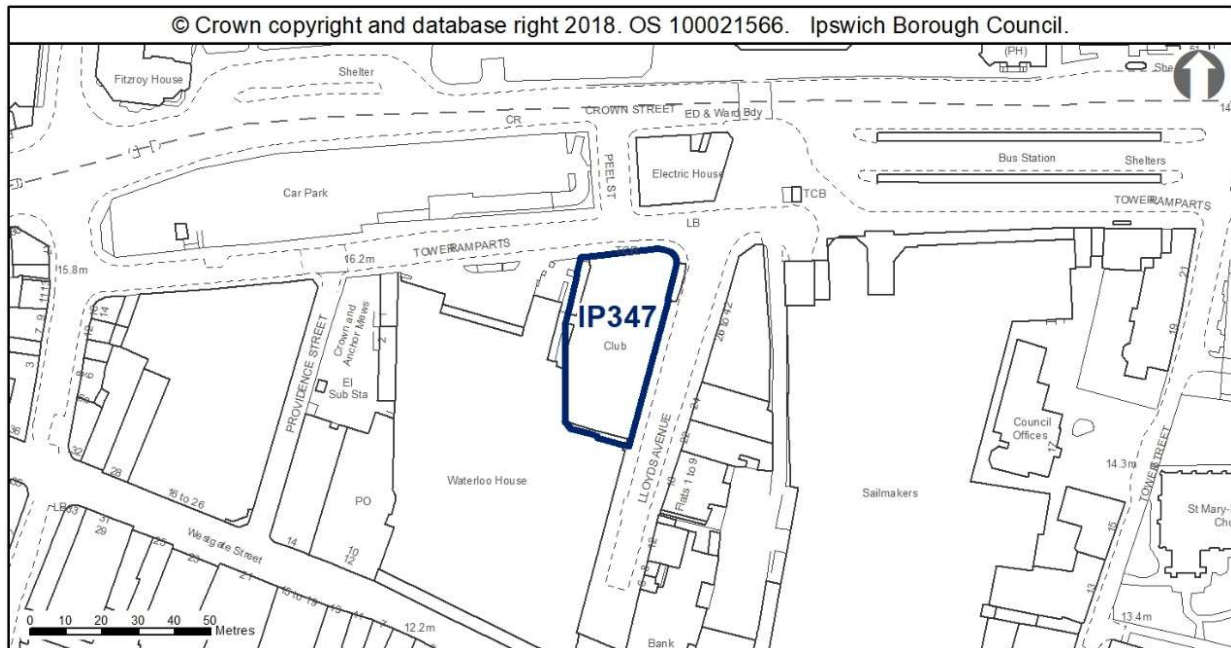
A transport assessment and potentially a travel plan will be required.

Adjacent to a County Wildlife Site and wildlife corridor – please refer to Ipswich Wildlife Audit 2012. Development should address the river frontage.

Site is in Flood Zone 2 and therefore a FRA may be required. See the Council’s Development and Flood Risk SPD.

Site ref: IP347 – Mecca Bingo

Site area: 0.12ha



Allocation Policy SP10

Use(s)		Indicative capacity
Primary	Retail – A1	650sqm
Secondary	Bingo	-

Adopted Plan 2017

N/A – new site

Current use

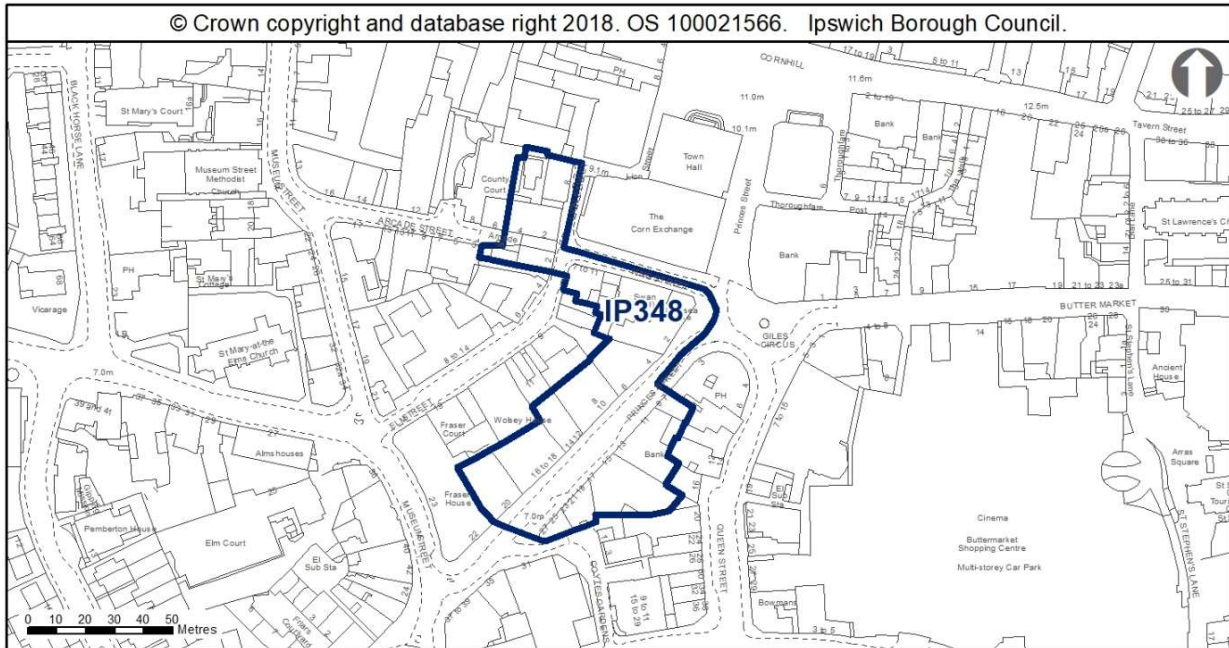
D2 Bingo Hall

Development constraints / issues

Within the Area of Archaeological Importance, adjacent to Central Conservation Area.

Site ref: IP348 – Upper Princes Street

Site area: 0.53ha



Allocation Policy SP10

Use(s)	Indicative capacity
Primary	Retail – A1 400sqm

Adopted Plan 2017

N/A – new site

Current use

A2 Banks and professional services, some vacant units

Development constraints / issues

The site is located in the Central Conservation Area and adjacent to a number of Listed Buildings

Also within an Area of Archaeological Importance.

The allocation encourages the change of use of existing A2 units to A1.