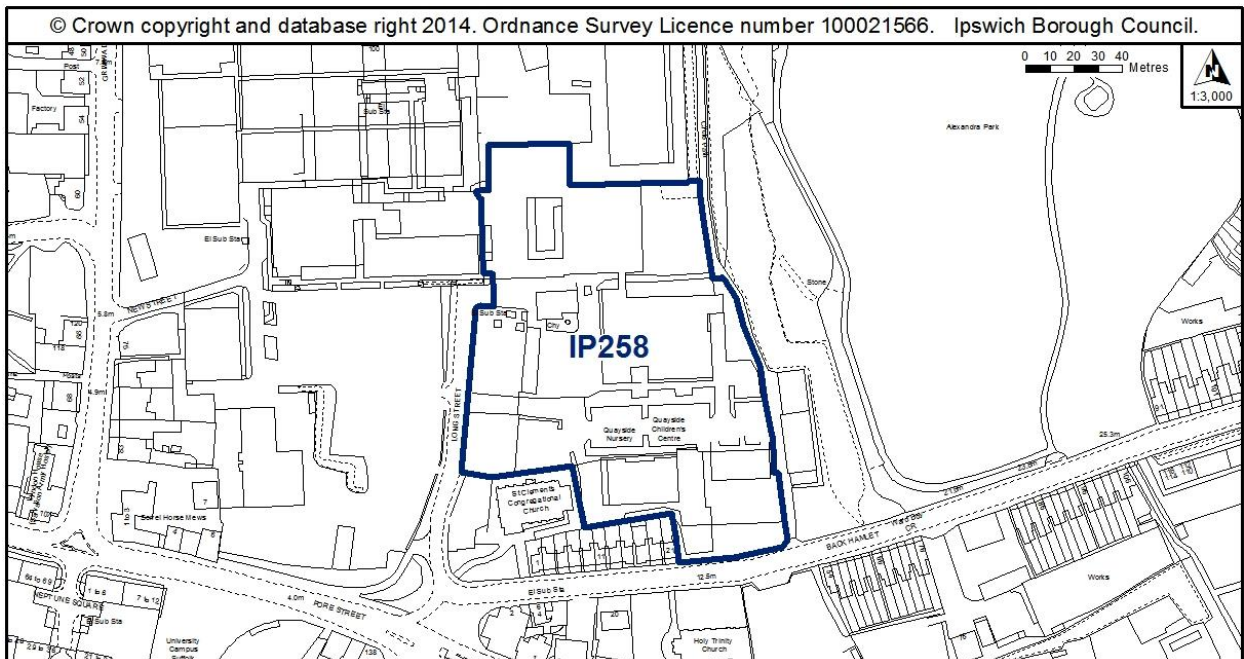


Site ref: IP258 (N/A) Land at University Campus Suffolk

Site area: 1.58ha



Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Primary School	-

Preferred Option 2007

N/A – new site

Consultation draft 2013

Slightly larger site of 1.89ha including the library and west building allocated for a primary school.

Current use

Educational buildings and car parking within the University Campus Suffolk campus.

Development constraints / issues

The University's Arts Block, which is still in use, falls within this site and would need to be replaced elsewhere. Adjacent to an Air Quality Management Area and the Central Conservation Area. There are TPO protected trees on and adjacent to the site (an application for Tree Works may be needed), and footpaths. Possible contamination.

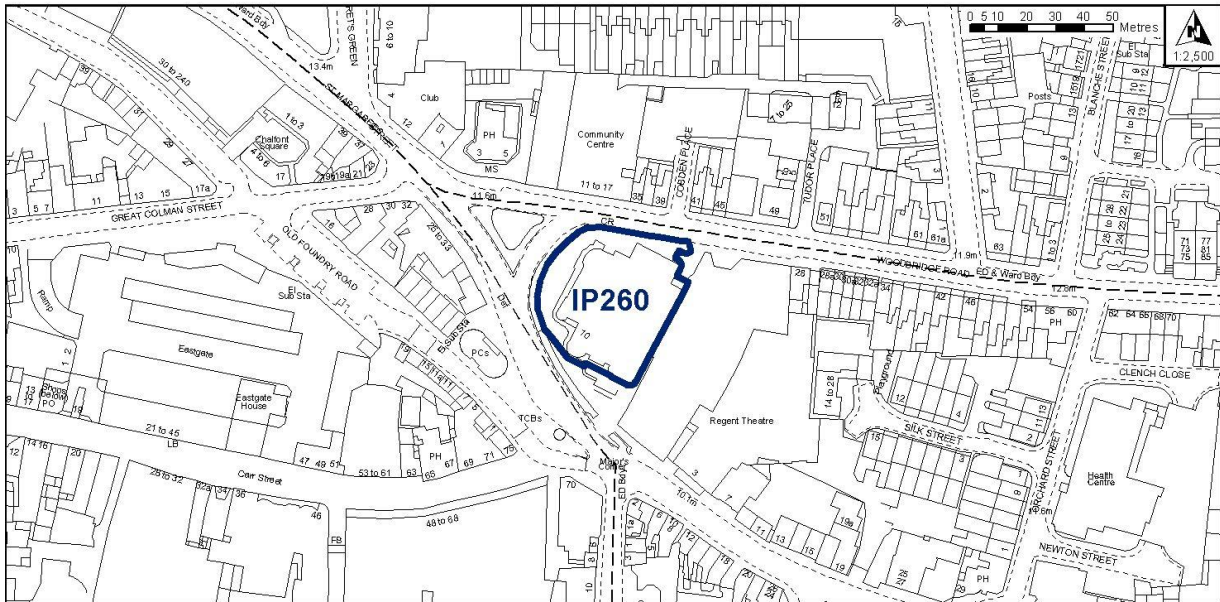
This large site lies on the edge of the historic core of the town, in the vicinity of Anglo-Saxon and medieval sites (IPS 154). There is no archaeological objection in principle to development but any

permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instant to determine the impact of past land-use, particularly brick making.

Site ref: IP260 (UC N/A) Former Odeon Cinema, St Margaret’s Street

Site area: 0.20ha

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Proposed Allocation Policy SP7

Use(s)	Indicative capacity
Leisure uses to complement the Regent Theatre	-

Preferred Option 2007

N/A – new site

Consultation draft 2013

100% leisure uses to complement the Regent Theatre

Current use

Vacant cinema.

Development constraints / issues

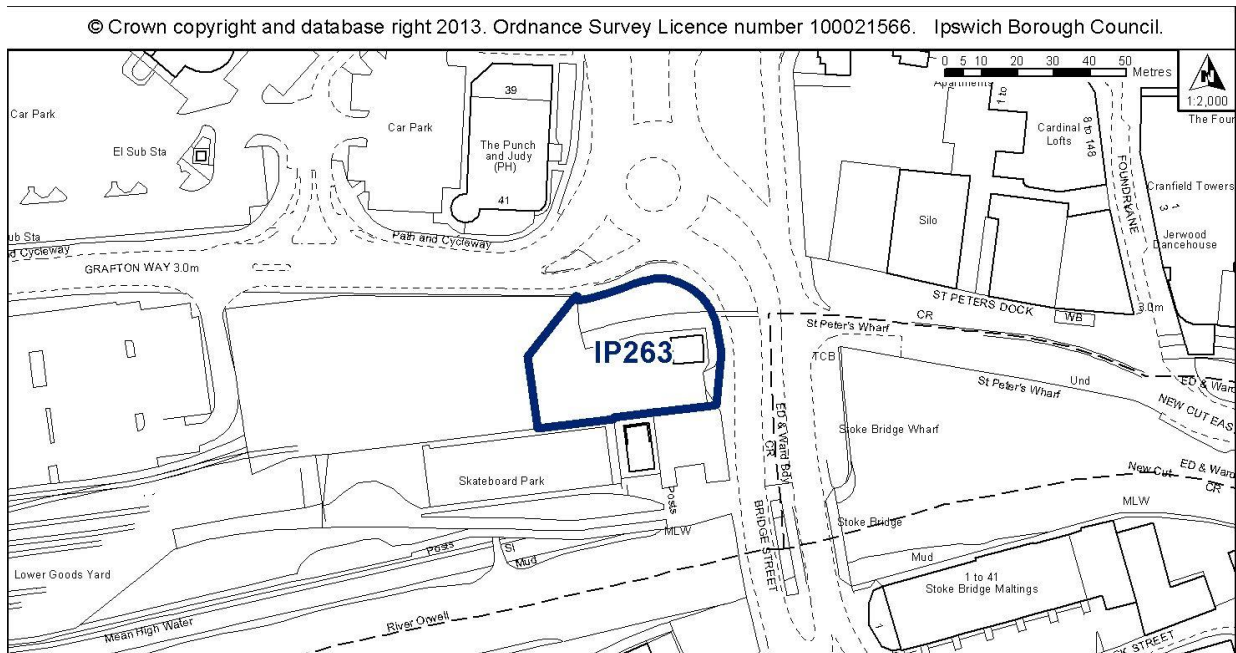
Close to Air Quality Management Areas, adjacent to a listed building, part within an area of archaeological importance, possible contamination.

This site lies in the Anglo-Saxon and Medieval core. There is no objection in principle to development but any permission may require a condition relating to archaeological investigation attached to any planning consent. This depends on the nature of any ground works.

The Theatres Trust should be consulted on any redevelopment.

Site ref: IP263 (UC N/A) West of Bridge Street, north of the River Orwell

Site area: 0.17ha



Proposed Allocation Policy SP6

Use(s)	Indicative capacity
Public open space (to be secured with development of wider site to the west)	-

Preferred Option 2007

Site was not identified in 2007 (but was previously allocated in the 1997 Local Plan)

Consultation draft 2013

100% public open space

Current use

Vacant land / temporary car park.

Development constraints / issues

In a flood zone, close to an Air Quality Management Area, adjacent to a conservation area, part within an area of archaeological importance, TPO trees nearby and possible contamination. Close to a County Wildlife Site (the river).

This site lies in the Anglo-Saxon and medieval core of the town, close to the waterfront. There is no archaeological objection in principle to development but any permission may require a condition relating to archaeological investigation. This depends on the nature of any ground works.