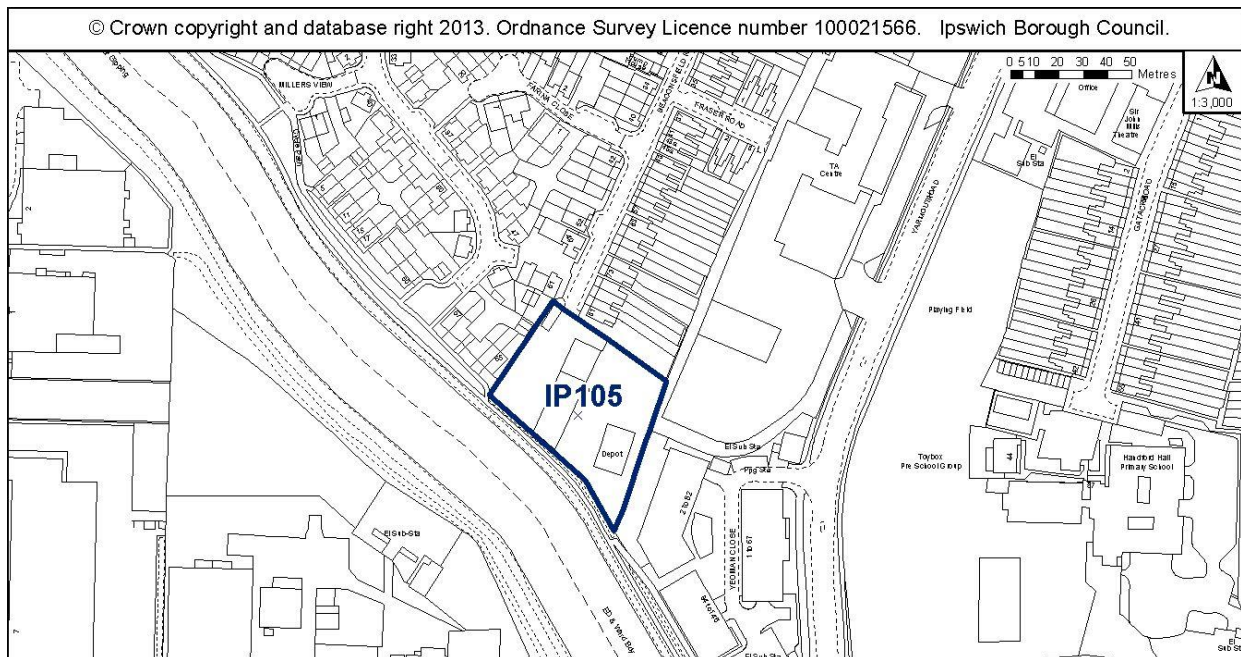


**Site ref: IP105 (UC129) Depot, Beaconsfield Road**

**Site area: 0.33ha**



### **Proposed Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	15 (45dph*)

\* see Core Strategy policy DM30 for minimum and average densities.

### **Preferred Option 2007**

100% housing at medium density – 19 dwellings

### **Consultation draft 2013**

100% housing at medium density – 15 dwellings

### **Current use**

Depot.

### **Development constraints / issues**

Need to relocate the existing business first.

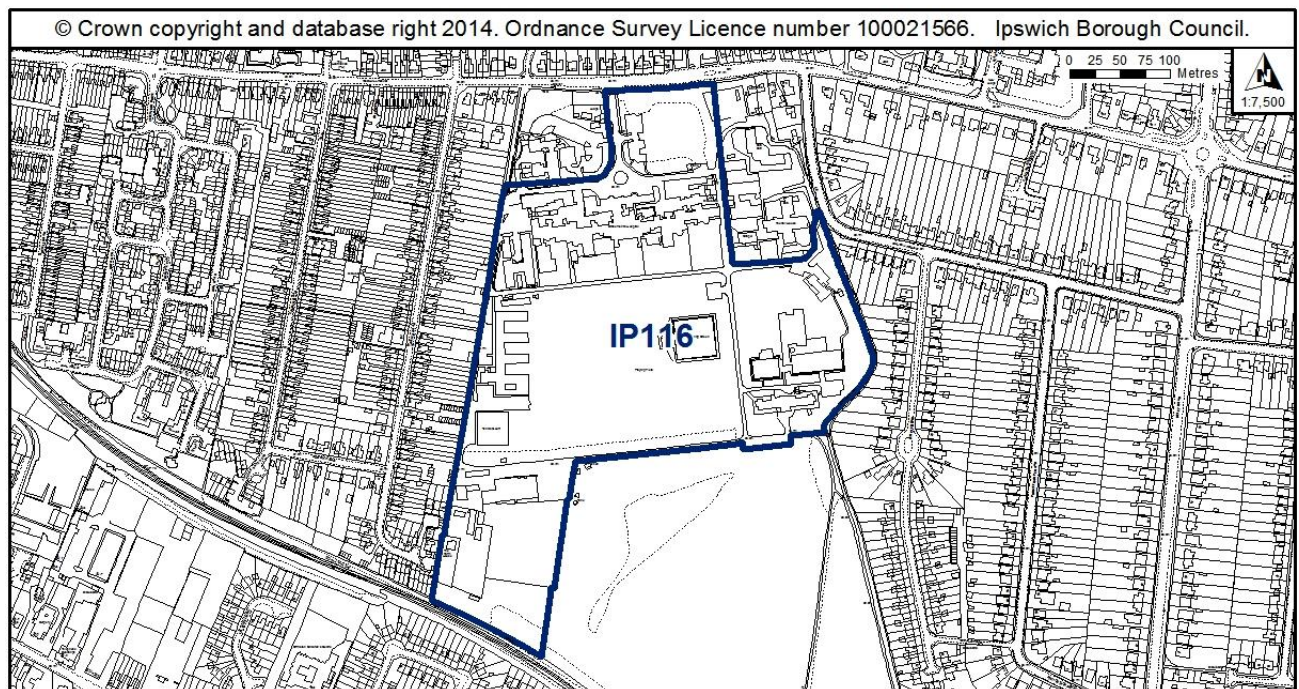
The site lies within a flood zone and a Landfill Consultation Zone. Possible contamination. The design and layout would need to address the river frontage and support its wildlife corridor function.

This site affects an area of archaeological interest, on land formerly in the low lying plains of the River Gipping. There is potential for palaeo-environmental remains to exist. The likely site of a medieval watermill at Kettlebaston (KBA 014) is indicated by field names and the alignment of the river less than 200m upstream. This shows activity in the area, and Saxon remains were recorded at

IPS 395 in a similar topographic location to the PDA 250m to the west. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. A desk-based assessment in the first instance will establish impacts of past land use.

**Site ref: IP116 (UC185) St Clement's Hospital Grounds**

**Site area: 11.85ha**



#### **Proposed Allocation Policies SP2 & SP6**

Use(s)		Indicative capacity
Primary	Residential	227 (as per proposed scheme)
Secondary	Sports facilities	-

#### **Preferred Option 2007**

80% housing at medium density – 512 dwellings  
20% open space

#### **Consultation draft 2013** (The site area has changed slightly since this draft)

c. 60% housing at low density – 227 dwellings  
c. 40% open space and sports facilities

#### **Current use**

Hospital and grounds including sports facilities.

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

Need to relocate the remaining health service uses first. Sports facilities should be retained or replaced. Any replacement playing fields and ancillary facilities should be of equivalent or better quality and quantity in a suitable location and subject to equivalent or better management arrangements, and provided prior to development commencing. Any new senior football pitch should be of an equivalent size and quality to the existing.

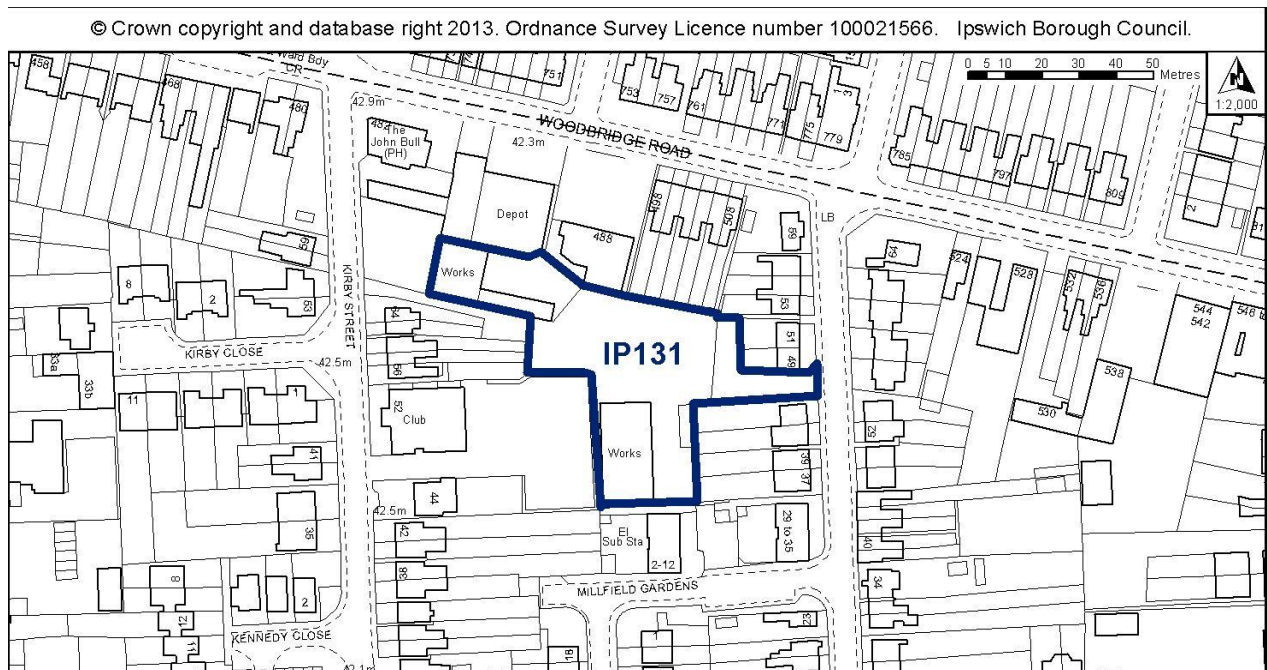
TPOs on site or nearby and adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This development affects an area of high archaeological potential, as defined by information held by the County Historic Environment Record (HER). In 2011 a pre-application evaluation, limited to select open areas of the site (c. 4.5ha), identified a series of ditches and pits indicative of Prehistoric occupation (HER no. IPS 595, see evaluation report submitted with this application). Extensive remains of archaeological interest have therefore been confirmed across parts of the southern half of the site, with the potential for encountering further below ground heritage assets across the remaining areas not investigated in 2011. The proposed works will cause significant ground disturbance that have the potential to damage any archaeological deposit that exist. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings should be assessed.

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

**Site ref: IP131 (N/A) Milton Street (formerly 488-496 Woodbridge Road)**

**Site area: 0.28ha**



### **Proposed Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	13 (45dph*)

\* see Core Strategy policy DM30 for minimum and average densities.

### **Preferred Option 2007**

N/A

### **Consultation draft 2013**

100% housing at medium density – 13 dwellings

### **Current use**

Vehicle repair workshops

### **Development constraints / issues**

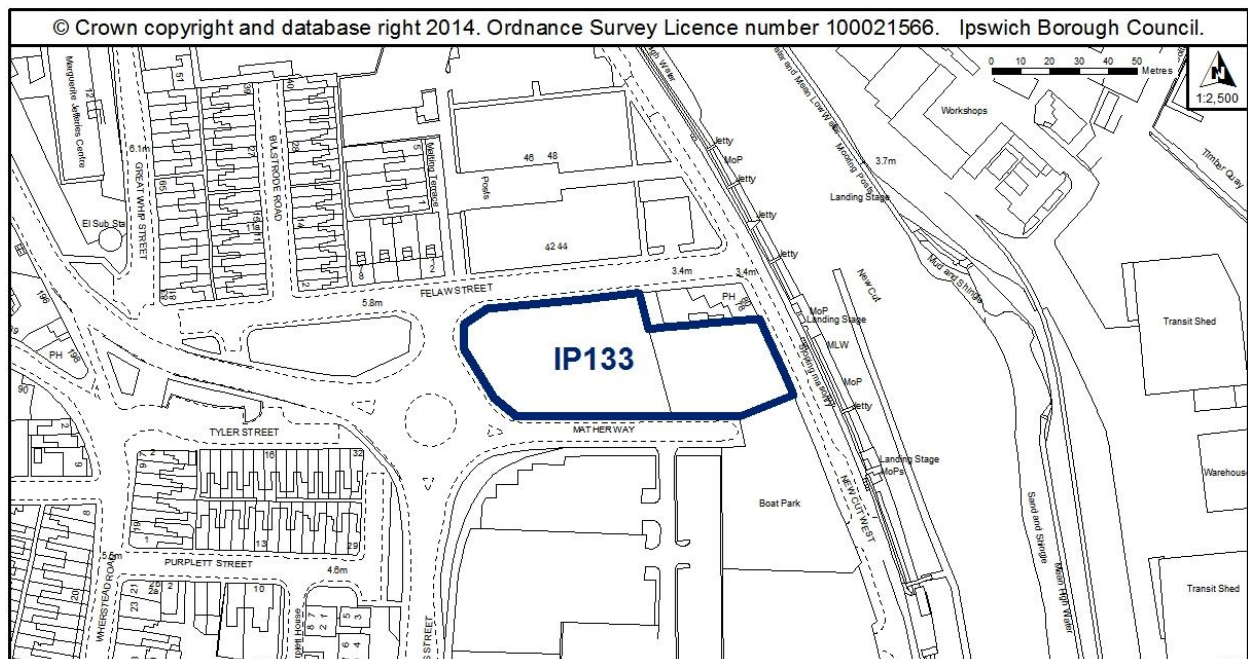
Need to relocate the existing uses first. The site previously had planning permission for 34 dwellings (now lapsed) but it is considered unlikely that such a dense development would be delivered, hence the reduction in the capacity.

Possible contamination.



**Site ref: IP133 (N/A) Land south of Felaw Street**

**Site area: 0.37ha**



### Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	33 (90dph*)

\* see Core Strategy policy DM30 for minimum and average densities.

### Preferred Option 2007

The site (then reference UC248) was not included in the Preferred Options IP-One Area Action Plan as it had planning permission (05/00083/FUL granted 5/5/05).

### Consultation draft 2013

This was a 'safeguarded' site protected by policy DM40, because at the time it still had planning permission (10/00418/VC).

### Current use

Grassed area.

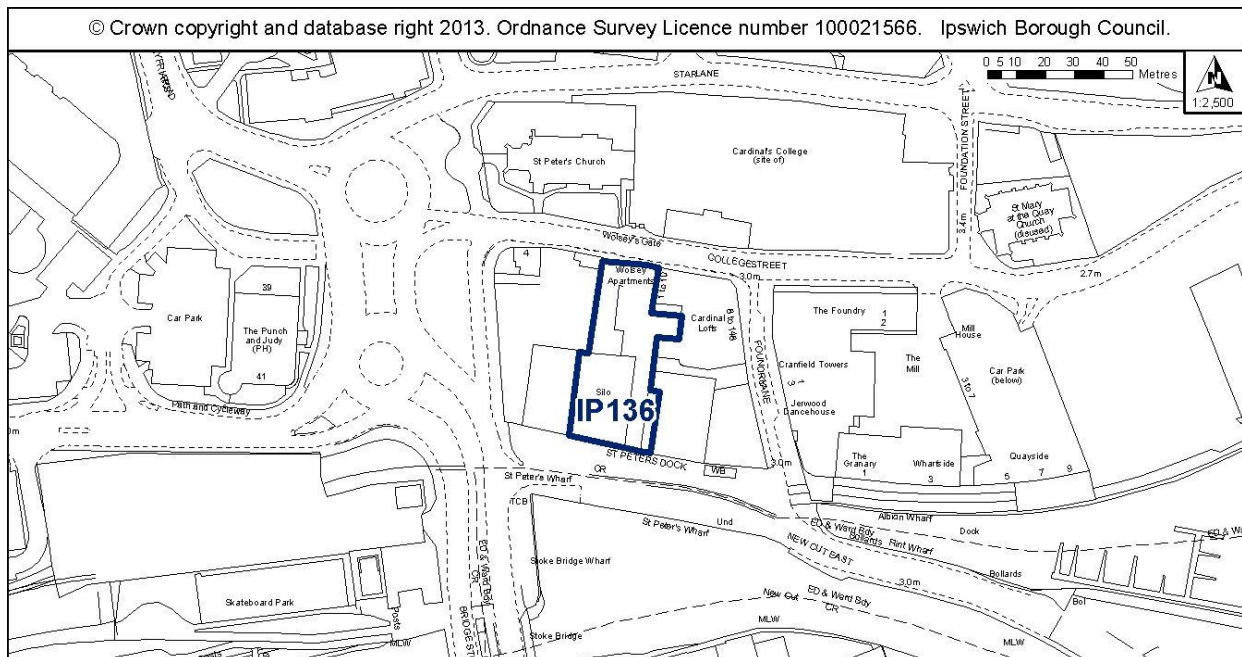
### Development constraints / issues

Site previously had permission for 47 flats and ground and first floor commercial uses B1, A3 and retail with underground car park (now lapsed). Site lies within the Ipswich Waterfront, is within an area of archaeological importance, in Flood Zone 2 and 3 and has an Article 3 direction on it restricting permitted development rights.

Development principles for the Island Site (incorporating part of the 'Over Stoke' area) are set out in chapter 6 of the plan (see Opportunity Area A).

**Site ref: IP136 (UC251) Silo, College Street**

**Site area: 0.16ha**



### Proposed Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	48 (assumed 10 storey building with c. 6 flats per floor and commercial on lower two floors)
Secondary	Offices (B1a) / Leisure / Retail (small scale)	Scale of office and leisure accommodation subject to layout of site Some individual retail units up to 200sqm – subject to Core Strategy review policy DM23

### Preferred Option 2007

80% housing at high density – 21 dwellings

20% Small scale retail or employment

### Consultation draft 2013

80% housing at high density – 21 dwellings

20% employment B1 office or small scale retail or leisure

### Current use

Vacant building, temporary car park.

## **Development constraints / issues**

Access constraints, Air Quality Management Area, it is within an area of archaeological importance and a conservation area, possible contamination, flood risk, and opposite the Grade I listed and scheduled Wolsey Gate.

This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early assessment would be advisable if extensive ground works are proposed.