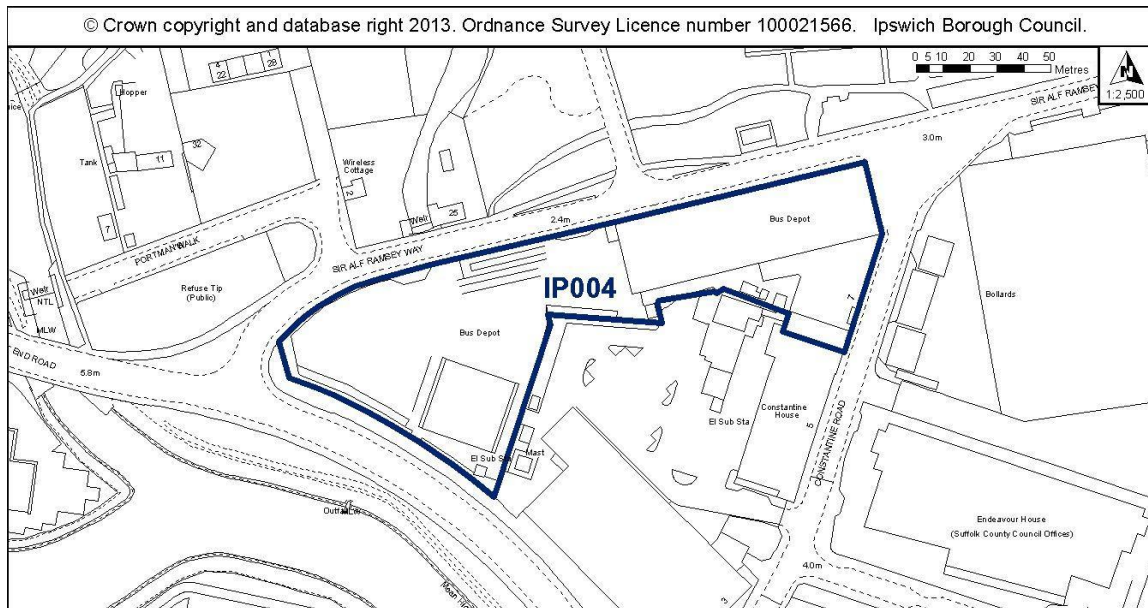


Site ref: IP004 (UC004) Sir Alf Ramsey Way / West End Road

Site area: 1.07ha



Proposed Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	48 (90dph on 50% of site*)
	Offices (B1a)	5,000sqm

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

50% housing at high density – 88 dwellings
 50% B1 employment

Consultation Draft 2013

50% housing at high density – 59 dwellings
 50% B1 employment

Current use

Ipswich Buses bus depot

Development constraints / issues

Need to relocate the bus station first.

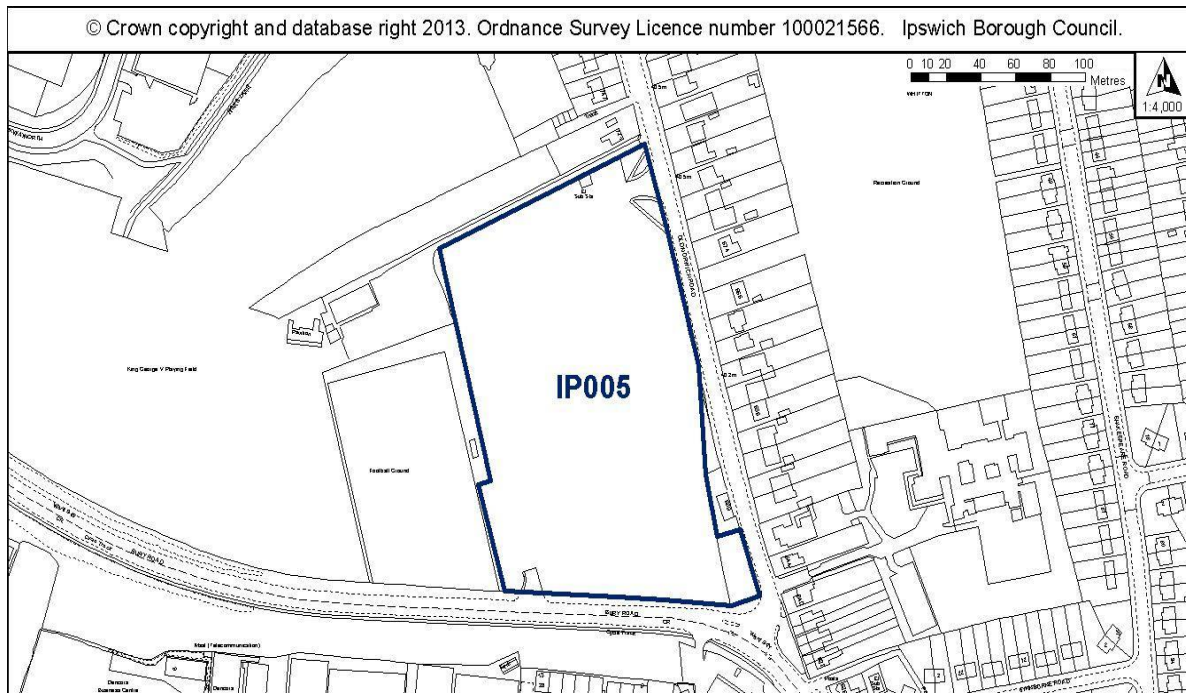
Development is required to retain the tram shed with the expectation that it would be converted for office use. The tram shed is included on the Local List of buildings of townscape interest.

In terms of archaeology, this site is close to prehistoric remains (IPS 004, 148 and 150). There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings on the site would require assessment.

Flood risk and possible contamination are further constraints.

Site ref: IP005 (UC005) Former Tooks Bakery, Old Norwich Road

Site area: 2.8ha



Proposed Allocation Policies SP2 & SP7

Use(s)		Indicative capacity
Primary	Residential	101 (45dph on 80% of site*)
Secondary	Health centre	Minimum of 390sqm

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

80% housing at medium density – 122 dwellings
 20% community facilities

Consultation Draft 2013

80% housing at medium density – 101 dwellings
 20% community facilities (new health centre)

Current use

Vacant site / external storage

Development constraints / issues

Development needs to include a doctor’s surgery (which would serve more than just this development site).

Access constraints and possible contamination.

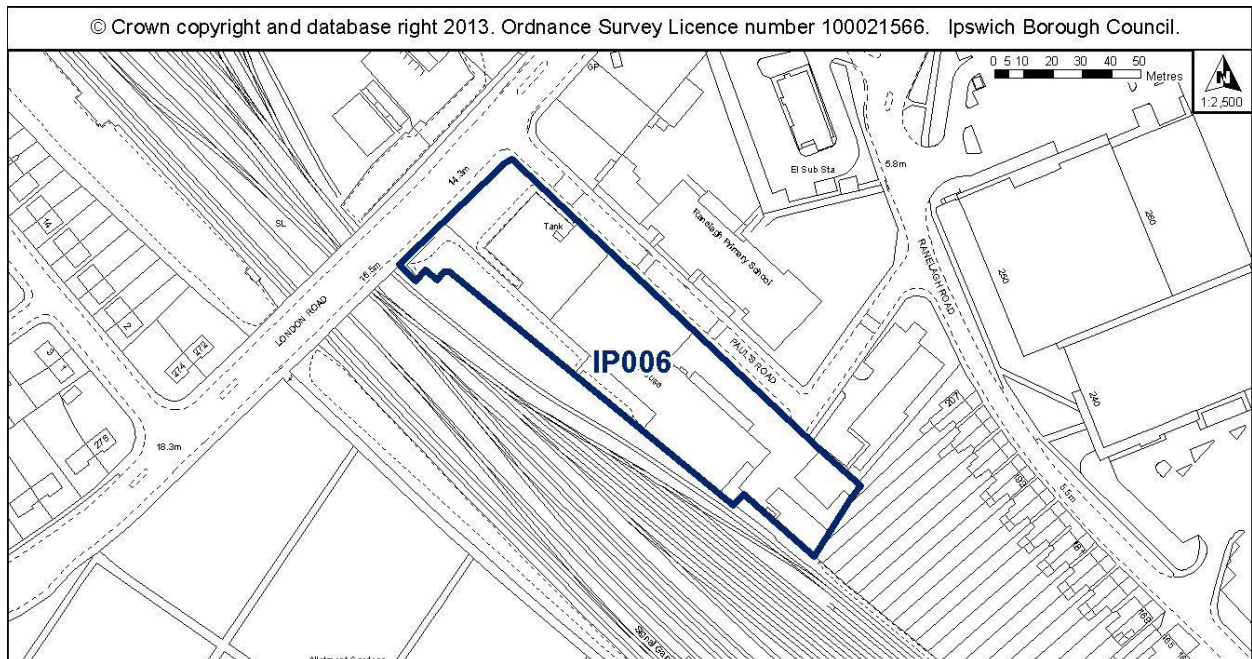
The site is adjacent to Whitton Conservation Area and forms part of the approach and setting to the conservation area. Therefore, development will need to have regard to this. The Core Strategy and the published development brief for this site and the adjacent site IP032 King George V Playing Fields require the Conservation Area to be taken into account.

In terms of archaeology, this site has been evaluated and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

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

Site ref: IP006 (UC006) Co-op Warehouse, Paul's Road

Site area: 0.63ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	28 (45dph*)

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

Preferred Option 2007

80% housing at low density – 17 dwellings

20% employment

Consultation Draft 2013

100% housing at medium density - 28 dwellings

Current use

Co-op warehouse and printing works.

Development constraints / issues

Need to relocate remaining warehousing activities and active businesses at the south-eastern end of the site. Conversion of the warehouse building would be encouraged.

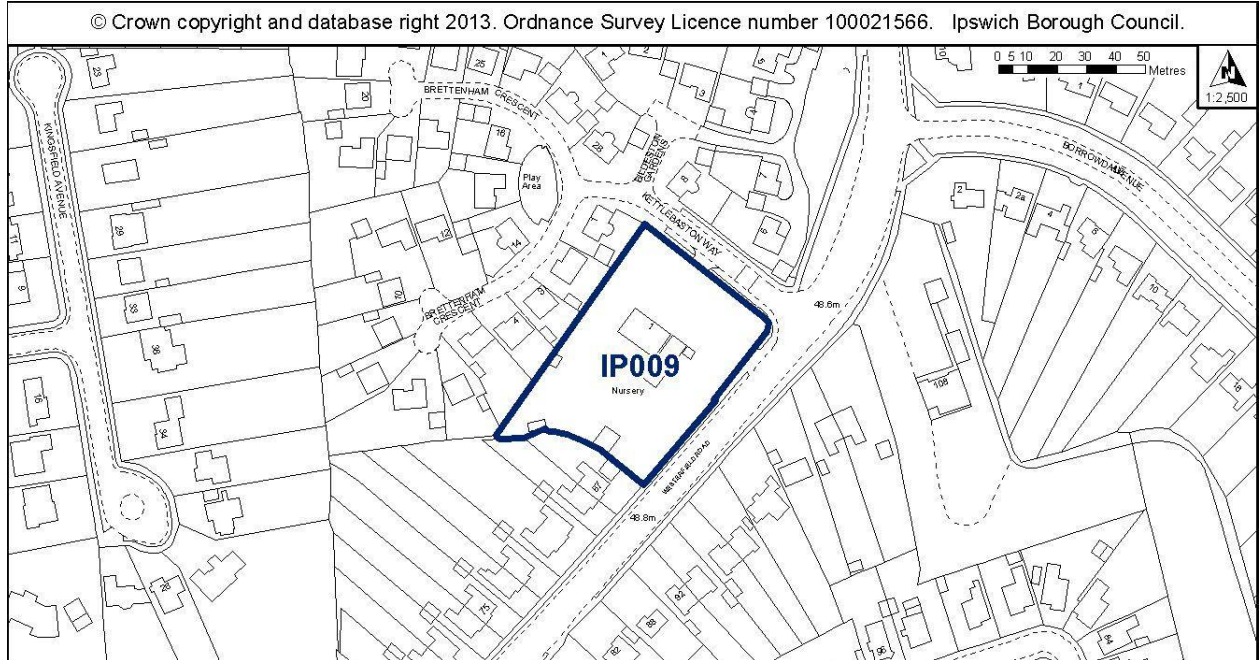
Possible contamination and noise from the railway line.

In terms of archaeology, the site is in a topographically favourable location overlooking the Gipping, on the same contour as the Anglo-Saxon Cemetery excavated at Hadleigh Road (IPS 016). It is likely that a desk-based assessment and evaluation will be required, to establish the impact of past land

uses on archaeological remains and the likely impacts of development. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP009 (UC009) Victoria Nurseries, Westerfield Road

Site area: 0.39ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	12 (30dph*)

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

Preferred Option 2007

100% housing at low density – 14 dwellings

Consultation Draft 2013

100% housing at low density – 14 dwellings

Current use

Plant nursery and small convenience shop

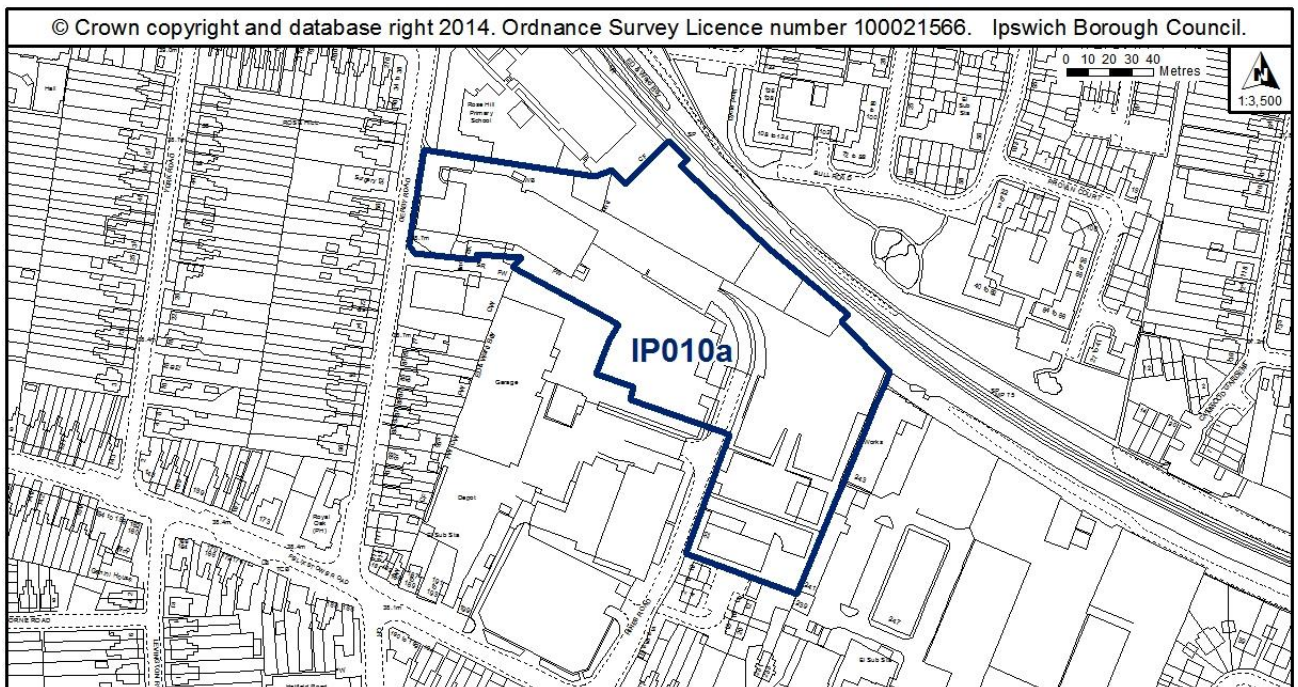
Development constraints / issues

Possible contamination and a TPO on site or adjacent.

This site is close to a known Prehistoric site (IPS 246). There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP010a (UC010) Co-Op Depot Felixstowe Road

Site area: 1.95ha



Proposed Allocation Policies SP2 & SP7

Use(s)		Indicative capacity
Primary	Residential	66 (45dph on 75% of site*)
Secondary	School extension (approximately 25%)	0.5ha

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

Preferred Option 2007 For the whole of site UC010 which now equates to IP010a and IP010b:

80% housing at medium density – 227 dwellings

20% Education and Community Facilities

Consultation Draft 2013

80% housing at medium density – 98 dwellings (just on IP010a)

20% Education (extension to school)

Current use

Vacant or part used yards and employment premises. Note that the site now excludes the Aldi and Coop stores.

Development constraints / issues

Expansion needed at Rose Hill School.

Possible contamination, TPO on site or nearby, noise from the railway. Design and layout would need to support the wildlife corridor function of the railway.

In terms of archaeology, this site lies close to prehistoric and Palaeolithic remains (IPS 056). Depending on the nature of ground works, a condition may be recommended for archaeological works, with a desk-based assessment in the first instance.