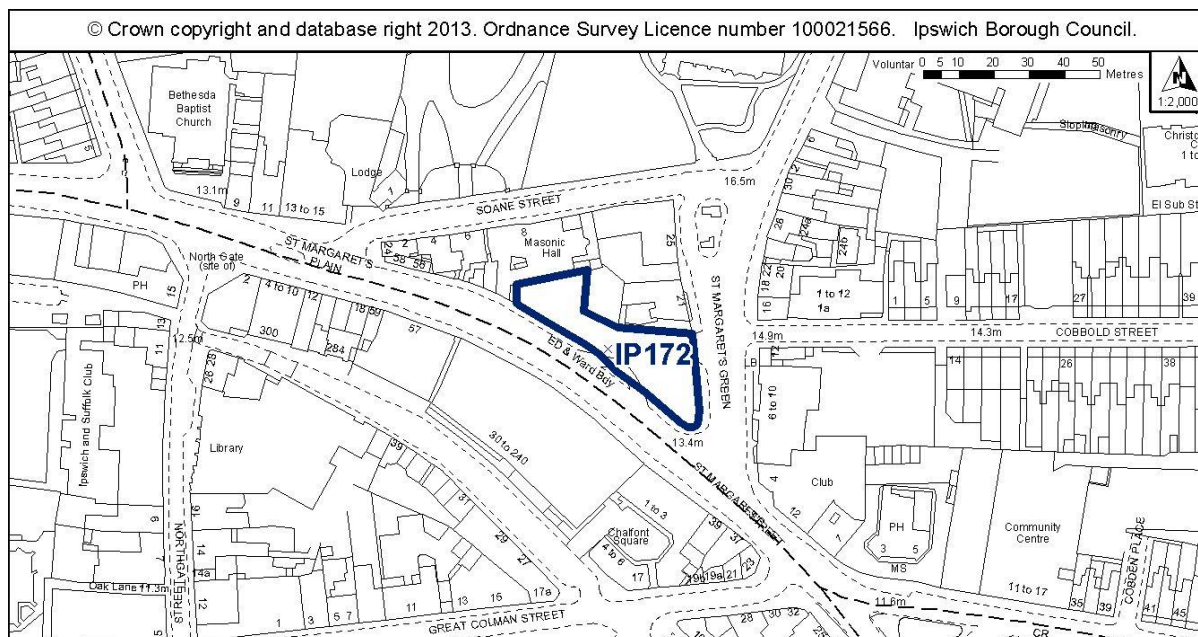


**Site ref: IP172 (UC088) 15-19 St Margaret's Green**

**Site area: 0.08ha**



### **Proposed Allocation Policy SP2**

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

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

### **Preferred Option 2007**

No allocation because it is too small and already had planning permission for flats.

### **Consultation draft 2013**

100% housing at high density – 9 dwellings

### **Current use**

Vacant land.

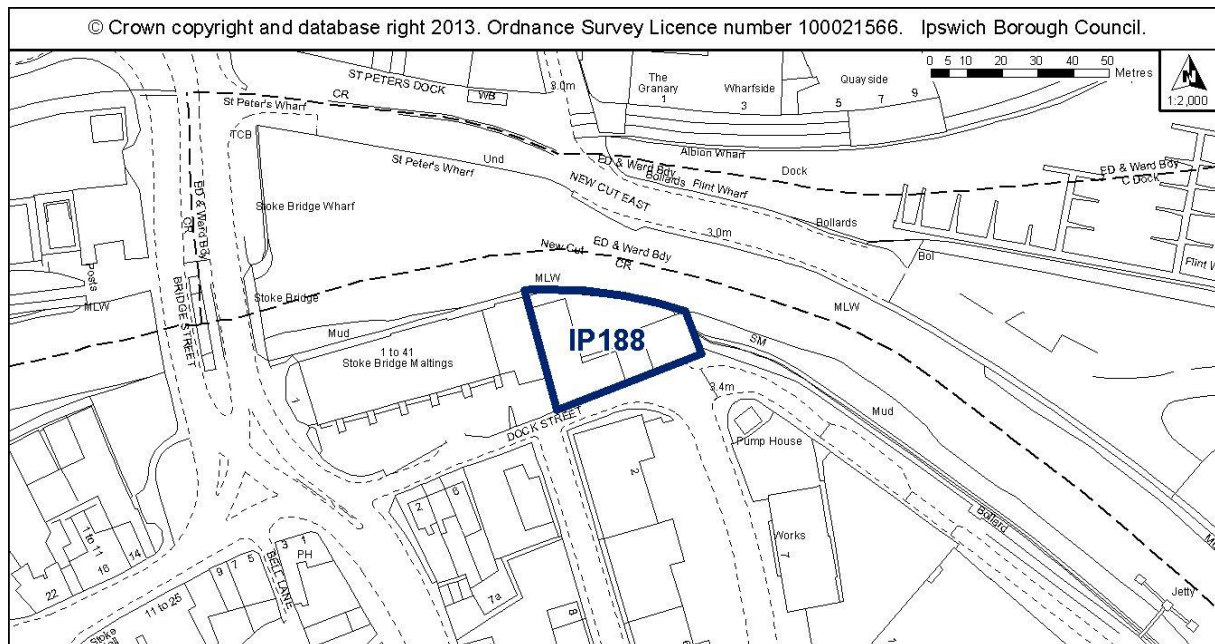
### **Development constraints / issues**

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, an area of archaeological importance and a conservation area, adjacent to listed buildings and there is a scheduled monument nearby. Possible contamination.

This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town. There is no objection in principle to development but any new permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early assessment is advised.

**Site ref: IP188 (N/A) Webster's Saleyard Site, Dock Street**

**Site area: 0.11ha**



### **Proposed Allocation Policy SP2**

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

### **Preferred Option 2007**

100% housing at high density – 9 dwellings

### **Consultation draft 2013**

100% housing at high density – 9 dwellings

### **Current use**

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

### **Development constraints / issues**

In an area of archaeological importance and a conservation area and adjacent to a listed building.  
Contamination and flood risk.

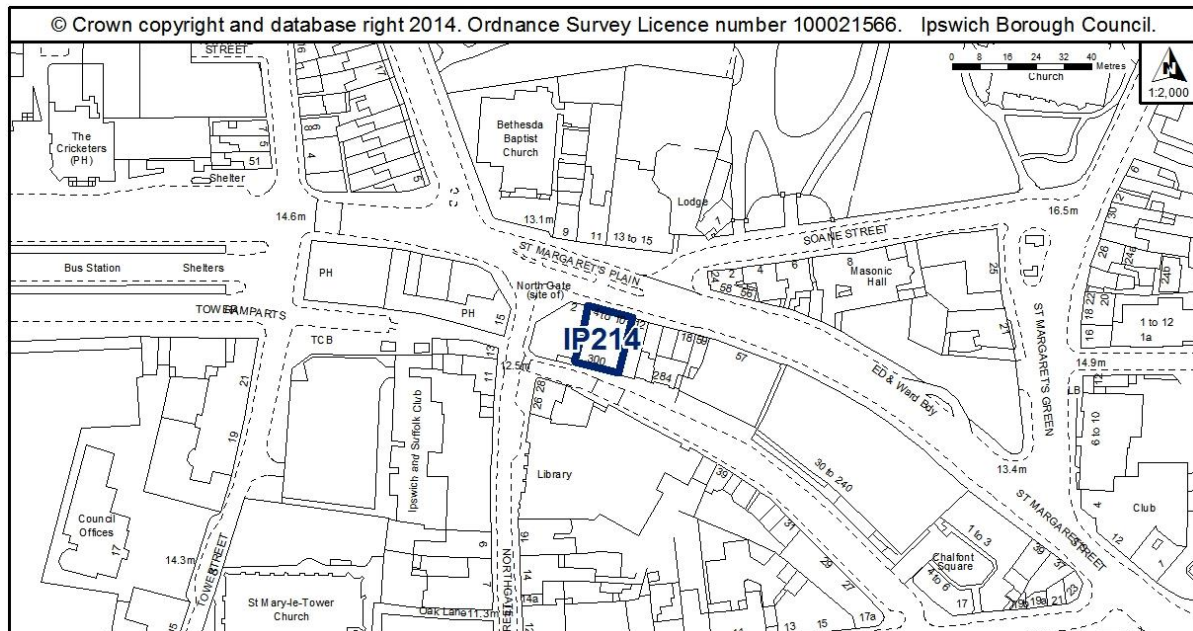
There is an aspiration for a cycle and pedestrian crossing to St Peter's Quay/ the Island Site immediately to the east of this site (policy SP15).

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. There is no objection in principle to development but any permission may require a condition relating to archaeological investigation in view of the nature of ground works.

**Site ref: IP214 300 Old Foundry Road**

**Site area: 0.02ha**



### **Proposed Allocation Policies SP2**

Use(s)		Indicative capacity
Primary	Residential	11 dwellings

### **Preferred Option 2007**

The site was not identified as it had planning permission.

### **Consultation draft 2013**

The site was safeguarded through policy DM40 as it had planning permission.

### **Current use**

Vacant, former nightclub.

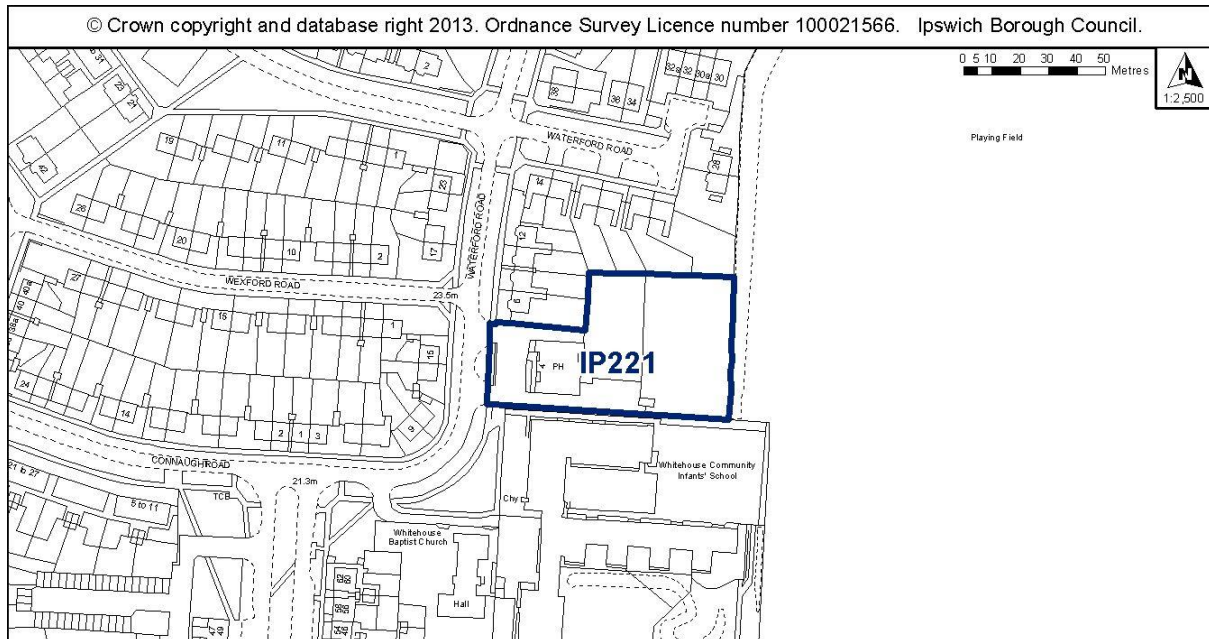
### **Development constraints / issues**

Vacant unit with a planning history of approvals for conversion into 11 residential units (ref: IP/10/00805/VC)

The site is in the Central Conservation Area and an Air Quality Management Area and the within the Town Centre boundary. The site is also in an area of archaeological importance.

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

**Site area: 0.35ha**



### **Proposed Allocation Policy SP2**

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

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

### **Preferred Option 2007**

N/A

### **Consultation draft 2013**

50% housing at low density – 6 dwellings - and 50% retaining the public house

### **Current use**

Pub and vacant land.

### **Development constraints / issues**

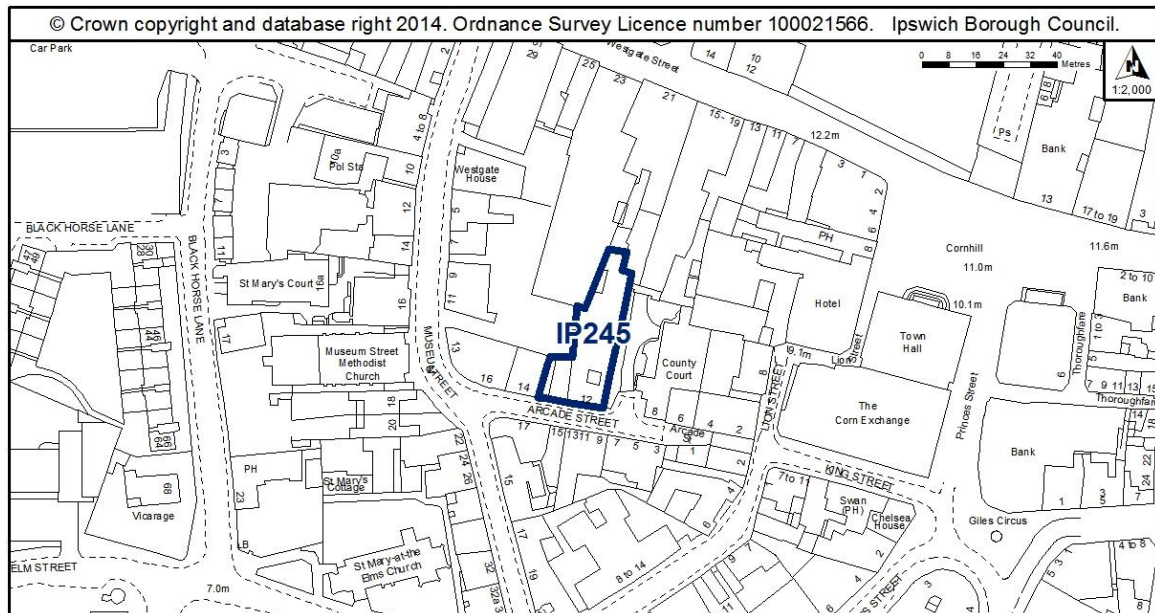
Planning permission for 12 dwellings (retaining part of the pub) has recently lapsed.

Possible access constraints, TPO on site or nearby.



**Site ref: IP245 12 – 12a Arcade Street**

**Site area: 0.06ha**



### **Proposed Allocation Policies SP2**

Use(s)		Indicative capacity
Primary	Residential	14 dwellings

### **Preferred Option 2007**

The site was not identified because it had planning permission.

### **Consultation draft 2013**

The site was safeguarded through policy DM40 as it had planning permission.

### **Current use**

Vacant, former nightclub.

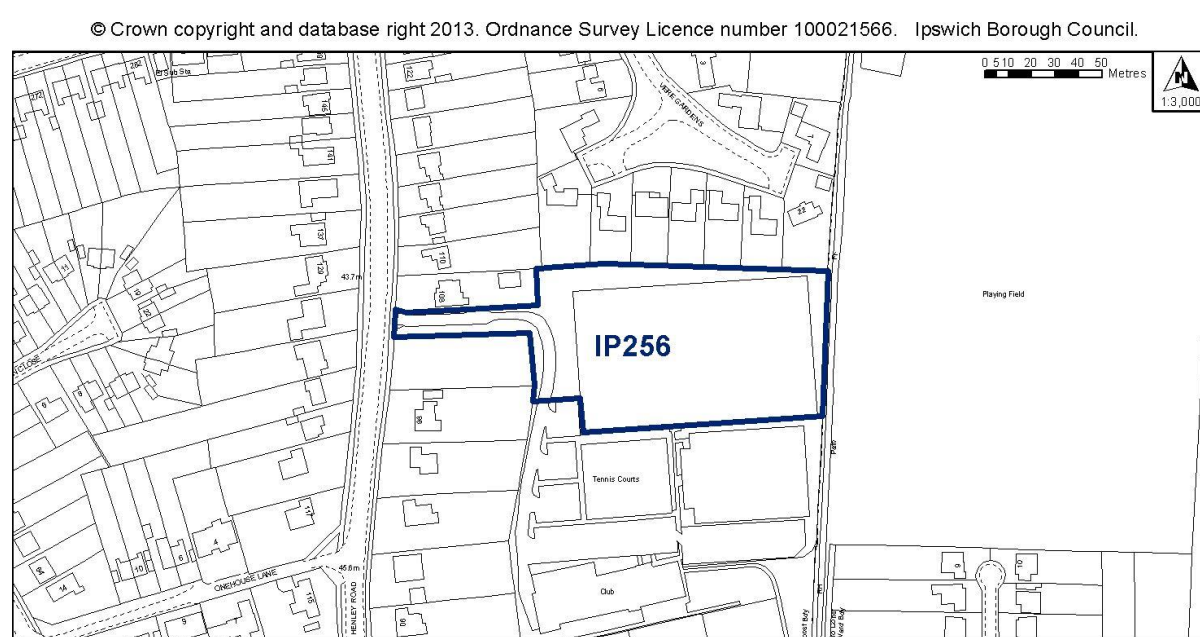
### **Development constraints / issues**

Vacant unit with a planning history of approvals for demolition and erection of three to four storey building with 14 flats and office accommodation (ref: IP/09/00708/FUL).

The site is in the Central Conservation Area and next to a listed building, which will need to be taken into account in its design. It lies within the town centre boundary. The site is also in an area of archaeological Importance.

**Site ref: IP256 (N/A) Artificial Hockey Pitch, Ipswich Sports Club, Henley Rd**

**Site area: 0.87ha (0.6ha excluding access road)**



### **Proposed Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	18 (30dph*)

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

### **Preferred Option 2007**

N/A new site

### **Consultation draft 2013**

100% housing at low density – 30 dwellings

### **Current use**

Sports facility – all weather pitch

### **Development constraints / issues**

Development needs to accord with Core Strategy policy DM28. The requirement for alternative provision/enhancement of an existing facility elsewhere would be assessed against the most up to date information on need available at the time. The Council is undertaking a playing pitch study, which is expected to report early in 2015.

TPO along the eastern boundary. Possible drainage constraint.

This site lies in the vicinity of Iron Age and Roman sites. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation.