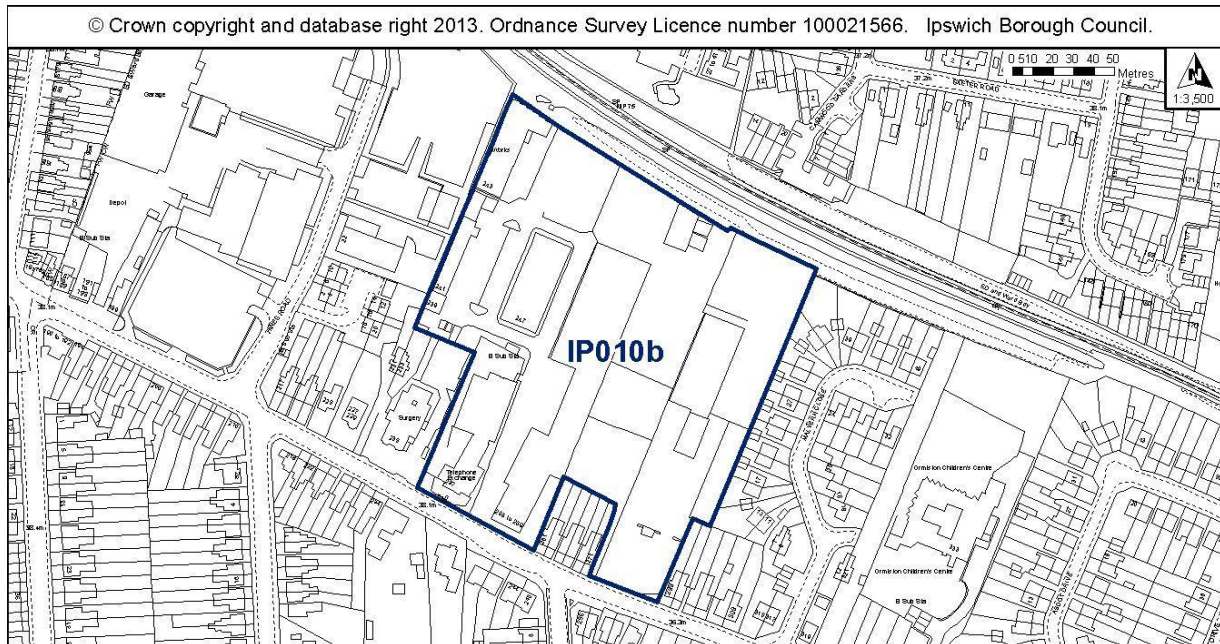


Site ref: IP010b (UC010) Felixstowe Road

Site area: 2.79ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity – site area to be reduced?
Primary	Residential	75 (45dph* on 60% of site)
Secondary	Current employment uses (land not available for development)	-

* 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

60% housing at medium density (just on IP010b) – 75 dwellings (current uses retained on remainder)

Current use

Various employment uses and multiple occupiers

Development constraints / issues

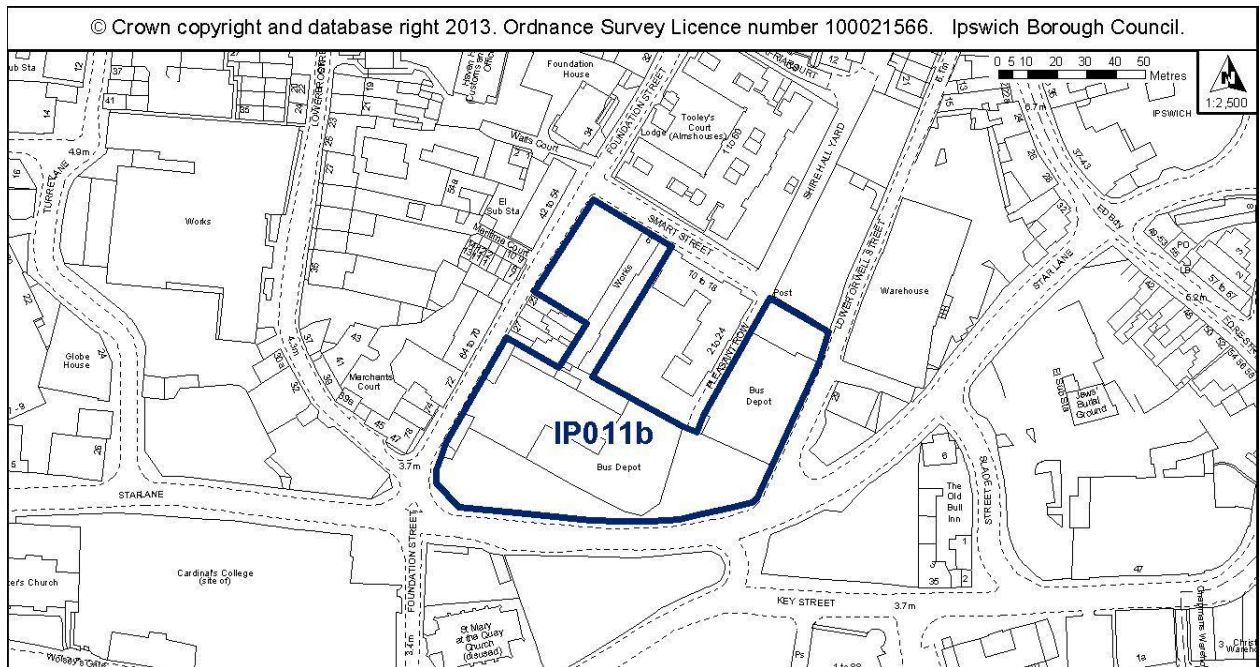
Redevelopment is dependent on existing uses being relocated.

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 on Foxhall Road (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.

Site ref: IP011b (UC011) Smart Street / Foundation Street

Site area: 0.69ha



Proposed Allocation Policy SP2 & SP5

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

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

Preferred Option 2007

80% housing at high density – 112 dwellings (on larger site including former Gym and Trim)
 20% B1 employment

Consultation draft 2013

80% housing at high density – 61 dwellings
 20% B1 employment

Current use

First bus depot, car park and employment works.

Development constraints / issues

Bus depot needs to be relocated before development could commence.

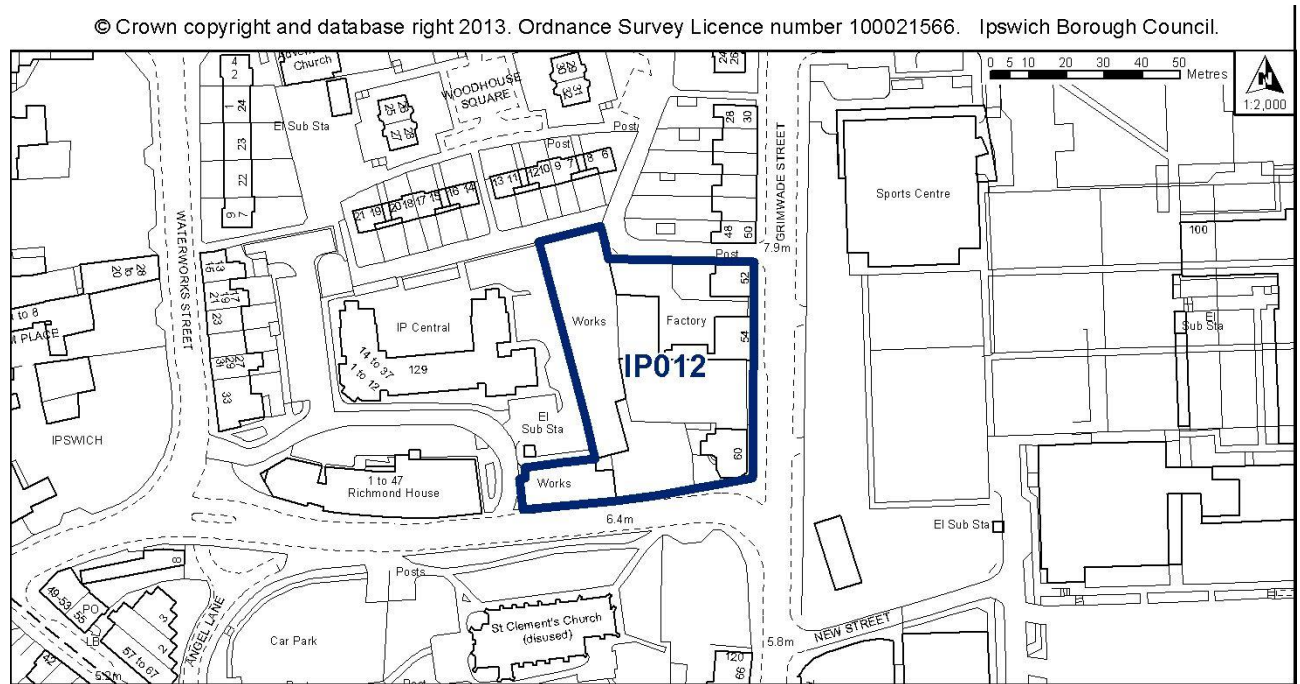
Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.

This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes three separate Scheduled Monument areas of National Importance, all relating to the Middle and Late Saxon town (SF 189b, 190 and 191; IPS 211, 212 and 213). As noted in Policy CS4, English Heritage consent would be needed for any development on Scheduled sites and they should be consulted at the earliest opportunity. Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). Outside the Scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.

Site ref: IP012 (UC012) Peter’s Ice Cream

Site area: 0.32ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	29 (90dph*)

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

Preferred Option 2007

100% housing at high density – 53 dwellings

Consultation draft 2013

100% housing at high density – 35 dwellings

Current use

Former ice cream factory and engineering works.

Development constraints / issues

Planning permission granted for student accommodation subject to a planning agreement (08/00978), however it is considered unlikely to come forward for this use.

Possible access constraints, close to an Air Quality Management Area, in an area of archaeological importance and there is possible contamination.

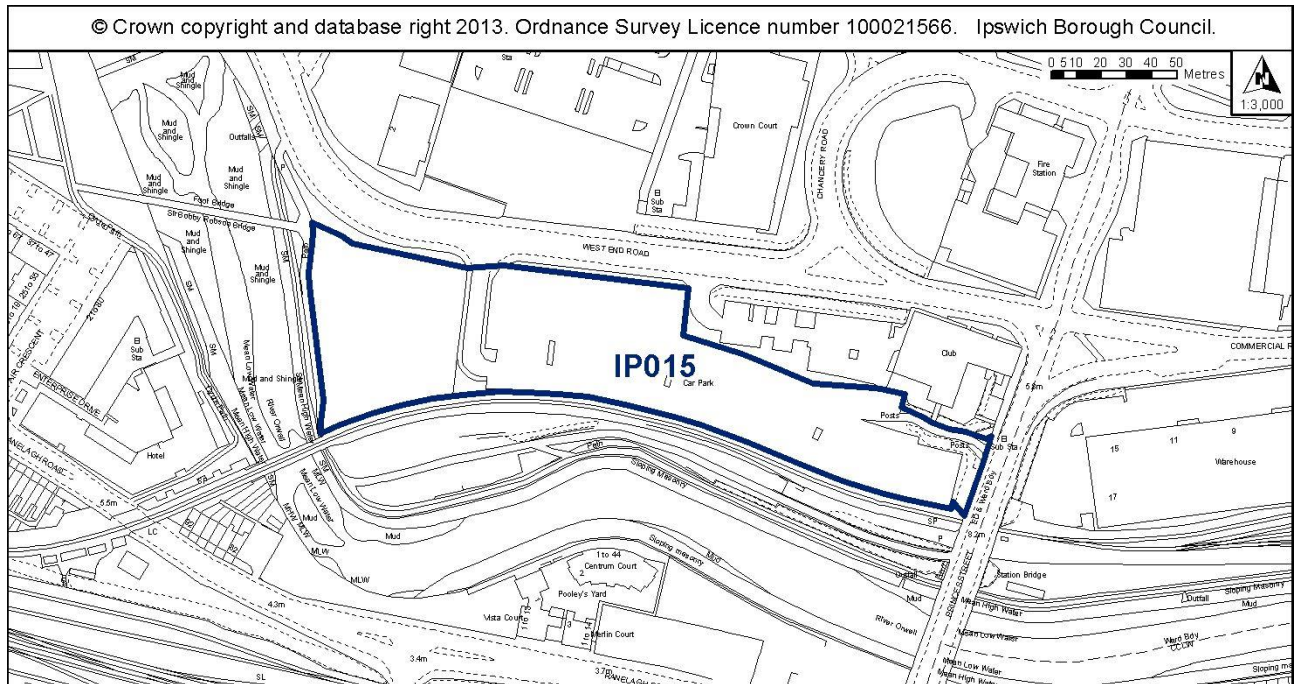
In terms of archaeology, this site lies in the historic core of Anglo-Saxon and medieval Ipswich, and could involve potentially high excavation costs. There is no objection in principle to development

but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

The site also lies close to the Central Conservation Area and listed St Clement's Church.

Site ref: IP015 (UC015) West End Road Surface Car Park

Site area: 1.22ha



Proposed Allocation Policies SP2, SP5 & SP17

Use(s)		Indicative capacity
Primary	Long stay car park	-
Secondary	Residential	22 (90dph on 20% of site*)
	Offices (B1a)	1,000sqm

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

Preferred Option 2007

- 20% housing at high density – 40 dwellings
- 10% B1 employment
- 70% Multi storey car park

Consultation draft 2013

- 20% housing at high density – 27 dwellings
- 10% B1 employment
- 70% Multi storey car park

Current use

Surface level long stay car parking.

Development constraints / issues

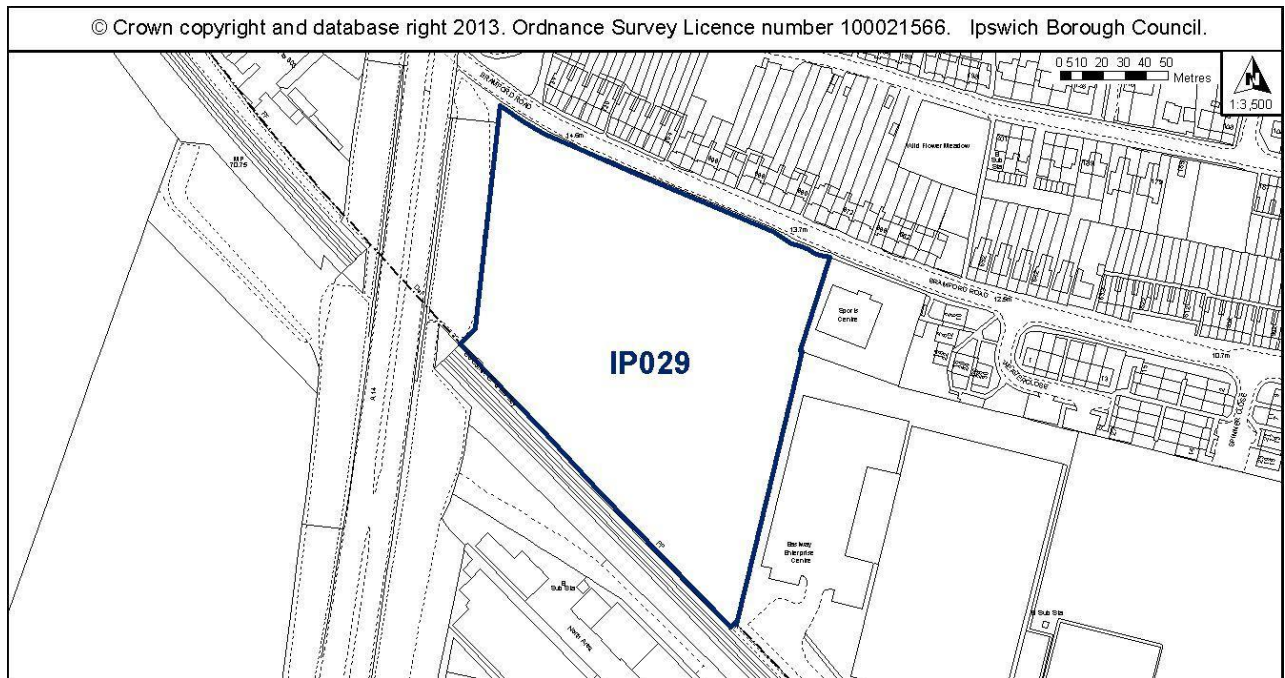
Existing car parking needs to be replaced on site and potentially that from Portman Road (IP051) also. The site should be master planned with the adjacent site to the south, fronting the river (IP083). Flood risk, possible contamination and adjacent to a listed building. Development principles for the River Corridor and Princes Street Corridor, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

In terms of archaeology, depending on the nature of any ground works, a condition may be attached to any grant of permission relating to archaeological investigation.

The site is close to a County Wildlife Site (the River).

Site ref: IP029 (UC030) Land Opposite 674-734 Bramford Road

Site area: 2.26ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	71 (45dph on 70% of site*)
Secondary	Amenity green space (on 30% of site)	0.68ha

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

Preferred Option 2007

50% housing at medium density – 85 dwellings

50% Open Space

Consultation draft 2013

70% housing at medium density – 71 dwellings

30% Open Space

Current use

Vacant land used informally for recreation. Part recently used in connection with rail chord works.

Development constraints / issues

Loss of informal open space, although it was not identified as recreational open space in the Open Space, Sport and Recreation Study 2009 or the 1997 Ipswich Local Plan. Access constraints, possible contamination, noise from the A14 and railway. The site has potential wildlife interest – a reptile

survey will be needed prior to any vegetation clearance and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. Design and layout would need to support the wildlife corridor function of the railway and A14.

The site offers the potential to provide a link road between Bramford Road and Europa Way. The impacts of such a link are currently being investigated by the Highway Authority. Should the site come forward for development in advance of the outcome being known, the layout should not prejudice the provision of the road.

In terms of archaeology, this site lies in the vicinity of Roman (IPS 242, IPS 233) and Prehistoric (IPS 018) sites. No objection in principle to development but any permission will require a condition relating to archaeological investigation.