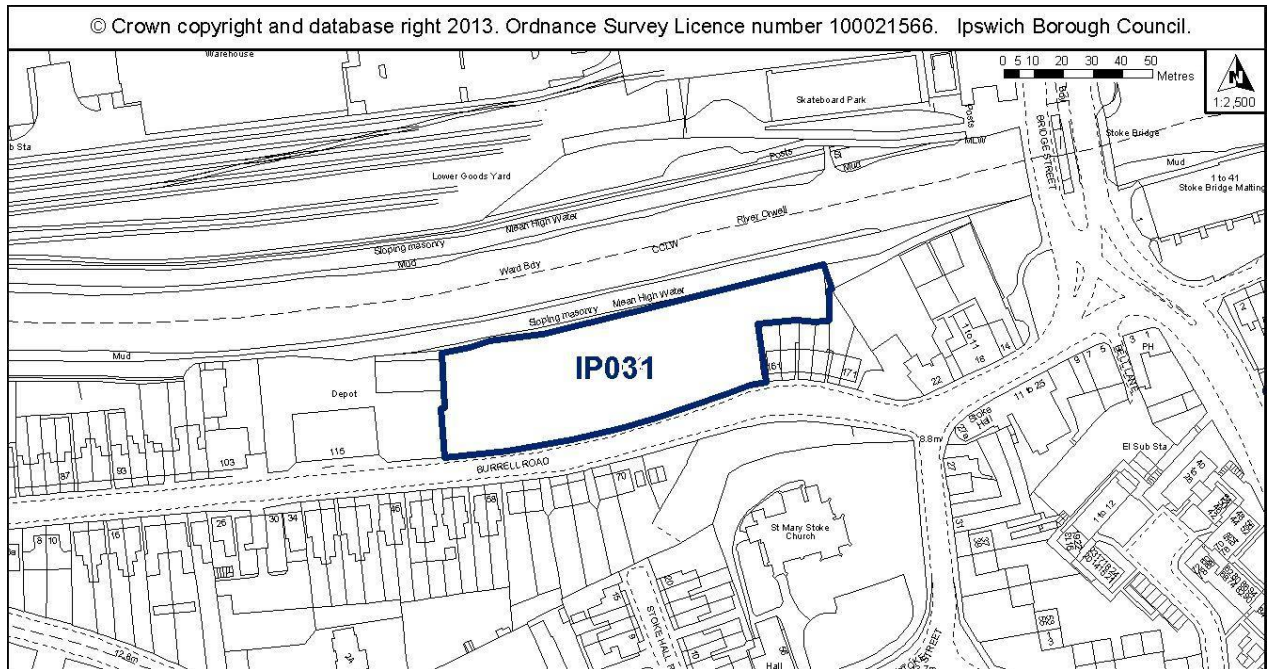


Site ref: IP031 (UC032) Burrell Road

Site area: 0.44ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	20 (45dph*)

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

Preferred Option 2007

100% housing at high density on a larger site of 0.74ha – 122 dwellings

Consultation draft 2013

100% housing at medium density – 20 dwellings

Current use

Car park.

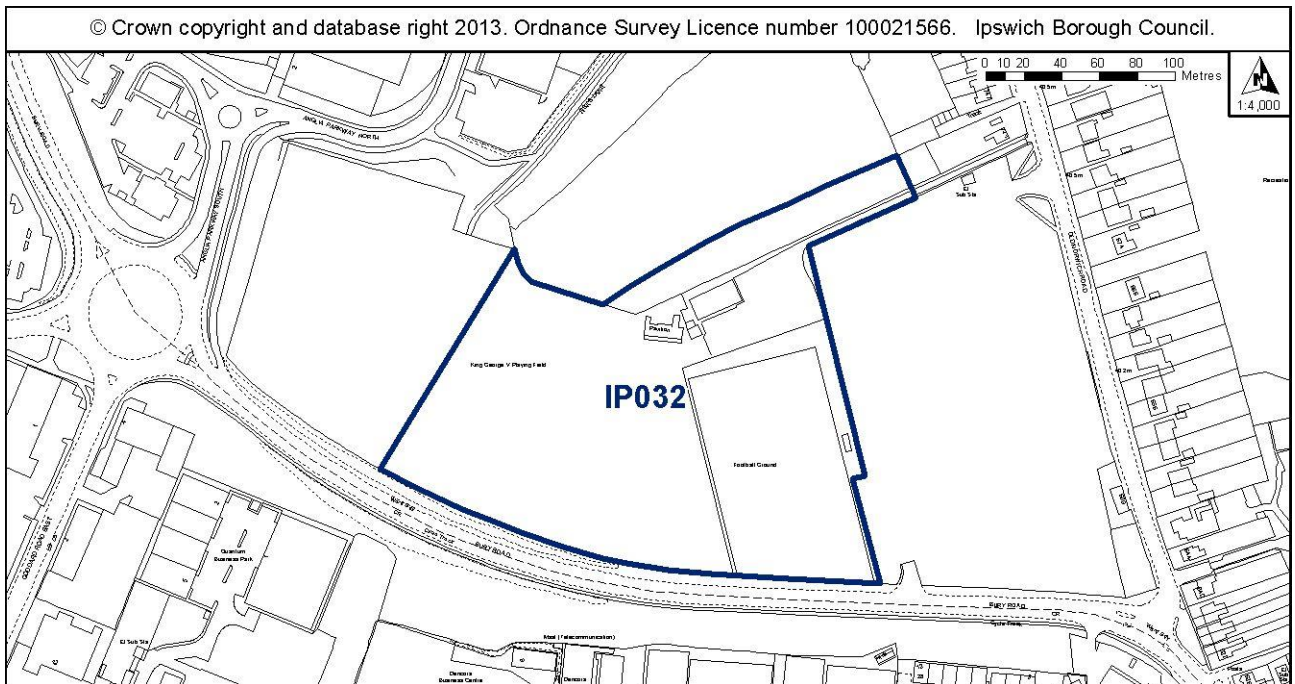
Development constraints / issues

In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this point.

This site lies along the bank of the Orwell, close to the Medieval church of St Mary at Stoke, which is Grade 1 listed. Should development have significant below ground impacts, a condition would be recommended relating to archaeology.

Site ref: IP032 (UC033) King George V Field, Old Norwich Road

Site area: 3.54ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	99 (35dph on 80% of site*)
Secondary	Amenity green space (on 20% of site)	0.71ha

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

Preferred Option 2007

50% housing at medium density – 97 dwellings

50% Open space

Consultation draft 2013

80% housing at low density – 99 dwellings

20% Open space

Current use

Playing fields

Development constraints / issues

Need prior provision of a replacement pitch and ancillary facilities such as changing rooms and spectator accommodation of equivalent or better quality and quantity in the locality. Currently there is planning permission in place for replacement pitches and changing facilities to be provided within Mid Suffolk District (reference 0254/13) north of Whitton Sports Centre. However more (80%) of the site can now be redeveloped than previously thought (50%) because the open space to the north of the site is being retained.

Possible access constraints, adjacent to Whitton Conservation Area, possible contamination. Trees on southern boundary protected by a TPO. Any cumulative impacts on the conservation area with the development of the adjacent site IP005 will need to be taken into account.

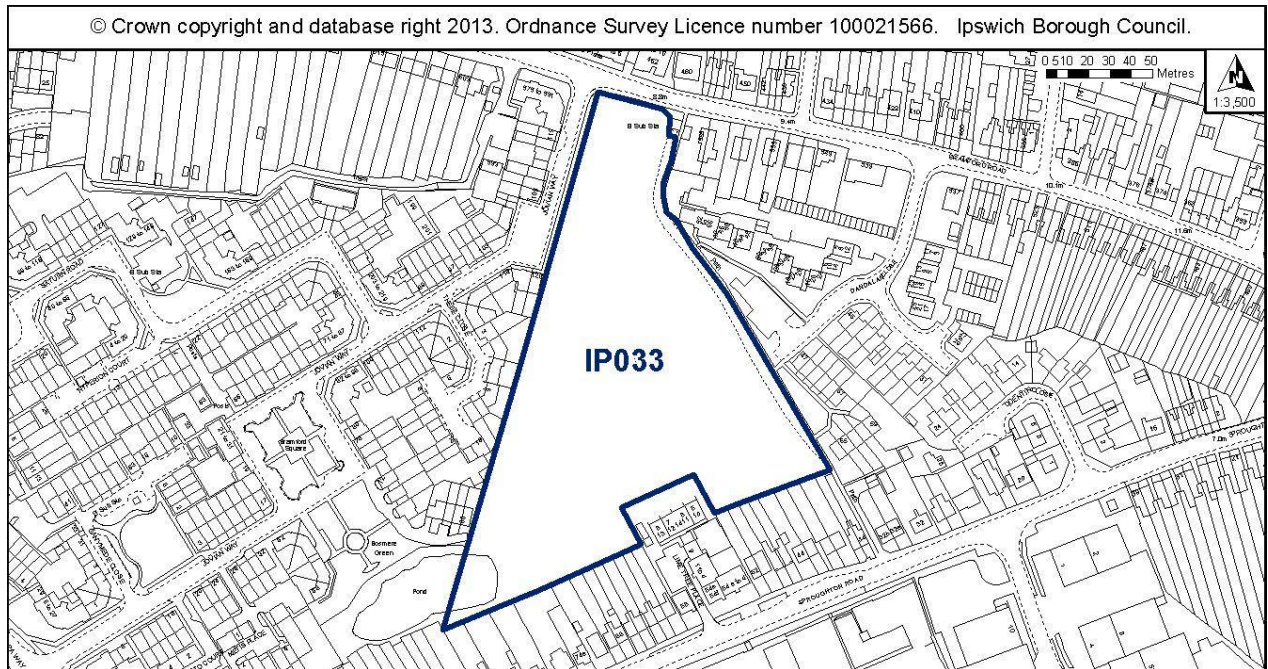
This site has been evaluated for archaeology and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition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

In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

The Council has published a development brief for this site and the adjacent former Took's bakery site (reference IP005).

Site ref: IP033 (UC034) Land at Bramford Road (Stock's site)

Site area: 2.03ha



Proposed Allocation Policies SP2 & SP6

Use(s)		Indicative capacity
Primary	Residential	46 (45dph on 50% of site*)
	Amenity green space (on 50% of site)	1.02ha

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

Preferred Option 2007

20% housing at medium density – 22 dwellings

80% Open space

Consultation draft 2013

50% housing at medium density – 46 dwellings

50% open space

Current use

Open land (fenced).

Development constraints / issues

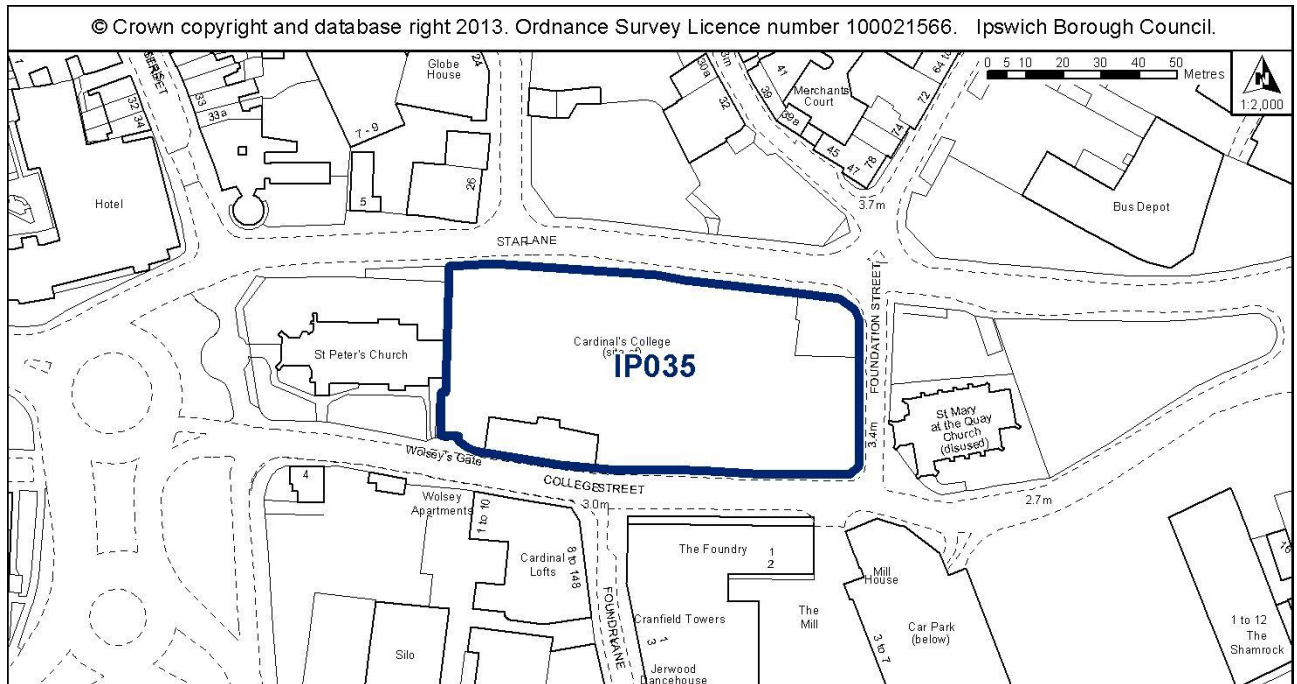
Possible access constraints, possible contamination (former landfill), local wildlife site. A reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

Development should retain a thick, scrubby buffer around the pond. Please refer to the Ipswich Wildlife Audit 2012.

In terms of archaeology, there were gravel pits across part of the site. Bronze Age and Neolithic finds were recovered (IP018), and Saxon remains were recorded to the south (IPS 499). Evaluation is needed to identify the impact of past land use. There are Saxon sites between this one and the river (IPS 395). There is no objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Early evaluation is advisable.

Site ref: IP035 (UC036) Key Street / Star Lane / Burtons Site

Site area: 0.54ha



Proposed Allocation Policy SP5

Use(s)		Indicative capacity
Primary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area) Hotel / Leisure	2,000sqm -
Secondary	Retail (small scale)	Some individual units up to 200sqm – subject to Core Strategy review policy DM23

Preferred Option 2007

30% B1 employment; 50% hotel; 10% small scale retailing or food and drink; 10% car parking

Consultation draft 2013

40% B1 office; 40% hotel; 10% small scale retail; 10% car parking

Current use

Vacant land.

Development constraints / issues

Access constraints, within an Air Quality Management Area, in an area of archaeological importance and a conservation area, possible contamination, in a flood zone and listed buildings on or adjacent to the site.

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

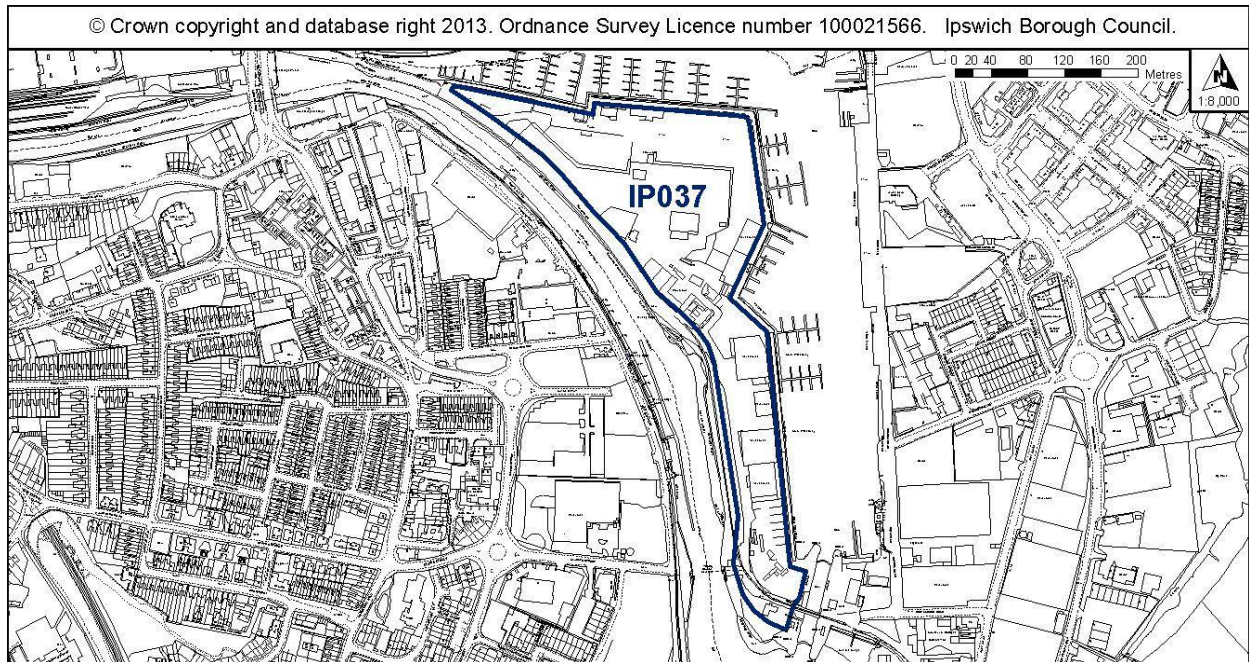
In terms of archaeology, this site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There are possible remains of Wolsey's College, and a Quaker burial ground. There is potential for waterlogged remains.

This site is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.

The archaeological works required will comprise the total archaeological excavation of the site, prior to development. Mitigation on this site is likely to be extensive and expensive. Development should show consideration for the adjacent Grade 1 medieval listed churches of St Peter's and St Mary Quay. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

Site ref: IP037 (UC038) Island Site

Site area: 6.02ha



Proposed Allocation Policies SP2, SP5, SP6 & SP15

Use(s)		Indicative capacity
Primary	Residential	271 (90dph on 50% of site*)
Secondary	Amenity green space (minimum of 15%) Employment and leisure relating to Ipswich Haven Marina (as existing and additional as may be proposed) Restaurant and small retail (as existing)	0.90ha

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

Preferred Option 2007

- 50% housing at high density – 497 dwellings
- 30% Employment and leisure
- 15% Open space
- 5% Small scale retail/café/ restaurant

Consultation draft 2013

50% housing at high density – 271 dwellings
30% B1 employment and leisure
15% Open space
5% Small scale retail/café/ restaurant

Current use

Mix of uses – boat building, fitting and servicing, pub/restaurant, industrial uses.

Development constraints / issues

Redevelopment will be dependent on the intentions of existing businesses. The aim would be to retain and incorporate the existing boat-related uses and leisure uses. Development would require the provision of additional vehicular and pedestrian/cycle access (see Policy SP9), including the provision of access for emergency vehicles as a priority. Any additional access would need to be risk assessed.

It is close to an AQMA, in an area of archaeological importance, forms a large part of the Wet Dock Conservation Area, is in a flood zone, and close to the Orwell Estuary Special Protection Area. Its proximity to the Special Protection Area may necessitate an Appropriate Assessment of development proposals under the Habitat Regulations.

Development principles for the Island Site are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A'). They include, for example, retaining and refurbishing historic structures such as the local keeper's cottages and harbour master's house. The site will need to be master planned given its importance, and the master plan will need to address the development principles set out in the plan.

The granting of any permission will require a condition relating to archaeological investigation. There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed.

In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.

The scale of residential development expected at the Island site would be sufficient to require early years provision. Its location would need to accord with the Council's Flood Risk and Development SPD and Technical Guidance to the NPPF 2012.