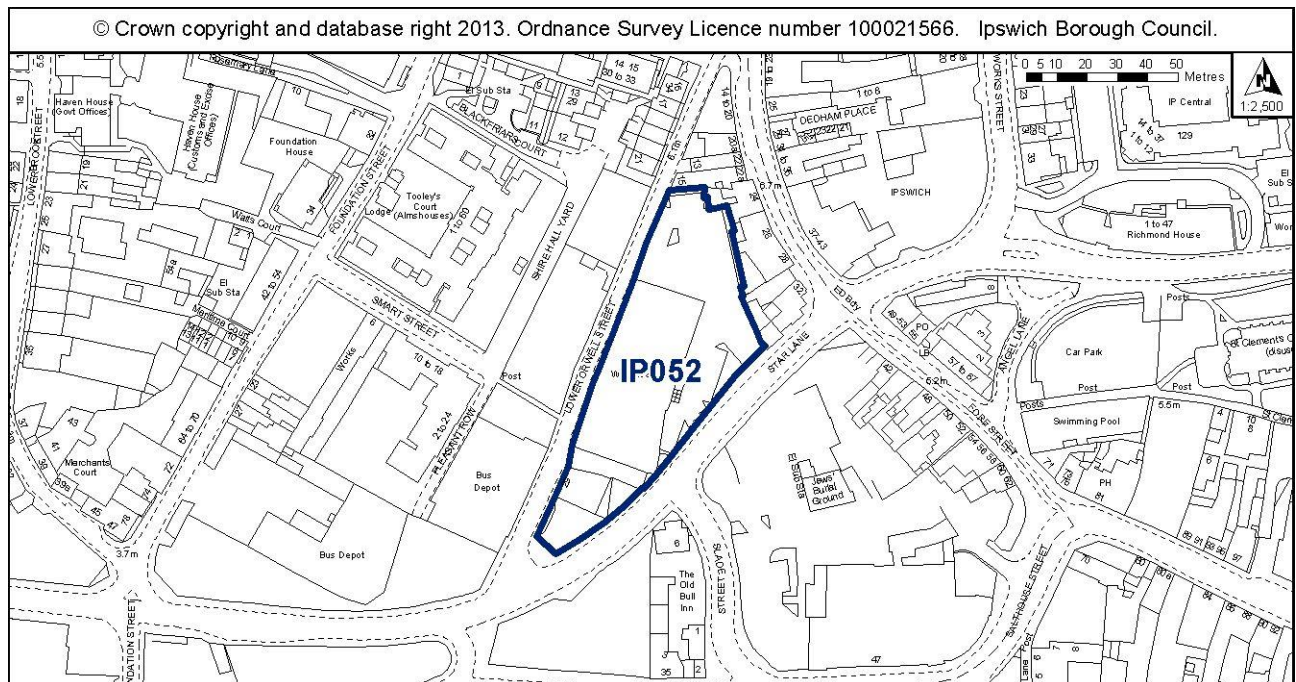


## Site ref: IP052 (UC055) Land between Lower Orwell Street & Star Lane

Site area: 0.40ha



### Proposed Allocation Policy SP3 & SP5

Use(s)		Indicative capacity
Primary	Residential	29 (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 – 53 dwellings  
20% employment B1 office

### Consultation draft 2013

80% housing at high density - 44 dwellings  
20% employment B1 office

### Current use

Vacant warehouse, gym, hand car wash, temporary car parking.

## **Development constraints / issues**

Within an Air Quality Management Area and an area of archaeological importance and adjacent to a conservation area and a Grade II\* listed building to the north (24 Fore Street).

Possible contamination and part within a flood zone.

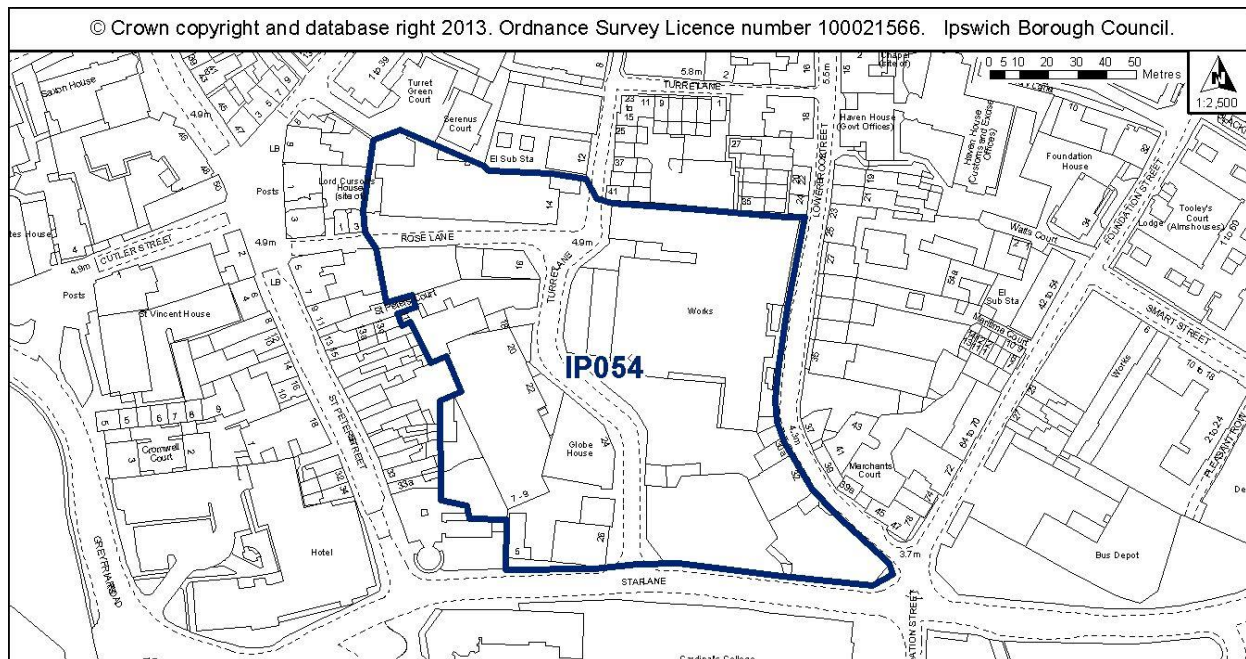
Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

In terms of archaeology, this site is within the urban core (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (SF 189-191). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will 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.

Any opportunity to widen the Star Lane footways through redevelopment would be welcomed, to deliver potential improvements to the visual, pedestrian, cyclist and air quality environment of Star Lane.

**Site ref: IP054 (UC057) Land between Old Cattle Market & Star Lane**

**Site area: 1.72ha**



### Proposed Allocation Policies SP2, SP5 & SP17

Use(s)		Indicative capacity
Primary	Office / Leisure	10,000sqm
Secondary	Housing	28 (55dph* on 30% of site)
	Small scale retail	Some individual units up to 200sqm – subject to Core Strategy review policy DM23
	Possible public car parking	
	Electricity sub-station	

\* lower than policy minimum assumed due to locational characteristics

### Preferred Option 2007

50% housing at high density – 141 dwellings  
 30% B1 employment and electricity sub station  
 20% small scale retail, leisure, food and drink

### Consultation draft 2013

30% housing at medium density – 28 dwellings  
 70% B1 employment, leisure, electricity sub-station, possible car parking, small scale retail

## **Current use**

To the west of Turret Lane, various employment uses, car parking. To the east of Turret Lane, vacant Archant works and car parking.

## **Development constraints / issues**

Redevelopment will be dependent on the intentions of existing businesses.

Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area B'). They include, for example, a layout to relate to the historic street pattern and enhanced pedestrian linkage between the town centre and the Waterfront.

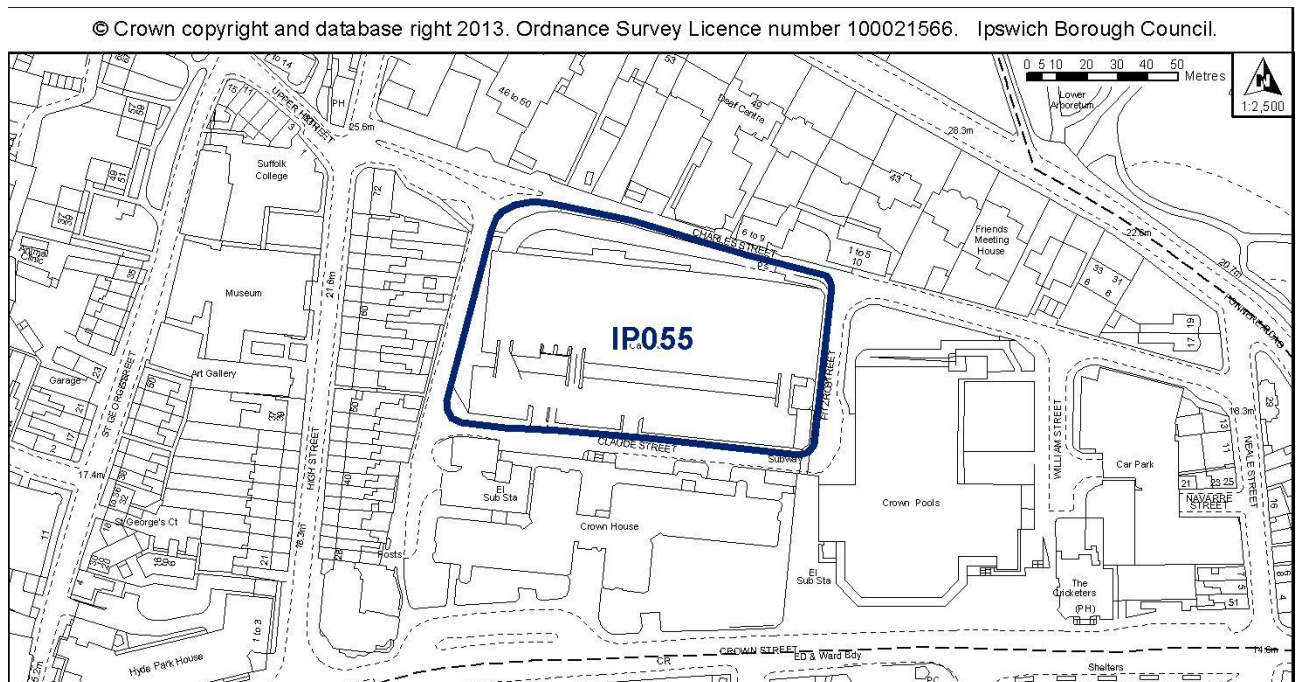
There is a need to protect land for an extension to the electricity sub-station or new provision within the site. Part of the Lower Brook Street frontage is within a conservation area and should be retained.

It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed).

This site includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b), which are statutorily protected as of National importance. Parts of the area have been investigated (IPS 214), IPS 369, IPS 574). This latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. 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 early assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). The route of Turret lane should be protected in development proposals. 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.

**Site ref: IP055 (UC058) Crown Car Park, Charles Street**

**Site area: 0.70ha**



#### **Proposed Allocation Policy SP17**

Use(s)	Indicative capacity
Public car park	-

**Preferred Option 2007** As part of a larger site for comprehensive redevelopment:

- 30% retail
- 20% housing at high density – 64 dwellings
- 25% employment
- 25% multi storey car park

#### **Consultation draft 2013**

Public car park

#### **Current use**

Public car parking.

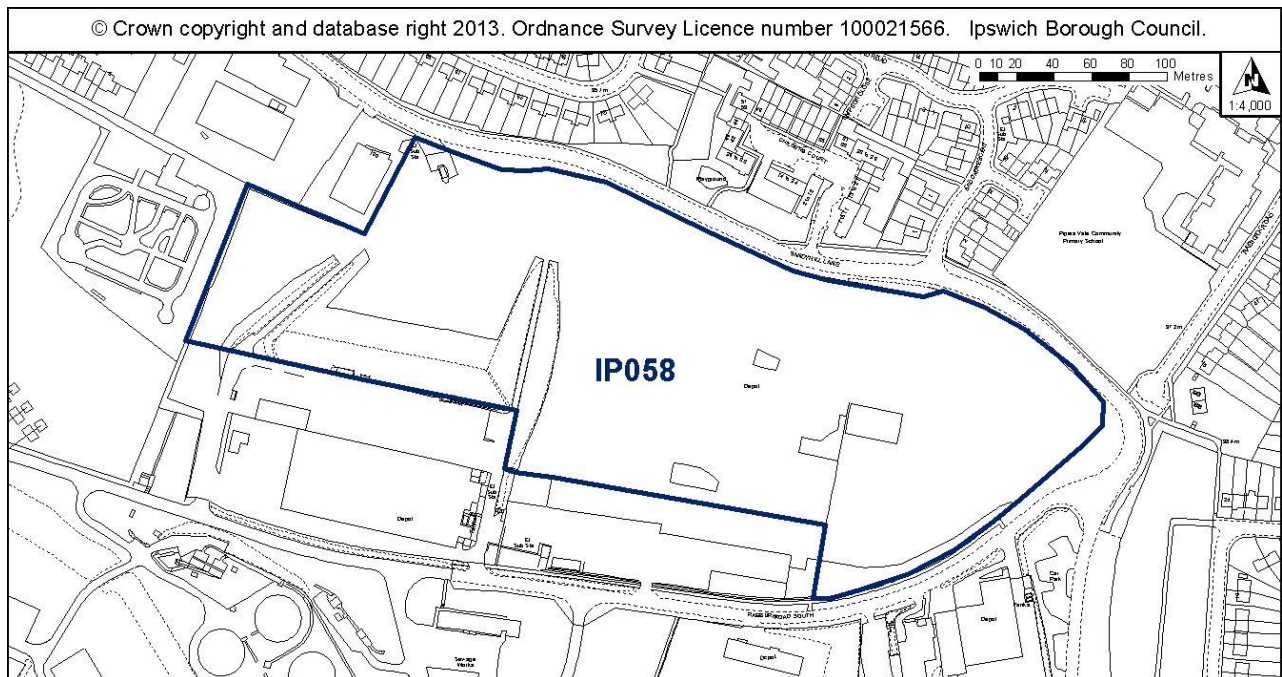
#### **Development constraints / issues**

Close to an Air Quality Management Area, and adjacent to a conservation area and TPO protected trees (an application for tree works may be required).



**Site ref: IP058 (UC061) Former Volvo Site, Raeburn Road South**

**Site area: 5.85ha**



#### **Proposed Allocation Policy SP5**

<b>Use(s)</b>	<b>Indicative capacity</b>
Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25)	20,000sqm

#### **Preferred Option 2007**

50% housing at low density – 102 dwellings

50% employment

#### **Consultation draft 2013**

100% employment use (B1, B2, B8)

#### **Current use**

Part used as external storage space.

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

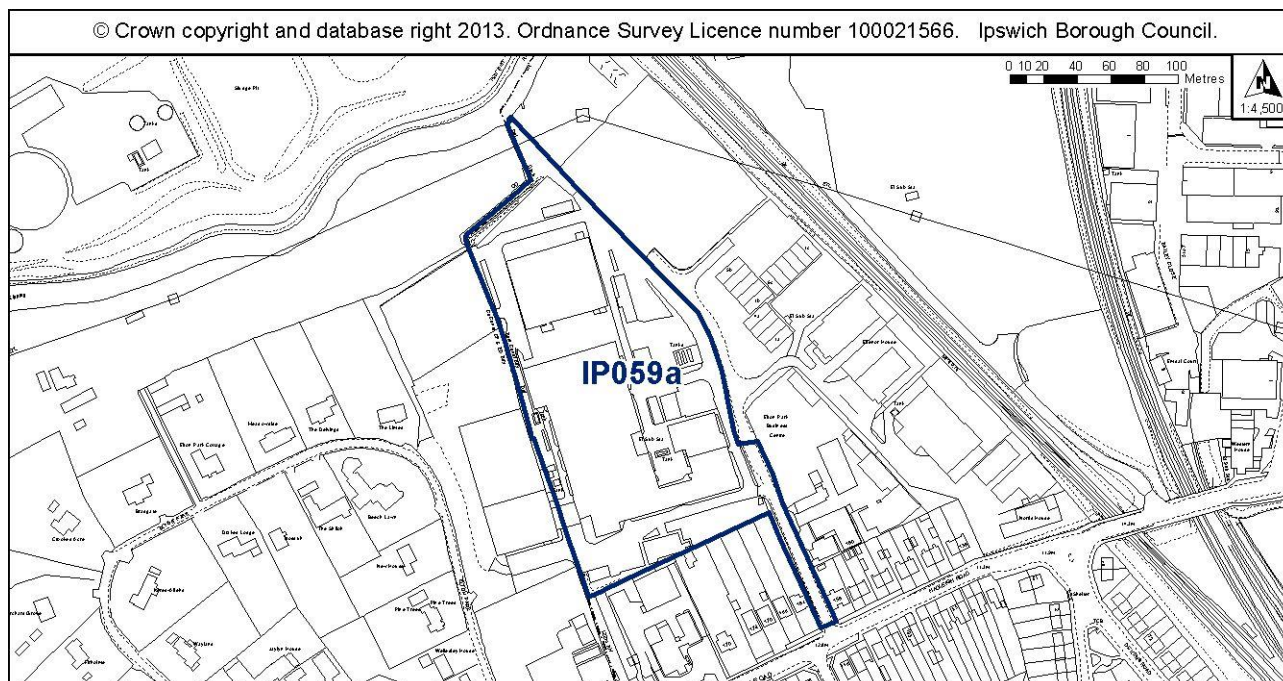
Access constraints, possible contamination, odour from the sewage works and the site is within a Landfill Consultation Zone. It is a designated County Wildlife Site although this may need to be reviewed because the quality of its flora has changed since designation. It has wildlife value, however, and forms part of the ecological network. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. New development will need to incorporate wildlife corridors. Please refer to the Ipswich Wildlife Audit 2012.

This site overlooks the Orwell and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. A desk-based assessment is recommended in the first instance.

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

**Site ref: IP059a (UC062 part) Elton Park Industrial Estate**

**Site area: 2.63ha**



### **Proposed Allocation Policy SP2 & SP9**

Use(s)	Indicative capacity
Residential	105 (40dph*)

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

**Preferred Option 2007** On a larger site of 6.61ha including the employment uses to the east

50% housing at medium density – 165 dwellings

50% employment

### **Consultation draft 2013**

100% housing at low to medium density – 105 dwellings

### **Current use**

Vacant employment site with redundant buildings.

### **Development constraints / issues**

Need to ensure land is safeguarded to land a pedestrian and cycle bridge to the river path (see Policy SP9). Land to the east of the site to remain in employment uses.

Possible contamination, TPO on site or nearby and adjacent to a flood zone. Need to address drainage issues.

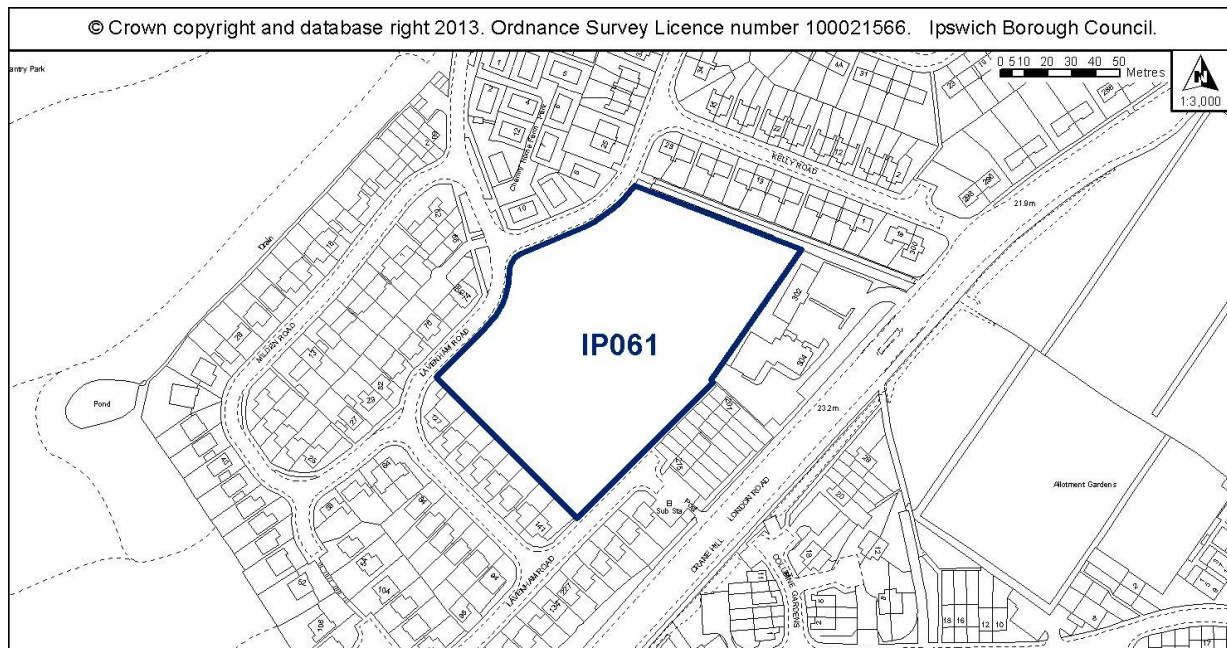
In relation to archaeology, this site is in a topographically favourable location overlooking the River Gipping, in a general area of prehistoric remains (IPS 104, IPS 034). There is no objection in principle



to development but any permission will require a condition relating to archaeological investigation. A desk based assessment would be appropriate in the first instance, to establish impacts of past land use.

**Site ref: IP061 (UC064) School Site, Lavenham Road**

**Site area: 1.08ha**



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

Use(s)		Indicative capacity
Primary	Residential	30 (40dph on 70% of site*)
Secondary	Amenity green space (on 30% of site)	0.32ha

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

### **Preferred Option 2007**

Proposed new primary school.

### **Consultation draft 2013**

70% housing at a low to medium density – 30 dwellings

30% open space

### **Current use**

Open space.

### **Development constraints / issues**

The site is no longer required for a new school. The site was identified through the Open Space Sport and Recreation Study as park and garden and is used for informal recreation. It was identified as a school site through the 1997 Local Plan. The proposal is that 70% of the site is used for housing to improve the remaining open space. The type of open space provision would need to be agreed with the Council's Parks and Open Spaces Service.

In terms of archaeology, this site is in the vicinity of a Bronze Age cremation (IPS017), and Roman and Iron Age finds (IPS 034, IPS 185). Depending on the nature of ground works, a condition may be recommended on any grant of permission to secure a programme of archaeological works. It is also adjacent to the listed building Crane Hall – development will need to have regard to the setting of the listed building.