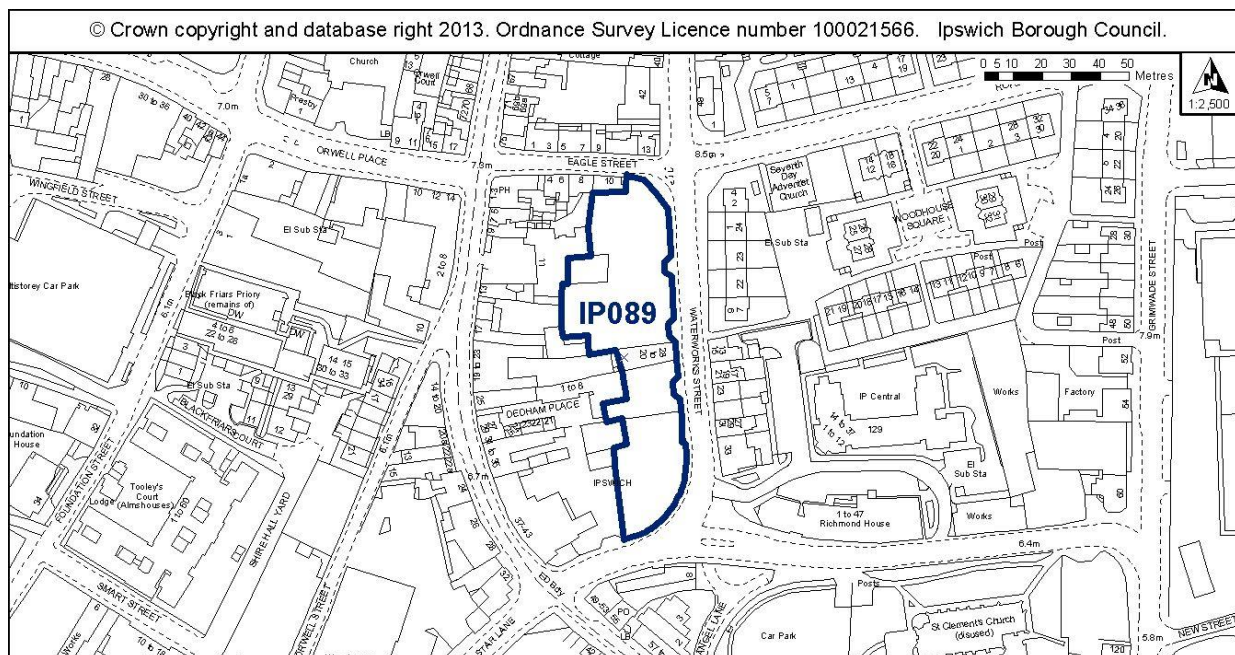


Site ref: IP089 (UC096) Waterworks Street

Site area: 0.31ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	23 (90dph* less 5 existing houses)

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

Preferred Option 2007

100% housing at medium density – 17 dwellings

Consultation draft 2013

100% housing at high density – 29 dwellings

Current use

Car park

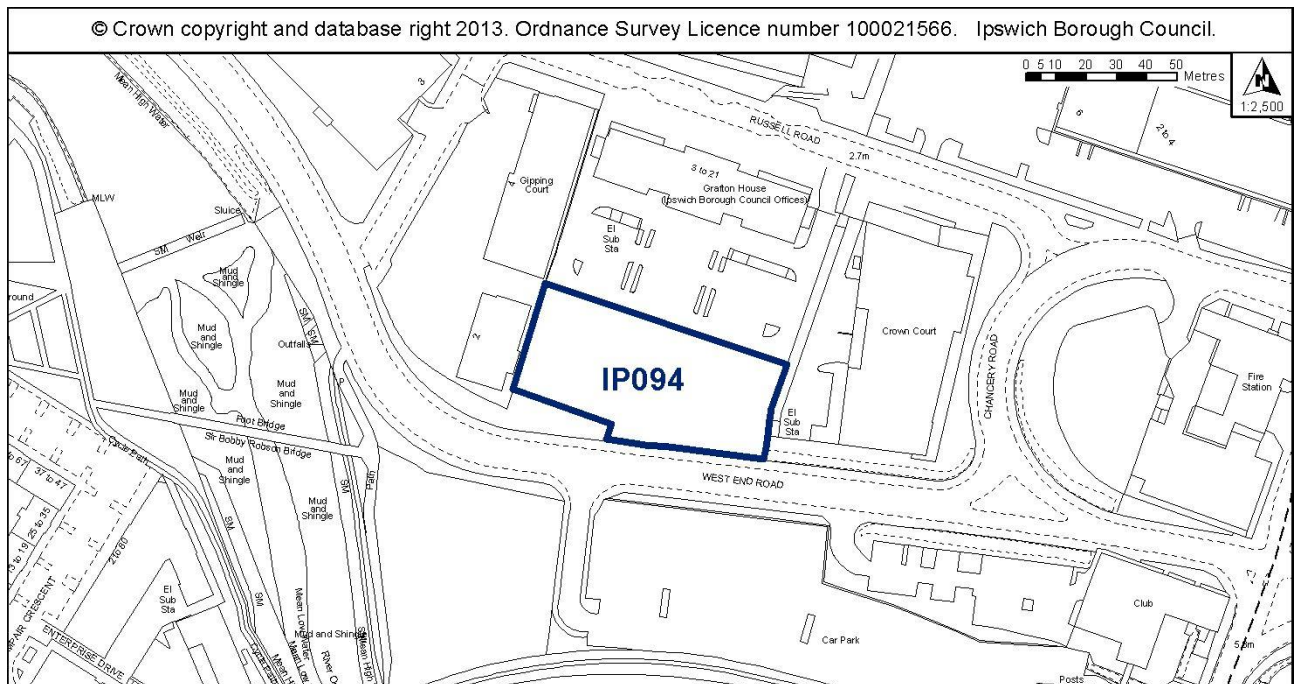
Development constraints / issues

It is part within a conservation area and adjacent to a listed building. TPOs on site (an application for Tree Works may be needed), within an area of archaeological importance, possible contamination and close to an Air Quality Management Area. May need to incorporate some parking at northern end of site to Co-op Education Centre.

This site is a large area in the Anglo-Saxon and Medieval core of Ipswich. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early, upfront evaluation would be advisable.

Site ref: IP094 (UC104) Land to rear of Grafton house

Site area: 0.31ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
B1a (office)	3,000sqm

Preferred Option 2007

100% B1 employment

Consultation draft 2013

100% Employment B1 Office

Current use

Vacant site

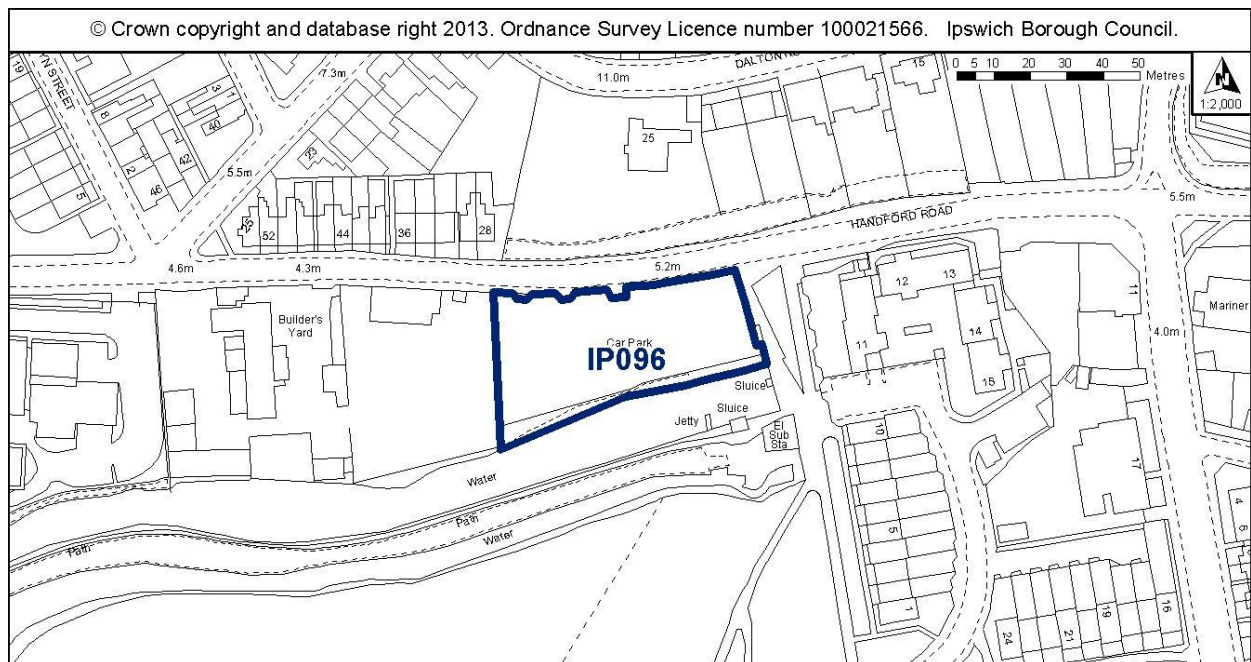
Development constraints / issues

Access constraints, possible contamination, flood risk and there is a TPO adjacent to the site (an application for Tree Works may be needed).

There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation.

Site ref: IP096 (UC109) Car Park, Handford Road East

Site area: 0.22ha



Proposed Allocation Policy SP2.

Use(s)	Indicative capacity
Residential	20 (90dph*)

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

Preferred Option 2007

100% housing at medium density – 12 dwellings

Consultation draft 2013

100% housing at high density – 24 dwellings

Current use

Car park (temporary permission).

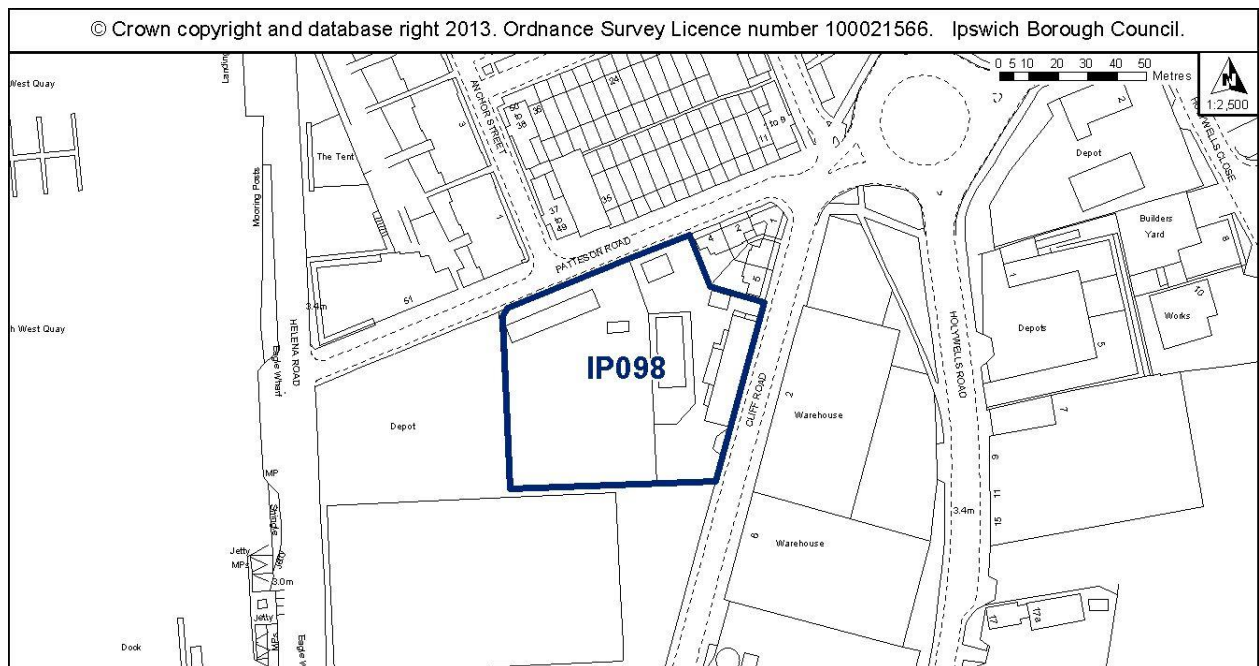
Development constraints / issues

Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been increased. The development by McCarthy and Stone on the site to the west also suggests that high density may be appropriate here. Design and layout would need to support the wildlife corridor function of the canal which is also a County Wildlife Site and Local Nature Reserve. The site is part within the flood plain and opposite a conservation area. There is also possible contamination on site.

This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has high potential for archaeological remains. 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: IP098 (UC111) Transco south of Patteson Road

Site area: 0.57ha



Proposed Allocation Policy SP2

Use(s)	Indicative capacity
Residential	51 (90dph*)

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

Preferred Option 2007

100% housing at high density – 94 dwellings

Consultation draft 2013

100% housing at high density – 63 dwellings

Current use

Gas governor.

Development constraints / issues

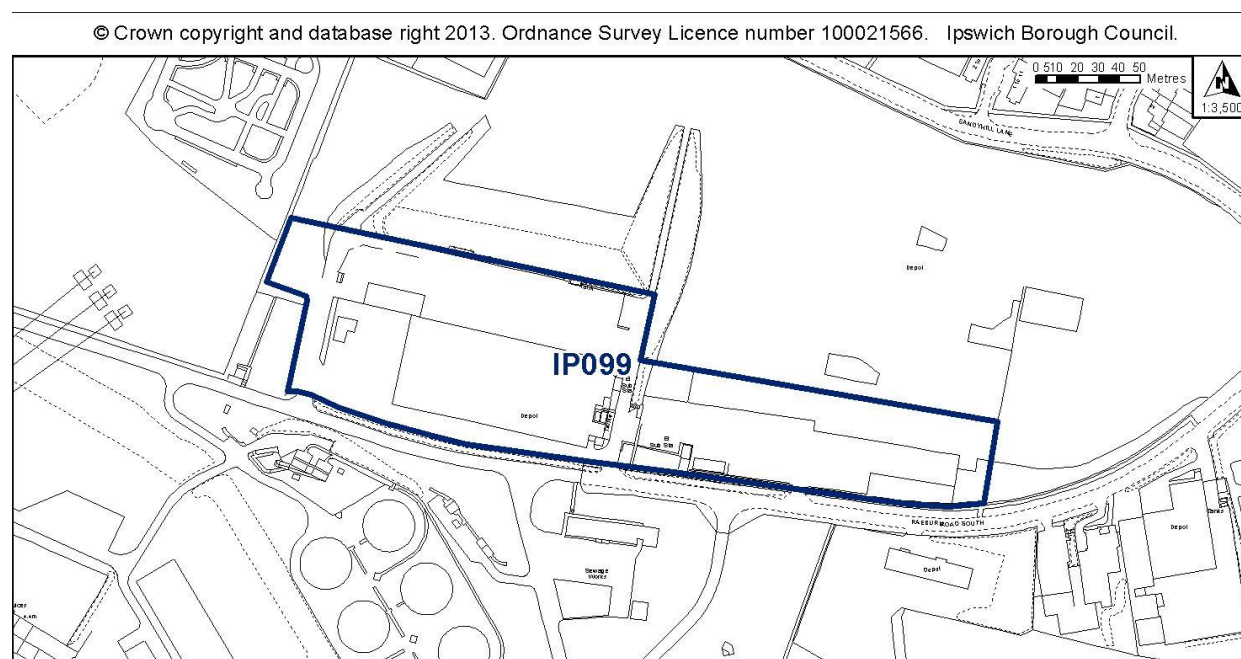
Need to relocate the existing gas governor first.

Flood risk, contamination and close to an Air Quality Management Area.

This site lies on the edge of the channel of the Orwell. There is potential for buried historic deposits. There is no archaeological objection in principle to development, but any permission will require a condition relating to archaeological investigation.

Site ref: IP099 (UC133) Part former Volvo Site, Raeburn Road South

Site area: 2.29ha



Proposed Allocation Policy SP5

Use(s)	Indicative capacity
Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25)	10,000sqm

Preferred Option 2007

100% employment

Consultation draft 2013

100% employment B1, B2, B8

Current use

Vacant employment site

Development constraints / issues

Possible contamination, odour from the sewage works.

This site overlooks the River 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