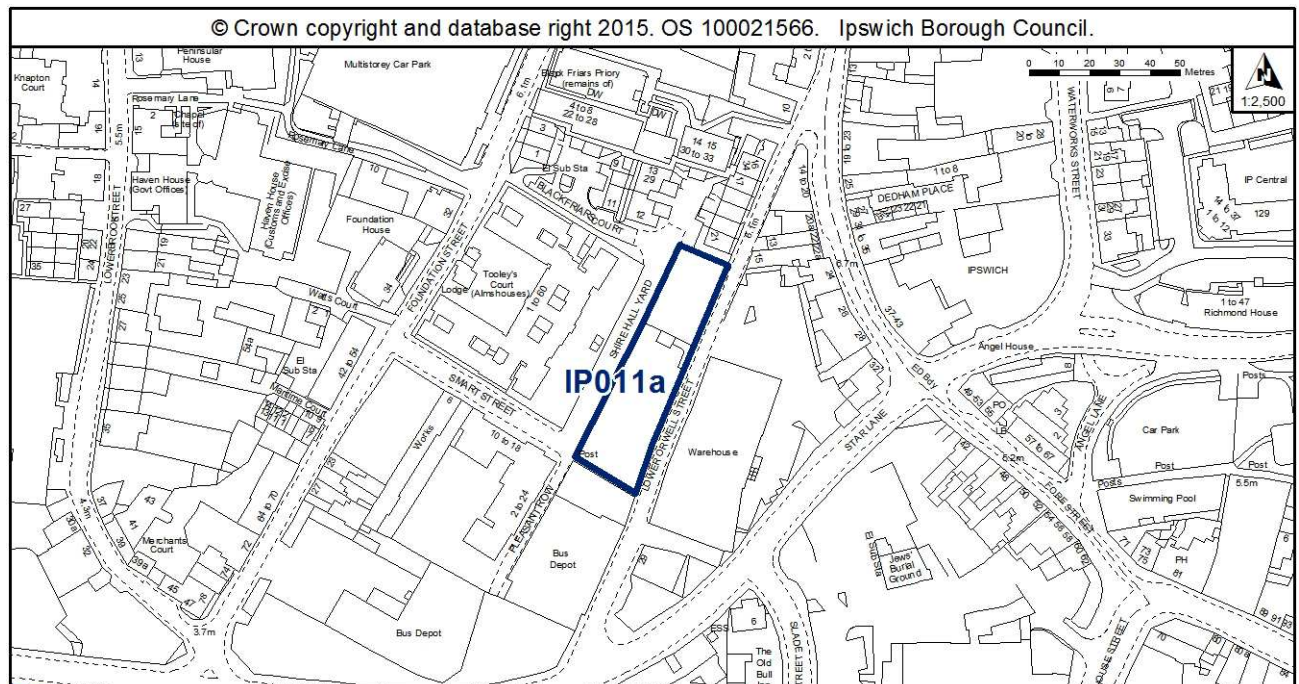


Site ref: IP011a (UC011) Lower Orwell Street (formerly Smart St/Foundation St)

Site area: 0.15 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	14 (90dph on 100% of site)
Secondary	Could form part of mixed use scheme with IP011b adjacent to the south.	

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

As part of a larger site UC011 including the bus depot to the south, 80% housing at high density - 112 dwellings

20% B1 employment

Current use

Disused gym building and car park

Development constraints / issues

The site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential

to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.

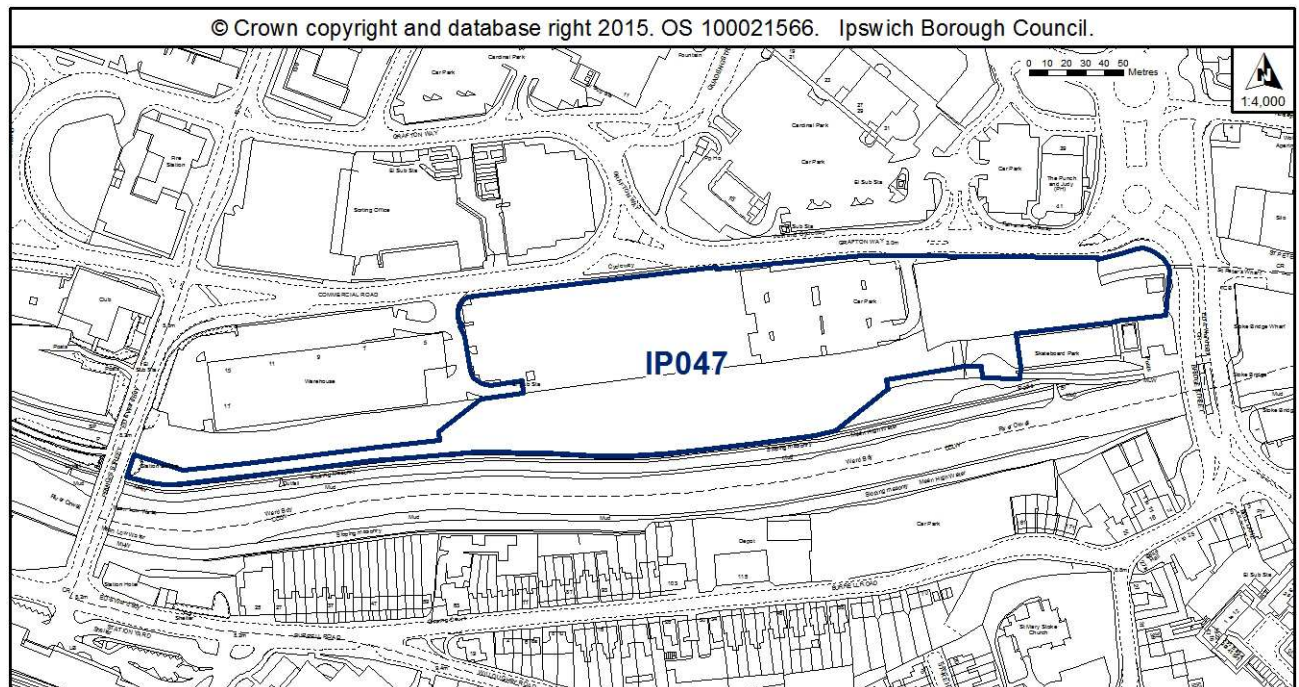
It is adjacent to the Central Conservation Area, close to a listed building (Tooley's Court) and contains trees protected through a TPO.

It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone.

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').

Site ref: IP047 (UC048 part) Commercial Road

Site area: 2.86 ha



Proposed Allocation Policies SP2, SP6

Use(s)		Indicative capacity*
Primary	Residential	129 (90dph on 50%)
Secondary	Hotel, leisure Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

As part of a larger site UC048:

20% housing at high density – 152 dwellings

20% Open space / recreation

20% Leisure

40% Employment (B1)

Current use

Temporary car park, vacant land

Development constraints / issues

Adjacent to Area of Archaeological Importance.

Previous planning permissions (e.g. 08/00953/FUL) have had a condition attached requiring archaeological investigation, which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.

In a Flood Zone and adjacent to an Air Quality Management Area. Possible contamination.

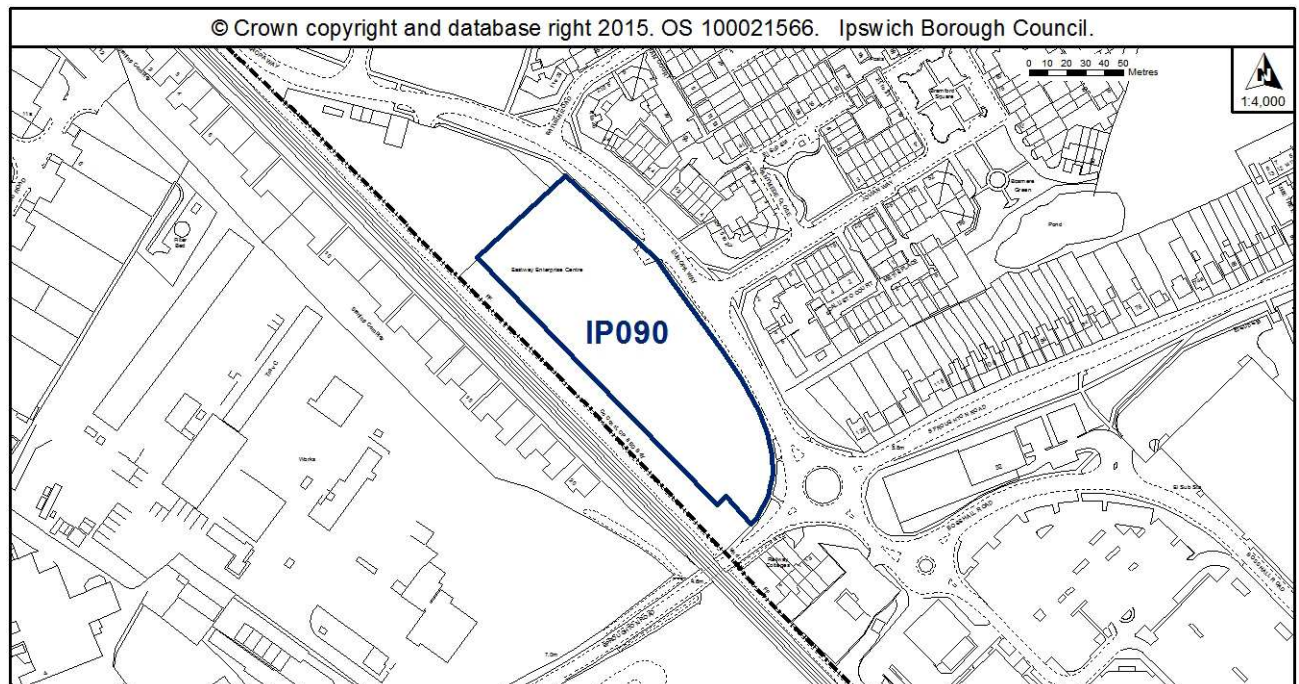
Contains trees protected by a TPO (an application for tree works may be required).

Adjacent to the river which forms a major green corridor and ecological network and is a County Wildlife Site.

Development principles for the River and Princes Street Corridor, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

Site ref: IP090 (UC N/A) Europa Way

Site area: 1.43 ha



Proposed Allocation Policy SP2 see also Core Strategy policy DM21

Use(s)		Indicative capacity*
Primary	District Centre	Resolution to grant permission pending S106 Agreement on south-eastern part of site 15/00105/FUL)
Secondary	Housing	18 (indicative masterplan for whole site)

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

N/A Had permission for retail and residential mixed use.

Current use

Vacant land.

Development constraints / issues

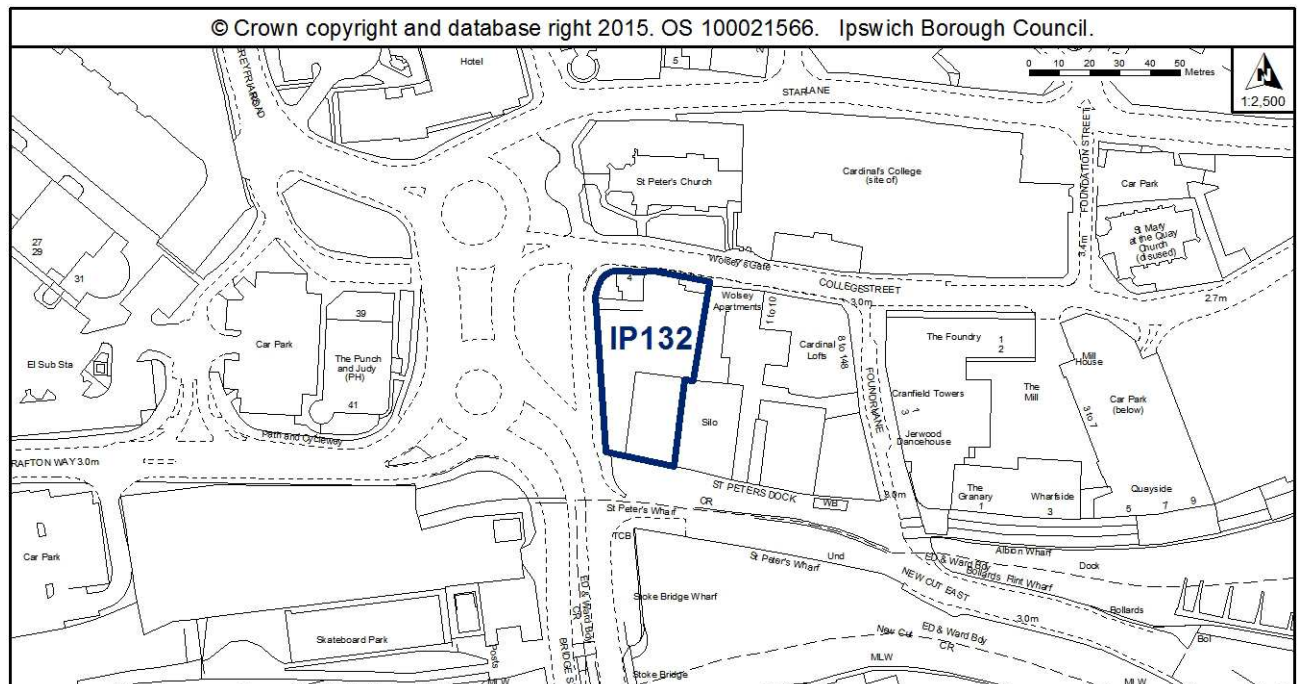
Archaeology - this site lies in an area of Prehistoric archaeology (IPS 018, IPS 400). Part of the site is likely to have been destroyed by extraction of clay for brick-making. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Desk-based assessment would assess the impacts of past land-use.

Residential development would need to take account of noise from the railway. Development design and layout would need to support the wildlife corridor function of the railway.

The site is reference 153 in the Ipswich Wildlife Audit 2012, which concluded that 'Given the proximity to the railway line and the presence of suitable habitat, it is highly likely that a small slow worm population will remain within this area. Any future development proposals on this plot must therefore address the presence of reptiles prior to any site clearance.' This will require a reptile survey prior to any vegetation clearance, and mitigation where appropriate.

Site ref: IP132 (UC N/A) Former St Peter's Warehouse, 4 Bridge Street

Site area: 0.18 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	48 (assume 6 flats per floor within 10 storey development)
Secondary	Employment B1a office Leisure, small scale retail	Assume commercial uses on 2 lower floors

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

N/A

Current use

Temporary Car Park

Development constraints / issues

Archaeology - this site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of 'early' waterfront, and may also encounter the remains of bridges dating from at least the 10th century. The site will involve potentially high excavation costs. Measures for archaeology should be

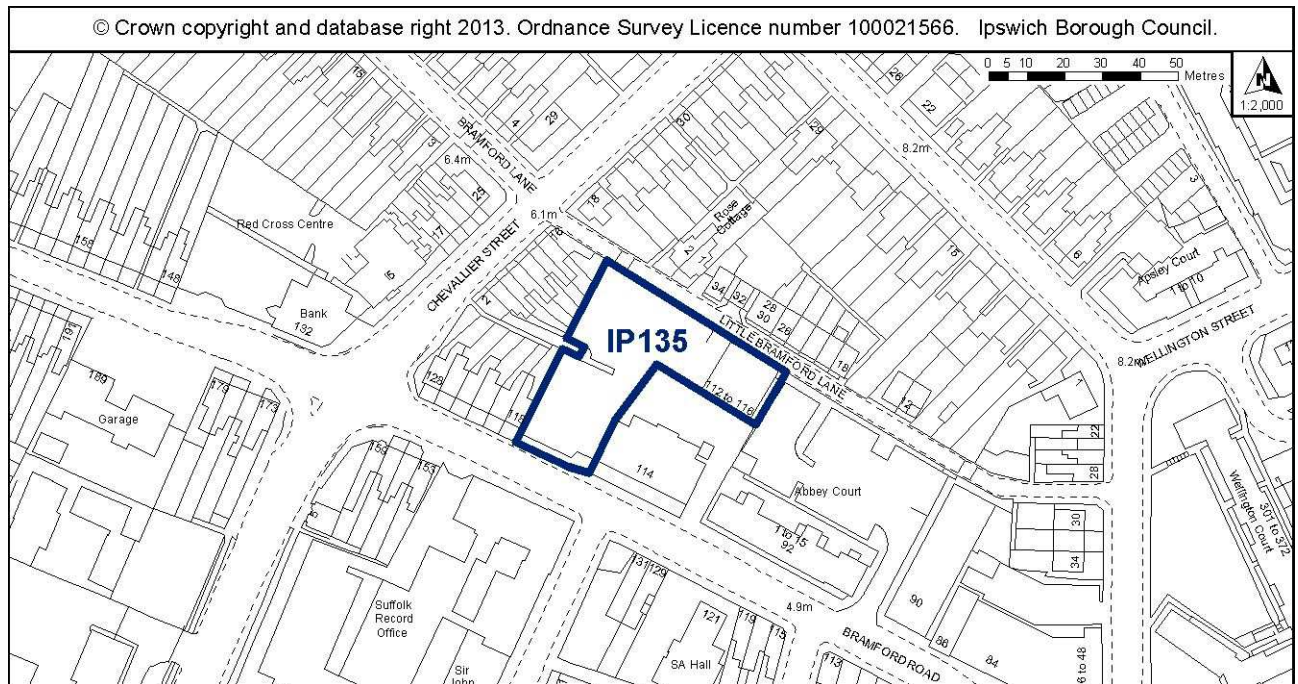
addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in situ, and/or appropriate investigation strategies designed

The site is within the Flood Zone and within the Air Quality Management Area.

It is within the Central Conservation Area and 4 College Street is a listed building.

Site ref: IP135 (UC 250) 112-116 Bramford Road

Site area: 0.17 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	14 (application 14/00668/OUT)

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

100% Housing – 15 dwellings

Current use

Car sales

Development constraints / issues

No requirement for archaeology. Previous monitoring revealed disturbance and clean sands.

Opposite a listed building.

TPOs on the site (an application for tree works may be required). Possible contamination.