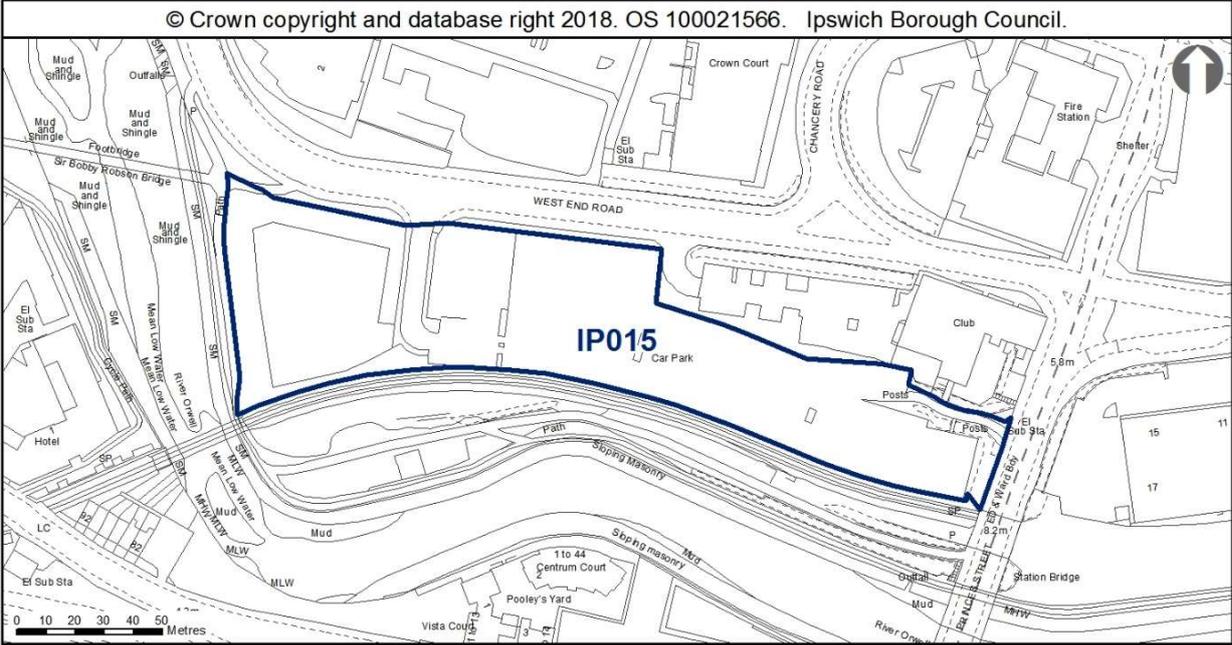


**Site ref: IP015 (UC015) West End Road Surface Car Park**

**Site area: 1.22ha**



**Allocation Policies SP2 & SP17**

Use(s)		Indicative capacity
Primary	Long stay car park	Multi storey car park
Secondary	Residential	43 (90dph on 40% of the site)

\* see Core Strategy policy DM22 for minimum and average densities.

**Adopted Plan 2017**

20% Housing at high density – 22 dwellings

Long stay car park

Offices – 1000sqm

**Current use**

Surface level long stay car parking.

**Development constraints / issues**

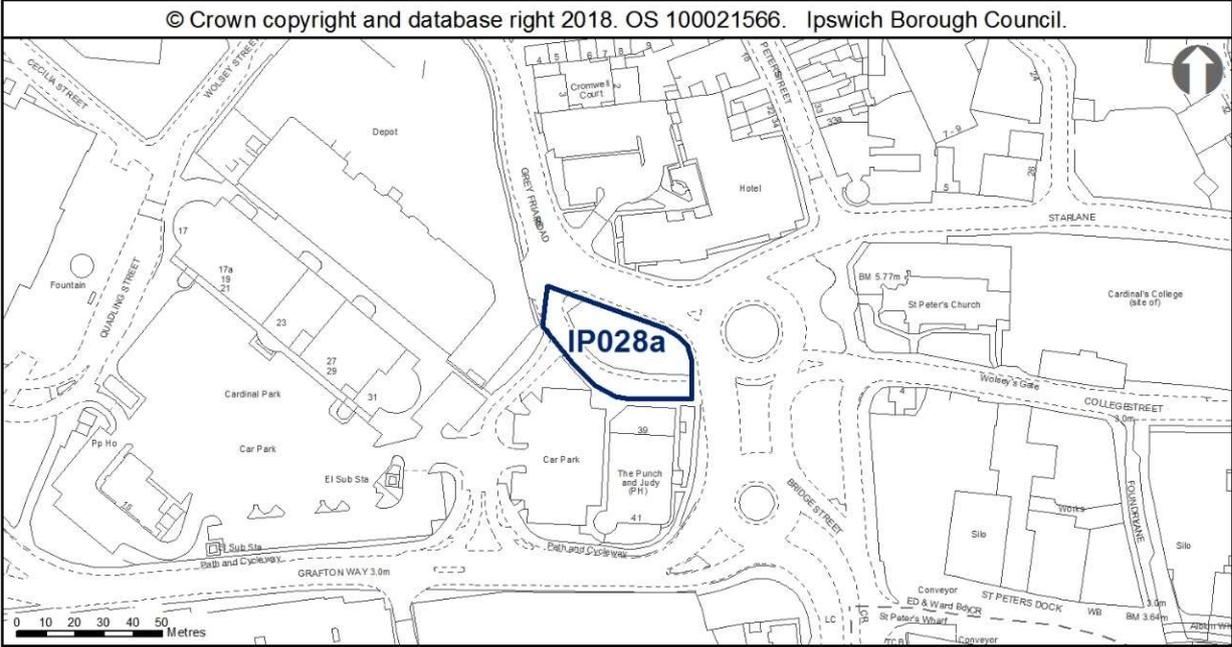
Existing car parking needs to be replaced on site and potentially that from Portman Road (IP051) also. The site should be master planned with the adjacent site to the south, fronting the river (IP083). Flood risk, possible contamination and adjacent to a listed building. Development principles for the 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: IP028a Island adjacent to Jewsons, Greyfriars Road**

**Site Area: 0.12ha**



**Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	11 (90dph at lower end of high density range)

\* see Core Strategy policy DM22 for minimum and average densities.

**Adopted Plan 2017**

N/A – new site but was previously considered as part of a larger site UC029 for 20% housing through IP-One Area Action Plan Preferred Options 2007.

**Current use**

Vacant site

**Development constraints/issues**

This site was previously a Scheduled monument but was de-scheduled in 2016 as significant part of the site was excavated in the late 1980s, and some areas may have previously been destroyed by more recent basements. Areas which are not archaeologically sterile will require mitigation, and complex remains may survive in those areas. Early discussion is advised with Suffolk County Council Archaeological Service and there will be a requirement for archaeological work at an appropriate stage in the planning process.

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

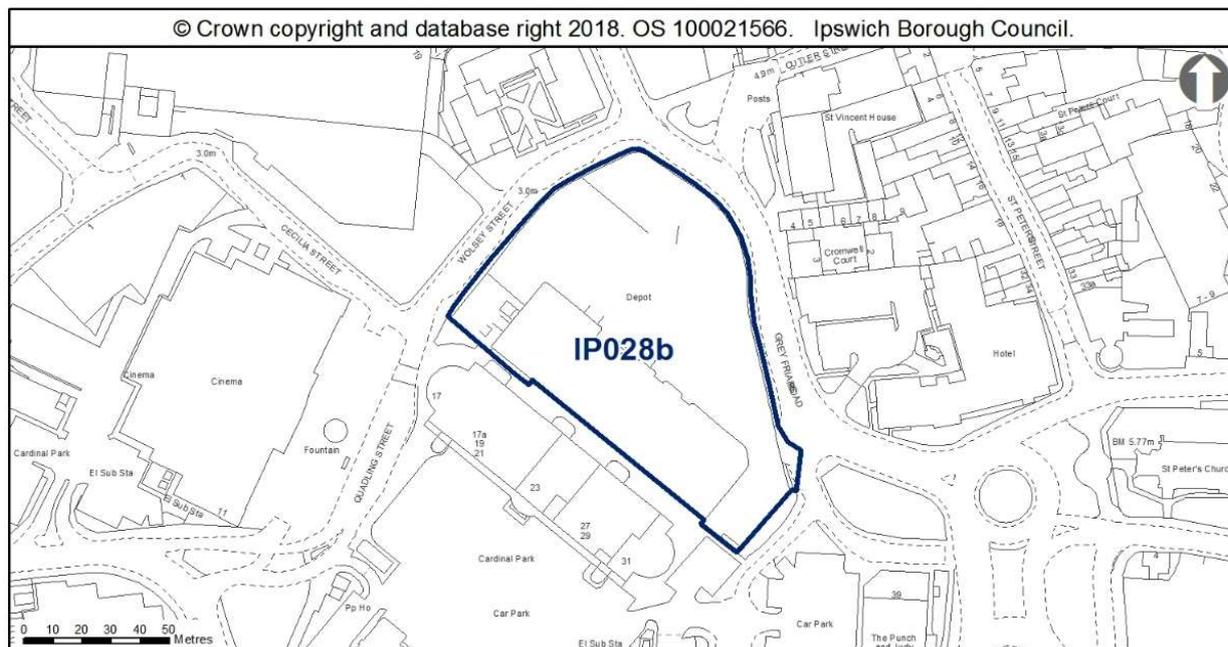
A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Adjacent to site with possible contamination, a contaminated land assessment would be required.

**Site ref: IP028b Jewsons, Greyfriars Road**

**Site Area: 0.90ha**



**Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	35 (90dph at lower end of high density range on 50% of the site)
Secondary	Leisure (A3/A5, D2) Office (B1a)	4,000sqm

\* see Core Strategy policy DM22 for minimum and average densities.

**Adopted Plan 2017**

N/A – new site but was previously considered as part of a larger site UC029 for 20% housing through IP-One Area Action Plan Preferred Options 2007.

**Current use**

Builder’s yard

**Development constraints/issues**

This site likely lies in the former extent of the town marsh. Palaeo-environmental assessment and mitigation for impacts on deeper deposits may be required. Deep excavations may encounter waterlogged features. Stratigraphy may be expected to be particularly deep in former streams and watercourses, and waterlogged features are recorded in the Urban Archaeological Database.

Adjacent to a scheduled ancient monument

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

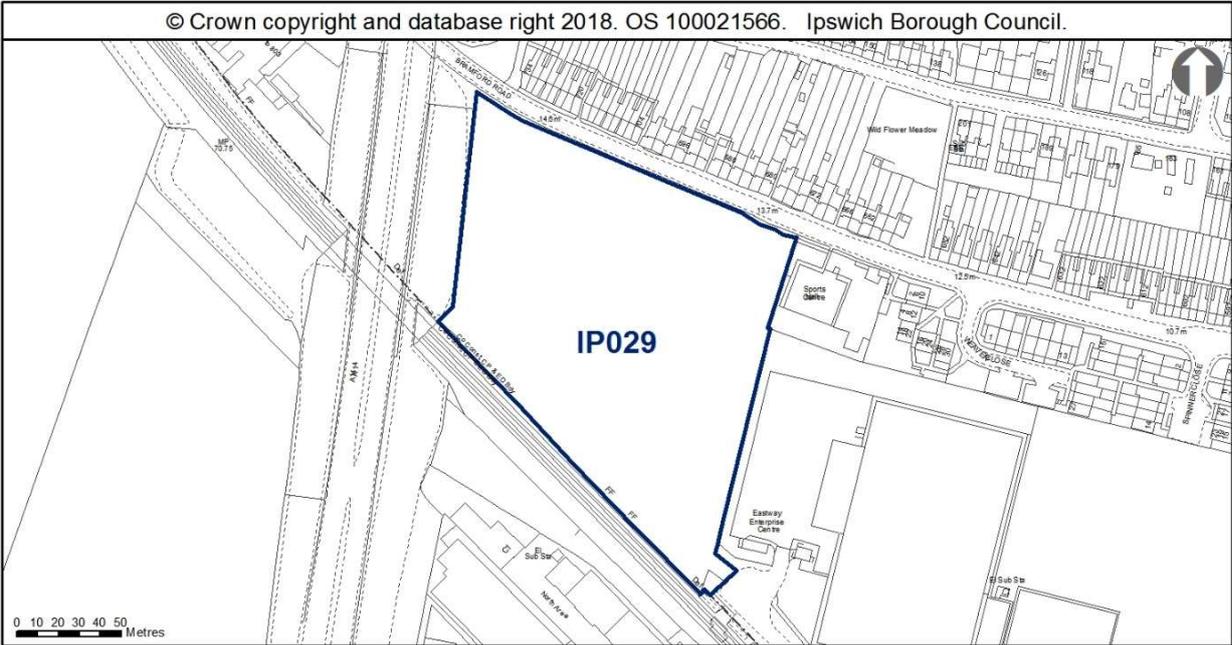
A transport assessment and travel plan will be required.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Adjacent to site with possible contamination, a contaminated land assessment would be required.

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

**Site area: 2.26ha**



**Allocation Policies SP2 & SP6**

Use(s)		Indicative capacity
Primary	Residential	45 (45dph on 45% See DM22c*)
Secondary	Amenity green space (on 55% of site)	1.24ha

\* see Core Strategy policy DM22 for minimum and average densities.

Adopted Plan 2017

70% Housing at medium density – 71 dwellings

**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 – an ecological and 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.

Potential Noise from the railway and road network therefore design and layout will need to address this. The reduced capacity allows development to be focused away from the noise sources.

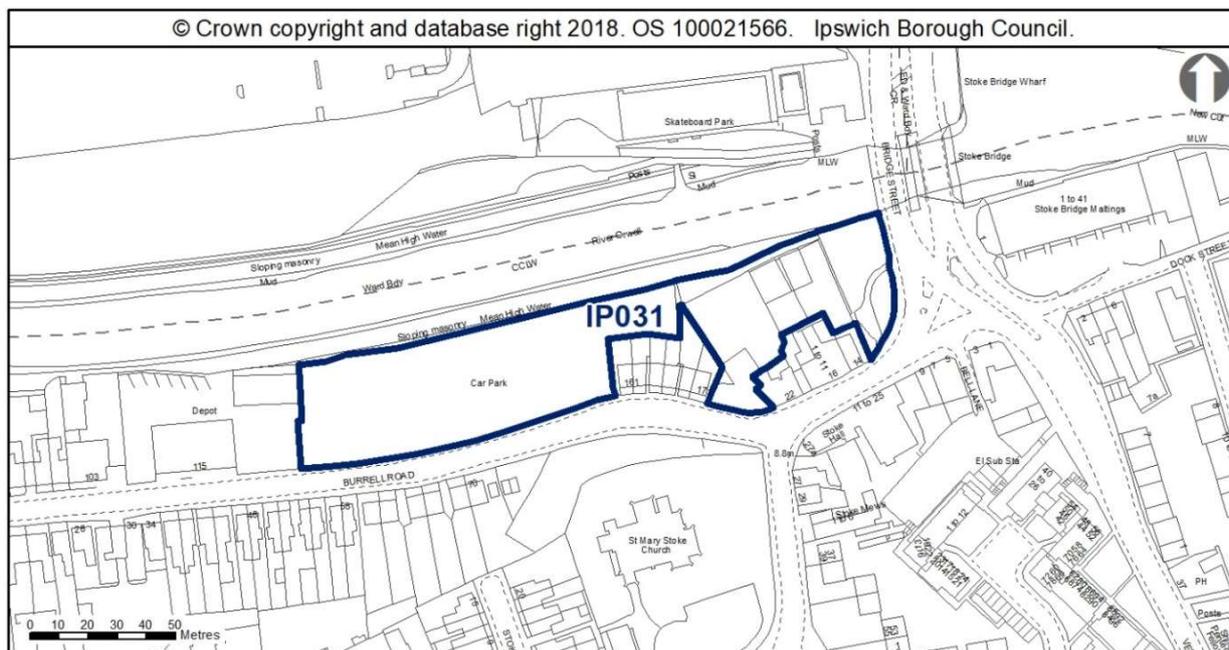
In terms of archaeology, this site lies in the vicinity of Roman (IPS 242, IPS 233) and Prehistoric (IPS 018) sites. No objection in principle to development but any permission will require a condition relating to archaeological investigation.

This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required.

**Site ref: IP031 (UC032) Burrell Road**

**Site area: 0.63ha (0.44ha)**



### Allocation Policy SP2

Use(s)	Indicative capacity
Residential	28 (45dph*)

\* see Core Strategy policy DM22 for minimum and average densities.

### Adopted Plan 2017

100% housing at medium density – 20 dwellings – on a reduced site.

### Current use

Car park, rough ground, roadside landscaping.

### Development constraints / issues

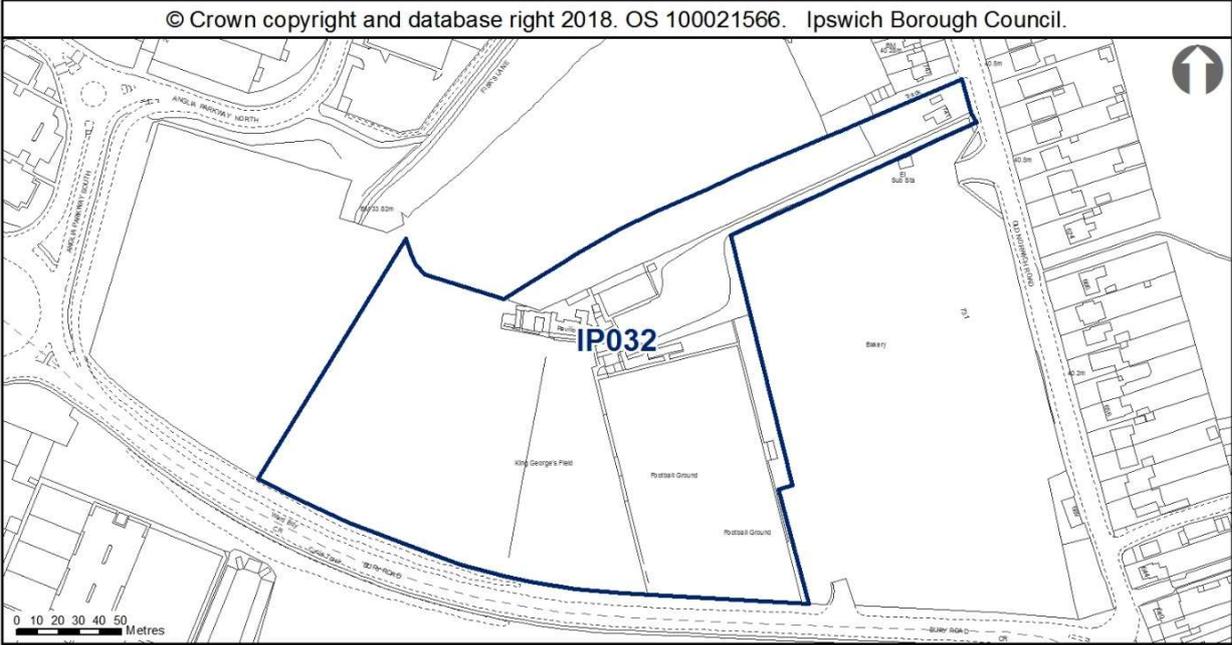
In a flood zone, close to an AQMA and possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this point.

This site is within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).

This site lies along the bank of the Orwell, adjacent to the Stoke Conservation Area and the grade I listed Church of St Mary at Stoke.

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

**Site area: 3.7ha**



**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 DM22 for minimum and average densities.

**Adopted Plan 2017**

As above

**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 and possible contamination. Trees on southern boundary protected by a TPO.

In terms of archaeology, the site lies on high ground above the Gipping Valley. It has been subject to geophysical survey, and a desk based assessment has been carried out for both this site and the adjacent site IP005. There is potential for remains of multiple periods on the site and trenched evaluation will be required. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.

The site is close to the Whitton Conservation Area. The Core Strategy and the published development brief for this site and the adjacent IP005 Tooks Bakery require the Conservation Area to be taken into account. Any cumulative impacts on the conservation area with the development of adjacent site IP005 and site IP140 will need to be taken into account.

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 Tooks bakery site (reference IP005).

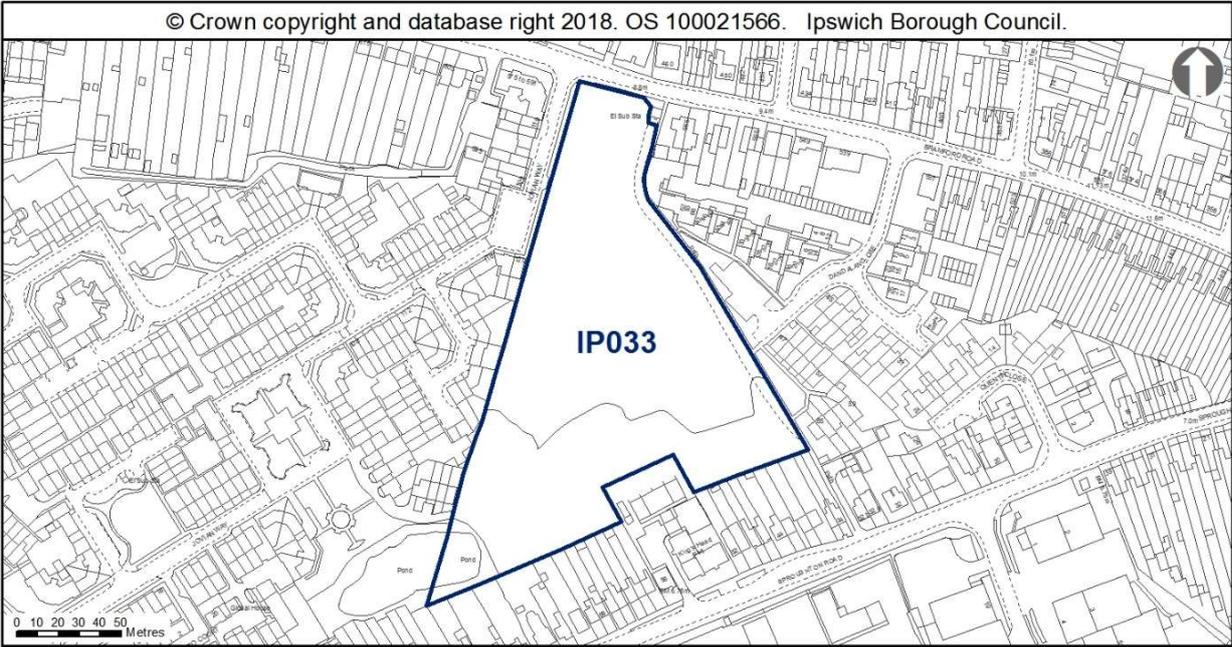
This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required. The traffic impact of access from Bury Road will need to be considered.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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

**Site area: 2.03ha**



**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 DM22 for minimum and average densities.

**Adopted Local Plan 2017**

As above.

**Current use**

Open land (fenced).

**Development constraints / issues**

Possible access constraints, possible contamination (former landfill), local wildlife site. An ecological and 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.

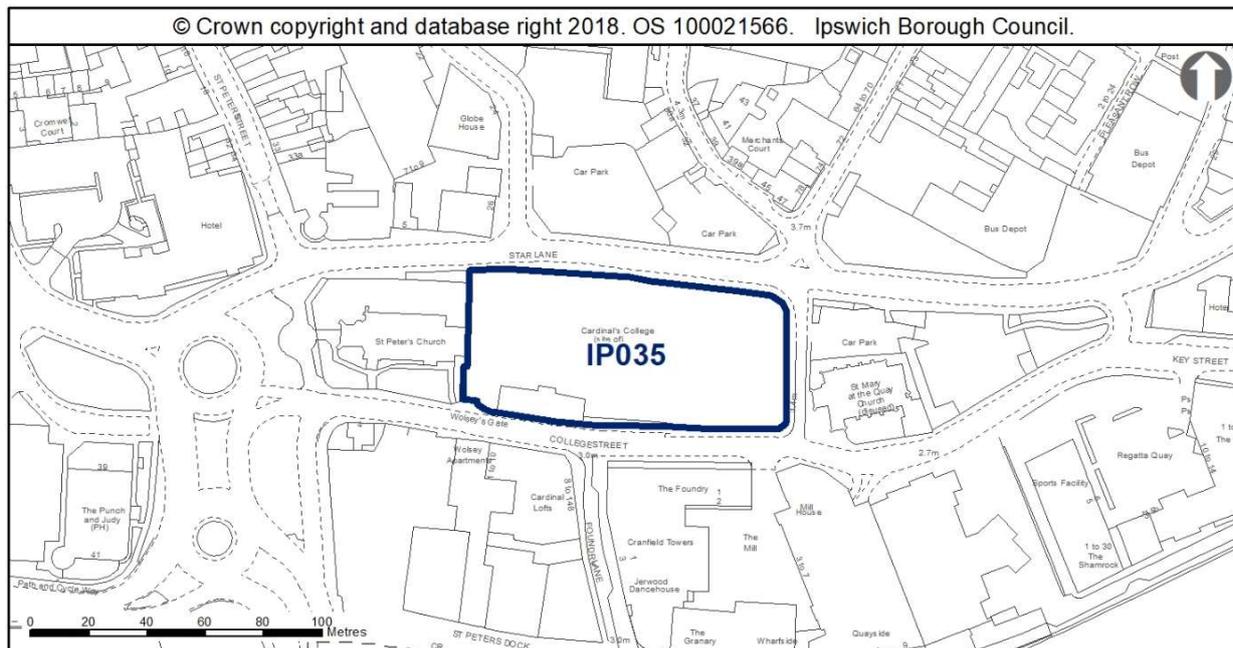
This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.

A transport assessment and travel plan will be required. Access visibility and junction spacing along Bramford Road will need to be considered.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

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

**Site area: 0.54ha**



**Allocation Policy SP2**

Use(s)		Indicative capacity
Primary	Residential	86 (200dph on 80% of site)
Secondary	Office, Leisure or Retail (small scale)	Some individual units up to 200sqm – subject to Core Strategy policy DM31

\* see Core Strategy policy DM22 for minimum and average densities.

**Adopted Plan 2017**

Allocation under SP5 for Employment (B1 uses such as offices/Hotel/Leisure/Small scale Retail and car parking) – 2000sqm

**Current use**

Vacant land apart from the grade II listed 1-5 College Street on south side.

**Development constraints / issues**

Access constraints, within an Air Quality Management Area, possible contamination, in a flood zone and listed buildings on or adjacent to the site. The site contains the grade II listed 1-5 College Street, adjoins the grade 1 listed and scheduled monument of Wolsey’s Gate and lies within an area of archaeological importance. It is located between two conservation areas (Central and Wet Dock) and two grade II\* listed churches (St Peter’s and St Mary at the Quay).

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’).

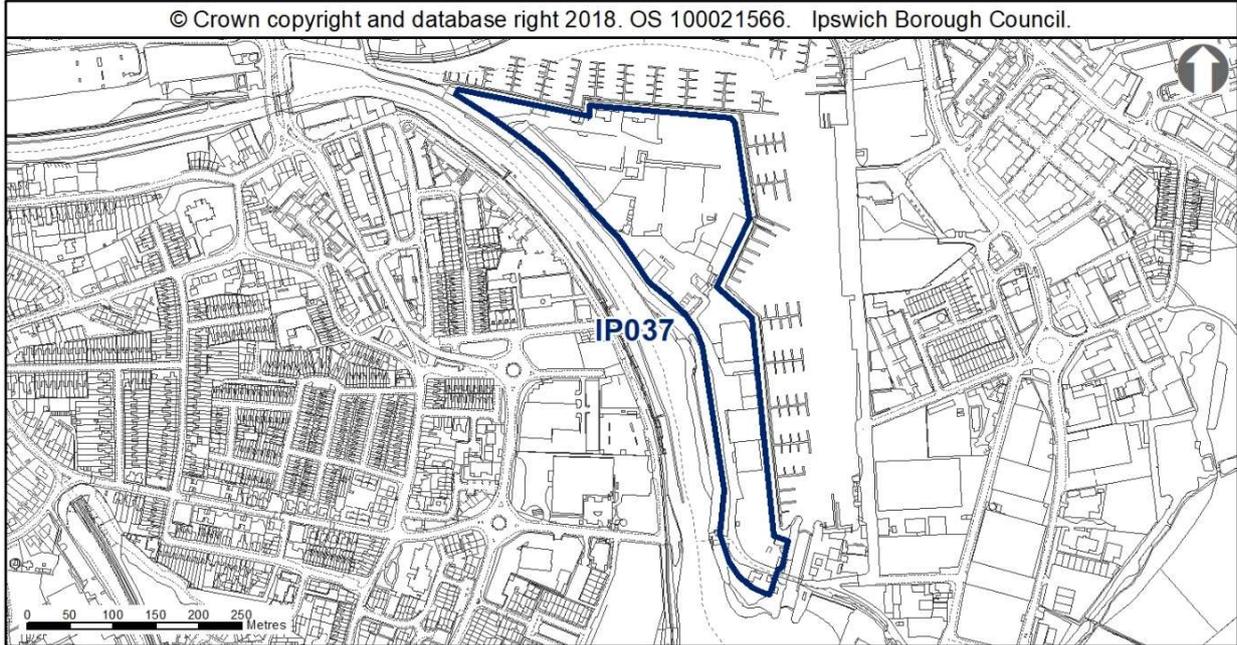
This site, the former Cardinal Works, is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and evidence of the later Wolsey's College, and a Quaker burial ground.

Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where appropriate to development impacts, total archaeological excavation of any development footprint prior to development will be required. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.

This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. Wolsey's Gate is a scheduled monument (List Entry No. 1006071). Proposals impacting upon its setting would require detailed pre-application discussions. The site presents opportunities for enhancing the setting of this scheduled monument. Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.

**Site ref: IP037 (UC038) Island Site**

**Site area: 6.02ha**



**Allocation Policies SP2, SP6, SP15 & SP16**

Use(s)		Indicative capacity
Primary	Residential	421 (100dph on 70% 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 DM22 for minimum and average densities.

**Adopted Plan 2017**

50% Housing at high density – 271 dwellings Open Space at 0.90ha

**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 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. Part of the Island Site now has Enterprise Zone status.

It is close to an AQMA, 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.

This site is within the Area of Archaeological Importance (IPS 413). There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).

The site forms a large part of the Wet Dock Conservation Area.

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.

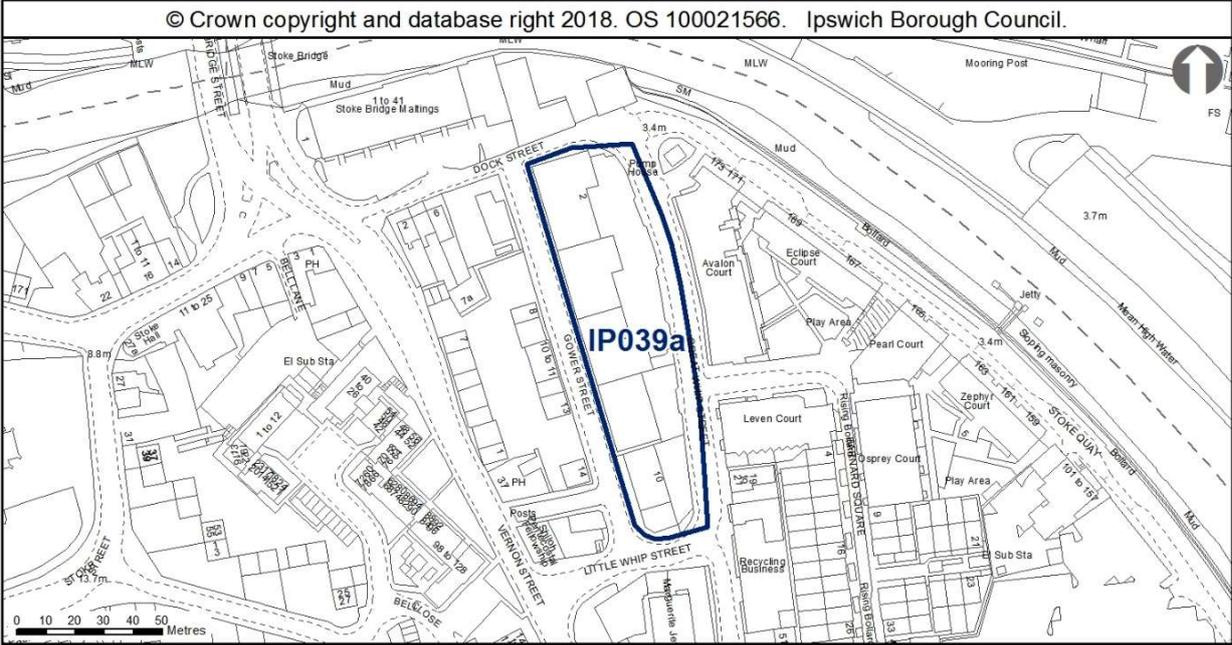
The scale of residential development expected at the Island site would be sufficient to require early years provision. Its location would need to accord with the Council's Flood Risk and Development SPD and Technical Guidance to the NPPF 2012.

A transport assessment and travel plan will be required. Traffic impact especially on Bridge Street will need to be considered.

The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.

**Site ref: IP039a (UC040 part) Land between Gower Street & Great Whip Street**

**Site area: 0.48ha**



**Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	43 (90dph*)

\* see Core Strategy policy DM22 for minimum and average densities.

**Adopted Plan 2017**

As above

**Current use**

Part vacant industrial buildings.

**Development constraints / issues**

In a flood zone, close to an Air Quality Management Area, and possible contamination. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see ‘Opportunity Area A’).

The site is immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay core (IPS 683) and the Area of Archaeological Importance (IPS 413). There is high potential for Middle Saxon archaeology. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

The site is adjacent to the Stoke Conservation Area and a listed building.

Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.