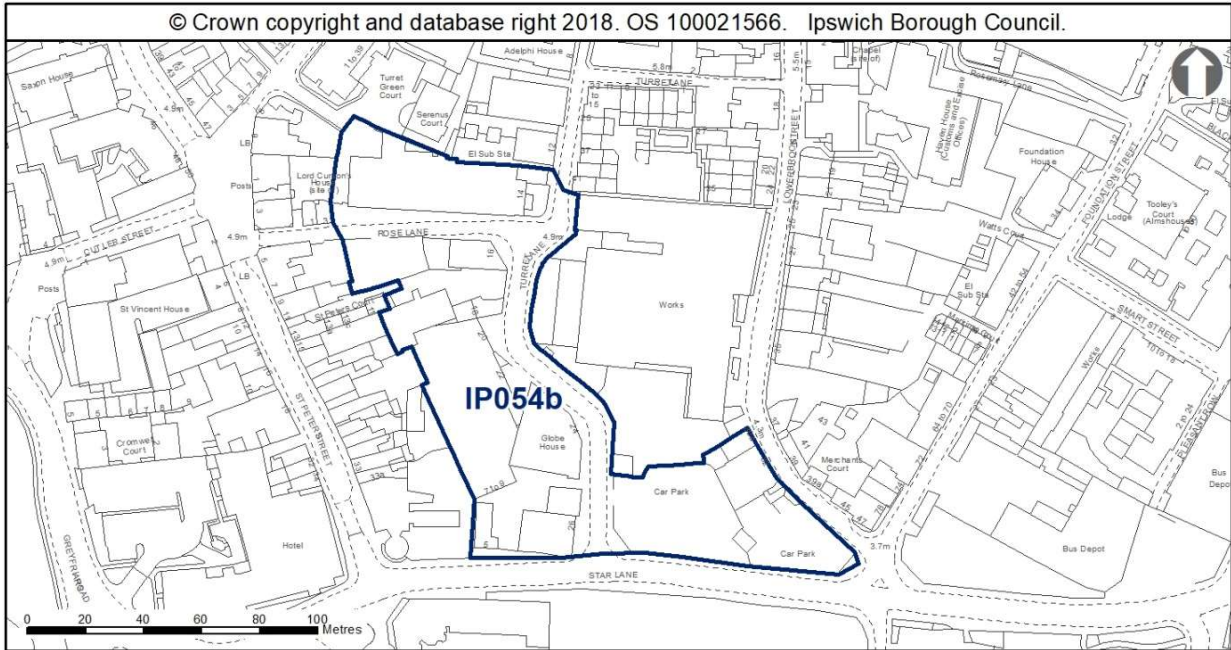


**Site ref: IP054b (UC057) Land between Old Cattle Market & Star Lane**

**Site area: 0.95ha**



**Allocation Policies SP2**

Use(s)		Indicative capacity
Primary	Housing	31 (55dph on 60% of site)
Secondary	Small scale retail  Electricity sub-station	Some individual units up to 200sqm – subject to Core Strategy policy DM31

\* lower than policy minimum assumed due to locational characteristics

**Adopted Plan 2017**

Larger site allocated incorporating the former print works. As above but residential 28 dwellings and possible public car parking included.

**Current use**

To the west of Turret Lane, various employment uses, car parking. To the east of Turret Lane, car parking.

**Development constraints / issues**

The site is within or close to an Air Quality Management Area 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). The site is also within an area of archaeological importance, partly within the Central Conservation Area, contains a scheduled monument and two grade II listed buildings (18-20 Lower

Brook Street). The site is flanked by the rest of the Central conservation area and several listed buildings, with two grade II\* churches to the south.

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. The route of Turret Lane should be protected in development proposals.

This site lies within the area of archaeological importance (IPS 413) and contains a scheduled monument (split over two separate areas) relating to the Anglo-Saxon and medieval town of Ipswich (List Entry No 1005987). Parts of the area have been investigated (IPS 214, IPS 369, and IPS 574). The 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. 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.

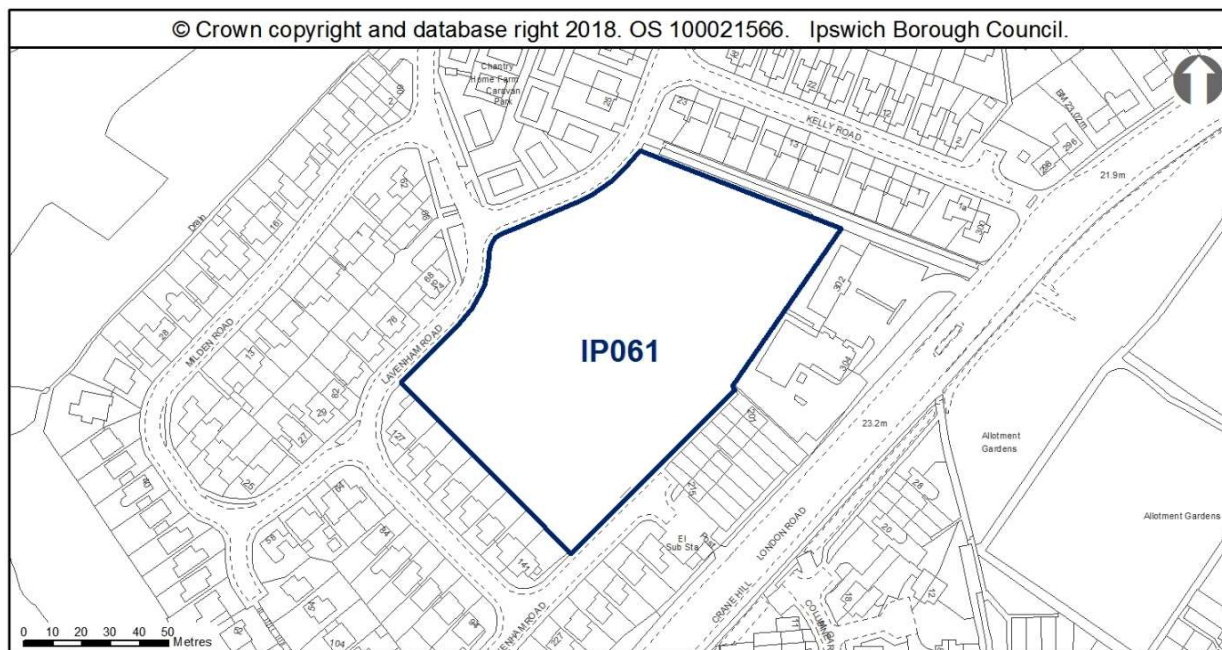
There is also a potential for nationally important archaeological remains outside the scheduled areas. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.

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.

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

Site area: 1.08ha



### 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 DM22 for minimum and average densities.

### Adopted Plan 2017

As above

### 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). It has been subject to geophysical survey and some follow up test pits which identified areas of recent overburden but did not reveal major archaeological features. Trial

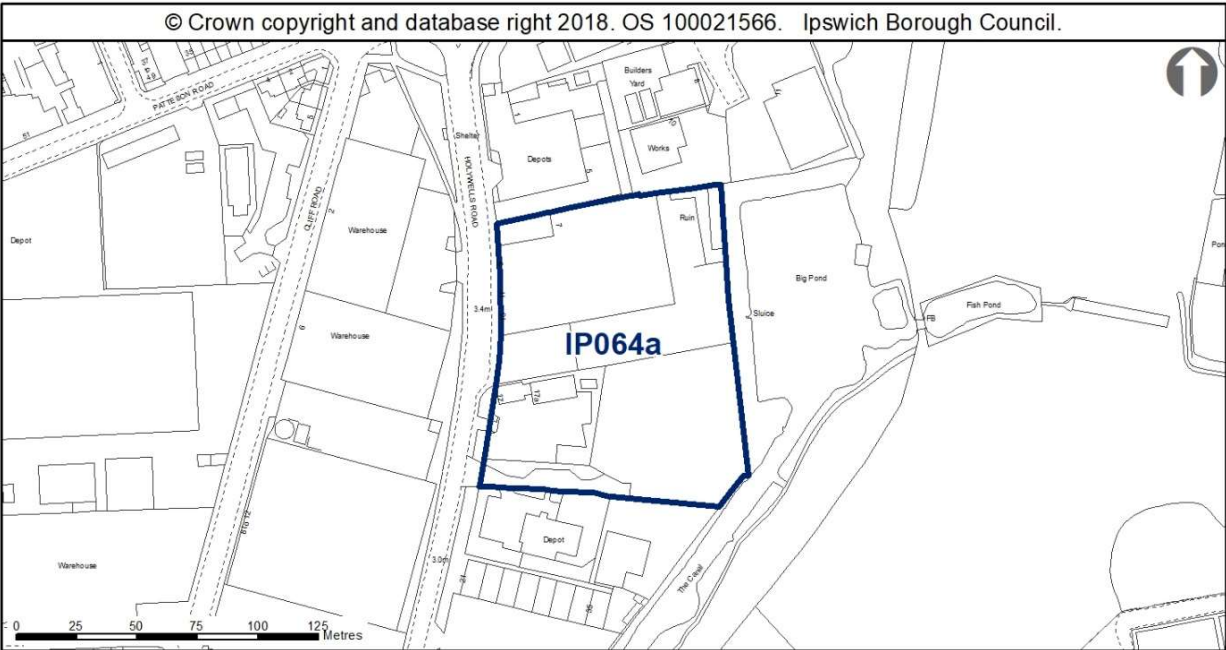
trenching of this site should be carried out in order to further characterise archaeological remains. Evaluation should be undertaken early in the project management to allow mitigation and investigation strategies to be developed. Sparse remains might be anticipated.

It is also adjacent to the listed building Crane Hall – development will need to have regard to the setting of the listed building.

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.

**Site ref: IP064a (UC064) Holywells Road East**

**Site area: 1.2ha**



**Allocation Policies SP2**

Use(s)		Indicative capacity
Primary	Residential	66* (45dph on 1000% of site)

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

**Adopted Plan 2017**

N/A – New site (2007 preferred options UC067 was a larger site put forward for 50% residential and 50% employment uses)

**Current use**

Offices (B1(a) and B1(c) Light industry including vehicle workshop and car sales, ancillary retail.

**Development constraints / issues**

The existing non-residential uses are not opposed to relocating. The site is within 200m of the proposed roundabout that would serve the main Upper Orwell Crossing road bridge. A buffer would be provided through the existing uses to the South, which are not looking to relocate and would be compatible with any proposed residential use.

The site is within an existing Employment allocation (E11) and is among the mid-performing Employment areas within the borough. There are industrial uses immediately to the west of the employment area also proposed for residential use, with vacant land to the east. There are therefore no incompatible uses.

Half of E11 is potentially contaminated and therefore a contaminated land assessment would need to be carried out as part of any development. The area is within a County Wildlife Site

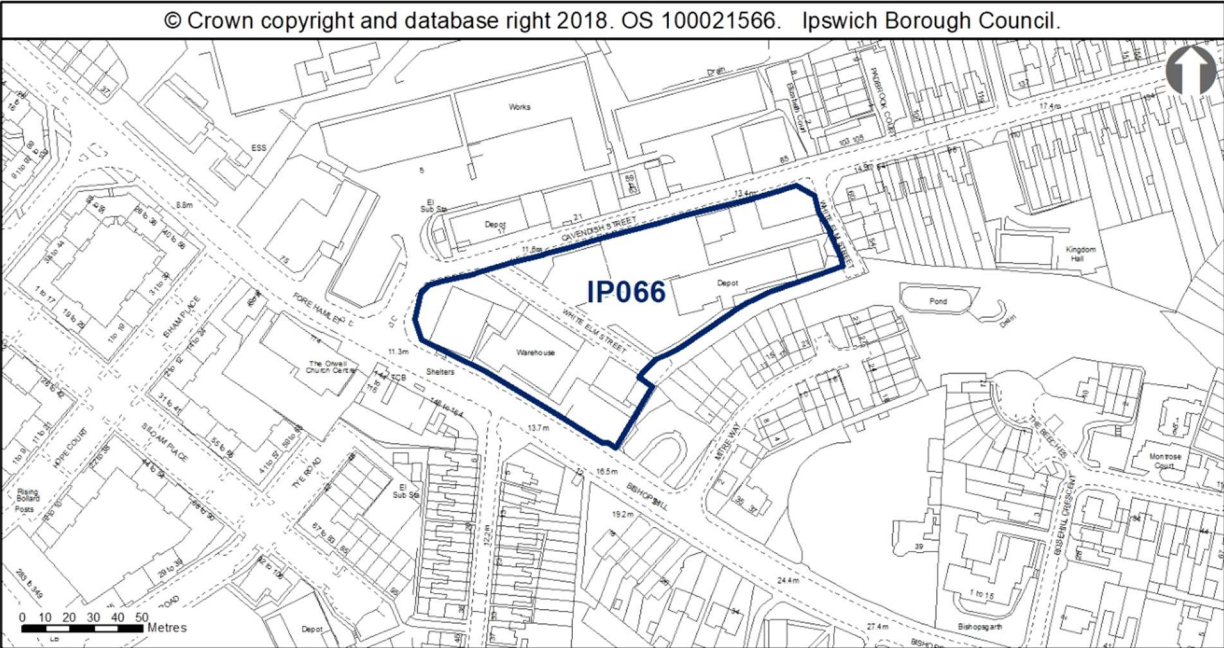
Approximately 50% of the site is within Flood zone 3, although there is potential to mitigate its impact.

In terms of archaeology, this site is not located within an Area of Archaeological importance; however any proposed development on site would need to consult Suffolk County Council Archaeological service.

Redevelopment to explore scope for additional access into Holywells Park

**Site ref: IP066 (UC069) JJ Wilson, White Elm Street**

**Site area: 0.85ha (includes land adjacent to the east not previously included)**



**Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	47 (55dph)

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

**Adopted Plan 2017**

100% housing at medium density – 18 dwellings on portion fronting Bishop's Hill only, land to the rear at Cavendish Street is a new site

**Current use**

Warehousing, car park.

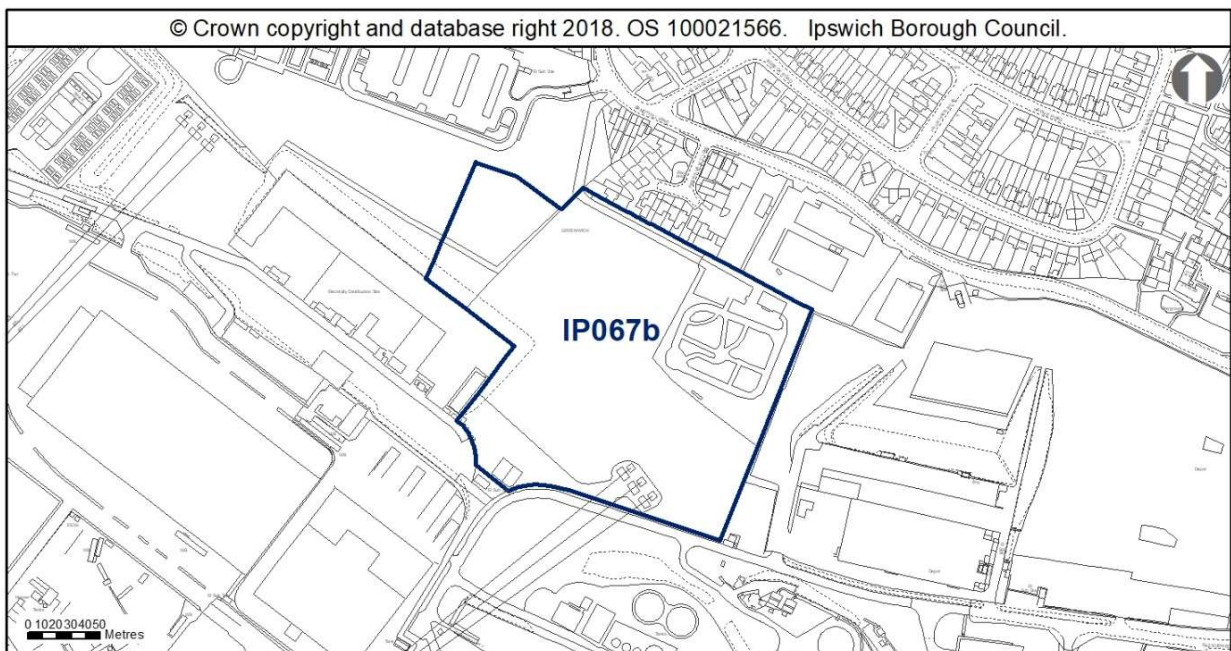
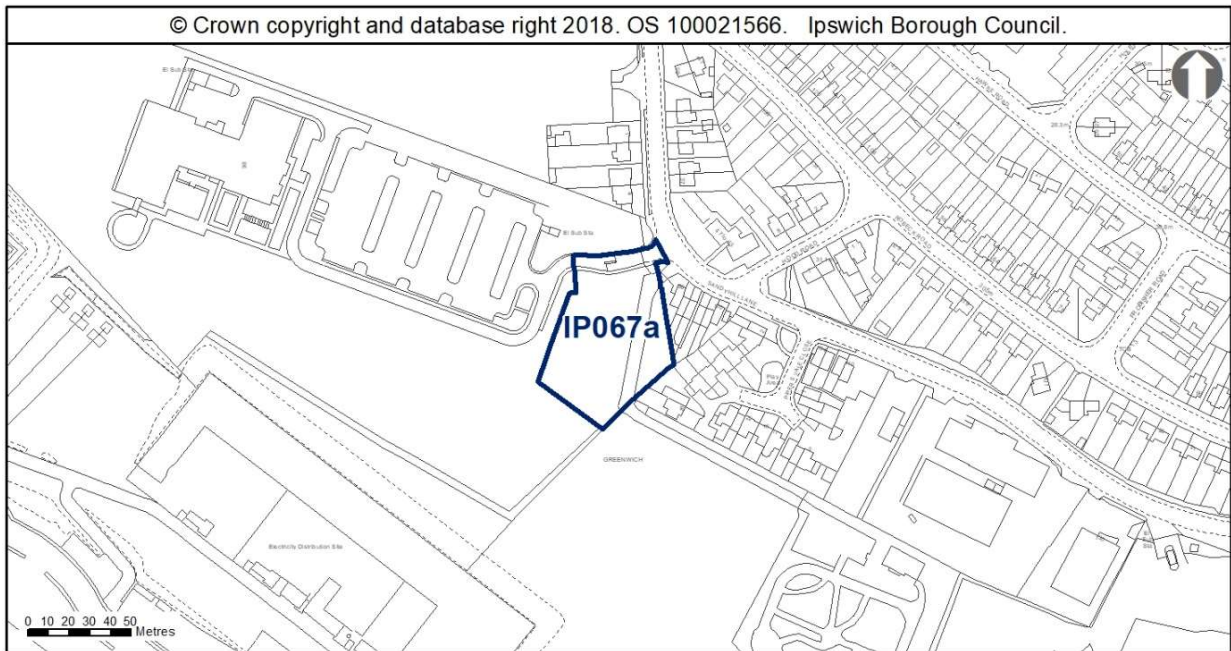
**Development constraints / issues**

Need to relocate the existing businesses first.

Possible contamination and close to an AQMA. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

**Site ref: IP067a & b (UC070) Former British Energy Site**

**Site area: 0.38ha Residential, 4.18ha Industrial**



**Allocation Policy SP2 & SP5**

	<b>Use(s)</b>	<b>Indicative capacity</b>
Primary IP067b	Industrial (B-Class) and appropriate employment-generating sui generis uses as defined through policy DM32	20,000sqm
Secondary IP067a	Residential	17 (45dph)

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



## **Adopted Plan 2017**

Allocated for industrial uses, 20,000sqm. Site has now been split

## **Current use**

Vacant former British Energy Site

## **Development constraints / issues**

Access constraints, odour from the sewage works, possible contamination and the site is within a Landfill Consultation Zone. It is adjacent to a County Wildlife Site, contains part of a Local Wildlife Site and forms part of the ecological network. An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.

In terms of archaeology, this site overlooks the Orwell, 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.

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

A transport assessment and travel plan will be required.

The site may be suitable for housing at the northern most end, adjacent to the existing housing granted in 1999 for the adjacent site on Pipers Vale Close. This is now fully built out.