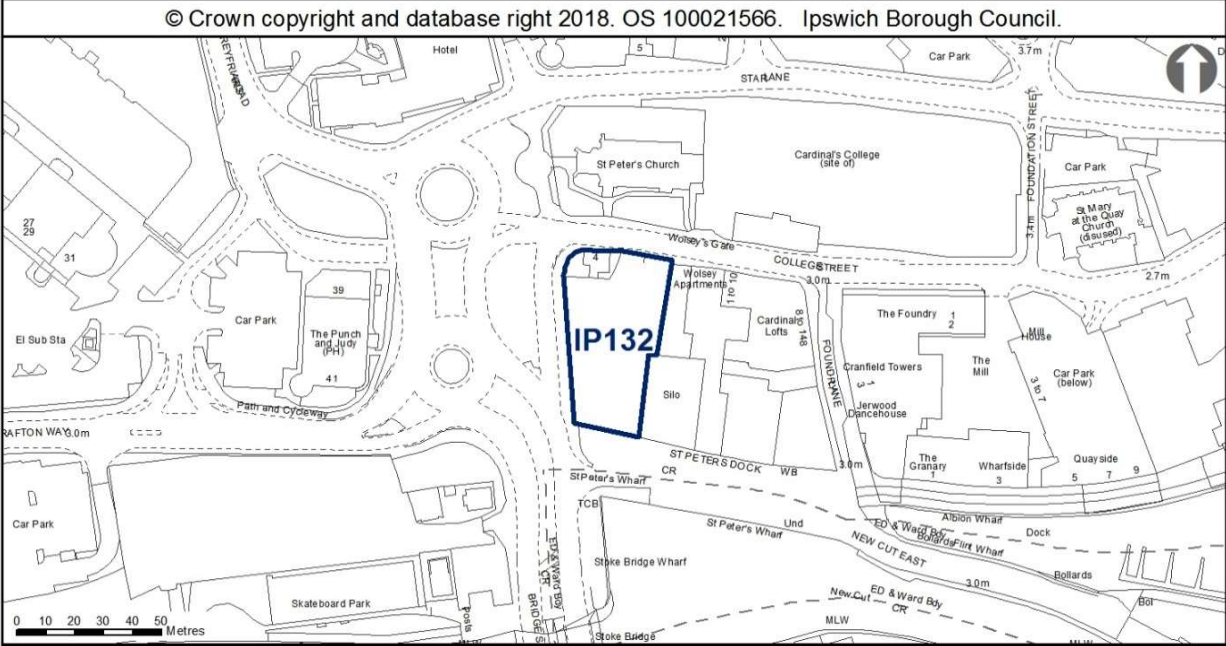


Site ref: IP132 Former St Peter’s Warehouse, 4 Bridge Street

Site area: 0.18ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	73 (high end of high density range expected)
Secondary	Offices (B1a) Leisure / Retail (small scale)	Subject to layout of site - assume commercial uses on 2 lower floors

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

Adopted Plan 2017

As above

Current use

Temporary car park.

Development constraints / issues

The site contains the grade II listed No. 4 College Street and lies within an area of archaeological importance and the Central Conservation Area. It is located adjacent to the Wet Dock Conservation Area and close to, and within the setting of, the grade II* listed Church of St Peter and the scheduled monument of Wolsey’s Gate.

The site lies in an area of archaeological importance (IPS 413), on the Anglo-Saxon and medieval waterfront of Ipswich. This site potentially represents that last surviving section of ‘early’ waterfront.

There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and the potential remains of bridges dating from at least the 10th century.

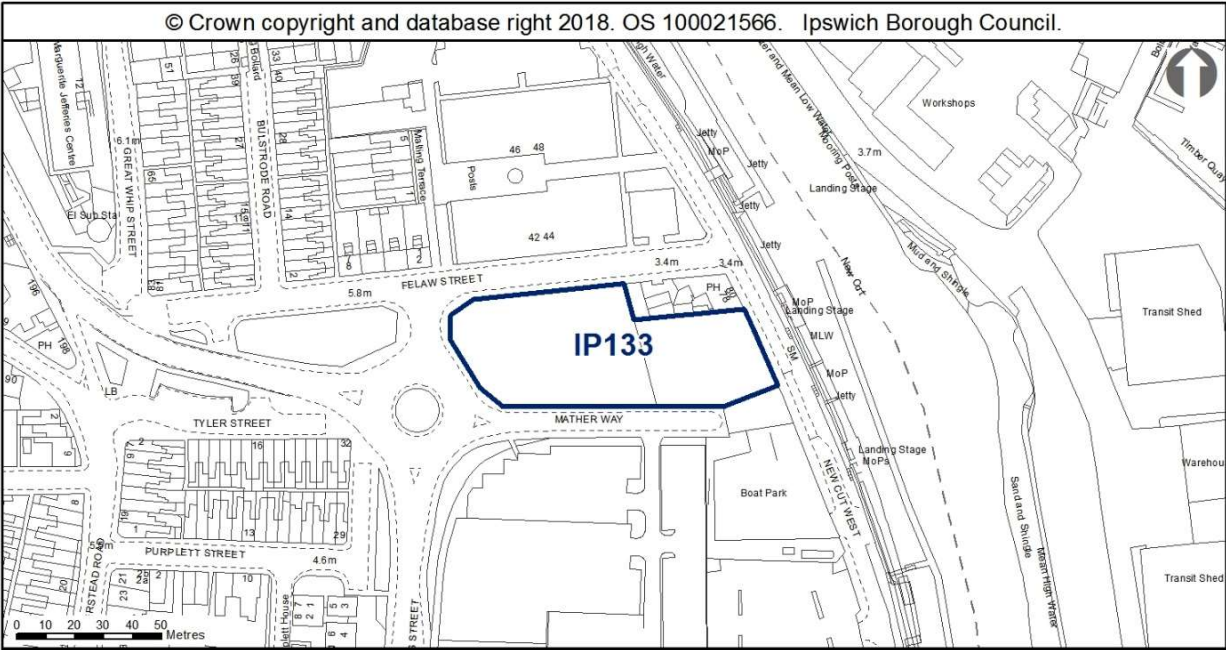
Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes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

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

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

Site ref: IP133 (N/A) Land south of Felaw Street

Site area: 0.37ha



Allocation Policy SP2

Use(s)	Indicative capacity
Residential	33 (90dph*)

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

Adopted Plan 2017

As above

Current use

Grassed area.

Development constraints / issues

Site previously had permission for 47 flats and ground and first floor commercial uses B1, A3 and retail with underground car park (now lapsed). Site lies within the Ipswich Waterfront in Flood Zone 2 and 3 and has an Article 3 direction on it restricting permitted development rights.

The site is adjacent to the Wet Dock Conservation Area and to the grade II Felaw Maltings.

This site lies close to Anglo-Saxon remains (IPS 683, IPS 230) and 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). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.

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

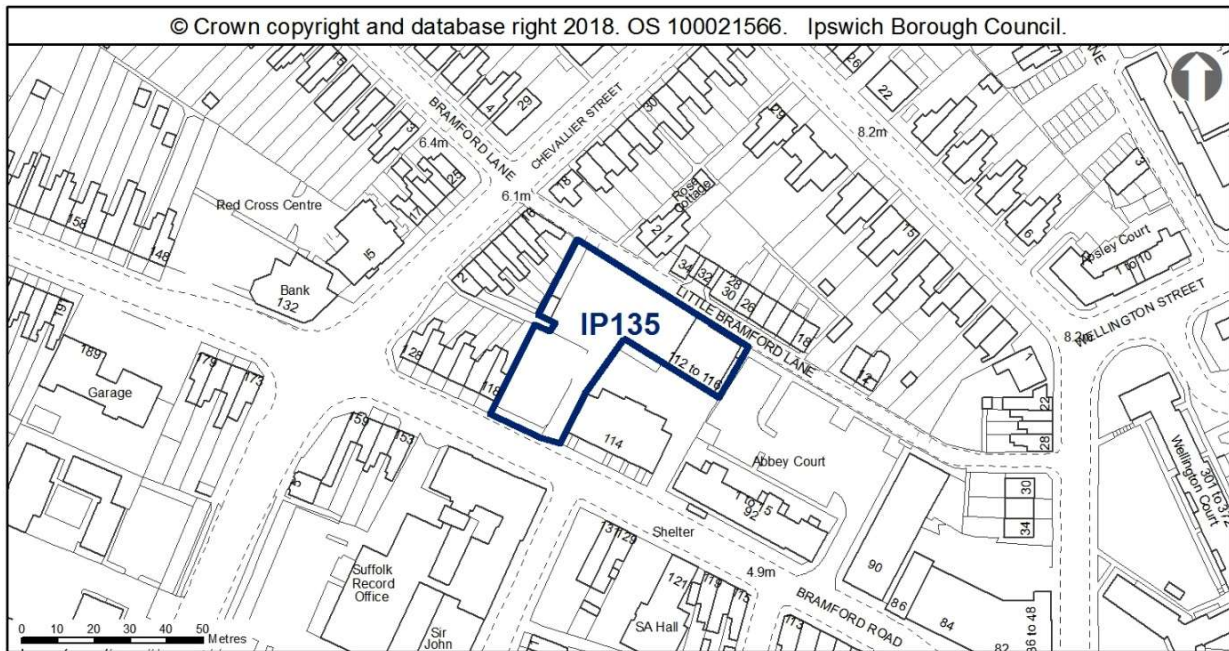
On-site open space provision will be required in accordance with policy DM6.

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

Development principles for the Island Site (incorporating part of the 'Over Stoke' area) are set out in chapter 6 of the plan (see Opportunity Area A).

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

Site area: 0.17 ha



Allocation Policy SP2

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

* see Core Strategy policy DM22 for minimum and average densities

Adopted Plan 2017

As above

Current use

Car sales

Development constraints / issues

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

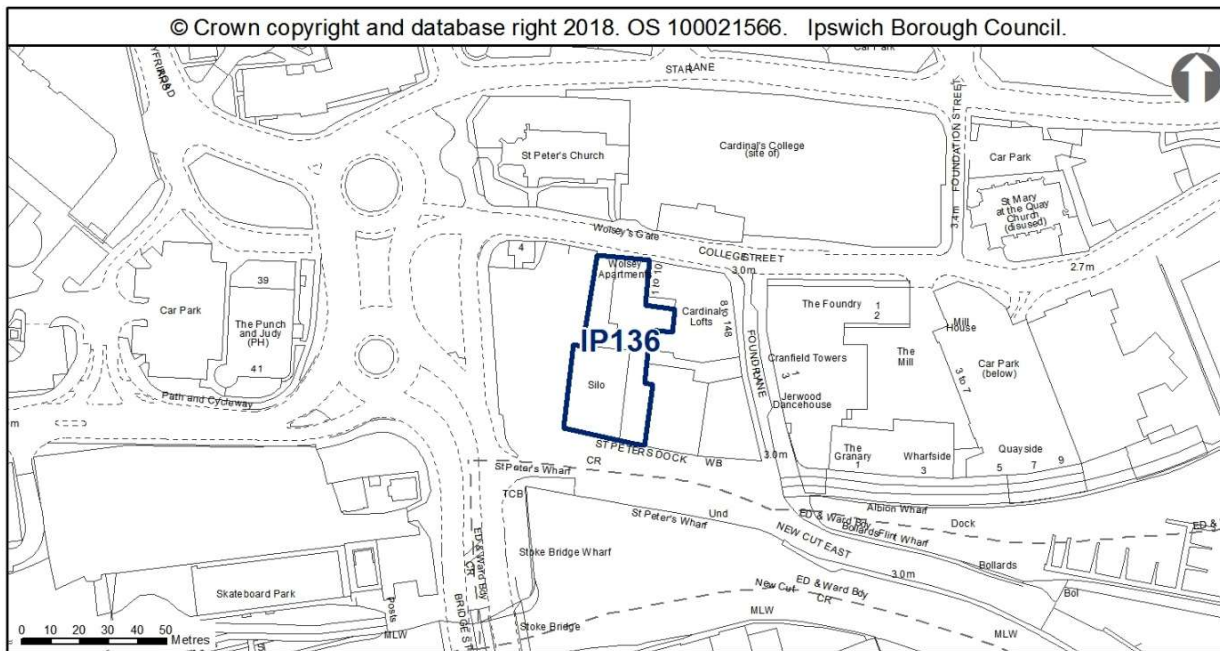
Opposite a listed building.

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

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

Site ref: IP136 (UC251) Silo, College Street

Site area: 0.16ha



Allocation Policy SP2

Use(s)		Indicative capacity
Primary	Residential	48 (assumed 10 storey building with c. 6 flats per floor and commercial on lower two floors)
Secondary	Offices (B1a) / Leisure / Retail (small scale)	Scale of office and leisure accommodation subject to layout of site Some individual retail units up to 200sqm – subject to Core Strategy policy DM31

Adopted Plan 2017

As above

Current use

Vacant building, temporary car park.

Development constraints / issues

Access constraints, Air Quality Management Area, possible contamination, and flood risk. The site is within Central and Wet Dock Conservation Areas and opposite the grade I listed and scheduled Wobley Gate.

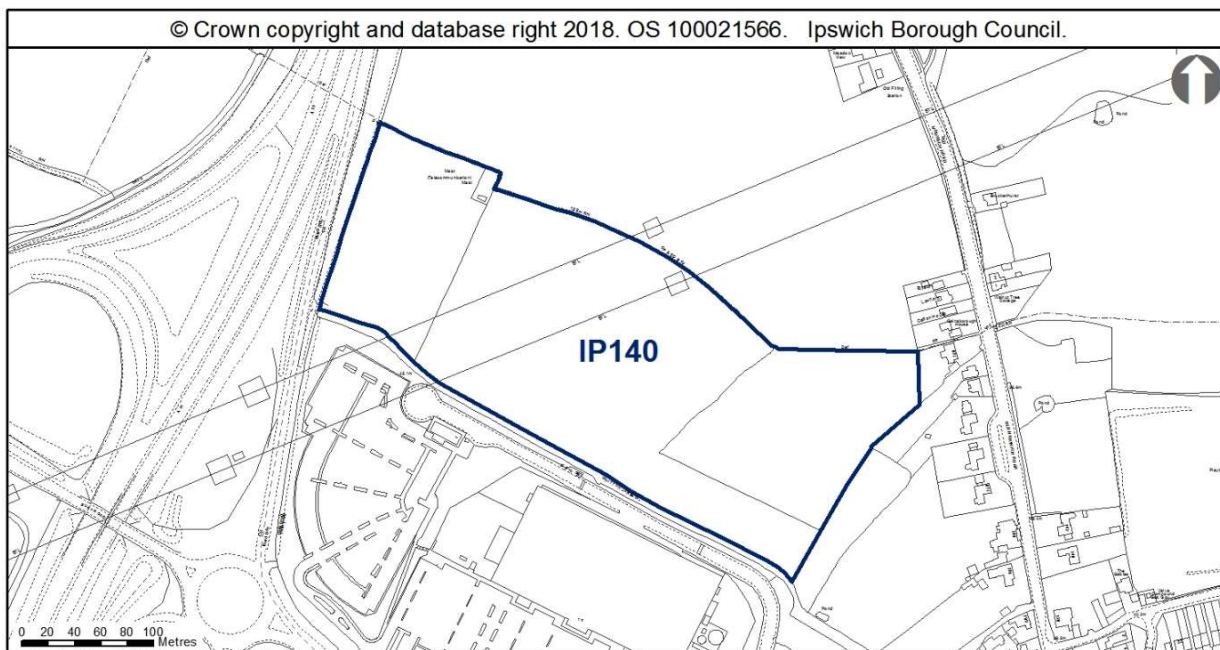
This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich and within the Area of Archaeological Importance (IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is a potential for nationally important archaeological remains outside of scheduled areas. 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.

A transport assessment and travel plan will be required . Pedestrian capacity along College St footways, and the one-way traffic system 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. There is a Flood Incident Report for this site.

Site ref: IP140 (UC257) Land North of Whitton Lane

Site area: 6.93ha



Allocation Policy SP5

Use(s)		Indicative capacity
Primary	Employment Park	
	Business (B1 including offices B1a)	10,000 sq m
	Other B class and appropriate employment-generating sui generis uses as defined through policy DM32	10,000 sq m

Adopted Plan 2017

As above

Current use

Grassland.

Development constraints / issues

Access constraints and need to consider impacts on rights of way, noise from the A14 and the need to support wildlife ecological network and recreational green corridor functions associated with the 'green rim' (see e.g. Core Strategy Policies CS16, DM8 and DM10). The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to

establish the full wildlife interest, including for birds and reptiles and an ecological survey, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

The site is adjacent to the Whitton Conservation Area. Any cumulative impacts on the conservation area with the development of sites IP005 and IP032 will need to be taken into account.

Roman, Medieval and Anglo-Saxon finds are recorded in the vicinity of the site area (IPS 093). 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

A comprehensive planning approach is required with land north of the site within Mid Suffolk District.

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.

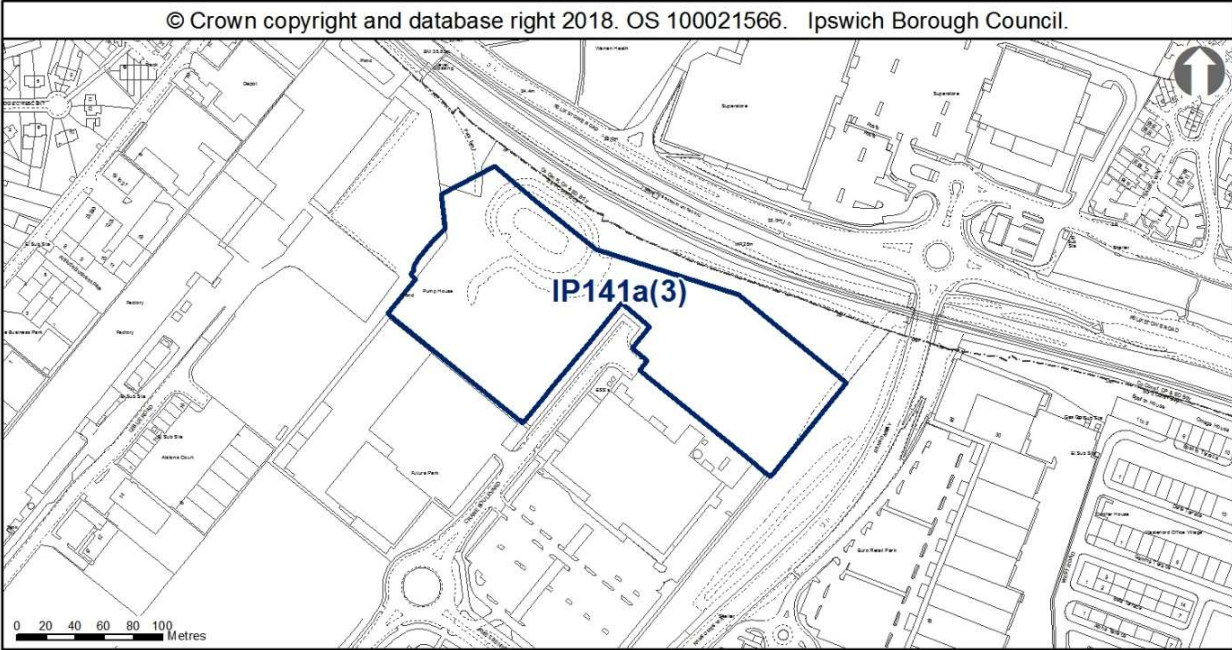
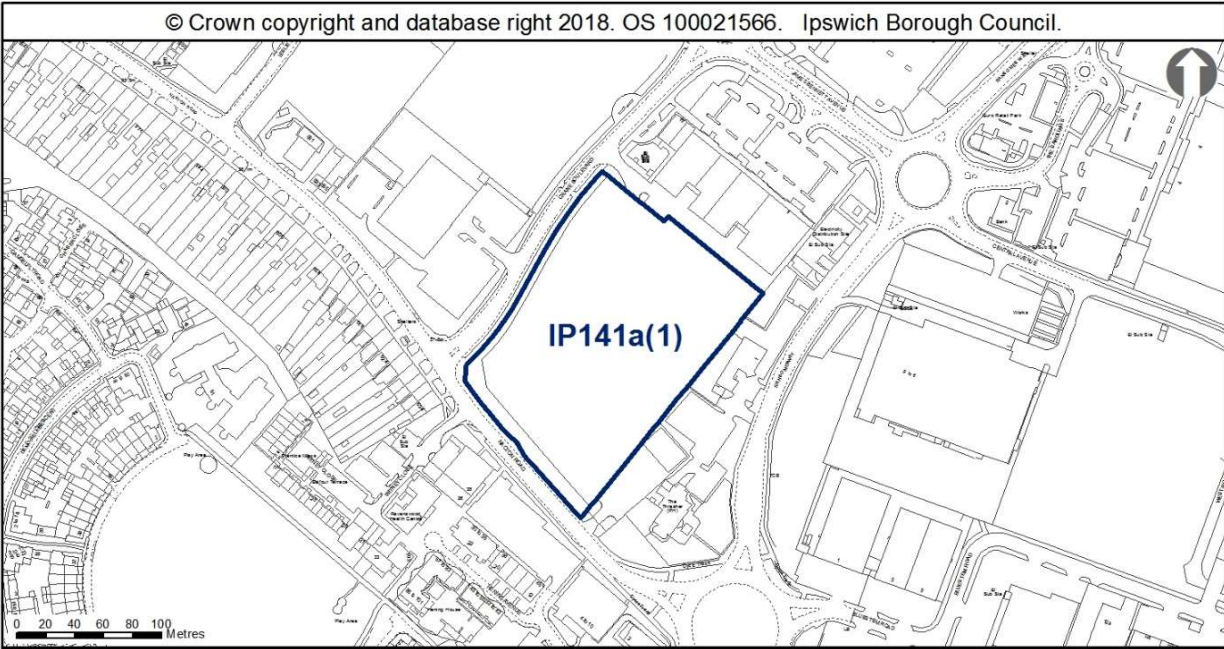
Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

A transport assessment and travel plan will be required.

A pipeline traverses the site. It could affect the layout or require diversion. National Grid will need to be consulted on any development proposals for the site.

Site ref: IP141a (UC258) Land at Futura Park, Nacton Road (formerly the Cranes Site)

Site area: 4.82ha



Allocation Policy SP5

Use(s)		Indicative capacity
Primary	B-Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM32	18,000 sq m

Adopted Plan

As above, but third site IP141a(2) now removed

Current use

Vacant employment land (previously allocated as a strategic employment site).

Development constraints / issues

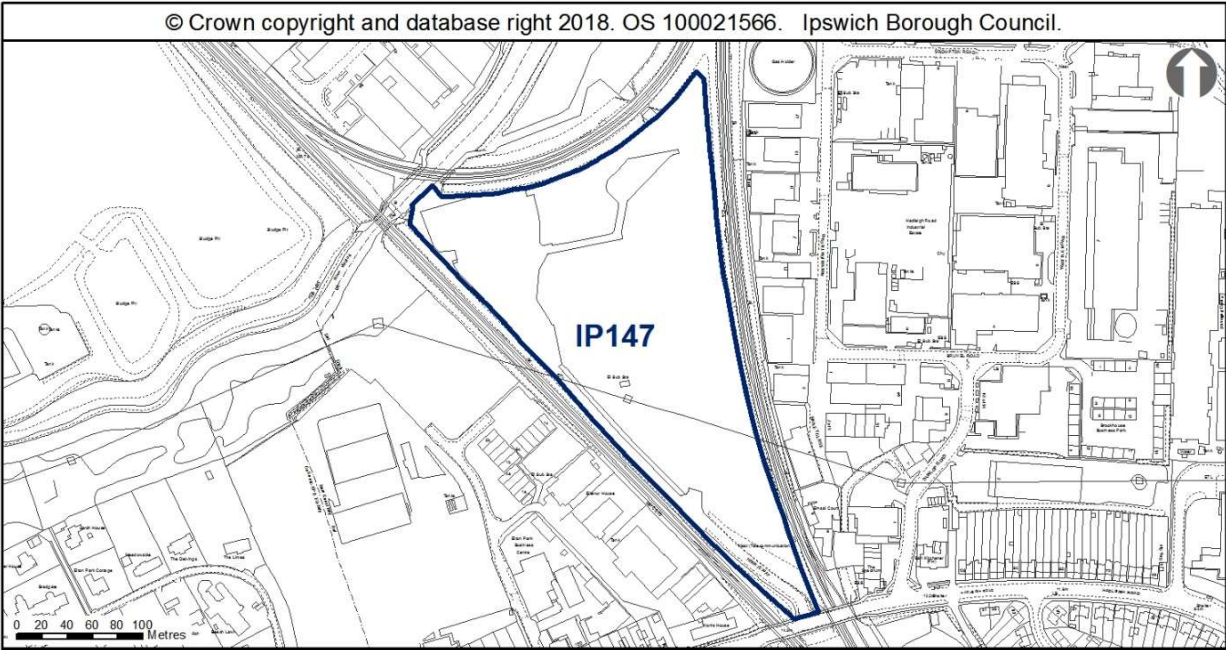
TPOs nearby fronting Nacton Road (an application for tree works may be required). Possible contamination. Adjacent to railway wildlife corridor and buffer.

The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.

A transport assessment and travel plan will be required.

Site ref: IP147 (UC264) Land between railway junction and Hadleigh Road

Site area: 4.7ha



Allocation Policy SP5

Use(s)	Indicative capacity
Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM32)	20,000sqm

Adopted Local Plan 2017

As above

Current use

Vacant employment land

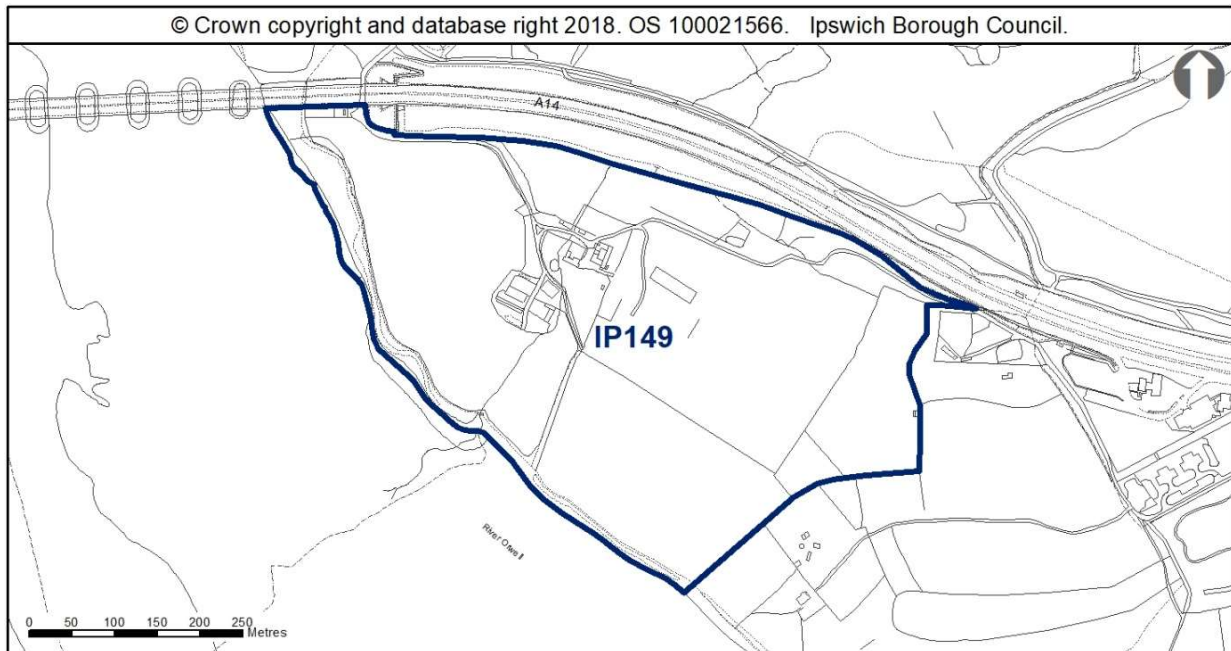
Development constraints / issues

Possible contamination, part within a flood zone, and adjacent to a County Wildlife Site (the river). Development would need to also support the wildlife corridor function of the railways. 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.

There may be a requirement for palaeoenvironmental assessment and archaeological monitoring, depending on the nature of proposed ground works.

Site ref: IP149 (UC266) Pond Hall Farm

Site area: 24.7ha



Allocation Policy SP8

Use(s)	Indicative capacity
Country Park extension	-

Adopted Plan 2017

As above

Current use

Farm land

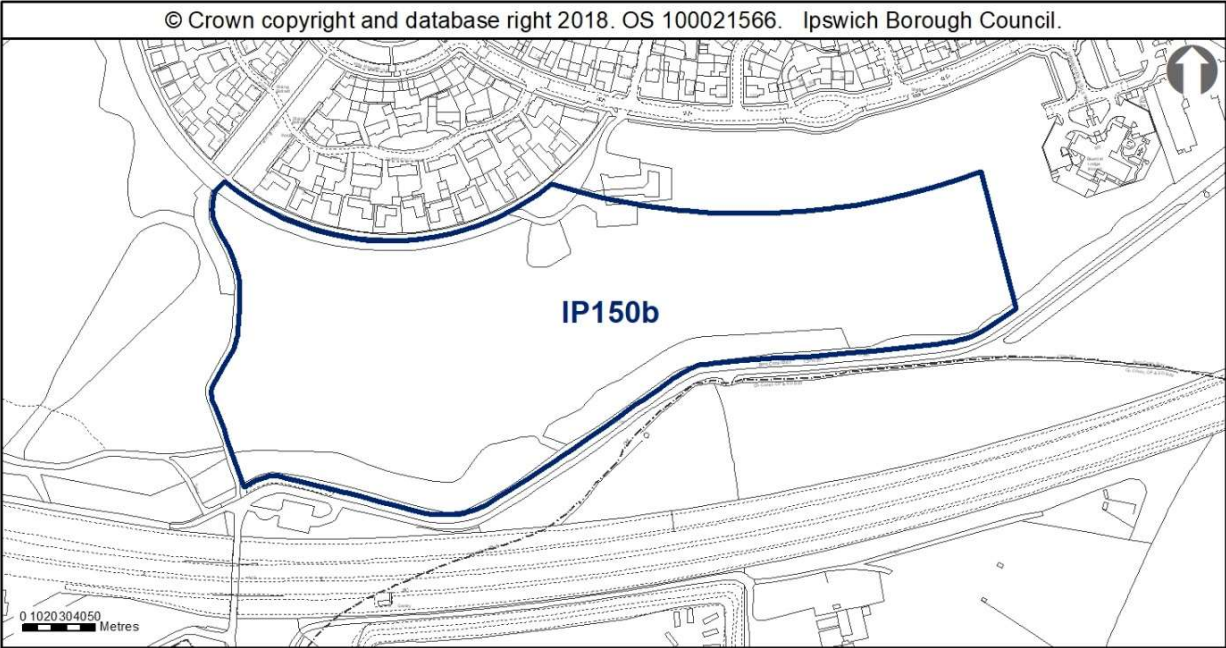
Development constraints / issues

Access constraints, possible contamination, adjacent to a Ramsar Site and Special Protection Area for birds. The site would need to be master planned and measures put in place to manage public usage and link routes with neighbouring sites. The impacts of proposals on the SPA will be tested.

This land lies on a slope overlooking the Orwell Estuary, close to prehistoric sites and in a topographically favourable location in archaeological terms. Suffolk County Council Archaeology Service should be consulted up front on proposals for ground works or formal landscaping.

Site ref: IP150b (UC267 part) Land south of Ravenswood

Site area: 7.8ha



Allocation Policy SP7

Use(s)	Indicative capacity
Sports Park	

Adopted Plan 2017

As above on larger site.

Current use

Vacant land, informal open space.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. It should link into cycling and pedestrian route networks. Possible drainage constraints. The site has potential wildlife interest – ecological, reptile and invertebrate surveys will be needed prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012. Also part of wildlife network.

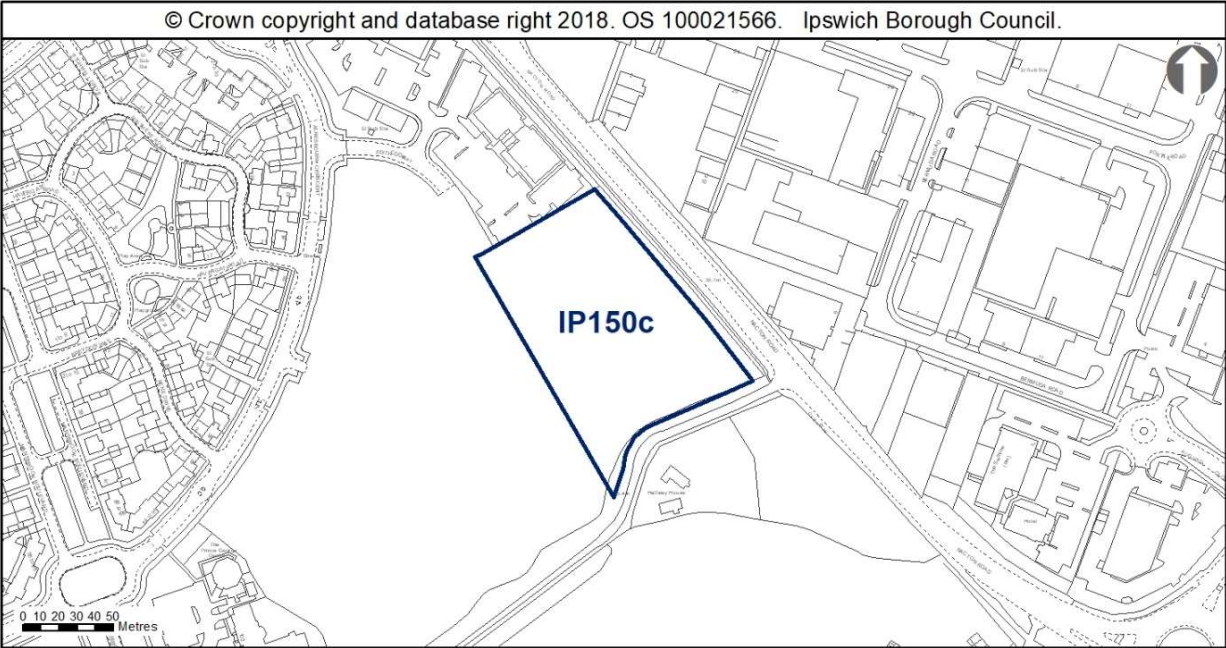
This large site lies in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.

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.

Site ref: IP150c (UC267) Land south of Ravenswood

Site area: 1.18ha ha



Allocation Policy SP5

Use(s)		Indicative capacity
Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM32 (subject to policy DM18)	11,000sqm

Adopted Plan

20,000sqm of Employment on larger allocation.

Current use

Vacant land, informal open space.

Development constraints / issues

Access constraints – should be master planned comprehensively with the Airport Farm Kennels site to the south and improvements to this part of the Nacton Road corridor between junction 57 and the Ransomes Way/Nacton Road junction to create an attractive gateway to Ipswich. Drainage constraints. 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.

It should link into cycling and pedestrian route networks.

The site has potential wildlife interest – ecological, reptile and invertebrate surveys will be required prior to any vegetation clearance, and mitigation where appropriate. Please refer to the Ipswich Wildlife Audit 2012.

This site lies in the vicinity of Prehistoric remains and crop marks, and as such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process.