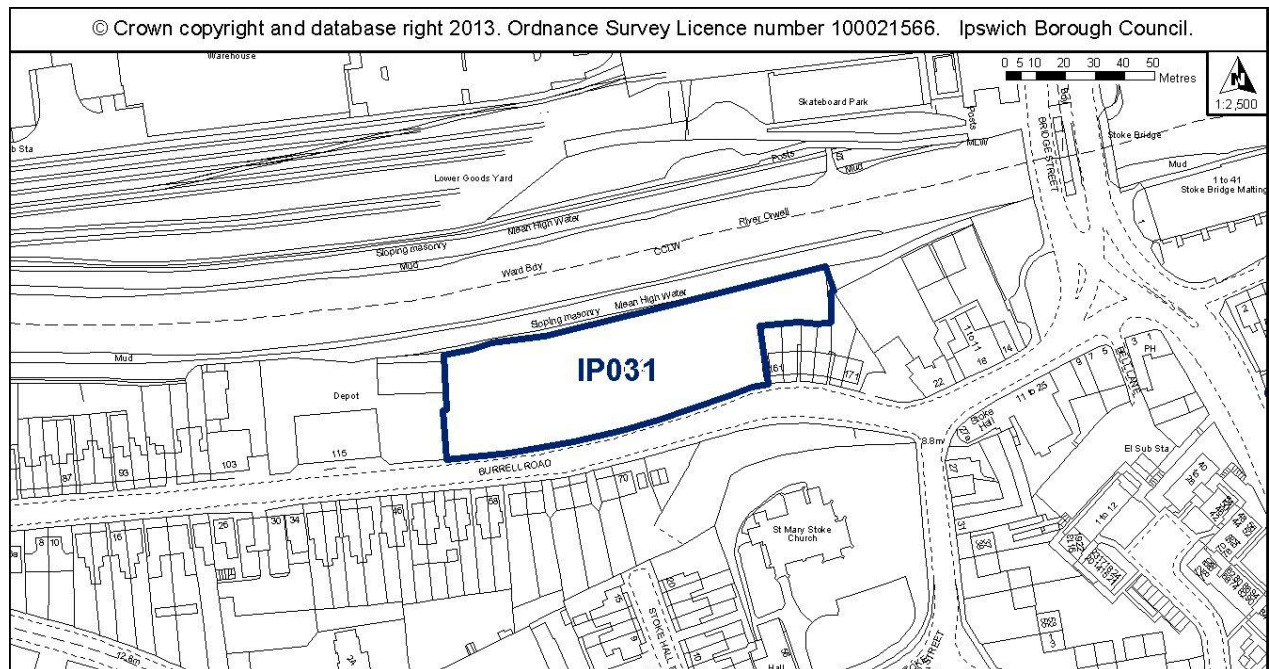


**Site ref: IP031 (UC032) Burrell Road**

**Site area: 0.44ha**



### **Proposed Allocation Policy DM39**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M	20

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

100% housing at high density on a larger site of 0.74ha – 122 dwellings

### **Current use**

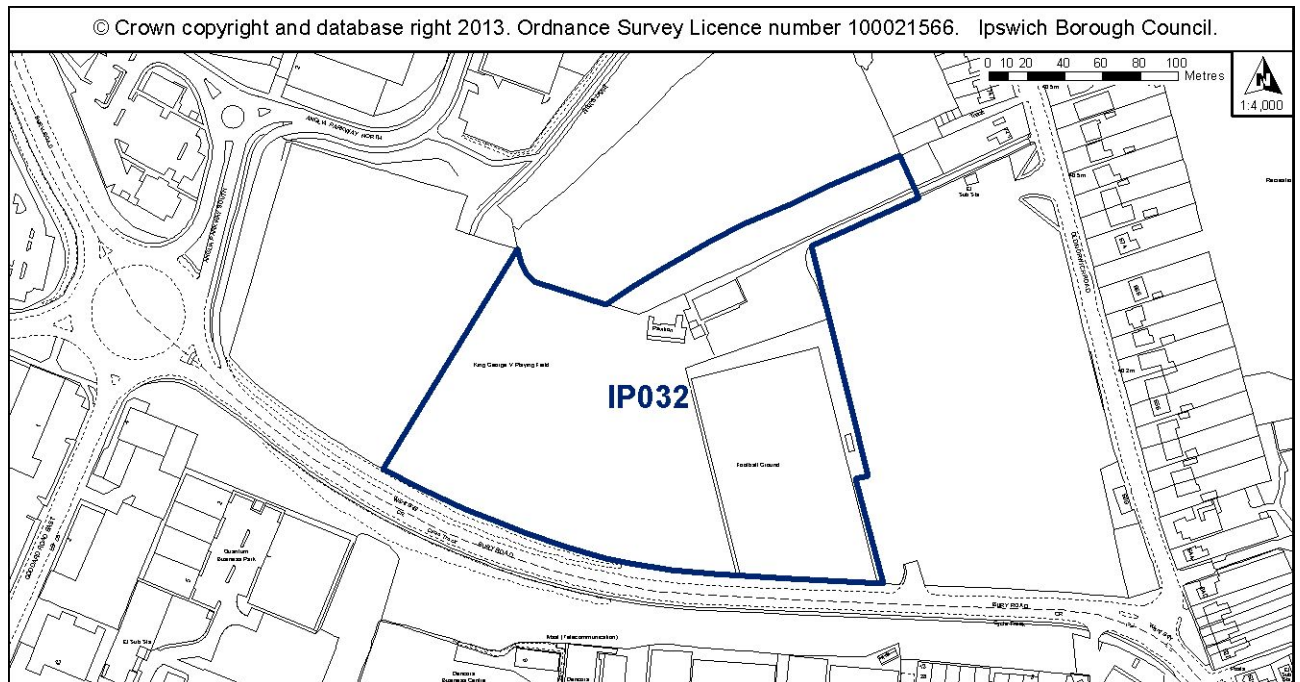
Car park.

### **Development constraints / issues**

In a flood zone, close to an AQMA, adjacent to a conservation area, part within area of archaeological importance, possible contamination. Development would need to support the wildlife corridor function of the river.

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

**Site area: 3.54ha**



### **Proposed Allocation Policies DM39 & DM43**

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Housing	80%	L	99
Open space	20%		

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

50% housing at medium density – 97 dwellings

50% Open space

### **Current use**

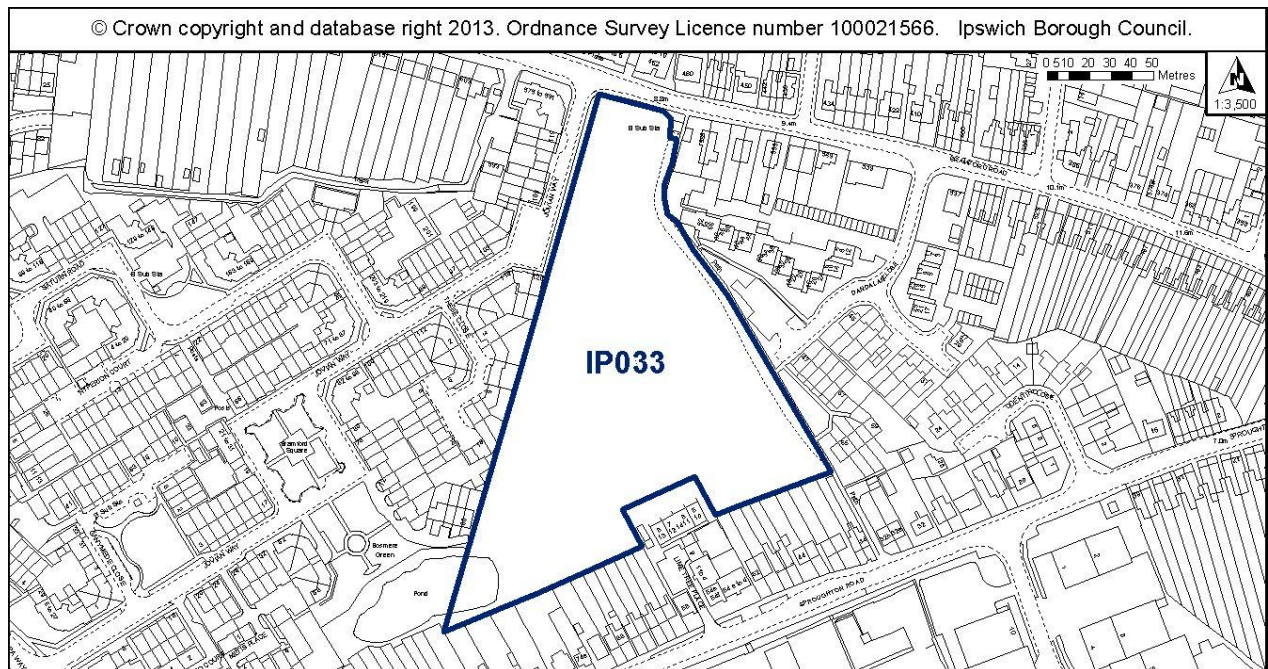
Playing fields

### **Development constraints / issues**

Need prior provision of a replacement pitch in the locality. 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, adjacent to a conservation area, possible contamination. Trees on southern boundary protected by a TPO.

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

**Site area: 2.03ha**



#### **Proposed Allocation Policies DM39 & DM43**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	50%	M	46
Open space	50%		

\* see Core Strategy policy DM30 for average densities.

#### **Preferred Option 2007**

20% housing at medium density – 22 dwellings

80% Open space

#### **Current use**

Open land (fenced).

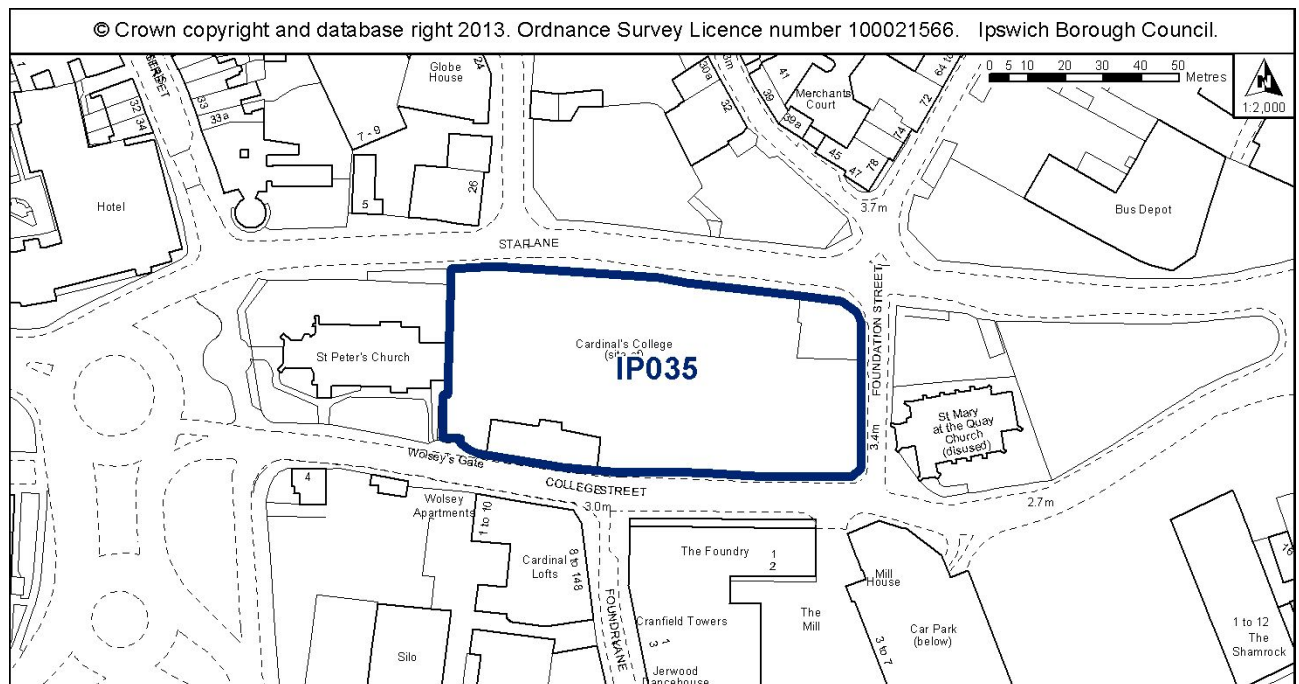
#### **Development constraints / issues**

Possible access constraints, possible contamination (former landfill), local wildlife site. A 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.

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

**Site area: 0.54ha**



### **Proposed Allocation Policy DM42**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
B1 Office Employment	c. 40%	N/A	N/A
Hotel / leisure	c. 40%		
Small scale retail	c. 10%		
Car parking	c. 10%		

### **Preferred Option 2007**

30% B1 employment; 50% hotel; 10% small scale retailing or food and drink; 10% car parking

### **Current use**

Vacant land.

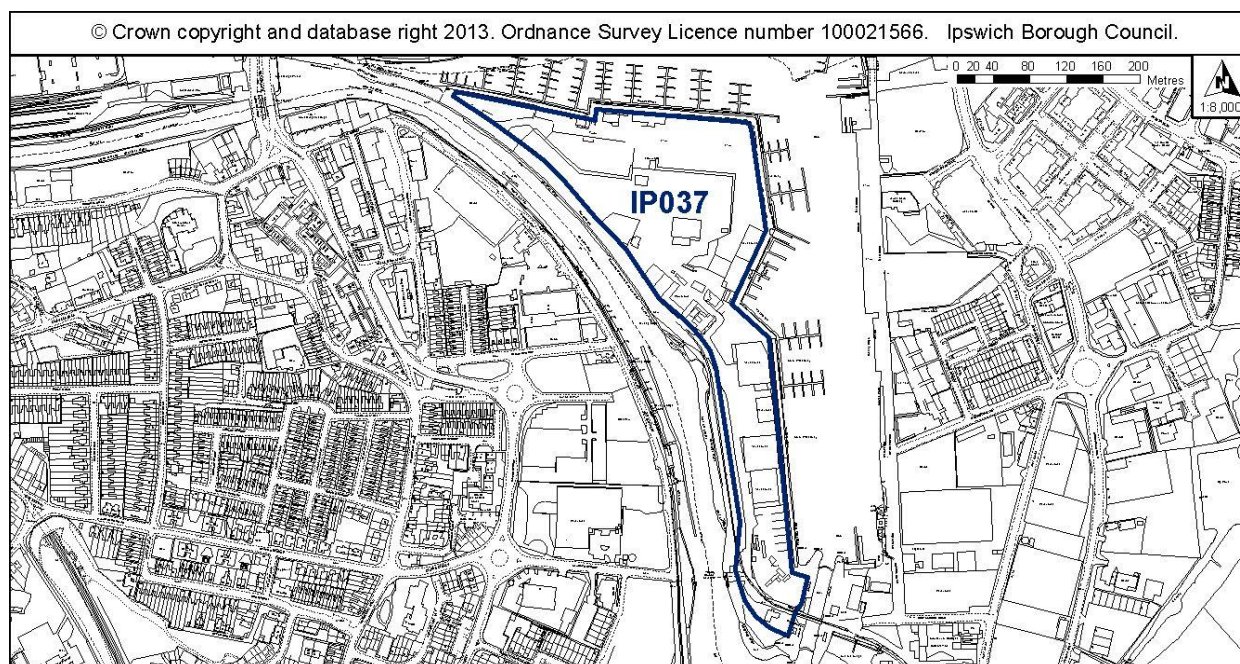
### **Development constraints / issues**

Access constraints, within an Air Quality Management Area, an area of archaeological importance and a conservation area, possible contamination, in a flood zone and listed buildings on or adjacent to the site.



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

**Site area: 6.02ha**



### **Proposed Allocation Policies DM39, DM42 & DM43**

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	50%	H lower end of range	271
B1 Employment and leisure	30%		
Open space	15%		
Small scale retail/café/ restaurant	5%		

\* see Core Strategy policy DM30 for average densities.

### **Preferred Option 2007**

50% housing at high density – 497 dwellings

30% Employment and leisure

15% Open space

5% Small scale retail/café/ restaurant

### **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 to 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 DM45).

It is close to an AQMA, in an area of archaeological importance, in a conservation area, in a flood zone, and close to the Orwell Estuary Special Protection Area.

Development principles for the Island Site are set out in Chapter 7 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.