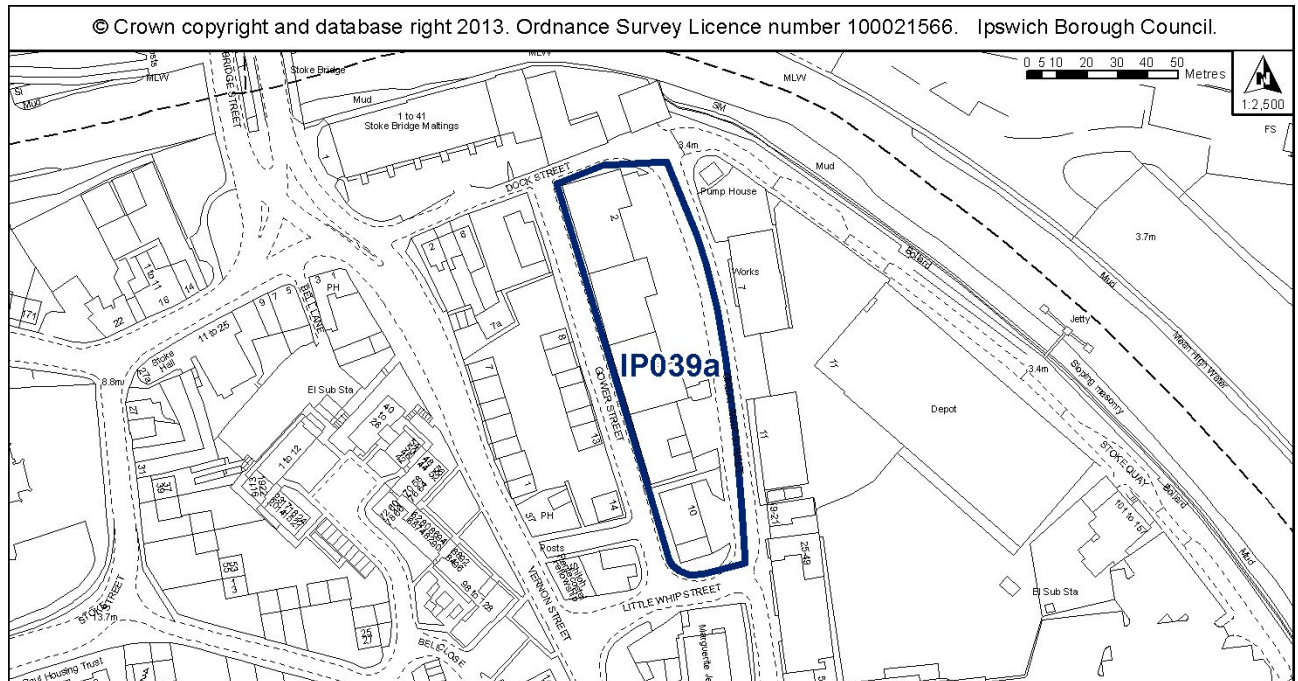


Site ref: IP039a (UC040 part) Land between Gower Street & Great Whip Street

Site area: 0.48ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	100%	M-H	43

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 For whole of IP040

80% housing at high density – 144 dwellings

20% community use, workshops

Current use

Part vacant industrial buildings.

Development constraints / issues

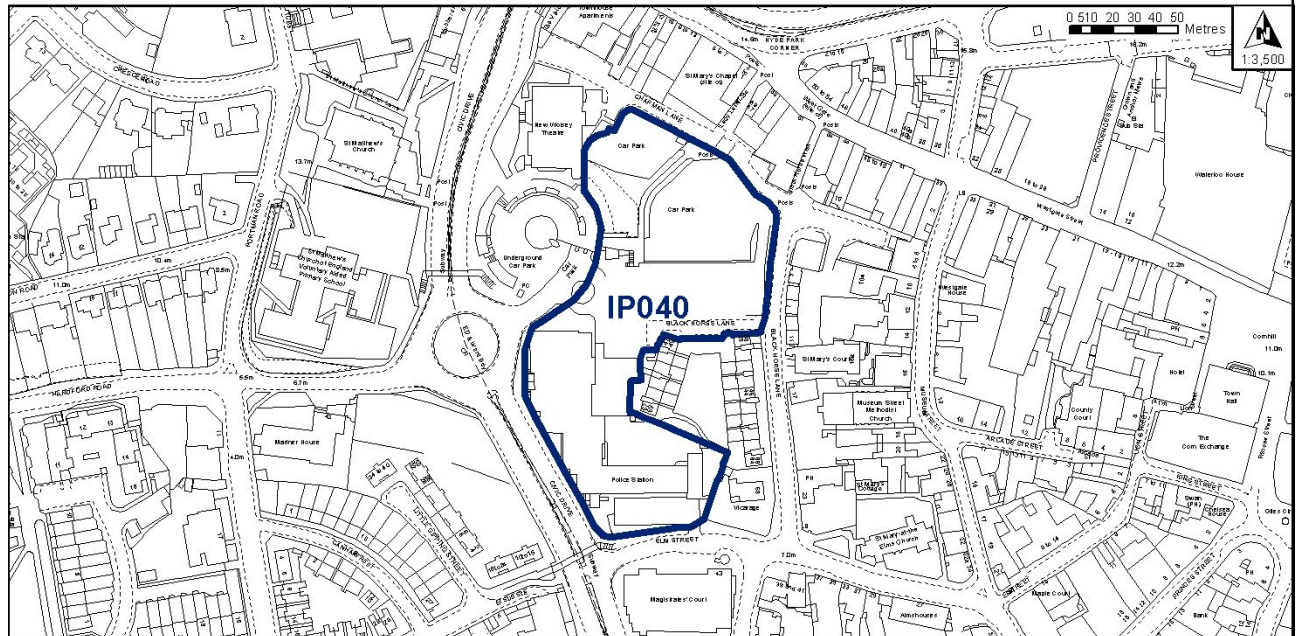
In a flood zone, close to an Air Quality Management Area, adjacent to a listed building and conservation area, within area of archaeological importance, and possible contamination.

Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies plan (see 'Opportunity Area A').

Site ref: IP040 & 041 (UC041 & 42) Civic Centre Area / Civic Drive

Site area: 1.31ha

© Crown copyright and database right 2013. Ordnance Survey Licence number 100021566. Ipswich Borough Council.



Proposed Allocation Policy DM39 & Policy DM49

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	20%	H	28
Primarily retail	80%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 Included as two separate sites previously.

IP041 20% housing at high density – 24 dwellings, 60% retail, 20% B1 employment

IP042 50% housing at high density – 43 dwellings, 50% B1 employment

Current use

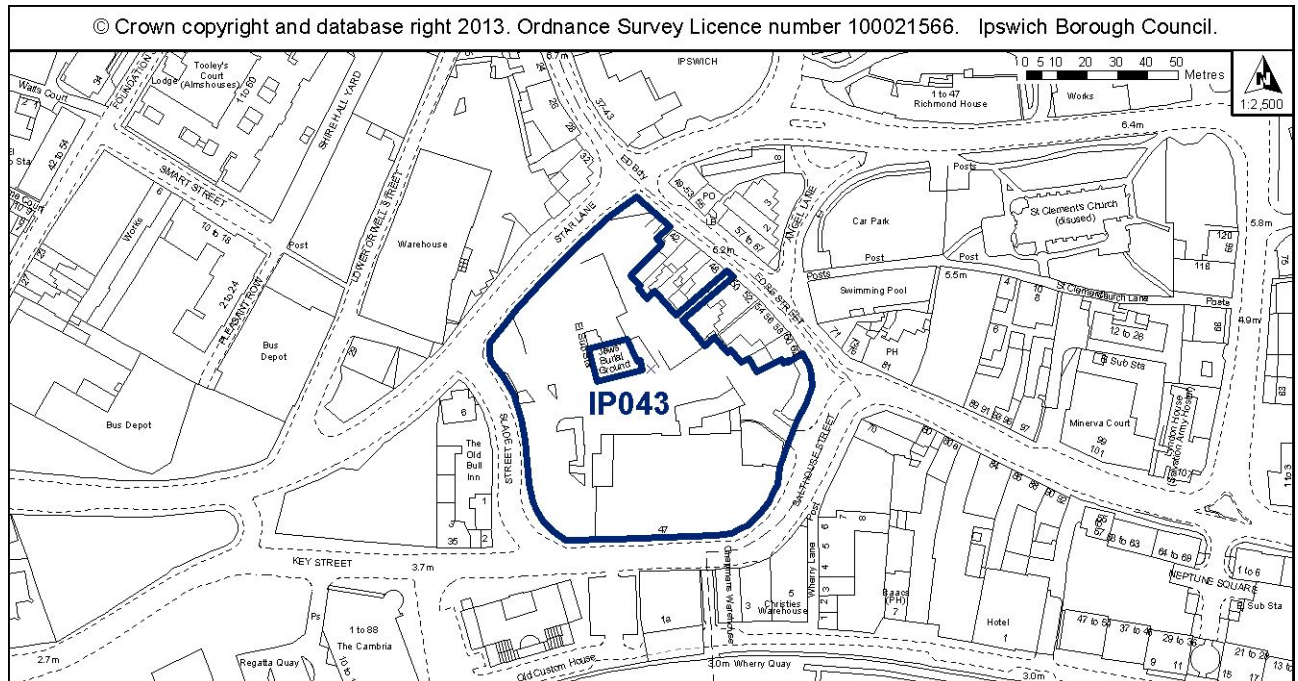
Vacant development site, former county court, police station.

Development constraints / issues

Awaiting completion of the Police Station relocation. Residential use could be located above retail uses. In an area of archaeological importance, adjacent to a conservation area, possible contamination. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies plan (see 'Opportunity Area E').

Site ref: IP043 (UC044) Commercial Buildings and Jewish Burial Ground, Star Lane

Site area: 0.70ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	80%	H (at lower end of range)	61
Employment B1 / Leisure	20%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

No allocation in 2007, as the site had planning permission for commercial and residential mixed use.

Current use

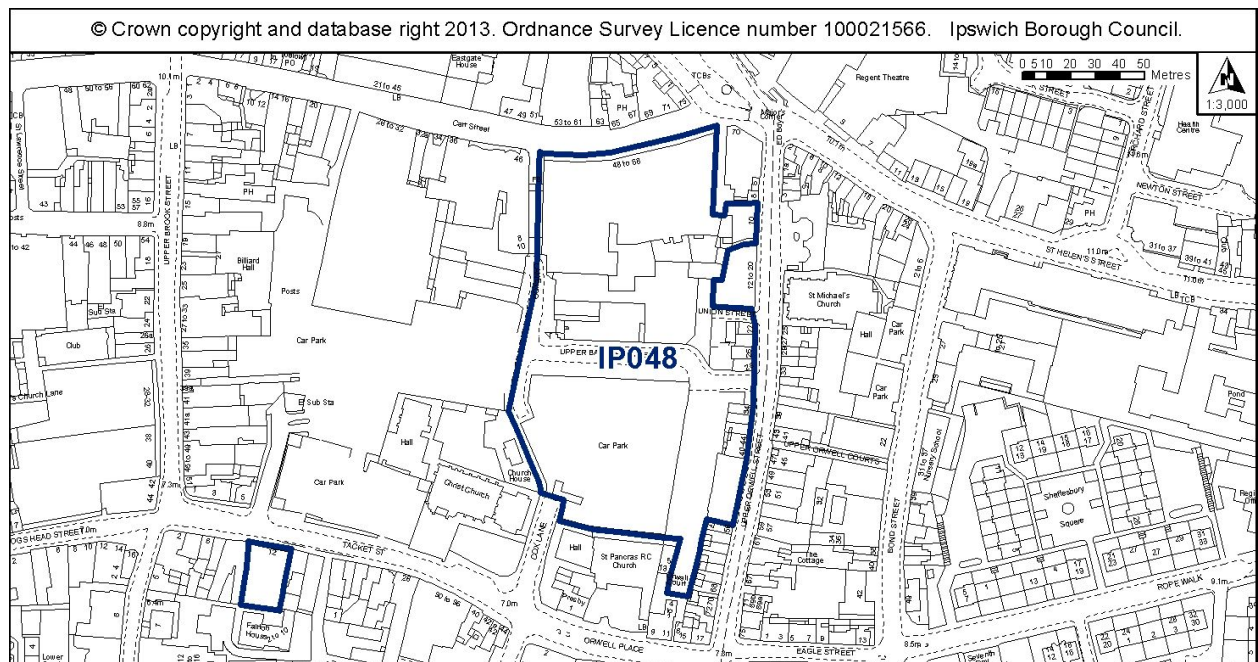
Vacant site, Jewish burial ground

Development constraints / issues

Access, Air Quality Management Area, area of archaeological importance, within a conservation area, flood risk, listed buildings on site or nearby. Considered unlikely to come forward for student accommodation (11/00267/FUL), hence inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies plan (see 'Opportunity Area B').

Site ref: IP048 (UC051) Mint Quarter east of Cox Lane

Site area: 1.35ha



Proposed Allocation Policies DM39 & DM43

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	60%	H (lower end of range)	73
Open space and short stay multi-storey car parking	40%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 (For whole site, east and west of Cox Lane)

20% housing at high density – 89 dwellings

80% retail, car park and food & drink

Current use

Surface level short stay car parking, vacant shops

Development constraints / issues

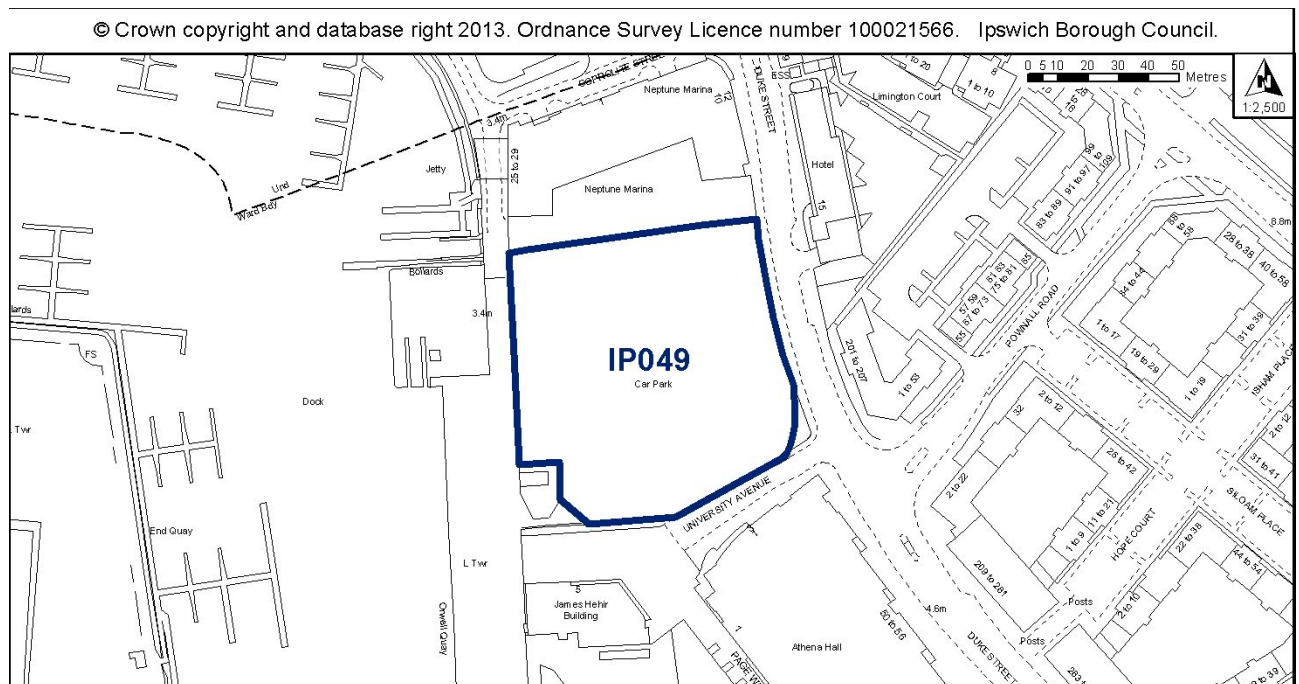
Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the west part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

Close to an Air Quality Management Area, in an area of archaeological importance, adjacent to a conservation area and listed buildings, possible contamination and TPOs on site or nearby. The locally listed façade to Carr Street is to be retained.

Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

Site ref: IP049 (UC052) No. 8 Shed, Orwell Quay

Site area: 0.76ha



Proposed Allocation Policy DM53

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Education and ancillary uses / Waterfront uses	N/A	N/A	N/A
Public car parking			

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

50% housing at high density – 62 dwellings; 20% hotel; 20% public car parking and 10% small scale leisure / retail.

Current use

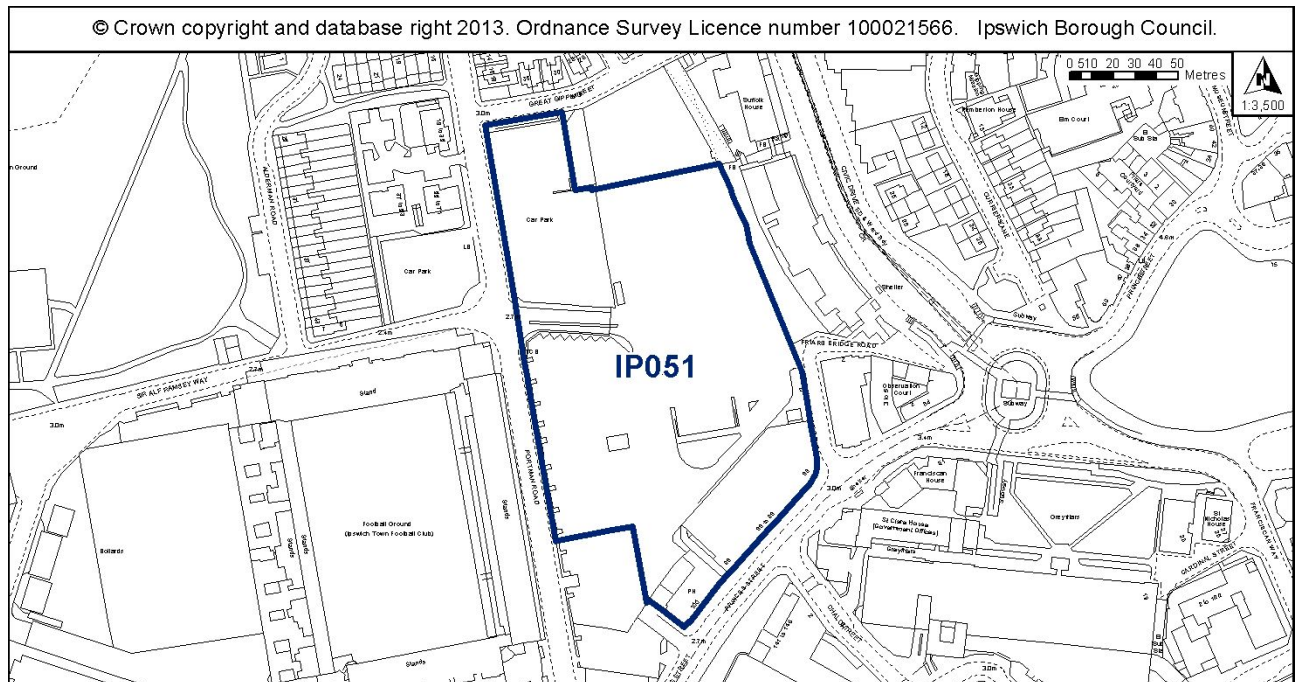
Temporary surface level long stay car parking.

Development constraints / issues

Within a flood zone and an area of archaeological importance and close to an Air Quality Management Area. It is adjacent to a conservation area and there may be contamination.

Site ref: IP051 (UC054) Old Cattle Market, Portman Road - South

Site area: 2.21ha



Proposed Allocation Policy DM42

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Employment B1 office	80%	N/A	N/A
Hotel/leisure	20%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

40% large scale leisure; 20% employment; 10% hotel; 20% housing at high density – 83 dwellings;
10% small scale retail / food and drink

Current use

Surface level long stay car parking, public house, vacant former car showroom.

Development constraints / issues

Need to replace the existing car parking before the site can be redeveloped. Possible contamination and in a flood zone. Development principles for River Corridor and Princes Street Corridor Opportunity Area, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies plan (see 'Opportunity Area F'). They include creating a new townscape of well defined blocks east of Portman Road.