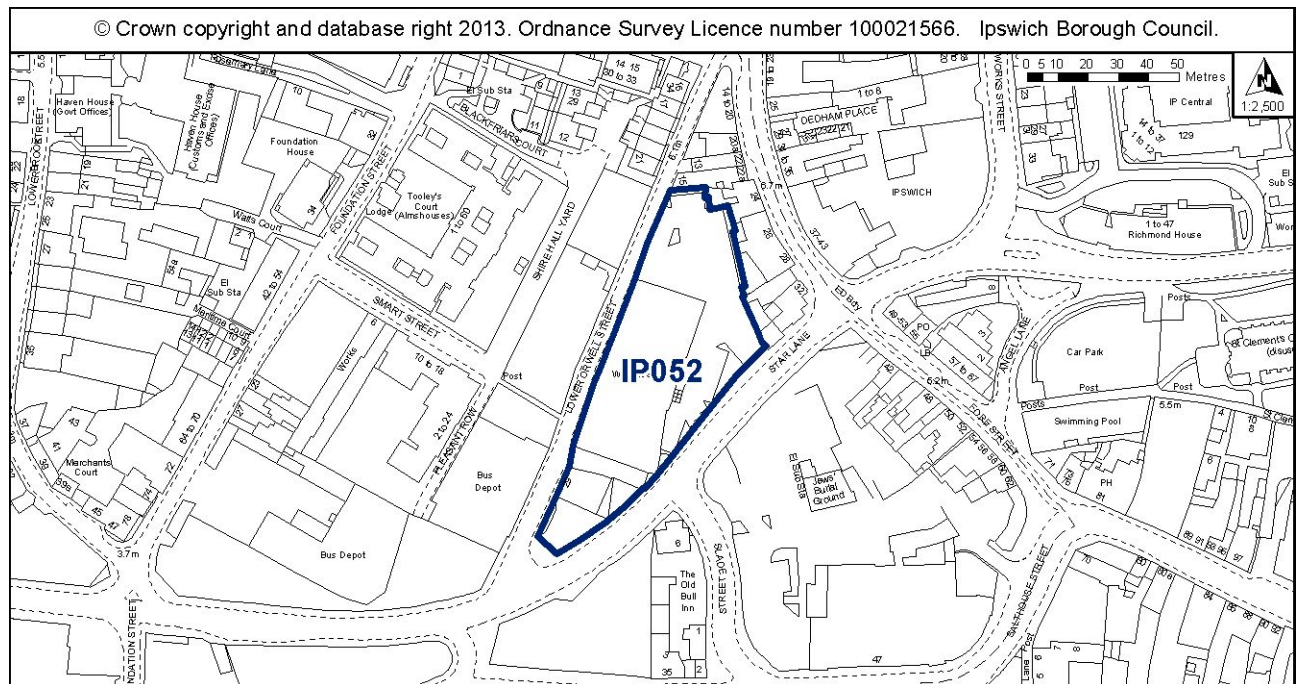


Site ref: IP052 (UC055) Land between Lower Orwell Street & Star Lane

Site area: 0.40ha



Proposed Allocation Policy DM42

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

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

80% housing at high density – 53 dwellings

20% employment B1 office

Current use

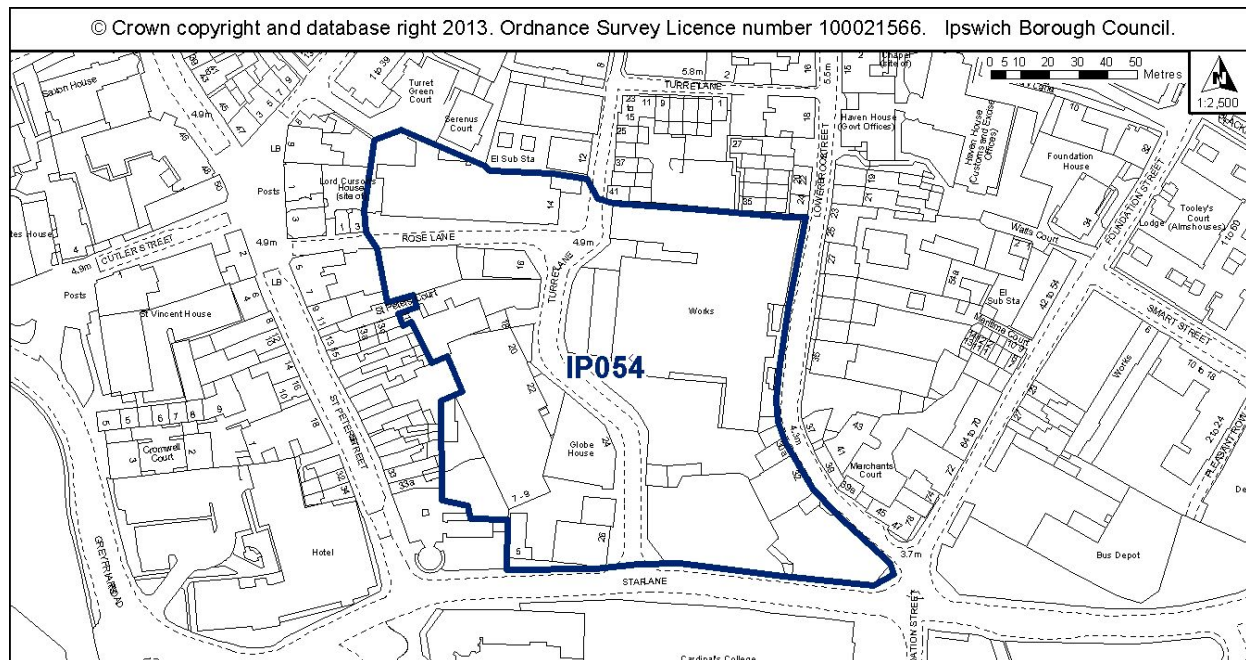
Vacant warehouse, gym, hand car wash, temporary car parking.

Development constraints / issues

Within an Air Quality Management Area and area of archaeological importance and adjacent to a conservation area and a listed building. Possible contamination and part within a flood zone. 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: IP054 (UC057) Land between Old Cattle Market & Star Lane

Site area: 1.72ha



Proposed Allocation Policies DM39 & DM42

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	30%	M (@55 dwellings per ha)	28
B1 office, leisure - electricity sub station, possible car parking, some small scale retail	70%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

50% housing at high density – 141 dwellings

30% B1 employment and electricity sub station

20% small scale retail, leisure, food and drink

Current use

West side various employment uses, car parking. East side vacant Archant works and car parking.

Development constraints / issues

Redevelopment will be dependent on the intentions of existing businesses.

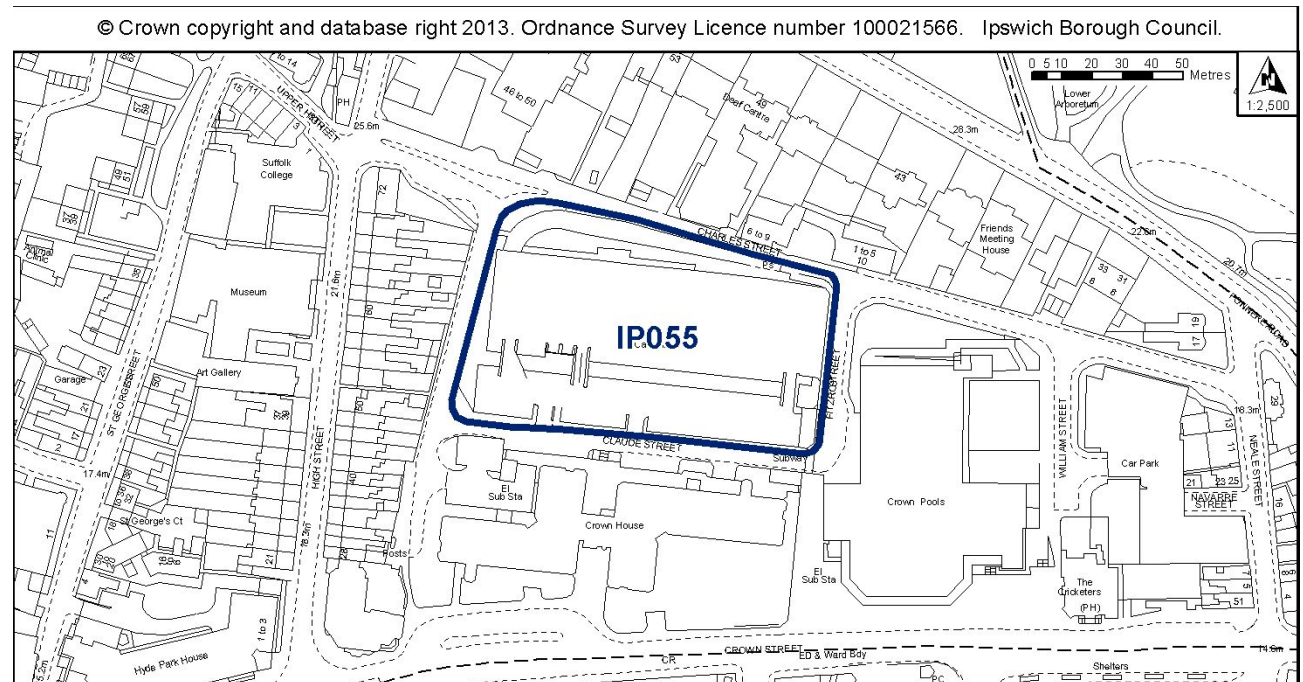
Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 7 of the Site Allocations and Policies development plan document (see 'Opportunity Area B'). They include, for example, a layout to relate to the historic street pattern and enhanced pedestrian linkage 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.

It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby.

Site ref: IP055 (UC058) Crown Car Park, Charles Street

Site area: 0.70ha



Proposed Allocation Policy DM57

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Public car park	100%	N/A	N/A

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 As part of a larger site for comprehensive redevelopment:

30% retail

20% housing at high density – 64 dwellings

25% employment

25% multi storey car park

Current use

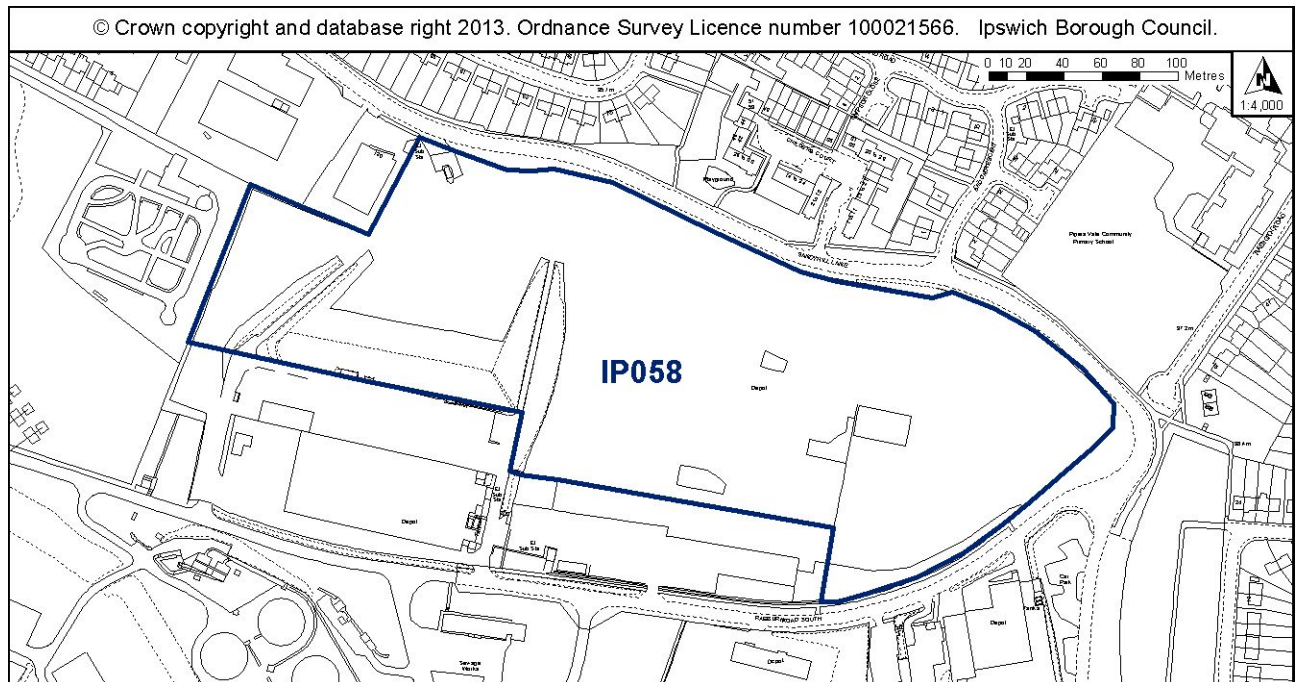
Public car parking.

Development constraints / issues

Close to an Air Quality Management Area, and adjacent to a conservation area and TPO protected trees.

Site ref: IP058 (UC061) Former Volvo Site, Raeburn Road South

Site area: 5.85ha



Proposed Allocation Policy DM42

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Employment (B1, B2, B8)	100%	N/A	N/A

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

50% housing at low density – 102 dwellings

50% employment

Current use

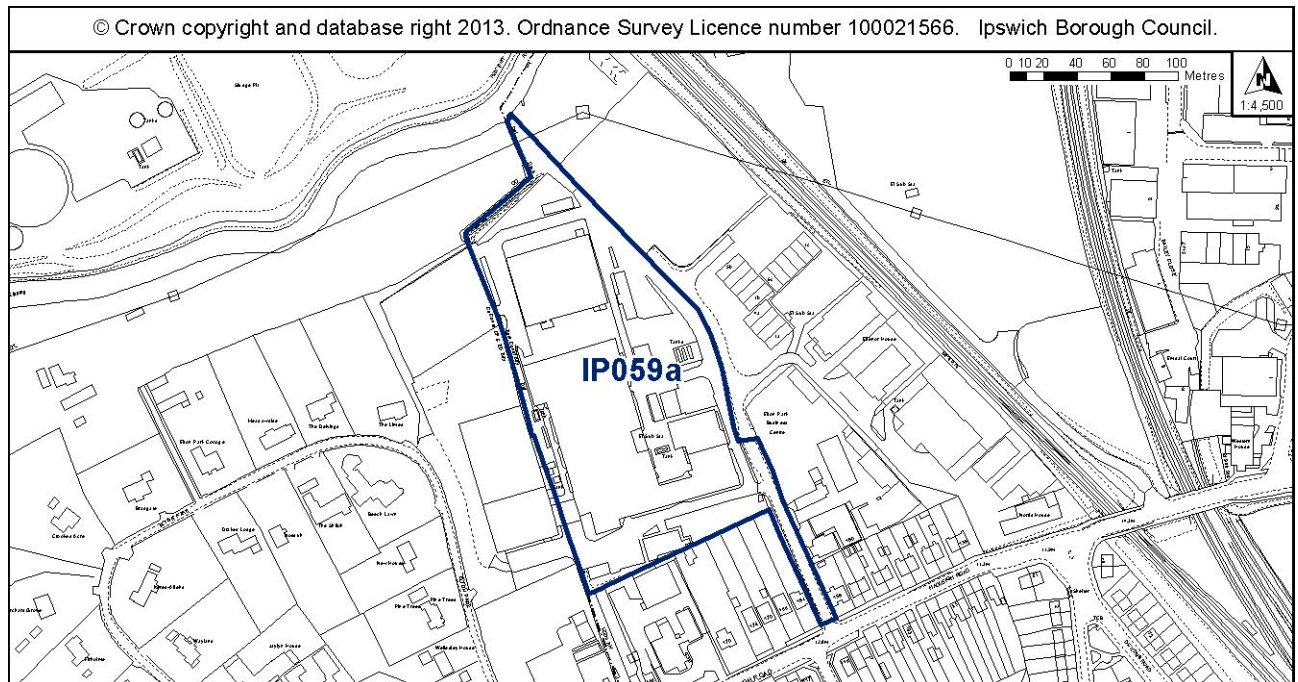
Part used as external storage space.

Development constraints / issues

Access constraints, possible contamination, odour from the sewage works and the site is within a Landfill consultation zone. It is a designated County Wildlife Site although this may need to be reviewed because the quality of its flora has changed since designation. It has wildlife value, however, and forms part of the ecological network. A reptile survey will be needed prior to any vegetation clearance, and mitigation where appropriate. New development will need to incorporate wildlife corridors. Please refer to the Ipswich Wildlife Audit 2012.

Site ref: IP059a (UC062 part) Elton Park Industrial Estate

Site area: 2.63ha



Proposed Allocation Policy DM39

Use(s)	% of site	Density of housing (H, M, L) *	Indicative capacity
Housing	100%	L-M	105

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007 On a larger site of 6.61ha including the employment uses to the east

50% housing at medium density – 165 dwellings

50% employment

Current use

Vacant employment site with redundant buildings.

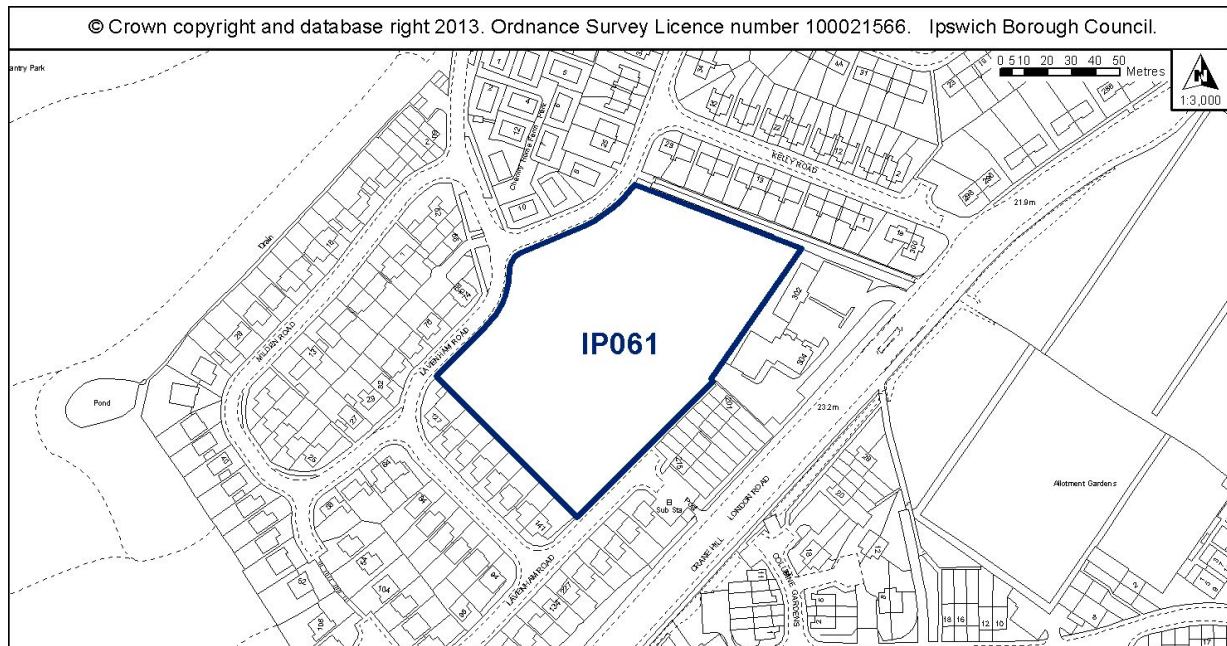
Development constraints / issues

Need to ensure land is safeguarded to land a pedestrian and cycle bridge to the river path (see Policy DM45). East side of site to remain in employment uses.

Possible contamination, TPO on site or nearby and adjacent to a flood zone.

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

Site area: 1.08ha



Proposed Allocation Policies DM39 & DM43

Use(s)	% of site	Density of housing (H, M, L)*	Indicative capacity
Housing	70%	L-M	30
Open space	30%		

* see Core Strategy policy DM30 for average densities.

Preferred Option 2007

Proposed new primary school.

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.