

Habitats Regulations Assessment addendum

for

Ipswich Borough Council's Core Strategy and
Policies Development Plan Document review
post-submission main modifications

October 2016

Status: Issue

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Town Planners and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

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Ipswich Borough Council's Core Strategy and Policies Development Plan Document review post-submission main modifications

This report is certified BS 42020 compliant and has been prepared in accordance with The Chartered Institute of Ecology and Environmental Management's (CIEEM) Technical Guidance Series '*Ecological Report Writing*' and Code of Professional Conduct.

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Non-technical summary

On 14th December 2015 Ipswich Borough Council submitted its Local Plan for Examination, which consists of the following two development plan documents (DPDs):

- Core Strategy and Policies Development Plan Document review; and
- Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

The Local Plan was accompanied by Habitats Regulations Assessment reports by The Landscape Partnership, with one assessment of each Development Plan Document and an assessment for subsequent modifications to each document. The Development Plan Documents and Habitats Regulations Assessments can be found on Ipswich Borough Council's website at <https://www.ipswich.gov.uk/content/submission-ipswich-local-plan-examination>.

Following representations on soundness of the Local Plan documents, the Secretary of State appointed Mr Malcolm Rivett BA (Hons) MSc MRTPI of the Planning Inspectorate to conduct an independent examination into the soundness of the submitted documents in accordance with the relevant legal requirements. The hearings took place on various dates in March, June and July 2016 at Ipswich Borough Council's office.

Following the hearings, the Inspector and Ipswich Borough Council have agreed that some modifications should be made to the Local Plan before it can be adopted. The purpose of this addendum is to assess, under the Habitats Regulations, the post submission main modifications to Core Strategy and Policies Development Plan Document review Development Plan Document prior to adoption.

One policy modification was considered to have potential to give rise to a change which might give rise to a likely significant effect upon European sites. This was policy CS7. In summary, modifications to policy CS7 and supporting text are to reduce the housing allocation from 677 dwellings per year, to an interim minimum target of 489 dwellings per year to the end of the plan period. This is because there is a capacity constraint to allocating more than 489 dwellings per year. However, the council will take a 'positive approach' to housing applications on sites not allocated subject to other policies of the plan. The capacity constraints suggest that, despite lack of an upper limit to housing growth, the Proposed Submission Core Strategy Review target for at least 677 dwellings per year would not be reached. The 677 dwellings per annum assessed in the previous HRA was not expected to have an adverse effect, therefore the lower figure of 489 would also not be expected to have an adverse effect. Any unmet need over and above the 489 figure is not likely to exceed 677 dwellings per annum, based on existing evidence. Housing development on non-allocated sites will continue to be assessed against policies CS4, CS16 and DM31, which provide protection to European sites.

No other modifications were assessed as altering the previous HRA conclusion that there would be no adverse affect upon any European site arising from the Development Plan Document and no further detailed consideration is required.

1 Introduction

1.1 Commission

- 1.1.1 The Landscape Partnership was commissioned by Ipswich Borough Council to carry out a Habitats Regulations Assessment of post-Examination modifications, of its Local Plan.

1.2 Current stage of Local Plan document

- 1.2.1 On 14th December 2015 Ipswich Borough Council submitted its Local Plan for Examination, which consists of the following two development plan documents (DPDs):

- Core Strategy and Policies Development Plan Document review; and
- Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

- 1.2.2 The Council undertook public consultation on its proposed submission versions of the two documents between 12th December 2014 and 5th March 2015. As a result of changes to national planning policy and guidance, and a number of responses received during the consultation, the Council undertook public consultation on Pre-Submission Main Modifications between 9th October and 23rd November 2015.

- 1.2.3 The Local Plan was accompanied by Habitats Regulations Assessment reports by The Landscape Partnership, with one assessment of each Development Plan Document and an assessment for modifications to each document. The Development Plan Documents and Habitats Regulations Assessments can be found on Ipswich Borough Council's website at <https://www.ipswich.gov.uk/content/submission-ipswich-local-plan-examination>.

- 1.2.4 Following representations on soundness of the Local Plan documents, the Secretary of State appointed Mr Malcolm Rivett BA (Hons) MSc MRTPI of the Planning Inspectorate to conduct an independent examination into the soundness of the submitted documents in accordance with the relevant legal requirements. The hearings took place on various dates in March, June and July 2016 at Ipswich Borough Council's office.

- 1.2.5 Following the hearings, the Inspector and Ipswich Borough Council have agreed that some post submission modifications should be made to the Local Plan before it can be adopted. There are 'main modifications' which provide a change to the plan, and 'additional modifications' which are improvements such as correcting spelling errors and grammar or explanatory text, but which do not change policy.

1.3 Conclusions of the Habitats Regulations Assessment of the submitted Local Plan

- 1.3.1 The Habitats Regulations Assessment for the submitted Development Plan Documents concluded that there would be no likely significant effect upon European sites from the Plan acting alone or in combination with other relevant plans.

Summary of assessment of Core Strategy and Policies Development Plan Document review

- 1.3.2 The assessment in 2014 showed that policy CS7, 'The Amount of Housing Required', and related policies would not have an adverse affect upon the integrity of European sites. Additional recreational impact causing disturbance to birds on the Stour and Orwell Estuaries SPA and causing disturbance or harm to European sites at greater distance would not occur, due to mitigation within the Proposed Submission Core Strategy and Policies DPD Review. The mitigation includes a new Country Park in the Ipswich northern fringe (Ipswich Garden Suburb), visitor management plans for existing European sites, requiring major new developments to include on-site public open spaces and wildlife habitat, and others.

- 1.3.3 Policies DM25 'Protection of Employment Land' and DM33 'Green Corridors' were assessed as having no adverse affect upon the integrity of the Stour and Orwell Estuaries SPA. Other policies would not have any impact. The mitigation for policy CS7 and related policies was also

satisfactory to mitigate any potential harm from the Proposed Submission Core Strategy and Policies DPD Review in combination with the Local Plan of Suffolk Coastal District Council and other plans or projects, and no in-combination adverse effect was identified.

- 1.3.4 All pre-submission main modifications and pre-submission additional modifications in 2015 were not likely to have a significant effect on any European site.

Summary of assessment of Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document

- 1.3.5 The Assessment in 2014 showed that policy SP8 (allocation IP149 for a new Country Park at Pond Hall Farm), had been revised from the previous draft to give greater clarity that further studies were needed on SPA impacts before this allocation could be implemented, giving reassurance that the DPD would have no likely significant effect on a European site. Policy DM46, 'The Port of Ipswich', for which consultees had expressed concern, had been dropped from the Plan. Policies DM33 'green corridors', DM36 'employment areas' and DM39 'land allocated for housing' which required Appropriate Assessment at Draft Plan stage have also been omitted from the Proposed Submission Plan. Other policies had no adverse effect upon the integrity of any European site.

- 1.3.6 All Pre-Submission Main Modifications and Pre-Submission Additional Modifications (2015) were considered not likely to have a significant effect on any European site.

1.4 Legislation and Policy background

- 1.4.1 Please refer to the Habitats Regulations Assessments mentioned above for further details.

1.5 The purpose of this addendum

- 1.5.1 The purpose of this addendum is to assess, under the Habitats Regulations, the post submission main modifications to the Core Strategy and Policies Development Plan Document review prior to adoption.

1.6 Reporting standards

- 1.6.1 This report was written in compliance with British Standard 42020:2013 'Biodiversity — Code of practice for planning and development' and the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.
- 1.6.2 This report was prepared in accordance with the CIEEM 'Guidelines for Ecological Report Writing' as updated December 2015.
- 1.6.3 The report was prepared by Nick Sibbett . The report was reviewed by Dr Jo Parmenter, Director of The Landscape Partnership.

2 Likely Significant Effect of Modifications

2.1 Methodology

- 2.1.1 Each main modification was initially reviewed to identify any changes to policy. Those modifications which resulted in no change to policy were identified as having no likely significant effect on any European site. Those modifications which resulted in a policy change, or altered text in the plan, were given more detailed consideration. In particular, any change to policy was assessed to identify if, or how, the change could affect a European site.
- 2.1.2 Appendix 1 lists all main modifications and the assessment of each modification. Additional modifications were also reviewed and found to be very minor and would have no effect on any European site.

2.2 Conclusions

- 2.2.1 One policy modification was considered to have potential to give rise to a change which might give rise to a likely significant effect upon European sites. This was policy CS7. In summary, modifications to policy CS7 and supporting text are to reduce the housing allocation from 677 dwellings per year, to an interim minimum target of 489 dwellings per year (commitments and allocations plus windfall sites) to the end of the plan period. This is because there is a capacity constraint within the Borough to providing more than 489 dwellings per year. However, the council will take a 'positive approach' to housing applications on sites not allocated subject to other policies of the plan, for example through the approach set out in policy DM25 for sites in business or industrial uses outside the Employment Areas. The capacity constraints suggest that, despite lack of an upper limit to housing growth, the Proposed Submission Core Strategy Review target for at least 677 dwellings per year would not be reached. The 677 dwellings per annum assessed in the previous HRA was not expected to have an adverse effect, therefore the lower figure of 489 would also not be expected to have an adverse effect. Any unmet need over and above the 489 figure is not likely to exceed 677 dwellings per annum, based on existing evidence.
- 2.2.2 Impacts of housing growth on European sites would therefore be similar to or less than that assessed for the Proposed Submission draft. Housing development on non-allocated sites will continue to be assessed against policies CS4, CS16 and DM31, which provide protection to European sites.
- 2.2.3 Post-adoption planning with neighbouring Local Planning Authorities regarding future housing need and delivery will be subject to a separate Habitats Regulations Assessment and is outside the scope of this report.
- 2.2.4 No other post submission main modifications were assessed as altering the previous HRA conclusion that there would be no adverse affect upon any European site arising from the Development Plan Document and no further detailed consideration is required.

3 Consultations and iterations

3.1 Consultations and iterations at Proposed Submission document stage.

- 3.1.1 The Habitats Regulations Assessments and addenda (The Landscape Partnership, December 2014); (The Landscape Partnership, September 2015); (The Landscape Partnership, September 2015); (The Landscape Partnership, December 2014) which accompanied the Proposed Submission Local Plan described the consultations and iterations up to that point.

3.2 Representations to the Examination in Public.

- 3.2.1 Responses to the Proposed Submission draft can be found on Ipswich Borough Council's website¹. Natural England objected to the Core Strategy Habitats Regulations Assessment 2015 addendum *"As mentioned in relation to CS17/new 8.183, the wording does not give us confidence that the mitigation measures identified in the HRA will be delivered. To satisfy the Habitats Regulations, we would like to see a commitment by the Council in the policy to having an overarching mitigation strategy in place, ideally prior to the adoption of the plan. If this timescale is not practical, there should be a commitment to deliver a strategy by a specified date and an approach to determine what measures are needed in the interim. The strategy will need to include details of delivery mechanisms"*.
- 3.2.2 Natural England also objected to the Site Allocations Plan Habitats Regulations Assessment addendum (2015) *"We would like to see the final version of the Orwell County Park visitor survey, as the summary of the results presented in section 2.4 includes insufficient evidence for us to reach the conclusions presented in the HRA. We welcome the acknowledgement that appropriate management measures (section 2.4.9) are required to enable a conclusion of no adverse effect on the integrity of the SPA resulting from the proposed extension to the Country Park. To satisfy the Habitats Regulations, appropriate management measures must be referenced and included in the proposed overarching mitigation strategy. Also wish to discuss the England Coast Path"*.
- 3.2.3 These objections were subsequently resolved through discussion with officers and the signing of a statement of common ground between Ipswich Borough Council and Natural England, and it was not necessary for the topic to be discussed at Examination hearings. Ipswich Borough Council, in conjunction with its neighbouring planning authorities, Babergh District Council and Suffolk Coastal District Council, is currently producing a Habitats Regulation Assessment Recreational Avoidance and Mitigation Strategy. This strategy will ensure the implementation of the mitigation measures to address likely significant effects from recreational disturbance on internationally important wildlife sites as a consequence of delivery of the Local Plan, specifically from new residential developments. The strategy will identify and cost measures necessary to mitigate recreational impacts, and confirm how they will be funded and delivered. It will be published in March 2017 and reviewed on an appropriate basis.
- 3.2.4 There were no other representations on the Habitats Regulations Assessment and addendum. The Habitats Regulations Assessment and addendum, or related discussions about impact on European sites, was not included within the programme for the Examination in Public hearing.

¹ <https://www.ipswich.gov.uk/content/submission-ipswich-local-plan-examination>
accessed on 5th October 2016

4 References

- The Landscape Partnership. (December 2014). *Appropriate Assessment for Ipswich Borough Council Proposed submission Core Strategy and Policies DPD Review.*
- The Landscape Partnership. (December 2014). *Habitats Regulations Assessment for Ipswich Borough Council Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD.*
- The Landscape Partnership. (September 2015). *Habitats Regulations Addendum for Pre-submission modifications of the Ipswich Borough Council Site Allocations and Policies (incorporating IP-ONE Area Action Plan) DPD - (proposed submission).*
- The Landscape Partnership. (September 2015). *Habitats Regulations Assessment addendum for Pre-Submission modifications to the Ipswich Borough Council Core Strategy and Policies DPD Review (proposed submission).*

Appendix 1

Appendix 1. Habitats Regulations Assessment of each modification.

IPSWICH BOROUGH COUNCIL LOCAL PLAN

Post-Submission Main Modifications to the Ipswich Borough Council Proposed Submission Core Strategy and Policies Development Plan Document Review (October 2016)

Key to the Post-Submission Modifications:

Text in *italics* describes the Post-Submission Main Modification.

Proposed additional text is shown as underlined. Proposed deleted text is shown as ~~struck through~~. Only these marked changes may be commented upon at this stage and comments must be received by 11.45pm on Thursday 1st December 2016. Where unchanged text is included, it is to aid clarity only.

Text shown as **bold** indicates that the text is a heading or a policy (as opposed to supporting text which is not in bold).

All the post-submission modifications relating to one policy and its explanatory text are listed under one modification reference number, unless the extent of modifications required that they were subdivided further to aid clarity.

CSR stands for Core Strategy Review. Separate schedules list the Post-Submission Additional Modifications to the Core Strategy and Policies development plan document review, and the Post-Submission Main and Additional Modifications to the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
CSR MM1	26	CS1 Policy and supporting text	<i>Delete clauses a. to j. and amend opening sentence accordingly:</i> POLICY CS1: SUSTAINABLE DEVELOPMENT -CLIMATE CHANGE In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through <u>the policies of this plan</u>. a. Requiring all new development to incorporate energy conservation and efficiency measures, to achieve significantly reduced carbon emissions for all new residential and major non-residential development;	To reflect changes to DM policies in the plan and viability considerations	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<ul style="list-style-type: none"> b. Requiring all major developments to achieve a target of at least 15% of their energy requirements to be provided through decentralised renewable or low carbon energy sources where feasible and viable; c. Seeking opportunities to develop renewable energy generating capacity including on Council-owned land and buildings; d. Supporting the implementation of the Suffolk Climate Action Plan produced by the Suffolk Climate Change Partnership and other appropriate local carbon reduction schemes; e. Implementing the IMPACT Carbon Management scheme and reducing carbon emissions from the Council's own operations; f. Supporting the protection, caring for and increase in canopy cover across the Borough during the plan period; g. Seeking opportunities to utilise parks and open space and ecological networks potential in the mitigation and adaptation against climate change; h. Supporting the implementation of the Ipswich Flood Defence Strategy by the Environment Agency; i. Requiring building and infrastructure design to incorporate water conservation, capture, recycling and efficiency measures and sustainable drainage systems (SuDS); and j. Supporting the implementation of Travel Ipswich to promote 15% modal shift to reduce carbon emissions. <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted¹. <p><i>Delete paragraphs 8.17 and 8.18:</i></p> <p>8.17 The carbon reduction and climate adaptation scheme, Suffolk Climate Change Partnership, is a partnership project with Suffolk County Council and others to help with information sharing, advice and practical measures so that individuals and businesses can reduce their carbon emissions and adapt to a changing climate. This is an essential strand of the strategy in tackling existing buildings and helping people to choose more sustainable lifestyles.</p> <p>8.18 The IMPACT Carbon Management Plan sets out how Ipswich Borough Council will achieve carbon reductions from its own operations. Against a 2007/08 baseline the Council has achieved a 21% reduction by March 2014 against a target of 20% set by the</p>		

¹ For example those policies relating to sites protected under the Birds and Habitats Directives (NPPF paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Local Green Space; and Area of Outstanding Natural Beauty; designated heritage assets and locations at risk of flooding or coastal erosion.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>Council in March 2012. The Council also signed the Nottingham Declaration on Climate Change in 2008. The Council applies the Ipswich Standard to its own dwelling stock. The standard includes the provision of energy efficient boilers, double glazing and insulation.</p> <p><i>Amend paragraphs 8.19-8.21 and 8.23-8.24 to indicate where other policies of the Plan relate to aspects of climate change:</i></p> <p>8.19 A combination of the measures set out <u>through the Development Management policies</u> will help to achieve overall carbon reduction at least in line with national targets. The Climate Change Act 2008 calls for at least 26% reductions from 1990 levels to be achieved by 2020. The Suffolk Climate Change Action Plan 2012 takes this a step further and sets a target of 60% reductions from 2004 levels, by 2025. 2004 is the first year for which there is a full set of emissions data for Suffolk and therefore may prove more practical for monitoring purposes.</p> <p>8.20 Many buildings in Ipswich are at risk of flooding, some from tidal surges and many from heavy rain. This risk will continue to grow as a result of rising sea levels and increasingly heavy rainstorms that can overwhelm drainage systems and cause localised flooding unless mitigation measures are implemented. At the strategic scale, tidal flood risk will be tackled through the completion of the Ipswich Flood Defence scheme including a tidal surge barrier <u>(this is addressed through policy CS18)</u>. However developments located within the flood plain will still need to address residual risk in accordance with the National Planning Policy Framework (e.g. the risk of defences failing). Managing surface water run-off is also important. SuDS, rainwater harvesting, storage and where appropriate the use of green roofs or water from local land drainage will be required wherever practical. Such approaches shall be particularly mindful of relevant ecological networks. New buildings need to be more adaptable and resilient to climate change effects in future. <u>This is taken forward</u></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>through policy DM4.</u></p> <p>8.21 The Haven Gateway Water Cycle Study Stage 1 Report identified issues with water supply and sewerage in Ipswich. It advised that sustainable drainage and other demand management techniques are used to manage water demand and surface water run-off in the Borough. The Council's Drainage and Flood Defence policy DFD10 has required SuDS wherever reasonable practicable since 2002². In addition the Council has a surface water management plan and a strategic flood risk assessment, and there is also a Suffolk local flood risk management strategy and catchment flood management plan, and a National strategy for SuDS, all of which are referred to in the Council's Development and Flood Risk supplementary planning document (September 2013 and updated January 2016).</p> <p><i>(8.22 is unchanged)</i></p> <p>8.23 There can be a multitude of benefits: for the climate, for people and for wildlife. Wood is a smart choice - timber is renewable and can replace other materials that require much larger fossil fuel inputs for their production. It can also replace fossil fuels directly in the form of renewable energy, or wood fuel. Trees can help Ipswich to adapt to a changing climate by intercepting rain in heavy rainstorms and to help alleviate flooding, moderate local microclimates – urban areas with trees are cooler in summer and warmer in winter, and help tackle the urban heat island effect, as well as creating a valuable wildlife habitat. Ipswich's canopy cover and health care needs is changing. The Council aims to help the Borough's canopy cover to adapt and become resilient to the changing climate. Canopy cover and arboriculture can be an important and attractive part of the solution in Ipswich <u>and this is taken forward through policy DM10.</u></p> <p>8.24 Green spaces and functioning ecosystems help in adapting to the</p>		

² Ipswich Borough Council Drainage and Flood Defence policy (May 2002, updated August 2009)

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>extremes of climate change. Green areas in the Borough have less of a heat island effect than built-up areas providing opportunities for people to keep cool in hot weather. Green spaces also improve air quality contributing to reduced ground-level ozone, fine particulates and respiratory irritants. Functional ecosystem can also mitigate the risks associated with downstream flooding from extreme rainfall events. In recent years there is also an upsurge in 'growing your own' food on allotments that helps reduce the miles food travels. From mitigating the effects of climate change to improving health, parks and green spaces play a vital part in Ipswich. <u>Open space protection and provision is taken forward through policies CS16, DM28 and DM29.</u></p>		
CSR MM2	30	CS2 Policy and supporting text	<p><i>Amend CS2 clause b. about joint working; delete clause e. referring to Futura Park strategic employment site; and add reference in the final paragraph to maximising the use of previously developed land:</i></p> <p>The regeneration and sustainable growth of Ipswich will be achieved through:</p> <ul style="list-style-type: none"> a. Focusing new residential development and community facilities into the town centre, the Waterfront, Ipswich Village, and Ipswich Garden Suburb and into or within walking distance of the town's district centres, and supporting community development; b. Later in the plan period, wWorking with neighbouring authorities to address housing need within the Ipswich housing market area; c. Focusing major new retail development into the Central Shopping Area; d. Focusing new office, hotel, cultural and leisure 	For consistency with changes made elsewhere in the plan (CS6, CS7, CS9, CS13)	<p>The further detail does not change the previous assessment of no impact upon European sites.</p> <p>Changing Futura Park from a strategic site to a site allocation (in the Site Allocations Plan) has no effect on European sites.</p>

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>development into Ipswich town centre;</p> <p>e. Promoting a strategic employment site at Futura Park, Nacton Road, to support economic development and jobs growth;</p> <p>f. Directing other employment uses (B1 (except office), B2 and B8) to employment areas distributed in the outer parts of the Borough, and there will be a town centre first approach to the location of offices;</p> <p>g. Dispersing open space based (non-commercial) leisure uses throughout the town with preferred linkage to ecological networks and/or green corridors, and protecting the countryside from inappropriate development; and</p> <p>h. Development demonstrating principles of very high quality architecture and urban design and which enhances the public realm.</p> <p>A sustainable urban extension to north Ipswich is planned subject to the prior provision of suitable infrastructure (see policy CS10).</p> <p>Major developments within the town centre, Ipswich Village, and district centres should incorporate a mix of uses to help achieve integrated, vibrant and sustainable communities. Major developments (for the purposes of this policy) are defined as commercial developments of 1,000 sq. m or more or residential developments of 10 dwellings or more. Exceptions may be made for large offices or education buildings for a known end user.</p> <p><u>In the interests of maximising the use of previously developed</u></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>land, dDevelopment densities will be high in the town centre, Ipswich Village and Waterfront, medium in the rest of IP-One and in and around the district centres, and low elsewhere, where it does not compromise heritage assets and the historic character of Ipswich.</p> <p><i>Amend 8.32 accordingly:</i></p> <p>8.32 The approach to locating employment uses focuses office activity into the town centre, in accordance with the National Planning Policy Framework, to support its vitality and viability. It also provides a strategic employment site, located where it can build on the success of Ransomes Europark. It directs other employment uses, particularly B2 and B8 uses, which tend to be more extensive and less suited to central locations, to the town's outlying employment areas. These are accessible from residential areas, yet sufficiently segregated from them to minimise the possibility of conflicts between residential uses and potentially noisy or odorous industrial activities. The boundaries of employment areas are delineated on the policies map.</p>		
CSR MM3	34	CS4 Supporting text only – various paragraphs	<p><i>Update the description of Ipswich's heritage in 8.42:</i></p> <p>8.42 Ipswich has a rich and varied heritage of built, historical and natural assets, including more square miles of park per thousand population than anywhere else in the UK. The Borough contains:</p> <ul style="list-style-type: none"> • Over 600 listed buildings and structures; • 44 <u>15</u> conservation areas; <p><i>Amend 8.45-8.46 to clarify the national context:</i></p> <p>8.45 Most of the built, historical <u>heritage</u> and natural assets are protected by one or more pieces of legislation, policy documents or circulars, including:</p>	To reflect the designation of a new conservation area; to clarify the national context and the approach to heritage in the Plan in accordance with the NPPF paragraph 126; to update in relation to the Code for Sustainable Homes.	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<ul style="list-style-type: none"> • EU Habitats Directive; • Wildlife and Countryside Act 1981; • The National Parks and Access to the Countryside Act 1949; • Countryside and Rights of Way Act 2000; • Ramsar Convention on Wetlands; • Hedgerows Regulation 1997; • Plant Health Act 1967 and orders; • Forestry Act 1981; • Natural Environment and Rural Communities Act 2006; • The Town and Country Planning Act 1990; • Planning (Listed Buildings and Conservation Areas) Act 1990; • Ancient Monuments and Archaeological Areas Act 1979; • National Heritage Act 1983; • The National Planning Policy Framework (2012) <u>and Planning Practice Guidance (2014)</u>; • The Localism Act 2011; and • Government Circular 1/01 • <u>Water Framework Directive.</u> <p>8.46 This framework of legislation, guidance and policy currently provides comprehensive protection for the assets. Considering first listed buildings, the <u>The Council will take the following approach to heritage assets:</u></p> <ul style="list-style-type: none"> • Conserve and enhance the significance of the Borough's heritage assets, their setting and wider townscape in accordance with policy DM8; • Require new development to contribute to local distinctiveness, built form and scale of heritage assets through the use of appropriate design and materials; • Require proposals to demonstrate a clear understanding of the significance of the asset and its wider context, and the potential impact of the development on the heritage asset and its context; 		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<ul style="list-style-type: none"> Keep under review potential buildings and structures for statutory protection; and Prepare and review entries for the joint Suffolk LPA Buildings at Risk register. <p>Local policy is also provided through policy DM8 Heritage Assets and Conservation. However, national policy has been consolidated into the National Planning Policy Framework with the Historic Environment Planning Practice Guidance produced by Historic England remaining applicable to ensure that policy and guidance are properly inter-related and that listed buildings, conservation areas and other heritage assets will be adequately protected as at present. As the Historic England guidance is described as a 'living draft' and has been the subject of a draft revision to coincide with the NPPF, the The National Planning Policy Framework sets out the Government's planning policies for England. This is supported by the National Planning Practice Guidance which is a web based resource published by Government, and also by the Good Practice Advice Notes (GPA) produced by Historic England in collaboration with the Historic Environment Forum. Historic England also publish Historic England Advice Notes on specific topic matters providing advice to those engaged in planning matters. The Council is preparing a supplementary planning document to protect the special local distinctiveness of Ipswich heritage assets if necessary (the Urban Character Supplementary Planning Document).</p> <p><i>Amend 8.48 to refer to promoting heritage assets:</i></p> <p>8.48 All conservation areas have been the subject of detailed Conservation Area Character Appraisals. Those for areas designated by 1994 were the subject of public consultation and Council approval during 1994-95. Subsequently three additional conservation areas were declared in 1995, 2003 and 2005 for which appraisals were also prepared. Periodic reviews of all conservation areas are required by heritage legislation and these have been undertaken at approximately five yearly intervals since 1994 involving a review of boundaries, the descriptive content of the appraisals and the area</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>specific policies and proposals. The Local Plan anticipates major change in or adjacent to parts of the Central Conservation Area but this is not expected or proposed to the same extent for the remainder of conservation areas. <u>Promoting heritage assets through development could, for example, include provision of heritage information around a site whilst archaeological assessments are underway.</u></p> <p><i>Amend 8.53 to add information on Scheduled Monuments:</i></p> <p>8.53 Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Areas Act, 1979. Historic England administers and manages the scheduling and Scheduled Monument Consent process and advises the Secretary of State in making decisions. Scheduled monuments can be found on the National Heritage List for England, which is searchable online. who must approve any works that might affect them, having consulted Historic England as the body responsible for national policies on their maintenance and recording. Proposals affecting designated and non-designated Ipswich heritage assets should be informed by the Historic Environment Record for Suffolk maintained by the County Council which is also consulted on planning applications that could affect archaeology. Ipswich's archaeological legacy is important in helping to tell the town's story and will therefore be protected and managed in accordance with the NPPF and policies CS4 and DM8. Central Ipswich is an Area of Archaeological Importance, for which a development management approach is set out in policy DM8. An Urban Archaeological Database for Ipswich is to be prepared. The Council will prepare a supplementary planning document to summarise information from the Ipswich Urban Archaeological Database and set out archaeological considerations for new developments.</p> <p><i>Amend 8.55 to add reference to the NPPF:</i></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>8.55 Historic England also has a role registering historic parks and gardens. Whilst registration offers no additional statutory protection, they are designated heritage assets of considerable significance and an important material consideration in development management. <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p><i>Amend 8.58 to remove reference to Code for Sustainable Homes and add reference to Historic England advice:</i></p> <p>8.58 The Council will encourage the conservation and efficient use of natural resources in order to work towards sustainable 'one planet' living in Ipswich. This will be implemented through a <u>the development management policy DM1 in Part C of this document that applies the framework provided by the Code for Sustainable Homes and BREEAM rating, subject to any forthcoming Government changes to the Code.</u> Historic England publishes advice on the application of Part L of the Building Regulations to historic and traditionally constructed buildings. In addition, new development will be required to minimise waste generated.</p>		
CSR MM4	39	CS6 Policy and supporting text	<p><i>Amend paragraph 8.68 to explain the relationship between the Ipswich Policy Area, the Ipswich Housing Market Area and Ipswich Functional Economic Area:</i></p> <p>8.68 This has long been recognised within the former Suffolk Structure Plan via the identification of the 'Ipswich Policy Area'. The Ipswich Policy Area consists of parts of the areas of Suffolk County Council, Babergh District Council, Mid Suffolk District Council and Suffolk Coastal District Council and the whole of Ipswich Borough's area, and the Ipswich Policy Area Board consists</p>	To fully reflect Duty to Cooperate discussion and the Memorandum of Understanding with neighbouring local planning authorities signed May and June 2016	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>of councillors and is a key vehicle for cross boundary planning. The boundary of the Ipswich Policy Area is mapped at Appendix 3 for information. The boundary is currently being reviewed and it is possible that a wider Ipswich Policy Area will be more appropriate. Any new boundary would need to be given statutory weight through the production of future Local Plans. <u>The Ipswich Policy Area sits within the wider Ipswich Housing Market Area and Ipswich Functional Economic Area, both of which cover the whole of the four planning authority areas.</u></p> <p><i>Amend CS6 to reflect Duty to Cooperate discussions and commit to the preparation of joint or aligned local plans:</i></p> <p>Ipswich Borough Council recognises the importance of joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It will achieve this in a variety of ways:</p> <p>a. Formal working through the Ipswich Policy Area Board or other relevant forums and developing a jointly agreed strategy;</p> <p>b. a. Joint working on Local Plan evidence gathering, monitoring and updating, to ensure a consistent approach; and</p> <p><u>b. The production of joint or aligned local plans; and</u></p> <p>c. Joint working to develop shared approaches to delivery, such as that for strategic green infrastructure and strategic development sites.</p> <p>The preparation of joint or aligned development plan documents is</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>is to be explored, to ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and achieving economic growth.</p> <p><i>Amend paragraph 8.70 to set out a timetable for work on joint or aligned plans:</i></p> <p>8.70 The Council recognises the importance of joint working on Ipswich Policy Area matters. At present this is <u>Previously this has been achieved through joint working on evidence base documents to inform development plan documents. In the future, the preparation of joint or aligned development plan documents is to be explored. However, in order to address the constraints to meeting development needs in Ipswich Borough, due to the constrained nature of the boundary, there is a need to work on joint or aligned local plans with neighbouring authorities. Work is to commence in 2016 with the aim of having the plans adopted by 2019. The preparation of joint or aligned development plan documents will ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and achieving economic growth.</u></p>		
CSR MM5	40	CS7 Introductory text	<p><i>Amend the policy and supporting text to clearly set out a minimum housing requirement and the Council's approach to delivering housing. As the text has been significantly amended, the entire policy and supporting text is included for clarity:</i></p> <p>8.76 The Council previously had an adopted target to allocate land to accommodate at least 14,000 additional residential dwellings between 2001 and 2021 (at 700 dwellings per annum) and a further 700 dwellings per annum thereafter to 2027. Following updated population and household projection modelling work, the Council has an objectively assessed housing need of 13,550 dwellings at</p>	For compliance with the NPPF	In summary, modifications to Policy CS7 and supporting text are to reduce the housing allocation from 677 dwellings per year, to an interim minimum target of 489 dwellings per year to the end of the plan period. This is because there is a

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>677 dwellings per annum between 2011 and 2031. This plan covers the period 2011 to 2031 and the Council has identified an interim housing requirement of at least 9,777 dwellings (at 489 dwellings per annum) based upon the anticipated housing supply within the Borough. However, taking account of household forecasts, up to date evidence on market signals, the need for affordable housing and increased future migration from London, the Objectively Assessed Need for new housing in Ipswich could be substantially more. It is recognised there is an urgent need to work with neighbouring authorities to produce an up to date Objectively Assessed Need for the Housing Market Area and joint or aligned plans to deliver it. However given the capacity constraints of housing land supply in the Borough, there will be a need to engage with neighbouring authorities through the Ipswich Policy Area to meet future population and household needs.</p> <p>8.77 Since 2001 various developments have been built or received planning permission and 6,903 dwellings were completed between 2001 and 2011. A number of developments continue to have unimplemented planning permissions and some remain under construction. Therefore, the number of dwellings that the Council will need to allocate land for through the Local Plan process is fewer than 13,550 required to 2031. However, capacity constraints in the Borough mean that, currently, sufficient suitable, deliverable and available land to deliver significantly more than 9,777 dwellings cannot be within the Council's administrative area. In these circumstances, rather than delay adoption of this plan whilst an updated Objectively Assessed Need for housing within the Ipswich Housing Market Area is identified, this additional work will be undertaken post-adoption as part of the production of joint or aligned local plans or a new strategic plan. Joint working is taking place through the production of joint or aligned local plans being prepared by Ipswich Borough Council, Babergh/Mid Suffolk District Councils and Suffolk Coastal District Council, to conclude by 2019. Publication (under Regulation 19 of the Town and Country Planning</p>		<p>capacity constraint to allocating more than 489 dwellings per year. However, the council will take a 'positive approach' to housing applications on sites not allocated subject to other policies of the plan.</p> <p>The reduction in housing allocations, with a reliance on non-allocated sites to meet the lower target, will not exacerbate impacts of housing growth on European sites, and impacts on European sites across the Suffolk Coast and Heaths AONB would be slightly reduced.</p> <p>Housing development on non-allocated sites will continue to be assessed against policies CS4, CS16 and DM31, which provide protection to European sites.</p> <p>Post-adoption planning</p>

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment																				
			<p><u>(Local Planning (England Regulations) 2012) of the plan(s) in 2018 aligns with the timescales set out in the Council's Local Development Scheme. This joint working has the support of the Ipswich Policy Area Board and a Memorandum of Understanding was signed in May/June 2016 by the local planning authorities and Suffolk County Council. Alternative potential mechanisms are also emerging. Work has begun on a Suffolk-wide Strategic Planning and Infrastructure Framework, which is at an early stage. The Government's announcement on 16th March 2016 included the devolution of strategic planning powers to an East Anglia Combined Authority, which would represent a further alternative mechanism for strategic planning.</u></p> <table><tr><td></td><td></td><td>Num ber of dwell ings</td><td>Discounted Numbers</td><td>Cumulati ve Number s</td></tr><tr><td>1</td><td>Dwellings completed between 2011 and 2015</td><td>1,077* <u>1,081*</u></td><td>-</td><td>1,077 <u>1,081</u></td></tr><tr><td>2</td><td>Dwellings under construction</td><td>704 <u>705</u></td><td>-</td><td>1,781 <u>1,786</u></td></tr><tr><td>3</td><td>Dwellings with planning permission</td><td>820 <u>914</u></td><td>738 <u>823</u></td><td>2,519 <u>2,609</u></td></tr></table>			Num ber of dwell ings	Discounted Numbers	Cumulati ve Number s	1	Dwellings completed between 2011 and 2015	1,077* <u>1,081*</u>	-	1,077 <u>1,081</u>	2	Dwellings under construction	704 <u>705</u>	-	1,781 <u>1,786</u>	3	Dwellings with planning permission	820 <u>914</u>	738 <u>823</u>	2,519 <u>2,609</u>		with neighbouring Local Planning Authorities regarding future housing need and delivery will be subject to a separate Habitats Regulations Assessment and is outside the scope of this report.
		Num ber of dwell ings	Discounted Numbers	Cumulati ve Number s																					
1	Dwellings completed between 2011 and 2015	1,077* <u>1,081*</u>	-	1,077 <u>1,081</u>																					
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Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
			4	Dwellings with a resolution to grant planning permission	916	824	3,343 <u>3,433</u>	
			5	Number of dwellings required on new site allocations, in a broad location and on windfall sites to 2031	10,207 <u>6,344</u>		13,550 <u>9,777</u>	
			<p>(new paragraph number) Table 2 below sets out the housing land supply and <u>minimum</u> requirement figures as at April 2014 <u>2015</u>, looking forward to 2031.</p> <p>TABLE 2 HOUSING LAND SUPPLY AND <u>MINIMUM</u> REQUIREMENT AT APRIL 2014 <u>2015</u></p> <p>TABLE NOTES</p> <p>The discounted numbers in the table allow 10% slippage for planning permissions that may not be implemented.</p> <p><i>Line 1: Actual numbers of dwellings built between 1st April 2011 and 31st</i></p>					

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>March 2015. *Includes 120-124 Assisted Living dwellings.</p> <p>Line 2: Dwellings under construction at 31st March 2015 - assumed that all will be completed over the plan period.</p> <p>Line 3: Other dwellings with planning permission at 31st March 2015 - assumed that 10% of these will not be completed.</p> <p>Line 4: Dwellings with a resolution to grant planning permission from the Council's Planning and Development Committee but which are awaiting completion of a Section 106 Agreement before planning permission is issued, at 31st March 2015 - assumed that 10% of these will not be completed.</p> <p>Line 5: To reach the local target of 13,550 <u>interim minimum requirement of 9,777</u> dwellings by 2031, together with windfall sites, further land will need to be allocated within the Borough, and other locations within the Ipswich Policy Area identified with neighbouring authorities later in the plan period, for at least 10,207 <u>6,344</u> new homes.</p> <p>8.78 National guidance in the National Planning Policy Framework, is that Local Planning Authorities should set out their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the relevant development plan document.</p> <p>8.79 This should include identifying a specific supply of developable sites for years 1-10 from adoption and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated. In the case of Ipswich this will be within the Borough boundary at this stage but future continuing discussions will be <u>are</u> required with neighbouring authorities within the Ipswich Policy <u>Housing Market Area</u> due to</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			capacity constraints. Windfall sites will also contribute to the housing supply and these are defined in the National Planning Policy Framework as sites not specifically identified as available in the Local Plan process and normally comprise previously-developed sites that have unexpectedly become available.		
CSR MM6	42	CS7 Policy and supporting text	<p><i>Amend policy CS7 to set out clear minimum interim housing target:</i></p> <p>POLICY CS7: THE AMOUNT OF NEW HOUSING REQUIRED</p> <p>The Council will endeavour to enable housing delivery to meet its objectively assessed housing need throughout the plan period. The Council will allocate land to provide for at least an additional 5,429 dwellings net in the Borough, with a lower amount of 4,629 expected by 2031 to account for a long build out period for the development of the Ipswich Garden Suburb. Sites will be identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb.</p> <p>The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period.</p> <p>To meet the remaining requirement of 5,578 dwellings to 2031, the Council will rely on windfall sites and will work with neighbouring local authorities to address housing need later in the plan period.</p> <p><u>A) The Council has an interim housing target of at least</u></p>	For compliance with the NPPF	<p>In summary, modifications to Policy CS7 and supporting text are to reduce the housing allocation from 677 dwellings per year, to an interim minimum target of 489 dwellings per year to the end of the plan period. This is because there is a capacity constraint to allocating more than 489 dwellings per year.</p> <p>However, the council will take a 'positive approach' to housing applications on sites not allocated subject to other policies of the plan.</p> <p>The reduction in housing allocations, with a reliance</p>

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>9,777 dwellings for the period 2011 – 2031. This equates to an interim annual target of at least 489 dwellings. The Council will, with its neighbours, prepare an updated Objectively Assessed Need for the Ipswich Housing Market Area and a strategy for the distribution of development to meet that need in the Ipswich Housing Market Area by spring 2017. The results of the joint working will take the form of a joint or aligned local plan review, supported by the production of a Suffolk-wide planning framework. Policy CS7 will be reviewed as part of this joint working.</u></p> <p><u>B) Due to the constrained nature of the Borough, it is currently anticipated that not significantly more than 9,777 dwellings (489 dwellings per annum) can be delivered to 2031. Based upon this capacity, the Council will secure the delivery of housing of at least 489 dwellings per year within the Borough. Since the start of the plan period 3,433 dwellings have been completed, are under construction, have planning permission or have a resolution to grant planning permission subject to a s106 agreement.</u></p> <p><u>The Council will additionally allocate land to provide for at least 5,344 dwellings (net) in the Borough, with a lower amount of 4,544 expected by 2031 to account for a long build out period for the development of the Ipswich Garden Suburb. The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period. Sites are identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb. 1,800 dwellings are expected to be delivered on windfall sites between 2016 and 2031.</u></p>		<p>on non-allocated sites to meet the lower target, will not exacerbate impacts of housing growth on European sites, and impacts on European sites across the Suffolk Coast and Heaths AONB would be slightly reduced.</p> <p>Housing development on non-allocated sites will continue to be assessed against policies CS4, CS16 and DM31, which provide protection to European sites.</p> <p>Post-adoption planning with neighbouring Local Planning Authorities regarding future housing need and delivery will be subject to a separate Habitats Regulations Assessment and is outside the scope of this report.</p>

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>C) The Council is currently unable to demonstrate a five year supply against the interim housing target of at least 9,777 dwellings, in terms of paragraph 47 of the National Planning Policy Framework. In the absence of a five year supply of housing within the Borough, the Council will adopt a positive approach to appropriate new housing developments which may come forward on sites not allocated for housing in accordance with policies DM25 and DM34. Nonetheless policies that ensure well-designed dwellings which provide good living conditions for their residents remain important and will remain relevant to determining what is an appropriate housing development.</u></p> <p>8.80 Table 2 shows that, as a result of housing completions between 2011 and 2015, 12,473 dwellings remain to be delivered between 2015 and 2031 in order to meet the requirement. Due to the constrained nature of the Borough boundary, the Council is actively working with neighbouring authorities to produce an updated Objectively Assessed Need for the Ipswich Housing Market Area and joint or aligned Local Plans to deliver it.</p> <p>8.81 Within the Borough, sites will be allocated through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, having regard to the strategy set out within this document and in CS10. The Council has undertaken an update to the 2010 Strategic Housing Land Availability Assessment (SHLAA) and is satisfied that sites within the Borough are capable of being delivered. delivering the housing requirement in the ten years to 2025. The SHLAA will be periodically updated.</p> <p>8.82 The phasing of housing sites will be informed by the findings of the SHLAA, infrastructure delivery and the preparation of master plans. The SHLAA informs the Council's housing trajectory. It is based on recent contact with developers and landowners. It is from this potential supply that site allocations are drawn. Within the</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment						
			<p>tightly drawn boundary of Ipswich, options for the housing land supply are inevitably limited, hence the need to consider future development opportunities beyond the Borough boundaries. Table 3 below provides a breakdown of the housing land supply whilst Table 4 provides a breakdown by delivery period. Delivery will be monitored closely through the Council's Authority Monitoring Report.</p> <p>8.83 In working with neighbouring authorities to address housing need later in the plan period, consideration will need to be given to avoiding or minimising effects in these areas including environmental designations, landscape, townscape and historic assets. This policy supports plan objective 3.</p> <p>TABLE 3 ESTIMATED HOUSING DELIVERY FOR 2014 <u>2015-2031</u> EXCLUDING CURRENT PERMISSIONS AS AT 1ST APRIL 2014 <u>2015</u></p> <table><tr><th>Area of Ipswich</th><th>%age (dwellings) Previously developed land</th><th>Total Additional dwellings 2014 <u>2015-2031</u></th></tr><tr><td>IP-One</td><td>100%</td><td>1,122 <u>1,122</u></td></tr></table>	Area of Ipswich	%age (dwellings) Previously developed land	Total Additional dwellings 2014 <u>2015-2031</u>	IP-One	100%	1,122 <u>1,122</u>		
Area of Ipswich	%age (dwellings) Previously developed land	Total Additional dwellings 2014 <u>2015-2031</u>									
IP-One	100%	1,122 <u>1,122</u>									

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
				Rest of built up area	75.2% <u>72.3%</u>	807 (PDL: 607) <u>722 (PDL: 522)</u>	
				Ipswich Garden Suburb (see policy CS10)	0%	2,700	
				Total 2014 <u>2015</u>-2031 (excluding windfall and broad locations)	37.4% <u>36.2%</u>	4,629 (PDL: 1,729) <u>4,544 (PDL: 1,644)</u>	
				Small windfall sites (fewer than 10 dwellings) 2015 <u>2016</u> -2031	90%	900 (PDL: 810)	
				Large windfall sites (10 or more dwellings) 2020 <u>2021</u> -2031	90%		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment							
			<table><tr><td>Residual need later in plan period</td><td>0%</td><td>3,778</td></tr><tr><td>Total 2014 <u>2015-2031</u></td><td>32.8% <u>51.5%</u></td><td>10,207 (PDL: 3,349) <u>6,344 (PDL: 3,264)</u></td></tr></table>			Residual need later in plan period	0%	3,778	Total 2014 <u>2015-2031</u>	32.8% <u>51.5%</u>	10,207 (PDL: 3,349) <u>6,344 (PDL: 3,264)</u>			
Residual need later in plan period	0%	3,778												
Total 2014 <u>2015-2031</u>	32.8% <u>51.5%</u>	10,207 (PDL: 3,349) <u>6,344 (PDL: 3,264)</u>												
			TABLE 4 ESTIMATED HOUSING DELIVERY AND PREVIOUSLY DEVELOPED LAND (PDL) TRAJECTORY (INCLUDING SITES WITH PLANNING PERMISSION AND UNDER CONSTRUCTION BUT NOT INCLUDING WINDFALL SITES)											
			<table><tr><td>Time period</td><td>2001-2011</td><td>2011-2015</td><td>2015-2031</td></tr></table>					Time period	2001-2011	2011-2015	2015-2031			
Time period	2001-2011	2011-2015	2015-2031											

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment							
				<table><tr><td>Housing Delivery</td><td>6,903</td><td>1,077* 1,081*</td><td>6,904 6,896</td></tr><tr><td>PDL%</td><td>94.5%</td><td>79% 81.9%</td><td>52.3% 52.2%</td></tr></table>	Housing Delivery	6,903	1,077* 1,081*	6,904 6,896	PDL%	94.5%	79% 81.9%	52.3% 52.2%			
Housing Delivery	6,903	1,077* 1,081*	6,904 6,896												
PDL%	94.5%	79% 81.9%	52.3% 52.2%												
CSR MM7	45	CS8 Policy and supporting text	<p><i>Add reference to the Housing Needs Study or Strategic Housing Market Assessment (SHMA) being up to date; re-order the clauses a. to c. to put need first; and add guidance about affordable housing mix moved from the deleted policy DM24:</i></p> <p>The Council will plan for a mix of dwelling types to be provided, in order to achieve mixed and sustainable communities. All major schemes over 10 dwellings will be expected to provide a mix of dwelling types and sizes in accordance with the Council’s Housing Needs Study and Strategic Housing Market Assessment <u>where they remain up to date.</u></p> <p>Exceptions to this approach will only be considered where:</p> <p>a. The site location, characteristics or sustainable design justify a different approach; or</p> <p>b. a. A different approach is demonstrated to better meet housing needs in the area; or</p> <p><u>b. The site location, characteristics or sustainable design justify a different approach; or</u></p>				For clarity about what is required and to ensure that up to date evidence is used	The number of housing allocations is not altered by this change, and it is considered that the changes to affordable housing policy and the mix of dwelling types will not alter the previous HRA assessment.							

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>c. A different approach would expedite the delivery of housing needed to meet targets and is acceptable in other planning terms.</p> <p>The Council will support Self Build, Custom Build and Co-Housing developments for residential accommodation in appropriate locations, in the interests of supporting high quality homes which meet the identified needs of the Borough.</p> <p><u>For affordable housing provision, the most appropriate type, size and mix for each development will be guided by the Council's Affordable Housing Position Statement and the particular characteristics of the site.</u></p> <p><i>Add text to paragraph 8.89 to refer to the SHMA being up to date:</i></p> <p>8.89 A balance of types of properties is needed across the plan period, rather than a significant majority of one type at one time. The approach set out in this policy will help to ensure a variety of provision. <u>The Strategic Housing Market Assessment (SHMA) is reviewed approximately every three years. It analyses forecast household growth by characteristics such as age and size, and considers the existing housing stock. Whether it is up to date will be considered in relation to when it was prepared and any significant changes in the market since its preparation.</u></p>		
CSR MM8	47	CS9 Policy and supporting text	<p><i>Delete the entire policy as it could have been misinterpreted as a development management policy whereas in fact it has been used to guide the site allocations process:</i></p> <p>POLICY CS9: Previously Developed Land</p>	For clarity and to avoid confusion. Maximising the use of previously developed land is picked up through policy CS2	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>8.98 — The Government encourages the use of previously developed land known as brownfield land through the National Planning Policy Framework and enables local planning authorities to consider setting locally appropriate targets.</p> <p>POLICY CS9: PREVIOUSLY DEVELOPED LAND</p> <p>The Council will focus development on previously developed land first while recognising that greenfield land will need to be developed to meet its objectively assessed housing need and forecasted jobs growth. This reflects the locational strategy set out in policy CS2, which focuses development primarily into central Ipswich. It will in turn be reflected in site allocations made in the Site Allocations and Policies (incorporating IP One Area Action Plan) development plan document.</p> <p>8.99 — Between 2011 and 2014 73% of new residential development in Ipswich took place on previously developed land. The Council is proud of its very strong record in this area. However, as previously developed sites become redeveloped and regenerated, it will become more difficult to sustain this proportion of development on previously developed land over the plan period. The twin approach adopted of urban regeneration plus greenfield urban extension ensures that the Council can address its objectively assessed housing need.</p> <p>8.100 — In terms of employment development, between 2001 and 2014, quite a high proportion has taken place on greenfield land, largely because of the role that Ransomes Europark has played in meeting demand. This will decline now as Ransomes Europark nears completion. Of the Borough's employment land supply at April 2014 the majority the supply is on previously developed land, except the remaining land at Ransomes Europark, land north of Whitton Lane and land at Airport Farm Kennels.</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>8.101 — It does not necessarily follow that previously developed land is less biodiverse than greenfield land. For example, in some instances former industrial processes can create conditions suitable for certain communities of plants and animals to flourish that would not normally be found in such a locality. Therefore policy DM31 will apply to all sites.</p>		
CSR MM9	48	CS10 - policy	<p><i>Amend CS10 to refer to the neighbourhoods by name; remove reference to triggers in Table 8B; and add reference to the affordable housing requirement of 31%;</i></p> <p>Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period due to the limited availability of previously developed land.</p> <p>The site, identified on the policies map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: <u>Henley Gate</u> a Northern neighbourhood (east of Henley Road and north of the railway line), <u>Fonnereau</u> a Southern neighbourhood (west of Westerfield Road and south of the railway line) and <u>Red House</u> an Eastern neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:</p> <p>Land use</p>	To link to the SPD which refers to the neighbourhoods; enable triggers for infrastructure delivery to be identified through the Infrastructure Delivery Plan; and incorporate the affordable housing requirement	Modification with no potential for impact on European sites.

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			<p>Approximate area in hectares</p> <p>Public open space, <u>sport and recreation</u> 40 <u>facilities including dual use playing fields</u></p> <p>A Country Park (additional to the public open 24.5 (minimum) space above)</p> <p>Residential development of approximately 3,500 102 <u>100</u> dwellings</p> <p>A District Centre <u>located within Fonnereau</u> 3.5 <u>Neighbourhood</u>, providing:</p> <ul style="list-style-type: none"> i. A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net; ii. Up to 1,220 sq m net of comparison shopping; iii. Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses; iv. A health centre; v. A library; vi. A police office; 		

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			<p>vii. A multi-use community centre; and</p> <p>viii. Appropriate <u>Residential</u> accommodation in the form of <u>appropriately designed and located</u> upper floor apartments.</p> <p>Two Local Centres <u>located in Henley Gate and 1.5 including 0.5ha per Red House neighbourhoods</u>, together providing: local centre in the <u>Henley Gate Northern and Red House Eastern</u></p> <p>i. Up to 500 sq m net of convenience retail floorspace neighbourhoods and 0.5ha within the <u>Henley Gate</u></p> <p>ii. Up to 600 sq m net of comparison Northern neighbourhood for</p> <p>he retail floorspace; and country park visitor centre</p> <p>/community centre.</p> <p>iii. Up to 500 sq m net of service uses including non-retail Use Class A1, plus Classes A2 to A5; and 7</p>		

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			<p>iv. <u>Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate</u></p> <p>A secondary school within the <u>Red House Eastern</u> 9 neighbourhood <u>with access from Westerfield Road</u></p> <p>Three primary schools (<u>one in each neighbourhood</u>) 6</p> <p>Primary road infrastructure, including a road bridge over 8.5 <u>5</u> the railway to link the <u>Henley Gate Northern</u> and <u>Fonnereau Southern</u> neighbourhoods</p> <p>Total 195</p> <p>The broad distribution of land uses is indicated on the policies map. The detailed strategic and neighbourhood infrastructure requirements for the development and the triggers for their delivery are included in Table 8B in Chapter 10. <u>Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.</u></p> <p>Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in more detail how the proposed development and identified strategic and neighbourhood infrastructure will be sequenced and delivered within the proposed schemes.</p>		

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			<p><u>Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with policies CS8 and CS12 and the Council's Affordable Housing Position Statement.</u></p> <p><u>An interim supplementary planning document has been prepared, with the expectation that a final version will be adopted following adoption of this Core Strategy. The supplementary planning document (SPD) will be:</u></p> <ul style="list-style-type: none"> a. guide the development of the whole Ipswich Garden Suburb area; b. amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration; c. identify the detailed location of a district and two local centres and other supporting infrastructure; and d. provide guidance on the sequencing of housing and 		

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			<p>infrastructure delivery required for the development.</p> <p><i>(the final three paragraphs of the policy are unchanged)</i></p>		
CSR MM10	50	CS10 – supporting text	<p><i>Split paragraph 8.108 and add new text providing more detail about infrastructure requirements and the purpose of Table 8B:</i></p> <p>8.108 The infrastructure requirements at the Garden Suburb will be significant and include new roads ecological networks and green corridors, new public transport routes and services, green infrastructure such as allotments and sports facilities, new schools, new recreation provision, healthcare provision and local shopping facilities. This infrastructure can also deliver benefits to the existing communities in the area and help to sustain them. A comprehensive and coordinated approach to the development of the Garden Suburb is required to ensure the proper planning and delivery of this infrastructure. The Council will consider using its compulsory purchase powers, where necessary, to enable comprehensive development and infrastructure delivery to take place.</p> <p>(split/new paragraph) The detailed infrastructure requirements of the development of approximately 3,500 dwellings at the Garden Suburb and trigger points for the delivery of the items of infrastructure are identified in Table 8B in Chapter 10 of the Core Strategy. <u>All infrastructure items identified through this policy and Table 8B are necessary to make the development acceptable in planning terms for various reasons related to ensuring sustainable development, mitigating transport impacts, meeting Habitat Regulations requirements and ensuring future residents are well served by the necessary educational and social facilities essential to any successful residential development of this nature and scale. Each Ipswich Garden Suburb planning application will comply with the Community Infrastructure Levy Regulations tests. Table 8B divides the infrastructure into two categories:</u></p>	To provide explanation of the changes made to policy CS10 regarding triggers for infrastructure delivery, and affordable housing requirements	Modification with no potential for impact on European sites.

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			<p>1. <u>Strategic Infrastructure, which is required to mitigate the cumulative impact of, and serve the whole of, the Garden Suburb development.</u></p> <p>2. <u>Neighbourhood Infrastructure, which refers to local infrastructure required primarily to serve the needs of the residents of the neighbourhood in which it is located.</u></p> <p>(new paragraph) <u>The purpose of Table 8B is to set a clear steer on what infrastructure should be provided. The trigger points for the delivery of the infrastructure items identified through Table 8B will be determined as part of the preparation of the Infrastructure Delivery Plan. This is intended to provide assurance as to how the development of the Ipswich Garden Suburb will be appropriately sequenced and supported by the necessary infrastructure. The triggers will be guided by:</u></p> <ul style="list-style-type: none"> <u>Advice from key stakeholders in light of available evidence concerning existing capacity, likely impact and mitigation required, for example through the Transport Assessment;</u> <u>The likely sequencing and management of development identified through Strategic Phasing Plan documents;</u> <u>The desire to create cohesive neighbourhoods in the interest of securing a sustainable development pattern and consideration of what is necessary at various stages of the development in order to deliver a sustainable form of development;</u> <u>Ensuring that the development is viable and deliverable; and</u> <u>The availability of appropriate land.</u> <p>(split paragraph) Prior to development on the Ipswich School Playing Fields site, replacement sports facilities will be required to be first provided in accordance with policy DM28. The site for replacement playing fields is allocated to the west of Tuddenham Road and north of the railway line.</p> <p><i>Add a new paragraph above existing paragraph 8.110 to justify, and</i></p>		

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			<p><i>support the implementation of, the affordable housing requirement at Ipswich Garden Suburb:</i></p> <p>new paragraph) <u>The Council has undertaken extensive viability work with input from the various development promoters at Ipswich Garden Suburb. This concludes that 31% affordable housing calculated as a percentage of dwellings is deliverable across the whole scheme. The Council will seek to secure 31% affordable housing across the scheme which would equate to 1,085 affordable houses in a total scheme of 3,500 homes. It is further recognised that the investment needed in infrastructure during the early phases of development may necessitate a lower percentage of affordable housing, but the viable percentage will increase as the need for infrastructure investment decreases in the later phases to allow the overall target of 31% across the Ipswich Garden Suburb. The Council recognises that the levels of affordable housing will be subject to more detailed viability work as part of the planning application process, and for those proposals which include a significant scale of development, then pre-implementation re-testing of viability will be expected for individual applications within a proposal. In recognition of the investment and risk certain development promoters will be making in the early phases of their developments, a 35% cap on the percentage of affordable housing for each phase will be applied (based on the Ipswich Garden Suburb Viability Assessment by Gerald Eve, June 2016). It may be appropriate for certain components of each phase to deliver more than 35% affordable housing in order to deliver the overall target of 31%. These provisions would be secured through the relevant planning obligations.</u></p>		
CSR MM11	52	CS11 Policy and supporting text	<p><i>Amend the introductory text in 8.111 to refer to the national change to the definition of Gypsies and Travellers:</i></p> <p>8.111 Ipswich has 43 permanent pitches for Gypsies and Travellers at present, and the future <u>Gypsy, and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)</u> identifies the Borough needs to 2034 <u>2027</u>. In addition, national guidance requires the Core Strategy to include a criteria based policy to guide the siting and location of sites for</p>	To reflect a change in the definition of Gypsies and Travellers, ensure that the policy specifies the number of	Modification with no potential for impact on European sites.

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			<p>Gypsies and Travellers. The accommodation needs of Gypsies and Travellers need to be considered alongside those of the 'settled' population. At the time of writing, the Government is consulting on changes to national guidance for Gypsies and Travellers, including amending the definition of 'traveller' to exclude those now permanently not travelling. The revised national Planning Policy for Traveller Sites, published in August 2015, amends the definition of Gypsies and Travellers for planning purposes to exclude those who have ceased travelling permanently.</p> <p><i>Amend CS11 to specify the number of pitches needed; ensure existing pitches are protected; and refer to heritage assets:</i></p> <p>Provision will be found within the Ipswich Policy Area for additional permanent pitches to meet the need for <u>24 permanent pitches to 2031</u>, as identified through the Gypsy and Travellers Accommodation Assessment <u>and projected forward to 2031</u>.</p> <p>Applications for the provision of permanent pitches will be considered against the following criteria:</p> <ul style="list-style-type: none"> a) The existing level of local provision and need for sites; b) The availability (or lack) of alternative accommodation for the applicants; and c) Other personal circumstances of the applicant, including the proposed occupants; must meet the definition of Gypsy or Traveller. <p>Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria.</p> <ul style="list-style-type: none"> a. The site should be located: <ul style="list-style-type: none"> i. where it would be well served by the road network; and 	<p>permanent pitches needed and ensure all the necessary policy elements from the deleted policy SP4 are combined into CS11</p>	

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			<ul style="list-style-type: none"> ii. preferably, within 1km of basic services including the public transport network. <p>b. The site should be:</p> <ul style="list-style-type: none"> i. accessible safely on foot, by cycle and by vehicle; ii. large enough to allow business activities to be carried out; iii. free from flood risk and significant contamination; iv. safe and free from pollution; v. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities; vi. proportionate in size to any nearby settlements, to support community cohesion; and vii. where possible, located on previously developed land. <p>c. The site should not have a significant adverse impact on:</p> <ul style="list-style-type: none"> i. the residential amenity of immediate or close neighbours; ii. the appearance and character of the open countryside; iii. sites designated to protect their nature conservation, ecological networks, geological or landscape qualities; iv. historic <u>heritage</u> assets including their setting; and v. the physical and social infrastructure of local settlements. 		

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			<p>Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities. Site size and design will be in accordance with government guidance.</p> <p>The Council will work with Suffolk County Council and neighbouring authorities to develop a South Suffolk transit (short stay) site between Ipswich and Felixstowe.</p> <p>The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.</p> <p><u>Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.</u></p> <p><i>Amend supporting text in 8.114 and 8.115 to correct the study title and specify the number of short stay sites needed:</i></p> <p>8.114 Sites will be sought to meet the joint needs of Ipswich and neighbouring authorities for permanent pitches within the Ipswich Policy Area (note that the boundary of the Ipswich Policy Area may change). Need for Ipswich and its neighbouring authorities was identified by the Gypsies and Travellers <u>Gypsy, Traveller and Travelling Showpeople Accommodation Assessment</u> (GTAA) carried out in 2013 by Opinion Research Services. The 2013 assessment identified a need for 18 pitches in Ipswich Borough to 2027, out of a need for 101 pitches across the five local authority areas included in the assessment (Ipswich, Babergh, Mid-Suffolk, Suffolk Coastal and Waveney). Of the 18 pitches needed, 5 are needed between 2012 and 2017, 6 between 2017 and 2022 and 7 between 2022 and 2027.</p>		

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			<p>Projecting this forward to the end of the Plan period, and based on 2.5% per annum compound growth, beyond the timescale considered by the assessment, it is possible that around a further 6 pitches would be needed between 2027 and 2031.</p> <p>8.115 The Council will work with Suffolk authorities to meet the joint transit (short stay) and permanent needs and the needs of travelling showpeople. <u>The GTAA identifies a need for three short stay sites across the study area.</u></p>		
CSR MM12	54	CS12 Policy and supporting text	<p><i>Amend CS12 to remove reference to affordable housing at Ipswich Garden Suburb, which is covered instead through policy CS10; change the basis of calculating affordable housing provision to number of dwellings; and include a statement about on-site provision and integration, which was previously contained in policy DM24 (now deleted):</i></p> <p>The Council will seek to ensure that a choice of homes is available to meet identified affordable housing needs in Ipswich. <u>Outside the Ipswich Garden Suburb, this will be achieved by requiring new development at the Ipswich Garden Suburb to provide for at least 35% on-site affordable housing by total floor space</u> and new developments of 15 dwellings or more (or on sites of 0.5ha or more) in the remainder of the Borough to provide for at least 15% on-site affordable housing by <u>number of dwellings</u> total floor space. At least 80% of affordable housing provision shall consist of affordable rented homes or homes for social rent.</p> <p>The Council will only consider reducing the requirement for the proportion of affordable housing on a particular development site, or amending the tenure mix to include more intermediate housing, where:</p>	To clarify that this policy applies to areas outside the Ipswich Garden Suburb and ensure policy requirements from policy DM24 (now deleted) are incorporated	The number of housing allocations is not altered by this change, and it is considered that the changes to affordable housing policy and the mix of dwelling types will not alter the previous HRA assessment

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			<p>a. Alternative provision is outlined by the applicant within a site-specific viability assessment (using a recognised toolkit) and the conclusions are accepted by the Council; or</p> <p>b. An accepted independent review of development viability finds that alternative provision on viability grounds is justifiable; and</p> <p>c. The resultant affordable housing provision would ensure that the proposed development is considered sustainable in social terms through its delivery of housing integration, with particular regard to meeting the identified need for small family dwellings where these can reasonably be integrated into the scheme.</p> <p><u>The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision. Affordable housing should be integrated into developments and should not be readily distinguishable from market housing.</u></p> <p><i>Amend the supporting text of 8.123 – 8.124 and 8.126 - 8.127 to reflect the changes to CS12 and the deletion of DM24:</i></p> <p>8.123 The Council will aim to supplement affordable housing provision from private developments by developing its own sites and providing in excess of 15% affordable housing by total floor space <u>number of dwellings</u>. This will contribute to meeting the policy requirement for affordable housing on sites outside of the Ipswich Garden Suburb to comprise at least 15% of new residential floor space over the Plan period.</p> <p>8.124 There is a specific affordable housing target for the Ipswich Garden Suburb based on a number of site characteristics, including higher than average house prices in the immediate locality of the site and its relatively low existing use value.</p>		

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			<p>Furthermore, an independent viability appraisal carried out in 2013 indicated that provision near to 35% was achievable on site alongside other development and infrastructure costs at that point in time. However, some flexibility around the provision of affordable housing on site is considered necessary where this would enable the delivery of new infrastructure to support a particular phase of the development. As such, the policy requirement will similarly be subject to site-specific viability considerations.</p> <p>8.126 Policy CS17 sets out the approach to delivering infrastructure in the Borough and re-iterates the legislation governing the Community Infrastructure Levy that affordable housing will remain outside the standard charge system. A more detailed affordable housing policy (policy DM24) is set out in Part C.</p> <p>8.127 The NPPF definition of affordable housing will apply in implementing this policy. The affordable housing floorspace requirement will be calculated by applying the relevant percentage to the total floorspace of dwellings to be provided.</p>		
CSR MM13	56	CS13	<p><i>Amend the area of land allocated through clause a. to 35ha and include reference to certain sui generis uses; delete reference to Futura Park in clause d. to reflect its status as an employment area rather than a strategic employment site; and correct reference to the University of Suffolk:</i></p> <p>The Council will promote sustainable economic growth in the Ipswich Policy Area, with a focus on the delivery of jobs within the Borough. It will encourage the provision of</p>	To better reflect the land allocated through the Site Allocations Plan (policy SP5); ensure consistency with policy DM25; and reflect the change in status of Futura	<p>The further detail does not change the previous assessment of no impact upon European sites.</p> <p>Changing Futura Park from a strategic site to a site allocation (in the Site Allocations Plan) has no</p>

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			<p>approximately 12,500 jobs in the Borough between 2011 and 2031 by:</p> <ul style="list-style-type: none"> a. allocating at least 35ha 30ha of land for employment development (in Use Classes B1, B2 and B8) <u>and appropriate employment-generating sui generis uses</u> through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document; b. protecting land for employment uses in existing employment areas defined on the policies map; c. allocating land for other employment-generating uses including education, leisure, tourism and hospitality, and retail, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document; d. safeguarding approximately 10ha of land at Futura Park, Nacton Road as a strategic employment site, with the principal access taken from Ransomes Way. The site will be safeguarded for B1, B2 and B8 uses; e. <u>d.</u> supporting the growth of the University of Campus Suffolk and Suffolk New College in order to raise skills and qualifications levels in the workforce; and f. <u>e.</u> taking a lead with local partners to ensure that coordinated action is taken to encourage sustainable economic growth and protect local jobs, and by drawing up a delivery plan with local partners to ensure these aims are implemented. 	Park from strategic employment site to employment area	effect on European sites

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			<p><i>Amend 8.134 to explain how the policy will be reviewed through the preparation of joint or aligned Local Plans:</i></p> <p>8.134 A joint Employment Land Review was undertaken in 2009 by Ipswich Borough Council, Suffolk Coastal District Council and Babergh District Council through the Haven Gateway Partnership and in conjunction with Suffolk County Council. It recommended that a cross boundary approach be taken within the Ipswich Policy Area to ensure jobs provision. The Council is working in partnership with local authorities on the Suffolk Growth Strategy as agreed in February 2013 and also through the Ipswich Policy Area Board and other joint working forums as they arise to ensure that sustainable economic growth is achieved. This is aligned with the New Anglia Local Enterprise Partnership Strategic Economic Plan and the Greater Ipswich City Deal. <u>The jobs target and employment land requirement set out in this policy will be reviewed as part of forthcoming joint work with neighbouring authorities on joint or aligned Local Plans.</u></p> <p><i>Amend 8.135 and 8.138-8.140 to reflect the deletion of the strategic employment site and add reference to where in the Plan appropriate employment-generating sui generis uses are defined:</i></p> <p>8.135 The Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document will translate the overall land requirement into sites. The Council will ensure that enough land is available, including a variety of site sizes and locations to suit different employment-generating activities. The 10ha of land allocated at Futura Park is additional to the 30ha specified in clause a. of the policy. <u>Appropriate employment-generating sui generis uses are defined through policy DM25.</u></p> <p>8.138 The Regional Spatial Strategy required that readily serviceable regionally significant strategic sites were identified within the Haven Gateway to support regeneration at Ipswich including its role in</p>		

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			<p>communications technology, and development associated with port expansion at Felixstowe. The Suffolk Growth Strategy identifies these in conjunction with local authority Local Plans.</p> <p>8.139 The Employment Land Review investigated both demand/need for and the possible supply of strategic employment sites in the Ipswich area. It concluded that there was capacity for a site in Ipswich, in addition to other possible sites within the Ipswich Policy Area. The former Crane's site was allocated through the 2011 Core Strategy as a strategic employment site to function as Phase II of the Ransomes Europark development and help to consolidate an important employment corridor. Now known as Futura Park, approximately 10ha of land is safeguarded for B Class employment uses through this policy. The site's location is indicated on the key diagram. A detailed site boundary is defined on the policies map.</p> <p>8.140 The site is allocated for B1, B2 and B8 uses under the Use Classes Order. Office uses are directed to the town centre through the approach to the location of development set out in policy CS2. This will further be reflected in site allocations to be made in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document and is in accordance with the National Planning Policy Framework, which defines offices as a town centre land use. However, B1 office uses may exceptionally be considered acceptable at Futura Park if they are linked to other on-site activities such as research and development that require a large site, or are directly related to the key growth sectors identified and are therefore performing a strategic role. The site could also be suitable for the provision of some starter units to support new businesses.</p>		
CSR MM14	59	CS14 Policy and supporting text	<p><i>Amend introductory text:</i></p> <p>8.147 For retail policy purposes, Ipswich town centre is the defined <u>The Ipswich Central Shopping Area. The area sits in the historic core of the town to the north of the Waterfront. It has the advantages for the</u></p>	To clarify the Central Shopping Area and ensure consistency with policy DM20; to	Modification with no potential for impact on European sites.

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			<p>user of being attractive, compact and largely pedestrianised. The area is also a focus for other town centre activities such as the New Wolsey Theatre, the Regent Theatre and the Town Hall and Corn Exchange. The Central Shopping Area is complemented by a growing specialised retail role with food and drink venues in the vicinity of the Waterfront. It is important that the Council manages the physical and functional linkages between the two areas to maintain a positive relationship and ensure that retail development at the Waterfront does not harm the vitality and viability of the town centre.</p> <p><i>Amend policy CS14 to re-order, update in relation to the Site Allocations Plan and delete reference to floorspace requirement:</i></p> <p>POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES</p> <p>The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role. <u>In the district centres and local centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.</u></p> <p>Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, the Council intends to extend extends the Central Shopping Area to include the Westgate quarter and allocate sites allocates a site for retail development within it. This will enable the delivery in the region of 15,000 sq m net of additional floorspace to diversify the retail offer. <u>As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further</u> Further allocations will be made through a future Site Allocations DPD. <u>In the interim period proposals for retail development on sites not allocated for the purpose will be considered against policy SP1. following a review of the Retail capacity study to address provision</u></p>	reflect the evidence base and ensure NPPF compliance	

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			<p>after 2026. Retail development over 200 sq m net in edge of centre or out of centre locations will be considered in light of national policy and the Council's aim to enhance the role, vitality and viability of the Ipswich Central Shopping Area.</p> <p>The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.</p> <p>The Council will also promote environmental enhancements and urban greening to the town centre and improved public transport accessibility.</p> <p>In the district centres and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment.</p> <p><i>Amend supporting text in paragraphs 8.148 and 8.153 to reflect evidence and ensure consistency with the Site Allocations Plan:</i></p> <p>8.148 The policy responds to the findings of the Ipswich Retail Study 2005, as confirmed by the Retail and Commercial Leisure Study 2010, the Ipswich Town Centre Opportunity Areas Report 2013 <u>and update in 2016</u>, and Ipswich's role and status as a county town and a regional centre.</p> <p>8.153 The Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document will <u>extends</u> the Central Shopping Area <u>western</u> boundary from that shown in the 1997 Local Plan and will <u>allocates</u> <u>a</u> new sites for additional retail development within it. It will also extend the wider town centre boundary as the focus for other 'town centre' uses such as leisure, offices, cultural uses and hotels (see NPPF for full list of main town</p>		

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			centre uses). Enhancing the town centre forms an important part of the strategy for urban renaissance in Ipswich over the plan period.		
CSR MM15	61	CS15 Policy only	<p><i>Amend final paragraph of CS15 to explicitly state the requirement that sports facilities at the school would be available for community use:</i></p> <p>Education needs associated with development at the Ipswich Garden Suburb are identified, a secondary school site allocated and broad locations for primary schools safeguarded through policy CS10 of this plan and the policies map. <u>The sports facilities associated with the secondary school will be required to be made available for dual use by the community.</u></p>	For clarity in relation to sports provision at Ipswich Garden Suburb	Modification with no potential for impact on European sites.
CSR MM16	63	CS16 Policy only	<p><i>Amend CS16 to clarify that new development should only meet its own open space needs:</i></p> <p>The Council will safeguard, protect and enhance biodiversity and the environment by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community. The Council will enhance and extend the ecological network and green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of local flood risk. It will do this by:</p> <p>a. requiring all developments to contribute to the provision of open space <u>necessary for that development</u> according to the Borough's standards, identified strategic needs and existing deficits in an area;</p>	For clarity	Modification with no potential for impact on European sites.

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CSR MM17	67	CS17 Policy and supporting text	<p><i>Amend second paragraph of CS17 to clarify the relationship to CIL:</i></p> <p>Each development will be expected to meet site related infrastructure needs, and where <u>Where</u> the provision of new, or the improvement or extension of existing, off- site infrastructure is needed to support a new development or mitigate its impacts, <u>and it is not anticipated that the infrastructure will be provided through CIL</u>, the developments will be required to contribute proportionately through a Section 106 Agreement commuted sum or CIL charge, or other mechanism as agreed with the Council.</p> <p><i>Amend bullet 3 in the list of key strategic infrastructure in CS17:</i></p> <ul style="list-style-type: none"> measures to increase <u>and maximise</u> east-west capacity in the <u>public</u> transport system to ease congestion; <p><i>Amend final sentence of CS17 to refer to the Mitigation Strategy and its delivery:</i></p> <p>The Council will seek contributions to ensure that the mitigation measures identified in the Habitats Regulations Assessment <u>and in the Recreational Avoidance and Mitigation Strategy</u> can be addressed and delivered, including for any measures not classified as infrastructure.</p> <p><i>Amend final sentence of new paragraph which follows paragraph 8.182 to commit to the Recreational Avoidance and Mitigation Strategy:</i></p> <p>(new paragraph) The Habitats Regulations Assessment identifies a range of measures to ensure that potential impacts of increased recreational disturbance within Special Protection Areas and Special</p>	For clarity in relation to how off-site infrastructure may be provided and public transport capacity, and to commit to preparation of the Recreational Avoidance and Mitigation Strategy	Modification with no potential for impact on European sites. Clarification of the Recreational Avoidance and Mitigation Strategy assists with delivery of mitigation as already identified.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>Areas of Conservation within and outside of Ipswich Borough are mitigated. This relates to mitigating the cumulative effect of housing growth across Ipswich Borough, in combination with housing growth in Suffolk Coastal district. The measures include the provision of the Country Park or similar high quality provision to the north of Ipswich, delivering parts b, d, e, g and h of policy CS16, production and implementation of visitor management plans at key sites and a monitoring programme to assess visitor impact over time. The Council is considering the production of a mitigation strategy which would specify the measures required and how these should be delivered and funded. <u>The Council will produce a Recreational Avoidance and Mitigation Strategy by March 2017, which will specify the measures required and how these will be delivered.</u></p>		
CSR MM18	73	CS20 Policy and supporting text	<p><i>Amend CS20 to explicitly support sustainable travel:</i></p> <p><u>The Council supports measures to improve sustainable travel options, including the Travel Ipswich scheme, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront.</u></p> <p>The Council also supports the completion of the upgrading of the Felixstowe to Nuneaton rail line.</p> <p>In the short term the Council will look to close the Waterfront Northern Quays route to general traffic, maintaining access only for pick up/drop off and the shuttle bus.</p> <p>The Council will support further measures to facilitate cycling and walking in the Borough, as detailed through the Site Allocations and Policies (incorporating IP-One Area Action</p>	To clearly indicate the Council's support for such measures	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>Plan) development plan document.</p> <p><i>Amend 8.208 to refer to supplementary planning documents and correction to 8.209:</i></p> <p>8.208 Detailed proposals, including those for the Star Lane gyratory and additional infrastructure for pedestrians and cyclists, are included in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. <u>A Cycling Strategy Supplementary Planning Document has been adopted by the Council. The Council is also producing a Low Emission Strategy Supplementary Planning Document during 2016-2017.</u></p> <p>8.209 The delivery of a Wet Dock crossing (i.e. a new road linking Holywells Road/Duke Street with Hawes Street) is a long term prospect and it is as yet uncertain. In March 2015 the New Anglia Local Enterprise <u>Partnership</u> obtained funding in order to carry out a feasibility study for the Wet Dock Crossing. It is recognised that it would only be likely to happen if the Island site comes forward for redevelopment. Potential funding sources include:</p>		
CSR MM19	77	DM1 Policy and supporting text	<p><i>Delete clauses c., d. and e. of policy DM1 and add reference to encouraging rather than requiring BREEAM:</i></p> <p>New development shall be required to achieve a high standard of environmental sustainability. This will be achieved by the following standards:</p> <p>a. New build residential development should achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 <u>Edition of the 2010 Building Regulations (Part L); and</u></p> <p>b. New build residential development should meet</p>	To address viability considerations	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>water efficiency standards of 110 litres/person/day;</p> <p>c. — Conversions and changes of use of existing buildings providing new residential dwellings should achieve a minimum of BREEAM Domestic Refurbishment Very Good standard or equivalent;</p> <p>d. — New build non-residential development of 500m² and above for the whole development should achieve a minimum of BREEAM Very Good standard or equivalent;</p> <p>e. — Conversions and changes of use to non-residential uses with an internal floor area of 500m² and above should achieve a minimum of BREEAM Very Good standard or equivalent.</p> <p>Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by DM4.</p> <p>All developments exceeding the thresholds above shall achieve the <u>The above standards should be achieved</u> as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.</p> <p><u>The Council will also encourage non-residential development of 500 sq m and above to achieve a minimum of BREEAM Very Good standard or equivalent.</u></p> <p><i>Amend paragraphs 9.11 and 9.13 to reflect the change in approach to BREEAM from a requirement to encouragement:</i></p> <p>9.11 The policy provides for some flexibility in exceptional circumstances where it can be clearly demonstrated that achieving the required standard for the type and scale of development in</p>		

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			<p>question would either be not feasible or not viable in the light of such considerations as site constraints, other planning requirements, other development costs, and the prevailing market conditions at the time. In such circumstances the Council may agree to a lower BREEAM rating or lower energy efficiency standards being achieved having regard to other merits of the scheme in terms of sustainability and urban design. Development will still need to meet the requirements of the Building Regulations in force at the time.</p> <p>9.12 This is considered to be a relatively simple policy approach that prescribes clear targets based on recognised national codes, without being unduly prescriptive as to how the targets should be achieved.</p> <p>9.13 In relation to <u>the achievement of BREEAM standards</u> BREEAM requirements, the policy will be implemented through a requirement for the submission of <u>developers will be encouraged to submit</u> Design Stage Assessments and Post Construction Reviews, carried out by a qualified BREEAM assessor (as appropriate), for all planning applications for qualifying development. It will be expected that planning applications also be accompanied by a sustainability statement that explains and illustrates how sustainability considerations have influenced scheme design.</p>		
CSR MM20	80	DM2 Supporting text only	<p><i>Amend the supporting text in 9.15 and 9.18 to reflect changes made to policies CS1 and DM1:</i></p> <p>9.15 This policy gives effect to Core Strategy policy CS1, which sets a target for achieving renewable or low carbon energy sources in major development. It builds on national policy in the National Planning Policy Framework which states that planning plays a key role in supporting the delivery of renewable and low carbon energy.</p> <p>9.18 The policy also provides for some flexibility where it can be clearly demonstrated that achieving the required percentage provision of renewable or low-carbon energy would not be either technically feasible</p>	To ensure the plan is consistent between CS and DM policies	Modification with no potential for impact on European sites.

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			or financially viable in the light of such considerations as site constraints, other planning requirements, development costs, and the prevailing market conditions at the time. In such circumstances the Council may agree to a lower percentage provision being achieved where the introduction of additional energy efficiency measures (i.e. additional to those required under BREEAM requirements as set out in policy DM1 such as passive house design or other inbuilt energy efficiency measures) to achieve an equivalent reduction in carbon emissions.		
CSR MM21	81	DM3 Supporting text only	<p><i>Amend paragraph 9.19 of the supporting text to clarify the approach to private garden space:</i></p> <p>9.19 The Council considers that, in addition to the provision of well-planned public spaces, the provision of high quality private outdoor amenity space for all types of new residential development must be considered to be an essential component of high quality design, and key to the creation of a sustainable residential environment both in terms of its contribution to liveability and to urban greening and the preservation and/or enhancement of local biodiversity and ecological networks. <u>In most developments of houses and bungalows, the Council will expect private garden space to be provided to the rear of the dwelling. Exceptions may be made for corner and infill plots.</u></p> <p><i>Amend paragraph 9.24 of the supporting text to clarify what is required:</i></p> <p>9.24 Key characteristics of well designed private amenity space <u>include</u> will normally be required, and these are: (i) a well shaped (rectangular), useable area having good accessibility and a well planned relationship to the internal living spaces within the dwelling; (ii) provision for a private sitting out area not <u>directly</u> overlooked by any window of a neighbouring property either at</p>	To clarify requirements for private garden space	Modification with no potential for impact on European sites.

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			ground or first floor; (iii) high standards of security and privacy; (iv) a reasonable outlook; and (v) access to direct sunlight for part of the space for at least part of the day. The Council's Development Control Policies and Design Guidelines, which address matters such as spacing between dwellings, will apply, until the adoption of a Space and Design Guidelines supplementary planning document. The garden standards set out in the policy will equally apply to existing gardens remaining after garden severance.		
CSR MM22	86	DM5 Policy and supporting text	<p><i>Amend policy DM5 clauses f. and h. to add clarity; amend the requirement for M4(2) to 25% and delete the requirement for standard M4(3):</i></p> <p>The Council will require all new development to be well designed and sustainable. In Ipswich this will mean:</p> <ul style="list-style-type: none"> a. layouts and designs that provide a safe, attractive, permeable, legible and useable public realm for all users, which is pedestrian and cycle orientated; b. areas which function well and where possible integrate residential, working and community environments and fit well with adjoining areas; c. the promotion of safe and secure communities; d. greener streets and spaces to contribute to local biodiversity, visual amenity, and health and well-being, and offset the impacts of climate change; e. protecting and enhancing the special character and distinctiveness of Ipswich, including significant views that are recognised as being important and 	For clarity and to ensure that access requirements do not harm viability	Modification with no potential for impact on European sites.

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			<p>worth protecting, the setting of any nearby listed buildings, and helping to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene;</p> <p>f. developments buildings that exhibit very good architectural quality, are highly sustainable and accessible and are designed for long life by being capable of adaptation to accommodate changing needs and uses over time;</p> <p>g. ensuring that new development incorporates cycle and waste storage, public transport infrastructure and car parking if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity;</p> <p>h. new buildings in or around Air Quality Management Areas will be designed so that their size and layout will <u>preferably reduce</u> minimise, and at the very least not increase, localised retention of polluting emissions, and will include ventilation systems that protect the health of users of the buildings; and</p> <p>i. provision of public art where this would be required to enhance the public realm and/or reinforce a sense of place, which may include new installations where this would be commensurate to the scale and type of development or otherwise take the form of bespoke paving, street furniture and landscaping.</p> <p>Design that is considered not to adequately meet all these criteria will be refused.</p>		

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			<p>In new residential development of 10 or more dwellings, <u>25%</u> 35% of new dwellings will be required to be built to Building Regulations standard M4(2). Where affordable housing is provided a proportion of dwellings are required to be built to Building Regulations standard M4(3) as part of the affordable housing provision. The Council will consider waiving or reducing the requirement where the circumstances of the proposal, site or other planning considerations mean it is not possible to accommodate the requirement and/or in cases where the requirement would render the development unviable.</p> <p><i>Amend the new paragraph of supporting text which precedes paragraph 9.44 to clarify the approach to standards M4(2) and M4(3):</i></p> <p>(new paragraph) The 2014 Suffolk Housing Survey indicates that 10% of Ipswich residents live in a home which has been adapted in some way for accessibility purposes. The results indicate that a further 3% of Ipswich residents currently require adaptations to their dwellings. Since 2007 almost 1,600 adaptations have been carried out on the Council's housing stock. The number and proportion of elderly residents in the Borough is predicted to increase over future years, potentially further increasing the need for dwellings to be accessible and adaptable. <u>Therefore, 25% of dwellings on sites of 10 dwellings or more should be M4(2) compliant. Should the evidence show this requirement to be, in practice, readily viable, the policy will be revised accordingly as part of the envisaged future review of plans. However, the Council's housing register currently indicates that a relatively small number of wheelchair accessible homes built to Building Regulations Standard M4(3) are needed and, therefore, whilst this type of provision is encouraged within affordable housing developments, it is not a requirement.</u></p>		

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			<p><i>Amend 9.48 by deleting 'will' to update cross references, and 9.49 by adding reference to the NPPF:</i></p> <p>9.48 The wooded skyline that provides the backdrop to much of central Ipswich is a key part of the centre's character and setting and will be protected and sustainably enhanced. The Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document and the Ipswich Urban Character Study supplementary planning document will identify key viewpoints and key strategic views in relation to the wooded skyline around central Ipswich. Relevant policy guidance in respect of tall buildings can be found in policy DM6.</p> <p>9.49 The character and distinctiveness of Ipswich is the product of a combination of Ipswich's geographical setting, history and communities. It is fundamental to the local identity and is described in Chapter 5. The character of different areas of Ipswich is analysed through the conservation area character appraisals (covering the conservation areas only) and the Ipswich Urban Character supplementary planning document (the first stage of the SPD covers Norwich Road, Parks, the Orwell and Gipping Valley, and California). <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p><i>Amend 9.51 to refer to the Planning Practice Guidance:</i></p> <p>9.51 <u>Criterion f. of the policy seeks to secure well designed, adaptable</u></p>		

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			and resilient places in accordance with the Planning Practice Guidance paragraphs 015 and 019 (Reference ID: 26-019-20140306). Assessment of design quality for major applications for residential development will be made using the Building for Life 12 criteria (CABE at the Design Council / Design for Homes / HBF) and applicants will be expected to demonstrate that scheme designs can achieve a 'green' score in each category enabling schemes to be eligible for 'Building for Life Diamond' status. However it is recognised that not every development proposal will meet this criteria and in these circumstances developers will be expected to justify why this is not possible. The Building for Life criteria are reflected in policy DM5 and therefore addressing the specific requirements of Building for Life will contribute towards meeting the requirements of policy DM5. The criteria in policy DM5 also contribute towards the creation of safe, functional and well-designed communities as aspired to by the Government's Lifetime Neighbourhoods ambitions.		
CSR MM23	90	DM6 Supporting text only	<p><i>Amend 9.61 to add reference to the NPPF and 9.64 to advise where the arc is illustrated:</i></p> <p>9.61 Tall buildings can only be considered appropriate in certain limited locations in Ipswich and various special considerations, over and above standard urban design considerations, should apply to their planning and design, particularly in listed building and conservation area terms. <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p>9.64 The boundaries of the arc of land to which this policy applies are <u>illustrated on the IP-One Area Inset Policies Map</u> will be identified in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. Central Ipswich is circled by a wooded skyline, which is particularly important to the setting of the central area</p>	For clarity and completeness	Modification with no potential for impact on European sites.

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			including Ipswich Village and the Waterfront. Developments will only be permitted where they do not seriously disrupt this setting, especially when viewed from key viewpoints. Strategic views in and across central Ipswich have been identified through the Ipswich Urban Character Study supplementary planning document and in Conservation Area Statements and Management Plans.		
CSR MM24	92	DM8 Policy and supporting text	<p><i>Amend the policy to address all types of assets, more closely reflect the wording of the NPPF and refer to archaeological assessments being proportionate:</i></p> <p>a. Designated and Non-Undesignated Assets</p> <p>In considering proposals for external or internal alterations and extensions to a listed building, the Council will seek to ensure that this would enhance the character, features and setting of the building and resist development that would adversely affect its significance.</p> <p>An application for the change in the use of a listed building will only be permitted if the applicant can demonstrate that the use proposed and any consequent alterations will not be detrimental to the structure, character, appearance or setting of the building. Applications that provide insufficient information to assess the impact of alterations associated with the proposed change of use will be refused.</p> <p>The Council will resist the demolition or partial demolition of both designated and undesignated heritage assets leading to substantial harm, as outlined in paragraph 133 of the National Planning Policy Framework. <u>In relation to less than substantial harm to designated assets, and in relation to non-designated assets, the Council will have</u></p>	To ensure compliance with the NPPF	Modification with no potential for impact on European sites.

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			<p><u>regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>The Council will seek to preserve <u>the preservation of</u> Scheduled Monuments, scheduled <u>registered</u> parks and gardens and other remains of national importance and their settings, in a manner appropriate to their significance.</p> <p>b. Conservation Areas</p> <p>The Council will seek to protect and enhance the character and appearance of conservation areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.</p> <p>The position, height, mass and materials of a proposed building or extension, and the design of the space and landscaping around it, shall pay regard to the character of adjoining buildings and the area as a whole.</p> <p>The Council will seek to ensure that proposed changes of use within or adjacent to conservation areas would not detract from the character and appearance of the designation, which should include sympathetic alterations and additions to facades that are visible from the public domain and the retention of any existing features of special architectural merit.</p> <p>New shopfronts in conservation areas should be constructed from high quality materials and respect the character and appearance of the building and street scene into which it is installed.</p>		

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			<p>Planning applications that seek permission to demolish a building or structure within a conservation area will <u>be determined in accordance with the requirements of the National Planning Policy Framework</u>. be granted where:</p> <p>(i). the building/structure does not make a positive contribution to the significance of the conservation area; or</p> <p>(ii). it can be demonstrated that the building/structure is incapable of repair and reuse; and</p> <p>(iii). the demolition works form part of an approved detailed redevelopment scheme.</p> <p>c. Archaeology</p> <p>Development will not be permitted which may disturb remains below ground, unless the proposal is supported by an appropriate assessment of the archaeological significance of the site and, if necessary, a programme of archaeological investigation in accordance with that assessment. <u>Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are highly likely to contain significant archaeology.</u></p> <p>Planning permission will not be granted if the remains identified are of sufficient importance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used.</p> <p>Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording,</p>		

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			<p>reporting and archiving.</p> <p><u>d. Climate Change</u></p> <p>Proposals that aim to mitigate the effects of climate change should in the first instance explore all opportunities of enhancing energy efficiency and forms of providing renewable energy without harming the significance of heritage assets. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against the likely harm to the heritage asset.</p> <p><i>Amend paragraph 9.66 of the supporting text to refer to Historic England advice:</i></p> <p>9.66 Buildings listed for their special architectural or historic interest have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has a statutory duty to preserve and enhance the character and appearance of listed buildings in Ipswich and will therefore only grant planning permission and listed building consent for works and changes of use which complement this obligation. <u>Historic England publishes advice on the application of Part L of the Building Regulations to historic and traditionally constructed buildings.</u></p> <p><i>Amend paragraphs 9.69 and 9.70 of the supporting text to remove repetition and update the reference to 15 conservation areas:</i></p> <p>9.69 The Council is keen to protect and enhance the town's <u>15-14</u> designated conservation areas which are shown on Plan 3. The character appraisals and management plans for each area highlight what is distinctive about the area including building styles, street patterns, land form, historical development and key views. Future character</p>		

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			<p>appraisals will include landscape and tree assessments. Proposals for development in <u>conservation areas</u> will need to indicate precisely how each scheme will preserve and enhance the conservation area in which it is located by a thorough appreciation of these distinctive characteristics.</p> <p>9.70 Proposals for development in Conservation Areas should indicate precisely how each scheme will preserve and enhance the conservation area in which it is located. A development proposal lying outside the boundary of a conservation area yet clearly affecting its character and appearance will be considered as if it formed part of the designated conservation area.</p> <p><i>Amend paragraphs 9.71 – 9.73 to clarify the role of Historic England, national policy and the approach to archaeology:</i></p> <p>9.71 National policy, guidance and advice and policy on the conservation of the historic environment is set out in the <u>Ancient Monuments and Archaeological Areas Act (as amended) 1979</u>, and the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the national Planning Practice Guidance. The NPPF supersedes Planning Policy Statement 5 (Planning for the Historic Environment). <u>although the Practice Guide to PPS5 remains in place as guidance</u> This is supported by Historic England's <u>Good Practice Advice (GPA)</u> and the <u>Historic England Advice Notes</u>. The general approach to managing heritage assets will also follow the guidance set out in BS7913³.</p> <p>9.72 The NPPF establishes a presumption in favour of sustainable development and states that great weight should be given to the conservation of designated heritage assets such as conservation areas. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, planning</p>		

³ BS7913 British Standard Guide to the Principles of the Conservation of Historic Buildings adopted as formal Council policy in September 1998

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			<p>permission should not be given unless substantial public benefits can be identified that outweigh that harm or loss. <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p>9.73 The settlement of Ipswich has developed through Saxon, Medieval and later periods, leaving a legacy of history below ground which tells the complex story of the town's evolution. To ensure that this invaluable and irreplaceable historical, cultural and educational resource is not lost or damaged, the planning process must ensure that development proposals respect archaeologically important sites. The NPPF sets out specific requirements for assets with archaeological interest. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation (which could include geophysical survey, building survey and trenched evaluation) at an appropriate stage prior to determination of an application. Scheduled Monuments are designated by the Secretary of State and the records held by Historic England who develop policies to protect them. Suffolk County Council Archaeology Service holds the Historic Environment Record for Ipswich and is consulted on planning applications that could affect archaeology. <u>Historic England is consulted on planning applications in accordance with relevant government policy.</u> Early consultation with relevant agencies is encouraged well in advance of seeking planning permission <u>relevant permissions and consents</u>, in order that appropriate consideration is given to heritage assets. assessment and recording requirements can be discussed. This helps make <u>makes</u> the application process simpler and reduces the risk for proposed schemes of heritage assets presenting an obstacle to delivery at a later stage. <u>Understanding the significance of affected assets is important to the process. The ability to document an asset is not a factor in determining a planning application. However, where preservation in situ is not appropriate for archaeological remains,</u></p>		

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			Where there is no overriding case for preservation in situ, an appropriate programme of work to record and promote understanding of remains which would be affected by development could include some or all of the following: further evaluation, upfront excavation, and/or monitoring and control of contractor's groundworks, with appropriate curation and publication of results.		
CSR MM25	95	DM9 Policy and supporting text	<p><i>Amend DM9 and supporting text to clarify that structures are included, and update the reference to the Local List SPD:</i></p> <p style="text-align: center;">POLICY DM9: Buildings and Structures of Townscape Interest</p> <p>There is a presumption in favour of retaining and repairing buildings and structures of local townscape interest. Proposals involving the loss of such buildings or structures will only be permitted if it can be demonstrated by thorough analysis in the Design and Access Statement that the replacement building(s) or structure(s) is of an equal or higher standard of design and incorporates sustainability features.</p> <p>9.75 The Council acknowledges the townscape importance of buildings and structures of local interest which have no other statutory protection, and encourages their retention and upkeep. In situations where the benefits of a replacement development outweigh the retention of an existing building or structure on the local list, the Council will expect a high standard of design.</p> <p>9.76 The Local List (Buildings of Townscape Interest) supplementary planning document was published in September 2013 (and revised in July 2016) updating the previous list and identifying buildings and structures of particular local interest.</p>	To ensure clarity that structures are also covered by the policy	Modification with no potential for impact on European sites.
CSR	96	DM10	<i>Amend DM10 to refer specifically to hedgerows in the second part and</i>	To ensure the	Modification with no

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MM26		Policy and supporting text	<p><i>clarify that replacement planting relates to the loss of mature trees:</i></p> <p>The Council will protect and ensure the care of trees and increase canopy cover in the interests of amenity and biodiversity by:</p> <ul style="list-style-type: none"> a. making Tree Preservation Orders; b. in relation to applications for works to trees, only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided; c. adhering to the principles of BS3998 'Tree work – Recommendations' 2010 for established tree management options (including soil care and tree felling); d. refusing planning permission for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweigh the loss; and e. encouraging tree planting to help achieve a target of 22% canopy cover by 2050. <p>Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees <u>or hedgerows</u> is proposed, the application must be accompanied by:</p> <ul style="list-style-type: none"> f. an accurate survey and assessment of all existing trees and hedgerows on site in accordance with 	policy is explicit about hedgerows and clarify that the replacement tree planting requirement will be applied reasonably	potential for impact on European sites.

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			<p>BS5837 'Trees in relation to design, demolition and construction – Recommendations' 2012 by a competent arborist; <u>and</u></p> <p>g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen <u>and hedgerow</u> to be retained; and</p> <p>h. where removal <u>of a mature tree</u> is proposed, a plan for replacement planting on a two for one basis and using semi-mature specimens, unless otherwise agreed by the Council.</p> <p>Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development.</p> <p><i>Amend paragraph 9.82 to align with the policy in referring to mature trees:</i></p> <p>9.82 Where the Council permits the removal of <u>mature</u> trees, replacement planting will be on a two for one basis. This may not always be possible or appropriate on the development site in question, and in such cases off-site provision will be expected as an alternative. Applicants are advised to liaise with the Council's Arboricultural Officer at the earliest opportunity to discuss appropriate replacement species and locations. All replacement tree planting proposals will need to be accompanied by a tree care and management plan for the new trees.</p>		
CSR MM27	105	DM17 Policy and supporting text	<p><i>Amend DM17 clause a. to ensure consistency with NPPF; clause c. to add flexibility in relation to electric vehicle charging points; and the final sentence of the policy for greater clarity:</i></p>	To clarify the policy and add flexibility in relation to electric vehicle	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>To promote sustainable growth in Ipswich and reduce the impact of traffic congestion, new development shall:</p> <ul style="list-style-type: none"> a. not result in a severe significant adverse impact on rights of way or the local road network in respect of traffic capacity, highway safety; b. not result in a significant impact on air quality or an Air Quality Management Area; c. incorporate electric <u>vehicle</u> charging points and a car club scheme, <u>or if not viable the infrastructure to secure their future delivery</u>, where this would be consistent with the scale and location of the development; d. promote pedestrian and cycle accessibility to and permeability within the site, ensuring that any new routes are coherent and in accordance with the design principles of policy DM5; e. provide high quality, secure cycle storage, and in non-residential developments of more than 1,000 sq. m or where more than 50 people will be employed, high quality shower facilities and lockers; and f. have safe and convenient access to public transport within 400m, and facilitate its use through the provision of services, infrastructure and/or tickets where required. <p>Applicants will be required to demonstrate how the development would improve transport provision and/or how any acceptable adverse transport impacts would be acceptably managed and mitigated.</p>	charging facilities	

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><i>Amend 9.100 of the supporting text to add flexibility; add two new paragraphs explaining the approach to electric vehicle charging points; and add 'normally' into 9.101 to add flexibility:</i></p> <p>9.100 Necessary mitigating measures to improve public transport infrastructure and services may be secured where this would reasonably relate to a development, whilst the introduction of car club schemes in larger developments may also contribute to reducing levels of private car ownership in the town (the need for car club provision in new developments will generally be informed by the agreed findings of a Travel Plan). <u>Criterion f. of the policy would not be applied unreasonably if limited parts of a development were unavoidably slightly further than 400m from public transport.</u> The inclusion of electric <u>vehicle</u> charging points in residential plots, employment developments and commercial car parks are also considered a sustainable measure that can help to reduce greenhouse gas emissions in line with the aims of the National Planning Policy Framework. The provision of charging points for electric vehicles within new developments should be made in accordance with the Suffolk Guidance for Parking (November 2014).</p> <p><u>(new paragraph) The Council promotes the provision of car club spaces due to their proven ability to reduce car ownership and, in particular, second car ownership. Similarly, wherever viable, the Council will seek low emission vehicle infrastructure. This may include, but is not limited to, active electric vehicle (EV) charging points or the infrastructure required to provide these in the future. New developments should plan for the future installation of charging points for all private off-street residential parking. This entails the provision of ducting and sufficient passive capacity for easy connection to the electricity network. Whereas active capacity pertains to fully installed EV charging points, passive capacity is defined as the electrical and</u></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>distribution board capacity necessary for future installation.</u></p> <p><u>(new paragraph) Additionally, new developments containing communal residential parking facilities should aim to deliver active charging capacity for 20 per cent of all spaces, with a further 20 per cent of spaces provided with passive capacity for future installation. Following similar lines, retail related parking should deliver 10 percent active and 10 percent passive spaces, and employment related parking should secure 20 percent active and 10 percent passive spaces. In terms of car club spaces, 100 per cent of such spaces should have the passive capacity for eventual EV charging. Further details of the Council's EV and car club approach are to be outlined in the emerging Low Emissions Strategy Supplementary Planning Document.</u></p> <p>9.101 In proposals for the development of 10 or more dwellings, 1,000 sq. m or more of non-residential floorspace or where more than 50 people would be employed, the Council will <u>normally</u> require a Transport Assessment to be undertaken to include an assessment of the likely impact on the local highway network. A long term management strategy (Travel Plan) to increase sustainable patterns of travel to a site will also be secured in some instances.</p>		
CSR MM28	109	DM20 Policy and supporting text	<p><i>Amend policy DM20 and supporting text to refer to 'frontage zones' rather than 'areas' and ensure the Specialist Shopping Frontage Zone is named consistently:</i></p> <p>The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area.</p> <p>The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Frontage</p>	For clarity in relation to how the 'frontage zones' are defined through the policies map, and consistency	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>Zones</u>Areas, which are defined on the IP-One Area inset map. A site identified as suitable for major retail investment will be allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</p> <p>Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained. A2-A5 uses and other main town centre uses will also be supported in the Secondary and Specialist Shopping <u>Frontage Zones</u>Areas, provided the overall percentage of the frontage does not exceed the levels specified and accords with the criteria set out below. A1-A5 uses and other main town centre uses are defined in the Glossary.</p> <p>a. Primary Shopping <u>Frontage Zone</u>Area –A2-A4 uses, betting shops and payday loan shops will be permitted where they will not exceed 15% of a group of identified ground floor frontages and ground and first floor frontages in the Buttermarket and Tower Ramparts Shopping Centres and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. A5 uses will not be permitted.</p> <p>b. Secondary Shopping <u>Frontage Zone</u>Area - A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 25% of a group of identified ground floor frontages, and provided the proposal does not create a concentration of more than 30 metres of non-A1 frontage, and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. Of this 25%, no</p>		

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			<p>more than 10% of the total identified ground floor frontage will be permitted for A4 or A5 uses.</p> <p>c. Specialist Shopping <u>Frontage Zone</u>Area - A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 40% of a group of identified ground floor frontages. Of this 40%, no more than 35% of the total identified ground floor frontage will be permitted for A2, A4 or A5 uses.</p> <p>A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.</p> <p>Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.</p> <p>The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 in Primary Shopping <u>Frontage Zones</u>Areas and outside A1 to A5 and other main town centre uses in Secondary Shopping <u>Frontage Zones</u>Areas.</p> <p>The Council is planning to redevelop the Cornhill. When applying frontage policies in this area any redevelopment proposal would be taken into account.</p> <p>The Council also supports the retention of the open</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>market.</p> <p>9.113 The CSA is therefore divided into three 'Shopping <u>Frontage Zones</u>Areas'. The Primary Shopping <u>Frontage Zone</u>Area is the area where the greatest concentration of A1 retail uses is expected. It is a relatively small area which largely coincides with the 'prime pitch' for retailers and it has the highest rents and footfall. The Secondary Shopping <u>Frontage Zones</u>Areas are generally characterised by lower rents and footfall than the Primary Shopping <u>Frontage Zone</u>Area. In these areas, the focus remains on A1 retailing, but a greater diversity of uses is permitted. The Speciality <u>Specialist Shopping Frontage Zones</u>Areas contain the greatest diversity of uses. Shops tend to be in smaller units occupied by more specialist retailers. Some of the streets in this area consist of attractive historic buildings, which give them a special character, for example St Peters Street and Fore Street. For the purposes of the sequential approach to locating new retail development, only the pPrimary and eSecondary eShopping <u>Frontage Zones</u>Areas defined on the IP-One Area inset policies map would be considered 'in town centre' sites <u>defined through the NPPF as the primary shopping area</u>. The streets within the CSA are broken down into 'shopping frontages' by the Council. The frontages usually consist of a continuous line of buildings fronting the street or pavement, segregated by intersecting streets. Individual frontages will continue to be set out in the supplementary planning guidance: 'Central Shopping Area - Identified Frontages' document, which is monitored and updated annually.</p> <p>9.114 In the Primary Shopping <u>Frontage Zone</u>Area, the percentage ...</p> <p>9.115 In the Secondary and Specialist Shopping <u>Frontage Zones</u>Areas, the previous</p>		

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CSR MM29	112	DM21 Policy only	<p><i>Add reference to Class D1 uses (non-residential institutions such as health centres) within District and Local Centres to clause b. of policy DM21:</i></p> <p>b. proposals for change of use from A1 to A2-A5, betting shops and payday loan shops and <u>D1 uses and</u> sui generis uses appropriate to a centre, including launderettes, will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. No more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;</p>	To reflect the mix of uses found in such centres	Modification with no potential for impact on European sites.
CSR MM30	115	DM22 Supporting text only	<p><i>Amend the definition of the Primary Shopping Area in paragraph 9.131 of the supporting text, following changes to policy DM20:</i></p> <p>9.131 The National Planning Policy Framework (NPPF) defines a town centre as an area defined on the policies map, which includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. The main town centre uses are defined in the following paragraph. In the Ipswich Local Plan, the primary shopping area <u>consists of the Primary and Secondary Shopping Frontage Zones</u> is called the Central Shopping Area (see policy DM20).</p>	For clarity	Modification with no potential for impact on European sites.
CSR MM31	117	DM23 Supporting text only	<p><i>Amend the definition of the Primary Shopping Area in paragraph 9.147 of the supporting text, following changes to policy DM20:</i></p> <p>9.147 The sequential approach to the consideration of retail proposals will be applied as follows:</p> <ul style="list-style-type: none"> • firstly, to consider whether there are sites available in the Primary Shopping Area, comprising Primary and Secondary Shopping Frontage <u>Zones</u>, and in the District and Local 	For clarity	Modification with no potential for impact on European sites.

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			<p>Centres only where the scale of the proposed development is appropriate to the catchment areas the centres serve;</p> <ul style="list-style-type: none"> secondly, to consider sites in edge of centre locations as defined in the NPPF; and thirdly, to consider sites in out of centre locations. 		
CSR MM32	118	DM24 Policy and supporting text	<p><i>Delete policy DM24:</i></p> <p>AFFORDABLE HOUSING</p> <p>POLICY DM24: Affordable Housing</p> <p>_____ Affordable housing provision will be required in accordance with policy CS12.</p> <p>The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision.</p> <p>The Council will require that the affordable housing:</p> <p>a. _____ is designed and built to at least the same standard as the market housing, including the appropriate level of the Code for Sustainable Homes at the time;</p> <p>b. _____ is integrated into developments and from external appearance should be indistinguishable from the market housing;</p> <p>c. _____ should not generally be grouped in clusters of more</p>	To ensure that viability considerations as set out in policy CS12 apply to all aspects of affordable housing provision. Necessary elements have been moved to other policies	Modification with no potential for impact on European sites. Also see comments on CS12.

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			<p>than 12-15 dwellings; and</p> <p>d. — has car parking provided at the same ratio as for the development as a whole.</p> <p>The most appropriate type, size and mix, for each development will be guided by the Council's Affordable Housing Position Statement and the particular characteristics of the site.</p> <p>The type and mix of affordable dwellings required across the Borough will be as set out in policy CS12 and the most up-to-date Affordable Housing Position Statement. The requirement to avoid clusters of more than 12 to 15 affordable units is a general guide, with the main objective to achieve developments in which the affordable dwellings are truly integrated into the overall scheme. However, this can be exceeded where there is a demonstrable need for management purposes or where a scheme delivering over and above the policy requirement set within policy CS12 is proposed.</p>		
CSR MM33	119	DM25 Policy and supporting text	<p><i>Amend DM25 to clarify that Futura Park is an Employment Area; broaden the definition of employment uses; and provide for residential redevelopment of certain employment sites outside the Employment Areas:</i></p> <p>The Employment Areas are defined on the policies map and the IP-One Area inset policies map and listed below:</p> <p>1 Ipswich Business Park, north of Whitton Lane; 2 White House Industrial Estate, White House Road;</p>	To clarify that Future Park is an Employment Area; add flexibility in respect of employment uses; and clarify the approach to residential	<p>The further detail does not change the previous assessment of no impact upon European sites.</p> <p>Clarifying that Futura Park is an employment area has no effect on European sites.</p>

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			<p>3 Knightsdale Road / Wharfedale Road; 4 Boss Hall Industrial Estate; 5 Hadleigh Road Industrial Estate, including Elton Park; 6 Land south of London Road / east of Scrivener Drive; 7 Civic Drive / Princes Street / Russell Road / Portman Road; 8 Felaw maltings / IP-City Centre; 9 Riverside Industrial Park and the West Bank area; 10 Cavendish Street; 11 Holywells Close and Holywells Road; 12 Cliff Quay/Sandy Hill Lane / Greenwich Business Park / Landseer Road area; 13 Wright Road / Cobham Road; 14 The Drift / Leslie Road / Nacton Road; 15 Ransomes Europark; and 16 Airport Farm Kennels, south of Ravenswood; <u>and</u> 17 <u>Futura Park, Nacton Road.</u></p> <p>Sites and premises used and/or allocated for employment uses in Use Classes B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended) and <u>The defined Employment Areas will be safeguarded for employment and ancillary uses. Employment uses are defined as:</u></p> <p><u>i. B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended), with a town centre first approach to the location of offices; and</u></p> <p><u>ii. appropriate employment-generating sui generis uses.</u></p> <p><u>Small scale services specifically provided for the benefit of businesses based, or workers employed, within the Employment Area will also be permitted where:</u></p>	<p>redevelopment of sites outside the Employment Areas</p>	

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			<p><u>a. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and</u></p> <p><u>b. the proposed use is compatible with the surrounding uses.</u></p> <p><u>In the case of Starter Homes, these would only be permitted in Employment Areas where:</u></p> <p><u>c. there is no demand for continued use of the site for employment or commercial purposes as demonstrated by a marketing programme; and</u></p> <p><u>d. if the site is allocated for employment or commercial uses, it is demonstrated that there is no reasonable prospect of the site being used for the allocated use, or other uses as detailed under the terms of this policy, during plan period; and</u></p> <p><u>e. housing would be compatible with existing and planned surrounding uses.</u></p> <p><u>Outside the defined Employment Areas, the conversion, change of use or redevelopment of sites and premises in employment use to non-employment uses Permission for the conversion, change of use or redevelopment of such sites or premises to non- Class B1, B2 and B8 uses (except non-ancillary retail) will only be permitted where:</u></p> <p><u>a. f. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and or</u></p> <p><u>g. the proposed use is residential and it can be</u></p>		

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			<p><u>acceptably accommodated, would make more effective use of the site and would not harm the economic development strategy of the plan; and</u></p> <p>a. <u>in relation to f. and g., b- the proposed use is compatible with the surrounding uses and is an appropriate use for the site. ; and</u></p> <p>c. it can be demonstrated to the Council's satisfaction that the alternative uses are employment-generating uses appropriate to the location with no reasonable prospect of locating elsewhere within the Borough; or</p> <p>d. it can be demonstrated to the Council's satisfaction that the proposed use is ancillary to and supports existing employment uses; or</p> <p>e. the site has been allocated for an alternative use in the Site Allocations and Policies (incorporating IP One Area Action Plan) development plan document.</p> <p>Outside the defined Employment Areas, change of use from B1, B2 or B8 to other uses may also be permissible if there is no reasonable prospect of the site being re-used for employment purposes over the plan period.</p> <p>In the case of Starter Homes, these would only be permitted where:</p> <p>f. there is no demand for continued use of the site for employment or commercial purposes as demonstrated by a marketing programme;</p> <p>g. where the site is allocated for employment or commercial uses it is demonstrated that there is no reasonable</p>		

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			<p>prospect of the site being used for the allocated use, or other uses as detailed under the terms of criteria a-e above, during plan period; and</p> <p>h. housing would be compatible with existing and planned surrounding uses.</p> <p><i>Amend 9.151 to refer to Futura Park Employment Area:</i></p> <p>9.151 New employment areas have been designated at Ipswich Business Park north of Whitton Lane (area 1 above), and Airport Farm Kennels south of Ravenswood (area 16 above) <u>and Futura Park (area 17 above)</u>. These reflect proposed employment land allocations set out in policy SP5 of the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, which are needed to provide an adequate employment land supply in terms of quantity and quality.</p> <p><i>Amend 9.155 to define employment uses and clarify the approach to residential development:</i></p> <p>9.155 References to employment uses in this policy and reasoned justification refer only to B class uses unless otherwise specified, and exclude retail uses. <u>Appropriate employment-generating sui generis uses referred to in the policy include uses such as car showrooms with accompanying workshops and waste facilities and excludes any sui generis use which includes retail or leisure as anything other than an ancillary use. Small scale services could include small gyms or cafes (use classes D2 or A3) providing facilities targeted at people working in the area.</u></p> <p>9.156 The loss of employment land, whether in existing employment use or allocated for employment within a defined Employment</p>		

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			<p><u>Area</u>, could affect the Council's ability to achieve its employment objectives and job targets. Land and buildings in employment use may also come under pressure from other forms of development that tend to have higher values such as retail, leisure and housing. As a general principle therefore, such land needs to be protected. Retail uses will not be permitted other than as small scale retailing ancillary to the main/B class use. <u>Residential use would only be permitted outside the Employment Areas where the criteria are met.</u> To demonstrate no reasonable prospect of re-use for employment purposes (B1, B2 or B8) <u>over the plan period</u>, applicants will be required to produce evidence that the site has been marketed actively for a continuous period of at least six <u>twelve</u> months from the date of the first advertisement for business (B1) general industrial (B2) or storage and distribution (B8) <u>employment uses as appropriate to the site.</u></p> <p><i>Amend 9.158 to refer to the possibility of review:</i></p> <p>9.158 The Council recognises the importance of retaining existing employment uses and allowing for their growth and development where this can be accomplished without giving rise to serious environmental problems or unacceptable increases in traffic. Where employment uses are no longer appropriate to their surroundings or cannot reasonably expand further on their existing sites they will be encouraged to relocate within Employment Areas. <u>The provisions of this policy (and the related allocations) may need to be reviewed in the light of the forthcoming joint work with neighbouring authorities on joint or aligned Local Plans and the NPPF requirement that allocations are regularly reviewed and that long term protection of employment sites should be avoided where there is no realistic prospect of their use.</u></p>		
CSR	125	DM29	<i>Amend paragraph 3 of DM29 to clarify and simplify it in relation to the</i>	For clarity and to	Modification with no

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MM34		Policy only	<p><i>presumption in favour of on-site provision, and add flexibility:</i></p> <p>These developments would also be expected to mitigate their own impact through the provision of the various open space and facility typologies identified in Appendix 6. Where <u>the need for provision is triggered</u>, applying the quantity standards based on a population forecast of the development would exceed the Council's minimum size threshold for the typology, there will be a presumption in favour of on-site provision. Where this is not practicable or the Council prefers enhancement opportunities at existing facilities, <u>or the area generated by applying the standard is smaller than the Council's minimum size</u>, then an in lieu contribution to new or existing off-site provision should be secured through a planning obligation. <u>There may be circumstances where development would more suitably accommodate greater provision of one typology at the expense of another. Such circumstances will be considered on their merits.</u></p> <p><i>Amend paragraph 5 of DM29 to reflect the possibility of on-site provision and off-site enhancements:</i></p> <p>The effect of on-site provision <u>and/or</u> off-site enhancements on development viability will also be a consideration, although the resultant provision to account for this must not be at a level that the development would not be deemed sustainable in either social or environmental terms.</p> <p><i>Correct typographical error (delete 'be') in penultimate paragraph of policy and add text to provide flexibility for small, high density infill schemes:</i></p> <p>One-for-one replacement dwellings will be exempt from the requirements of the policy, because they are likely to have a minimal impact on the overall requirement. In addition, standards</p>	ensure the policy allows for flexibility where appropriate	potential for impact on European sites.

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			for children's and young people's facilities will be not be applied to elderly persons' accommodation and nursing homes. <u>On small, high density infill developments of 15 to 40 dwellings, the requirement for 15% on-site open space provision will be applied flexibly where it can be demonstrated that compliance would reduce the number of dwellings that can be delivered.</u>		
CSR MM35	128	DM30 Policy and supporting text	<p><i>Move new paragraph of supporting text added at Pre-Submission Modifications Stage to the policy:</i></p> <p>The density of new housing development in Ipswich will be as follows:</p> <ul style="list-style-type: none"> a. within the town centre, Ipswich Village and Waterfront, development will be expected to achieve a high density of at least 90 dwellings per hectare (dph); b. within the remainder of IP-One, District Centres and an 800m area around District Centres, development will be expected to achieve a medium density of at least 40 dph (the average will be taken as 45 dph); and c. elsewhere in Ipswich, low-density development will be required (the average will be taken as 35 dph). <p>Exceptions to this approach will only be considered where:</p> <ul style="list-style-type: none"> d. the site location, characteristics, constraints or sustainable design justify a different approach; or 	To ensure that new development meets the Nationally Described Space Standards	Modification with no potential for impact on European sites.

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			<p>e. a different approach is demonstrated to better meet all housing needs in the area.</p> <p><u>To ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will require developers to meet the Nationally Described Space Standards set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015) unless it can be demonstrated that it would not be viable.</u></p> <p>(new paragraph) 9.181 In order to ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will encourage developers to meet the Nationally Described Space Standards as set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015).</p>		
CSR MM36	134	DM33 Policy only	<p><i>Amend DM33 to clarify that the green rim is not an impediment to development:</i></p> <p>The Council will seek to establish and enhance green corridors within the Borough and linking to adjacent open spaces and walking, cycling or riding routes.</p> <p>Green corridors are identified broadly on Plan 6 in the following locations:</p> <p>a. Between Bramford Lane Allotments and Whitton Sports Centre playing fields and grounds, Whitton Church Lane and adjoining countryside;</p> <p>b. Between Christchurch Park, the Dales, playing fields</p>	For clarity in relation to the proposed green rim around Ipswich	Modification with no potential for impact on European sites.

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			<p>north of Whitton Church Lane and adjacent countryside;</p> <p>c. Between Christchurch Park, the Fonnereau Way, green infrastructure within the Ipswich Garden Suburb development area and open countryside beyond;</p> <p>d. Between the Cemetery, Playing Fields at Tuddenham Road and adjacent countryside;</p> <p>e. Between Woodbridge Road and Bixley Heath via St Clement's Hospital grounds;</p> <p>f. Between Alexandra Park and Orwell Country Park and surrounding countryside via Holywells Park, Landseer Park and Pipers Vale;</p> <p>g. Between the Gipping Valley path near Station Bridge and Belstead Brook Park and adjacent countryside via Bourne Park;</p> <p>h. Between Gippeswyk Park, Belstead Brook Park and adjoining countryside;</p> <p>i. Between Gippeswyk Park, Chantry Park and adjacent countryside; <u>and</u></p> <p>j. Between the Wet Dock and Sproughton Millennium Green and adjacent countryside along the river corridor; <u>and</u></p> <p>k. A green rim around the periphery of the town.</p> <p>The River Orwell is also identified along its navigable length within the Borough.</p> <p>Development within the green corridors identified on Plan 6 will be expected to maintain, and where possible enhance, the corridor's amenity, recreational and green transport functions. The Council will seek to establish attractive green links and to provide for public access wherever safe and practicable.</p> <p>Development proposals which relate closely to river banks</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>will be required to provide for the improvement of public pedestrian and cycle paths along the site boundary relating to the river where appropriate and should enhance its appearance.</p> <p>Opportunities will be sought to link existing green corridors into a more continuous network through the layout of new development, the provision of new open spaces or public realm improvement.</p> <p><u>The Council will seek to establish and extend a publicly accessible green rim around the edge of the Borough as illustrated on Plan 6 in order to address the need within the Borough for access to Natural and Semi Natural Greenspace. The green rim will provide an ecological corridor and a recreational resource for people to use. Development at the edge of the built up area will be required to provide links within the green rim as part of their on-site open space provision.</u></p>		
CSR MM37	136	DM34 Policy and supporting text	<p><i>Amend DM34 to provide more flexibility for development in the countryside:</i></p> <p>Within the countryside defined on the policies map, major development will only be permitted <u>if provided</u> it:</p> <p><u>a.</u> respects the character of the countryside; and it</p> <p><u>a.</u> is necessary to support a sustainable rural business including tourism, or</p> <p><u>b.</u> is a recreational use of land which retains its open character.</p> <p><u>In the case of the AONB, major development will only be permitted in exceptional circumstances in accordance with</u></p>	To provide more flexibility in relation to development in the countryside to reflect the Borough's housing land supply	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>NPPF paragraph 116. The landscape and scenic beauty of the AONB should be conserved.</p> <p>Proposals for development in the countryside should:</p> <ul style="list-style-type: none"> a. b. mMaintains the separation between Ipswich and surrounding settlements; and b. Avoid the loss of best and most versatile agricultural land where possible; c. Avoid does not result in isolated dwellings locations; and d. Ccontributes to the green rim and other strategic walking and cycling routes and wildlife corridors where appropriate; ; and e. In the case of new housing, be a dwelling i) required for the efficient operation of an existing rural enterprise which cannot be met nearby; ii) required to secure the future of a heritage asset; iii) which re-uses a disused building and enhances the immediate setting; or iv) of exceptional and innovative design. <p><u>Major development in the countryside will only be permitted if it satisfies a. to d. above and:</u></p> <ul style="list-style-type: none"> a. e. is necessary to support a sustainable rural business including tourism, or b. f. is a recreational use of land which retains its open character; or g. is major residential development. <p><u>In the case of the AONB, major development will only be permitted in exceptional circumstances in accordance with NPPF paragraph 116. The landscape and scenic beauty of the AONB should be conserved.</u></p> <p>Proposals for residential development of more than one dwelling would be considered in the context of criteria a. to</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>e. above.</p> <p><i>Amend the supporting text to refer to neighbouring areas; refer to separation between settlements; and clarify the status of some areas of countryside:</i></p> <p>9.211 One of the principles of planning set out in the National Planning Policy Framework (NPPF) is that it should recognise the intrinsic character and beauty of the countryside. Together with peripheral designated open spaces, the countryside around the Ipswich urban area, <u>including in neighbouring districts</u>, provides an attractive setting for the town and links into its ecological and green corridor networks. <u>The NPPF requires planning to take account of the different roles and character of different areas and, therefore, it is appropriate to maintain separation between Ipswich and surrounding settlements. The creation of sporadic and isolated development in the countryside that is not connected with the essential requirements of agriculture will be discouraged.</u></p> <p>9.213 The NPPF supports rural tourism and leisure developments which respect the character of the countryside. However, isolated development homes in the countryside should be avoided unless there are special circumstances to justify them.</p> <p><u>(new paragraph) Subject to infrastructure and highways constraints, there are some areas of countryside within the Borough boundary which have been assessed as having 'in principle' acceptability for housing through the Strategic Housing Land Availability Assessment. In the event that the infrastructure constraints can be addressed satisfactorily, any development would be required to meet the criteria in the policy.</u></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment															
CSR MM38	141	Chapter 10 Table 8B	<p><i>Amend paragraph 10.9 to delete reference to triggers:</i></p> <p>10.9 Policy CS10 Ipswich Garden Suburb states that the detailed strategic and neighbourhood infrastructure requirements for the Garden Suburb development of approximately 3,500 dwellings, and the triggers for delivery of the items of infrastructure are included in Table 8B below. Table 8B sets out those requirements and triggers, starting with the strategic infrastructure requirements for the whole Ipswich Garden Suburb area and then identifying the detailed neighbourhood infrastructure for each of the three neighbourhoods in turn.</p> <p><i>Amend table 8B to delete reference to trigger points and move some transport and access measures to the ‘strategic infrastructure’ section of the table:</i></p> <table><tr><th>Infrastructure theme</th><th>Infrastructure</th><th>Trigger point for delivery⁴</th></tr><tr><td colspan="3">Strategic Infrastructure</td></tr><tr><td colspan="3">Note that dwelling numbers in this section of the table apply to the total number across the whole of the supplementary planning document (SPD) site unless otherwise stated.</td></tr><tr><td><u>Access & transport</u></td><td><u>Off-site junction improvements in surrounding road network</u></td><td></td></tr><tr><td></td><td><u>Connection to the Urban Traffic Management and</u></td><td></td></tr></table>	Infrastructure theme	Infrastructure	Trigger point for delivery ⁴	Strategic Infrastructure			Note that dwelling numbers in this section of the table apply to the total number across the whole of the supplementary planning document (SPD) site unless otherwise stated.			<u>Access & transport</u>	<u>Off-site junction improvements in surrounding road network</u>			<u>Connection to the Urban Traffic Management and</u>		To reflect changes to policy CS10 which indicate that triggers will be identified through the Infrastructure Delivery Plan	Modification with no potential for impact on European sites.
Infrastructure theme	Infrastructure	Trigger point for delivery ⁴																		
Strategic Infrastructure																				
Note that dwelling numbers in this section of the table apply to the total number across the whole of the supplementary planning document (SPD) site unless otherwise stated.																				
<u>Access & transport</u>	<u>Off-site junction improvements in surrounding road network</u>																			
	<u>Connection to the Urban Traffic Management and</u>																			

⁴ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
				<u>Control (UTMC) system</u>			
			Access & transport	Vehicular rail crossing with road access connecting housing in <u>Fonnereau and Henley Gate neighbourhoods and the District Centre in the Fonnereau neighbourhood.</u>	Prior to the occupation of 300 dwellings in <u>Henley Gate</u> or as agreed with IBC in view of the sequencing of both Fonnereau and Henley Gate, unless this is otherwise required at an earlier point as informed by an agreed Transport Assessment for the whole development.		
				Fonnereau Way cycle / pedestrian bridge across rail line.	Prior to the occupation of 300 dwellings in <u>Henley Gate</u> or as agreed with Ipswich Borough Council (IBC) in view of sequencing of both Fonnereau Village and Henley Gate, unless this is otherwise required at an		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
					earlier point as informed by Network Rail consultation.			
				Phased delivery of bus services & bus priority measures.	Strategic phasing plan for delivery of service and bus priority measures to be agreed prior to the commencement of development.			
				Improvements to strategic town centre & east-west footpaths / cycleways.	Strategic phasing plan for delivery of strategic improvements to be agreed prior to the commencement of development.			
				Improvements to Westerfield Station and level crossing.	Contribution towards car & cycle parking provision (to include CCTV, lighting, landscaping and other associated infrastructure) and level-crossing upgrade (where required by Network Rail)			

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					will be secured at an appropriate stage in the development.		
				Controlled cycle / pedestrian crossing on Westerfield Road.	Prior to the first building occupation in both Fonnereau and Red House Villages.		
				Traffic management scheme for Westerfield village, The Crofts and other locations.	Details of and timetable for delivery of scheme to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.		
			Education	1200 space secondary school (including sixth form facility) with site providing playing fields and recreational facilities that would be secured for use by the community.	Development will not be permitted to commence until arrangements are in place to secure the commencement of the construction of a secondary school within the SPD		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					<p>site in accordance with a timetable to be agreed. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.</p>		
			Infrastructure theme	Infrastructure	Trigger point for delivery⁵		
			Open space, recreation & play	Country Park with joint visitor / community centre <u>(with potential for dual community centre use)</u> for Henley Gate.	<p>Phasing for tree planting and landscaping to be agreed and commenced at an early stage in the development of Henley Gate. Completion and land transfer of initial ancillary works to include visitor facility / community centre and works compound prior to the occupation of 500 dwellings in Henley Gate.</p>		

⁵ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					Capital and maintenance contributions (or in-kind provision by the Henley Gate developer) and transfer of the remaining land will be secured at an appropriate stage in the development.		
				Swimming contribution (off-site)	Contributions to be secured at an appropriate stage in the development and used to enhance and maintain existing facilities.		
			Community facilities	District & Local Centres including community buildings with integrated library facilities & police office (where required) alongside new health centre & reserved sites for community use.	Delivery linked to development of each neighbourhood – see entries in the Neighbourhood Infrastructure Tables which follow below.		
				Funding for community development support officer(s).	Contributions to be secured on commencement		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					of early phases of development to ensure officer(s) in post prior to first dwelling occupation.		
			Utilities	Any strategic improvements to electricity & gas supply.	As required.		
				Any strategic improvements to water supply.	As required.		
				Any strategic improvements to sewerage system.	As required.		
				Any strategic infrastructure needed to deliver low carbon development.	In accordance with agreed low carbon framework to be agreed prior to the commencement of development.		
				Strategic SuDS infrastructure & connections.	In accordance with agreed phasing plan prior to the commencement of development.		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁶		
			Neighbourhood Infrastructure – Southern Fonnereau Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.				
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.		
				Connection to the Urban Traffic Management & Control (UTMC) system.	Timetable for delivery to be informed by the		

⁶ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
					Transport Assessment for the whole department in agreement with SCC Highways department.			
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full / outline application for the development of the site. To be implemented and monitored during and following each phase of the neighbourhood development.			
				Improvements to Fonnereau Way (complete section linking Valley Road & railway line).	Prior to occupation of 500 dwellings.			
				Pedestrian and cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.			

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
			Education & early years 2FE (form of entry) primary school & nursery with the potential for some facilities to be shared with the community.	Serviced site (with access roads) to be transferred prior to occupation of 100 dwellings. The need and timetable for the provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.			
			Open space, recreation & play Neighbourhood parks, allotments & open spaces with equipped sports & play facilities as per <u>SPD Core Strategy Policy</u> .	In accordance with phasing plan to be agreed prior to the commencement of development.			
			Community infrastructure District Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed infrastructure framework.	Prior to occupation of 500 dwellings.			
			Community centre in	Temporary			

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
				District Centre with integrated library facilities, workspace hub and police office (where required by Suffolk Constabulary).	community centre to be provided prior to occupation of 50 dwellings. Permanent community centre with integrated facilities prior to occupation of 500 dwellings.		
				Health Centre.	Serviced site within District Centre to be transferred at time to be agreed. Phased contributions for capital costs of providing health centre to be agreed.		
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.		
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.		
			Infrastructure theme	Infrastructure	Trigger point for delivery⁷		

⁷ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
			Neighbourhood Infrastructure – Northern <u>Henley Gate</u> Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.				
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.		
				Connection to the Urban Traffic Management & Control (UTMC) system.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.		
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full /		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					outline application for the development of the site. To be implemented and monitored during and following each phase of the neighbourhood development.		
				Improvements to Fonnereau Way (complete section linking railway line and Lower Road).	Prior to occupation of 500 dwellings.		
				Pedestrian and cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.		
			Education & early years	2FE (forms of entry) primary school & nursery with the potential for some facilities to be shared with the community.	Serviced site (with access roads) to be transferred and 1FE primary school & nursery facility provided prior to occupation of 200 dwellings unless a revised timetable for delivery is otherwise agreed		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					with IBC in conjunction with SCC Education department where sustainable access to another primary school & nursery with capacity is available. The need and timetable for the provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.		
			Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped sport & play facilities as per <u>SPD Core Strategy policy</u> .	In accordance with phasing plan to be agreed prior to the commencement of development.		
			Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points,	Prior to occupation of 500 dwellings.		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
				recycling facility, cycle parking etc. as detailed in agreed infrastructure framework).				
				Community centre (may include workspace hub).	Delivery linked to provision of Country Park visitor centre.			
				Reserved and serviced site for community use (up to 0.25ha).	Prior to occupation of 500 dwellings and agreed marketing strategy thereafter.			
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.			
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.			
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁸			
			Neighbourhood Infrastructure – Eastern Red House Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.					

⁸ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
				Connection to the Urban Traffic Management & Control (UTMC) system.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full / outline application for the development of the site. To be implemented and monitored during and following each phase of			

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					the neighbourhood development.		
				Pedestrian & cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.		
			Education & early years	2FE (forms of entry) primary school & nursery with the potential for some facilities to be shared with the community.	<p>Serviced site (with access roads) to be transferred and 1FE primary school & nursery facility provided prior to occupation of 200 dwellings unless a revised timetable for delivery is otherwise agreed with IBC in conjunction with SCC Education department where sustainable access to another primary school & nursery with capacity is available. The need and timetable for the</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification			Reason	Habitats Regulations Assessment
					provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.		
			Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped play & sports facilities as per <u>SPD Core Strategy Policy</u> .	In accordance with phasing plan to be agreed prior to the commencement of development.		
			Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed infrastructure framework).	Prior to occupation of 500 dwellings.		
				Reserved and serviced site for community use (up to 0.25ha).	Prior to occupation of 500 dwellings and agreed marketing strategy thereafter.		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification				Reason	Habitats Regulations Assessment
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.			
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.			
CSR MM39	149	Chapter 11 Objectives 3, 5, 7, 8 and 11	<p><i>Amend Objectives 3 and 5 to align with policies CS7, CS10 and CS13:</i></p> <p>OBJECTIVE 3:</p> <p>At least (a) 9,777 <u>13,550</u> new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with at least 31% <u>35%</u> at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately in the region of <u>12,500</u> additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.</p> <p>TARGETS</p> <p>To deliver at least (a) 9,777 <u>13,550</u> homes by 2031 and approximately in the region of (b) 12,500 jobs by 2031</p> <p>OBJECTIVE 5:</p> <p>Opportunities shall be provided to improve strategic facilities in Ipswich by:</p> <ul style="list-style-type: none"> - Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural 				For accuracy and completeness	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>offer and the network of public spaces;</p> <ul style="list-style-type: none"> - Ensuring a new strategic employment site at Futura Park continues to be developed; - Extending the strategic greenspace, ecological network and canopy cover; and <p>Continuing to support the development of <u>the University of Campus Suffolk</u> and Suffolk New College</p> <p><i>Amend Objective 7 target to specify the end of 2017 for completion of the tidal barrier, to tie in with paragraph 8.186 of the plan:</i></p> <p>TARGETS</p> <p>Implementation of the tidal surge barrier by <u>the end of 2017</u>.</p> <p><i>Amend objective 8 to correct reference to Heritage at Risk register:</i></p> <p>INDICATOR(S)</p> <ol style="list-style-type: none"> 1. Net change in extent of protected habitat. 2. Number of buildings on Suffolk Buildings at Risk register. 3. Number of buildings and conservation areas on Historic England Heritage Assets at Risk register. <p><i>Amend objective 11 to add an appropriate air quality indicator and targets:</i></p> <p>OBJECTIVE 11:</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p>To improve air quality and create a safer, greener more cohesive town.</p> <p>INDICATOR(S)</p> <ol style="list-style-type: none"> Levels of participation in community events such as the IP-Art Festival. <u>Number of recorded air quality exceedances*.</u> <p>TARGETS</p> <p>To tie in with Police targets relating to reducing crime levels by 2031. <u>To achieve a 75 per cent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031**.</u></p> <p><u>*An exceedance is defined as a diffusion tube monitoring point that exceeds the annual mean objective of 40 µg/m3, once bias adjustment has been accounted for.</u> <u>** At the beginning of the plan period (2011), Ipswich recorded 27 air quality exceedances after bias adjustment.</u></p>		
CSR MM40	153	Appendix 1	<p><i>Delete reference to policies CS9 and DM24 which are proposed for deletion:</i></p> <p>Policy CS9: — Previously Developed Land</p> <p>Affordable Housing Policy DM24: — Affordable Housing</p> <p><i>Amend reference to DM9 to include structures:</i> Policy DM9: Buildings <u>and Structures</u> of Townscape Interest</p>	For consistency with changes made to the Plan	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><i>Add CS9 and DM24 to list of deleted policies:</i></p> <p>The following policies from the Ipswich Core Strategy and Policies development plan document adopted December 2011 have been deleted (and material incorporated into other policies as appropriate):</p> <p><u>CS9 Previously Developed Land</u> DM7 Public Art DM11 Central Ipswich Skyline DM15 Travel Demand Management DM16 Sustainable Transport Modes DM19 Cycle Parking DM24 Affordable Housing</p>		
CSR MM41	156	Appendix 2	<p><i>Delete policies map note at end of section:</i></p> <p>In addition to the policies listed above, some allocations and designations shown on the 1997 adopted Local Plan Proposals Map remain in force until superseded by a policies map update. This will be made in parallel with the publication of the Site Allocations and Policies development plan document (incorporating the IP One Area Action Plan). The current adopted Core Strategy proposals map indicates which 1997 Local Plan designations remain in force.</p>	To avoid confusion as the Plans progress	Modification with no potential for impact on European sites.
CSR MM42		Appendix 7 Glossary	<p><i>Add definitions of heritage designations:</i></p> <p><u>Area of Archaeological Importance</u> The Area of Archaeological Importance is a defined area where there is suggested to be significant known or a high potential for complex and sensitive archaeological deposits. It is based upon available evidence of buried archaeology, historic maps and information, standing structures and visual elements of the historic landscape. Within the local plan context, it is intended to alert applicants and planning officers to the likely requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works.</p>	For clarity	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>Conservation Area</u> Defined areas with a local planning authority that are considered to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for the conservation of those aspects of character or appearance (including landscape and public spaces) that define the area's special interest. That special character could include elements such as the historic layout of roads, paths and boundaries and characteristic building and paving materials. All the features within the area, listed or otherwise, are recognised as part of its character.</p> <p><u>Registered Parks and Gardens</u> Gardens and other land considered to be of special historic interest and included on the Register of Parks and Gardens under the Historic Buildings and Ancient Monuments Act, 1953. The majority of sites registered are, or were originally, the grounds of private houses, but public parks and cemeteries are also important categories. Sites are graded I, II* or II along the same lines as listed buildings. The Register is held by Historic England and the List Entry details for all parks and gardens can be viewed online on the National Heritage List for England and appear on the Suffolk Historic Environment Record.</p> <p><u>Scheduled Monument</u> A nationally important historic building or archaeological site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport and protected under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled monuments are identified in the National Planning Policy Framework as designated heritage assets of the highest significance. The Schedule can be viewed online on the National Heritage List for England, physically inspected at the Historic England Archive in Swindon and appear on the Suffolk Historic Environment Record.</p> <p><u>Scheduled Monument Consent (SMC)</u></p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<p><u>Scheduled Monument Consent is a legal requirement under Ancient Monument and Archaeological Areas Act 1979 (as amended) for any works which might affect a monument either above or below ground level. It is granted by the Secretary of State for Culture, Media and Sport, on advice from Historic England, who administer the SMC application process on behalf of the SoS. The types of works that require SMC are specified under Section 2 of the 1979 Act. SMC is required regardless of whether or not planning permission is needed or has been obtained. It cannot be given retrospectively and undertaking works before consent has been given is a criminal offence. Metal detecting or geophysical survey on a scheduled monument is also illegal without a licence from Historic England.</u></p> <p><i>Amend definition of Primary Shopping Area to refer to ‘frontage zones’:</i> Primary Shopping Area Defined area where retail development is concentrated, comprising the <u>P</u>primary and <u>S</u>secondary shopping frontage <u>zones</u>.</p> <p><i>Add to definition of Retail Frontages to indicate where they are defined:</i> Retail Frontages A term given to areas within the Town Centre where shopping is the primary function. The front of the shops facing the street is used to calculate the retail frontages within the <u>Primary, Secondary and Speciality Shopping Frontage Zones of the Core Strategy and Policies Review DPD</u>. <u>The exact frontages are defined through the Central Shopping Area Identified Frontages supplementary planning guidance, which is in the process of being updated.</u></p> <p><i>Amend Speciality to Specialist Frontage to ensure consistency with policy DM20:</i> Specialist <u>ty</u> Frontage Specialist <u>ty</u> frontages are lengths of shop frontage within a defined shopping centre (e.g. the Central Shopping Area) where there is the greatest diversity of uses, particularly including food and drink uses, alongside clusters of specialist retailers.</p>		

Mod. No.	Pg.	Policy / Paragraph	Proposed Modification	Reason	Habitats Regulations Assessment
			<i>Table 11 update reference to University Campus Suffolk: UCS University Campus Suffolk (from August 2016 known as University of Suffolk)</i>		
CSR MM43	N/A	Policies maps IP-One Area Inset	<p><i>Amend IP-One Inset Policies Map to reflect retail amendments to policy DM20:</i></p> <p><i>Amend key to read:</i> Primary Shopping Frontage <u>Zone</u> Secondary Shopping Frontage <u>Zone</u> Specialist Shopping Frontage <u>Zone</u></p> <p><i>Add two notes to key:</i> <u>The Primary and Secondary Shopping Frontage Zones constitute the Primary Shopping Area.</u> <u>For details of the Primary, Secondary and Specialist Shopping Frontages, please refer to the Identified Frontages Supplementary Planning Document.</u></p> <p><i>Update boundaries to scheduled monuments to reflect amendments notified to the Council in April 2016</i></p>	To reflect changes to policy DM20 and factual information from Historic England	Modification with no potential for impact on European sites.
CSR MM44	N/A	Policies Maps	<p><i>Amend Policies Map to clearly show the new Employment Areas 1, 16 and 17 (see policy DM25) and delete the strategic employment site allocation at Futura Park (see policy CS13) and reference to it in the key.</i></p> <p><i>Amend policies map key to delete the words 'and access' from the Location for Secondary School label, and add a new designation and label 'Indicative Access to Secondary School'</i></p>	To reflect changes to policies CS13 and DM25 and align with CS10	Modification with no potential for impact on European sites.

