

Habitats Regulations Assessment addendum

for

Ipswich Borough Council's Site Allocations
and Policies (incorporating IP-One Area
Action Plan) 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.

The Landscape Partnership Limited
Registered Office:
Greenwood House
15a St Cuthberts Street
Bedford
MK40 3JG.
01234 261315
Registered in England No 2709001


Quality control

Habitats Regulations Assessment addendum

for

Ipswich Borough Council's Site Allocations and Policies (incorporating IP-One Area Action Plan) 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.

<p>Prepared by: Signature:</p>  <p>Name: Nick Sibbett Title: Principal Ecologist Date: 19 October 2016</p>	<p>Approved by: Signature:</p>  <p>Name: Dr Jo Parmenter Title: Director Date: 19 October 2016</p>
<p>Client:</p> <p>Ipswich Borough Council Grafton House, 15-17 Russell Road, Ipswich IP1 2DE www.ipswich.gov.uk</p>	

Contents

Non-technical summary	1
1 Introduction	2
1.1 Commission	2
1.2 Current stage of Local Plan document	2
1.3 Conclusions of the Habitats Regulations Assessment of the submitted Local Plan	2
1.4 Legislation and Policy background	3
1.5 The purpose of this addendum	3
1.6 Reporting standards	3
2 Likely Significant Effect of Modifications	4
2.1 Methodology	4
2.2 Conclusions	4
3 Consultations and iterations	5
3.1 Consultations and iterations at Proposed Submission document stage.	5
3.2 Representations to the Examination in Public.	5
4 References	6
Appendix 1 Assessment of each modification	

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 days 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 post submission modifications should be made to the Local Plan before it can be adopted. There are 'main modifications' which provides 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.

The purpose of this addendum is to assess, under the Habitats Regulations, the main modifications to the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document prior to adoption.

No 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. None of the modifications were assessed as altering the previous HRA conclusion that there would be no adverse affect upon any European site arising from the Local Plan document as modified following the Examination 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 submission 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 days 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 provides 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 (The Landscape Partnership, December 2014) (The Landscape Partnership, September 2015) (The Landscape Partnership, September 2015) (The Landscape Partnership, December 2014) 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 effect 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 affect 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 affect upon the integrity of any European site.

1.3.6 All Pre-Submission Main Modifications and Pre-Submission Additional Modifications (2015) were 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 Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document 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 post submission main modifications and the assessment of each modification. Additional modifications were considered but were all very minor and had no likely significant effect on any European site.

2.2 Conclusions

2.2.1 No 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. None of the modifications were assessed as altering the previous HRA conclusion that there would be no adverse affect upon any European site arising from the Local Plan document as modified following the Examination 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 Assessment (The Landscape Partnership, February 2016) and addendum (The Landscape Partnership, March 2016) which accompanied the Proposed Submission draft 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.
- 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. 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.

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

IPSWICH BOROUGH COUNCIL LOCAL PLAN

Post-Submission Main Modifications to the Ipswich Borough Council Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (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.

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

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
SAP MM45	17	SP1 Policy and supporting text	<p><i>Amend paragraph 4.3 to reflect changes made to policy SP1 to improve flexibility:</i></p> <p>4.3 This policy introduces measures to reserve allocated sites for the uses proposed and thereby means any <u>inappropriate</u> alternative uses would be a departure from the development plan.</p> <p><i>Amend the policy to increase flexibility around retail uses (where there comply with the NPPF) and mixed use sites:</i></p> <p>Policy SP1 The protection of allocated sites</p> <p>Sites will be safeguarded for the use(s) for which they have been allocated. The Council will only permit alternative uses on allocated sites if they are compatible with other plan objectives <u>and policies</u>, they do not harm the plan strategy and the applicant can demonstrate that the allocated use is:</p> <p>a. No longer needed to meet planned development needs; <u>and or</u> b. Not viable or deliverable for the allocated use and likely to remain so during the plan period.</p> <p><u>In terms of retail, the Central Shopping Area remains the focus for significant retail development. However, proposals for retail development will be permitted on sites allocated for other uses subject to:</u></p> <ul style="list-style-type: none"> <u>satisfactorily addressing the sequential test and impact assessment in accordance with national policy; and</u> <u>there being no significant conflict with the delivery of other requirements of the Plan, e.g. residential development to meet the identified housing need and any associated open space requirements.</u> <p><u>Where an allocated mix of uses is not viable or deliverable, the Council will prioritise the primary use and community uses (including open space) identified through the policies and the site sheet at Appendix 3A and negotiate the remainder of the mix.</u></p> <p><i>Amend paragraph 4.4 to provide clarity as to how clause b. will be interpreted:</i></p> <p>4.4 The Council has specific requirements for the delivery of housing, jobs and retail development in the period up to 2031. Sites are allocated in this plan to enable the targets to be met. The allocations need to be backed by policy to ensure that they cannot easily be developed for alternative uses and thereby harm the Council's ability to achieve its growth targets. <u>To demonstrate that the allocated use is not viable or deliverable in accordance with clause b., applicants will be required to produce evidence that the site has been marketed actively for a continuous period of at least twelve months from the date of the first advertisement for the allocated use.</u></p>	To ensure that the Plan offers appropriate flexibility and link to changes made to policy CS14 in the Core Strategy Review	<p>The further detail does not change the previous assessment of no impact upon European sites.</p> <p>Retail development on other allocated sites would be sufficiently far from any European site to have no impact, but in any case the policy includes a reminder that there should be no significant conflict with other requirements in the Plan such as protection for European sites.</p>
SAP MM46	17	SP2 Policy and supporting text	<p><i>Amend paragraph 4.5 to reflect the figures in Core Strategy Review policy CS7:</i></p> <p>4.5 Through Core Strategy review policy CS7 'The Amount of Housing Required', the Council commits to allocating land to provide at least an additional 4,734 <u>4,544</u> dwellings net to 2031. The following policy provides the detailed site allocations to deliver a proportion of that housing requirement.</p>	To incorporate additional land fronting Derby Road into the allocation IP010a; reflect the fact that site	The increase in allocation at allocation IP10a is small and has no impact upon European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification					Reason	Habitats Regulations Assessment
			<p><i>(continued)</i></p> <p><i>Amend allocation IP010a site area to reflect change to western boundary; allocation IP032 site area to reflect change to boundary; delete allocation IP165 as it has planning consent; correct the description of site IP059a; and update total indicative capacity accordingly:</i></p>					<p>IP165 has a planning consent; to correct the description of IP059a; and to update the figures to ensure consistency with Core Strategy Review policy CS7</p>	<p>Review of housing numbers is consistent with the Core Strategy Review policy CS7. The assessment of modifications to CS7 is within a Habitats Regulations Assessment for the Core Strategy Review post-Examination modifications, produced in parallel to this Assessment. It was concluded that the modifications to CS7 would not change the previous assessment of no adverse effect upon the integrity of any European site</p>
IP010 a	<p>Co-op Depot, Felixstowe Road</p> <p>Approximately 25% of the site is safeguarded for an extension to Rosehill School.</p>	<p>1.95 <u>2.22</u> (c.75%)</p>	<p>66 <u>75</u></p>	45dph (DM30b)	M				
IP032	<p>King George V Field, Old Norwich Road</p> <p>Allocated for 80% residential and 20% open space. The allocation is subject to the provision of replacement playing fields and ancillary facilities (e.g. changing rooms and spectator accommodation) in a suitable location.</p>	<p>3.54 <u>3.7</u> (c. 80%)</p>	99	35dph (Development Brief)	S/M				
IP059 a	<p>Elton Park Industrial Estate, Hadleigh Road This is the western part of the employment area, formerly occupied by a</p>	2.63	105	40dph (discussions with developer). Application 08/00365/OUT for 130 dwellings withdrawn.	S				

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification						Reason	Habitats Regulations Assessment																		
				factory. The eastern part adjacent to railway is retained as employment area (in neighbouring authority).																								
			IP165	Eastway Business Park, Europa Way	2.08	94	As per approved scheme (13/00943/OUT)	S																				
				Total		1,929																						
						1,844																						
			<p>Amend paragraph 4.7 to reflect revised Table 1 and revised Core Strategy Review policy CS7:</p> <p>4.7 The indicative capacity of the sites listed in the policy above is 1,934 <u>1,844</u> dwellings. These will contribute to meeting the <u>minimum housing requirement target</u> of 10,585 <u>9,777</u> dwellings by 2031, as identified through Policy CS7 of the Core Strategy review. In addition, the Core Strategy review allocates land for the development of approximately 3,500 dwellings at Ipswich Garden Suburb (the Ipswich Northern Fringe) through policy CS10, with around 2,800 <u>2,700</u> dwellings expected by 2031. The housing land requirement and supply figures are set out in Table 2 of the Core Strategy review. The likely delivery timescale shown in the policy shows the Council's expectation based on current knowledge; sites could come forward sooner than indicated.</p>																									
SAP MM47	27	SP3 Policy and supporting text	<p>Update the date in the policy to reflect the 1st April 2015 baseline for the allocations, and update Table 3 to include IP165 moved across from policy SP2 because it has planning permission and amend the total accordingly:</p> <p>As at 1st April 2015-2014, the sites listed in Table 2 below have planning permission for residential development, student accommodation or mixed use development including residential use, which has not been implemented or has started and then stalled, or are awaiting the completion of a Section 106 Agreement. Should the permissions fail to be issued or implemented and lapse during the plan period or the development fail to come forward or be completed in accordance with the permission, the Council will protect the sites for residential use or residential-led mixed use.</p> <table border="1" data-bbox="590 1549 1837 1680"> <tr> <td>IP165</td> <td>Eastway Business Park, Europa Way</td> <td>2.08</td> <td>94</td> <td>As per approved scheme (13/00943/OUT)</td> <td>S</td> </tr> </table> <table border="1" data-bbox="590 1709 1837 1829"> <tr> <td></td> <td>Total</td> <td></td> <td>1,897</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>1,991</td> <td></td> <td></td> </tr> </table> <p>Amend 4.16 to refer to the University of Suffolk</p>						IP165	Eastway Business Park, Europa Way	2.08	94	As per approved scheme (13/00943/OUT)	S		Total		1,897						1,991			To ensure consistency with Core Strategy Review policy CS7 and Table 2, which addresses land supply at 1 st April 2015	The further detail does not change the previous assessment of no impact upon European sites.
IP165	Eastway Business Park, Europa Way	2.08	94	As per approved scheme (13/00943/OUT)	S																							
	Total		1,897																									
			1,991																									

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment																								
			4.16 The success of <u>the University of Campus-Suffolk</u> is a priority for the Council. Sufficient student accommodation is needed to support the University's targets for student numbers and ensure that potential impacts on residential neighbourhoods can be managed. The University ...																										
SAP MM48	29	SP4 Policy and supporting text	<i>(Policy SP4 Land Protected for Gypsy and Traveller Sites was deleted at Pre-Submission Modifications stage)</i>	(Policy elements have been incorporated into Core Strategy Review policy CS11)	Modification with no potential for impact on European sites.																								
SAP MM49	30	SP5 Policy and supporting text	<p><i>Amend introductory paragraph 4.25 to correct employment land figure:</i></p> <p>4.25 Core Strategy review policy CS13 refers to the allocation of at least 30ha <u>35ha</u> of employment land across the Borough to deliver jobs growth. The following policy addresses this requirement.</p> <p><i>Amend SP5 wording to allow appropriate, employment-generating sui generis uses on certain sites:</i></p> <p>The following sites are allocated for employment development within Use Classes B1, B2 or B8, either in their entirety or as part of mixed use developments as specified in Table 3: <u>Appropriate employment-generating sui generis uses, defined through policy DM25, will also be permitted where specified.</u></p> <p><i>Amend table 3 to add specific reference to appropriate, employment-generating sui generis uses to certain sites; add a new allocation IP141a Land at Futura Park; and amend the overall land total accordingly; amend the uses suitable at site IP140 Land north of Whitton Lane; and refer to the Area of Outstanding Natural Beauty in connection with IP152:</i></p> <p>Table 3 Land allocated for employment uses</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Address</th> <th>Site Area ha</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td colspan="4">Sites for 100% employment uses (B1, B2, B8)</td> </tr> <tr> <td>IP058</td> <td>Former Volvo site, Raeburn Rd South</td> <td>5.82</td> <td>Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u></td> </tr> <tr> <td>IP067</td> <td>Former British Energy Site</td> <td>4.66</td> <td>Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u></td> </tr> <tr> <td>IP094</td> <td>Land to rear of Grafton House</td> <td>0.31</td> <td>Suitable for B1a office</td> </tr> <tr> <td>IP099</td> <td>Part of former Volvo Site, Raeburn Road South</td> <td>2.30</td> <td>Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u></td> </tr> </tbody> </table>	Site	Address	Site Area ha	Notes	Sites for 100% employment uses (B1, B2, B8)				IP058	Former Volvo site, Raeburn Rd South	5.82	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>	IP067	Former British Energy Site	4.66	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>	IP094	Land to rear of Grafton House	0.31	Suitable for B1a office	IP099	Part of former Volvo Site, Raeburn Road South	2.30	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>	To provide greater flexibility on employment site allocations in accordance with modified Core Strategy Review policies CS13 and DM25, and ensure that development at IP152 addresses the AONB	The further detail does not change the previous assessment of no impact upon European sites. Changing Futura Park from a strategic site to a site allocation (in the Site Allocations Plan) has no effect on European sites
Site	Address	Site Area ha	Notes																										
Sites for 100% employment uses (B1, B2, B8)																													
IP058	Former Volvo site, Raeburn Rd South	5.82	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>																										
IP067	Former British Energy Site	4.66	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>																										
IP094	Land to rear of Grafton House	0.31	Suitable for B1a office																										
IP099	Part of former Volvo Site, Raeburn Road South	2.30	Suitable for B1 (excluding office use B1a), B2 or B8 and <u>appropriate employment-generating sui generis uses as defined through policy DM25</u>																										

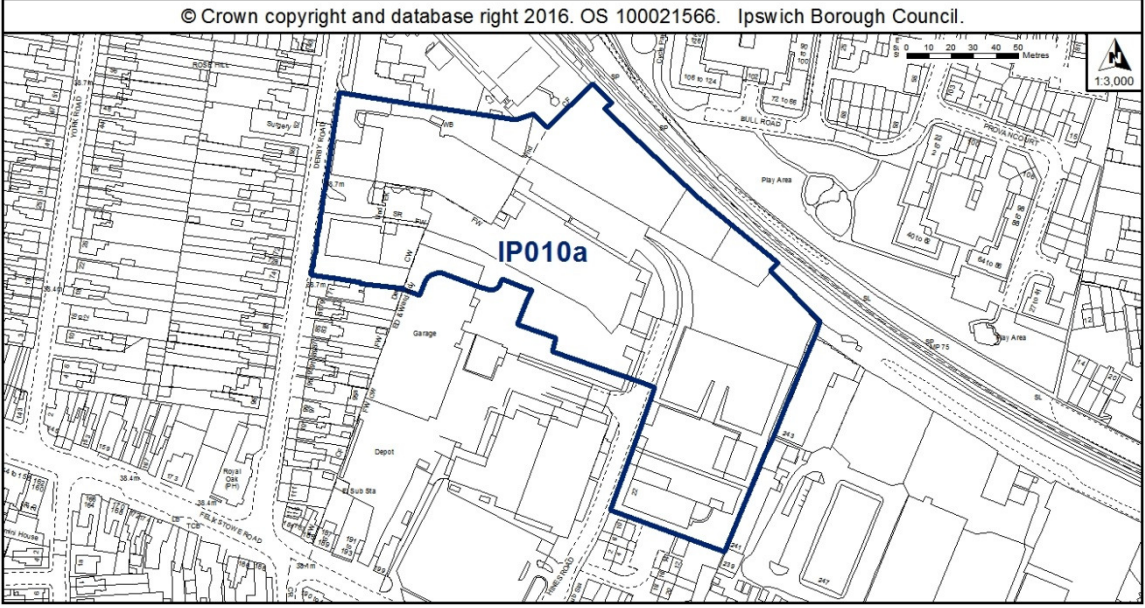
Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification				Reason	Habitats Regulations Assessment
			IP140	Land north of Whitton Lane	6.93	<p>Suitable primarily for B1, with some B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM25.</p> <p>Delivery expected in the medium to long term. Should be planned comprehensively as part of a larger scheme with adjacent land in Mid Suffolk but the two areas could come forward in phases.</p> <p>Subject to suitable access being provided.</p>		
			IP141 a	Land at Futura Park, Nacton Road	7.1	<p>Suitable for employment uses B1b, B1c, B2, B8 and appropriate sui generis uses as defined through policy DM25.</p>		
			IP146	Ransomes Europark (east)/Land around Makro	5.29	<p>Suitable for B1, B2 or B8 and appropriate employment-generating sui generis uses as defined through policy DM25.</p> <p>Development shall design in wildlife corridors to maintain a linked network of habitats including the lagoon and the plantation.</p>		
			IP147	Land between railway junction and Hadleigh Road	4.7	<p>Suitable for B1, B2 or B8 (excluding B1a office use) and appropriate employment-generating sui generis uses as defined through policy DM25</p>		
			IP150 c	Land south of Ravenswood	4.62	<p>Suitable for B1 and appropriate employment-generating sui generis uses as defined through policy DM25</p>		
			IP152	Airport Farm Kennels	7.37	<p>A site for longer term development subject to access improvements. Suitable for B1 (excluding office use B1a), B2 or B8 and appropriate employment-generating sui generis uses as defined through policy DM25. Development will be subject to the preparation of a development brief to address matters including the nationally designated Area of Outstanding Natural Beauty.</p>		
			Sub total		42.00 49.1			
			<p>Sites allocated for employment uses with a mix of other uses</p> <p>(site area reduced accordingly although development may occupy entire ground floor of a multi-storey development, for example)</p>					
			IP004	Bus depot Sir Alf Ramsey Way	1.07 (50%) = 0.53	50% employment as part of mixed use scheme with housing		
			IP011 b	Smart St / Foundation St	0.69 (20%) = 0.14	As part of mixed use scheme with housing		

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification				Reason	Habitats Regulations Assessment
			IP015	West End Road surface car park	1.22 (10%) = 0.12	As part of mixed use scheme with car parking and some housing		
			IP035	Key Street / Star Lane / Burtons (St Peter Port)	0.54 (30%) = 0.16	As part of mixed use scheme with B1 office, hotel, small scale retail and car parking		
			IP037	Island Site	6.02 (30%) = 1.8	B1 uses compatible with housing expected as part of mixed use redevelopment, plus the retention of boat related uses including boat building. The use proportions will be firmed up through the preparation of a master plan. See also Opportunity Area development principles and guidelines in Part C. Additional vehicular and foot/cycle access (including emergency access) will need to be provided to enable the site's development.		
			IP043	Commercial Buildings & Jewish Burial Ground Star Lane	0.70 (20%) = 0.14	Suitable for B1 / leisure as within the town centre boundary, as part of a mixed use development with housing		
			IP047	Land at Commercial Road	2.86 (40%) 1.14	As part of a mixed use scheme with 40% housing and 20% public open space and enhanced river path. The B1a element could also include hotel and leisure uses.		
			IP051	Old Cattle Market Portman Road	2.21 (80%) = 1.77	Prime town centre site for new B1a office development 80% B1a and 20% main town centre uses such as hotel / leisure (excluding retail). Numerically like for like replacement of existing long-stay car parking provision in this area will be required prior to the parking being lost. Offices with large floor plates in an office campus design approach are likely to be developed.		
			IP052	Land between Lower Orwell St & Star Lane	0.40 (20%) = 0.08	As part of mixed use scheme with housing. The site currently has planning permission for student accommodation but it is considered unlikely to proceed.		
			IP054	Land between Old Cattle Market & star Lane	1.72 (70%) = 1.2	A key site linking the shopping centre and Waterfront - mixed use including significant B1a office to east of Turret Lane – may also need to provide for an extended electricity sub-station. Could include some short stay car parking.		
			IP132	Former St Peters Warehouse Site, 4 Bridge Street	0.18ha / 0.05ha	B1a office, leisure, small scale retail as part of a mixed use scheme of 73 dwellings		

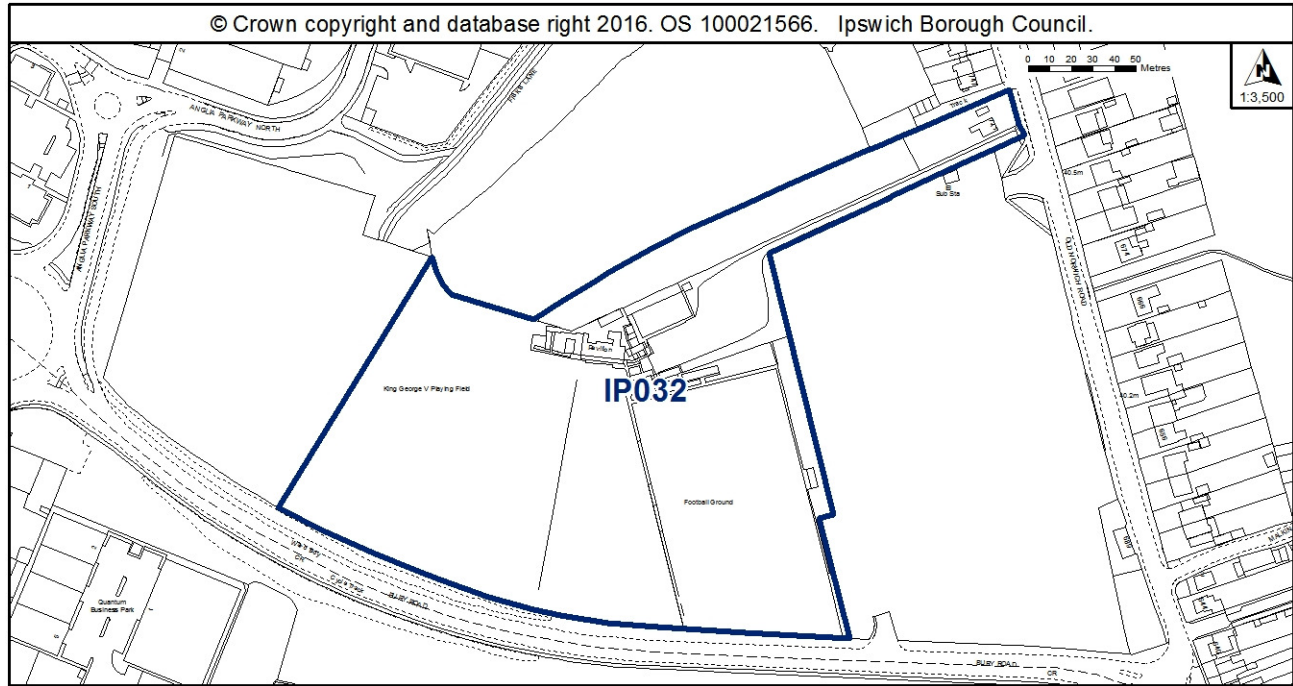
Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment								
			<table border="1"> <tr> <td>Sub total</td> <td></td> <td>7.13</td> <td></td> </tr> <tr> <td></td> <td>TOTAL</td> <td>49.13</td> <td>56.23</td> </tr> </table> <p>Correct paragraph 4.27 of the supporting text to accord with Core Strategy Review policy CS13 and amend explanatory text at paragraph 4.32 to refer to the appropriate, employment-generating sui generis uses and cross refer to other plan policies:</p> <p>4.27 Core Strategy review policy CS13 sets a target of in the region of <u>approximately</u> 12,500 jobs to be provided 2011-2031 through a number of measures, including the allocation of at least <u>35ha-30ha</u> of land for employment development.</p> <p>4.32 The sites allocated are reserved for Class B uses as identified in the Use Classes Order 1987 (as amended and updated), other than where a mix of <u>uses or appropriate employment-generating sui generis uses</u> are specified in Table 3 above. On those sites allocated for a mix of uses including employment, the proportions indicated in the policy represent the Council's preferred outcome and form the basis of supply calculations. However, the figures are indicative other than in the case of open space requirements and community facilities, to help ensure that developments can be viably delivered. <u>Appropriate employment-generating sui generis uses are defined through policy DM25 and will need to comply with other plan policies including DM26.</u> Appendix 3 provides additional information about the sites allocated through this policy.</p>	Sub total		7.13			TOTAL	49.13	56.23		
Sub total		7.13											
	TOTAL	49.13	56.23										
SAP MM50	40	SP10 Policy and supporting text	<p>Amend policy to delete reference to floorspace:</p> <p>Site IP040 (formerly IP040 and IP041, now combined and extended) Land at Westgate is allocated for A1 retail-led mixed use development, which could include other uses provided the predominant retail use is delivered. This is the main site allocated for new large scale and large floor plate retail development during the plan period. The retail element should provide in the region of 15,000 sq m net of new retail floorspace.</p> <p>Amend paragraphs 5.11 to 5.13 to remove references to a floorspace requirement:</p> <p>5.11 The focus should be on strengthening the existing centre, particularly the prime pitch, prioritising sites and supporting the delivery of one scheme in a development cycle (10 years) for new retail floorspace. This evidence has informed Core Strategy review policy CS14 and policy SP10 above, which identifies a need for in the region of 15,000 sq m of net additional retail floorspace. <u>However, policy CS14 does not identify a retail floorspace requirement. This will be set as part of a review of the plan scheduled to begin in 2016, and CS14 sets out how additional retail proposals will be considered in the interim period.</u></p> <p>5.12 Delivering new retail investment in town centres can be challenging in this economic climate, and therefore it is appropriate to plan for the delivery of one retail development within an economic cycle. The Westgate site is identified as a key opportunity to achieve this, as it is located in close proximity to the existing retail core and would build upon the existing well functioning retail centre. The focus is on ensuring delivery of a retail scheme at Westgate which would lever maximum benefit and further investment.</p> <p>5.13 Therefore, the only significant new floorspace proposed is at the Westgate site. New retail floorspace here goes towards meeting the quantitative shortfall over the plan period and helps to address the qualitative deficiencies in the town centre, such as the lack of choice of large floor plate shop units. A development brief will be prepared for the Westgate site. Appendix 3 provides additional information about the site allocated through this policy.</p>	To ensure consistency with Core Strategy Review Policy CS14 which removes reference to a floorspace requirement	Modification with no potential for impact on European sites.								
SAP MM51	45	SP14 Policy only	<p>Amend policy SP14 to clarify that facilities will be protected throughout the Borough:</p> <p>The Council will support the retention and enhancement of existing facilities providing arts, cultural and tourism facilities, including visitor accommodation throughout the Borough. Alternative uses will only be considered where it can be demonstrated that the current use is either being satisfactorily relocated or is unviable or that the new use complements the arts, culture and tourism sectors and supports the vitality and viability of the town centre. Retail development would need to satisfy policy DM23.</p>	To ensure that such facilities are appropriately protected everywhere in Ipswich and not only within the IP-One area	Modification with no potential for impact on European sites.								

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
SAP MM52	55	Opportunity Area Site Analysis Key	<p>Add scheduled monuments to the key:</p> <p>Pease refer to separate Opportunity Area key and maps</p>	To ensure scheduled monuments are shown on the analysis maps	Modification with no potential for impact on European sites.
SAP MM53	58	Opportunity Area A Island Site	<p>Amend site analysis and development options plans to remove buildings shown with a bold outline:</p> <p>Pease refer to separate Opportunity Area key and maps</p> <p>Amend Development Opportunities guidance to delete 'max':</p> <ul style="list-style-type: none"> Residential (max 50%) could include live-work units 	To avoid confusion, as the buildings identified in bold are not explained in the key and were included in error; for flexibility and consistency with policy SP2	Modification with no potential for impact on European sites.
SAP MM54	63	Opportunity Area B Merchant Quarter	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> east of the bus station, north of Turret Lane; Burton's, College Street; north of Regatta Quay; and east of St Mary at the Quay <p>Pease refer to separate Opportunity Area key and maps</p> <p>Amend second bullet of Development Principles to refer to the Tall Buildings policy DM6:</p> <ul style="list-style-type: none"> Fine grain development of generally low rise (3 storeys) with increased scale at focal points, up to a maximum of 5 storeys, to reflect historic scale and grain. <u>Taller buildings may be permitted in the tall building arc defined through policy DM6.</u> 	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan; to provide clarity about the approach to tall buildings	Modification with no potential for impact on European sites.
SAP MM55	67	Opportunity Area C Mint Quarter	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> Church and land including car park at Upper Orwell Street/Bond Street. <p>Pease refer to separate Opportunity Area key and maps</p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan	Modification with no potential for impact on European sites.
SAP MM56	71	Opportunity Area D Education Quarter	<p>Add to the Development Options map as an orange-shaded development option the primary school allocation made through the Plan, site reference IP258</p> <p>Pease refer to separate Opportunity Area key and maps</p> <p>Update reference to University Campus Suffolk to refer to University of Suffolk:</p> <p>It includes the higher and further education sites occupied by University Campus Suffolk (<u>now the University of Suffolk</u>) and Suffolk New College.</p> <p>Amend Development Opportunities column heading to show that the percentage is indicative:</p> <p>Development Opportunities (percentage is indicative)</p> <p>Amend Development Principles bullet 4 to refer to all conservation areas and address archaeology:</p> <ul style="list-style-type: none"> Development to take account of <u>address</u> archaeology and Wet Dock, Central and St Helen's Conservation Areas. 	To ensure that allocated sites are included as 'development options' shown orange on the Opportunity Area maps; reflect the change to the University of Suffolk; to ensure consistency within the plan; and ensure that references to heritage are comprehensive	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
SAP MM57	74	Opportunity Area E Westgate	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> the vicarage to St Mary Elm, on the corner of Elm Street and Black Horse Lane which is excluded from allocation IP040 <p>Pease refer to separate Opportunity Area key and maps</p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan	Modification with no potential for impact on European sites.
SAP MM58	77	Opportunity Area F River and Princes Street Corridor	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> Fison House, north of Grafton Way; the Fire Station; land west of IP094, fronting Constantine Road; and Land west of IP047 Grafton Way, adjacent to Princes Street. <p>Pease refer to separate Opportunity Area key and maps</p> <p>Add reference to residential uses as part of mix within the sites adjacent to the river:</p> <p><u>Residential uses where appropriate within mixed use developments adjacent to the river</u></p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan; to ensure consistency with riverside site allocations IP047 and IP015	Modification with no potential for impact on European sites.
			Modifications to Appendix 3A Site Sheets		
SAP MM59	-	Appendix 3A Site IP005	<p>Add text to development constraints section relating to heritage assets:</p> <p>The site is adjacent close to the Whitton Conservation Area and forms part of the approach and setting to the conservation area. Therefore, development will need to have regard to this. The Core Strategy and the published development brief for this site and the adjacent site IP032 King George V Playing Fields require the Conservation Area to be taken into account. <u>Any cumulative impacts on the conservation area with the development of adjacent site IP032 and site IP140 will need to be taken into account.</u></p> <p>In terms of archaeology, the site lies on high ground above the Gipping Valley. The adjacent site IP032 this site has been subject to geophysical survey and a desk based assessment has been carried out for both sites. There is potential for remains of multiple periods on the site and trenched evaluation will be required. —evaluated and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM60		Appendix 3A Site IP010a	<p>Amend western site boundary to Derby Road to incorporate additional land; amend site area and indicative capacity accordingly; add text to development constraints section linking to policy SP9 and list policy SP9:</p> <p>Site area: 1.95ha 2.22ha (revised western boundary to Derby Road)</p>	To ensure that full and accurate information is provided for prospective developers	The increase in allocation at allocation IP10a is small and has no impact upon European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment									
			 <p data-bbox="566 856 1139 884">Proposed Allocation Policies SP2, & SP7 & SP9</p> <table border="1" data-bbox="566 890 1715 1121"> <thead> <tr> <th data-bbox="566 890 946 951">Use(s)</th> <th data-bbox="955 890 1285 951"></th> <th data-bbox="1294 890 1715 951">Indicative capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 957 946 1018">Primary</td> <td data-bbox="955 957 1285 1018">Residential</td> <td data-bbox="1294 957 1715 1018">66 75 (45dph on 75% of site*)</td> </tr> <tr> <td data-bbox="566 1024 946 1121">Secondary</td> <td data-bbox="955 1024 1285 1121">School extension (approximately 25%)</td> <td data-bbox="1294 1024 1715 1121">0.5ha</td> </tr> </tbody> </table> <p data-bbox="566 1192 2214 1255"><u>Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.</u></p>	Use(s)		Indicative capacity	Primary	Residential	66 75 (45dph on 75% of site*)	Secondary	School extension (approximately 25%)	0.5ha		
Use(s)		Indicative capacity												
Primary	Residential	66 75 (45dph on 75% of site*)												
Secondary	School extension (approximately 25%)	0.5ha												
SAP MM61	-	Appendix 3A Site IP010b	<p data-bbox="566 1293 1501 1325"><i>Add text to development constraints section and refer to policy SP9 in table heading:</i></p> <p data-bbox="566 1360 1032 1392">Proposed Allocation Policy SP2 & SP9</p> <p data-bbox="566 1430 2214 1493"><u>Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.									
SAP MM62	-	Appendix 3A Site IP011a	<p data-bbox="566 1535 2160 1598"><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about tree works, heritage assets and water requirements:</i></p> <p data-bbox="566 1633 2214 1696">It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone and contains trees protected through a TPO (<u>an application for tree works may be needed</u>).</p> <p data-bbox="566 1703 2154 1766">The site is adjacent to the Central Conservation Area, close to <u>a the grade II listed building (Tooley's Court) and Smart's Almshouses, contains a scheduled monument and lies within an area of archaeological importance.</u></p> <p data-bbox="566 1801 2199 1864">Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.									

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<p>This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. <u>The site lies over the line of the Anglo-Saxon and medieval town defences, and the 14th century Friary wall. Much of the site is a scheduled monument (List entry no: 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.</u></p> <p><u>There is a high potential for archaeological remains of national significance and detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required. Archaeology would be a major consideration for project costs and timescales. Proposals would need to be supported by programmes of pre-determination archaeological works which may include desk-based assessments, survey works and archaeological evaluation. Complex archaeological mitigation is likely to be required which could include watching briefs, full excavation and / or design scheme changes to allow for preservation in situ. Post-excavation analysis, assessment and reporting would also be necessary.</u></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>		
SAP MM63	-	Appendix 3A Site IP011b	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p><u>Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). The site lies between the Central and Wet Dock Conservation Areas, close to the grade II* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.</u></p> <p>Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.</p> <p>This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes three two separate Scheduled Monuments areas of National Importance, all relating to the Middle and Late Saxon town (SF 189b, 190 and 191; IPS 211, 212 and 213 List Entry numbers 1005986 and 1005985). As noted in Policy CS4, English Heritage consent Scheduled Monument Consent (SMC) is a legal requirement would be needed for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. impacting on Scheduled sites and they should be consulted at the earliest opportunity.</p> <p><u>There is also a potential for nationally important archaeological remains outside of the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle archaeological remains will be complex, important and mitigation could involve significant costs and timescales.</u></p> <p>Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). Outside the Scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.</p> <p><u>The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM64	-	Appendix 3A Site IP012	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Possible access constraints, close to an Air Quality Management Area, in an area of archaeological importance and there is possible contamination. This site lies in is within the historic core of Anglo-Saxon and medieval core and Area of Archaeological Importance (IPS413) Ipswich, and could involve potentially high excavation costs. Necessary measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<p>required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. The site also lies close to the Central Conservation Area and listed St Clement's Church. The site is adjacent to the Central Conservation Area and the listed St Clement's Church.</p>		
SAP MM65	-	Appendix 3A Site IP031	<p>Add text to development constraints section relating to heritage assets:</p> <p>In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, and possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this point.</p> <p>This site is within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p>This site lies along the bank of the Orwell, close to the Medieval church of St Mary at Stoke, which is Grade 1 listed. adjacent to the Stoke Conservation Area and the grade I listed Church of St Mary at Stoke. The conservation area is currently on the Heritage at Risk Register. Should development have significant below ground impacts, a condition would be recommended relating to archaeology.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM66	-	Appendix 3A Site IP032	<p>Amend site boundary to extend it to Old Norwich road frontage; amend site area accordingly; and add text to development constraints section relating to heritage assets:</p> <p>Site area: 3.54ha <u>3.7ha</u> (revised site boundary)</p>  <p>Possible access constraints, adjacent to Whitten Conservation Area, and possible contamination. Trees on southern boundary protected by a TPO. Any cumulative impacts on the conservation area with the development of the adjacent site IP005 will need to be taken into account. In terms of archaeology, the site lies on high ground above the Gipping Valley. It has been subject to geophysical survey, and a desk based assessment has been carried out for both this site and the adjacent site IP005. There is potential for remains of multiple periods on the site and trenched evaluation will be required. This site has been evaluated for archaeology and features of prehistoric and Roman date were identified over</p>	To ensure that full and accurate information is provided for prospective developers (which is consistent with information provided for sites nearby) and that the site area is correctly shown	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<p>much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.</p> <p><u>The site is close to the Whitton Conservation Area. The Core Strategy and the published development brief for this site and the adjacent IP005 Tooks Bakery require the Conservation Area to be taken into account. Any cumulative impacts on the conservation area with the development of adjacent site IP005 and site IP140 will need to be taken into account.</u></p>		
SAP MM67	-	Appendix 3A Site IP035	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, within an Air Quality Management Area, in an area of archaeological importance and a conservation area, possible contamination, in a flood zone and listed buildings on or adjacent to the site. The site contains the grade II listed 1-5 College Street, adjoins the grade 1 listed and scheduled monument of Wolsey's Gate and lies within an area of archaeological importance. It is located between two conservation areas (Central and Wet Dock) and two grade II* listed churches (St Peter's and St Mary at the Quay).</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). <u>Where appropriate to development impacts, full archaeological excavation of any development footprint prior to development will be required. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Mitigation on this site is likely to be extensive and expensive.</u></p> <p>This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. Wolsey's Gate is a scheduled monument (List Entry No. 1006071). Proposals impacting upon its setting would require detailed pre-application discussions. The site presents opportunities for enhancing the setting of this scheduled monument. Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM68	-	Appendix 3A Site IP037	<p><i>Add reference to policy SP16 and add text to development constraints section relating to heritage assets and Enterprise Zone status:</i></p> <p><u>Proposed Allocation Policies SP2, SP5, SP6, & SP15 & SP16</u></p> <p>Redevelopment will be dependent on the intentions of existing businesses. The aim would be retain and incorporate the existing boat-related uses and leisure uses. Development would require the provision of additional vehicular and pedestrian/cycle access (see Policy SP9), including the provision of access for emergency vehicles as a priority. Any additional access would need to be risk assessed. Part of the Island Site now has Enterprise Zone status.</p> <p>It is close to an AQMA, in an area of archaeological importance, forms a large part of the Wet Dock Conservation Area, is in a flood zone, and close to the Orwell Estuary Special Protection Area. Its proximity to the Special Protection Area may necessitate an Appropriate Assessment of development proposals under the Habitat Regulations.</p> <p><u>This site is within the Area of Archaeological Importance (IPS 413). There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u></p> <p>The granting of any permission will require a condition relating to archaeological investigation. There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed.</p> <p><u>The site forms a large part of the Wet Dock Conservation Area.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM69	-	Appendix 3A Site IP039a	<p><i>Add text to development constraints section relating to heritage assets:</i></p>	To ensure that full and accurate information is	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<p>In a flood zone, close to an Air Quality Management Area, adjacent to a listed building and conservation area, within area of archaeological importance, and possible contamination. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A').</p> <p>In terms of archaeology, the site lies immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay core (IPS 683) and the Area of Archaeological Importance (IPS 413). There is high potential for Middle Saxon archaeology. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. The site is adjacent to the Stoke Conservation Area and a listed building.</p>	provided for prospective developers	
SAP MM70	-	Appendix 3A Site IP040 & IP041	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. <u>Grade II* St Matthews Church (Grade II* listed)</u> also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').</p> <p>This site lies in the historic core of Anglo-Saxon and medieval Ipswich. Archaeological costs have the potential to be relatively high. This site is within the Anglo-Saxon and medieval core and the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM71	-	Appendix 3A Site IP043	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, within an Air Quality Management Area, area of archaeological importance and a flood risk area.</p> <p>This is a sensitive site is in heritage terms, located partly within the Central Conservation Area; it and contains Grade II listed buildings and adjoining others, including the Grade II* 54-58 Fore Street to the north-east, the Grade II* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. <u>The site lies within an area of archaeological importance.</u> The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.</p> <p>It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p> <p>This site is within the urban core <u>and area of archaeological importance (IPS 413)</u> and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains in particular (IPS 639, 371, 372, 358). There is outstanding post-excavation work under IP/11/00267 and further work would be needed across the site. <u>There is potential for archaeological remains of possible national significance.</u> Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design. <u>Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Archaeological costs have the potential to be relatively high.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM72	-	Appendix 3A Site IP047	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Amend indicative capacity and mix of uses to align with the allocation through policy SP2; indicate that the residential capacity is a minimum; add reference to policy SP5 and office use; and add text to development constraints section about transport and water requirements:</i></p> <p>Proposed Allocation Policies SP2, SP5 & SP6</p>	To ensure that the site sheet aligns with the policy and that full and accurate information is	The further detail does not change the previous assessment of no impact upon European sites

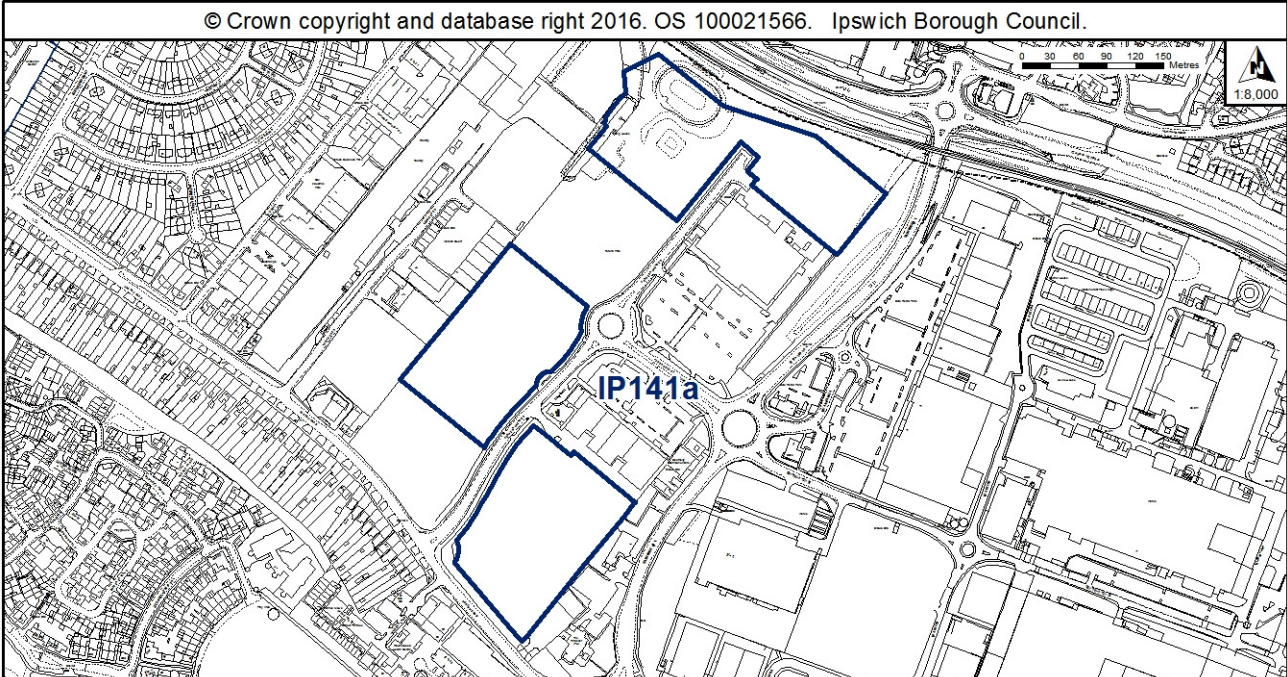
Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment									
			<table border="1"> <thead> <tr> <th colspan="2">Use(s)</th> <th>Indicative capacity*</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>Residential</td> <td>129 (90dph on 50%) 103 (90dph on 40%) this is a minimum figure</td> </tr> <tr> <td>Secondary</td> <td>Hotel, leisure, <u>B1 office</u> Public open space and enhanced river path</td> <td>Min 20% of the site to form public open space and enhanced river path – 0.54ha</td> </tr> </tbody> </table> <p><u>A transport assessment will be needed for this site due to its scale, location and the proposed uses, and it may identify the need to contribute towards significant off-site highway mitigation, depending on the detail of the scheme.</u></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>	Use(s)		Indicative capacity*	Primary	Residential	129 (90dph on 50%) 103 (90dph on 40%) this is a minimum figure	Secondary	Hotel, leisure, <u>B1 office</u> Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha	provided for prospective developers	
Use(s)		Indicative capacity*												
Primary	Residential	129 (90dph on 50%) 103 (90dph on 40%) this is a minimum figure												
Secondary	Hotel, leisure, <u>B1 office</u> Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha												
SAP MM73	-	Appendix 3A Site IP048	<p><i>Add text to development constraints section relating to heritage assets and local listing:</i></p> <p>Close to an Air Quality Management Area, possible contamination and TPOs on site or nearby (an application for tree works may be needed). The locally listed façade to Carr Street is to be retained locally listed. The site lies within and in an area of archaeological importance, contains a large scheduled monument and is adjacent to the Central Conservation Area, and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south. Possible contamination and TPOs on site or nearby (an application for Tree Works may be needed). The locally listed façade to Carr Street is to be retained.</p> <p>Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').</p> <p>The site lies within the area of archaeological importance (IPS 413) and much of it this site is lies within a Scheduled Monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983), therefore separate Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity.</p> <p>There is also potential for nationally important archaeological remains outside the scheduled areas. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. Due to the high potential for archaeological remains of national significance, Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.</p>	To ensure site sheet remains factual only and that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.									
SAP MM74	-	Appendix 3A Site IP049	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within a flood zone, and an area of archaeological importance and close to an Air Quality Management Area and there may be contamination. It is adjacent to a conservation area the Wet Dock Conservation Area. and there may be contamination.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.									

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<u>The site is within the Area of Archaeological Importance (IPS413). This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. and it will require a condition relating to archaeological investigation attached to any planning consent.</u>		
SAP MM75	-	Appendix 3A Site IP052	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within an Air Quality Management Area, and an area of archaeological importance and <u>The site is adjacent to the Central Conservation Area, scheduled monuments, grade a conservation area, and a Grade II* listed building to the north (24 Fore Street) and a Grade II 26-28 Fore St.</u></p> <p>Possible contamination and part within a flood zone.</p> <p>Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p> <p>In terms of archaeology, this site is within the urban core (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (SF 189-191). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve potentially high excavation costs. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.</p> <p><u>This site is within the urban core and the Area of Archaeological Importance (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (NHLE 1005985 and NHLE 1002966). There is a potential for nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM76	-	Appendix 3A Site IP054	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p><u>The site is within or close to an Air Quality Management Area and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is also within an area of archaeological importance, partly within the Central Conservation Area, contains a scheduled monument and two grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the rest of the Central conservation area and several listed buildings, with two grade II* churches to the south.</u></p> <p>There is a need to protect land for an extension to the electricity sub-station or new provision within the site. Part of the Lower Brook Street frontage is within a conservation area and should be retained. <u>The route of Turret Lane should be protected in development proposals.</u></p> <p>It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.</p> <p><u>This site lies within the area of archaeological importance (IPS 413) and contains a scheduled monument (split over two separate areas) relating to includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b List Entry No 1005987), which are statutorily protected as of National importance. Parts of the area have been investigated (IPS 214), IPS 369, and IPS 574). This The latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, English Heritage Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. would will need to be needed obtained from Historic England for any development on works within scheduled sites monuments and they should be consulted at the earliest opportunity.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment				
			<u>There is also a potential for nationally important archaeological remains outside the scheduled areas. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex, and important, and mitigation could involve significant costs and timescales. The route of Turret Lane should be protected in development proposals.</u>						
SAP MM77	-	Appendix 3A Site IP058	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Industrial (B-Class or similar Sui-Generis uses excluding offices in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Industrial (B-Class or similar Sui-Generis uses excluding offices in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity								
Industrial (B-Class or similar Sui-Generis uses excluding offices in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm								
SAP MM78	-	Appendix 3A Site IP061	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>In terms of archaeology, this site is in the vicinity of a Bronze Age cremation (IPS017), and Roman and Iron Age finds (IPS 034, IPS 185). <u>It has been subject to geophysical survey and some follow up test pits which identified areas of recent overburden but did not reveal major archaeological features. Trial trenching of this site should be carried out in order to further characterise archaeological remains. Evaluation should be undertaken early in the project management to allow mitigation and investigation strategies to be developed. Sparse remains might be anticipated. Depending on the nature of ground works, a condition may be recommended on any grant of permission to secure a programme of archaeological works.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM79	-	Appendix 3A Site IP067	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Industrial (B-Class or similar Sui-Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Industrial (B-Class or similar Sui-Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity								
Industrial (B-Class or similar Sui-Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm								
SAP MM80	-	Appendix 3A Site IP089	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>It is part within a conservation area and adjacent to a listed building. Contains fragment of the Ipswich Ragged School, founded 1849. The site is partly within Central Conservation Area and adjacent to listed buildings. It contains a fragment of the Ipswich Ragged School, founded in 1849.</p> <p>TPOs on site (an application for Tree Works may be needed), within an area of archaeological importance, possible contamination and close to an Air Quality Management Area. May need to incorporate some parking at northern end of site to Co-op Education Centre. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p>This site is a large area in the Anglo-Saxon and Medieval core and within the Area of Archaeological Importance (IPS 413). of Ipswich. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early, upfront evaluation would be advisable. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM81	-	Appendix 3A Site IP090	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about water requirements:</i></p> <p>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</p>	To ensure that the fullest possible information is provided	Modification with no potential for impact on European sites.				

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment				
				for prospective developers					
SAP MM82	-	Appendix 3A Site IP094	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, possible contamination, flood risk and there is a TPO adjacent to the site (an application for Tree Works may be needed). Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required. Vehicular access to West End Road may not be acceptable. There is no archaeological objection in principle to development, but any permission will <u>may</u> require a condition relating to archaeological investigation, <u>depending on the nature of the groundworks.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM83	-	Appendix 3A Site IP096	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been increased. The development by McCarthy and Stone on the site to the west also suggests that high density may be appropriate here. Design and layout would need to support the wildlife corridor function of the canal which is also a County Wildlife Site and Local Nature Reserve. The site is part within the flood plain and opposite a conservation area. There is also possible contamination on site. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p>This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has <u>a high potential for archaeological remains. Archaeological costs have the potential to be relatively high. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p> <p><u>The site is opposite Burlington Road Conservation Area.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM84	-	Appendix 3A Site IP099	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1" data-bbox="578 1222 2033 1432"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through <u>policy DM25</u></td> <td>10,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through <u>policy DM25</u>	10,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity								
Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through <u>policy DM25</u>	10,000sqm								
SAP MM85	-	Appendix 3A Site IP105	<p><i>Amend text to development constraints section relating to heritage assets:</i></p> <p>This site affects an area of archaeological interest, on land formerly in the low lying plains of the River Gipping. There is potential for palaeo-environmental remains to exist. The likely site of a medieval watermill at Kettlebaston (KBA 014) is indicated by field names and the alignment of the river less than 200m upstream. This shows activity in the area, and Saxon remains were recorded at IPS 395 in a similar topographic location to the <u>site, PDA 250m to the west.</u> There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. A desk-based assessment in the first instance will establish impacts of past land use.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM86	-	Appendix 3A Site IP132	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about heritage assets and water requirements:</i></p> <p><u>The site contains the grade II listed No. 4 College Street and lies within an area of archaeological importance and the Central Conservation Area. It is located adjacent to the Wet Dock Conservation Area and close to, and within the setting of, the grade II* listed Church of St Peter and the scheduled monument of Wolsey's Gate. Archaeology - this</u></p>	To ensure that the fullest possible information is provided for prospective developers	Modification with no potential for impact on European sites.				

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<p>The site lies in an area of international archaeological importance (IPS 413), on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of 'early' waterfront. There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and the potential, and may also encounter the remains of bridges dating from at least the 10th century.</p> <p>Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important and mitigation could involve significant costs and timescales.</p> <p>The site will involve potentially high excavation costs. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in-situ, and/or appropriate investigation strategies designed</p> <p>The site is within the Flood Zone and within the Air Quality Management Area.</p> <p>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</p>		
SAP MM87	-	Appendix 3A Site IP133	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Site previously had permission for 47 flats and ground and first floor commercial uses B1, A3 and retail with underground car park (now lapsed). Site lies within the Ipswich Waterfront, is within an area of archaeological importance, in Flood Zone 2 and 3 and has an Article 3 direction on it restricting permitted development rights.</p> <p>The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings. This site lies close to Anglo-Saxon remains (IPS 683, IPS 230) and within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM88	-	Appendix 3A Site IP135	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section of IP135 about water requirements:</i></p> <p>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</p>	To ensure that the fullest possible information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM89	-	Appendix 3A Site IP136	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, Air Quality Management Area, it is within an area of archaeological importance and a conservation area, possible contamination, and flood risk, and opposite the Grade I listed and scheduled Wolsey Gate. The site is within Central and Wet Dock Conservation Areas and opposite the grade I listed and scheduled Wolsey Gate.</p> <p>This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich and within the Area of Archaeological Importance (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early assessment would be advisable if extensive ground works are proposed. There is a potential for nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment						
SAP MM90	-	Appendix 3A Site IP140	<p>Add text to allocation table to refer to sui generis uses and clarify the approach to office (B1a) uses; add text to the development constraints section relating to a pipeline and heritage issues:</p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment Park</td> <td>Business (B1, including excluding offices B1a)</td> </tr> <tr> <td></td> <td>Other B-Class or similar Sui Generis uses in accordance with DM25 and appropriate employment-generating sui generis uses as defined through policy DM25</td> </tr> </tbody> </table> <p>The site is adjacent to the Whitton Conservation Area. Any cumulative impacts on the conservation area with the development of sites IP005 and IP032 will need to be taken into account.</p> <p>Roman, Medieval and Anglo-Saxon finds are recorded in the vicinity of the site area (IPS 093). As such any necessary mitigation measures for archaeology should be addressed at an appropriate stage in the planning process. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales</p> <p>A pipeline traverses the site. It could affect the layout or require diversion. National Grid will need to be consulted on any development proposals for the site.</p>	Use(s)	Indicative capacity	Employment Park	Business (B1, including excluding offices B1a)		Other B-Class or similar Sui Generis uses in accordance with DM25 and appropriate employment-generating sui generis uses as defined through policy DM25	To align with policy SP5 and ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity										
Employment Park	Business (B1, including excluding offices B1a)										
	Other B-Class or similar Sui Generis uses in accordance with DM25 and appropriate employment-generating sui generis uses as defined through policy DM25										
SAP MM91	-	Appendix 3A – new site sheet, site IP141a	<p>Provide site sheet for allocation IP141a to reflect the change in status from strategic employment site to employment land allocation through policy SP5:</p> <p>Site ref: IP141a (UC258) Land at Futura Park, Nacton Road (formerly the Cranes Site)</p> <p>Site area: 7.1 ha</p>  <p>© Crown copyright and database right 2016. OS 100021566. Ipswich Borough Council.</p>	To align with policy SP5 and ensure that full and accurate information is provided for prospective developers	The further detail does not change the previous assessment of no impact upon European sites.						

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment					
			<p>Allocation Policy SP5</p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity*</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25</td> <td>24,000 sq m</td> </tr> </tbody> </table> <p>Preferred Option 2007 <u>100% Employment Use</u></p> <p>Current use <u>Vacant employment land (previously allocated as a strategic employment site)</u></p> <p>Development constraints / issues <u>TPOs nearby fronting Nacton Road (an application for tree works may be required). Possible contamination.</u> <u>Adjacent to a railway wildlife corridor and buffer.</u> <u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u> <u>A transport assessment and travel plan will be required.</u></p>	Use(s)	Indicative capacity*	Primary	B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25	24,000 sq m		
Use(s)	Indicative capacity*									
Primary	B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25	24,000 sq m								
SAP MM92	-	Appendix 3A Site IP146	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment (B-Class uses and appropriate employment-generating sui generis uses as defined through policy DM25 or similar Sui-Generis uses in accordance with DM25)</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment (B-Class uses and appropriate employment-generating sui generis uses as defined through policy DM25 or similar Sui-Generis uses in accordance with DM25)	20,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.	
Use(s)	Indicative capacity									
Employment (B-Class uses and appropriate employment-generating sui generis uses as defined through policy DM25 or similar Sui-Generis uses in accordance with DM25)	20,000sqm									
SAP MM93	-	Appendix 3A Site IP147	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui-Generis uses in accordance with DM25)</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui-Generis uses in accordance with DM25)	20,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.	
Use(s)	Indicative capacity									
Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui-Generis uses in accordance with DM25)	20,000sqm									
SAP MM94	-	Appendix 3A Site IP150c	<p><i>Add text to allocation table to refer to sui generis uses and amenity policy:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment</td> <td>B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)	20,000sqm	To align with policy SP5	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity									
Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)	20,000sqm								

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment				
SAP MM95	-	Appendix 3A Site IP152	<p>Add text to allocation table to refer to sui generis uses and add text to the development constraints section relating to the Area of Outstanding Natural Beauty which overlaps the site:</p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>B1, B2, B8 excluding B1a offices Other similar Sui-Generis uses in accordance with DM25 Appropriate employment-generating sui generis uses as defined through policy DM25</td> </tr> </tbody> </table> <p>Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. <u>Development will be subject to the preparation of a development brief, which will be expected to address a range of matters including impact on landscape and the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.</u></p>	Use(s)	Indicative capacity	Primary	B1, B2, B8 excluding B1a offices Other similar Sui-Generis uses in accordance with DM25 Appropriate employment-generating sui generis uses as defined through policy DM25	To align with policy SP5 and ensure that full and accurate information is provided for prospective developers, particularly in relation to the Area of Outstanding Natural Beauty and the requirement for the preparation of a development brief	Modification with no potential for impact on European sites.
Use(s)	Indicative capacity								
Primary	B1, B2, B8 excluding B1a offices Other similar Sui-Generis uses in accordance with DM25 Appropriate employment-generating sui generis uses as defined through policy DM25								
SAP MM96	-	Appendix 3A Site IP172	<p>Add text to development constraints section relating to heritage assets:</p> <p>Previous permissions have not been implemented (for flats and student accommodation). The site is below the threshold size for allocation but because of its prominent location, it is considered appropriate to plan positively for the site. It is within an Air Quality Management Area, an area of archaeological importance and a conservation area, adjacent to listed buildings and there is a scheduled monument nearby. Possible contamination. <u>The site is within the Central Conservation Area, with a nearby scheduled monument, and adjacent listed buildings.</u></p> <p>This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town and is within the Area of Archaeological Importance (IPS 413) and close to a scheduled monument (NHLE 1005989). There is no objection in principle to development but any new permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early assessment is advised. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM97	-	Appendix 3A Site IP188	<p>Add text to development constraints section relating to heritage assets:</p> <p>In an area of archaeological importance and a conservation area and adjacent to a listed building. Contamination and flood risk. <u>The site is within the Stoke Conservation Area, with an adjacent listed building. The conservation area is currently on the Heritage at Risk Register.</u></p> <p>This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river, and within the Area of Archaeological Importance (IPS413). There is no objection in principle to development but any permission may require a condition relating to archaeological investigation in view of the nature of ground works. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				
SAP MM98	-	Appendix 3A Site IP214	<p>Add text to development constraints section relating to heritage assets:</p> <p>The site is in the Central Conservation Area and an Air Quality Management Area and the within the Town Centre boundary. This site lies within the historic core of Ipswich and the area of archaeological importance within the Area of Archaeological Importance (IPS413), close to the town defences. <u>Any consent for development will require a planning condition to secure a programme of archaeological work.</u></p>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.				

Mod. No.	Pg.	Policy / Paragraph	Proposed Main Modification	Reason	Habitats Regulations Assessment
			<u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u>		
SAP MM99	-	Appendix 3A Site IP245	<i>Add text to development constraints section relating to heritage assets:</i> The site is in the Central Conservation Area and next to a listed building, which will need to be taken into account in its design. It lies within the town centre boundary. The site is also in an area of archaeological importance within the Area of Archaeological Importance (IPS413). <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u>	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM100	-	Appendix 3A Site IP256	<i>Add text to development constraints section relating to heritage:</i> This site lies in the vicinity of Iron Age and Roman sites. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Whilst it remains an area of archaeological potential, given the impacts of previous landscaping there would be no requirement for an archaeological condition or work on this site on the basis that it looks heavily truncated.	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM101	-	Appendix 3A Site IP258	<i>Update the University's title and add text to development constraints section relating to heritage:</i> Site ref: IP258 (N/A) Land at the University of Campus Suffolk Current use Educational buildings and car parking within the University of Campus Suffolk campus. Development constraints / issues The University's Arts Block, which is still in use, falls within this site and would need to be replaced elsewhere. Adjacent to an Air Quality Management Area z . The site is adjacent to the Central Conservation Area and the Grade II Church of Holy Trinity Church to the south. There are TPO protected trees on and adjacent to the site (an application for Tree Works may be needed), and footpaths. Possible contamination. This large site lies on the edge of the historic core of the town, in the vicinity of Anglo-Saxon and medieval sites (IPS 154). There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. A desk-based assessment is recommended in the first instant to determine the impact of past land-use, particularly brick making.	To ensure that full and accurate information is provided for prospective developers	Modification with no potential for impact on European sites.
SAP MM102	-	Appendix 3A Site IP263	<i>Delete site sheet as site now forms part of IP047</i>	To avoid confusion about the allocation	Modification with no potential for impact on European sites.
SAP MM103	N/A	IP-One Area Inset Policies Map	<i>Add the boundary of the Education Quarter Opportunity Area (Opportunity Area D)</i>	For clarity in relation to policy SP12	Modification with no potential for impact on European sites.
SAP MM104	N/A	Policies Map	<ul style="list-style-type: none"> Extend boundary of IP010a (policy SP2) Extend the boundary of site IP032 (policy SP2) Correct the shading of site IP165 (now policy SP3) 	For accuracy	Modification with no potential for impact on European sites.