

Final Draft Ipswich Local Plan Review

Schedule of Proposed Main Modifications

September 2020

Schedule of Proposed Main Modifications

Introduction

1. Ipswich Borough Council submitted the Ipswich Local Plan Review to the Secretary of State on the 10th June 2020 for Examination. Planning Inspectors Karen Baker DipTP MA DipMP MRTPI and Mike Hayden BSc(Hons) DipTP MRTPI have been appointed to hold an independent examination to determine whether the Ipswich Borough Council Local Plan Review is sound.
2. Following the submission on 10th June 2020, the Inspectors requested that the Council prepares and submits a spreadsheet equivalent of the Regulation 22 Consultation Statement that was prepared in word format for submission. It was also requested that the Council formulates responses to the representation summaries in the Regulation 22 Consultation Statement Spreadsheet and identify if any main modifications to overcome these representations are recommended by the Council. This was sent to the Inspectors on 31st July 2020.
3. In addition to the above, the Council have been working with key stakeholders to prepare Statements of Common Ground (SoCG) on various matters to support the Local Plan Review submission. These SoCGs are at various stages of development with some having been signed prior to submission of the Local Plan Review, some in-between submission and receipt of the Inspectors initial questions letter and others anticipated to be finalised post response to the Inspectors letter but before the examination hearings. The SoCGs include proposed main modifications where necessary.
4. On 17th August 2020 the Inspectors wrote to the Council in the form of 'Initial Questions to the Council'. The Inspectors requested that the Council produces a consolidated main modifications schedule because there are main modifications identified in both the SoCGs and the Consultation Statement Spreadsheet. The Inspectors have also confirmed that this should identify any other changes identified by the Council that materially affect the policies in the Local Plan Review. This is in specific reference to a computer error which accidentally omitted two sentences of Policy CS10 of the Core Strategy and Development Management Policies document which the Council had raised to the Inspectors attention post submission.
5. The schedule of proposed main modifications will be a living document whereby it is added to throughout the examination process as appropriate.
6. For clarity, main modifications are proposed changes that would materially affect the policies in the Local Plan Review. This does not include 'additional modifications', sometimes referred to as 'minor modifications', which are concerned with grammatical, formatting and other non-material changes.
7. The schedule below follows the usual convention of ~~striking through~~ for deletions from the text of the Local Plan Review and underlining for additions to the text. This is in accordance with paragraph 7.7 of The Planning Inspectorate (June 2019) Procedure Guide for Local Plan Examinations.

Table 1 Proposed Main Modifications to the Core Strategy and Development Management Policies Development Plan Document of the Local Plan Review

Ref	Page of Final Draft Local Plan Review	Policy/ Paragraph of Final Draft Local Plan Review	Main Modification	Reason
MM1	4	Paragraph 1.2	<p>Modification to paragraph 1.2:</p> <p>This document is the Core Strategy and Policies Development Plan Document for Ipswich. It forms part of the Ipswich Local Plan. It covers three areas of policy.</p> <ul style="list-style-type: none"> • Firstly it sets out a strategic vision and objectives to guide the development of the town (Chapter 6); • Secondly it promotes the spatial strategy for the development of the town to 2036 through strategic policies (<u>ISPA1 – ISPA4 and CS1 – CS20</u>) within the context of the Ipswich Strategic Planning Area (Chapter 8); and • Thirdly, it provides a suite of policies to control, manage and guide development across the Borough (Chapter 9). 	<p>In response to paragraph 6 of the Inspectors Initial Letter dated 17 August 2020.</p>
MM2	10	Paragraph 2.5	<p>Modification to paragraph 2.5:</p> <p>The components of the Ipswich Local Plan are illustrated in Diagram 2. The adopted Local Plan Proposals Map will remain extant until replaced through other development plan documents (DPDs) to be prepared as part of the Ipswich Local Plan. <u>At the time of preparing the Ipswich Local Plan Review, there are no made neighbourhood plans in the Borough.</u></p>	<p>In response to paragraph 6 of the Inspectors Initial Letter dated 17 August 2020.</p>
MM3	30	Paragraph 6.8: Objective 2	<p>Modification to paragraph 6.8: Objective 2:</p> <p>2. GROWTH - At least (a) 8,010 <u>8,280</u> new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2018 and 2036 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the</p>	<p>In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.</p>

			Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 9,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Strategic Planning Area between 2018 and 2036.	
MM4	30	Paragraph 6.8: Objective 5	Modification to paragraph 6.8: Objective 5: 5. AIR QUALITY AND CLIMATE CHANGE - Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.	To overcome representation ID 26367 (Save Our Country Spaces) and 26497 (Northern Fringe Protection Group).
MM5	32	Paragraph 6.16	Modification to paragraph 6.16: <u>An update of the Council's Level 2 Strategic Flood Risk Assessment (SFRA) was revised commenced in 2019. The SFRA is a living document which will be subject to periodic review and update to reflect new modelling data.</u> It provides guidance on residual flood risk both for the situation before and after completion of the flood barrier. The SFRA also suggests a <u>refers to the framework for safe development.</u> The safety framework is detailed in the Council's Development and Flood Risk SPD (September 2013, <u>updated 2016</u>) which is in the process of being to be updated again in response to any relevant changes in flood risk information resulting from the Environment Agency's forthcoming Gipping Model and includes requirements for:	To reflect the SoCG agreed with the Environment Agency.
MM6	34	Paragraph 7.2	Modification to paragraph 7.2: The key diagram illustrates on a simple base map: (i) The IP-One Area Action Plan area and, within it, the Portman Quarter, Waterfront and Education Quarter (policy CS3); (ii) Key development locations identified including IP-One, and the District and Local Centres (from policy CS2); (iii) The approach to Ipswich Garden Suburb as the location of development to 2036 (from policy CS10); (iv) The cross-border allocation for future development, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure,	To overcome representation Kesgrave Covenant (Rep ID: 26439).

			proposed at the northern end of Humber Doucy Lane through policy ISPA4; and (v) The ecological network, green corridor and green trail approach to strategic green infrastructure (policy CS16).	
MM7	37	Paragraph 8.9	<p>Modification to paragraph 8.9:</p> <p>On 24th July 2018, the Government published the revised National Planning Policy Framework. It introduces a standard method for calculating housing need based on the latest published household projections and applying an uplift based upon published ratios of median house prices to median workplace earnings (the 'affordability ratio'). This has since been updated in the February 2019 NPPF and the subsequent Planning Practice Guidance (PPG), 'Housing and Economic Needs Assessment (22 July 2019) which provides detailed workings of the Government preferred method. However, using the current standard method and based on the household projections published by the Government in September 2019 and the affordability ratio published by the Office for National Statistics in April 2019 <u>March 2020</u>, the current figures equate to a need for 35,334 <u>34,200</u> dwellings across the Housing Market Area to reflect the housing figures as calculated using the 2014-based household projections and the 2018 <u>2019</u> affordability ratio published in March 2019 <u>2020</u>. Table 8.1 below shows the figures and, for comparison purposes, the housing need as identified through the Government's Right Homes, Right Places consultation in 2017.</p>	To reflect the publication of the affordability ratios in March 2020. Also to align with the ISPA Statement of Common Ground.
MM8	38	Table 8.1	See Appendix 1 of this document.	To reflect the publication of the affordability ratios in March 2020. Also to align with the ISPA Statement of Common Ground.
MM9	39	Policy ISPA1	<p>Modification to Policy ISPA1: Growth in the Ipswich Strategic Planning Area:</p> <p>Policy ISPA1 Growth in the Ipswich Strategic Planning Area</p>	To reflect the publication of the affordability ratios in March

			<p>Ipswich will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area (ISPA), whilst enhancing quality of life and protecting the high quality environments. Over the period 2018-2036, the Ipswich Borough Council Local Plan will contribute to:</p> <p>a) The creation of at least 9,500 jobs through the provision of at least 23.2ha of employment land within Ipswich to contribute towards the Ipswich Functional Economic Area;</p> <p>b) The collective delivery of at least 35,334 <u>34,200</u> dwellings across the Ipswich Housing Market Area 2018-36; and</p> <p>c) Supporting the continued role of Ipswich as County Town.</p> <p>The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary.</p>	2020. Also to align with the ISPA Statement of Common Ground.
MM10	40	Policy ISPA2	<p>Modification to Policy ISPA2: Strategic Infrastructure Priorities:</p> <p>Policy ISPA2 Strategic Infrastructure Priorities</p> <p>The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:</p> <p>a) A12 improvements;</p> <p>b) A14 improvements;</p> <p>c) Sustainable transport measures in Ipswich;</p> <p>d) Improved cycle and walking routes;</p> <p>e) Appropriate education provision to meet needs resulting from growth;</p> <p>f) Appropriate health and leisure provision to meet needs resulting from growth;</p> <p><u>g) Appropriate provisions to meet the needs of the police; community cohesion and community safety;</u></p> <p><u>h) Green infrastructure and Suitable Alternative Natural Greenspace (SANG);</u></p> <p>g) i) <u>i) Improvements to water supply, foul sewerage and sewage treatment capacity; and</u></p>	To reflect the SoCG agreed with East Suffolk Council.

			<p>h) j) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.</p> <p>The Council also supports work to investigate the feasibility of an Ipswich Northern Route and the provision of increased capacity on railway lines for freight and passenger traffic, but these are not measures needed to enable the delivery of growth through this Local Plan.'</p>	
MM11	40	Paragraph 8.21	<p>Modification to paragraph 8.21:</p> <p>Local authorities in the ISPA have been working collectively on the Recreational <u>Disturbance Avoidance and Mitigation Strategy (RAMS)</u>, to mitigate the pressure caused by new developments on these designated sites. The partnership work, supported by Natural England, has established a strategy to mitigate the impacts and is due to be supported by a Supplementary Planning Document that will provide further details in respect of cost implications and subsequent implementation to identify European Sites and develop mitigation measures to counteract potential recreational impact on them. impacts and is due to be <u>supported by a Supplementary Planning Document, adopted by the Borough Council that will provides further details in respect of cost implications and subsequent implementation clarifying what is required from developers to mitigate any potential recreational impacts arising from their proposed new development.</u></p>	To reflect the SoCG agreed with East Suffolk Council.
MM12	41	Policy ISPA3	<p>Modification to Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species:</p> <p>Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species</p> <p>The Council will continue to work with other authorities to address the requirements of the Recreational <u>Disturbance Avoidance and Mitigation Strategy</u> and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area. The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.</p>	To reflect the SoCG agreed with East Suffolk Council.
MM13	41	Policy ISPA4	Modification to Policy ISPA4: Cross Boundary Working to Deliver Sites:	To reflect the SoCG agreed

		<p>Ipswich Borough Council will work with neighbouring authorities to master plan and deliver appropriate residential development and associated infrastructure on identified sites within the Borough but adjacent to the boundary, where cross boundary work is needed to bring forward development in a coordinated and comprehensive manner. In order to meet housing needs within the Borough boundary as far as possible, the Council identifies a cross-border allocation for future development of 23.62ha of land within Ipswich Borough in 4 parcels forming ISPA4.1 for future housing growth and associated infrastructure improvements at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. The allocation is shown on the accompanying site sheet for this policy. Development here will substantially need to be appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure.</p> <p>It will require land and infrastructure works and green infrastructure (including Suitable <u>Accessible Alternative</u> Natural Greenspace) <u>to be provided comprehensively as part of the joint master planning, on both sides of the Borough boundary outside Ipswich Borough in order to come forward.</u> Development would be planned and delivered comprehensively and would be master planned jointly with land within East Suffolk Coastal District Council where this is as identified through the Suffolk Coastal Local Plan. Development will include at least 30% affordable housing provision. The percentage and mix will be determined through the master planning process, having regard to policies CS8 and CS12 and the Suffolk Coastal Area Local Plan affordable housing requirement applied to the portion of the site falling within East Suffolk.</p> <p><u>The development must respect the maintenance of separation between Ipswich and the surrounding settlements which is important to the character of the area.</u></p> <p>New homes would be limited to south of the railway line and adjacent to the urban area. The design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings. Infrastructure requirements would include the following but may include other infrastructure which will be determined as part of the joint master planning process:</p> <p>a. Primary school places <u>and an early years setting</u> to meet the need created by the development;</p>	with East Suffolk Council.
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			<p>b. Replacement sports facilities if needed to comply with policy DM5;</p> <p>c. A layout and design that incorporates a 'green trail 'walking and cycling route around the edge of Ipswich which also contributes positively to the enhancement of strategic green infrastructure to deliver benefits to both people and biodiversity and to help new developments deliver biodiversity net gain; and</p> <p>d. Transport measures including highway and junction improvements on Humber Doucy Lane and Tuddenham Road, walking and cycling infrastructure to link to key destinations including the town centre, and public transport enhancements.'</p>	
MM14	42	Paragraph 8.24	<p>Modification to paragraph 8.24:</p> <p>One area where a cross-border allocation for future development has been identified is the northern end of Humber Doucy Lane adjacent to Tuddenham Road, where land was promoted through the previous Local Plan Review and again through the call for sites process in 2017. The indicative development capacity of the land within the boundary of Ipswich Borough Council is 496 dwellings. The site sheet ISPA4.1 in Appendix 3 of the Site Allocations DPD provides further information on this indicative capacity. In addition, the Suffolk Coastal Local Plan has allocated a site on the East Suffolk side of the Ipswich boundary. It is essential that the two authorities work together to provide a comprehensive approach to the land as planned development. Policy ISPA 4 identifies the likely impacts of the development which would have to be mitigated in relation to demand arising from potential residents such as transport infrastructure and sustainable transport initiatives to create potential for a substantial modal shift change and green infrastructure. As part of the master plan work, mitigation measures required that arise from demand created by the development will be reconsidered, including possibly the need for <u>convenience retail and</u> healthcare facilities.</p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM15	42	Paragraph 8.27	<p>Modification to paragraph 8.27:</p> <p>A concentration of housing in this location is likely to require a bespoke Suitable Accessible <u>Alternative</u> Natural Greenspace (SANG) in addition to contributions towards the Recreation Avoidance Mitigation Strategy, to function as an alternative to the coast. As proposals for the site progress, consideration should be given to how the nearby SANG being delivered as part of</p>	To reflect the SoCG agreed with East Suffolk Council.

			the Ipswich Garden Suburb and wider footpath network, may be linked to any new SANG provision.	
MM16	42	Paragraph 8.28	<p>Modification to paragraph 8.28:</p> <p>The site allocation at the northern end of Humber Doucy Lane is located at the edge of Ipswich approximately 3.5km from the town centre. Sustainable transport connections will be key to providing linkage to employment and other opportunities. In addition, it is acknowledged that the transport mitigation measures required for the development of the site are challenging and it is essential that significant modal shift is delivered through strong travel plans and other sustainable measures.</p>	To overcome representation Kesgrave Covenant (Rep ID: 26441)
MM17	45	Paragraph 8.44	<p>Modification to paragraph 8.44:</p> <p>Many buildings in Ipswich are at risk of flooding, some from tidal surges, <u>some from fluvial flooding and some</u> and many from heavy rain. This risk will continue to grow as a result of rising sea levels and increasingly heavy rainstorms that can overwhelm drainage systems and cause localised flooding unless mitigation measures are implemented. At the strategic scale, tidal flood risk has been addressed through the effective completion of the Ipswich Flood Defence scheme. However, developments located within the flood plain will still need to address residual risk in accordance with the National Planning Policy Framework (e.g. the risk of defences failing) <u>and will also need to address fluvial risk</u>. Managing surface water run-off is also important. SuDS, rainwater harvesting, storage and where appropriate the use of green roofs or water from local land drainage will be required wherever practical. Such approaches shall be particularly mindful of relevant ecological networks. New buildings need to be more adaptable and resilient to climate change effects in future. This is taken forward through policy DM4.</p>	To reflect the SoCG agreed with the Environment Agency
MM18	45	Paragraph 8.45	<p>Modification to paragraph 8.45:</p> <p>The Council's Strategic Flood Risk Assessment 2011 has been <u>substantially</u> updated. <u>It is a living document and will be subject to periodic review and update to reflect new modelling data as this becomes available</u>. The approach to flood risk and water infrastructure is addressed through policies CS17 and CS18, and DM4. Further guidance is contained in the Development and Flood Risk Supplementary Planning Document 2016, <u>which is also subject to review</u>.</p>	To reflect the SoCG agreed with the Environment Agency

MM19	49	Paragraph 8.58	<p>Modification to paragraph 8.58:</p> <p>Later in the plan period after 2031, the Council's housing land supply opportunities within the Borough boundary become more limited and, therefore, there will be a need to consider future development opportunities beyond the boundaries with the neighbouring local authorities, in association with the provision of significant infrastructure. Policy CS7 sets out the Borough's housing requirement as identified through objectively assessed housing need. The Council has set out a strategy to meet the requirement through a combination of strategic and more local allocations. In addition, it has thoroughly reviewed the development potential within the Borough boundary through an updated Strategic Housing and Employment Land Availability Assessment (SHELAA) published in January 2020. Part of the Council's ability to meet this requirement depends on development coming forward at but within the boundary of Ipswich, as addressed through policy ISPA4.</p>	To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils.
MM20	63	Paragraph 8.104	<p>Modification to paragraph 8.104:</p> <p>In July 2018, the Government published the revised National Planning Policy Framework (NPPF), which requires local planning authorities to use a standard method to quantify local housing need. The NPPF was further revised in February 2019 along with updated planning practice guidance. This advised that local planning authorities use the 2014-based household projections in their housing need assessments. The effect of this has been to reduce the housing need figure to 445-460 dwellings per annum 2018 to 2036, or 8,010-8,280 dwellings for the eighteen year period, as a starting point. Table 3 below sets out the housing land supply and minimum requirement figures as at April 2019-2020, looking forward to 2036.</p>	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM21	64	Table 3: Housing Land Supply and Minimum Requirement	See appendix 2 of this document.	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM22	65 – 66	Policy CS7	<p>Modification to Policy CS7: The Amount of New Housing Required:</p> <p>POLICY CS7: THE AMOUNT OF NEW HOUSING REQUIRED</p>	In response to paragraph 9 of the Inspectors

		<p>a. The Council has a housing requirement of at least 8,019,280 dwellings for the period 2018 – 2036. This equates to an annual average of at least 445,460 dwellings. The Council will, with its neighbours, keep this figure under review and consider any implications for meeting Ipswich need within the Ipswich Housing Market Area.</p> <p>b. The Council will secure the delivery of at least 445,460 dwellings per year as an average across the plan period to meet need arising from Ipswich. At 1st April 2019 <u>2020</u>, 223,644 dwellings have been completed since the start of the plan period, and 1,687,4,006 dwellings (discounted figure) are under construction, have planning permission or have a resolution to grant planning permission subject to a s106 agreement within the Borough.</p> <p>The Council will additionally allocate land to provide for at least 6,100,4,274 dwellings (net) in the Borough. The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period. Sites are identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb and the northern end of Humber Doucy Lane. 700,650 dwellings are expected to be delivered on small windfall sites between 2022-2023 and 2036 at a rate of 50 per year. The housing land supply for the plan period will consist of:</p> <p>Housing Land Supply</p> <table data-bbox="674 1114 1778 1391"> <tr> <td>Ipswich Garden Suburb (3,500 minus 232 completions expected late 2036 and 1,888 granted planning permission in January 2020)</td> <td style="text-align: right;">3,268 <u>1,380</u></td> </tr> <tr> <td>Northern end of Humber Doucy Lane allocated through policy ISPA4</td> <td style="text-align: right;">496</td> </tr> <tr> <td>Site Allocations through policy SP2 of the Site Allocations Plan</td> <td style="text-align: right;">2,750 <u>2,657</u></td> </tr> <tr> <td>Sub-total</td> <td style="text-align: right;">6,514 <u>4,533</u></td> </tr> </table>	Ipswich Garden Suburb (3,500 minus 232 completions expected late 2036 and 1,888 granted planning permission in January 2020)	3,268 <u>1,380</u>	Northern end of Humber Doucy Lane allocated through policy ISPA4	496	Site Allocations through policy SP2 of the Site Allocations Plan	2,750 <u>2,657</u>	Sub-total	6,514 <u>4,533</u>	<p>Initial Letter dated 17 August 2020. To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils.</p>
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			<p>Windfall sites 2022 <u>2023</u> – 2036 @ 50 p.a. 700 <u>650</u></p> <p>Total 7,214 <u>5,183</u></p> <p>c. In accordance with the Planning Practice Guidance, the housing requirement will be stepped to reflect the period when delivery at the strategic site of Ipswich Garden Suburb is expected to take place. From 2024 to 2036, completions at Ipswich Garden Suburb will meet a significant proportion of the annual housing requirement. Delivery will also take place at the northern end of Humber Doucy Lane, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure. The housing requirement will be stepped as follows: April 2018 – March 2024 300 p.a. x 6 years = 1800 April 2024 – March 2036 518<u>540</u> p.a. x 12 years = 6216 <u>6480</u></p> <p>In order to boost delivery in Ipswich, the land supply will include a contingency of at least 10% over the housing requirement of 8010 <u>8280</u> dwellings. This excludes the Opportunity Sites identified through policy SP4.</p>	
MM23	66	Paragraph 8.109	<p>Modification to paragraph 8.109:</p> <p>Due to the constrained nature of the Borough boundary, the Council has a limited capacity for future development. The Council is actively working to deliver with neighbouring authorities to its own contribution of the identified housing need within the Borough across the Ipswich Housing Market Area through and prepare aligned Local Plans to deliver it. The Council considers that the Ipswich housing need identified above can be met. Housing delivery will be closely monitored across the ISPA. Ipswich Borough Council has published a Housing Delivery Action Plan to support delivery within the Borough.</p>	To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils.
MM24	66	Paragraph 8.111	<p>Modification to paragraph 8.111:</p> <p>The phasing of housing sites will be informed by the findings of the SHELAA, infrastructure delivery and the preparation of master plans. The SHELAA informs the Council's housing trajectory. It is based on recent contact with developers and landowners. It is from this potential supply that site allocations are drawn. Within the tightly drawn boundary of Ipswich, options for the housing land supply are inevitably limited. The Council's housing trajectory at 1st April 2020 is</p>	In response to paragraph 11 of the Inspectors Initial Letter dated 17 August 2020.

			presented in Diagram 4 below, in accordance with paragraph 73 of the NPPF. The sites which form the trajectory at 1 st April 2020 are listed in Appendix 9. The housing trajectory is updated annually through the Authority Monitoring Report. Table 4 below provides a breakdown of the housing land supply. Delivery will be monitored closely through the Council's Authority Monitoring Report.	
MM25	67	Space beneath paragraph 8.111	Modification: Insert new Diagram 4 (Ipswich Housing Trajectory at 1 st April 2020). See appendix 3 of this document	In response to paragraph 11 of the Inspectors Initial Letter dated 17 August 2020.
MM26	68	Table 4: Estimated Housing Delivery	See appendix 4 of this document.	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM27	74 – 76	Policy CS10	Modification to Policy CS10: Ipswich Garden Suburb: POLICY CS10: IPSWICH GARDEN SUBURB Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period. The site, identified on the policies map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: Henley Gate neighbourhood (east of Henley Road and north of the railway line), Fonnereau neighbourhood (west of Westerfield Road and south of the railway line) and Red House neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:	To correct error identified as confirmed by paragraph 1 of the Inspectors Initial Letter dated 17 August 2020.

			Land use	Approximate area in hectares	
			Public open space, sport and recreation facilities including dual use playing fields	40	
			A Country Park (additional to the public open space above)	24.5 (<u>minimum</u>)	
			Residential development of approximately 3,500 dwellings	100	
			A District Centre located within Fonnereau Neighbourhood, providing:	3.5	
			i. A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;		
			ii. Up to 1,220 sq m net of comparison shopping;		
			iii. Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;		
			iv. Healthcare provision;		
			v. A library;		
			vi. A police office;		
			vii. A multi-use community centre; and		

			<p>viii. Residential accommodation in the form of appropriately designed and located upper floor apartments.</p> <p>Two Local Centres located in Henley Gate and Red House neighbourhoods, together providing:</p> <ul style="list-style-type: none"> i. Up to 500 sq m net of convenience retail floorspace ii. Up to 600 sq m net of comparison retail floorspace; and iii. Up to 500 sq m net of service uses including non-retail Use Class A1, plus Classes A2 to A5; and iv. Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate <p>A secondary school within the Red House neighbourhood with access from Westerfield Road</p> <p>Three primary schools (one in each neighbourhood)</p> <p><u>Primary road infrastructure, including a road bridge over the railway to link the Henley Gate and Fonnereau neighbourhoods</u></p>	<p>1.5 including 0.5ha per local centre in the Henley Gate and Red House neighbourhoods and 0.5ha within the Henley Gate neighbourhood for the country park visitor centre and community centre.</p> <p>9</p> <p>6</p> <p><u>5</u></p>	
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			<p>The broad distribution of land uses is indicated on the policies map. The detailed strategic and neighbourhood infrastructure requirements for the development are included in Table 8B in Chapter 10. Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.</p> <p>Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in detail how the proposed development and identified strategic and neighbourhood infrastructure will be sequenced and delivered within the proposed schemes.</p> <p>Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with policies CS8 and CS12.</p> <p>An Ipswich Garden Suburb supplementary planning document (SPD) has been adopted, which will:</p> <ol style="list-style-type: none"> a. guide the development of the whole Ipswich Garden Suburb area; b. amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration; c. identify the detailed location of a district and two local centres and other supporting infrastructure; and 	
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			<p>d. provide guidance on the sequencing of housing and infrastructure delivery required for the development.</p> <p>Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of other phases of the Ipswich Garden Suburb area and meet the overall vision for the comprehensive development of the area as set out in the SPD.</p> <p>Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park as envisaged by CS16 and is more particularly identified in the SPD.</p> <p>The land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Garden Suburb development.</p>	
MM28	76	Paragraph 8.129	<p>Modification to paragraph 8.129:</p> <p>The indicative capacity at the Northern Fringe (Ipswich Garden Suburb) identified in the Strategic Housing Land Availability Assessment: has been reduced to 3,500 dwellings following early capacity work on the Ipswich Garden Suburb supplementary planning document. The Council has identified a need for 8,010 <u>8,280</u> dwellings between 2018 and 2036, and the Garden Suburb forms a key component of meeting this need. The Council will work with Babergh, Mid Suffolk and Suffolk Coastal District Councils to ensure optimum sustainable distribution of housing within the Ipswich Strategic Planning Area, bearing in mind the amenity and ecological value of the countryside outside the Borough boundary as well as within it, and the increased congestion effects of any development outside the Borough boundary.</p>	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM29	80	Paragraph 8.141	<p>Modification to paragraph 8.141:</p> <p>Work is being undertaken with neighbouring authorities, the County Council and the Gypsy community to identify possible sites to meet the need to provide additional pitches in the</p>	To reflect the SoCG agreed with Babergh & Mid Suffolk

			Ipswich Strategic Planning Area. The policy will provide the context for the ongoing provision of pitches over the plan period.	District Councils.
MM30	80 – 81	Policy CS11	<p>Modification to Policy CS11: Gypsy and Traveller Accommodation:</p> <p>POLICY CS11: GYPSY AND TRAVELLER ACCOMMODATION</p> <p>Provision will be found within the Ipswich Borough where possible for additional permanent pitches to meet the need for 27 permanent pitches to 2036, as identified through the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017. Where sites cannot be found within the Borough, the Council will work with neighbouring authorities to secure provision. <u>It is anticipated that provision for smaller sites for family groups better meet the identified needs of gypsies and the travelling community. This will ensure greater social cohesion with the settled community and this is the preferred option. It is anticipated that this will be delivered through normal development management functions.</u></p> <p><u>The Council's identified need is for 27 permanent pitches between 2016-2036. The 5-year supply is for 13 permanent pitches which annually requires, 3 pitches a year.</u></p> <p><u>If progress does not move forward, the Council will conduct a focussed review within 5 years and the results of this would feed into the next local plan as positive allocations.</u></p> <p>Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.</p> <p>Applications for the provision of permanent pitches will be considered against the following criteria:</p> <ol style="list-style-type: none"> a. The existing level of local provision and need for sites; b. The availability (or lack) of alternative accommodation for the applicants; and c. Other personal circumstances of the applicant, including <u>that</u> the proposed occupants must meet the definition of Gypsy or Traveller. <p>Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria.</p> <ol style="list-style-type: none"> d. The site should be located: <ol style="list-style-type: none"> i. where it would be well served by the road network; and ii. where it would be well related to basic services including the public transport network. e. The site should be: <ol style="list-style-type: none"> i. accessible safely on foot, by cycle and by vehicle; ii. free from flood risk and significant contamination; 	To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils and SoCG agreed with East Suffolk Council.

			<p>iii. safe and free from pollution; iv. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities; v. proportionate in size to any nearby settlements, to support community cohesion; and vi. where possible, located on previously developed land. f. The site should not have a significant adverse impact on: i. the residential amenity of immediate or close neighbours; ii. the appearance and character of the open countryside; iii. sites designated to protect their nature conservation, ecological networks, geological or landscape qualities; iv. heritage assets including their setting; and v. the physical and social infrastructure of local settlements. Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities.-Site size and design will be in accordance with government guidance.</p> <p>The Council will work with Suffolk County Council and neighbouring other local authorities in Suffolk to deliver identified needs for short stay stopping sites within Suffolk. develop a South Suffolk transit (short stay) site between Ipswich and Felixstowe.</p> <p>The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.</p> <p>Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.</p>	
MM31	97	Paragraph 8.212	<p>Modification to paragraph 8.212:</p> <p>There are a number of ways to ensure infrastructure delivery through the planning system. The existing system in Ipswich is that of: developer obligations secured in Section 106 Agreements, which cover on- and off-site requirements including affordable housing, open space provision, transport measures, and education provision. However, this system has</p>	To overcome representation ID 26541 (Department for Education).

			not adequately picked up more strategic infrastructure impacts or needs. <u>Department for Education have indicated that they are able to forward fund schools in advance of the S106s being signed to assist growth and delivery.</u>	
MM32	97 – 98	Policy CS17	<p>Modification to Policy CS17: Delivering Infrastructure:</p> <p>The Council will require all developments to meet the on- and off-site infrastructure requirements needed to support the development and mitigate the impact of the development on the existing community and environment.</p> <p>Each development will be expected to meet site related infrastructure needs. Where the provision of new, or the improvement or extension of existing, off- site infrastructure is needed to support a new development or mitigate its impacts, and it is not anticipated that the infrastructure will be provided through CIL, the development will be required to contribute proportionately through a Section 106 Agreement commuted sum, or other mechanism as agreed with the Council.</p> <p>Section 106 Agreements will apply to all major developments and some minor developments but may be varied according to:</p> <ol style="list-style-type: none"> a. the scale and nature of the development and its demonstrated viability; and b. whether or not a planning obligation meets all of the statutory reasons ('tests') for granting planning permission. <p>The broad categories of infrastructure to be secured or financed from new developments are as follows and detailed further in Appendix 3:</p> <ol style="list-style-type: none"> 1. highways and transport; 2. childcare, early years and education; 3. health <u>including acute care</u> and emergency services; 4. environment and conservation; 5. community and cultural facilities including heritage and archaeology; 6. sport and recreation; 7. economic development; and 8. utilities. 	To reflect the SoCG agreed with the CCG & ESNEFT.

			<p>Key strategic infrastructure requirements needed to deliver the objectives of the Core Strategy include the following (not in priority order):</p> <ul style="list-style-type: none"> · Ipswich flood defences; · sustainable transport measures and accessibility improvements between the Central Shopping Area, Waterfront and railway station; · measures to increase and maximise east-west capacity in the public transport system to ease congestion; · strategic education provision of new schools; · strategic green infrastructure including a country park; · sports and leisure facilities serving the whole Borough; · community facilities including GP surgeries and, health centres <u>and key acute inpatient and outpatient facilities</u>; · water management infrastructure; · new primary electricity substation in Turret Lane; · town centre environmental enhancements; and · ultrafast broadband and the opportunity for full fibre broadband to the premises (FTTP). <p>There are specific requirements linked to the Ipswich Garden Suburb that are identified in the Ipswich Garden Suburb supplementary planning document that has been adopted in advance of any development taking place there.</p> <p>The Council will seek contributions to ensure that the mitigation measures identified in the Habitats Regulations Assessment and in the Recreational Avoidance and Mitigation Strategy can be addressed and delivered, including for any measures not classified as infrastructure.</p>	
MM33	101	Policy CS19	<p>Modification to Policy CS19: Provision of Health Services:</p> <p>The Council safeguards <u>and supports the development</u> the site of the Heath Road Hospital Campus, which is as defined on the policies map, for healthcare and ancillary uses. Ancillary uses may include:</p> <ul style="list-style-type: none"> • <u>Further inpatient and outpatient accommodation and facilities</u>; • Staff accommodation; 	To reflect the SoCG agreed with the CCG & ESNEFT.

			<ul style="list-style-type: none"> • Residential care home; • Intermediate facilities; • Education and teaching centre; or <u>and</u> • Therapies centre; <p>Proposals for new and improved healthcare and ancillary facilities at the Heath Road <u>Hospital Campus</u> site will be supported, provided that they would not compromise the future delivery of health services at the site. This would be demonstrated through proposals being accompanied by a detailed master plan and a medium to long term strategy for healthcare provision at the site that includes a satisfactory travel plan and measures to address associated local car parking issues.</p>	
MM34	101	Paragraph 8.229	<p>Modification to paragraph 8.229:</p> <p>The Heath Road Hospital is a strategic health facility serving Ipswich and the surrounding area. It is important that any rationalisation of uses there takes place in the context of a planned strategy for healthcare provision which itself takes account of the future growth of Ipswich and the Ipswich Strategic Planning Area. <u>The policy allows for a range of healthcare and ancillary uses, including staff support services to assist with recruitment and retention. Additional ancillary uses may also include shared facilities to deliver mutual benefit to other public sector organisations aligned with the one public estate agenda.</u> Decisions on changes to acute care provision need to be considered in the context of their health impact, in particular the community's ability to access services appropriately and in a timely fashion.</p>	To reflect the SoCG agreed with the CCG & ESNEFT.
MM35	101	Paragraph 8.230	<p>Modification to paragraph 8.230:</p> <p>It is also essential that the travel implications <u>of hospital related developments</u> are fully considered and measures put in place to encourage the use of sustainable modes where possible by staff, out-patients, and visitors. In particular, measures should tackle existing parking issues in surrounding residential areas associated with Hospital activity and the Hospital should put in place monitoring to ensure that any measures are proving <u>to be</u> effective.</p>	To reflect the SoCG agreed with the CCG & ESNEFT.
MM36	104	Paragraph 8.240	<p>Modification to paragraph 8.240:</p> <p>Detailed measures, costings and a mechanism for collecting the contributions from the</p>	To reflect the SoCG agreed with Babergh &

			planned growth will be determined through the ISPA Board <u>and be agreed by each respective local planning authority.</u>	Mid Suffolk District Councils.
MM37	105	Paragraph 8.249	<p>Modification to paragraph 8.249:</p> <p><u>This alternative capacity requires addressing the issue of the successful regeneration of the Island Site at Ipswich Waterfront which will require an additional crossing of the River Orwell. Whilst the delivery of a single span main bridge, which would have provided additional highway capacity, cannot now proceed, the County Council will contribute a maximum of £10.8m to help to deliver crossings to serve the Waterfront and deliver on Ipswich Local Plan regeneration objectives. Could also be provided via a northern bypass or a link road to the north of the town. The Council supports the work of key partners to investigate the possibility of a northern bypass, to address the issue of:</u></p> <ul style="list-style-type: none"> i. central east-west movement; ii. movements within and around the north of Ipswich; and iii. the capacity of the A14, particularly around the Orwell Bridge. 	To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils.
MM38	105 – 106	Paragraph 8.250	<p>Modification to paragraph 8.250:</p> <p>The Council will work with neighbouring authorities and Suffolk County Council to ensure that the merits and delivery options for some form of northern bypass are fully investigated. It is recognised that any such route would be within the East Suffolk Council and Mid Suffolk District Council areas (i.e. not between the Ipswich Garden Suburb policy CS10 and Westerfield village) and therefore it is not practical to include such a route within this Strategy. However, the Council will encourage those authorities, together with Suffolk County Council and other interested parties, to actively investigate such a route, and would be prepared to contribute to any such investigation. Public consultation into possible routes for such a road has taken place.</p>	To reflect the SoCG agreed with Babergh & Mid Suffolk District Councils.
MM39	113	Policy DM4	<p>Modification to Policy DM4 (Development and Flood Risk):</p> <p>Development will only be approved where it can be demonstrated that the proposal satisfies all the following criteria:</p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.

			<ul style="list-style-type: none"> a. it does not increase the overall risk of all forms of flooding in the area or elsewhere through the layout and form of the development and wherever practicable appropriate application of Sustainable Drainage Systems (SuDS); b. that no surface water connections are made to the foul system and connections to the combined or surface water system is only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments); c. that adequate sewage treatment capacity and foul drainage already exists or can be provided in time to serve the development; d. it will be adequately protected from flooding in accordance with adopted standards of the Suffolk Flood Risk Management Strategy; e. it is and will remain safe for people for the lifetime of the development; and f. it includes water efficiency measures such as water re-use, stormwater or rainwater harvesting, or use of local land drainage water where practicable; and g. It does not have any adverse effect on European and Nationally designated sites in terms of surface water disposal. 	
MM40	114	Paragraph 9.4.5	<p>Modification to paragraph 9.4.5:</p> <p>SuDS are an important method of reducing flood risk associated with development and are an essential element of any development in the Borough wherever practicable. Layout and form of buildings and roads must be designed around SuDS bearing in mind SuDS should be sited in lower areas, but preferably close to source, making use of topography. SuDS on contaminated land should be lined and designed to attenuate water on or near the surface.</p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM41	115	Paragraph 9.4.6	<p>Modification to paragraph 9.4.6:</p>	To reflect the Infrastructure

			<p>The preferred method of surface water disposal is through the use of SuDS. In new development and redevelopment, surface water connections to the foul system and to the combined or surface water system should only be made in exceptional circumstances where it can be adequately demonstrated that there are no feasible alternatives. It is also important that there is existing sewage treatment capacity and foul drainage exists or that it is capable of being included in time to serve standards where practicable. This will be agreed in consultation with the relevant water and sewerage undertakers</p>	SoCG agreed with Suffolk County Council.
MM42	115	Paragraph 9.4.10	<p>Modification to paragraph 9.4.10:</p> <p>The Council's Level 2 SFRA provides information relevant to both the existing tidal and fluvial defences at 20192011 and also to the completed defences, with the proposed new Ipswich tidal flood barrier and defence improvements in place. In each case the SFRA provides data on residual risks taking account of flood depth and the velocity of floodwater. The preparation of many site-specific FRAs can make use of mapped risks from the new SFRA. <u>The SFRA is a living document subject to ongoing update, particularly in relation to fluvial modelling.</u> However, in some instances, site-specific FRAs will still need to include detailed flood modelling to ascertain the flood risk. <u>Should proposed development allocations come forward before the updated Gipping Model results are available, site specific FRAs for developments will need to use the current Flood Risk Assessments: Climate Change Allowances as published on the gov.uk website in order to identify, and mitigate, any fluvial flood risks over the lifetime of the development and to determine measures to ensure that the development will be safe.</u></p>	To reflect the SoCG agreed with the Environment Agency.
MM43	123 – 124	Policy DM8	<p>Modification to Policy DM8: The Natural Environment:</p> <p>All development must incorporate measures to provide net gains for biodiversity.</p> <p>Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted.</p> <p><u>Sites of International and National Importance</u></p> <p>Proposals which would have an adverse impact on European protected sites will not be permitted, either alone or in combination with other proposals, unless imperative reasons of</p>	To reflect the SoCG agreed with East Suffolk Council.

		<p>overriding public interest exist in accordance with the provisions of the European Habitats Directive.</p> <p>Sites of Special Scientific Interest (SSSI) will be protected from development, which directly or indirectly would have an adverse effect on their natural value. An exception will only be made where a proposed development:</p> <ul style="list-style-type: none"> a. could not be located on an alternative site that would cause less harm; b. would deliver benefits that clearly outweigh the impacts on the site's special interest and on the national network of such sites; and c. would compensate for the loss of natural capital. <p><u>Any development with the potential to impact on a Special Protection Area, or Special Area for Conservation or Ramsar site within the Borough will need to be supported by information to inform a Habitat Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).</u></p> <p><u>Financial contributions will be secured in relation to the avoidance and mitigation of impacts of increased recreation, to contribute towards the provision of strategic mitigation as established through the Recreational Disturbance Avoidance and Mitigation Strategy.</u></p> <p><u>Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated for, including in-combination effects. Depending on the size and location of the development, additional measures such as Suitable Alternative Natural Greenspaces (SANGS) may be required as part of development proposals.'</u></p> <p>Local Nature Reserves and County Wildlife Sites</p> <p>Planning permission will not be granted for development that would result in damage or loss in extent or otherwise have a significant adverse effect on Local Nature Reserves or Local Sites (locally designated County Wildlife Sites and geological sites), unless the harm can be mitigated by appropriate measures.</p>	
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MM44	124	Paragraph 9.8.2	<p>Modification to paragraph 9.8.2:</p> <p>European sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These sites are protected under the Birds and Habitats Directive (92/43/EEC). The Stour and Orwell Estuaries SPA and Ramsar site lies partly within Ipswich Borough. Policy ISPA3 (Cross-boundary mitigation of effects on Protected Habitats and Species) sets out the Council's</p>	To reflect the SoCG agreed with East Suffolk Council.

			<p>approach to working with other authorities and stakeholders to address the requirement of the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures across the Ipswich Strategic Planning Area. Listed or proposed Ramsar sites, potential SPAs and possible SACs and sites required in relation to compensatory measures for adverse effects on European sites are afforded the same level of protection as SACs and SPAs through the NPPF. The Conservation of Habitats and Species Regulations 2017 (as amended) set out requirements in relation to assessing projects that could potentially affect a European site. Where a significant effect on a European site cannot be ruled out proposals will need to be accompanied by an Appropriate Assessment. The assessment should be carried out in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). Where the assessment concludes negative effects on a site's integrity permission should only be granted where there are no alternative solutions and where the project must proceed due to imperative reasons of over-riding public interest. The source-pathway-receptor model will be used to assess the effects of proposed development on European sites. Assessments under the Habitats Directive have been undertaken in relation to the production of the Core Strategy and Policies DPD Review and the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. Mitigation measures have been identified <u>through the RAMS Strategy and</u>. In some instances, developer contributions may be sought in relation to these and/or additional mitigation measures identified through assessments at planning application stage <u>schemes may need to incorporate measures in addition to a RAMS contribution which may include the provision of SANG. In such circumstances, measures should be identified through assessments at the planning application stage in accordance with the Borough Council's RAMS Supplementary Planning Document. The RAMS SPD reflects the Council's joint approach to securing mitigation allowable through the 2017 Regulations. Mitigation is a legal requirement.</u></p>	
MM45	131	Paragraph 9.11.3	<p>Modification to paragraph 9.11.3:</p> <p>Ipswich also contains a small area of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) on the southern boundary of the Borough. The NPPF sets out the approach to considering major development applications within the AONB in paragraph 172. The definition of major development in respect of development within the AONB is defined by footnote 55 of the NPPF and is matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has</p>	To overcome representation ID 26244 (Suffolk Preservation Society).

			been designated or defined <u>or on the setting of the AONB.</u>	
MM46	156	Policy DM21	<p>Modification to Policy DM21: Transport and Access in New Developments:</p> <p>To promote sustainable growth in Ipswich and reduce the impact of traffic congestion, new development shall:</p> <ul style="list-style-type: none"> a. not result in a severe impact on the highway network or unacceptable impacts on highway safety, either individually or cumulatively; b. not result in a significant detrimental impact on air quality or an Air Quality Management Area and address the appropriate mitigation measures as required through policy DM3; c. incorporate electric vehicle charging points, including rapid charging points in non-residential developments; d. provide a car club scheme or pool cars, where this would be consistent with the scale and location of the development; e. prioritise available options to enable and support travel on foot, by bicycle or public transport, consistent with local strategies for managing the impacts of growth on the transport network, and ensuring that any new routes are coherent and in accordance with the design principles of policy DM12 and local walking and cycling strategies and infrastructure plans; f. have safe and convenient access to public transport within 400m, and facilitate its use through the provision or contributions towards services or infrastructure; 	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.

			<ul style="list-style-type: none"> g. protect the public rights of way network and take appropriate opportunities to enhance facilities and routes; h. ensure safe and suitable access for all users, including people with disabilities and reduced mobility; i. allow for the efficient delivery of goods and access by service, refuse collection and emergency vehicles and bus permeability; and j. mitigate any significant impacts on the transport network. <p>Applicants will be required to demonstrate how any adverse transport impacts would be acceptably managed and mitigated. The Council will expect major development proposals to provide <u>an appropriate</u> travel plan to explain how sustainable patterns of travel to and from the site will be achieved. Development proposals will be accompanied by a satisfactory Transport Statement or Transport Assessment, which demonstrates that the cumulative impacts of the development after mitigation are not severe.</p>	
MM47	158	Paragraph 9.21.8	<p>Modification to paragraph 9.21.8:</p> <p>In proposals for the development of 30 to 49 dwellings, 1,500 – 2,499 sq. m B1, 2,500 – 3,999 sq. m B2/B8, or 800 – 1,499 sq. m retail a transport statement will generally be required with a planning application. For development of or exceeding 50 dwellings, 2,500 sq m B1, 4,000 sq m B2/B8, or 1,500 sq m retail, a transport assessment will generally be required. Some smaller sites, in very sensitive locations, may require a transport assessment due to significant traffic impacts. Conversely, some larger sites may not give rise to significant impacts if they are in parts of the network that are not likely to be under pressure. A long term management strategy (Travel Plan) to increase sustainable patterns of travel to a site will also be secured in some instances. The degree of negative impact of a development will be determined by the Council in conjunction with the Highways Authority on a case by case basis, as this will also</p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.

			depend on the spatial context of the individual planning application under consideration. <u>The County Council's Suffolk Travel Plan Guidance, which contains indicative thresholds, will be used to determine the need for an appropriate Travel Plan or Travel Plan Measures. Some smaller sites which do not meet the requirements for a full Travel Plan, but are in sensitive locations may require a full Travel Plan to help mitigate traffic impacts.</u>	
MM48	159	Policy DM22	<p>Modification to Policy DM22: Car and Cycle Parking in New Development:</p> <p>The Council will require adopted standards of car and cycle parking to be complied with in all new development (except in the IP-One area), and will expect parking to be fully integrated into the design of the scheme to provide secure and convenient facilities and create a safe and attractive environment. The Council will also require the provision of integral secure cycle parking in any new car parks in the town.</p> <p>Car parking must be designed so as not to dominate the development or street scene or to result in the inefficient use of land.</p> <p>There will be maximum standards of car parking provision with no minimum requirement for residential development within the IP-One Area, which has frequent and extensive public transport networks, and easy access to a wide range of employment, shopping, and other facilities.</p> <p>A central car parking core will be defined in the town centre, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. Within the central car parking core, only operational car parking will be permitted in connection with non-residential development, so that the stock of long-stay parking is not increased. New, non-residential long-stay car parks, <u>and on-street parking,</u> will not be permitted <u>within the central car parking core.</u></p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.

			<p><u>Within the whole IP-One Area, proposals for additional long-stay car parking provision over and above that proposed through policy SP17 will not be permitted, unless the proposal can demonstrate that it would not harm the effectiveness of modal shift measures outlined in the SCC Transport Mitigation Strategy for the Ipswich Strategic Planning Area; or, have a severe impact on the highway network, which cannot be adequately mitigated.</u></p> <p>New development will provide high quality, secure cycle storage, and within non-residential developments of more than 1,000 sq. m or where more than 50 people will be employed, high quality shower facilities and lockers. These facilities should also be provided in minor non-residential developments unless it can be demonstrated that it is not feasible or viable. Cycle parking across the Borough is required to be secure, sheltered, conveniently located, adequately lit, step-free and accessible.</p>	
MM49	160	Paragraph 9.22.8	<p>Modification to paragraph 9.22.8:</p> <p>In order to reduce congestion, manage air quality and encourage a modal shift away from the car, particularly amongst the commuting public, it is important to limit long-stay car parking within the central car parking core <u>and control its provision across all of the IP-One area</u>, and for organisations to encourage employees to travel to work by more sustainable means through travel planning. Therefore, only necessary operational parking will be allowed for new non-residential development within the central car parking core. This excludes staff parking but would include access which is considered essential, <u>for example: spaces for deliveries and visitors, spaces for staff who use private transport for visiting clients, spaces for school contract buses on education sites and spaces for setting down patients at health centres.</u></p> <p><u>9.22.9 Outside the Central Car Parking Core but within the rest of the IP-One area, proposals for additional long-stay and on-street car parking provision over and above that proposed through policy SP17 of the Site Allocation and Policies (incorporating IP-One Area Action Plan) Development Plan Document will not be permitted, unless the proposal can demonstrate that it would not harm the effectiveness of modal shift measures outlined in the SCC Transport</u></p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.

			<u>Mitigation Strategy for the Ipswich Strategic Planning Area; or, have a severe impact on the highway network which cannot be adequately mitigated. Evidence would be expected to include modelled data on vehicle movements as a result of the proposal, and, evidence of measures taken to encourage sustainable travel such as smarter choice interventions and travel planning. Suffolk County Council Travel Plan Guidance¹ provides further information on how this may be achieved.</u>	
MM50	190 – 201	Table 8A	Modifications to Table 8A (Major Infrastructure Proposals): See appendix 6 of this document.	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM51	201	Table 8A (Healthcare provision only)	Modification to Table 8A (Healthcare provision only): Healthcare and acute care provision enhancements – to be identified in conjunction with schemes coming forward <i>See appendix 6 of this document.</i>	To reflect the SoCG agreed with the CCG & ESNEFT.
MM52	207	Chapter 11: Objective 2	Modification to Chapter 11: Objective 2: OBJECTIVE 2: GROWTH At least (a) 8,040 <u>8,280</u> new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2018 and 2036 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 9,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Strategic Planning Area between 2018 and 2036.	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.

¹ <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-transport-and-transport-planning/Local-Links/2019-02-01-FINAL-Suffolk-Travel-Plan-Guidance-Web-Version.pdf>

MM53	208	Chapter 11: Objective 5	Modification to Chapter 11: Objective 5: OBJECTIVE 5: AIR QUALITY <u>AND CLIMATE CHANGE</u>	To overcome representation ID 26367 (Save Our Country Spaces) and 26497 (Northern Fringe Protection Group).
MM54	232	Appendix 6: Paragraph 2.2	Modification to Appendix 6: Paragraph 2.2: This exercise should take all considerable steps to actively market the site and should consider a number of methods such as site notices, promotion through land or estate agent, advertisement on an estates gazette or through websites and information of all methods used should be provided to the Council. <u>The level of marketing of the site must be proportionate to the type and availability of the facility/ use that is being marketed. For example a commercial property should be published by an agent with expertise in marketing commercial uses and marketed at a geographical area (local, regional and/or national) based on the prevalence of this type of use/ facility (e.g. the more unique the existing use/ facility, the wider it should be marketed).</u>	To overcome representation ID 26236 (Theatres Trust) and provide greater clarity in terms of the sought marketing requirements.
MM55	237	Appendix 9: Housing Trajectory	Insert new Appendix 9: Housing Trajectory: See appendix 5 of this document.	In response to paragraph 11 of the Inspectors Initial Letter dated 17 August 2020.
MM56	N/A	Plan 2: Flood Risk	Modification to Plan 2: Flood Risk:	To reflect the SoCG agreed with the

			This plan of nationally designated flood zones relates to fluvial <u>and tidal</u> flooding. Further information on pluvial (surface water) flooding can be found in the Strategic Flood Risk Assessment (SFRA).	Environment Agency.
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Table 2 Proposed Main Modifications to the Site Allocations and Policies Development Plan Document of the Local Plan Review

Ref	Page of Final Draft Local Plan Review	Policy/ Paragraph of Final Draft Local Plan Review	Main Modification	Reason
MM57	3	Paragraph 1.3	<p>Modification to paragraph 1.3:</p> <p>The Site Allocations Plan covers three main areas of <u>non-strategic</u> policy. Firstly it identifies a wide range of sites across the whole Borough, which should be allocated for development or afforded a degree of protection from development (Chapter 4). Secondly it sets out policies for town centre uses such as retail and leisure (Chapter 5). Finally it provides development guidelines for six opportunity areas within IP-One where significant development and public realm improvements are anticipated (Chapter 6). Policies and proposals specifically for the IP-One area are included throughout the relevant sections of the plan, with only the additional development guidelines set out in a separate chapter for the Opportunity Areas. The policies contained in the plan are referenced ‘SP’ meaning sites policy.</p>	In response to paragraph 6 of the Inspectors Initial Letter dated 17 August 2020.
MM58	11	Paragraph 3.2	<p>Modification to paragraph 3.2:</p> <p>The Core Strategy Review goes on to identify objectives in paragraph 6.8. Those with a geographical element which will need to be addressed through this Site Allocations Plan are:</p> <p>Objective 2 At least (a) 8,010 <u>8,280</u> new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2018 and 2036 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 9,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Strategic Planning Area between 2018 and 2036.</p>	In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM59	17	Paragraph 4.5	Modification to paragraph 4.5:	In response to paragraph 9 of

			Through Final Draft Core Strategy policy CS7 'The Amount of Housing Required', the Council commits to allocating land to provide at least an additional 6,100 <u>4,274</u> dwellings net to 2036. The following policy provides the detailed site allocations to deliver a proportion of that housing requirement.	the Inspectors Initial Letter dated 17 August 2020.						
MM60	17 – 28	Policy SP2 / Table 1	Modification to Policy SP2 text box: <u>Extend text box of Policy SP2 to include Table 1.</u>	In response to paragraph 17(b) of the Inspectors Initial Letter dated 17 August 2020.						
MM61	17 – 63	Policies SP2 – SP17	Modification to Policies SP2 – SP17 as appropriate <u>Insert policy requirements as additional column in relevant tables (formerly in site sheets)</u> See Appendix 7 of this document (Policy SP2 – IP003) example.	To clearly distinguish policy requirements where appropriate. In response to Paragraph 17(a) of the Inspectors Initial Letter dated 17 August 2020.						
MM62	20 – 21	Policy SP2: Table 1	Modification to Policy SP2: Table 1: IP037: <table border="1" data-bbox="609 1145 1800 1361"> <tr> <td>IP037</td> <td>Island Site Allocated for housing, <u>early years education</u> and open space alongside existing Marina and small</td> <td>6.02 (c. 70%)</td> <td>421</td> <td>100dph (DM23a midrange)</td> <td>L</td> </tr> </table>	IP037	Island Site Allocated for housing, <u>early years education</u> and open space alongside existing Marina and small	6.02 (c. 70%)	421	100dph (DM23a midrange)	L	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
IP037	Island Site Allocated for housing, <u>early years education</u> and open space alongside existing Marina and small	6.02 (c. 70%)	421	100dph (DM23a midrange)	L					

				commercial uses to support enterprise zone. These 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.						
MM63	22	Policy SP2: Table 1	Modification to Policy SP2: Table 1: IP048a:							To reflect the Infrastructure SoCG agreed with Suffolk County Council.
			IP048a	Mint Quarter / Cox Lane East regeneration area Primary school, <u>including early years setting</u> , and car parking development to the north of Upper Barclay Street, retaining the locally listed façade to Carr Street. Residential development to the south of Upper Barclay Street. Development to include	1.33 (c. 40%)	53	100dph (DM23a mid-range)	M		

				new public open space and short stay parking in a medium sized multi-storey car park (location in relation to Cox Lane to be determined). A development brief for the whole site will be prepared but development will come forward incrementally.						
MM64	28	Paragraph 4.7	<p>Modification to paragraph 4.7:</p> <p>The indicative capacity of the sites in table 1a listed in the policy above is 2,750 dwellings. These will contribute to meeting the minimum housing requirement of 8,010 <u>8,280</u> dwellings by 2036, as identified through Policy CS7 of the Final Draft Core Strategy. In addition, the Final Draft Core Strategy allocates land for the development of approximately 3,500 dwellings at Ipswich Garden Suburb (the Ipswich Northern Fringe) through policy CS10, with delivery expected to start in 2019 and end in 2036. The Core Strategy review also identifies a cross-border allocation for future development (within Ipswich Borough and Suffolk Coastal Local Plan area) for housing delivery, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure at the northern end of Humber Doucy Lane adjacent to Tuddenham Road, through policy ISPA4.</p>							In response to paragraph 9 of the Inspectors Initial Letter dated 17 August 2020.
MM65	28	Paragraph 4.8	<p>Modification to paragraph 4.8:</p> <p>The housing land requirement and supply figures are set out in Table 2 of the Final Draft Core Strategy. The likely delivery timescale shown in the policy shows the Council's expectation based on current knowledge; sites could come forward sooner than indicated. <u>For each site, an estimate of the delivery timetable has been made based on the short, medium or long term, 1-5 years, 6-10 years or 11-15 years respectively.</u></p>							In response to paragraph 17(e) of the Inspectors Initial Letter dated 17 August 2020.
MM66	29	Paragraph 4.12	<p>Modification to paragraph 4.12:</p>							To reflect the SoCG agreed

			In allocating sites for development the Council has followed the sequential approach, to ensure that sites are not allocated in areas with a greater probability of flooding if sites in lower risk areas are available. It has also applied the exception test to ensure that the benefits to the community of development outweigh flood risk, and ensure that development will be safe. Planning applications for sites which lie within Flood Zones 2 and 3 will need to be supported by a site specific Flood Risk Assessment. <u>Should proposed development allocations come forward before the updated Gipping Model results are available, site specific FRAs for developments will need to use the current Flood Risk Assessments: Climate Change Allowances as published on the gov.uk website in order to identify, and mitigate, any fluvial flood risks over the lifetime of the development and to determine measures to ensure that the development will be safe.</u> The Council's supplementary planning document on Development and Flood Risk provides more guidance.	with the Environment Agency.
MM67	30-33	Policy SP3 / Table 2	Modification to Policy SP3 text box: <u>Extend text box of Policy SP3 to include Table 2.</u>	In response to paragraph 17(b) of the Inspectors Initial Letter dated 17 August 2020.
MM68	37-39	Policy SP5 / Table 3	Modification to Policy SP5 text box: <u>Extend text box of Policy SP5 to include Table 3.</u>	In response to paragraph 17(b) of the Inspectors Initial Letter dated 17 August 2020.
MM69	37 - 39	Table 3	Modification to table 3 (re-ordering and insertion of IP003) (Policy SP5): Table 3 Land allocated for employment uses	In response to Paragraph 17(d) of the Inspectors Initial Letter dated 17 August 2020.

				Site	Address	Site Area ha	Notes		
				<u>IP004</u>	<u>Bus depot Sir Alf Ramsey Way</u>	<u>1.07</u> <u>(50%) =</u> <u>0.53</u>	<u>50% employment as part of mixed use scheme with housing</u>		
				<u>IP029</u>	<u>Land at Bramford Road</u>	<u>2.26ha</u> <u>(45%) =</u> <u>1ha</u>	<u>Suitable for employment uses B1(c), B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM33.</u>		
				<u>IP037</u>	<u>Island Site</u>	<u>6.02 (5%)</u> <u>= 0.3</u>	<u>5% existing boat-related uses as part of mixed use scheme with housing, open space and small scale retail/ café/ restaurant</u>		
				<u>IP043</u>	<u>Commercial Buildings & Jewish Burial Ground Star Lane</u>	<u>0.70</u> <u>(20%) =</u> <u>0.14</u>	<u>Suitable for B1 / leisure as within the town centre boundary, as part of a mixed use development with housing</u>		
				<u>IP051</u>	<u>Old Cattle Market Portman Road</u>	<u>2.21</u> <u>(80%) =</u> <u>1.77</u>	<u>Prime town centre site for new B1a office development</u> <u>80% B1a and 20% main town centre uses such as hotel / leisure</u>		

							<u>(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.</u>		
				IP067b	Former British Energy Site	4.18	Suitable for B1 (excluding office use B1a) or B8 and appropriate employment-generating sui generis uses as defined through policy DM33 – residential use is proposed on the northern section and therefore uses should be compatible with residential		
				IP094	Land to rear of Grafton House	0.31	Suitable for B1a office		
				IP119	<u>Land east of West End Road</u>	<u>0.61ha (15%) = 0.1ha</u>	<u>Suitable for employment uses B1(c), B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM33.</u>		
				IP132	<u>Former St Peters Warehouse Site, 4 Bridge Street</u>	<u>0.18ha / 0.05ha</u>	<u>B1a office, leisure, small scale retail as part of a mixed use scheme of 73 dwellings</u>		

				IP140	Land north of Whitton Lane	6.93	<p>Suitable for B1, B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM33.</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>		
				IP141a	Land at Futura Park, Nacton Road	4.78	Suitable for employment uses B1b, B1c, B2, B8 and appropriate sui generis uses as defined through policy DM33.		
				IP150c	Land south of Ravenswood	1.18	Suitable for B1 (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM33		

				IP152	Airport Farm Kennels	7.37	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 DM33. Development will be subject to the preparation of a development brief to address matters including the nationally designated Area of Outstanding Natural Beauty. The Council will explore the feasibility of park and ride being incorporated into this site.		
				IP004	Bus depot Sir Alf Ramsey Way	1.07 (50%) = 0.53	50% employment as part of mixed use scheme with housing		
				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		
				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.		
				IP119	Land east of West End Road	0.61ha (15%) = 0.1ha	Suitable for employment uses B1(c), B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM33.	
				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	
					TOTAL	28.34.ha 28.64ha		
MM70	41 – 42	Policy SP6 / Table 4	Modification to Policy SP6 text box: <u>Extend text box of Policy SP6 to include Table 4.</u>					In response to paragraph 17(b) of the Inspectors Initial Letter dated 17 August 2020.
MM71	43	Policy SP7 / Table 5	Modification to Policy SP7 text box: <u>Extend text box of Policy SP7 to include Table 5.</u>					In response to paragraph 17(b) of the

				Inspectors Initial Letter dated 17 August 2020.																				
MM72	43	Table 5	<p>Modification to Table 5:</p> <p style="text-align: center;">Table 5: List of sites proposed for leisure uses or community facilities</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Address</th> <th>% Community facilities / leisure</th> <th>Community or leisure use</th> <th>Other Uses</th> </tr> </thead> <tbody> <tr> <td>IP005</td> <td>Former Tooks Bakery, Old Norwich Rd As part of a residential-led mixed use redevelopment</td> <td>20%</td> <td>Health centre</td> <td>Housing</td> </tr> <tr> <td>IP010a</td> <td>Co-op Depot, Felixstowe Rd As part of a residential development</td> <td>25%</td> <td>Primary school extension</td> <td>Housing</td> </tr> <tr> <td>IP037</td> <td>Island Site</td> <td>To be determined through Masterplanning</td> <td>Early Years and leisure</td> <td>Housing, Employment, Restaurant/ small retail and amenity green space</td> </tr> </tbody> </table>	Site	Address	% Community facilities / leisure	Community or leisure use	Other Uses	IP005	Former Tooks Bakery, Old Norwich Rd As part of a residential-led mixed use redevelopment	20%	Health centre	Housing	IP010a	Co-op Depot, Felixstowe Rd As part of a residential development	25%	Primary school extension	Housing	IP037	Island Site	To be determined through Masterplanning	Early Years and leisure	Housing, Employment, Restaurant/ small retail and amenity green space	In response to Paragraph 17(d) of the Inspectors Initial Letter dated 17 August 2020.
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IP037	Island Site	To be determined through Masterplanning	Early Years and leisure	Housing, Employment, Restaurant/ small retail and amenity green space																				

				IP048a	Mint Quarter / Cox Lane East regeneration area	60%	Primary School	Housing and Car Parking		
				IP119	Land east of West End Road	40%	Leisure	Housing and Employment		
				IP129	BT Depot, Woodbridge Road	100%	SEND Free School			
				IP150b	Land at Ravenswood (7.8ha)	100%	Sports park	Housing adjacent		
MM73	46	Policy SP9 / Table 6	Modification to Policy SP9 text box: <u>Extend text box of Policy SP9 to include Table 6.</u>							In response to paragraph 17(b) of the Inspectors Initial Letter dated 17 August 2020.
MM74	46	Table 6	Modification to table 6 (re-ordering) (Policy SP9): Table 6: List of development sites which will include provision for transport infrastructure							In response to Paragraph 17(d) of the Inspectors Initial Letter dated 17 August 2020.
				Site	Address	Site Area (ha)	Allocation			

			IP010a or b	Felixstowe Road	5.01	Land reserved for a pedestrian and cycle bridge over the railway to link the District Centre with housing areas to the north.
			<u>IP029</u>	<u>Land opposite 674-734 Bramford Road</u>	<u>2.26</u>	<u>Link road through the site joining Europa Way and Bramford Road (subject to impact testing).</u>
			<u>IP037</u>	<u>Island Site</u>	<u>6.02</u>	<u>Additional vehicular access needed to enable the site's development.</u> <u>Additional cycle and pedestrian connections also required in accordance with policy SP15. Development layout should not prejudice future provision of a Wet Dock Crossing.</u>
			IP059a	Land at Elton Park Works	2.63	Land reserved for a pedestrian and cycle bridge over the river to link to the river path on the northern bank.
			IP037	Island Site	6.02	Additional vehicular access needed to enable the site's development. Additional cycle and pedestrian connections also required in accordance with policy SP15. Development layout should not prejudice future provision of a Wet Dock Crossing.
			IP029	Land opposite 674-734 Bramford Road	2.26	Link road through the site joining Europa Way and Bramford Road (subject to impact testing).

MM75	63	Policy SP17	<p>Modification to Policy SP17: Town Centre Car Parking:</p> <p>The Council will pursue a town centre car parking policy with the twin aims of supporting the economy of the town centre and limiting congestion, through encouraging the use of sustainable modes of transport.</p> <p>To this end, a Central Car Parking Core is identified on the IP-One inset policies map. Within this area, Core Strategy Review policy DM22 shall apply. <u>Within the whole IP-One Area, there will be no net addition to long-stay car parking provision, including on-street parking, over the plan period.</u></p> <p>Sites are allocated for multi storey car parks providing additional short stay shopper and visitor parking or long stay commuter parking as specified below:</p> <ul style="list-style-type: none"> a. IP015 West End Road – long stay parking; b. IP048 Mint Quarter – short stay parking; c. IP049 No 8 Shed Orwell Quay – long stay parking; and <u>d. IP051 Old Cattle Market, Portman Road – long stay parking.</u> <p>The provision of a multi-storey car park at site IP015 West End Road will replace the existing on-site surface parking. It will also replace existing long stay parking at IP051 Old Cattle Market, Portman Road, if this is not replaced on site through redevelopment.</p> <p>All new permanent car parks will be required to achieve good design and quality, and include electric vehicle charging points and variable messaging technology.</p> <p>Proposals for additional temporary car parks within the town centre will not be permitted. Proposals to renew existing planning consents for temporary short stay public parking within the town centre will</p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.

			<p>not be permitted when the permanent provision allocated above has been delivered. <u>In order to ensure no net gain in long stay parking spaces, the Council will link the release of new parking spaces through the above sites to the expiry of temporary permissions.</u></p> <p>Until then, temporary car parks will be expected to achieve the same level of quality as permanent ones.</p>	
MM76	64	Paragraph 5.50	<p>Modification to Paragraph 5.50:</p> <p>The emerging findings from the parking strategy study (which does not differentiate future demand in terms of long or short stay) suggest a net deficit <u>increase</u> of <u>just three</u> spaces by 2036 in central Ipswich of fewer than ten spaces. Geographically, the areas of deficit are in the vicinity of the railway station and office quarter around Russell Road, the Waterfront and in the north of the town centre. The Council is preparing an Ipswich Area Parking Plan to indicate how new, permanent parking provision will be made to replace the existing temporary spaces, in accordance with the evidence. In doing so, the Council will have regard to the County Council's Transport Mitigation <u>Strategy for the Ipswich Strategic Planning Area</u> and emerging action plan to ensure that parking is considered as part of a comprehensive approach to <u>sustainable</u> travel into central Ipswich.</p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.
MM77	64	Paragraph 5.51	<p>Modification to Paragraph 5.51:</p> <p>The principle reflected through this policy is to allocate sites to meet the need for additional capacity in locations at the key entry points of the town centre. This approach seeks to limit drivers 'churn' looking for appropriate spaces and needing to drive across the town centre. These could be single sites offering both long and short stay or they could be separate sites, outside the parking core if they are long stay car parks, and inside the core if they are short stay car parks.</p>	To reflect the Transport and Parking SoCG agreed with Suffolk County Council.
MM78	65	Paragraph 5.52	<p>Modification to Paragraph 5.52:</p>	To reflect the Transport and Parking SoCG agreed with

		<p>The policy aims to strike an appropriate balance between providing sufficient, correctly priced car parking to encourage shoppers and visitors into Ipswich town centre, without adding to the burden of congestion or undermining sustainable travel options. Whilst short stay temporary car parking has been allowed on a number of sites awaiting redevelopment within the town centre, it is considered that any more would undermine work to encourage mode switching. <u>Therefore, the policy does not permit additional provision of such car parking. And the number of existing temporary permissions will reduce as the multi-storey development identified in the plan takes place, and through the decision to not support further temporary permissions. This will result in ensuring greater control of parking spaces overall to meet the Council’s strategy ensuring that long-stay parking avoids the need to enter the core of the town centre.</u></p> <p><u>5.53 The policy approach to long stay car parking is to ensure that there is no net gain in the number of spaces over the plan period. In order to support the Suffolk County Council Transport Mitigation Strategy, there will also need to be a mechanism in place to link the new parking provision becoming available to the cessation of temporary provision. The Council will achieve this through conditioning planning permissions for new car parking provision to release new spaces only as temporary permissions expire.</u></p> <p><u>5.54 This needs to be linked to the equivalent number of new parking spaces provided so that there is no net gain of additional parking spaces in each zone identified in the strategy.</u></p> <p>5.53<u>5.55</u> The National Planning Policy Framework states that local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists (see policy SP15).</p> <p>5.19 <u>5.56</u> The number of spaces to be provided at the sites allocated will be determined in relation to the delivery of additional floorspace in the town centre for the main town centre uses and spaces being lost to redevelopment. Short stay parking is that which provides for shoppers or leisure visitors visiting the town centre for part of a day or evening, whilst long stay parking is whole-day parking for workers.</p>	Suffolk County Council.
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			The difference is usually established by the location and pricing structure of the car park. When designing proposals, consideration should be given to Secured by Design guidance relating to car parks.				
MM79	108	Appendix 3B	<p>Modification to Appendix 3B: IP116:</p> <table border="1"> <tr> <td>IP116</td> <td>St Clement's Hospital Grounds</td> <td> <p>Sports facilities should be retained or replaced.</p> <p>TPOs on site or nearby and adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate.</p> <p>Archaeology - This development affects an area of high archaeological potential, as defined by information held by the County Historic Environment Record (HER). The proposed works will cause significant ground disturbance that have the potential to damage any archaeological deposits that exist. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings should be assessed.</p> <p>Water infrastructure and /or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.</p> <p><u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u></p> </td> </tr> </table>	IP116	St Clement's Hospital Grounds	<p>Sports facilities should be retained or replaced.</p> <p>TPOs on site or nearby and adjacent to a local wildlife site (the golf course). Design and layout should support wildlife corridor functions. Bat and reptile surveys will be required prior to any vegetation clearance, and mitigation where appropriate.</p> <p>Archaeology - This development affects an area of high archaeological potential, as defined by information held by the County Historic Environment Record (HER). The proposed works will cause significant ground disturbance that have the potential to damage any archaeological deposits that exist. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Historic buildings should be assessed.</p> <p>Water infrastructure and /or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.</p> <p><u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
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MM80	113	Site Sheet IP003	Modification to Site Sheet IP003:	To reflect the SoCG agreed			

			<p>Water infrastructure and/or treatment upgrades may be required to serve the proposed growth, or diversion of assets may be required. <u>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	with Anglian Water.
MM81	114	Site Sheet IP003	<p>Modification to Site Sheet IP003:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the Suffolk Minerals and Waste Local Plan (SMWLP). It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM82	116	Site Sheet IP004	<p>Modification to Site Sheet IP004:</p> <p>Flood risk and possible contamination are further constraints. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p><u>There is an existing surface water sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or</u></p>	To reflect the SoCG agreed with Anglian Water.

			<u>public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u>	
MM83	116	Site Sheet IP004	<p>Modification to Site Sheet IP004:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM84	117	Site Sheet IP009	<p>Modification to Site Sheet IP009:</p> <p>Possible contamination and a TPO on site or adjacent. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p><u>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM85	123	Site Sheet IP010b	<p>Modification to Site Sheet IP010b:</p> <p>Parking should be incorporated into the design proposals to encourage the public realm to contribute positively to the character and experience of the development at the allocation site.</p>	To reflect the SoCG agreed with Anglian Water.

			<p><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p>	
MM86	130	Site Sheet IP011c	<p>Modification to Site Sheet IP011c:</p> <p>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 adjacent to 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.</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 lies within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413). The adjacent IP011 sites include two separate scheduled monuments relating to the Middle and Late Saxon town (IPS 211 and 213 List Entry numbers 1005986 and 1005985). The allocation was de-scheduled as a monument in 2016 as a large portion of it has been excavated (IPS 212). The excavated area can be considered archaeologically sterile, although it gives an indication of what might survive on the rest of the site.</p> <p>There is also limited potential for nationally important archaeological remains outside of the scheduled and previously scheduled areas. This is because much of the site has already been excavated in the past. Detailed early pPre-application discussions with Suffolk County Council Archaeological Service and</p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.

			Historic England <u>is advised.</u> would be required to agree the scope of required assessment, the principle of development and to inform design.	
MM87	134	Site Sheet IP014	<p>Modification to Site Sheet IP014:</p> <p>Surface water-flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p><u>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM88	138	Site Sheet IP015	<p>Modification to Site Sheet IP015:</p> <p>The design of the residential accommodation should have active and engaging frontages to West End Road and views across the river, whilst also create a positive architectural statement which will act as a landmark development signalling the entrance to Ipswich. A contemporary design approach would be encouraged, continuing the varied architectural expressions and use of modern materials around the Portman Quarter and Sir Bobby Robson Bridge to positively contrast the industrial architecture of The Maltings.</p> <p><u>There is an existing surface water sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM89	143	Site Sheet IP031a	Modification to Site Sheet IP031a:	To reflect the SoCG agreed

			<p>Development proposals need to address the change in topography to the north of the site as land drops away towards the river to avoid the need to build up site levels which would increase the prominence of buildings on the site, and in turn, affect views into and out of the Conservation Area.</p> <p><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p>	with Anglian Water.
MM90	143	Site Sheet IP031a	<p>Modification to Site Sheet IP031a:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the Suffolk Minerals and Waste Local Plan SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM91	146	Site Sheet IP031b	<p>Modification to Site Sheet IP031b:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p>	
MM92	148	Site Sheet IP032	<p>Modification to Site Sheet IP032:</p> <p>In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required. <u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be</u></p>	To reflect the SoCG agreed with Anglian Water.

			<u>restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u>	
MM93	151	Site Sheet IP033	<p>Modification to Site Sheet IP033:</p> <p>Proposals should look to provide active and engaging frontages onto Bramford Road and Jovian Way, with a layout and design bespoke to the shape of the site.</p> <p><u>There is an existing surface water sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM94	155	Site Sheet IP037	<p>Modification to Site Sheet IP037:</p> <p>Allocation Policies SP2, <u>SP5</u>, SP6, <u>SP7</u>, SP15 & SP16</p>	In response to Paragraph 17(d) of the Inspectors Initial Letter dated 17 August 2020.
MM95	157	Site Sheet IP037	<p>Modification to Site Sheet IP037:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.

			<u>prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u>							
MM96	159	Site Sheet IP039a	Modification to Site Sheet IP039a: <u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.						
MM97		Site Sheet IP045	Modification to Site Sheet IP045:							
MM98	168	Site Sheet IP047	Modification to Site Sheet IP047: The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development. <u>There are existing surface water sewers and a discharge point in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u>	To reflect the SoCG agreed with Anglian Water.						
MM99	169	Site Sheet IP048a	Modification to Site Sheet IP048a: <table border="1" data-bbox="595 1066 1825 1284"> <thead> <tr> <th colspan="2">Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>Primary School Early years setting</td> <td>-</td> </tr> </tbody> </table>	Use(s)		Indicative capacity	Primary	Primary School Early years setting	-	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
Use(s)		Indicative capacity								
Primary	Primary School Early years setting	-								

			<p>Amenity green space & short stay multi-storey car parking 40%</p>	
			<p>Secondary Residential 40%</p>	<p>53 (100dph on 40% of the site)</p>
MM100	171	Site Sheet IP048a	<p>Modification to Site Sheet IP048a:</p> <p>To achieve biodiversity net gain, the recommendations of the Ipswich Wildlife Audit 2019 could be incorporated into future development, unless other means of biodiversity enhancement are appropriate.</p> <p><u>There are existing foul and surface water sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p>	<p>To reflect the SoCG agreed with Anglian Water.</p>
MM101	174	Site Sheet IP048b	<p>Modification to Site Sheet IP048b:</p> <p>To achieve biodiversity net gain, the recommendations of the Ipswich Wildlife Audit 2019 could be incorporated into future development, unless other means of biodiversity enhancement are appropriate.</p> <p><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance</u></p>	<p>To reflect the SoCG agreed with Anglian Water.</p>

			<p><u>and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	
MM102	178	Site Sheet IP051	<p>Modification to Site Sheet IP051:</p> <p>In terms of archaeology, this site has potential for palaeo-environmental and waterlogged remains. There may be potential for waterlogged remains relating to the waterfront, and Friar's Bridge (IP260). A desk-based assessment should be undertaken, with an appropriate level of field evaluation that is informed by its results.</p> <p><u>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM103	188	Site Sheet IP066	<p>Modification to Site Sheet IP066:</p> <p>Proposals would need to consider the change in topography over the site, particularly along Bishop's Hill to the south east. Stepping the height of the units would help illustrate this topographical change.</p> <p><u>There is an existing foul sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	To reflect the SoCG agreed with Anglian Water.
MM104	191	Site Sheet IP067b	<p>Modification to Site Sheet IP067b:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk

			<p><u>does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	County Council.
MM105	193	Site Sheet IP080	<p>Modification to Site Sheet IP080:</p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM106	196	Site Sheet IP089	<p>Modification to Site Sheet IP089:</p> <p>This site is a large area in <u>on the edge of</u> the Anglo-Saxon and Medieval core 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 reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM107	207	Site Sheet IP119	<p>Modification to Site Sheet IP119:</p> <p>Allocation Policies <u>SP2, SP5 & SP7</u></p>	In response to Paragraph 17(d) of the Inspectors Initial Letter dated 17 August 2020.
MM108	209	Site Sheet IP119	Modification to Site Sheet IP119:	To reflect the Infrastructure

			<p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	SoCG agreed with Suffolk County Council.
MM109	211	Site Sheet IP120b	<p>Modification to Site Sheet IP120b:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM110	217	Site Sheet IP133	<p>Modification to Site Sheet IP133:</p> <p><u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM111	225	Site Sheet IP140	<p>Modification to Site Sheet IP140:</p>	To reflect the Infrastructure

			<u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u>	SoCG agreed with Suffolk County Council.
MM112	227	Site Sheet IP141a	Modification to Site Sheet IP141a: TPOs nearby fronting Nacton Road (an application for tree works may be required). Possible contamination. Adjacent to railway wildlife corridor and buffer. Surveys for reptiles, bats and detailed terrestrial invertebrate surveys are required. <u>The site is within close proximity to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). Development will need to demonstrate that it will not harmfully impact the AONB.</u> The recommendations of the Ipswich Wildlife Audit 2019 could be incorporated into future development, unless other means of biodiversity enhancement are appropriate.	In response to representation ID 26259 (AONB Unit).
MM113	227	Site Sheet IP141a	Modification to Site Sheet IP141a: <u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM114	229	Site Sheet IP149	Modification to Site Sheet IP149: <u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM115	231	Site Sheet IP150b	Modification to Site Sheet IP150b: Ravenswood has a distinctive spoke and wheel layout which allows for the residential development to blend comfortably into the heathy landscape of Ravenswood Park. The curved design of the estate acts as a soft edge to the development, leading to the rural edge of the borough. Introducing development	To overcome representation ID 26285 (AONB Unit).

			<p>which would reduce the distinctive legibility of Ravenswood and its relationship with this rural edge therefore requires careful consideration.</p> <p><u>The site is within close proximity to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). An assessment of the impact on this AONB will be required, including the impact of any proposed floodlighting.</u></p>	
MM116	231	Site Sheet IP150b	<p>Modification to Site Sheet IP150b:</p> <p><u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM117	235	Site Sheet IP150d	<p>Modification to Site Sheet IP150d:</p> <p>Ravenswood features distinctive pockets of development, utilising varied architectural approaches and palette of materials which gives the estate an interesting character, such as dwellings along Downham Boulevard and Cranberry Square. This individual approach should be employed on this allocation site to provide a bespoke design which contributes to the character of Ravenswood and avoid replicating some of the plainer neo-Georgian design of Alnesbourne Close to the north.</p> <p><u>The site is within close proximity to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). An assessment of the impact on this AONB will be required.</u></p>	To overcome representation ID 26185 (Hallowtree Scout Centre).
MM118	237	Site Sheet IP150e	<p>Modification to Site Sheet IP150e:</p> <p>Ravenswood benefits from several sculptures and public art commissions, which enhance the environment in which the estate is experienced, and responds to the high quality design and aspirations of the Ravenswood development. Development of this allocation site should look to introduce further public art to well designed and integrated public space to the allocation site.</p>	To overcome representation ID 26185 (Hallowtree Scout Centre).

			<u>The site is within close proximity to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). An assessment of the impact on this AONB will be required.</u>	
MM119	240	Site Sheet IP152	Modification to Site Sheet IP152: <u>The site allocation is over 5ha and falls within the Minerals Consultation Area. Therefore Minerals Policy MP10 of the SMWLP applies. The use of minerals on site may be required by Suffolk County Council.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM120	244	Site Sheet IP188	Modification to Site Sheet IP188: <u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM121	249	Site Sheet IP279	Modification to Site Sheet IP279: <u>The site allocation is within 250m of a safeguarded waste use site in the SMWLP. It should be demonstrated, in consultation with Suffolk County Council, that the development of the site allocation does not prevent the waste facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby waste facility.</u> <u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM122	258	Site Sheet IP354	Modification to Site Sheet IP354: <u>The site lies in the vicinity of Roman remains, likely on reclaimed land. The site lies across Archaeological Character Zones 1d and 2a as set out in the Archaeology and Development SPD. It is</u>	To reflect the Infrastructure SoCG agreed with Suffolk

			likely that archaeological considerations could be managed through conditions on consent, although early consultation with Suffolk County Council Archaeological Service is advised.	County Council.
MM123	261	Site Sheet IP355	<p>Modification to Site Sheet IP355:</p> <p><u>The site lies in the vicinity of Roman remains, likely on reclaimed land. The site lies across Archaeological Character Zones 1d and 2a as set out in the Archaeology and Development SPD. It is likely that archaeological considerations could be managed through conditions on consent, although early consultation with Suffolk County Council Archaeological Service is advised.</u></p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.
MM124	264	Site Sheet ISPA4.1	<p>Modification to Site Sheet ISPA4.1:</p> <p>These large greenfield areas have not been previously systematically investigated for archaeological remains. Archaeological evaluation should be undertaken to inform planning applications, comprising a combination of desk-based assessment, geophysical survey and an appropriate level of trial trenched archaeological evaluation (see character zone 2c in Archaeology and Development SPD).</p>	
MM125	265 – 266	Site Sheet IP028b	<p>Modification to Site Sheet IP028b:</p> <p><u>The site lies on the edge of the River Gipping, within the likely former extent of the precinct of the medieval Franciscan friary (Greyfriars). There is potential for archaeological remains relating to the friary to survive on the site, as well as earlier occupation on the edge of lower lying marshy land. Within the western part of the site, marsh deposits have been identified, but human remains were recorded during construction of the eastern side of the existing buildings on the site. 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). This site likely lies in the former extent of the town marsh.</u> Palaeo-environmental assessment and mitigation for impacts on deeper deposits may be required. Deep excavations may encounter waterlogged features. Stratigraphy may be expected to be particularly deep in former streams and watercourses, and waterlogged features are recorded in the Urban Archaeological Database.</p>	To reflect the Infrastructure SoCG agreed with Suffolk County Council.

	269	Site Sheet IP045	<p>Modification to Site Sheet IP045:</p> <p><u>The site allocation is within 250m of a safeguarded mineral site in the SMWLP. At the planning application stage the developer of these sites should demonstrate that the development does not prevent the mineral facility from operating as normal, and that the users of the proposed development are not adversely impacted by the presence of the nearby minerals facility.</u></p>	<p>To reflect the Infrastructure SoCG agreed with Suffolk County Council.</p>
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Appendix 1: Modification to Table 8.1

Table 8.1 – Objectively Assessed Housing Need across the Ipswich Housing Market Area based on the standard method

	SHMA annual	SHMA total (2014-2036)	Standard method annual (Sept 2017)	Standard method total (2016 – 2036)	Standard method annual (2016-based)	Standard method total (2016-based) (2018-2036)	Standard method annual (2014-based)	Standard method total (2014-based) (2018-2036)	Standard method annual (2014 based, 2018 ratios)	Standard method total (2014 based, 2018 ratios, 2018 – 36)	Standard method annual (2014 based, 2019 ratios)	Standard method total (2014 based, 2019 ratios, 2018 – 36)
Babergh	355	7,820	439	8,780	420	7,560	420	7,560	420	7,560	<u>416</u>	<u>7,488</u>
Ipswich	519	11,420	442	8,840	479	8,622	445	8,010	445	8,010	<u>460</u>	<u>8,280</u>
Mid Suffolk	452	9,951	573	11,460	590	10,620	585	10,530	556	10,008	<u>535</u>	<u>9,360</u>
Suffolk Coastal	460	10,111	495	9,900	582	10,476	515	9,270	542	9,756	<u>489²</u>	<u>8,802</u>
Total	1,786	39,302	1,949	38,980	2,071	37,278	1,965	35,370	1,963	35,334	<u>1,900</u>	<u>34,200</u>

Note: the Babergh figure of 420 p.a. includes the application of a cap on the uplift, as allowed for by the methodology.

² Following the creation of East Suffolk Council to replace the former Suffolk Coastal and Waveney District Councils from 1st April 2019, the affordability ratios for 2019 (published in March 2020) are at the East Suffolk level. The East Suffolk affordability ratio is therefore used in this calculation.

Appendix 2: Modification to Table 3

TABLE 3 HOUSING LAND SUPPLY AND MINIMUM REQUIREMENT AT 1st APRIL ~~2019~~ 2020

		Number of dwellings	Discounted Numbers	Cumulative Numbers
1	Completions 1 st April 2018 to 31 st March 2019 2020	223 <u>644</u>	-	223 <u>644</u>
2	Dwellings under construction	544 <u>260</u>	-	767 <u>904</u>
3	Dwellings with planning permission	846 <u>3,224</u>	761 <u>2,902</u>	1,528 <u>3,806</u>
4	Dwellings with a resolution to grant planning permission (subject to the prior completion of a Section 106 agreement)	424 <u>222</u>	382 <u>200</u>	1,910 <u>4,006</u>
5	Number of dwellings required on new site allocations and on windfall sites to 2036	6,100 <u>4,274</u>		8,010 <u>8,280</u>

TABLE NOTES

The discounted numbers in the table allow 10% slippage for planning permissions that may not be implemented.

Line 2: Dwellings under construction at 31st March ~~2019~~ 2020 - assumed that all will be completed over the plan period.

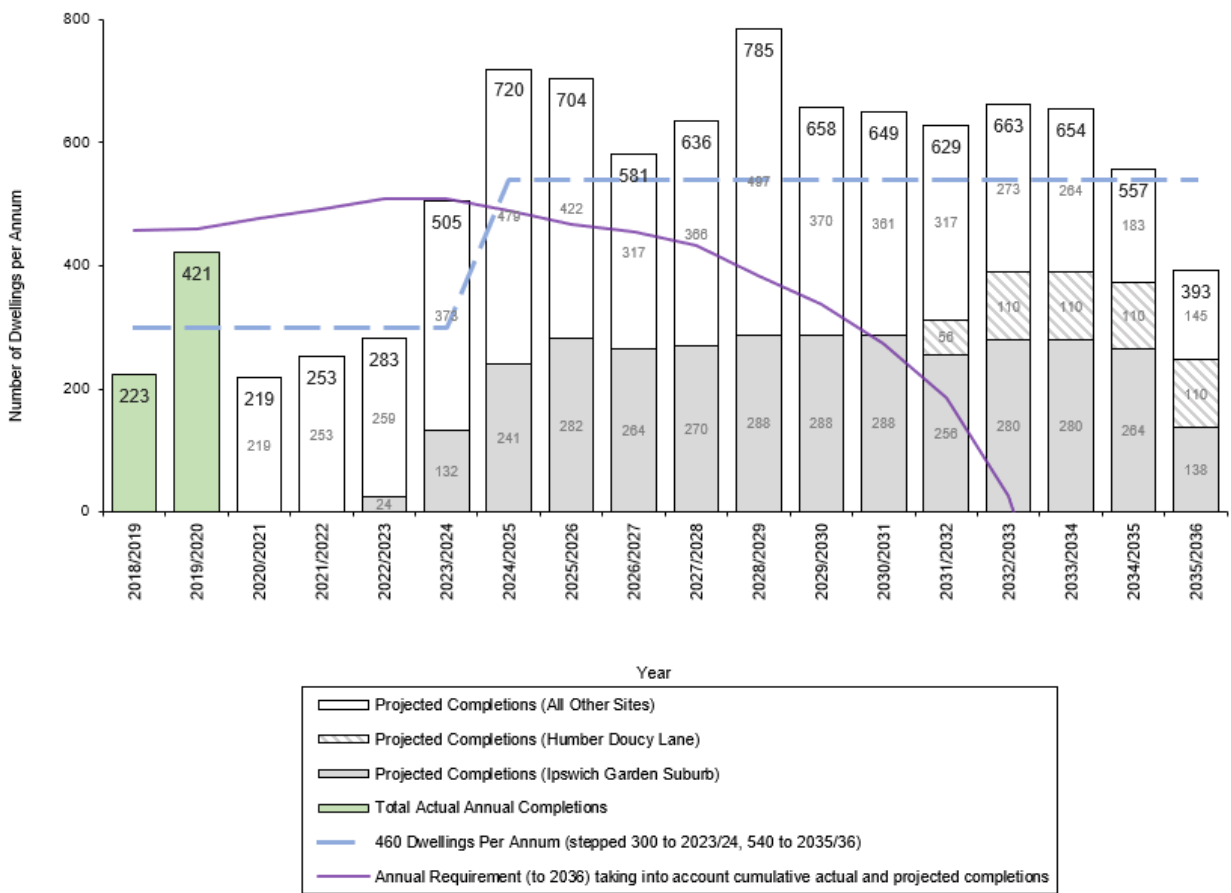
Line 3: Other dwellings with planning permission at 31st March ~~2019~~ 2020 - assumed that 10% of these will not be completed.

Line 4: Dwellings with a resolution to grant planning permission from the Council's Planning and Development Committee but which are awaiting completion of a Section 106 Agreement before planning permission is issued, at 31st March ~~2019~~ 2020 - assumed that 10% of these will not be completed.

Line 5: To reach the minimum requirement of ~~8,010~~ 8,280 dwellings by 2036, together with windfall sites, further land will need to be allocated within the Borough for at least ~~6,100~~ 4,274 new homes.

Appendix 3: Diagram 4: Housing Trajectory

Diagram 4 Ipswich housing trajectory at 1st April 2020



Appendix 4: Modification to Table 4

TABLE 4 ESTIMATED HOUSING DELIVERY FOR 2019-2036 EXCLUDING CURRENT PERMISSIONS AS AT 1ST APRIL ~~2019-2020~~

Area of Ipswich	%age (dwellings) Previously developed land	Total Additional dwellings 2019-2036
IP-One	100%	2,034 <u>2,015</u>
Rest of built up area	83% <u>72.4%</u>	716 (PDL:594) <u>642 (PDL: 465)</u>
Ipswich Garden Suburb (see policy CS10)	0%	3,268 <u>1,380</u>
Northern end of Humber Doucy Lane (see Policy ISPA4)	0%	496
Total 2019-2036 (excluding windfall)	40.3% <u>54.7%</u>	6,514 (PDL: 2,628) <u>4,533 (PDL: 2,480)</u>
Windfall sites 2022-2023 – 2036	90%	700 <u>650</u> (PDL: 630 <u>585</u>)
Total 2019-2036	45.2% <u>59.1%</u>	7,214 (PDL: 3,258) <u>5,183 (PDL: 3,065)</u>

Appendix 5: New Appendix 9: Housing Trajectory

Appendix 9 Ipswich Housing Trajectory at 1st April 2020

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP003		Allocation (SP2)	3-11 and 4-32 Portman's Walk IP1 2DW (north of Sir Alf Ramsey Way)	B	1.41	0	114	114	0													25	30	34	25	114
IP004	UC004	Allocation (SP2)	Bus depot, 7 Constantine Road IP1 2DP	B	1.07	0	48	48	0											24	24					48
IP005	16/00969	Full - approved (SP3)	Former Tooks Bakery 731, Old Norwich Road	B	1.98	0	60	60	0	60																60
IP009	UC009	Allocation (SP2)	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	0.39	0	12	12	0						12											12
IP010a	UC010 part a	Allocation (SP2)	Former Co-op Depot, Derby Road & Hines Road	B	2.22	0	75	75	0									25	25	25						75
IP010b	UC010 part b	Allocation (SP2)	Felixstowe Road (237 to 297)	B	2.79	0	62	62	0										31	31						62
IP011a	UC011 part	Allocation (SP2)	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	0.16	0	18	18	0						18											18
IP011b	UC011 part	Allocation (SP2)	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	0.62	0	56	56	0												28	28				56
IP011c	UC011 part	Allocation (SP2)	Car Park, Smart Street	B	0.08	0	7	7	0									7								7
IP012	UC012	Allocation (SP2)	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane (Peter's Ice Cream)	B	0.32	0	35	35	0						35											35
IP014		Allocation (SP2)	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	0.21	0	31	31	31						31											31
IP015	UC015	Allocation (SP2)	Car Park, West End Road	B	1.22	0	67	67	0									25	30	12						67
IP031a	UC032	Allocation (SP2)	Car Park, Burrell Road	B	0.44	0	20	20	0									20								20
IP031b	19/00369	Full (S106) (was SP2)	22 Stoke Street IP2 8BX	B	0.18	0	31	31	31			31														31
IP032	UC033	Allocation (SP2)	King George V Field, Old Norwich Rd	G	3.7	0	99	99	0											33	33	33				99

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP033	UC034	Allocation (SP2)	Land at Bramford Road (Stocks site)	G	2.03	0	55	55	0								27	28								55
IP035		Allocation (SP2)	Key Street/Star Lane (St Peter's Port)	B	0.54	0	86	86	0								40	46								86
IP037	UC038	Allocation (SP2)	Island site	B	6.02	0	421	421	0											55	70	75	75	76	70	421
IP039a	UC040	Allocation (SP2)	Land between Gower Street and Great Whip Street	B	0.48	0	45	45	0														22	23		45
IP040		Allocation (SP2)	Civic Centre area, Civic Drive	B	0.73	0	59	59	0											25	34					59
IP041		Allocation (SP2)	Former Police Station, Civic Drive	B	0.52	0	58	58	0							20	38									58
IP042		Outline withdrawn (SP3)	Land between Cliff Quay and Landseer Road	B	1.64	0	222	222	0								74	74	74							222
IP043	UC044	Allocation (SP2)	47 Key Street and Slade Street Car Park, Star Lane	B	0.7	0	50	50	0								25	25								50
IP047	08/00953 19/00148	Allocation (SP2)	Land at Commercial Road	B	2.86	0	173	173	173				35	65	73											173
IP048a	UC051	Allocation (SP2)	Mint Quarter (east)	B	1.33	0	53	53	0									26	27							53
IP048b		Allocation (SP2)	Mint Quarter (west)	B	1.34	0	36	36	0										36							36
IP048c	18/00740	Prior Approval - approved (SP3)	6-10 Cox Lane and 36-46 Carr Street (upper floors)	B	0.23	0	33	33	0	33																33
IP054a	16/01037	Full - approved (SP3)	30 Lower Brook Street	B	0.56	0	62	62	62					62												62
IP054b		Allocation (SP2)	Land between Old Cattle Market and Star Lane	B	0.95	0	40	40	0											40						40
IP059	16/01220	Outline (S106) (SP3)	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 in IBC) and 60 bed care home)	B	2.97	0	103	103	68					34	34	35										103
IP061	UC064	Allocation (SP2)	School Site, Lavenham Road	G	0.9	0	23	23	12						12	11										23

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP064a		Allocation (SP2)	Holywells Road east	B	1.2	0	66	66	0								33	33								66
IP066	UC069	Allocation (SP2)	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	0.85	0	55	55	22						22	33										55
IP067a		Allocation (SP2)	Former British Energy site (north)	B	0.38	0	17	17	0														17			17
IP074	16/01179	Full - approved (SP3)	Land at Upper Orwell Street	B	0.07	0	9	9	9				9													9
IP080	UC085	Allocation (SP2)	240 Wherstead Road	B	0.49	0	27	27	0							27										27
IP084a	18/01117	Full (S106) (SP3)	County Hall, St Helen's Street	B	0.32	0	40	40	40					40												40
IP089	UC096	Allocation (SP2)	Waterworks Street	B	0.31	0	23	23	0													23				23
IP096		Allocation (SP2)	Car Park Handford Rd East (19/00768/FUL pending - 22 assisted dwellings)	B	0.22	0	22	22	22				22													22
IP098	UC111	Allocation (SP2)	Transco, south of Patteson Road	B	0.57	0	62	62	0											30	32					62
IP105	UC129	Allocation (SP2)	Depot, Beaconsfield Road	B	0.34	0	15	15	0										15							15
IP106	18/00032 & 19/00045	Full - approved (SP3)	391 Bramford Road	G	0.33	0	11	11	11	11																11
IP109	12/00192	Full (S106) (SP3)	The Drift, Woodbridge Road (application awaiting S106 for 13 dwellings but reduced capacity is more likely)	B	0.42	0	6	6	6					6												6
IP116a	16/00659 19/00070	Reserved Matters - approved (SP3)	Former St Clements Hospital, Foxhall Road	B	1.7	34	17	51	5	12	5															17
IP116b	16/00677	Reserved Matters - approved (SP3)	St Clements Hospital Grounds, Foxhall Road	G	3.6	90	12	102	0	12																12
				B	3	60	17	77	0	17																17

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply	
IP119		Allocation (SP2)	West End Road (East)	B	0.61	0	28	28	0																	28	
IP120b		Allocation (SP2)	West End Road (West)	B	1.03	0	103	103	0												22	39	42				103
IP125		Allocation (SP2)	Corner of Hawke Road and Holbrook Road	B	0.25	0	20	20	20				20														20
IP131	18/00552	Full - approved (SP3)	45 Milton Street	B	0.28	0	9	9	9				9														9
IP132	10/00343	Allocation (SP2) (Full - expired)	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	0.18	0	73	73	0									36	37								73
IP133	10/00418	Allocation (SP2) (Full - expired)	South of Felaw Street	B	0.37	0	45	45	0										45								45
IP135	11/00247	Allocation (SP2) (Outline - expired)	112 - 116 Bramford Road	B	0.17	0	19	19	19						19												19
IP136	UC251	Allocation (SP2)	Silo, College Street	B	0.16	0	48	48	0											24	24						48
IP142	UC259 17/00570	Full - approved (SP3)	Land at Duke Street	B	0.39	0	44	44	44						44												44
IP143	17/00769	(Outline - approved) (was SP2)	Former Norsk Hydro Ltd, Sandyhill Lane	B	4.5	0	85	85	85				40	45													85
IP150a (part)	07/00765 part	Outline - approved (SP3)	Land south of Ravenswood (sites U, V and W)	B	2.23	0	99	99	99			19	28	28	24												99
IP150d		Allocation (SP2)	Land south of Ravenswood	B	1.8	0	34	34	0									34									34
IP150e		Allocation (SP2)	Land south of Ravenswood	B	3.6	0	126	126	42					15	27	28	28	28									126
IP161	19/00065	Full - approved (SP3)	2 Park Road	B	0.35	0	14	14	14			14															14

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply	
IP165	17/00795	Full - approved (SP3)	Eastway Business Park, Europa Way	B	2.08	86	8	94	0	8																8	
IP169	15/00393	Full - approved (SP3)	23-25 Burrell Road	B	0.08	10	4	14	0	4																	4
IP172	UC088 08/00511	Allocation (SP2) (Full - expired)	15-19 St Margaret's Green	B	0.08	0	9	9	0								9										9
IP188	19/00173	Full - approved (was SP2)	Websters Saleyard site, Dock Street	B	0.11	0	9	9	9						9												9
IP200	17/00382 05/00819 11/00432 13/00346	Full - approved (SP3)	Griffin Wharf, Bath Street	B	4.7	131	113	244	113				33	40	40												113
IP205	02/01241 19/00624	Full - approved and S106 (SP3)	Burton's, College Street	B	0.1	71	14	85	14					14													14
IP206	04/00313	Full - approved (SP3)	Cranfields (16 flats replaced by 16/00092/VC below)	B	0.71	196	124	320	0							42	42	40									124
IP206	16/00092/VC	Full - approved (SP3)	Cranfields (Mill House)	B		33	10	43	0	10																	10
IP218	15/00422	Prior Approval - approved	31-37 St Helen's Street	B	0.4	12	3	15	3						3												3
IP221	06/01007	Allocation (SP2) (Full - expired)	Flying Horse PH, 4 Waterford Road	B	0.35	0	12	12	0											12							12
IP234	06/01176 19/00062	Full - approved & pending	Land adjacent 30 Gibbons Street	B	0.03	0	3	3	3				3														3
IP245	18/00899	Full - approved (SP3)	12-12a Arcade Street	B	0.06	0	14	14	14			14															14
IP256	16/00987	Full - approved (SP3)	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	0.87	0	28	28	28				28														28

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP268	13/00625	Full - approved	Burlington Road	B	0.26	6	2	8	0	2																2
IP274	16/00763	Full (S106)	Old Norwich Road (rear of Maypole PH)	G	0.41	0	11	11	11			11														11
IP279a	18/00470	Prior Approval - approved (SP3)	Former British Telecom, Bibb Way	B	0.63	0	102	102	102		50	52														102
IP279b area 1		Allocation (SP2)	North of former British Telecom offices, Bibb Way fronting Handford Road	B	0.4	0	18	18	18			18														18
IP279b area 2		Allocation (SP2)	South of former British Telecom offices, Bibb Way	B	0.62	0	29	29	29			29														29
IP280	14/01039 17/00489/ VC	Full - approved	Westerfield House, Humber Doucy Lane	B	0.06	0	7	7	0	7																7
IP280	18/00526	Outline - approved (SP3)	Westerfield House, Humber Doucy Lane	G	3.44	0	147	147	147				48	65	34											147
IP283	17/00049	Full - approved (SP3)	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	0.27	0	14	14	14		14															14
IP285 (part)	19/00737	Full approved	Land rear of 28 - 50 Freehold Road and 17 Kemball Street	G	0.16	0	5	5	5		5															5
IP290	17/00320	Full - approved	The Great White Horse Hotel, 45 Tavern Street	B	0.02	0	6	6	0						6											6
IP307		Allocation (SP2)	Prince of Wales Drive	B	0.27	0	18	18	18			18														18
IP309		Allocation (SP2)	Former Bridgeward Social Club, 68a Austin Street and amenity land rear of 18-42 Austin Street	B	0.29	0	15	15	15					15												15
IP333	19/00325	Full approved	Land rear of 133 to 139 Valley Road	G	0.49	0	7	7	7			7														7
IP354		Allocation (SP2)	72 (Old Boatyard) Cullingham Road	B	0.34	0	24	24	24				24													24
IP355		Allocation (SP2)	77-79 Cullingham Road	B	0.06	0	6	6	6				6													6

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Name and address of site	Greenfield/Brownfield	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP358	18/00374	Prior Approval - approved	Saxon House, 1 Cromwell Square	B	0.07	0	34	34	34		34															34
IP360	18/00496	Prior Approval - approved	2 Turret Lane	B	0.1	0	6	6	0	6																6
IP361	18/00549	Prior Approval - approved	3-4 Lower Brook Mews	B	0.02	0	6	6	6		6															6
IP362	18/00675 19/00910	Prior Approval & Full - approved	39 Princes Street	B	0.03	0	15	15	15		15															15
IP363	18/00685 19/00202	Prior Approval & Full - approved	Foundation House, 34 Foundation Street	B	0.1	0	14	14	0	14																14
IP364	18/01063	Full - approved	28-32 Museum Street	B	0.03	0	9	9	0	9																9
IP365	18/01070	Prior Approval - approved	15-17 Princes Street	B	0.05	0	14	14	14		14															14
IP366	19/00028	Full - approved	6 Lower Brook Street	B	0.03	0	8	8	8		8															8
IP371	18/00160	Full - approved	The Mason's Public House, 79 Victoria Street	B	0.06	0	8	8	8		8															8
IP383	19/00969	Full approved	Aaron House, Finchley Road IP4 2HU	B	0.17	0	5	5	5			5														5
IP386	19/01118	Full (S106)	28-50 Grimwade Street	B	0.15	0	13	13	13		13															13
IP387	19/01119	Full pending	Lockup garages and amenity area adjacent 14 Emmanuel Close	B	0.07	0	6	6	6		6															6
IP388	19/01122	Full pending	Lockup garages rear of 70 to 84 Sheldrake Drive	B	0.24	0	8	8	8		8															8
IP389	19/01129	Full approved	Lockup garages rear of 32 to 40 Mallard Way	B	0.18	0	6	6	6		6															6

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply	
IP392	19/00159	Full approved	Gipping	Highview Hotel, 56 Belstead Road IP2 8BE	B	Yes	Yes	Yes	0.19	0	8	8	8		8																8
IP181	14/00638	Strategic Devt Site (Outline approved)	St Margaret's	Ipswich Garden Suburb Phase N1a (CBRE - West of Westerfield Road & south of Railway Line)	G	Yes	Yes	Part	43.3	0	815	815	210				42	84	84	84	84	84	84	84	50	50	50	35		815	
IP180 (part)	16/00608	Strategic Devt Site (Outline approved)	Whitton	Ipswich Garden Suburb Phase N2a (Crest - North of Railway and east of Henley Road)	G	Yes	Yes	Part	42.7	0	1,100	1,100	343			24	90	115	114	96	102	120	120	120	50	50	50	49		1,100	
IP182 (part)		Strategic Devt Site	St Margaret's	Ipswich Garden Suburb Phase N3a (Mersea - East of Westerfield Road)	G	Yes	Yes	Part	53.1	0	924	924	126					42	84	84	84	84	84	84	84	84	84	84	42	924	
IP185, part IP182 & IP180		Strategic Development Site	St Margaret's & Whitton	Ipswich Garden Suburb Phase N1b (Ipswich School), Phase N3b (Red House Farm) & Phase N2b (Other)	G	Yes	Yes	No	25.6	0	456	456	0												72	96	96	96	96	456	
ISPA4.1		Allocation (ISPA4)	Rushmere	Humber Doucy Lane adjacent to Tuddenham Road	G	Yes	Yes	No	23.6	0	496	496	0												56	110	110	110	110	496	
Various	Various			Sites with fewer than 5 dwellings	G	Yes	Yes	Yes	1.5	2	48	50	41	7	16	15	10													48	
Various	Various			Sites with fewer than 5 dwellings	B	Yes	Yes	Yes	3.1	0	78	78	60	18	26	26	8													78	
Windfall				Windfall sites	B					0	650	650	150				50	50	50	50	50	50	50	50	50	50	50	50	50	650	
Total										731	8,889	9,620	2,465	219	253	283	505	720	704	581	636	785	658	649	629	663	654	557	393	8,889	
Brownfield total													1,552	200	221	226	315	414	376	306	339	469	370	328	284	240	264	183	145	4,680	
Greenfield total													913	19	32	57	190	306	328	275	297	316	288	321	345	423	390	374	248	4,209	

Appendix 6 – Table 8A with proposed amendments

TABLE 8A Major Infrastructure Proposals

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
Flood Management							
Ipswich Flood Defence Management Strategy May include measures such as sheet piling renewal or a pumping station – to be confirmed by Environment Agency	Continued regeneration through mixed use developments within the Flood Risk zones in IP-One	Environment Agency	To be confirmed when the measures have been identified	tbc	tbc	Defra Environment Agency Developer contributions	2036
Early years							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
<p>Additional early years capacity to meet demand arising from development in Alexandra Ward</p> <p>New setting at IP048</p> <p>Expansion of existing settings and SCC investigate investigating potential for new provision in town centre units <u>and other options.</u> <u>Listed cost is estimated cost of one 30 place and one 60 place setting. 30 places could be provided to Alexandra Ward through the 90 place setting on site IP037.</u></p> <p><u>New early years setting at ISPA4.1 (Humber Doucy Lane) – Determined at Masterplanning</u></p>	Essential to support growth	Suffolk County Council	<p><u>£2,350,448</u></p> <p>£509,886</p> <p>£1,609,812 £1,902,267</p>	<p><u>£2,176,821</u></p> <p>£509,886</p> <p>£1,609,812 £1,902,267</p>	<p>Unknown</p> <p><u>£173,627.00</u></p>	<p>Suffolk County Council</p> <p>Developer contributions</p>	Through-out plan period

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
<p>Additional early years capacity to meet demand arising from development in Bridge Ward</p> <p>New setting at Halifax Primary School (preferred option if funding gap can be addressed)</p> <p>or</p> <p>Expansion of provision at Hillside Primary School</p>	Essential to support growth	Suffolk County Council	<p>£588,330</p> <p>or</p> <p>£414,900</p>	<p>£493,381</p> <p>or</p> <p>£414,900</p>	<p>£94,949</p> <p>or</p> <p>£0</p>	<p>Suffolk County Council</p> <p>Developer contributions</p>	Through-out plan period
<p>Additional early years capacity to meet demand arising from development in Castle Hill, Whitehouse and Whitton Wards</p> <p>If possible, expand provision at Highfield Nursery and/or provide additional capacity at Ipswich Garden Suburb settings</p>	Essential to support growth	Suffolk County Council	£597,456 - £705,996	£597,456 - £705,996	£0	<p>Suffolk County Council</p> <p>Developer contributions</p>	Through-out plan period

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
Additional early years capacity to meet demand arising from development in Gainsborough Ward Seek to expand provision at either Morland or Ravenswood Primary Schools	Essential to support growth	Suffolk County Council	£149,364	£149,364	£0	Suffolk County Council Developer contributions	Through-out plan period
Additional early years capacity to meet demand arising from development in Gipping Ward New setting on development site	Essential to support growth	Suffolk County Council	£1,175,224 £1,176,660	£1,612,136 £1,000,161	£0 £176,499	Suffolk County Council Developer contributions	Through-out plan period

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
Additional early years capacity to meet demand arising from development in Holywells Ward New <u>60 place</u> setting at Rosehill Primary School New <u>90 place</u> setting at IP037 subject to sequential and exception test	Essential to support growth	Suffolk County Council	<u>£2,431,764</u> <u>£2,353,320</u>	<u>£2,431,764</u> <u>£2,059,155</u>	<u>£0</u> <u>£294,165</u>	Suffolk County Council Developer contributions	Through-out plan period
Additional early years capacity to meet demand arising from development in St John's Ward Expand provision at Britannia Primary School, or Establish a new setting at St John's Primary School	Essential to support growth	Suffolk County Council	<u>£331,920</u> Or <u>£588,330</u>	<u>£331,920</u> Or <u>£392,220</u>	Unknown	Suffolk County Council Developer contributions	Through-out plan period
Primary education							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
Primary School Provision New school at IP048a Mint Quarter Extensions to existing schools: <ul style="list-style-type: none"> • Rosehill Primary School • St Mark's or Sprites Primary School • <u>Cliff Lane Primary School</u> 	Essential for the delivery of residential development across Ipswich including at the Waterfront	Suffolk County Council / Dept. for Education	£8,236,620 <u>£3,100,000</u> £1,742,580 £1,742,580 - £3,485,160 <u>£1,200,000</u>	£3,824,145 (based on 195 pupils) <u>£ 1,211,423</u> £564,264 <u>£4,513,952</u> <u>£4,729,860</u> <u>£3,065,537</u>	£4,415,175 <u>£1,888,577</u> £1,178,316 £0 <u>£0</u>	Suffolk County Council Dept. for Education Developer Contributions	Through-out plan period
Secondary education							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
<p>Secondary School expansion</p> <p>Chantry Academy – 300 places by 2036 (22% of demand is arising within Ipswich Borough)</p> <p>Stoke High School – 190 places by 2036 (48% of demand is from planned growth and remainder is background growth)</p>	Essential for the delivery of residential development across Ipswich including at the Waterfront and in Babergh Mid Suffolk District(s)	Suffolk County Council	£6,821,400	£2,046,420	£4,774,980	Suffolk County Council Dept. for Education Developer Contributions from Babergh Mid Suffolk and Ipswich	Through-out plan period
Special Education Needs and Disability							
<u>IP129 – Woodbridge Road – SEND School</u>	<u>Essential to support growth</u>	<u>Suffolk County Council</u>	<u>Fully Funded by Dept. For Education</u>	<u>£0</u>	<u>£0</u>	<u>Dept. for Education</u>	Through-out plan period
Post-16 education							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
Expansion of Suffolk One-post-16 education in and around Ipswich ³	Essential to support growth	Suffolk County Council	£9,095,200 <u>£4,065,525</u>	£7,799,134	£0	Suffolk County Council Dept. for Education Developer contributions <u>including from neighbouring authorities</u>	Through-out plan period
Waste provision							
Relocation of Portman's Walk Household Waste Recycling Centre (HWRC) Expansion of Foxhall HWRC	Essential to support growth	Suffolk County Council	£3m <u>£6m</u>	£110 per dwelling	£0	Suffolk County Council Developer contributions	Through-out plan period
Libraries							

³ It is not currently considered necessary to establish a new Sixth Form to serve Ipswich, but this will be reconsidered through the next plan review. If further capacity were required, the establishment of a new Sixth Form serving one or both of Ormiston Endeavour and the new Ipswich Garden Suburb secondary could be considered along with other options

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
Expansion of existing libraries, remodelling of existing libraries or provision of flexible, digital access and/or mobile services. Strategy and distribution of improvements to be developed during the plan period	Essential to support growth	Suffolk County Council	£700,000 ⁴	£216 per dwelling	£0	Suffolk County Council Developer contributions	Through-out plan period
Transport							
A14 Junction improvements Junction 55 Copdock Junction 56 Wherstead Junction 57 Nacton Junction 58 Seven Hills	Essential to support ISPA-wide growth	Suffolk County Council Highways England	£65m-£100m £5m-£10m £5m-£10m £5m	Unknown	Unknown	Developer contributions (S278/S106) from all the ISPA authorities Highways England (RIS or Minor Works Fund) Central Government	Through-out plan period
Measures to increase capacity on A1214	Essential to support ISPA-wide growth	Suffolk County Council Highways England	£4m	Unknown	Unknown	Developer contributions from all the ISPA authorities	Through-out plan period

⁴ Approximately based on the number of dwellings from policy ISPA4 and SP2 housing allocations.

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
Sustainable transport measures in Ipswich, including Smarter Choices, Quality Bus Partnership and other measures	Essential to support ISPA-wide growth	Suffolk County Council	£7.3m-£8.4m to 2026	Tbc based on <u>funding strategy through action plan</u>	Tbc based on <u>funding strategy through action plan</u>	Developer contributions from all the ISPA authorities Suffolk County Council ISPA authorities	Through-out plan period
Infrastructure improvements to support sustainable transport measures and junction improvements	Essential to support ISPA-wide growth	Suffolk County Council	£16m-£20m to 2026	Tbc through action plan	Tbc through action plan	Developer contributions from all the ISPA authorities Suffolk County Council	Through-out plan period
Link road through site IP029 via Europa Way from Bramford Road to Sproughton Road)	Desirable but not essential to support planned growth	Suffolk County Council	Tbc £700,000	tbc £0	Tbc £0	Suffolk County Council <u>New Anglia LEP</u> Developer contributions	<u>Anticipated Start of February 2021</u>

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
Wet Dock Crossing	Desirable but not essential to support planned growth	Suffolk County Council	Tbc	tbc	SCC has agreed up to £10.8m and funding gap will be difference between this and total cost.	Suffolk County Council Developer contributions	Through-out plan period
Green infrastructure							
Green infrastructure: - green trail around Ipswich - country park at Ipswich Garden Suburb (see Table 8B) Expansion of Orwell Country Park	Essential to support growth	Developers Suffolk County Council Ipswich Borough Council	tbc IGS Country Park - £4,225,000 (excluding maintenance and SuDS)	Tbc IGS Country Park - £0 (Provided by Housing Infrastructure Fund)	Tbc IGS Country Park - £0	Developer contributions and direct provision Housing Infrastructure Fund Ipswich Borough Council Recreational Avoidance and Mitigation Strategy contributions (Orwell Country Park)	Through-out plan period
Utilities							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (S106)	Potential funding gap	Potential funding sources	Time-scale
New primary substation at Turret Lane	Development in the town centre in support of urban regeneration	UK Power Networks	tbc	Tbc	tbc	UK Power Networks	Need and delivery still under investigation
Water supply - site connections to the existing network (may include network upgrades) Foul sewerage network - site connections to the existing network (may include network upgrades)	Essential to support growth	Anglian Water Services Ltd	tbc	tbc	tbc	Anglian Water Developer contributions	Throughout plan period
Sport & leisure facilities							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
<p>New sports, leisure and recreation facilities – will be identified through IBC review of sports provision:</p> <p>Rights of Way Improvement Plan</p> <p>Ravenswood Sports Park IP150b</p> <p>Relocation of King George V Playing Fields IP032</p>	<p>Supporting growth, enhancing health and quality of life, and supporting greener lifestyles and green transport</p>	<p>Ipswich Borough Council</p> <p>Developers</p> <p>Highway Authority for Rights of Way Improvement Plan</p>	tbc	tbc	tbc	<p>Developer contributions</p> <p>Ipswich Borough Council</p> <p>Housing Infrastructure Fund</p> <p>Suffolk County Council</p>	<p>Need and delivery still under investigation</p>
Healthcare provision							

Proposal	What aspect of the strategy depends on the proposal	Lead Delivery Body / Bodies	Approx. Cost	Potential developer contribution (£106)	Potential funding gap	Potential funding sources	Time-scale
Health centre at IP005 Former Tooks Bakery Healthcare provision enhancements – to be identified in conjunction with schemes coming forward	Essential to support growth	Ipswich & East Suffolk Clinical Commissioning Group East Suffolk and North Essex NHS Foundation Trust	tbc	tbc	tbc	Dept. for Health NHS England East Suffolk and North Essex NHS Foundation Trust Ipswich & East Suffolk Clinical Commissioning Group Developer contributions	Through-out plan period

Appendix 7 – Policy SP2 & Table 1 (IP003) Example of change to Site Allocations DPD Format

Policy SP2 Land Allocated for Housing

4.5 Through Final Draft Core Strategy policy CS7 ‘The Amount of Housing Required’, the Council commits to allocating land to provide at least an additional 6,100 dwellings net to 2036. The following policy provides the detailed site allocations to deliver a proportion of that housing requirement.

Policy SP2 Land allocated for housing

The following sites are allocated for residential development, or part residential development within mixed use developments as indicated in Table 1. All residential development will be expected to comply with the relevant policies of the plan. Individual sites will have specific constraints which need to be addressed. These are listed as part of this policy below. Additional information regarding the sites and their constraints are included in site sheets contained in Appendix 3 of the plan. ~~Development will take into account appropriately the constraints identified through the site sheets contained in Appendix 3 of the plan.~~

Table 1 Land allocated for residential use or residential-led mixed use

Site ref.	Site name and development description	Site size ha (% residential on mixed use sites)	Indicative capacity (homes)	Capacity evidence	Likely delivery timescale (S, M, L)	Individual site-specific constraints
IP003	<p>Waste tip and employment area north of Sir Alf Ramsey Way</p> <p>Parts of the site are covered by facility retention policies of the Suffolk County Council Minerals and Waste Local Plan. Alternative sites will need to be agreed with the County Council and the site operators for the relocation of the Concrete Batching Plant and Household Waste Recycling Centre before the sites can be made available</p>	1.41 (90%)	114	90dph (DM23a lower end of range)	L	<p>a) <u>An alternative site for the Concrete Batching Plant and Household Waste Recycling Centre will need to</u></p> <p>b) <u>Contaminated land assessment (DM18)</u></p> <p>c) <u>Archaeology (DM14 / Development and Archaeology SPD)</u></p> <p>d) <u>Flood risk assessment (DM4)</u></p> <p>e) <u>River corridor buffer (DM10)</u></p> <p>f) <u>Bat survey (DM8)</u></p> <p>g) <u>Reptile survey (DM8)</u></p> <p>h) <u>Valley Ipswich Urban Characterisation Study SPD</u></p> <p>i) <u>Landscape link to Alderman Park (DM8)</u></p>