

# **Final Draft Ipswich Local Plan Review – Core Strategy and Policies Development Plan Document**

**Schedule of Proposed Additional (minor)  
Modifications**

**July 2021**

# Schedule of Proposed Additional (Minor) Modifications – Core Strategy and Policies Development Plan Document Review

## Introduction

1. The Ipswich Borough Council Local Plan Review (the Plan) was submitted for independent examination to the Secretary of State on the 10<sup>th</sup> June 2020. Planning Inspectors Karen Baker DipTP MA DipMP MRTPI and Mike Hayden BSc(Hons) DipTP MRTPI were appointed to undertake the Examination to determine whether the Plan is sound and legally compliant. A separate schedule of Main Modifications (MMs), which are considered necessary to ensure the Plan is sound and legally compliant, has been published for consultation at part of the Examination.
2. This document details the Council's proposed Additional Modifications (AMs) to the Core Strategy and Policies Development Plan Document Review. The AMs are being published alongside the MMs to the Plan, but are outside the scope of the Examination.
3. This is because, AMs, sometimes referred to as minor modifications, are changes relating to minor points of clarification, minor factual updates, typographical errors, grammatical/spelling errors and presentation, which do not materially affect the policies in the Plan.
4. The schedule of proposed AMs has been a living document whereby it has been added to since Regulation 19 (publication stage) and throughout the examination process as appropriate.
5. The proposed AMs are listed in the order they appear in the Regulation 19 version of the Core Strategy and Policies DPD Review (CDL reference A1). The schedule below follows the usual convention of ~~striketrough~~ for deletions from the text of the Plan and underlining for additions to the text. This is in accordance with paragraph 7.7 of The Planning Inspectorate (March 2021) Procedure Guide for Local Plan Examinations. Where substantial modifications have been proposed these have been presented in the form of appendices to this schedule for ease of reference. The page numbers and paragraph numbering within the schedule relates to the Regulation 19 Core Strategy and Policies DPD Review.
6. This schedule of proposed AMs relates solely to the Core Strategy and Policies DPD Review. Separate schedules have been prepared for AMs to the Site Allocations and Policies DPD Review, and proposed changes to the Policies Map and IP-One Area Inset Map.
7. Please note that these AMs do not form part of the consultation on the Main Modifications. Therefore to avoid any confusion they have not been included in the track changed version of the plan which is available for information only.

**Table 1 Proposed Additional (minor) Modifications to the Core Strategy and Policies Development Plan Document of the Local Plan Review**

| <b>AM Ref</b> | <b>Page of Core Strategy and Policies DPD Review</b> | <b>Policy/ Paragraph of Page of Core Strategy and Policies DPD Review</b> | <b>Additional (Minor) Modification</b>  | <b>Reason</b>  |
|---------------|--|---|---|--|
| AM1           | All  | All   | All policies, paragraphs and tables will be updated, where necessary, on adoption and any references updated to reflect this.   | To ensure correct references for policies, paragraphs and tables used.   |
| AM2           | All  | All   | All references to “Final Draft” to be deleted.  | To update the title of the Plan.   |
| AM3           | All  | All   | Amend all Objective references in the plan to reflect changes   | To ensure correct references in the interests of Plan accuracy.          |
| AM4           | All  | All   | All appendix number references will be updated where necessary on adoption.   | To ensure that the correct references for appendix numbers are provided. |
| AM5           | All  | All   | All references to ‘Recreational Avoidance and Mitigation Strategy’ to be corrected to ‘Recreational <u>Disturbance</u> Avoidance and Mitigation Strategy’.                                      | To ensure that the correct terminology is used.                          |
| AM6           | All  | All   | All cases where there are two concurrent lists of criteria shall use letters in the first list and then roman numerals in the second list.  | To ensure consistency in the presentation of the Plan.                   |
| AM7           | All  | All   | All references to ‘Strategic Housing and Employment Land Availability Assessment’ to be corrected to ‘Strategic Housing and <del>Employment</del> <u>Economic</u> Land Availability Assessment’ | To ensure that the correct terminology is used.                          |
| AM8           | All  | All   | All references to ‘policies map’ to be corrected to ‘Policies Map’ and references to the ‘IP-One Area Inset Policies Map’ to be corrected to IP-One Area Action Plan Inset Policies Map.        | Grammar and to reflect changes to the Site Allocations DPD.              |
| AM9           | All  | All   | All references to ‘borough’ to be corrected to ‘ <del>b</del> Borough’  | Grammar.   |

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| AM10 | All | All      | All references to 'Ipswich town centre' to be corrected to 'Ipswich <u>T</u> own <u>C</u> entre'  | Grammar.                                     |
| AM11 | All | All      | All bold sub-headings that are not in the policy wording to be changed to non-bold.   | To ensure the Plan is clear and unambiguous. |
| AM12 | 1   | Foreword | <p>Delete existing foreword and replace with new foreword as follows:</p> <p><u>'IPSWICH LOCAL PLAN 2020</u></p> <p><u>FOREWORD</u></p> <p><u>Ipswich is the County Town of Suffolk and performs a regional role in terms of its population, in delivering growth and how it functions as a major employment, shopping and service centre, and hub for transportation.</u></p> <p><u>The Borough is developing dynamically and has strong prospects for growth. This growth is supported at a central, sub-regional and local government level, enabling Ipswich to develop while acknowledging the sense of place established by many historic buildings and its large landscaped parks.</u></p> <p><u>The 2020 Ipswich Local Plan is a key document to ensure that the Council is able to deliver the sustainable housing and employment growth to meet our residents' needs and to ensure the protection and enhancement of the Council's rich historic heritage into the future.</u></p> <p><u>I am pleased to say that this is the third Local Plan produced in a decade - which is something we can be proud of. Having an up to date Local Plan guides</u></p> | To update the Foreword of the Plan.          |

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|  |  | <p><u>development management decisions and helps to ensure such decisions are robust and support the Borough's strong record of defending these decisions at appeal.</u></p> <p><u>The Local Plan assists developers in understanding policy expectations for Ipswich and helps to improve the quality of life, health and well-being of all who live, work, learn, play and visit Ipswich, by supporting growth in a sustainable and managed way.</u></p> <p><u>By 2036, three new neighbourhoods will be nearing completion at Ipswich Garden Suburb, with new homes being delivered alongside a large country park and significant levels of new infrastructure.</u></p> <p><u>The distinctive network of beautiful parks and open spaces, green infrastructure and open water will be protected and enhanced, to support their use by people and wildlife. The town's tree canopy will be extended and opportunities taken to enhance biodiversity and reduce our environmental impact. The town's built, natural and historic assets will be conserved and enhanced, and growth will respect the special character and distinctiveness of Ipswich neighbourhoods.</u></p> <p><u>By 2036, we plan to deliver a range of new homes across the Borough to meet all local needs. The Ipswich economy will have grown hand in hand with the skills and knowledge of the local workforce, providing opportunities for all and supported by the success of The University of Suffolk on Ipswich Waterfront.</u></p> |  |
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|      |     |               | <p><u>Ipswich town centre will embrace a greater mix of uses and provide opportunities for shopping, leisure and cultural activities, learning, working and living. The Waterfront provides a dynamic focus of change and a beautiful setting that attracts increasing numbers of visitors and investment.</u></p> <p><u>The Council is strongly investing in Ipswich by improving the public realm, regenerating key areas and providing significant levels of new affordable housing against an ambitious target of delivering 1,000 homes in a decade. We are also working with other neighbouring authorities to reduce the dependence on the car and to help residents make Smarter Choices on travel and address the requirements of climate change.</u></p> <p><u>Finally, we very much look forward to working with our partners to implement the strategy contained within this document and watch Ipswich adapt and build on its fine traditions.'</u></p> |  |
| AM13 | 2-3 | Contents Page | Amend contents page as shown in appendix 1 of this schedule.   | To reflect changes elsewhere in the document and improve presentation. |
| AM14 | 2-3 | Contents Page | Rename Appendix 6 as follows:<br>Marketing Requirements <u>Evidence to demonstrate unviability of a community/tourism/arts or cultural use.</u>  | To ensure the Plan is clear and unambiguous                            |
| AM15 | 4   | Paragraph 1.3 | Amend paragraph 1.3 to read as follows:<br><br>'It also includes two non-policy based areas. Firstly, a section on the context to the whole document which explains, amongst other things, the planning system (Chapter 2), the New Anglia Local Enterprise Partnership (Chapter 3), the Duty to   | To correct a typographical error.                                      |

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|      |   |               | Co-operate (Chapter 4), and an explanation as to how all Ipswich's planning documents fit together (Chapter 12). It also paints a picture of Ipswich in terms of its geography, history and character and provides some facts about Ipswich as a place (Chapter 5). Secondly, there is a section on implementation, targets and monitoring proposals (Chapters 10, 11 and 12).'  |  |
| AM16 | 4 | Paragraph 1.6 | <p>Amend paragraph 1.6 to read as follows:</p> <p>'The <del>final draft</del> <u>Local Plan</u> is written in two main parts. The first part, 'Core Strategy and Policies Development Plan Document', sets out the vision of the future for Ipswich to 2036 and contains a set of <del>general</del> <u>strategic</u> policies <u>with the prefix 'CS'</u> which will help to achieve this vision. It also contains a set of 'development management policies' <u>with the prefix 'DM'</u> which interpret these more general policies into policies which can be used in connection with processing planning applications and giving planning advice on future applications. The second document, the 'Site Allocations and Policies (incorporating IP-One <u>Area</u> Action Plan) Development Plan Document', identifies a range of sites for different uses across the whole Borough that are allocated for development. It sets out policies for town centre leisure and retail uses and policies for the Ipswich IP-One Area. <u>Within the Core Strategy and Policies Development Plan Document, Each of the two main policy chapters (8 and 9) follows the same broad structure. In each case a policy is identified and then structured</u> <u>organised</u> into the following sections:</p> <ul style="list-style-type: none"> <li>• A <u>policy heading and</u> short introduction to the issue, where needed;</li> <li>• The policy <u>written in bold text</u>; and</li> </ul> | To correct grammatical errors and to make non-material clarifications. |

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|      |   |                | <ul style="list-style-type: none"> <li>The justification for the policy, how it supports plan objectives and guidance on its implementation.’</li> </ul>  |   |
| AM17 | 5 | Paragraph 1.12 | <p>Amend paragraph 1.12 to read as follows:</p> <p>‘As the local plan develops, it is subject to Sustainability Appraisal (including Strategic Environmental Assessment) and a Habitats Regulations Assessment. At each stage of plan-making, the policies and proposals in the plan are reviewed to ensure that they comply with the Habitat Regulations Directive 92/43/EEC. An assessment is required under the EU Habitats Directive 4 to ensure that the Local Plan will not result in harm to the integrity of European protected sites. A Screening Assessment was undertaken to inform the <del>First Draft</del> Local Plan which identified those policies in the plan for which an Appropriate Assessment would be required as the plan moves forward. To support the <del>Final Draft</del> Plan, the Council have undertaken a Habitats Regulations Assessment to inform the policies and site allocations within it. The assessment ensures that the legal and regulatory requirements outlined under the EU Habitats Directive are adhered to as part of the plan making process. This <del>has been</del> assessment has been published alongside the <del>final draft</del> Local Plan.’</p> | To correct grammatical errors.                  |
| AM18 | 5 | Paragraph 1.13 | <p>Amend paragraph 1.13 to read as follows:</p> <p>‘Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging Local Plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives. A Sustainability Appraisal has been undertaken on all the different policy and site options considered during each stage of Local Plan preparation. The Sustainability Appraisal also considers the cumulative effect of the Local Plan on sustainability objectives. The <del>Sustainable</del> <u>Sustainability</u> Appraisal Assessment of the final draft Local Plan is published alongside the plan.’</p>   | To ensure that the correct terminology is used. |

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| AM19 | 5  | Paragraph 1.14                                 | Amend paragraph 1.14 to read as follows:<br><br>'When this draft <u>Local Plan</u> is adopted, it will replace the 2017 <u>adopted</u> Ipswich Local Plan as planning policy for Ipswich.'   | To correct factual error and grammatical error. |
| AM20 | 6  | Diagram 1                                      | Update reference to the Ipswich SFRA refresh as follows in the diagram Ipswich <del>2019</del> <u>20</u> SFRA refresh  | To correct factual error                        |
| AM21 | 7  | Paragraph 1.17                                 | Amend paragraph 1.17 to read as follows:<br>'The Council is required to keep the plan under review and this review updates the adopted <del>plan</del> <u>Local Plan</u> of February 2017.'  | To correct grammatical error.                   |
| AM22 | 11 | 'Notes to diagram' box                         | 'Notes to diagram' box: update SCI reference, written in the present tense as opposed to future tense and changed title to 'Notes to Diagram <u>2</u> '<br>Bullet 1 needs to mention Nov 2020 changes to the SCI<br>Bullet 3 I think the Inspectors have capitalised Policies Map. Also at the end of the bullet, the reference needs to change as follows: design <del>guidelines</del> <u>policy</u>   | To correct grammatical error.                   |
| AM23 | 11 | Diagram 2                                      | RAMS SPD is now adopted and needs to have an SPD box   | To factually update the SPD boxes               |
| AM24 | 12 | Diagram 2:<br>Ipswich Local Development Scheme | 'Public Open Space SPD' box <u>attached to tree diagram</u>  | To make a non-material clarification.           |
| AM25 | 13 | Paragraph 2.6                                  | Amend paragraph 2.6 to read as follows:<br><br>'A key element of the planning system is the requirement to undertake Sustainability Appraisal and Strategic Environmental Assessment as documents are produced. The Sustainability Appraisal involves assessing strategic alternatives, policies and proposals against social, economic and environmental objectives to identify possible negative impacts. Policies are modified in response to the results, to ensure that harmful impacts are avoided or mitigated. Strategic | To correct a grammatical error.                 |

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|      |    |                | Environmental Assessment focuses solely on environmental impacts. The baseline assessment helps to identify the issues facing the Borough in terms of economic, social and environmental objectives through document review. The <u>Sustainability Appraisal</u> is revisited at each stage of plan-making. A Sustainability Appraisal Report setting out the Council's work in both areas <del>will be</del> <u>has been</u> published <del>for consultation</del> alongside this document.'  |   |
| AM26 | 13 | Paragraph 2.10 | Amend paragraph 2.10 to read as follows:<br><br>'Section 110 of the Localism Act sets out the Duty to Cooperate. The duty applies to all <u>local planning authorities</u> , National Park Authorities and County Councils in England and to a number of other prescribed public bodies. The Duty to Cooperate requires these bodies to engage constructively, actively and on an ongoing basis in relation to strategic cross boundary planning issues. <u>Local planning authorities</u> have to demonstrate how they have met the requirements of the duty. This is dealt with in more detail in Chapter 4.'  | To correct a grammatical error.               |
| AM27 | 13 | Paragraph 2.13 | Amend paragraph 2.13 to read as follows:<br><br>'To meet the test of being 'justified', the Local Plan needs to set out 'an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence. The plan strategy has been developed as a result of reviewing the adopted plan strategy and the updated evidence base, and testing the emerging plan at each stage through the <u>Sustainability Appraisal</u> process. The issues and options consultation in 2017 explored alternative growth scenarios jointly with Suffolk Coastal District Council (now East Suffolk Council) and ways in which growth could be delivered. The preferred options draft Local Plan published in January 2019 set out the proposed strategy for meeting development needs in the Borough which is largely carried through to the Final Draft Local Plan.' | To correct a grammatical error.               |
| AM28 | 14 | Paragraph 2.14 | Amend paragraph 2.14 to read as follows:   | To make a non-material correction to wording. |

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|      |    |               | <p>'Ipswich Borough has a tightly drawn administrative boundary, which constrains the practical options for meeting needs for development, taking as the starting point the national policy requirement for the Borough <del>should to</del> meet its own needs if possible. However, the plan seeks to address the objectively assessed needs both for employment and housing and is informed by agreements from other neighbouring authorities through the Ipswich Strategic Planning Area (ISPA) Board. A Statement of Common Ground has been agreed by the members representing the constituent authorities who sit on the ISPA Board.'</p>  |   |
| AM29 | 16 | Paragraph 4.4 | <p>Amend paragraph 4.4 as follows:</p> <p><del>'For the Ipswich Local Plan, a Duty to Co-operate Statement has been prepared alongside the draft Core Strategy Review and the draft Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. The Council is actively engaged with Suffolk County Council and the neighbouring councils of East Suffolk, (formerly known as Suffolk Coastal / Waveney Councils) and Babergh / Mid Suffolk on strategic growth matters, through the Ipswich Strategic Planning Area Board (ISPA). The Ipswich Strategic Planning Area is an area that has long been used for strategic planning purposes around Ipswich and consists of the Borough Council area plus a number of surrounding parishes. A map showing</del> The area covered by the ISPA Board is included in Chapter 8, <u>Map 2.</u></p> | <p>This sentence describes the Ipswich Policy Area that preceded the ISPA area. Delete, as an accurate description of the current ISPA area is covered elsewhere in the plan. And to add the correct the map name in Chapter 8.</p> |
| AM30 | 16 | Paragraph 4.5 | <p>Amend paragraph 4.5 to read as follows:</p> <p>'Work being undertaken through the Ipswich Strategic Planning Area Board includes joint evidence gathering and agreement on joint approaches to the scale and distribution of future growth, cross-boundary green infrastructure and</p>   | <p>To correct a grammatical error.</p>  |

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|      |    |       | <p>strategic transport matters. Policies ISPA 1 – 4 of the Core Strategy Review sets out the Council’s policy approach to the Ipswich Strategic Planning Area.’</p>  |                       |
| AM31 | 17 | Map 1 | <p>Map 1 updated to reflect the amalgamation of Waveney and Suffolk Coastal Districts to form East Suffolk District on 1 April 2020:</p>  <p>The map shows the Ipswich Strategic Planning Area (ISPA) in blue, which includes Ipswich Borough Council (light blue) and the New Anglia Local Enterprise Partnership (pink hatched). It also shows Suffolk Districts (light green) and County Boundaries (grey). Key locations include Norwich, Great Yarmouth, Waveney, Forest Heath, St Edmundsbury, Sudbury, Felixstowe, and Harwich. A large red X is drawn over the map.</p> <p>© Crown copyright and database right 2018<br/>Ordnance Survey Licence number 100021566</p> | For factual accuracy. |

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| AM32 | 17 | Paragraph 5.4 | <p>Amend paragraph 5.4 to read as follows:</p> <p>‘Deprivation issues are the result of different combinations of factors that may include higher than average proportions of elderly residents, high unemployment, lower-than average skill level, income deprivation or crime. For example unemployment in Ipswich is higher than that for the eastern region as a whole and the national average, while areas with higher than average pensioner</p> | To correct a grammatical error. |

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|      |    |                | households have implications for the future distribution of health and social care.'  |   |
| AM33 | 19 | Paragraph 5.11 | Amend paragraph 5.11 to read as follows:<br><br>'Ipswich Waterfront in the 19th Century was briefly the largest wet dock in England. Today, it is the location for the largest single regeneration project in the East of England and the focus of huge commercial, cultural and institutional investment such as the regional home for Dance East and the University of <u>Suffolk</u> . New buildings benefit from being immediately south of the town centre and connected to it by attractive historic streets. This investment has assisted in the provision of jobs, new housing and educational opportunities.'  | To correct a grammatical error.   |
| AM34 | 21 | Paragraph 5.22 | Amend paragraph 5.22 to read as follows:<br><br>'These physical constraints and historical form of Ipswich have significant consequences for modern day traffic movement, particularly the location of Christchurch Park to the north of the medieval core and the Wet Dock and river to the south. All of these features are important to the character of Ipswich and as conservation areas, are also major protected heritage assets. They in effect, confine traffic to only three 'crossing - points': Colchester Road north of the park; Crown Street north of the core; and Star Lane - <u>College Street</u> / Key Street north of the dock. Opportunities to radically change the traffic patterns within Ipswich are therefore significantly restricted by existing development and physical features.' | Correct spelling of street name for clarification.  |
| AM35 | 21 | 5.23           | Amend 5.23 as follows:<br><br>'Beyond the inner Victorian suburbs, Ipswich has developed in the 20th Century through large scale, almost entirely two-storey inter-war and post war suburban development. <del>Whilst there are some notable exceptions, much of it is of</del>   | To ensure the description is factual only as in the other description paragraphs on this page |

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|      |       |                                       | <del>indifferent architectural quality and lacks the landscaping and open space that would have helped establish a strong localised sense of place.'</del>   |                                     |
| AM36 | 22-26 | Paragraph 5.26 and Table 1            | Amend the start of paragraph 5.26 to read:<br><br>'Table 2 below identifies a series of key issues which the Ipswich <del>final draft</del> Local Plan <del>will</del> seeks to address ...'<br><br>And add Table Header Row to each page of the Table                         | To correct factual information      |
| AM37 | 22    | Paragraph 5.26 – Table 2 - Population | Amend bullet point 1 to read as follows:<br><br>'• Ipswich scores worse than the Suffolk average against every indicator <u>of</u> the 'Index of Multiple Deprivation Score', <del>z</del> except, barriers to housing and services.'  | To correct a grammatical error.     |
| AM38 | 22    | Paragraph 5.26 – Table 2 - Population | Amend bullet point 4 to read as follows:<br><br>'• The Borough, compared to the rest of the county, <del>z</del> has a higher number of children <u>and</u> a higher population of working age because of the availability of job opportunities.'                              | To correct a grammatical error.     |
| AM39 | 28    | Paragraph 6.6                         | Amend paragraph 6.6 to read as follows:<br><br>'With regard to the Objectives, <del>z</del> there is a clear inter-relationship between them and many of the policies in Chapter 8 of this document. This inter-relationship is explained where appropriate within Chapter 8.' | To correct a grammatical error.     |
| AM40 | 30    | Paragraph 6.8 – Objective 3           | Amend paragraph 6.8 – Objective 3 to read as follows:<br><br>'Objective 3 The development of the Borough should be focused primarily within the central Ipswich 'IP-One' aArea , Ipswich Garden Suburb, the Northern end of  | To capitalise the A in IP-One Area. |

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|      |    |                | Humber Doucy Lane and within and adjacent to identified district centres (these areas are identified on the key diagram).’  |                                   |
| AM41 | 31 | Paragraph 6.10 | <p>Amend paragraph 6.10, bullet points 4, 5 and 6 to read as follows:</p> <ul style="list-style-type: none"> <li>• it enhances the vitality and vibrancy of the central area, reinforcing its role as a county town and regional centre; <del>and</del></li> <li>• it addresses social needs by tackling issues of social and economic deprivation; <del>and</del></li> <li>• <u>it recognises the need for lower density family housing.</u></li> </ul>  | To correct a typographical error. |
| AM42 | 31 | Paragraph 6.12 | <p>Amend paragraph 6.12 to read as follows:</p> <p>‘Focusing development into central Ipswich will contribute to tackling issues of deprivation and improving social inclusion, for example through locating jobs and services where they will be most accessible. In pursuing the strategy, the Council will work with community partnerships to ensure that the benefits of growth reach deprived neighbourhoods. There are already <del>in existence</del> examples of such joint working <u>in existence</u>, through initiatives such as ActivLives.’</p>  | To correct a typographical error. |
| AM43 | 31 | Paragraph 6.13 | <p>Amend paragraph 6.13 to read as follows:</p> <p>‘Much of the central area of Ipswich alongside the river is classified by the Environment Agency as Flood Risk Zones 2 and 3. National policy (National Planning Policy Framework) requires a sequential approach to the location of development such that Flood Zones 2 and 3 are avoided if there are viable alternatives. In exceptional circumstances 'more vulnerable' development, such as housing or education development in Flood Zones: 2 and 3 may be possible if ‘within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; <del>and</del></p> | To correct typographical errors.  |

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|      |    |                | development is appropriately flood resilient and resistant, including safe refuge, access and escape routes where required; <del>and that</del> any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems’2 (the Exception Test).’   |  |
| AM44 | 32 | Paragraph 6.15 | Amend paragraph 6.15 to read as follows:<br><br>‘There is <del>in place</del> an agreed Ipswich Flood Defence Management Strategy <u>in place</u> and work to replace and raise the height of the floodgates in the Wet Dock lock is now complete.’   | To correct typographical error.  |
| AM45 | 32 | Paragraph 6.17 | Amend paragraph 6.17 to read as follows:<br><br>‘Thus, a significant number of Ipswich’s new homes will be provided within central Ipswich through sites <del>that will be</del> identified in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. As a secondary source of sites, land in the remainder of the urban area will also be identified, where possible located so as to provide ready accessibility for residents to existing local or district centres. Alongside the focus on the central area, the delivery of a significant number of homes through a sustainable urban extension on greenfield land at the Ipswich Garden Suburb will also occur during the plan period (see policy CS10). A cross border allocation for <del>future</del> development (within Ipswich Borough and Suffolk Coastal Local Plan area) <u>is also allocated</u> for housing delivery, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure, <del>is also identified</del> <u>located</u> in north-east Ipswich at the northern end of Humber Doucy Lane and Tuddenham Road. The allocation will be jointly master planned with East Suffolk Council <del>who</del> <u>which</u> has allocated land adjoining the Ipswich Borough boundary | To ensure correct terminology is used and to correct grammatical errors. |

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|      |    |                | adjacent to the allocation within the Borough. This joint approach will help enable land within Ipswich Borough to come forward for housing.'   |  |
| AM46 | 33 | 6.19           | <p>Amend paragraph 6.19 as follows and to ensure the correct line spacing in line with the rest of the plan:</p> <p>'In July 2015 a non-statutory document entitled 'The Vision for Ipswich: East Anglia's Waterfront Town' was published by <u>the following</u> partners: —the University of Suffolk; —New Anglia Local Enterprise Partnership; —Suffolk County Council; —Ipswich Central; —Ipswich Borough Council; — Ben Gummer MP; and the Ipswich Chamber of Commerce. This Vision brings together the aspirations of the partners on a range of issues and identifies a series of actions for the next few years. Some of these are relevant to the Local Plan and others are not, because they relate to matters beyond the remit of the planning system (e.g. starting works on the I-Am Project around the Museum on High Street). The two documents (the statutory 'Local Plan' and the 'Vision for Ipswich') are considered to complement each other in a helpful way.'</p> | To provide improved grammatical sense and to correct a typographical error |
| AM47 | 37 | Paragraph 8.10 | <p>Amend paragraph 8.10 to read as follows:</p> <p>'The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-<u>delivery</u>.'</p>   | To correct a typographical error.  |
| AM48 | 38 | Paragraph 8.14 | <p>Amend paragraph 8.14 to read as follows:</p> <p>'The authorities jointly commissioned the production of the Employment Land Needs Assessment, and the subsequent Economic Area Sector Needs Assessment</p>   | To ensure the Plan is clear and unambiguous                                |

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|      |    |                | <p>(ESNA), to identify the needs of the different employment sectors and the associated land requirements. This evidence demonstrates that the area functions as one Functional Economic Area and that there are distinct economic geographies within the area namely:</p> <ul style="list-style-type: none"> <li>• Felixstowe / A14 corridor</li> <li>• Wider Ipswich Market Area</li> <li>• A140 corridor</li> <li>• Rural and agricultural'</li> </ul>   |  |
| AM49 | 39 | 8.16           | <p>Amend paragraph 8.16 as follows:</p> <p>'Evidence of needs for retail and commercial leisure has been produced for Ipswich and Suffolk Coastal, and for Babergh and Mid Suffolk. This evidence supports the continuing role of Ipswich as the county town and provides quantitative requirements for comparison shopping (non-food) and convenience shopping (food) over the plan period. Ipswich Borough Council <del>has</del> commissioned an update of the retail element of this evidence base, the results of which <del>will</del> <u>will</u> inform <u>ed</u> Policy CS14.'</p> | To update the current position in the interests of factual accuracy. |
| AM50 | 40 | Paragraph 8.20 | <p>Amend paragraph 8.20 to read as follows:</p> <p>'Suffolk contains extensive areas of nationally and internationally protected landscapes and habitats. A particular issue is the need to ensure that new development does not result in harm to the integrity of internationally designated Special Protection Areas, Special Areas of Conservation, Ramsar sites and the Suffolk Coasts and Heaths AONB. Strategic projects may require joint working by public bodies to ensure the requirements of the Birds and Habitats Directive are met.'</p>                                     | To use the correct name for the AONB.                                |

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| AM51 | 42 | Paragraphs 8.27 and 8.28 | <u>Insert space between paragraph 8.27 and 8.28.</u>   | To correct a typographical error.  |
| AM52 | 43 | Paragraph 8.31           | Amend paragraph 8.31 to read as follows:<br><br>‘This section sets out five strategic issues that will form the central component of the Ipswich spatial strategy, <del>i.e. to explain</del> how and where growth is to be accommodated in order to deliver the Ipswich vision. These issues strongly influence the development of the content of the themed (live, work, learn and play) components of this Core Strategy and from there all the other components of the Local Plan.’  | To correct a grammatical error.  |
| AM53 | 45 | Paragraph 8.46           | Amend paragraph 8.46 to read as follows:<br><br>‘The Ipswich Surface Water Management Plan was produced in 2012 and is currently under review. The action plan includes measures to reduce flooding, manage the consequences of flooding, or prevent increased flooding, <del>e.g. for</del> <u>example</u> by preventing obstruction of flood paths. It focuses on four catchments: London Road to Lavenham Road and Hadleigh Road, Ancaster Road/ Burrell Road, Lovetofts Drive to Lagonda Drive, and Worsley Close/ Ellenbrook Green. The resulting action plan proposes measures for alleviating flooding in these four areas and suggests ways to reduce the effects of ‘urban creep’ (paving of gardens, small extensions, etc.). Actions included the implementation of retrofit sustainable drainage systems, and maintenance such as gully clearing. Policy DM4 addresses drainage within new developments and includes a requirement not to increase the risk of all forms of flooding.’ | To correct a grammatical error.  |
| AM54 | 46 | Paragraph 8.48           | Amend paragraph 8.48 to read as follows:<br><br>‘There can be a multitude of benefits: for the climate, for people and for wildlife. Wood is a smart choice - timber is renewable and can replace other materials that require much larger fossil fuel inputs for their production. It can also replace fossil fuels directly in the form of renewable energy, or wood fuel. Trees can help  | This was accidentally carried forward from an earlier paragraph. Delete for accuracy |

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|      |    |                | Ipswich to adapt to a changing climate by intercepting rain in heavy rainstorms and to help alleviate flooding, moderate local microclimates – urban areas with trees are cooler in summer and warmer in winter, and help tackle the urban heat island effect, as well as creating a valuable wildlife habitat. <del>Ipswich’s canopy cover and health care needs is changing.</del> The Council aims to help the Borough’s canopy cover to adapt and become resilient to the changing climate. Canopy cover and arboriculture can be an important and attractive part of the solution in Ipswich and this is taken forward through policy DM9.’   |                                 |
| AM55 | 46 | Paragraph 8.49 | Amend paragraph 8.49 to read as follows:<br><br>‘Trees are important in helping to keep rivers cool and therefore improving the state of the river for biodiversity. By providing shade, trees are able to moderate the extremes in water temperature which can be detrimental to fish spawning. Their underwater root systems provide valuable habitat to fish and invertebrates whilst stabilising the banks. Shading can also be helpful in the control of aquatic vegetation <del>and</del> <u>as</u> well as bringing benefits for people.’   | To correct a grammatical error. |
| AM56 | 46 | Paragraph 8.50 | Amend paragraph 8.50 to read as follows:<br><br>‘Green spaces and functioning ecosystems help in adapting to the extremes of climate change. Green areas in the Borough have less of a heat island effect than built-up areas providing opportunities for people to keep cool in hot weather. Green spaces also improve air quality contributing to reduced ground-level ozone, fine particulates and respiratory irritants. Functional ecosystems can also mitigate the risks associated with downstream flooding from extreme rainfall events. In recent years there is also an upsurge in 'growing your own' food on allotments that helps reduce the miles food travels. From mitigating the effects of climate change to improving health, parks and green spaces play a vital part in Ipswich. Blue corridors in Ipswich, such as the River Gipping corridor, also support climate change resilience. Setting back urban development from watercourses, overland flow paths and ponding areas can create a mosaic of | To correct a grammatical error. |

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|      |    |                | urban corridors designed to facilitate natural hydrological processes whilst minimising urban flooding, enhancing biodiversity and improving access to recreation. Open space protection and provision is taken forward through policies CS16, DM5 and DM6.'  |                                   |
| AM57 | 49 | Paragraph 8.54 | <p>Amend paragraph 8.54 to read as follows:</p> <p>'This approach to the location of development is centred on the town centre (which includes the Portman Quarter – formerly called Ipswich Village – and the Waterfront), Ipswich Garden Suburb, the northern part of Humber Doucy Lane in the longer term and on the town's district centres. The strategy is illustrated in the key diagram. The exact boundaries of these areas will be defined on the policies map through the policies of this plan and the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. The town centre, Portman Quarter and Waterfront will receive the highest densities of development in the town - including high-density housing developments. Medium-density and locally focused facilities would then be provided elsewhere in IP-One and within and around district centres, with lower density development elsewhere. Developments at higher densities will require special attention being paid to their urban design and greening qualities. Residential densities are defined in policy DM23.'</p> | To correct a typographical error. |
| AM58 | 50 | Paragraph 8.61 | <p>Amend paragraph 8.61 to read as follows:</p> <p>'The district centres referred to in the policy and identified in the key diagram are as follows (with reference numbers for cross reference to the policies map):</p> <ul style="list-style-type: none"> <li>• Meredith Road (3)</li> <li>• Norwich Road (1-91, 2-110) / Bramford Road (7)</li> <li>• Hawthorn Drive (9)</li> <li>• Stoke Park (11)</li> <li>• Wherstead Road (13)</li> <li>• Cauldwell Hall Road / Woodbridge Road (418-785) (18)</li> <li>• Felixstowe Road (55-201, 120-190) (23)</li> <li>• Nacton Road (270-374) (28)</li> </ul>   | For accuracy.                     |

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|      |    |                | <ul style="list-style-type: none"> <li>• Ravenswood (47)</li> <li>• Woodbridge Road East (27-53) / Heath Road (17)</li> <li>• Sproughton Road / <del>(to be developed)</del> <u>proposed</u></li> <li>• Duke Street (48)</li> </ul>  |   |
| AM59 | 56 | Paragraph 8.77 | All conservation areas have been the subject of detailed Conservation Area Character Appraisals.   | To use the correct terminology.                                       |
| AM60 | 57 | Paragraph 8.79 | <p>Amend paragraph 8.79 to read as follows:</p> <p>‘For wildlife habitats, an ecological network approach has been adopted in accordance with the National Planning Policy Framework. Ecological networks are an effective way to conserve wildlife and biodiversity where habitats have become fragmented. They support its resilience to pressures such as urban development and climate change. The network includes internationally, nationally and locally designated sites which are protected in accordance with the National Planning Policy Framework. Development in the vicinity of areas with nature / wildlife and geological designations must take into account the wider effects on those sites. The Council also recognises its biodiversity responsibility under the Natural Environment and Rural Communities Act 2006. This Act introduced the requirement for public bodies, in exercising their functions, ‘to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. The Anglian River Basin Management Plan sets out measures which aim to achieve the water body status objectives and wider objectives of the European Water Framework Directive: <del>no deterioration of</del> <u>stopping the deterioration of water bodies</u> and ultimately improving all water bodies to a good standard by 2027. The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 require all public bodies, in exercising their <u>river basin</u> district functions <del>so far as</del></p> | To make a non-material clarification and correct a grammatical error. |

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|      |    |                | <p>affecting a river basin district, <u>to</u> have regard to the river basin management plan for that district.'</p>   |  |
| AM61 | 57 | Paragraph 8.80 | <p>Amend paragraph 8.80 to read as follows:</p> <p>'Ipswich will see significant new building over the plan period. It is therefore essential that opportunities be taken through development to provide net gains in biodiversity and green infrastructure. Proposals should demonstrate how the development would contribute towards new green infrastructure opportunities or enhance the existing green infrastructure network as part of the development. New development must also secure ecological enhancements as part of its design and implementation, and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal. This could include green roofs or walls for insects and birds, wood piles for beetles, integrated nest boxes for birds, and <u>measures</u> in ecological networks <del>can</del> <u>to</u> increase permeability <del>of</del> <u>for</u> wildlife in new development through biodiversity enhancements. Therefore the policy will apply to all new developments in the Borough. Development at the Ipswich Garden Suburb will provide an opportunity to contribute to biodiversity. Reference should be made to the information and recommendations of the Wildlife Audit in relation to any proposals on, or that may affect, sites identified within it.'</p> | Change to make better grammatical sense. |
| AM62 | 57 | Paragraph 8.81 | <p>Amend paragraph 8.81 to read as follows:</p> <p>'The Stour and Orwell Estuary Special Protection Area is protected under the Birds Directive due <u>to</u> its importance for bird populations. The plan has been subject to an Appropriate Assessment under the Habitats Directive. This concluded that visitor numbers to the Orwell Estuary will increase as a result of growth in the Ipswich Strategic Planning Area and could adversely affect the Estuary's Special Protection Area for birds. Measures to avoid and mitigate any such potential impacts are included in the plan. There are also large areas of Inshore Marine Special Protection Area extending eastwards from the Suffolk</p>  | To correct a grammatical error.          |

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|      |    |                 | and Essex Coast, which form part of the marine protected area identified in the <del>South East Inshore and South East Offshore</del> Marine Plan and South East Marine Plan.’  |                              |
| AM63 | 58 | Paragraph 8.85  | Amend the last line in paragraph 8.85 to read:<br><br>‘An Ipswich Local List dating from 1977 has been updated and adopted as a supplementary planning document in September 2013 <u>(with a further update in 2016)</u> .’   | Factual correction.          |
| AM64 | 58 | Paragraph 8.86  | Amend paragraph 8.86 as follows:<br><br>‘All the designated sites or areas <del>will be listed in the Site Allocations and Policies (incorporating IP One Area Action Plan) plan document and will be</del> <u>are</u> identified on the <del>pPolicies m</del> Map.’   | For technical accuracy.      |
| AM65 | 60 | Paragraph 8.95  | Amend Paragraph 8.95 to read:<br><br>‘A package of sustainable travel measures known as Travel Ipswich has been completed in Ipswich, delivering the expansion and improvement of bus facilities; an Urban Traffic Management and Control system; a Real Time Passenger Information system; and a detailed programme of improvements to <u>walking/cycle</u> routes and crossings in and around the town centre. However, air quality, congestion and obesity continue to be issues within Ipswich and therefore efforts to increase and support sustainable travel choices, and reduce the need to travel, for example by home working, need to be sustained.’ | To correct grammatical error |
| AM66 | 63 | Paragraph 8.103 | Amend paragraph 8.103 to read as follows:<br><br>‘Joint working is taking place through the production of aligned local plans by Ipswich Borough Council, Babergh/ Mid Suffolk District Councils and East Suffolk Council for the Suffolk Coastal Local Plan area. This joint working has the support of the Ipswich Strategic Planning Area Board. A Statement of Common Ground has been published <del>alongside this formal draft</del> <u>at each stage</u> of the Ipswich Local  | To ensure factual accuracy.  |

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|      |    |                 | Plan Review. Work is also ongoing on a Suffolk Framework for Growth, which the Council resolved on 6th March 2018 (report reference E/17/74) <u>and which</u> future versions of the Ipswich Local Plan would have regard to.'  |   |
| AM67 | 74 | Paragraph 8.126 | Amend paragraph 8.126 to read as follows:<br><br>'The presumption in favour of sustainable development requires that strategic policies should, as a minimum, provide for objectively assessed needs for housing. Paragraph 72 of the National Planning Policy Framework states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as extensions to existing towns, provided they are well located and designed and supported by the necessary infrastructure and facilities.'  | To correct a grammatical error.             |
| AM68 | 77 | Paragraph 8.132 | Amend paragraph 8.132 to read as follows:<br><br>'The infrastructure requirements at the Garden Suburb will be significant and include new roads, ecological networks and green corridors, new public transport routes and services, green infrastructure such as allotments and sports facilities, new schools, new recreation provision, healthcare provision and local shopping facilities. This infrastructure can also deliver benefits to the existing communities in the area and help to sustain them. A comprehensive and coordinated approach to the development of the Garden Suburb is required to ensure the proper planning and delivery of this infrastructure. The Council will consider using its compulsory purchase powers, where necessary, to enable comprehensive development and infrastructure delivery to take place.' | To correct a grammatical error.             |
| AM69 | 77 | Paragraph 8.133 | Amend the reference Regulation in the second sentence of paragraph 8.133 as follows:<br><br>'meeting Habitats Regulations 2017 (as amended)'  | To correct a grammatical and factual error. |
| AM70 | 83 | Paragraph 8.150 | Amend paragraph 8.150 to read as follows:   | To correct a grammatical error.             |

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|      |    |                 | <p>'Affordable housing is defined through the National Planning Policy Framework (NPPF) glossary as housing for sale or rent, for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership or is for essential local workers. The definition continues with a detailed breakdown of four types of provision:</p> <ul style="list-style-type: none"> <li>• Affordable housing for rent, which includes Social Rent and Affordable Rent;</li> <li>• Starter Homes, which are new build homes for young, first-time buyers (below years) to buy with a minimum 20% discount off the market price;</li> <li>• Discounted market sales housing which is sold at a discount of at least 20% below local market value; and</li> <li>• Other affordable routes to home ownership including shared ownership, equity loans, other low cost homes for sale, and rent to buy.'</li> </ul> |                                     |
| AM71 | 88 | Paragraph 8.171 | <p>Amend paragraph 8.171 to read as follows:</p> <p>'In allocating sites for employment development, the Council will take account of the sectors projected to have the highest jobs growth over the plan period as identified in the Suffolk Growth Strategy and those growth sectors identified in the New Anglia Local Enterprise Partnership Economic Strategy for Norfolk and Suffolk (2017). These include:</p> <ul style="list-style-type: none"> <li>• advanced manufacturing and engineering;</li> <li>• energy;</li> <li>• information and communication technology, tech and digital creative;</li> <li>• financial services and insurance;</li> <li>• Advanced agriculture, food and drink;</li> <li>• transport, freight and logistics;</li> <li>• life sciences and biotech;</li> <li>• visitor economy – tourism and culture; and</li> <li>• construction and development.'</li> </ul>                                   | To correct a typographical error.   |
| AM72 | 90 | Paragraph 8.181 | In paragraph 8.181, delete bullet point 5 of the list to this paragraph.  | Due to repetition in bullet point 3 |

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| AM73 | 93 | Paragraph 8.192 | <p>Amend paragraph 8.192 to read as follows:</p> <p>‘Ipswich Borough Council has worked with Suffolk County Council to identify where new or extended primary and secondary school provision, and early years provision, will be needed over the plan period, in accordance with paragraph 94 of the National Planning Policy Framework. The Council has taken a positive approach to identifying sites for such provision through policy CS10 of the Core Strategy and Policies Development Plan Document Review and policy SP7 of the Site Allocations and Policies (incorporating IP-One Area Action Plan) <u>De</u>velopment Plan Document.’</p>  | To correct a grammatical error.                     |
| AM74 | 93 | Paragraph 8.193 | <p>Amend paragraph 8.193 to read as follows:</p> <p>‘The Council is supportive of the principle to substantially upgrade education facilities <u>–and</u> recognises that there is a need for substantial regeneration within existing sites. However, in some cases school facilities are not available for community use out of hours. The Council will therefore press for the community use of facilities where possible.’</p>  | To correct a grammatical error.                     |
| AM75 | 94 | Paragraph 8.199 | <p>Amend paragraph 8.199 to read as follows:</p> <p>‘Ipswich contains a variety of public and private open spaces, <u>and</u> sport and recreation facilities that serve a range of different functions. The strategic spaces, ecological networks, green corridors and facilities contribute fundamentally to the character and appearance of the town, and to quality of life. Examples include: the River Gipping corridor, the importance of which is recognised through the River Strategy; Belstead Brook Park; Orwell Country Park; and the large town parks such as Christchurch Park, Holywells Park, Chantry Park and Bourne Park. There are also smaller local spaces and facilities, which are essential for sustaining communities. The Ipswich Open Space, Sport and Recreation Study 2009 (as updated in 2017) identifies all the different types of</p> | To correct a grammatical error and incorrect title. |

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|      |       |                 | open space, sport and recreation facility. Open space provision is generally lowest in the north of the Borough, with an under-provision of parks and gardens in the North West and North East Area <del>Forum</del> <u>Committee</u> areas, amenity green space in the North East area, and natural and semi-natural green space in the North West, Central and North East areas. Other deficits affect more of the Borough, for example there is a significant shortfall in provision for young people across the Borough (such as skateparks, kickabout areas and youth shelters).'  |   |
| AM76 | 95    | Paragraph 8.202 | Amend paragraph 8.202 to read as follows:<br><br>'The Council considers that an integrated network of accessible open spaces, <u>and</u> sport and recreation facilities is an essential part of the Borough's infrastructure and character. It provides opportunities for formal and informal recreation and sport, for wildlife to flourish and migrate around the area and for sustainable travel around the town on foot or by cycle. It also improves the townscape, helping to break up and soften the urban area. <del>The Site Allocations and Policies (incorporating IP One Area Action Plan) Development Plan Document will</del> <u>The Policies Maps and Plans 5 and 6</u> identify the sites and networks.  | To correct a grammatical error and update a technical inaccuracy. |
| AM77 | 95-96 | Paragraph 8.203 | Amend paragraph 8.203 to read as follows:<br><br>'A development management policy in Section C of this document and Appendix 4 set out the local standards of provision of open spaces, <u>and</u> sport and recreation facilities, based on the Ipswich PPG17 Study, which has been updated by the Council's Parks and Open Spaces team. The infrastructure plan in Section D of this document sets out the strategic green infrastructure needs. The Council recognises that it will need to work with neighbouring local authorities to implement this, as realistically parts of any such network will be outside the Borough boundary. Strategic needs were identified by the Haven Gateway Green Infrastructure Strategy and the Council will consider the recommendations in planning future provision. In relation to the proposed 'green trail', the Council | To correct a grammatical error.                                   |

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|      |     |                 | will work with neighbouring local authorities to address cross boundary green infrastructure provision and identify sites or routes later in the plan period.'   |   |
| AM78 | 96  | Paragraph 8.204 | <p>Amend paragraph 8.204 to read as follows:</p> <p>'Open spaces can perform more than one function. An important role for some open spaces will be to act as flood water storage areas or flood paths. Flood risk assessments should where possible and appropriate, identify areas in valley bottoms at risk of flooding as flood management assets and keep them open. Natural flood management can help to reduce flooding by working with natural process, reconnecting watercourses with flood plains to enhance flood storage in times of need and taking opportunities to restore watercourses to a naturalised state. This should be considered and incorporated into developments whenever opportunities arise. Such measures can provide benefits in terms of biodiversity, amenity, health and wellbeing and should be incorporated into the scheme design from the outset.'</p> | To correct a grammatical error.         |
| AM79 | 99  | Paragraph 8.218 | <p>Amend the last two sentences in Paragraph 8.218 to read as follows:</p> <p>'...The Council has, with neighbouring authorities, prepared a Recreational <u>Disturbance</u> Avoidance and Mitigation Strategy, which specifies the measures required and how these will be delivered. The strategy <del>will be</del> <u>is</u> supported by a supplementary planning document setting out the charges to be applied to development.'</p>   | To correct factual errors.              |
| AM80 | 103 | Paragraph 8.236 | <p>Amend paragraph 8.236 to read as follows:</p> <p>'Public transport is an important part of the current and future transport packages. More details on these proposals <del>will be</del> <u>are</u> included in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.'</p>   | To correct up to date factual situation |
| AM81 | 105 | Paragraph 8.245 | Amend paragraph 8.245 to read as follows:  | To correct a grammatical error.         |

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|      |     |                 | <p>'The delivery of a Wet Dock crossing, <del>(i.e. a new road linking Holywells Road/Duke Street with Hawes Street,</del> <u>is</u> the subject of ongoing work. In March 2015 the New Anglia Local Enterprise Partnership obtained funding in order to carry out a feasibility study for the Wet Dock Crossing. The feasibility work was done for a scheme consisting of three potential crossings entitled the 'Upper Orwell Crossings' and funding towards its delivery was secured from the Government. The County Council cancelled the Upper Orwell Crossings project in January 2019, because of a financial shortfall. It has made a commitment 'to work with partners to deliver crossings B and C in the Waterfront area' and continues to underwrite a maximum of £10.8 million to enable the project to go ahead.'</p> |   |
| AM82 | 108 | Paragraph 9.1.1 | <p>Amend paragraph 9.1.1 to read as follows:</p> <p>'New development in Ipswich has the potential to increase carbon dioxide emissions in the <del>h</del>Borough. If we are to achieve national carbon dioxide reduction targets, it is crucial that planning policy limits carbon dioxide emissions from new development and supports sensitive energy efficiency improvements to existing buildings. In an effort to further reduce the need to travel, the introduction of a communications network infrastructure, capable of delivering at least superfast broadband, is supported as part of the build process.'</p>   | To correct grammatical errors.              |
| AM83 | 108 | Paragraph 9.1.2 | <p>Amend paragraph 9.1.2 to read:</p> <p>'The East of England is particularly vulnerable to the effects of climate change, which, considered in combination with the high level of planned development here with its potential contribution to emissions and water use, means that adapting <u>to</u> and addressing climate change is a particularly urgent and challenging issue for the region.'</p>   | To make better grammatical sense            |
| AM84 | 109 | Paragraph 9.1.5 | <p>Amend paragraph 9.1.5 to read as follows:</p>  | To ensure the Plan is factually up to date. |

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|      |     |                 | <p>'The East Anglian area is identified as an area of 'severe water stress'. Lowering water demand is identified as one of a range of measures to balance supply and demand in the Anglian Water Resources Management Plan 2015. In light of this, the Council will require new residential development to meet water efficiency standards of 110 litres/person/day (as provided for in the Requirement G2 and Regulation 36 from Part G of Schedule 1 and <del>Regulation 36 to the Building Regulations 2010, as amended) – rather than the Building Regulations requirements of 125 litres/person/day</del>. This conforms to the Anglian Water standard which Anglian Water is currently extending to local authorities as a supply target.'</p> |                                 |
| AM85 | 109 | Paragraph 9.1.9 | <p>Amend paragraph 9.1.9 to read as follows:</p> <p>'The Building Research Establishment is introducing a Home Quality Mark which is <u>a</u> five star rating demonstrating a home's performance in terms of a number of factors including energy use, running costs, air quality, noise, accessibility to amenities, fast and secure internet access and the ease of use of the home by the occupants. The Council encourages applicants to consider achieving a high rating under the Housing Quality Mark (five star).'</p>  | To correct a grammatical error. |
| AM86 | 110 | Paragraph 9.2.4 | <p>Amend paragraph 9.2.4 to read as follows:</p> <p>'The policy also provides for some flexibility where it can be clearly demonstrated that achieving the required percentage provision of renewable or low-carbon energy would not be either technically feasible or financially viable in the light of such considerations as site constraints, other planning requirements, development costs, and the prevailing market conditions at the time. In such circumstances the Council may agree to a lower percentage <del>provision being achieved</del> where the introduction of additional energy efficiency measures (i.e.</p>   | To correct grammatical errors.  |

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|      |     |                 | additional to those required under policy DM1 such as passive house design or other inbuilt energy efficiency measures) to achieve an equivalent reduction in carbon emissions <u>can be delivered.</u> '   |                                   |
| AM87 | 112 | Paragraph 9.3.4 | <p>Amend paragraph 9.3.4 to read as follows:</p> <p>'The Council will require Air Quality Assessments (AQA) where the development would:</p> <ul style="list-style-type: none"> <li>• Significantly affect traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads.</li> <li>• Introduce new point sources of air pollution;</li> <li>• Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in existing designated or proposed AQMA's;</li> <li>• Give rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations;</li> <li>• Affect biodiversity. In particular, <u>if it is</u> <del>is it</del> likely to result in deposition or concentration of pollutants that significantly affect a European-designated wildlife site, and is not directly connected with or necessary to the management of the site, or <del>does</del> <u>if</u> it otherwise affects biodiversity, particularly designated wildlife sites.' </li></ul> | To correct grammatical errors.    |
| AM88 | 112 | Paragraph 9.3.7 | <p>In paragraph 9.3.7 add a semi-colon after 'air quality in the fourth bullet point to read as follows:</p> <ul style="list-style-type: none"> <li>• 'promoting infrastructure to promote modes of transport with low impact on air quality;....'</li> </ul>   | To correct a typographical error. |

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| AM89 | 117 | Paragraph 9.5.1 | <p>Amend paragraph 9.5.1 to read as follows:</p> <p>‘Open spaces and sports and recreation facilities are essential to the quality of life of Ipswich people and the quality of the town's environment. They can deliver social, economic and environmental values – public health and well-being, health and fitness, air quality, water <u>and</u> flood management, <del>help tackle</del> climate change <u>mitigation</u>, regeneration, <u>and a positive</u> <del>the</del> image of the town, ecology, nature and biodiversity, green transport and community cohesion, for example.’</p>   | To correct grammatical errors. |
| AM90 | 118 | POLICY DM6      | <p>Amend Policy DM6 to read as follows:</p> <p><b>‘In all new residential developments of 10 dwellings or more (or on sites of 0.5ha or more), the Council will require provision of high-quality open spaces, <u>and</u> sport and recreation facilities to meet the needs of their occupiers. The types and required standards of these spaces and facilities are identified in Appendix 4.</b></p> <p><b>There will be a preference for on-site provision where practicable, however off-site contributions may be appropriate depending on the size of the site and the level of existing provision within its walking catchment. If there are deficits of certain types of open spaces or facilities within the walking catchment of the development site, meeting these needs should be prioritised. Standards for children’s and young people’s facilities will be not be applied to elderly persons' accommodation and nursing homes.</b></p> <p><b>The design and layout of spaces and facilities should be delivered in accordance with the detailed design criteria set out in the Public Open Spaces Supplementary Planning Document (SPD) (2017) and the most up-to-date guidance in Secured By Design. The delivery of open space provision will not be</b></p> | To correct grammatical errors. |

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|      |     |                 | <p><b>a substitute for high-quality landscaping within new development. New open spaces, <u>and</u> sport and recreation facilities should provide ecological enhancements as part of their design and implementation.</b></p> <p><b>There may be circumstances where development would more suitably accommodate greater provision of one typology at the expense of another. Such circumstances will be considered on their merits.</b></p> <p><b>The effect of on-site provision and/or off-site enhancements on development viability will also be a consideration, although the resultant provision to account for this must not be at a level that the development would not be deemed sustainable in either social or environmental terms.</b></p> <p><b>For non-residential developments of 1,000 sq. m floor space or more, contribution to public open spaces and outdoor sports facilities will be negotiated on a case by case basis. <u>Open</u> space over and above site landscaping should be provided where appropriate, for the health and wellbeing of employees.</b></p> <p><b>Public green spaces should be well overlooked by new properties, and the provision within large-scale developments should be meaningful, usable and distributed throughout the site.'</b></p> |                                |
| AM91 | 119 | Paragraph 9.6.4 | <p>Amend paragraph 9.6.4 to read as follows:</p> <p>'The costs of on-site provision and/or off-site enhancements will be material when considering a scheme's viability. However, where an under provision of open space, new facilities or other contributions is required to achieve scheme viability, - that results in a poor environment for new residents, <u>this</u> will be deemed unacceptable.'</p>   | To correct grammatical errors. |

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| AM92 | 120 | Paragraph 9.6.8 | <p>Paragraph 9.6.8 should be amended to read:</p> <p>‘Where possible, green spaces should provide for wildlife habitats designed and located so as to create a link with existing ecological networks and/or green corridors, which may include the proposed green trail around Ipswich for sites on the edge of the Borough. All planting proposals should be accompanied by an appropriate management plan. Within <u>the IP-One Area</u>, the provision of a public civic space may be considered in lieu of green space where this makes a positive contribution to the townscape.’</p>   | To correct grammatical errors. |
| AM93 | 121 | POLICY DM7      | <p>Amend Policy DM7 to read as follows:</p> <p><b>‘To ensure that new residential developments deliver a high quality and environmentally sustainable living environment, developments will be required to incorporate well-designed and located private outdoor amenity space of an appropriate type and amount which should also contribute to the improvement of biodiversity.</b></p> <p><b>Provision will be in accordance with the following standards:</b></p> <ul style="list-style-type: none"> <li>• <b>For all houses, bungalows, or ground floor maisonettes with 3 or more bedrooms a minimum private garden area of 75 sq. m.</b></li> <li>• <b>For all houses, bungalows, or ground floor maisonettes with 1 or 2 bedrooms a minimum private garden area of 50 sq. m.</b></li> <li>• <b>For all apartments or upper floor maisonettes an average of 25 sq. m of private outdoor amenity space.</b></li> </ul> <p><b>All private gardens and other outdoor amenity spaces should be safely accessible to occupants, designed to take advantage of sunlight and daylight and provide a functional space having regard to the mix of housing/types to be provided. In this regard, the principles within the Space and Design Guidelines SPD should be applied.</b></p> | To correct grammatical errors. |

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|      |     |                 | <p><b>Should this requirement unavoidably conflict with the need to meet other density and urban design requirements of the plan or an applicant is able to demonstrate that a lower figure would be acceptable <del>having regard to</del> given the particular circumstances of the proposals, the Council will expect applicants to demonstrate that adequate provision of -private outdoor amenity space will be provided for the occupants of the proposed dwellings.</b></p> <p><b>In existing development, unless an alternative provision can be identified to compensate for the loss, proposals for extensions or other development that reduces the available private outdoor amenity space to an area that falls below the appropriate standard will be refused.'</b></p> |   |
| AM94 | 121 | Paragraph 9.7.1 | <p>Amend paragraph 9.7.1 to read as follows:</p> <p>'The Council considers that, in addition to the provision of well-planned public spaces, the provision of high quality private outdoor amenity space for all types of new residential development is an essential component of high quality design. Such space is needed for sitting out, socialising, play, drying washing, and gardening (flowers and food) and is key to the creation of a sustainable residential environment in terms of:</p> <ul style="list-style-type: none"> <li>• its contribution to liveability and to urban greening;</li> <li>• the preservation and/or enhancement of local biodiversity; and</li> <li>• ecological networks.'</li> </ul>  | To correct typographical errors.  |
| AM95 | 122 | Paragraph 9.7.7 | <p>Amend paragraph 9.7.7 to read as follows:</p> <p>'The Council's Development <del>Control</del> <u>Management</u> Policies and Space and Design Guidelines supplementary planning document, which addresses matters such as spacing between dwellings, will apply. The garden standards set out in the policy will equally apply to existing gardens remaining after garden severance.'</p>   | To provide a more up to date terminology as reflected in planning practice. |

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| AM96 | 124 | Paragraph 9.8.1  | <p>Amend paragraph 9.8.1 to read as follows:</p> <p>‘The overall aim of this policy is to contribute to the international and national objective to halt the overall decline in and to improve biodiversity, by the protection and creation of key habitats; and the maintenance of linked, coherent ecological networks, so that populations of species are not isolated.’</p>  | To correct grammatical error.  |
| AM97 | 124 | Paragraph 9.8.3  | <p>Amend Paragraph 9.8.3 to read as follows:</p> <p>‘The Stour and Orwell Estuaries are a Site of Special Scientific Interest (SSSI) as well as a Special Protection Area and Ramsar site. Bixley Heath and Stoke Tunnel Cutting SSSIs are nationally important heathland and geological sites respectively. In addition, there are 20 County Wildlife Sites and 9 Local Nature Reserves that are wholly or partly inside the Borough boundary. Many species are protected through specific legislation including the Wildlife and Countryside Act 1981 (as amended). England’s priority species and habitats are those which are included on the list produced under Section 41 of the Natural Environment and Rural Communities Act 2006. Suffolk’s priority species and habitats are identified in the Suffolk Biodiversity Action Plan <u>and listed on the Suffolk Biodiversity Information Service website.</u> (add footnote: <a href="https://www.suffolkbis.org.uk/biodiversity/speciesandhabitats/">https://www.suffolkbis.org.uk/biodiversity/speciesandhabitats/</a>)’</p> | For reference.                 |
| AM98 | 126 | Paragraph 9.8.12 | <p>Amend paragraph 9.8.12 to read as follows:</p> <p>‘It is important that planning decisions are based on up to date ecological reports and survey data. In some instances, there will be national or species specific guidance on this; <del>h</del>However, in circumstances where such advice does not exist CIEEM advise that ecological reports and data which is more than three years old is unlikely to be valid. Reports conducted between eighteen months to three years previously, will require a clear statement from a professional ecologist on the validity of the report, which, if any, surveys need to be updated; and the appropriate scope, timing and methods for the survey update(s).’</p>  | To correct grammatical errors. |

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| AM99 | 127 | POLICY DM9 | <p>Amend Policy DM9 to read as follows:</p> <p><b>‘The Council will protect existing trees and seek to secure additional trees that increase canopy cover in the interests of amenity and biodiversity by:</b></p> <p><b>a. making Tree Preservation Orders;</b></p> <p><b>b. only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided to accompany applications;</b></p> <p><b>c. adhering to the principles of BS3998 ‘Tree work – Recommendations’ 2010 for established tree management options (including soil care and tree felling);</b></p> <p><b>d. refusing planning permission for development resulting in the loss or deterioration of trees or vegetation of amenity, historic, cultural or ecological value unless the need for, and benefits of, the development in that location clearly outweigh the loss; and</b></p> <p><b>e. encouraging tree planting to achieve a target of 22% canopy cover or better by 2050.</b></p> <p><b>Planning permission for development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees (irreplaceable habitats) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.</b></p> | <p>To correct grammatical error and typographical error.</p> |
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|       |       |                 | <p><b>Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees or hedgerows is proposed, the application must be accompanied by:</b></p> <p><b>f. an accurate survey and assessment of all existing trees and hedgerows on site in accordance with BS5837 ‘Trees in relation to design, demolition and construction – Recommendations)’ 2012 by a competent arboriculturist; <del>and</del></b></p> <p><b>g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen and hedgerow to be retained; and</b></p> <p><b>h. where removal of a mature or semi-mature tree or hedgerow is proposed, a plan for replacement planting on a two for one basis or better and using semi-mature specimens, unless otherwise agreed by the Council.</b></p> <p><b>Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development, including car-parking areas.</b></p> <p><b>Where appropriate, new tree planting will be encouraged within landscaping schemes to increase the Borough’s tree canopy cover. Soft landscaping shall include plants which encourage biodiversity, such as nectar rich plants.’</b></p> |                                 |
| AM100 | 127-8 | Paragraph 9.9.1 | <p>Amend paragraph 9.9.1 to read as follows:</p> <p>‘Trees are important elements of green infrastructure, contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource</p>   | To correct typographical error. |

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|       |     |                 | that can significantly contribute to climate change adaptation. Whether viewed individually or collectively from a distance trees make an important contribution to the environmental quality of Ipswich. They contribute to the townscape, biodiversity, climatic river management and air quality. They also provide an important role in helping to keep rivers cool. This helps moderate extremes in water temperature which can be detrimental to fish spawning. Shading can also be helpful in the control of aquatic vegetation. The Council has signed the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is “‘to place trees and woods at the centre of national decision making, and back at the heart of our lives and communities’.”   |                                  |
| AM101 | 128 | Paragraph 9.9.4 | <p>Amend paragraph 9.9.4 to read as follows:</p> <p>‘Tree planting and landscaping schemes on development sites should not be an afterthought. BS5837: 2012 provides guidance in respect of development sites, on tree retention, protection during development and incorporating trees into design of the development. The level of detail expected with a planning application should be appropriate to the scale of the proposal. We will take a right tree/ plant for the right site approach which takes account of:</p> <ul style="list-style-type: none"> <li>• the amenity value of any trees to be removed;</li> <li>• ecology;</li> <li>• opportunities to retain existing and plant new appropriate native species or riparian trees where possible;</li> <li>• historic context;</li> <li>• availability of space;</li> <li>• soil conditions including hydrogeology;</li> <li>• potential improvements to air and soil quality;</li> <li>• reducing the effects of and adapting to climate change; and</li> </ul> | To correct typographical errors. |

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|       |     |                  | <ul style="list-style-type: none"> <li>the guidance provided in BS 8545 Trees: from nursery to independence in the landscape – Recommendations’.</li> </ul>  |                                 |
| AM102 | 128 | Paragraph 9.9.2  | <p>Amend the NPPF reference to the most up to date version in paragraph 9.9.2 to read as follows:</p> <p>‘Ancient woodland and Ancient or Veteran Trees are identified as irreplaceable habitats in the NPPF (<del>2018</del>2019). Paragraph 175 of the NPPF explains that development resulting in the loss or deterioration of these habitats should be refused. This development will only be acceptable where there are wholly exceptional reasons, the basis of which is justified in footnote 58 of the NPPF.’</p>  | To correct typographical error  |
| AM103 | 134 | Paragraph 9.12.5 | <p>Amend paragraph 9.12.5 to read as follows:</p> <p>‘Development should seek to adopt the principles of dementia-friendly design:</p> <ul style="list-style-type: none"> <li>Familiar environments – functions of places and buildings are obvious, any changes are small scale and incremental;</li> <li>Legible environment – a hierarchy of street types, which are short and fairly narrow;</li> <li>Clear signs at decision points;</li> <li>Distinctive environment – A variety of landmarks, with architectural features in a variety of styles and materials. There is a variety of practical features (e.g. trees and street furniture); and</li> <li>Accessible environment – Land uses are mixed with shops and services within a 5-10 minute walk from housing. Entrances to places are obvious and easy to use and conform to disabled access regulations.’</li> </ul> | To correct typographical error. |
| AM104 | 135 | Paragraph 9.12.9 | <p>Amend paragraph 9.12.9 to read as follows:</p>  | To correct grammatical errors.  |

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|       |     |                   | <p>'Greening the streets of Ipswich has visual, functional, social, economic and environmental benefits. In terms of climate change, street and car park trees help by providing shade from the sun, slowing surface water run-off, and combating the urban heat island effect. Trees also contribute to health, welfare and quality of life of everyone who lives and works in the urban environment along with <del>being</del> providing additional habitats for wildlife. Where underground services and hard surfacing are a potential issue, the use of root barriers and below ground engineered tree pits to provide viable soil volumes, and Tree Root Protection Systems will be explored. The appearance of streets will also be improved through a Tree Planting Design Guide and limiting the amount of 'street clutter', including unnecessary signage, bollards, railings, road markings and street furniture.'</p> |                                     |
| AM105 | 135 | Paragraph 9.12.11 | <p>Amend paragraph 9.12.11 to read as follows:</p> <p>'The character and distinctiveness of Ipswich is the product of a combination of Ipswich's geographical setting, history and communities. The character of different areas of Ipswich is analysed through the conservation area <del>character</del> appraisals (covering the conservation areas only) and the Ipswich Urban Character supplementary planning document. Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the NPPF and DM13 Built Heritage and Conservation and DM14 Archaeology.'</p>  | To ensure correct terminology used. |
| AM106 | 136 | Paragraph 9.12.17 | <p>Amend paragraph 9.12.17 to read as follows:</p> <p>'It will be necessary to ensure that the siting, layout, scale, form, massing, materials and detailing of any proposed buildings will have a positive visual relationship with surrounding buildings. Matters of silhouette, proportion, and solid to void ratios and anti-reflective glass, will all be important considerations to be addressed.'</p>  | To correct typographical error.     |

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| AM107 | 136 | Paragraph 9.12.18 | <p>Amend paragraph 9.12.18 to read as follows:</p> <p>‘It is important that the design of development creates buildings that work well for their occupiers. This includes the provision of adequate storage in new developments, be that for wheelie bins, <u>and</u> cycles, or for the storage of mobility scooters. Provision for waste storage should support the aim to increase recycling. It may also mean designing for an ageing population to reflect demographic trends. In order to promote sustainable use of materials encouragement will be given to the reuse of previously used materials in construction.’</p> | To correct grammatical error.      |
| AM108 | 142 | Paragraph 9.13.24 | <p>Amend the first sentence to paragraph 9.13.24 to read as follows:</p> <p>‘A <del>Heritage Assessment</del> <u>Statement</u> is an assessment of the significance of heritage assets and/or their settings affected by a development and of the impacts of that development upon them.....’</p>  | To correct grammatical error.      |
| AM109 | 145 | Paragraph 9.15.2  | <p>Amend paragraph 9.15.2 to read as follows:</p> <p>‘Tall buildings may be defined as ‘buildings which are substantially taller than their neighbours or which significantly change the skyline’. The definition is taken from ‘Guidance on Tall Buildings’ EH /CABE 2007. Proposals should consider and comply with the Historic England Tall Buildings Advice Note (4) 2015, as appropriate.’</p>   | To correct grammatical error.      |
| AM110 | 146 | 9.15.5            | <p>Amend Paragraph 9.15.5. to read as follows:</p> <p>‘Central Ipswich is circled by a wooded skyline, which is particularly important to the setting of the central area including <del>Ipswich Village</del> <u>the Portman Quarter</u> and the Waterfront. Developments will only be permitted where they do not seriously disrupt this setting, especially when viewed from key viewpoints. Strategic views in and across central Ipswich have been identified through the</p>   | To reflect up to date terminology. |

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|       |     |                  | Ipswich Urban Character Study supplementary planning document and in Conservation Area Statements and Management Plans.'  |                                |
| AM111 | 146 | Paragraph 9.15.6 | Amend paragraph 9.15.6 to read as follows:<br><br>'The NPPF states that planning policies should promote public safety by ensuring appropriate and proportionate steps are taken to reduce vulnerability, increase resilience and ensure public safety and security. Although the subject of fire safety is covered by part B of the Building Regulations, it is important that proposals for tall buildings achieve the highest standards of fire safety, reducing risk to life, providing acceptable means of escape and ensuring that risk to life is as low as possible. To achieve this, applicants should consider whether the building materials (e.g. cladding) <del>is</del> <u>are</u> suitable from the outset and that built-in emergency responses to fire, such as sprinkler systems, are accounted for.' | To correct grammatical error.  |
| AM112 | 147 | Policy DM16      | Add a full stop to the last clause to Policy DM16 to read as follows:<br><br>'..... <b>h. it would have shared vehicular access and garden</b> <del>;</del> '   | To correct grammatical error.  |
| AM113 | 148 | Paragraph 9.16.4 | Amend paragraph 9.16.4 to read as follows:<br><br>'The construction of structures in rear gardens and other undeveloped areas can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property. As such, an extension or self-contained annex should not result in the loss of more than 50% of the useable private garden area.'  | To correct grammatical error.  |
| AM114 | 149 | Paragraph 9.17.2 | Amend paragraph 9.17.2 to read as follows:<br><br>'The potential exists for <u>a</u> quality design approach <del>ed</del> which contrast <del>s</del> <u>s</u> positively with the surrounding architectural character, and this will be encouraged where there is no conflict in terms of scale, density, vehicle use or other considerations.'   | To correct grammatical errors. |

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| AM115 | 150 | Paragraph 9.18.2 | <p>Amend paragraph 9.18.2 to read as follows:</p> <p>‘Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the eCouncil will take into account the most recent guidance published by the bBuilding rResearch eEstablishment (currently the Building Research Establishment’s Site Layout for Planning for Daylight and Sunlight – A Guide to Good Practice 2011).’</p>  | To correct grammatical errors. |
| AM116 | 152 | Policy DM19      | <p>Amend clause d) of Policy DM19 to read as follows:</p> <p><b>‘d. provides sufficient car parking in accordance with the standards, secure and lit bicycle storage, amenity space, and refuse, recycling and garden waste storage is provided for each unit; and’</b></p>   | To correct grammatical errors. |
| AM117 | 152 | Paragraph 9.19.1 | <p>Amend Paragraph 9.19.1 to read as follows:</p> <p>‘In order to maintain the variety of housing stock in the Ipswich to meet future needs, in particular the needs for family housing, Policy DM19 states that only existing dwellings with 4 or more bedrooms will be considered suitable for subdivision. It is also to ensure that the new units created provide an acceptable standard of accommodation in terms of internal arrangement and room sizes. Whilst the creation of self-contained flats and the subdivision of large properties can help to meet housing need, in some instances their provision can be detrimental to the amenity of existing residential areas.’</p> | To correct grammatical error.  |
| AM118 | 152 | Paragraph 9.19.2 | <p>Amend Paragraph 9.19.2 to read as follows:</p> <p>‘Any future growth of the University of Suffolk and Suffolk New College and the likely increase in demand for flats, bedsits and houses in multiple occupation provide a further justification for a policy specific to Ipswich in order to ensure that conversions are appropriate. The Council requires applicants to consider the amenity of</p>  | To correct grammatical error.  |

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|       |     |             | residents in adjacent dwellings, and within the building itself. The latter will be assisted through careful internal layout, which for example avoids positioning living rooms next to bedrooms in adjacent dwellings and within the building itself. The Council will also require all developments to incorporate appropriate secure by design principles to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment. Further information on designing safer environments is set out in ‘Secured by Design Homes 2019’.  |                                 |
| AM119 | 154 | POLICY DM20 | <p>Amend Policy DM20 to read as follows:</p> <p><b>‘Proposals for the development of Houses in Multiple occupation (HMO), including through the change of use of existing non-residential buildings, will be supported where they:</b></p> <p><b>a. Demonstrate that they meet the nationally required minimum room standards for HMOs;</b></p> <p><b>b. Would not adversely affect the amenity of nearby residents in terms of noise and disturbance or loss of privacy;</b></p> <p><b>c. Do not have an adverse impact on local employment uses – such as reducing the availability of office accommodation in strategically identified locations for office use;</b></p> <p><b>d. Would not adversely impact on the amenity of the local area through the over-concentration of HMOs, or cumulatively adding to an area already subject to an over-concentration;</b></p> <p><b>e. Provide an acceptable living environment for future occupants, including adequate outdoor amenity space, car parking (in accordance with the standards), secure and covered cycle parking and refuse storage; and</b></p> | To correct typographical error. |

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|       |     |                      | <p>f. <b>Are well-served by local services and accessible by sustainable transport modes.</b></p> <p><b>Proposals for HMO's will not be approved where they will result in an over-concentration of HMOs. An over-concentration is defined as:</b></p> <ul style="list-style-type: none"> <li>• <b>More than two HMOs side by side;</b></li> <li>• <b>The sandwiching of a single self-contained house or flat between two HMOs;</b></li> <li>• <b>More than two HMOs within a run of twenty properties on one side of the road; or</b></li> <li>• <b>More than one HMO in a road of fewer than twenty properties on one side of the road.'</b></li> </ul>  |                               |
| AM120 | 154 | Paragraph 9.19(20).1 | <p>Amend paragraph 9.19(20).1 to read as follows:</p> <p>'According to the Housing Act 2004, a House in Multiple Occupation, or HMO, is a building, or part of a building, that is occupied by persons who do not form a single household - in other words, <u>they</u> are not family members. For example:</p> <ul style="list-style-type: none"> <li>• A house converted into three or more bedsits;</li> <li>• A house converted into self-contained flats where fewer than two thirds of the flats are owner occupied and the flats were not converted in accordance with the 1991 Building Regulations;</li> <li>• A house occupied by three friends who rent from a private landlord;</li> <li>• A house let to a group of four students;</li> <li>• A flat with three or more bedsits (even if the flats were converted in accordance with the 1991 Building Regulations and more than two thirds of the flats in the building are owner occupied); and</li> <li>• A house occupied by a married couple and a friend.'</li> </ul> | To correct grammatical error. |
| AM121 | 154 | Paragraph 9.19(20).2 | <p>Amend paragraph 9.19(20).2 to read as follows:</p>   | To correct grammatical error. |

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|       |     |                      | ‘Since April 2010, all landlords must apply for planning permission when converting a property into a House in Multiple Occupation (HMO). An application for planning permission will not be required where there are not more than six persons living together as a single household.’   |  |
| AM122 | 155 | Paragraph 9.19(20).4 | Amend paragraph 9.19(20).4 to read as follows:<br><br>‘It is recognised that the provision of HMOs is needed to provide an affordable form of housing, particularly for young people, those on lower incomes and students. However, it is important that in approving an HMO, this does not have a significant negative impact on the residential amenity of neighbouring residents.’   | To correct grammatical error.                            |
| AM123 | 155 | Paragraph 9.19(20).8 | Amend paragraph 9.19(20).8 to read as follows:<br><br>‘The Council is in the process of implementing a Borough-wide Article 4 direction, which removes the permitted development right for the change of use from C3 (dwellinghouse) to C4 (house in multiple occupation) for three to six unrelated persons. Therefore, once this comes <del>under</del> <u>into</u> force, planning permission <del>is</del> <u>will be</u> required for all development and changes of use that create a HMO. This is not designed to prevent HMO’s as a form of housing, rather to maintain an element of control so that to avoid high concentrations of HMO’s do not arise—negatively impacting on the residential amenities of surrounding residents.’   | To correct grammatical error.                            |
| AM124 | 157 | Paragraph 9.21.4     | Amend paragraph 9.21.4 to read as follows:<br><br>‘The Suffolk Rights of Way Improvement Plan is under review. The ‘Suffolk Green Access Strategy’ will replace ‘In Step With Suffolk’ and set out the aims, objectives and delivery plans for a further 10 years. <del>This Council also expects development on sites which abut or relate closely to the town’s rivers to provide for the improvement of public access alongside these.</del> The Public Rights of Way network is more than just a means of reducing vehicular traffic. In addition to connecting areas and providing opportunities for physical recreation and social interaction, it provides vital access to services, facilities and the natural environment. In this sense it is a major recreational resource, economic asset and means of promoting mental and physical health. These benefits must be | To correct grammatical error and repetition of sentence. |

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|       |     |                  | taken into account in the design of development along with the contributions it might make to sustainable routes and open space provision. Development which may affect Rights of Way will not be permitted unless it can demonstrate how it protects or enhances the network. Where development cannot avoid detriment to the Rights of Way Network, it should demonstrate how suitable alternative provision will be made. <del>This</del> <u>The</u> Council also expects development on sites which abut or relate closely to the town's rivers to provide for the improvement of public access alongside them.'   |   |
| AM125 | 157 | Paragraph 9.21.5 | Amend paragraph 9.21.5 to read as follows:<br><br>'Necessary mitigating measures to improve public transport infrastructure and services may be secured where this would reasonably relate to a development, whilst the introduction of car club schemes or pool cars in larger developments may also contribute to reducing levels of private car ownership in the town (the need for car club provision in new developments will generally be informed by the agreed findings of a Travel Plan). Criterion <del>e-f</del> <u>e</u> of the policy would not be applied unreasonably if limited parts of a development were unavoidably slightly further than 400m from public transport. The inclusion of electric vehicle charging points in residential plots, employment and retail developments and commercial car parks <del>are</del> <u>is</u> also considered a sustainable measure that can help to reduce greenhouse gas emissions in line with the aims of the National Planning Policy Framework. The provision of charging points for electric vehicles within new developments should be made in accordance with the Suffolk Guidance for Parking (November 2015, amended May 2019).' | To correct grammatical error and criterion reference. |
| AM126 | 159 | Paragraph 9.22.1 | Amend paragraph 9.22.1 to read as follows:<br><br>'Ipswich has a strategic objective to improve accessibility ( <u>Plan Objective 6 and Policy CS5</u> ). This policy provides further requirements in terms of the quality and quantity of car and cycle parking provision. Standards for provision outside IP-   | To include Policy and Objective references.           |

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|       |     |                  | One will be as set out in the Suffolk Guidance for Parking (2019) and any subsequent document.'  |                                |
| AM127 | 161 | Paragraph 9.23.1 | <p>Amend paragraph 9.23.1 to read as follows:</p> <p>'The NPPF states <del>the</del><u>that</u> plans should include the use of minimum density standards for town centres and other locations that are well served by public transport. It also recommends that minimum density standards should be considered for other parts of the plan area that reflect the accessibility and potential of different areas. The three minimum density standards set out in the policy provide an appropriate balance of densities for different areas of Ipswich, based on their accessibility and surroundings, and will help to make efficient use of land in the town.'</p> | To correct grammatical error.  |
| AM128 | 161 | Paragraph 9.23.2 | <p>Amend paragraph 9.23.2 to read as follows:</p> <p>'Between 2001 and 2014 the main housing supply in Ipswich <del>has been</del><u>was</u> flats and as a result actual densities achieved <u>in</u> residential schemes in Ipswich <del>have been</del><u>were</u> high. Housing completions in Ipswich broadly followed the trend in England growing to a peak in 2007/8, followed by decline until 2012/13 and a recovery thereafter. The 2007/08 peak included large-scale flatted development at the Ipswich Waterfront. Densities are reported in the Council's annual Authority Monitoring Report.'</p>   | To correct grammatical errors. |
| AM129 | 164 | Paragraph 9.24.2 | <p>Amend paragraph 9.24.2 to read as follows:</p> <p>'For the purpose of this policy, community facilities include a range of social infrastructure that provides a service to the community. This may include:</p> <ul style="list-style-type: none"> <li>• <del>H</del>healthcare facilities;</li> <li>• places of worship;</li> <li>• meeting halls;</li> <li>• public houses;</li> <li>• post offices;</li> <li>• youth clubs;</li> <li>• education facilities; and police facilities.' </li></ul>   | To correct grammatical error.  |

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| AM130 | 168 | Paragraph 9.26.5 | <p>Amend paragraph 9.26.5 to read as follows:</p> <p>‘Advertisements should not become unduly dominant in the street scene, cause light pollution that disturbs residents at night, cause light pollution to wildlife habitats, or cause safety hazards to drivers. To achieve these aims, consideration should be given to the intensity of illumination, surface area to be illuminated and the positioning and colours of advertisements. The type and appearance of <u>an</u> illuminated signs should be sympathetic to the design of the building on which it is located. The method of illumination (internal, external, lettering, neon, etc.) should be determined by the design of the building. Illuminated signs, both internal and external, should not be flashing or intermittent.’</p> | To correct grammatical error.  |
| AM131 | 169 | Paragraph 9.26.6 | <p>Amend paragraph 9.26.6 to read as follows:</p> <p>‘Advertisements will not be considered acceptable where they impact upon public safety, including when they:</p> <ul style="list-style-type: none"> <li>• obstruct or impair sight lines to road users at junctions and corners;</li> <li>• reduce the effectiveness of a traffic sign or signal;</li> <li>• result in glare and dazzle or distract road users;</li> <li>• distract road users because of their unusual nature;</li> <li>• disrupt the free flow of pedestrian movement; or</li> <li>• endanger pedestrians <u>by</u> forcing them to step on to the road.’</li> </ul>  | To correct grammatical error.  |
| AM132 | 175 | POLICY DM28      | <p>Amend Policy DM28 to read as follows:</p> <p><b>‘The Council will support the retention and enhancement of existing facilities providing arts, cultural and tourism facilities, including visitor accommodation throughout the Borough. Alternative uses will only be considered where it can be demonstrated that the current use is either being satisfactorily relocated or is unviable or that the new use complements the arts, culture and tourism sectors and supports the vitality and viability of the town centre. Retail</b></p>   | To correct grammatical errors. |

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|       |     |                  | <p><b>development would need to satisfy policy DM32. In order to demonstrate that the current use is unviable, sufficient marketing evidence should be provided. Further information regarding the requirement of the marketing strategy are set out in appendix 6.</b></p> <p><b>New facilities for arts, culture or tourism including accommodation will be supported where they are focused within the town centre boundary or within the Waterfront area.</b></p> <p><b>Where new arts, culture and tourism facilities or visitor accommodation are proposed in locations outside the town centre or Waterfront, planning permission will only be granted in accordance with policy DM31.</b></p> <p><b>The Council will support the creation of a purpose built, multi-purpose space on the Waterfront which will be either a stand alone facility, or part of a mixed use development, capable of providing flexible conference and exhibition space.'</b></p>                      |                               |
| AM133 | 176 | Paragraph 9.28.5 | <p>Amend paragraph 9.28.5 to read as follows:</p> <p>'Policy CS4 identifies the Council's commitment to protecting and enhancing the Borough's heritage of built, historic and natural assets including listed buildings, museums, parks and gardens and the river corridor. The cultural activity associated with these assets provides a crucial link with the visitor economy and should therefore be maintained and enhanced to ensure that this offer remains attractive. Retaining and enhancing existing facilities will benefit heritage assets that are currently used for arts, cultural and tourism purposes, while new facilities could also be beneficial, provided they are appropriately designed and located. Core Strategy Review policy DM13 deals with heritage assets and conservation. The Council's Town Centre Master Plan (2012) identifies improved facilities for performance arts, arts, museums and heritage, public art and events as areas to support.'</p> | To correct grammatical error. |

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| AM134 | 177 | POLICY DM29 | <p>Amend Policy DM29 to read as follows:</p> <p><b>‘The eCouncil will encourage and support the sustainable growth of Ipswich’s evening and night-time economy which will contribute to the vitality of the town centre, subject to addressing the following considerations:</b></p> <ul style="list-style-type: none"> <li>• <b>The design of development and management arrangements particularly focusing on public safety, crime prevention and <u>the</u> reduction of anti-social behaviour;</b></li> <li>• <b>That there will be no significant individual or cumulative effect on the surrounding amenity and character of the area due to noise, litter, odour, severe traffic generation, parking, general disturbance or problems of disorder and nuisance;</b></li> <li>• <b>Arrangements for mitigating pollution including ventilation equipment, grease disposal, grease traps and noise insulation are provided in a way that minimises visual and environmental impact;</b></li> <li>• <b>Access requirements for people of all ages and abilities are provided;</b></li> </ul> <p><b>and</b></p> <ul style="list-style-type: none"> <li>• <b>The day time use does not detract from the character and amenity of the surrounding area, shops and services, particularly through the creation of an active ground floor street frontage.</b></li> </ul> <p><b>Development proposals will not be permitted in locations where they exacerbate existing problems when considered against the criteria set out above.’</b></p> | To correct grammatical error. |
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| AM135 | 177 | Paragraph 9.29.2 | <p>Amend paragraph 9.29.2 to read as follows:</p> <p>‘The promotion of an evening and night- time economy in Ipswich needs to be appropriately managed to- ensure that community safety is protected and anti-social behaviour is not increased. Proposals should be sited in appropriate locations, and should consider the cumulative impact on the character and function of the town centre, crime and local amenity.’</p>  | To correct typographical error. |
| AM136 | 177 | Paragraph 9.29.3 | <p>Amend paragraph 9.29.3 to read as follows:</p> <p>‘In some town centre locations, the clustering of evening and night-time uses has led to an adverse impact on local amenity. Proposals which exacerbate existing problems, such as anti-social behaviour, will be resisted by the €Council.’</p>   | To correct grammatical error.   |
| AM137 | 179 | Paragraph 9.30.3 | <p>Amend paragraph 9.30.3 to read as follows:</p> <p>‘The Local Centres tend to contain fewer units <del>that</del> <u>than</u> the District Centres and offer a more limited diversity of uses. However, they remain an important facility for meeting people’s every day needs.’</p>  | To correct grammatical error.   |
| AM138 | 180 | Paragraph 9.30.6 | <p>Amend paragraph 9.30.6 to read as follows:</p> <p>‘Zonal maps for each District Centre to support community facilities within a 400m straight-line distance, are defined on Plan 1. Local Centres are also defined on Plan 1.’</p>   | To correct grammatical error.   |
| AM139 | 180 | Paragraph 9.30.7 | <p>Amend paragraph 9.30.7 to read as follows:</p> <p>‘As an indication of appropriate scale, the Council expects <u>that</u> additional food stores in District and Local Centres should not exceed 1,500 sq. m. net. This is to ensure the development is of a scale appropriate to serve the centre and not the town as a whole, which could in effect divert retail away from the town centre. The applicant should also demonstrate that it can meet the requirements as set out in the NPPF, which covers the following points:</p> <p>a. that the development is of an appropriate scale;</p> | To correct grammatical error.   |

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|       |     |                  | <p>b. that there are no more central sites for the development;<br/> c. that there are no unacceptable impacts on existing centres; and<br/> d. that locations are accessible.’</p>  |  |
| AM140 | 181 | Paragraph 9.31.1 | <p>Amend paragraph 9.31.1 to read as follows:</p> <p>‘The National Planning Policy Framework (NPPF) defines a town centre as an area defined on the policies map, which includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. The main town centre uses are defined in the following paragraph. In the Ipswich Local Plan, the primary shopping area consists of the Primary and Secondary Shopping Frontage-Zones (see policy DM27).’</p>   | To correct terminology.  |
| AM141 | 181 | Paragraph 9.31.2 | <p>Amend paragraph 9.31.2 to read as follows:</p> <p>‘This policy reflects the NPPF, which identifies the <u>following</u> main uses appropriate to a town centre <del>as</del>: retail (including warehouse clubs and factory outlet centres); leisure (such as dance halls), entertainment facilities, <u>and</u> intensive sports and recreation facilities such as cinemas, restaurants, bars, night clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls; offices; and arts, culture and tourism including theatres, museums, galleries, concert halls, hotels and conference facilities. In addition, living is encouraged within town centres, to improve vitality and viability outside business hours and enable sustainable lifestyles.’</p> | To correct grammatical error and to ensure the Plan is factually up to date. |
| AM142 | 182 | Paragraph 9.32.3 | <p>Amend paragraph 9.32.3 to read as follows:</p> <p>‘Listed below are items which the Council considers to be bulky goods:</p> <ul style="list-style-type: none"> <li>• domestic household electrical;</li> <li>• audio-visual equipment (including radio, TV, Hi-Fi, and computer goods);</li> <li>• furniture, lighting, carpets and floor covering;</li> </ul>   | To make a non-material clarification.  |

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|       |     |                  | <ul style="list-style-type: none"> <li>• hardware and DIY goods;</li> <li>• garden centre goods and garden furniture;</li> <li>• <del>builders merchants</del> <u>building supplies</u>;</li> <li>• automotive products and accessories together with associated fitting;</li> <li>• caravans boats and boat equipment;</li> <li>• cycles, cycle products and accessories;</li> <li>• camping equipment;</li> <li>• pets and pet supplies;</li> <li>• furnishing fabrics and curtains; and</li> <li>• blinds and poles.</li> </ul> <p>Items such as clothing, footwear and food are not considered to be bulky goods.'</p>   |                               |
| AM143 | 183 | Paragraph 9.32.8 | <p>Amend paragraph 9.32.8 to read as follows:</p> <p>'The sequential approach to the consideration of retail proposals will be applied as follows:</p> <ul style="list-style-type: none"> <li>• firstly, to consider whether there are sites available in the Primary Shopping Area, comprising Primary and Secondary Shopping <del>Frontage</del> Zones, and in the District and Local Centres only where the scale of the proposed development is appropriate to the catchment areas the centres serve;</li> <li>• secondly, to consider sites in edge of centre locations as defined in the NPPF; and</li> <li>• thirdly, to consider sites in out of centre locations.' </li></ul> | To correct terminology.       |
| AM144 | 186 | Policy DM34      | Amend Policy DM34 to read as follows:  | To correct grammatical error. |

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|       |     |                | <p><b>'The Council recognises the importance of high quality and reliable communications in the delivery of a vibrant local economy and for the contribution they can make to the environment by reducing the need to travel.</b></p> <p><b>a. On sites of more than 10 new residential units and on other non-residential development, proposals must allow for the provision of the infrastructure for the most up to date digital communications technology in order to allow connection to that network. This infrastructure should be provided on an open access basis that will allow for the future provision of “ultrafast broadband”, “Full fibre” solutions or any other technology as and when they are made available.</b></p> <p><b>b. Proposals for the expansion of electronic communications networks, including next generation mobile technology (such as 5G) will be supported, where they preserve the historic environment and do not harm the appearance of the street scene.'</b></p> |                            |
| AM145 | 188 | Paragraph 10.1 | <p>Amend paragraph 10.1 to read as follows:</p> <p>'A key element of the <del>Core Strategy, as well as the Local Plan in general</del>, is the need to set out clear mechanisms and targets for delivery. This chapter focuses on the implementation component of this, with Chapter 11 focusing on <del>actual</del> Plan targets and Chapter 12 on monitoring and review issues.'</p>   | To ensure factual accuracy |
| AM146 | 188 | Paragraph 10.4 | <p>Amend paragraph 10.4 to read as follows:</p> <p>'The Council will work with the New Anglia Local Enterprise Partnership, Suffolk County Council, and Suffolk districts, particularly within the Ipswich Strategic Planning Area to deliver the employment and housing growth set out in this</p>  | To correct terminology.    |

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|       |     |                 | strategy. The Ipswich Strategic Policy Area Board, which comprises <del>C</del> councillors and <del>O</del> officers from the five Ipswich Strategic Planning Area authorities, was set up in 2007. <u>It is now called the Ipswich Strategic Planning Area Board and its purpose is to ensure the local authorities work together to deliver the vision for the Ipswich Strategic Planning Area. This Board continues to be an important delivery mechanism for the Ipswich Strategic Planning Area.'</u>   |   |
| AM147 | 189 | Paragraph 10.10 | Amend paragraph 10.10 to read as follows:<br><br>'The costs shown in Table 8A are indicative and may change Costs <del>may</del> have been <del>estimated</del> <u>calculated in conjunction with Suffolk County Council</u> on a per household or number of additional residents basis. <u>These figures are outlined in the Council's Infrastructure Delivery Plan 2020.'</u>   | To make a non-material clarification and ensure the Plan is factually up to date. |
| AM148 | 208 | Objective 3     | Amend objective 3 to read as follows:<br><br>'Objective 3 The development of the Borough should be focused primarily within the central Ipswich 'IP-One' <del>a</del> Area, Ipswich Garden Suburb, the Northern end of Humber Doucy Lane and within and adjacent to identified district centres (these areas are identified on the key diagram).'   | To capitalise the A in IP-One Area.   |
| AM149 | 212 | Paragraph 12.1  | Amend paragraph 12.1 to read as follows:<br><br>'The Local Plan Authority Monitoring Report will review the progress of these arrangements as well as progress on delivering the major projects and infrastructure requirements outlined in Chapter 10, and performance against the targets set out in Chapter 11. Intelligence is drawn from a number of Council functions including strategic housing, economic development and environmental health and equally, feeds into other corporate strategies such as the Air Quality Strategy and the Strategic Housing Strategy. Delivery of housing and jobs within the Ipswich Strategic Planning Area will be monitored through a joint monitoring process with other relevant authorities.' | To correct grammatical error.   |

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| AM150 | 214 -<br>215 | APPENDIX 1 | <p>Delete appendix 1 in its entirety as follows:</p> <p><del><b>'A LIST OF POLICIES INCLUDED IN THIS DOCUMENT</b></del></p> <p><del><b>PART B: The Strategy</b></del></p> <p><del><b>Strategic Spatial Approach</b></del></p> <p><del>Policy ISPA1— Growth in the Ipswich Strategic Planning Area</del></p> <p><del>Policy ISPA2— Strategic Infrastructure Priorities</del></p> <p><del>Policy ISPA3— Cross boundary Mitigation of Effects on Protected Habitats and Species</del></p> <p><del>Policy ISPA4— Cross boundary Working to Deliver Sites</del></p> <p><del>Policy CS1:— Sustainable Development</del></p> <p><del>Policy CS2:— The Location and Nature of Development</del></p> <p><del>Policy CS3:— IP One Area Action Plan</del></p> <p><del>Policy CS4:— Protecting our Assets</del></p> <p><del>Policy CS5:— Improving Accessibility</del></p> <p><del>Policy CS6: The Ipswich Policy Area (Policy deleted)</del></p> <p><del><b>Live</b></del></p> <p><del>Policy CS7:— The Amount of New Housing Required</del></p> <p><del>Policy CS8:— Housing Type and Tenure</del></p> <p><del>Policy CS10:— Ipswich Garden Suburb</del></p> <p><del>Policy CS11:— Gypsy and Traveller Accommodation</del></p> <p><del>Policy CS12:— Affordable Housing</del></p> <p><del><b>Work</b></del></p> <p><del>Policy CS13:— Planning for Jobs Growth</del></p> | <p>To avoid duplication as list of policies to be transferred into the contents page for ease of reference.</p> |
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|  |  | <p><del>Policy CS14: Retail Development and Main Town Centre Uses</del></p> <p><b>Learn</b></p> <p><del>Policy CS15: Education Provision</del></p> <p><b>Play</b></p> <p><del>Policy CS16: Green Infrastructure, Sport and Recreation</del></p> <p><b>Infrastructure</b></p> <p><del>Policy CS17: Delivering Infrastructure</del></p> <p><del>Policy CS18: Strategic Flood Defence</del></p> <p><del>Policy CS19: Provision of Health Services</del></p> <p><del>Policy CS20: Key Transport Proposals</del></p> <p><b>PART C: Development Management Policies</b></p> <p><del>Policy DM1: Sustainable Construction</del></p> <p><del>Policy DM2: Decentralised Renewable or Low Carbon Energy</del></p> <p><del>Policy DM3: Air Quality (new)</del></p> <p><del>Policy DM4: Development and Flood Risk</del></p> <p><del>Policy DM5: Protection of Open Spaces, Sports and Recreation</del></p> <p><del>Policy DM6: Provision of New Open Spaces, Sports and Recreation Facilities</del></p> <p><del>Policy DM7: Provision of Private Outdoor Amenity Space in New and Existing Developments</del></p> <p><del>Policy DM8: The Natural Environment</del></p> <p><del>Policy DM9: Protection of Trees and Hedgerows</del></p> |  |
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|  |  | <p> <del>Policy DM10: Green Corridors</del><br/> <del>Policy DM11: Countryside</del><br/> <del>Policy DM12: Design and Character</del><br/> <del>Policy DM13: Built Heritage and Conservation</del><br/> <del>Policy DM14: Archaeology (divided out)</del><br/> <del>Policy DM15: Tall Buildings</del><br/> <del>Policy DM16: Extensions to Dwellings and Provision of Ancillary Buildings</del><br/> <del>Policy DM17: Small Scale Infill and Backland Residential Developments</del><br/> <del>Policy DM18: Amenity</del><br/> <del>Policy DM19: The Subdivision of Family Dwellings</del><br/> <del>Policy DM20: Houses in Multiple Occupation</del><br/> <del>Policy DM21: Transport and Access in New Developments</del><br/> <del>Policy DM22: Car and Cycle Parking in New Development</del><br/> <del>Policy DM23: The Density of Residential Development</del><br/> <del>Policy DM24: Protection and Provision of Community Facilities</del><br/> <del>Policy DM25: Shopfront Design (new)</del><br/> <del>Policy DM26: Advertisement (new)</del><br/> <del>Policy DM27: The Central Shopping Area</del><br/> <del>Policy DM28: Arts, Culture and Tourism</del><br/> <del>Policy DM29: The Evening and Night time Economy (new)</del><br/> <del>Policy DM30: District and Local Centres</del><br/> <del>Policy DM31: Town Centre Uses Outside the Central Shopping Area</del><br/> <del>Policy DM32: Retail Proposals Outside Defined Centres</del><br/> <del>Policy DM33: Protection of Employment Land</del><br/> <del>Policy DM34: Delivery and Expansion of Digital Communications Networks (new)</del> </p> <p><b>Deleted policies</b></p> |  |
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|       |     |            | <p>The following policies have been deleted and material incorporated into other policies as appropriate:</p> <p><del>Buildings and Structures of Townscape Interest</del><br/> <del>Non-residential Uses in Residential Areas'</del></p>  |                                 |
| AM151 | 216 | APPENDIX 2 | <p>Amend appendix 2 to read as follows:</p> <p>'The list below sets out some of the community facilities that the Council considers are appropriate in or within 400m straight-line distance of the District and Local Centres, provided certain criteria are met.</p> <ul style="list-style-type: none"> <li>• Health Facilities including doctors surgeries and dentists;</li> <li>• Education facilities including schools, nurseries, crèches and lifelong learning;</li> <li>• Parks / open spaces and play facilities;</li> <li>• Community meeting places or drop in centres;</li> <li>• Libraries;</li> <li>• Local service providers (e.g. local authority offices and police facilities);</li> <li>• Places of Worship;</li> <li>• Housing for people with special needs;</li> <li>• Vets.' </li></ul> | To correct a grammatical error. |
| AM152 | 217 | APPENDIX 3 | <p>Amend appendix 3 to read as follows:</p> <p><b>'ACTIVITIES OR SERVICES RELEVANT TO EACH PLANNING STANDARD CHARGE HEADING</b></p> <p>The broad categories of infrastructure to be included in the standard charge are as follows. This does not constitute a precursor to a CIL Regulation 123 List.</p> <p><b>Highways and Transport</b></p>  | To ensure correct terminology.  |

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|  |  |  | <ul style="list-style-type: none"> <li>• Highway infrastructure</li> <li>• Public Transport</li> <li>• Transport/travel information</li> <li>• Pedestrian/cycle routes including public rights of way</li> <li>• Cycling facilities</li> <li>• Parking</li> <li>• Park and Ride</li> <li>• Street Lighting</li> <li>• Pedestrian facilities</li> <li>• Street scene improvements</li> <li>• Signing</li> <li>• Traffic calming</li> </ul> <p><b>Childcare, Early Years and Education</b></p> <ul style="list-style-type: none"> <li>• Nurseries and pre-school</li> <li>• Schools</li> <li>• Adult Education</li> <li>• The University of Suffolk</li> <li>• Suffolk New College</li> </ul> <p><b>Health and Emergency Services</b></p> <ul style="list-style-type: none"> <li>• Health Facilities including acute and general healthcare requirements</li> <li>• Social Care/Day care</li> <li>• Public health and prevention</li> <li>• Fire</li> <li>• Ambulance</li> <li>• Police</li> </ul> <p><b>Environment and Conservation</b></p> <ul style="list-style-type: none"> <li>• Public Realm Improvements</li> <li>• Waste Management</li> <li>• Recycling</li> <li>• Refuse collection and disposal</li> <li>• Sustainable Urban Drainage Systems</li> <li>• Flood Risk</li> <li>• Flood defence</li> <li>• Air Quality</li> </ul> |  |
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|  |  |  | <ul style="list-style-type: none"> <li>● Archaeological Remains</li> <li>● Historic Buildings</li> <li>● Conservation Area Improvements</li> <li>● Nature Conservation</li> <li>● Historic Parks restoration</li> </ul> <p><b>Community and Cultural Facilities</b></p> <ul style="list-style-type: none"> <li>● Safer Neighbourhood Teams and policing</li> <li>● Street Lighting</li> <li>● CCTV</li> <li>● Libraries</li> <li>● Cemeteries and crematoria</li> <li>● Community Buildings</li> <li>● Community Projects</li> <li>● Youth facilities (not picked up under sport and recreation)</li> <li>● Voluntary Sector Groups and Initiatives</li> <li>● Places of worship</li> <li>● Children’s services</li> <li>● Older people’s services</li> </ul> <p><b>Sport and Recreation</b></p> <ul style="list-style-type: none"> <li>● Parks and gardens</li> <li>● Amenity greenspace</li> <li>● Children’s Play Space</li> <li>● Facilities for young people</li> <li>● Outdoor Playing Pitches</li> <li>● Indoor Sports Facilities</li> <li>● Outdoor Sports Facilities</li> <li>● Allotments</li> <li>● River Corridor and other green corridor Improvements</li> <li>● Natural and semi natural greenspace including woodlands and country parks</li> <li>● Civic spaces</li> </ul> <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>● Inward Investment</li> <li>● Business support services</li> </ul> |  |
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|       |     |   | <ul style="list-style-type: none"> <li>• Skills training</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• Super-fast broadband</li> <li>• Telephone</li> <li>• Gas</li> <li>• Electricity</li> <li>• Water – potable and wastewater supply’</li> </ul>  |   |
| AM153 | 220 | APPENDIX 5<br><br>Appropriate Assessment            | <p>Amend entry ‘Appropriate Assessment’ in glossary to read as follows:</p> <p>‘An appropriate assessment, also known as a <del>h</del>Habitats <del>r</del>Regulations <del>a</del>Assessment (HRA), is the process of considering emerging policies against the <del>h</del>Habitats <del>e</del>Directive.’</p>   | To correct a grammatical errors and ensure correct terminology. |
| AM154 | 220 | APPENDIX 5<br><br>Area of Archaeological Importance | <p>Amend entry ‘Area of Archaeological Importance’ in glossary to read as follows:</p> <p>‘The Area of Archaeological Importance is a defined area where there is suggested to be significant known or a high potential for complex and sensitive archaeological deposits. It is based upon available evidence of buried archaeology, historic maps and information, standing structures and visual elements of the historic landscape. Within the <del>L</del>ocal <del>P</del>lan context, it is intended to alert applicants and planning officers to the likely requirements for archaeological investigation, protection and recording to be placed on development, on potentially even the smallest scale below-ground works.’</p> | To correct a grammatical error.                                 |
| AM155 | 220 | APPENDIX 5<br><br>Air Quality Management Areas      | <p>Format spacing to move title in line with text for ‘Air Quality Management Areas’ entry in glossary.</p>  | To correct a typographical error.                               |

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| AM156 | 223 | APPENDIX 5<br><br>European Sites                                 | Amend entry 'European Sites' in glossary to read as follows:<br><br>'This includes Special Areas of Conservation, <del>Sites of Community Importance, Special Areas of Conservation</del> and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended).'   | To ensure the correct terminology is used and the Plan is factually up to date. |
| AM157 | 224 | APPENDIX 5<br><br>Gypsies and Travellers                         | Amend entry 'Gypsies and Travellers' in glossary to read as follows:<br><br>'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. In determining whether persons are 'gypsies and travellers' for the purposes of policy CS11, consideration should be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life, b) the reasons for ceasing their nomadic habit of life, <u>and</u> c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.' | To correct grammatical errors.  |
| AM158 | 226 | APPENDIX 5<br><br>Open space, sport, and recreational facilities | Re-format table and amend entry title for 'Open space, sport, and recreational facilities' in glossary to read as follows:<br><br>'Open space, sport, and recreational facilities'   | To correct a typographical error and ensure correct terminology.                |
| AM159 | 226 | APPENDIX 5   | Move title in line with text.  | To correct a typographical error.   |

|       |     | Objectively Assessed Need                   |   |  |
|-------|-----|---|---|--|
| AM160 | 226 | APPENDIX 5<br><br>Planning Policy Statement | Amend entry 'Planning Policy Statement' in glossary to read as follows:<br><br>'Government documents that were replacing PPGs and were designed to separate policy from wider guidance issues. These have <u>been</u> replaced by the NPPF.'  | To correct a grammatical error.                                |
| AM161 | 226 | APPENDIX 5<br><br>Policies Map              | Amend entry 'Policies Map' in glossary to read as follows:<br><br>'An obligatory component of a <u>L</u> ocal <u>P</u> lan showing the location of proposals in the plan on an Ordnance Survey base map for new development plan documents. These were previously referred to as a Proposals Map.'  | To correct grammatical errors.                                 |
| AM162 | 227 | APPENDIX 5<br><br>Primary Zone              | Amend entry 'Primary Zone' in glossary to read as follows:<br><br>'Primary <u>Shopping</u> Zone The Primary <u>Shopping</u> <u>z</u> Zone is a group of shops within the Primary Shopping Area which collectively form the core of the Central Shopping Area. This group is likely to include the highest proportion of retail uses.'   | To correct a grammatical error and ensure correct terminology. |
| AM163 | 227 | APPENDIX 5<br><br>Proposals Map             | Amend entry 'Proposals Map' in glossary to read as follows:<br><br>' <del>An obligatory component of a local plan showing the location of proposals in the plan on an Ordnance Survey base map. The Ipswich Local Plan (1997) and the Core Strategy and Policies DPD (2011) both have a Proposals Map. The Government now refers to new-Proposals Maps as Policies Maps (see separate entry).</del> ' | To ensure correct terminology.                                 |
| AM164 | 227 | APPENDIX 5<br><br>Regeneration              | Amend entry 'Regeneration' in glossary to read as follows:<br><br>'Renewal, <u>r</u> ehabilitation of former derelict or under used sites.'   | To correct a grammatical error.                                |
| AM165 | 228 | APPENDIX 5                                  | Amend entry 'Scheduled Monument Consent' in glossary to read as follows:  | To correct a grammatical error.                                |

|                      |                     |   |   |  |                     |                   |  |           |   |  |
|----------------------|---------------------|---|---|--|---------------------|-------------------|--|-----------|---|--|
|                      |                     | Scheduled Monument Consent  | <p>'Monument Consent is a legal requirement under Ancient Monuments and Archaeological Areas Act 1979 (as amended) for any works which might affect a monument either above or below ground level. It is granted by the Secretary of State for Digital, Culture, Media and Sport, on advice from Historic England, who administer the SMC application process on behalf of the SoS. The types of works that require SMC are specified under Section 2 of the 1979 Act. SMC is required regardless of whether or not planning permission is needed or has been obtained. It cannot be given retrospectively and undertaking works before consent has been given is a criminal offence. Metal detecting or geophysical survey on a scheduled monument is also illegal without a licence from Historic England.'</p> |  |                     |                   |  |           |   |  |
| AM166                | 228                 | APPENDIX 5<br><br>Secondary Zone  | <p>Amend entry 'Secondary Zone' in glossary to read as follows:</p> <p>'Secondary <u>Shopping</u> Zone Secondary <u>Shopping</u> Zones are groups of shops within a defined shopping centre (e.g. the Central Shopping Area) where there is more opportunity for a diversity of uses than in the <u>Primary Shopping</u> Zone.'</p>   | To correct a grammatical error and ensure correct terminology. |                     |                   |  |           |   |  |
| AM167                | 228                 | Appendix 5  | <p>Amend the definition of Soundness to read as follows:</p> <table border="0"> <tr> <td style="vertical-align: top;"><b>'Abbreviation</b></td> <td style="vertical-align: top;"><b>Term in full</b></td> <td style="vertical-align: top;"><b>Definition</b></td> </tr> <tr> <td></td> <td>Soundness</td> <td> <p>Soundness is <u>defined through paragraph 35 of the NPPF. It means: founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.</u></p> <p><u>a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs19; and is</u></p> </td> </tr> </table>                 | <b>'Abbreviation</b>   | <b>Term in full</b> | <b>Definition</b> |  | Soundness | <p>Soundness is <u>defined through paragraph 35 of the NPPF. It means: founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.</u></p> <p><u>a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs19; and is</u></p> | To ensure the Plan is consistent with national policy. |
| <b>'Abbreviation</b> | <b>Term in full</b> | <b>Definition</b>   |   |  |                     |                   |  |           |   |  |
|                      | Soundness           | <p>Soundness is <u>defined through paragraph 35 of the NPPF. It means: founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.</u></p> <p><u>a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs19; and is</u></p> |   |  |                     |                   |  |           |   |  |

|       |     |   |   |  |
|-------|-----|---|---|--|
|       |     |   | <p><u>informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;</u></p> <p><u>b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;</u></p> <p><u>c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and</u></p> <p><u>d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.</u></p> |  |
| AM168 | 229 | APPENDIX 5<br><br>Specialist Zone                 | <p>Amend entry ‘Specialist Zone’ in glossary to read as follows:</p> <p>‘Specialist <u>Shopping</u> Zone Specialist <u>Shopping</u> <del>z</del>Zones are groups of shops within a defined shopping centre (e.g. where there is the greatest diversity of uses, particularly including food and drink uses, alongside clusters of specialist retailers).’</p>   | To correct a grammatical error and ensure correct terminology. |
| AM169 | 229 | APPENDIX 5<br><br>Supplementary Planning Document | <p>Amend entry ‘Supplementary Planning Document’ in glossary to read as follows:</p> <p>‘A local development document that provides further detail of policies in the development plan documents or of saved <u>L</u>ocal <u>P</u>lan policies. They do not have development plan status.’</p>  | To correct a grammatical error.                                |
| AM170 | 229 | APPENDIX 5  | Amend entry ‘Supplementary Planning Guidance’ in glossary to read as follows:   | To correct a grammatical error.                                |

|       |     |   |   |   |
|-------|-----|---|---|---|
|       |     | Supplementary Planning Guidance         | 'Providing additional guidance expanding policies in a Local Plan. SPGs will remain relevant where they are linked to saved policies but will ultimately be replaced by supplementary planning documents.'  |   |
| AM171 | 230 | APPENDIX 5<br><br>Travel Plans          | Move title in line with text  | To correct a typographical error.                     |
| AM172 | 230 | APPENDIX 5<br><br>Travelling Showpeople | Amend entry 'Supplementary Planning Guidance' in glossary to read as follows:<br><br>'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.' | To correct a grammatical error.                       |
| AM173 | 230 | APPENDIX 5<br><br>Urban fringe          | Insert space above entry 'Urban Fringe' to separate from previous entry.  | To correct a typographical error.                     |
| AM174 | 232 | APPENDIX 6<br><br>Paragraph 1.3         | Amend paragraph 1.3 of appendix 6 to read as follows:<br><br>'This Strategy forms a part of the <del>Draft</del> Ipswich Local Plan Review 2018- <del>2036</del> and is cross-referenced in policies DM24 (Protection and Provision of Community Facilities), DM29 (District and Local Centres) and DM33 (Protection of Employment Land).'  | To correct a grammatical error.                       |
| AM175 | 232 | APPENDIX 6<br><br>Paragraph 2.          | Indent title in line with text and retitle as follows:<br><br>'Marketing Requirements <u>Evidence to demonstrate unviability of a community/tourism/arts or cultural use.</u>   | To correct a typographical error and ensure accuracy. |
| AM176 | 232 | APPENDIX 6                              | Amend paragraph 2.1 of appendix 6 to read as follows:   | To correct a typographical error.                     |

|  |  |               |  |  |
|--|--|---------------|--|--|
|  |  | Paragraph 2.1 | 'Developers are advised to discuss marketing arrangements prior to advertising, to ensure there is a clear strategy and that it meets Council expectations and avoids delays in the planning process (e.g. having to repeat the process).' |  |
|--|--|---------------|--|--|

# **Appendix 1 – Revised Contents Page**

## Contents

Page number (to be updated upon adoption)

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Chapter 4 – The Duty to Co-operate

Chapter 5 – Ipswich - The Place

### **PART B – The Strategy**

Chapter 6 – Vision and Objectives

Chapter 7 – Key Diagram

Chapter 8 – The Spatial Strategy

- Ipswich Strategic Planning Area
  - Policy ISPA1 - Growth in the Ipswich Strategic Planning Area
  - Policy ISPA2 - Strategic Infrastructure Priorities
  - Policy ISPA3 - Cross-boundary Mitigation of Effects on Protected Habitats and Species
  - Policy ISPA4 - Cross-boundary Working to Deliver Sites
- Spatial approach

- Policy CS1 - Sustainable Development
- Policy CS2 - The Location and Nature of Development
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  - Policy CS11 - Gypsy and Traveller Accommodation
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- Learn
  - Policy CS15 - Education Provision
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- Policy DM6: Provision of New Open Spaces, Sports and Recreation Facilities
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## **PART D – Implementation, Targets, Monitoring and Review**

Chapter 10 – Implementation

Chapter 11 – ~~Key targets associated with art B~~ Strategic Local Plan Objectives, Indicators and Targets

Chapter 12 – Monitoring and Review

## **PART E – Appendices**

The Appendices included within this report are:

~~Appendix 1 – A list of policies contained in this document~~

Appendix 2 – Community Facilities in District and Local Centres

Appendix 3 – Activities or services relevant to each Planning Standard Charge Heading

Appendix 4 – Ipswich Standards for the Provision of Open Space, Sport and  
Recreation Facilities

Appendix 5 – Glossary

Appendix 6 – Marketing Requirements Marketing Requirements Evidence to demonstrate unviability of a community/tourism/arts or cultural use.

Appendix 7 – DM27 Central Shopping Area Maps

Appendix 8 – Heritage Statement Guidance

Appendix 9 – Housing Trajectory at April 2020