



**IPSWICH BOROUGH COUNCIL LOCAL PLAN**

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

The Post-Submission Additional Modifications are published for information. They are minor factual updates and corrections that do not affect the soundness of the plan.

Key to the Post-Submission Modifications:

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

Proposed additional text is shown as underlined. Proposed deleted text is shown as ~~struck through~~. Where unchanged text is included, it is to aid clarity only.

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

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

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

<b>Mod. No.</b>	<b>Pg.</b>	<b>Policy / Para.</b>	<b>Proposed Modification</b>	<b>Reason</b>
CSR AM1	0	Cover, title page	<i>Update to reflect the stage the plan has reached:</i>  <b>PROPOSED SUBMISSION CORE STRATEGY AND POLICIES</b>	For accuracy

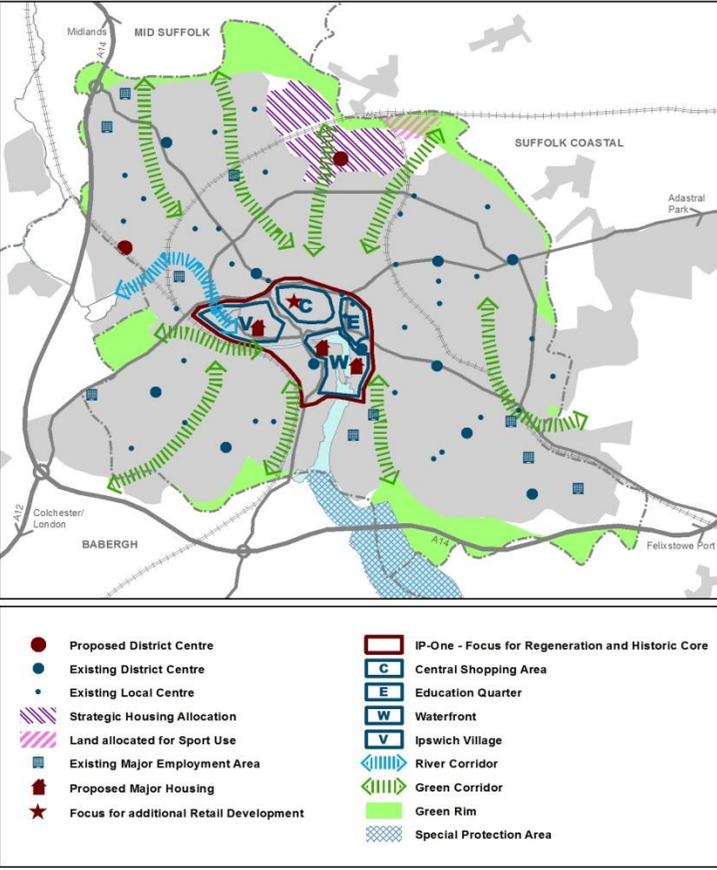
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason
			<p>DEVELOPMENT PLAN DOCUMENT REVIEW - <u>POST-SUBMISSION MODIFICATIONS</u></p> <p><del>NOVEMBER 2014</del> <u>OCTOBER 2016</u></p>	
CSR AM2	1	Foreword	<p><i>Update to reflect the stage the plan has reached:</i></p> <p><b>PROPOSED SUBMISSION CORE STRATEGY AND POLICIES DEVELOPMENT PLAN DOCUMENT REVIEW - <u>POST-SUBMISSION MODIFICATIONS</u></b></p> <p>We would welcome any comments you might have on <u>the Post-Submission Main Modifications</u> to this document. Please would you ensure that your comments are received by the Council by <del>5pm on Thursday 5<sup>th</sup> March 2015</del> <u>11.45pm on Thursday 1<sup>st</sup> December 2016</u> at the latest? Comments received after this date will not be considered.</p> <p><i>Councillor Carole Jones</i></p> <p>Portfolio Holder for <del>Economic Development and Planning Development</del></p> <p><del>November 2014</del> <u>October 2016</u></p>	For accuracy
CSR AM3	6	2.1	<p><i>Delete typing error:</i></p> <p>2.1 The current development planning system is established through the Planning and Compulsory Purchase Act 2004 and subsequent amendments, such as the Localism Act 2011 which introduced neighbourhood plans. The national approach to planning policy matters is set out principally in the National Planning Policy Framework (NPPF)→, but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites....</p>	For clarity
CSR AM4	7	Diagram 2	<p><i>Update Diagram 2 in relation to supplementary planning documents:</i></p> <p>Urban Character Study SPD (2 <u>3</u>parts)</p>	For accuracy – two parts of the Urban

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			<u>Shop Front Design Guide SPD</u>	Character SPD have been adopted and one remains to be prepared; the Shop Front Design Guide SPD was adopted in July 2016
CSR AM5	12	5.9	<i>Amend number of conservation areas in table:</i>  603 listed buildings, 10 scheduled monuments, 44-15 conservation areas and 3 registered parks, gardens and cemeteries	A new conservation area has been designated at Marlborough Road
CSR AM6	13	5.11, 5.16	<i>Update references to the University of Suffolk:</i>  5.11 <b>Ipswich Waterfront</b> in the 19 <sup>th</sup> 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 <u>the University of Campus 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.  5.16 A particularly exciting development for Ipswich was the establishment in September 2007 of a new <b>Education Quarter</b> for the University Campus Suffolk, established on and closely related to the Waterfront. This area is the focus of more than £150m investment which has brought a brand new campus to the centre of Ipswich in an innovative partnership between the University of Essex and University of East Anglia. Its landmark building on the Waterfront opened in 2008 followed by Athena Hall, a student accommodation block in 2010 and the James Hehir building in 2011. <u>In August 2016 the University gained independence as the University of Suffolk.</u>	To reflect its new status as the University of Suffolk
CSR AM7	18	6.7 Vision	<i>Amend clause a. of the vision to refer to conservation; clause f. to reflect the changes made to Futura Park through policies CS13 and DM25; and clause g to update the University's title:</i>	To reflect the National

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			<p>a. There will be more people living and working in <u>an appropriately conserved and enhanced</u> historic Ipswich town centre, which will be the focus for much of the new <del>development</del> <u>sustainable growth</u> including the continued development at the Ipswich Waterfront.</p> <p>f. As well as the concentration of jobs in the town centre, there will be new employment development at sites around the Borough including <del>a strategic employment site at Futura Park, together with</del> the continued development of existing employment areas distributed across the town.</p> <p>g. <u>The University of Campus</u> Suffolk will have continued its planned growth, to complete the new campus at the Waterfront and the adjacent Education Quarter.</p>	Planning Policy Framework (NPPF) para. 126; to reflect changes made elsewhere in the plan; and reflect the University's new status
CSR AM8	19	6.8, Objective 3	<p><i>Amend Objective 3 housing figure and affordable housing requirement for Ipswich Garden Suburb:</i></p> <p>3. At least (a) <u>9,777</u> <del>13,550</del> new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with <del>at least 31% 35%</del> at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) <del>approximately in the region of</del> 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.</p>	To ensure consistency with policies CS7, CS10 and CS12
CSR AM9	19	6.8, Objective 5	<p><i>Amend Objective 5 to delete omitted clause about Futura Park strategic employment site and correct reference to the University of Suffolk:</i></p> <p>5. Opportunities shall be provided to improve strategic facilities in Ipswich by:</p> <ul style="list-style-type: none"> <li>- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;</li> <li><del>— Ensuring a new strategic employment site at Futura Park continues to be developed;</del></li> <li>- Extending the strategic greenspace, ecological network and canopy cover; and</li> <li>- Continuing to support the development of <u>the University of Campus</u> Suffolk and Suffolk New College.</li> </ul>	To ensure that consistency with policy CS13 and to reflect the new status of the University of Suffolk
CSR	21	6.15	<i>Correction to 6.15:</i>	To correct an

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason
AM10			6.15 There is in place an agreed Ipswich Flood Defence Management Strategy and work <del>begun</del> <u>begin</u> in December 2008 to replace and raise the height of the floodgates in the Wet Dock lock. There is reasonable certainty that the Strategy will be implemented in full (it has DEFRA agreement) and it is anticipated that this will be achieved by 2017 (policy CS18).	error
CSR AM11	21	6.18 and following new paragraph	<p><i>Amend 6.18 to refer to the retail site allocation, and both to refer to the University of Suffolk:</i></p> <p>6.18 Ipswich is a Key Centre for Development and Change and a regional town centre. Through the Local Plan, the Council will:</p> <ul style="list-style-type: none"> <li>Extend the Central Shopping Area boundary to provide for improved retail offer (<del>a site</del> <u>sites</u> for new retail development <del>will be identified in</del> <u>is allocated through</u> the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document;</li> <li>Extend the town centre boundary and identify within it employment areas and sites for offices, hotels, and commercial leisure uses (again, sites will be identified in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document);</li> <li>Support the completion of the University of <del>Campus</del> Suffolk and Suffolk New College, e.g. by protecting the Education Quarter land and buildings for linked uses; and</li> <li>Support cultural facilities in the centre.</li> </ul> <p>(new paragraph) In July 2015 a non-statutory document entitled 'The Vision for Ipswich: East Anglia's Waterfront Town' was published by partners – University Campus Suffolk (<u>now the University of Suffolk</u>), 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 update the plan and to reflect the new status of the University of Suffolk
CSR AM12	22	6.19	<p><i>Amend references to Futura Park in 6.19:</i></p> <p>6.19 Ipswich is a key economic driver in the wider sub-region. Whilst the town centre is the hub of office-based activity, retail and leisure activity, and offers the opportunity for clusters to develop around the</p>	To ensure that consistency with CS13 and DM25

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			<p>University Campus, and Ipswich Port is a focus for storage and distribution linked to marine trade, land is needed across the Borough to enable the provision of a range of new jobs across employment growth sectors. The Core Strategy identifies a Strategic Employment Site now known as Futura Park close to the A14 in south-eastern Ipswich and sets out an approach to protecting employment sites and employment areas across the town to meet a variety of needs. Employment land allocations themselves will be made through the site-specific development plan document (policy CS13 see Core Strategy policies CS13 and DM25, and Site Allocations policy SP5).</p>	
CSR AM13	23	7.2 iv. and Diagram 3, The Ipswich Key Diagram	<p><i>Delete paragraph 7.2 clause iv. reference to a strategic employment site and delete the strategic employment site from the key diagram itself:</i></p> <p>7.2 The key diagram illustrates on a simple base map:</p> <ul style="list-style-type: none"> <li>(i) The IP-One Area Action Plan area and, within it, the Ipswich Village, Waterfront and Education Quarter (policy CS3);</li> <li>(ii) Key development locations identified including IP-One, and the District and Local Centres (from policy CS2);</li> <li>(iii) The approach to Ipswich Garden Suburb as the location of development to 2031 (from policy CS10);</li> <li>(iv) <del>The strategic employment site at Futura Park (policy CS13);</del> and</li> <li>(v) The ecological network, green corridor and green rim approach to strategic green infrastructure (policy CS16).</li> </ul>	To ensure consistency with CS13 and DM25

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			<p>DIAGRAM 3: The Ipswich Key Diagram</p>  <p>© Crown copyright and database right 2016. Ordnance Survey Licence number 100021566. Ipswich Borough Council.</p>	
CSR AM14	25	8.7	<p><i>Amend 8.7 to reflect changes made to policy CS1:</i></p> <p>8.7 In the following policies, policy CS1 Sustainable Development - Climate Change covers the key areas of</p>	For consistency

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			<del>climate change and the presumption in favour of sustainable development-energy conservation, carbon reduction and water use;</del> and policy CS4 Protecting our Assets covers the conservation of the built and natural environment and the use of natural resources.	
CSR AM15	33	CS3 clause d. and supporting text	<p><i>Update reference in clause d. of the policy and paragraph 8.41 of the supporting text to the University of Suffolk:</i></p> <p><b>d. Define and safeguard the Education Quarter to support the development of <u>the University of Campus Suffolk, Suffolk New College and a new primary school;</u></b></p> <p>8.41 Area action plans are intended as a tool to guide development in areas where change is expected and/or conservation policies apply. IP-One includes both types of area, encompassing as it does the medieval core of the town, which now forms the focus for the Central Shopping Area; the Waterfront and Village where regeneration activities are focused at present; and the Education Quarter where <u>the University of Campus-Suffolk</u> is taking shape. The IP-One Area Action Plan builds on earlier work that resulted in the publication of a non-statutory area action plan in 2003.</p>	To reflect the new status of the University of Suffolk
CSR AM16	42	8.74	<p><i>Delete reference to CS9 in paragraph 8.74:</i></p> <p><del>POLICY CS9</del> <del>Previously Developed Land Target (policy deleted)</del></p>	Policy CS9 has been deleted
CSR AM17	63	CS13/para 8.141	<p><i>Update the reference to the University of Suffolk in paragraph 8.141:</i></p> <p>8.141 The tourism sector, education sector and Ipswich Port are significant sectors in Ipswich. Policies elsewhere in this plan and/or the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document set out the approach to arts, cultural and tourism provision in the town, the Education Quarter and employment areas including the Port. The Council will support <u>the University of Campus-Suffolk</u> by safeguarding the campus for uses needed to deliver the university and college developments.</p>	To reflect the new status of the University of Suffolk
CSR AM18	65	CS15 and supporting text	<p><i>Amend first sentence of policy CS15 and 8.158 to refer to the University of Suffolk:</i></p> <p><b>The Council will continue to support the development of educational facilities at Suffolk New College and <u>the University of Campus-Suffolk</u>. Land for the further development of these facilities will be identified and safeguarded for education use through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) development plan document.</b></p>	To reflect the new status of the University of Suffolk

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			8.158 The developments at Suffolk New College and the University of Campus Suffolk are vitally important to the future well-being and prosperity of the town. The Council has been fully supportive of these initiatives and it is important that this support continues.	
CSR AM19	71	CS19/para 8.196	<p><i>Amend paragraph 8.196 to update the planning position at St Clement's Hospital:</i></p> <p>8.196 The St Clement's Hospital site consists of a number of buildings and open spaces, including the Victorian hospital building, and grounds to the front and rear. It excludes the St Clement's Golf Course. The Strategic Housing Land Availability Assessment update identifies this as a site that would be appropriate (in part at least) for a housing allocation for approximately 227 homes following discussions with the landowner's representatives. Accordingly, the reallocation of the site for these purposes will be dealt with through the Site Allocations and Policies: (incorporating IP-One Area Action Plan) development plan document. <u>The site is protected for residential use or residential-led mixed use through policy SP3 of the Site Allocations (incorporating IP-One Area Action Plan) development plan document, as there was a resolution to grant outline planning permission at April 2015 (14/00721/OUT).</u></p>	For consistency between the Core Strategy review and Site Allocations Plan
CSR AM20	89	DM4/para 9.39	<p><i>Correct a typing error – add apostrophe:</i></p> <p>9.39 Basements or lowered ground levels around buildings will increase flood risk to people contrary to the aims of the NPPF. Basements are particularly vulnerable to all types of flooding. Basement dwellings will not be permitted where the floor level is below 0.1% AEP tide level in 100 years' time. Basement dwellings will not be permitted in 'Areas Susceptible to Surface Water flooding'. Basements in Flood Zone 1 will only be permitted subject to adequate FRAs, which must address groundwater, sewer and overland flood sources.</p>	For accuracy
CSR AM21	105	DM12/para 9.86	<p><i>Amend 9.86 to update reference to the Space and Design Guidelines SPD:</i></p> <p>9.86 Extensions and ancillary buildings must be well designed and must be appropriate given the particular context of the property in question. <del>Detailed guidance is given in the form of the Council's supplementary planning guidance 'Good practice guide to extending your home' and in In particular,</del> care should be taken to ensure that two storey side extensions to semi-detached or detached houses do not close the gaps between houses and create a 'terracing effect'. Such extensions would normally have to be set back behind the main front wall of the house by 4 metres. Such development should also maintain the possibility of external access to rear gardens. <del>A new</del> <u>The Space and Design Guidelines supplementary planning document adopted in November 2015 provides more will supersede this guidance document.</u></p>	To ensure the plan is up to date

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CSR AM22	107	DM13/para 9.91	<p><i>Amend 9.91 to update reference to the Space and Design Guidelines SPD:</i></p> <p>9.91 In the case of severance plots, it is important that the original dwelling(s) shall retain sufficient garden space to meet the Council's minimum standards. The Council's <del>Development Control Policies and Design Guidelines, which address matters such as spacing between dwellings,</del> will also apply, until superseded by the Space and Design Guidelines supplementary planning document <u>will also apply.</u></p>	To ensure the plan is up to date						
CSR AM23	115	DM22/para 9.131	<p><i>Amend the definition of the Primary Shopping Area following changes to policy DM20:</i></p> <p>9.131 The National Planning Policy Framework (NPPF) defines a town centre as an area defined on the policies map, which includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. The main town centre uses are defined in the following paragraph. In the Ipswich Local Plan, the primary shopping area <u>consists of the Primary and Secondary Shopping Frontage Zones</u> <del>is called the Central Shopping Area</del> (see policy DM20).</p>	For clarity						
CSR AM24	117	DM23/para 9.147	<p><i>Amend the definition of the Primary Shopping Area following changes to policy DM20:</i></p> <p>9.147 The sequential approach to the consideration of retail proposals will be applied as follows:</p> <ul style="list-style-type: none"> <li>• firstly, to consider whether there are sites available in the Primary Shopping Area, comprising Primary and Secondary Shopping Frontage <u>Zones</u>, and in the District and Local 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>	For clarity						
CSR AM25	146	Chapter 10, Table 8B	<p><i>Update reference to University of Suffolk:</i></p> <table border="1" data-bbox="551 1193 1830 1358"> <tr> <td><u>UCS University of Suffolk Development</u></td> <td><u>UCS University of Suffolk and Education Quarter</u></td> <td>Various</td> <td>N/a</td> <td>HEFCE and others</td> <td>2016</td> </tr> </table>	<u>UCS University of Suffolk Development</u>	<u>UCS University of Suffolk and Education Quarter</u>	Various	N/a	HEFCE and others	2016	To reflect the University's change in status
<u>UCS University of Suffolk Development</u>	<u>UCS University of Suffolk and Education Quarter</u>	Various	N/a	HEFCE and others	2016					

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CSR AM26	N/A	Plan 5	<i>Amend Ipswich Ecological Network plan to remove green rim from map and key, and add to key reference to the buffer zones which are shown on the map.</i>	To align with policy DM31