

# **Final Draft Ipswich Local Plan Review – Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document**

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

**July 2021**

**Table 1 Proposed Additional (minor) Modifications to the Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document of the Local Plan Review**

<b>AM Ref</b>	<b>Page of Site Allocations and Policies DPD Review</b>	<b>Policy/ Paragraph of Page of Site Allocations and Policies DPD Review</b>	<b>Additional (Minor) Modification</b>	<b>Reason</b>
AM177	N/A	Cover Page	Remove 'Final Draft' text from the title and change the date of document	To ensure correct title of document and date used.
AM178	All	All	All policies, policy title boxes, paragraphs and tables will be updated, where necessary, on adoption and any references updated to reflect this.	Done on adoption to make it easier for reader to cross-reference between Final Draft (Regulation 19) and Main Modifications versions of documents.
AM179	All	All	All appendix number references will be updated where necessary on adoption.	To ensure that the correct references for appendix numbers are provided.

AM180	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.
AM181	All	All	All cases where there are two concurrent lists shall use letters in the first list and then roman numerals in the second list.	To ensure consistency in the presentation of the Plan.
AM182	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.
AM183	All	All	All references to 'policies map' to be corrected to 'Policies Map'	Grammar.
AM184	All	All	All references to 'borough' to be corrected to ' <del>b</del> <u>B</u> orough'	Grammar.
AM185	All	All	All references to 'Ipswich town centre' to be corrected to 'Ipswich <u>T</u> own <u>C</u> entre'	Grammar.
AM186	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.
AM187	All	All	Amend document to delete all references to "Final Draft".	To use correct terminology upon adoption.
AM188	All	Title Pages	Delete title pages for Part A, Part B, Part C, Part D and Part E	To ensure the Plan is clear and unambiguous.
AM189	2	Contents	Amend the contents page to reflect the main modifications and to list all the policies.	To ensure the Plan is clear and unambiguous.

AM190	3	Paragraph 1.1	<p>Amend paragraph 1.1. to read as follows:</p> <p>'This introduction provides an explanation of:</p> <ul style="list-style-type: none"> <li>• what the document covers;</li> <li>• what status this document has and how it relates to other documents forming part of the Ipswich Local Plan; and</li> <li>• <u>how the document is structured. this stage of the process fits in to the production process for the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.'</u></li> </ul>	For clarity.
AM191	3	Paragraph 1.2	<p>Amend paragraph 1.2 to read as follows:</p> <p>'The formal title of this plan is the '<del>Final Draft</del> Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document'. It is hereafter referred to simply as the '<del>Final Draft</del> Site Allocations Plan'. <del>When the review process has been completed, which is expected in 2020, this Site Allocations Plan will supersede the one adopted in February 2017. This Site Allocations Plan, together with the Core Strategy and Policies document, make up the new Ipswich Local Plan. They replace and supersede the 2017 Ipswich Local Plan and will together provide policies which developers will need to address as part of the submission of planning applications, and the Council will use in its role in determining planning applications.'</del></p>	To use the correct terminology and accurately reflect the status of the document upon adoption.
AM192	3	Paragraph 1.4	<p>Amend paragraph 1.4 to read as follows:</p> <p><del>'It does not cover the Borough wide strategy for growth, or overall housing and employment figures for Ipswich. These are dealt with through the Core Strategy</del></p>	For clarity.

			and Policies Development Plan Document (the 'Core Strategy'), which is also subject to review. An updated pPolicies mMap and IP-One Area <u>Action Plan Inset pPolicies mMap will be are published alongside this Final Draft Site Allocations Plan to show how the allocations and policies apply across the Ipswich Borough.</u>	
AM193	3	Paragraph 1.5	Delete paragraph 1.5 in its entirety:  ' <del>This Final Draft Site Allocations Plan also includes two non-policy based parts. Part A provides the context to the whole document, which explains among other things the Ipswich Local Plan and how all Ipswich's planning documents fit together. Part D considers policy implementation, targets and monitoring proposals.</del> '	To reflect the reformatting of the document.
AM194	3	Paragraph 1.6	Amend paragraph 1.6 to read as follows:  'A Sustainability Appraisal incorporating Strategic Environmental Assessment has been carried out alongside the preparation of this <del>draft</del> plan. The full results of that exercise are available in a separate report.'	To use correct terminology upon adoption.
AM195	4	Chapter 1: Sub-Heading: 'what Status this document has'	Amend sub-heading 'what status this document has' to read as follows:  'What status this document has <u>in the making of planning application decisions</u> '	For clarity.
AM196	4	Paragraph 1.7	Amend paragraph 1.7 to read as follows:	To delete references to the 2017 DPD and

			<p><del>'The first Site Allocations Plan was adopted by the Council on 22<sup>nd</sup> February 2017 and looks ahead to 2031. It forms part of the statutory development plan with Together, this Site Allocations Plan and the Core Strategy and Policies Development Plan Document, together they form the <u>statutory development plan for Ipswich known as the Ipswich Local Plan.</u> Therefore, <u>they carry it carries</u> significant weight in <u>determining planning applications as confirmed in the determination of planning applications via the Planning and Compulsory Purchase Act 2004, section 38(6):</u></del></p> <p><i>"... for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the (development) plan unless material considerations indicate otherwise."</i></p>	provide greater clarity.
AM197	4	New sub-heading and new paragraphs	<p>Insert new sub-heading and five new paragraphs after paragraph 1.7 to read as follows:</p> <p><u>'How the Site Allocations Plan is structured</u></p> <p><u>The Site Allocations Plan has three parts:</u></p> <p><u>Part A – chapters 1 to 3 set out introductory information about the Local Plan and its vision and objectives; these chapters do not contain policies;</u></p> <p><u>Part B – chapter 4 sets out the land allocation and protection policies for the whole of Ipswich apart from the central area of the town, known as the 'IP-One Area'; and</u></p> <p><u>Part C – chapter 5 sets out the land allocation and protection policies for the IP-One Area and forms the IP-One Area Action Plan, which is needed to help deliver</u></p>	For clarity and to reflect the reformatting of the document.

		<p><u>regeneration to the central area of Ipswich including the town centre and Waterfront.</u></p> <p><u>In chapter 4, the policies for the area outside the IP-One area start with the single use land allocations, for example, for housing, retail, employment, and leisure and community uses. Transport infrastructure is then addressed to support sustainable travel choices. In the second half of chapter 4, the policies relate to mixed use sites and allocations. Sites allocated for a mix of uses may also be subject to a master plan. These policies set out detailed criteria which development proposals will need to comply with. They address the key constraints affecting individual sites. The supporting text to these policies includes any additional useful information.</u></p> <p><u>Chapter 5, the IP-One Area Action Plan, starts with three policies for identified quarters of the town, and eight ‘Opportunity Area’ policies. The policies for defined quarters within IP-One area – the Waterfront, Education Quarter and Portman Quarter – aim to deliver regeneration by creating distinctive neighbourhoods offering a particular character and mix of land uses, in compliance with Core Strategy policies. The Opportunity Area policies identify opportunities to enhance the townscape and public realm for focused areas of regeneration within the IP-One area, based on smaller areas where development sites are clustered together. The policies seek to ensure that the redevelopment of individual sites takes place within an urban design framework which delivers public realm benefits and respects local heritage and character. The Opportunity Area policies list criteria which development proposals will need to address. The</u></p>	
--	--	--	--

			<p><u>Opportunity Area policies are accompanied by concept plans which are included for illustrative purposes.</u></p> <p><u>The IP-One Area Action Plan in chapter 5 goes on to include land allocation and safeguarding policies in the same way as chapter 4.</u></p> <p><u>Within chapters 4 and 5 of the Site Allocations Plan, the policies follow the same broad structure. In each case a policy is identified and then organised into the following sections:</u></p> <ul style="list-style-type: none"> <li>• <u>A policy heading and short introduction to the issue, where needed;</u></li> <li>• <u>The policy written in bold text, which may include tables listing site allocations; and</u></li> <li>• <u>The justification for the policy, how it supports the delivery of the strategic policies of the Core Strategy, and guidance on its implementation.'</u></li> </ul>	
AM198	4	Paragraph 1.8	<p>Delete paragraph 1.8 in its entirety:</p> <p><del>'Both of the plans are now under review. This document is an formal draft, setting out the Council's final site policies and proposals, looking ahead to 2036. The production of the Site Allocations Plan will follow a five stage process as set out below:</del></p> <p><del>Stage 1: Notification of the intention to prepare a plan, inviting representations on its content and considering the representations made (regulation 18) — this</del></p>	Text not necessary upon adoption.

			<p><del>was undertaken through Issues and Options consultation in 2017 and Preferred Options consultation in Spring 2019;</del></p> <p><del>Stage 2: Publication of the plan, inviting representations in relation to its soundness, and considering the representations made (regulations 19-20) — this is the current stage of plan preparation;</del></p> <p><del>Stage 3: Submission of the plan and representations to the Secretary of State (regulation 22) — this is expected to take place in Spring 2020;</del></p> <p><del>Stage 4: Independent examination of the plan and publication of the Inspector’s recommendations (regulations 23-25) — this is expected to take place in Summer 2020; and</del></p> <p><del>Stage 5: Adoption of the plan by the Council (regulation 26) — expected in early 2021.’</del></p>	
AM199	4	Paragraph 1.9	<p>Delete paragraph 1.9 in its entirety:</p> <p><del>‘A summary of the tests of soundness is contained at Appendix 1 and a list of all the policies contained in this plan at Appendix 2.’</del></p>	To reflect the reformatting of the document.
AM200	6	Paragraph 2.1	<p>Amend paragraph 2.1 to read as follows:</p> <p>‘The Ipswich Local Plan consists of two development plan documents (DPDs), supported by policies maps. The DPDs for Ipswich are the adopted Core Strategy and Policies Development Plan Document Review and the adopted Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. In addition to the Local Plan, there are other planning documents for Ipswich:</p>	To use the correct date for the document.

			<ul style="list-style-type: none"> <li>• Supplementary Planning Documents – for example the Local List (Buildings of Townscape Interest) and Ipswich Garden Suburb supplementary planning documents; and</li> <li>• Supporting documents: the Statement of Community Involvement Review <del>March 2018</del> <u>November 2020</u>, Local Development Scheme, Supplementary Guidance and Authority Monitoring Report.</li> </ul>	
AM201	6	Paragraph 2.2	<p>Amend paragraph 2.2 to read as follows:</p> <p>‘The Council’s adopted Core Strategy and Policies Development Plan Document Review sets out a Borough-wide growth strategy up to <del>2031</del> <u>2036</u> in terms of numbers of homes and jobs needed and also the spatial distribution of growth. The Core Strategy Review favours brownfield development early in the plan period, in order to maintain the momentum of urban regeneration around the Waterfront. Greenfield development becomes progressively more significant throughout the plan period. The Core Strategy Review identifies the Northern Fringe of Ipswich (known as the Ipswich Garden Suburb) as the main area for housing growth on greenfield land.’</p>	To use correct date.
AM202	6	Paragraph 2.3	<p>Amend paragraph 2.3 to read as follows:</p> <p>‘The adopted Site Allocations Plan provides the detailed policies, which give effect to certain strategic policies of the Core Strategy, including policies CS7 (housing) and CS13 (employment). The two development plan documents together form the Ipswich development plan. Proposed development is assessed against all relevant policies contained within the two plans. <del>Both plans are under review to extend their timescale to 2036.</del></p>	Not necessary upon adoption.

AM203	6-7	Paragraph 2.5	<p>Amend paragraph 2.5 to read as follows:</p> <p>‘The Site Allocations Plan incorporates the IP-One Area Action Plan. Core Strategy Review policy CS3 commits the Council to preparing the Area Action Plan to implement the spatial strategy of urban renaissance. Therefore the key elements of the IP-One Area Action Plan have been incorporated into this Site Allocations Plan. The area covered by IP-One is indicated on the map below. It includes areas known as the Waterfront, Portman Quarter (<del>previously called Ipswich Village</del>), the Education Quarter and the town centre. It was defined as an area where significant change is expected during the plan period. Policies applying within the IP-One <del>a</del>Area and the boundaries of the areas referred to above are shown on <del>a</del>the IP-One <u>Area</u> inset <del>p</del>Policies <del>m</del>Map.</p> <p>Figure 1 IP-One <u>Area Action Plan</u> Boundary’</p>	Not necessary to refer to Ipswich Village. Correcting reference to IP-One.
AM204	7	Paragraph 2.6	<p>Amend paragraph 2.6 to read as follows:</p> <p>‘<u>The IP-One Area</u> consists of 301 hectares (just over 3 square kilometres) of low-lying land adjacent to the River Orwell. The ground rises to the north, east and south to ridges, which in many places are wooded and provide a distinctive and attractive green backdrop to the central area. The River represents a positive focus for regeneration, but also something of a barrier to movement, both north-south and east-west. The area includes two large conservation areas - Central (1) and Wet Dock (11) – and the smaller Stoke Conservation Area (9) and a small part of the St Helen’s conservation area (6).’</p>	To correct the reference to the IP-One Area.
AM205	7	Paragraph 2.7	<p>Amend paragraph 2.7 to read as follows:</p>	To correct the references to the IP-One Area.

			<p>'The IP-One <del>a</del>Area divides into several identifiable areas of activity: the Central Shopping Area where retailing is the dominant use; the wider town centre where leisure (such as Ipswich Town Football Club) and office uses predominate; the Waterfront with its mix of commercial, leisure, port-related and residential uses; Portman Quarter in the west of <u>the IP-One Area</u> which is a mixed-use neighbourhood primarily of homes and offices, and the Education Quarter in the east where the new University of Suffolk and Suffolk New College are the main land uses. There is a degree of overlap between some of the areas.'</p>	
AM206	8	Paragraph 2.8	<p>Amend paragraph 2.8 to read as follows:</p> <p>'The Council is required to keep under review matters which may be expected to affect the planning and development of the Borough<sup>1</sup>. Thus a body of evidence underpins the <del>Final Draft</del> Core Strategy and the <del>Final Draft</del> Site Allocations Plan. Key elements of the local evidence base include:</p> <ul style="list-style-type: none"> <li>• Ipswich Economic Area Sector Needs Assessment, September 2017,</li> <li>• Ipswich Employment Land Supply Assessment, April 2018,</li> <li>• the Ipswich Strategic Housing and <u>Economic Employment</u>-Land Availability Assessment (<u>SHELAA</u>) <del>update November 2018 and updated November 2019 and January 2020 (SHELAA)</del>,</li> <li>• the Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA)_ Part 1 (<u>August 2017</u>) and Part 2 (including January 2019 update) Reports, May 2017,</li> </ul>	To remove references to final draft upon adoption and to ensure most up to date evidence base documents listed.

<sup>1</sup> Planning and Compulsory Purchase Act 2004, Part 2 Section 13.

			<ul style="list-style-type: none"> <li>• New Anglia Local Enterprise Partnership Economic Strategy for Norfolk and Suffolk 2017,</li> <li>• Ipswich and Suffolk Coastal Retail and Commercial Leisure Study 2017 and Retail Position Update Statement August 2019,</li> <li>• Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich, July 2018,</li> <li>• 2011 Census ONS,</li> <li>• Authority Monitoring Report 13 2017-2018 <u>and 14 2018-19</u>,</li> <li>• Ipswich Strategic Flood Risk Assessment 2011 (SFRA) and <u>2019/2020</u> refresh,</li> <li>• Ipswich Wildlife Audit Update 2012-13 and 2019 Review,</li> <li>• Suffolk County Council Historic Environment Record and Urban Archaeological Database <u>and Development and Archaeology SPD 2018</u>;</li> <li>• <u>Air Quality Assessment May 2020</u>,</li> <li>• Ipswich Transport Modelling, 2019 <u>-2020</u>, and</li> <li>• Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Ipswich, Babergh, Mid Suffolk, Suffolk Coastal and Waveney, in partnership with Suffolk County Council, 2017.'</li> </ul>	
AM207	8	Paragraph 2.9	<p>Amend paragraph 2.9 to read as follows:</p> <p>These documents and others may be found on the Council's website <del>www.ipswich.gov.uk</del> <a href="https://www.ipswich.gov.uk/Core-Document-Library-Page">https://www.ipswich.gov.uk/Core-Document-Library-Page</a> within the Planning Policy Core Document Library <del>and on the page entitled New Evidence Base Documents for the Ipswich Local Plan Review to 2036.</del></p>	To be clear and unambiguous

AM208	10	Paragraph 3.1	<p>Amend paragraph 3.1 to read as follows:</p> <p>'The Core Strategy Review vision for Ipswich Borough provides the context for this more detailed Site Allocations Plan. The Core Strategy Review vision is as follows:</p> <p><b>The Core Strategy Review Vision</b></p> <p>Our Vision is to improve the quality of life, health and well-being for all who live in, work in, learn in, <u>play in</u> and visit Ipswich by supporting growth and ensuring that development happens in a sustainable manner so that the amenities enjoyed by local people are not harmed and the town is enhanced.</p> <p>By 2036, Ipswich town centre will embrace a greater mix of uses providing opportunities for shopping, leisure and cultural activities, learning, working and living. The town centre, Waterfront and Portman Quarter will provide a range and choice of higher density homes to meet needs including on a redeveloped Island Site, whilst recognising that not everyone wishes to live in a flat. The Princes Street corridor will be a busy office quarter providing modern, flexible Grade A floorspace. Movement around the town centre will be easiest by foot and cycle, using an integrated network of safe, convenient and attractive routes, supported by a high-quality public transport network. The town centre will be inclusive, addressing the needs of the less mobile within a high quality public realm.</p> <p>Outside central Ipswich, thriving district and local centres will provide local shopping, leisure and services close to people's homes and be at the hub of strong and cohesive communities. Three new neighbourhoods will be completed at Ipswich Garden Suburb with housing delivered alongside a country park and highway, water, energy, education, green and health infrastructure.</p> <p>By 2036, a range of new homes will be provided across the Borough and within the Housing Market Area to meet needs. The Ipswich economy will have grown hand in hand with the skills and knowledge of the local workforce, providing opportunities for all as part of a strong and prosperous Ipswich Functional Economic Area supported by a successful university. Growth will be supported by modern, fit for purpose infrastructure, and Ipswich will be well connected and offer a range of sustainable transport modes to all its users. Future development will be adaptable to the implications of climate change impact.</p>	To match the Core Strategy Vision
-------	----	---------------	--	-----------------------------------

			<p>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 adapt to climate change. The town's built, natural and historic environments will be conserved and enhanced and growth will respect the character and distinctiveness of neighbourhoods within Ipswich.</p> <p>The Ipswich of 2036 will have grown and changed in ways that respect the past and look to the future; it will be a county town that everyone in Suffolk will feel proud of.'</p>	
AM209	11	Paragraph 3.2 – Objective 3	<p>Amend paragraph 3.2 – Objective 3 to read as follows:</p> <p>'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).'</p>	To capitalise the A in IP-One Area.
AM210	11	Paragraph 3.2, Objective 6	<p>Amend paragraph 3.2, objective 6 to read as follows:</p> <p>'To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes <u>through local initiatives</u>. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes. Specifically:</p> <ul style="list-style-type: none"> <li>- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Portman Quarter environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;</li> </ul>	To accurately reflect the objective as listed in the Core Strategy.

			<ul style="list-style-type: none"> <li>- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;</li> <li>- Comprehensive, integrated cycle routes should be provided; and</li> <li>- Ipswich Borough Council aspires to an enhanced public transport system.'</li> </ul>	
AM211	11	Paragraph 3.2, Objective 11	<p>Amend paragraph 3.2, objective 11 to read as follows:</p> <p>'To tackle deprivation and inequalities across the town <u>and create a safer more cohesive town.</u>'</p>	To accurately reflect the objective as listed in the Core Strategy.
AM212	12	Paragraph 3.2	<p>Insert Objective 12 at the end of Paragraph 3.2 to read as follows:</p> <p><u>'To improve digital infrastructure provision.'</u></p>	To accurately reflect the objective as listed in the Core Strategy.
AM213	12	Paragraph 3.3	<p>Amend paragraph 3.3 to read as follows:</p> <p>'The Site Allocations Plan incorporates the IP-One Area Action Plan referred to in Core Strategy policy CS3. The IP-One a<u>Area</u>, as explained in Chapter 2, covers central Ipswich including the town centre. The Council is a signatory to the Ipswich Vision document for the town centre, which is called 'Turning our Town Around' and was published in 2015. It sets out a vision for the town centre as follows. The Ipswich Vision is to create 'East Anglia's Waterfront Town' and demands:</p> <ul style="list-style-type: none"> <li>• A town centre that will attract new investment</li> <li>• A town centre that is true to its history</li> <li>• A town centre that is bold and ambitious</li> <li>• A town centre that recognises the need for change</li> <li>• A town centre that will excite those who visit it</li> </ul>	To capitalise the A in IP-One Area.

			<ul style="list-style-type: none"> <li>• A town centre that will appeal to those beyond its immediate catchment.’</li> </ul>	
AM214	12	Paragraph 3.4	<p>Amend Paragraph 3.4 as follows:</p> <p>Where appropriate and consistent with the evidence base, the <del>draft</del> policies and proposals set out in this plan support the achievement of the Waterfront Town Centre vision, for example, by allocating sites for development and protecting the town’s built heritage.</p>	To remove ‘draft’ reference.
AM215	15	Paragraph 4.1	<p>Amend paragraph 4.1 to read as follows:</p> <p>‘The <del>Final Draft</del> Core Strategy identifies targets for housing, jobs and retail growth through policies CS7, CS13 and CS14. This chapter sets out the site allocations <u>outside the IP-One Area</u> to deliver some of that growth. Other <del>Final Draft</del> Core Strategy policies also address the matter, for example CS10 Ipswich Garden Suburb. Ipswich town centre retailing is dealt with in Chapter 5 ‘IP-One Area <u>Action Plan</u>’, <del>but housing, employment, mixed use, open space and community facility site allocations are addressed below.</del>’</p>	To correct the references to the IP-One Area and IP-One Area Action Plan respectively. To remove reference to final draft.
AM216	16	Policy SP1	<p>Amend Policy SP1: The Protection of Allocated Sites, to read as follows:</p> <p><b>‘Policy SP1 The protection of allocated sites</b></p> <p><b>Sites will be safeguarded for the use(s) for which they have been allocated. The Council will only permit alternative uses on allocated sites if they are compatible with other plan objectives and policies, they do not harm the plan strategy and the applicant can demonstrate that the allocated use is:</b></p> <p><b>a. No longer needed to meet planned development needs; or</b></p> <p><b>b. Not viable or deliverable and likely to remain so during the plan period.</b></p>	To remove reference to the site sheets in light of the deletion of site sheets.

			<b>Where an allocated mix of uses is not viable or deliverable, the Council will prioritise the primary use and community uses (including open space) identified through the policies and the site sheet at Appendix 3A and negotiate the remainder of the mix.'</b>	
AM217	42	Paragraph 4.28	Amend paragraph 4.28 to read as follows:  'On some sites there is a requirement to provide more than the standard amount of open space. -This may be because the land is currently used as open space and therefore the loss needs to be compensated through improvements to what remains, or because the land is in effect used as open space even though it has previously been earmarked for development, and is in an area of open space deficit. Improvements to the remainder of the open space could include making it more usable, accessible, biodiverse or multi-functional.'	To correct a typographical error.
AM218	42	Paragraph 4.31	Amend paragraph 4.31 to read as follows:  'The Waterfront does not currently have public open green space provision. This is addressed through the policy by allocating land for this use at site IP047 and within the Island Site redevelopment. -Appendix 3 provides additional information about the sites allocated through this policy.'	To correct a typographical error.
AM219	48	Chapter 5	Amend the heading for Chapter 5: IP-One Area to read as follows:  <b>'Chapter 5: <u>Policies in the IP-One Area Action Plan</u>'</b>	To reflect the reformatting of the document.
AM220	48	Paragraph 5.4	Amend Paragraph 5.4 to read as follows:  'The Council's vision for Ipswich town centre combines elements of the Core Strategy Review vision and the Ipswich Central vision for a 'Waterfront Town Centre' and includes:	Capitalisation of Central Shopping Area and removing reference to Ipswich Village.

			<ul style="list-style-type: none"> <li>• More people living and working in the town centre;</li> <li>• Focusing new development on the town centre;</li> <li>• Improving the shopping offer;</li> <li>• Improving pedestrian links between the eCentral sShopping aArea and the Waterfront, VillagePortman Quarter, Education Quarter, railway station and northern gateway;</li> <li>• Putting pedestrians, cyclists and public transport users first;</li> <li>• Enhancing existing parks and open water and greening the streets;</li> <li>• Developing the Education Quarter;</li> <li>• Enhancing and increasing culture and leisure facilities;</li> <li>• Creating a place that is outgoing and welcoming, vibrant and dynamic and which embraces new ideas; and</li> <li>• Reconnecting the town centre with the Waterfront.’</li> </ul>	
AM221	51	Paragraph 5.14	<p>Amend paragraph 5.14 to read as follows:</p> <p>‘A <u>master plan development brief</u> will be prepared to guide the redevelopment of the Mint Quarter.’</p>	To use correct terminology.
AM222	52-53	Paragraph 5.20	<p>Amend paragraph 5.20 to read as follows:</p> <p>‘The ‘main town centre uses’ are defined through the National Planning Policy Framework as retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices, arts culture and tourism. The Waterfront extends further south than the town centre but the two areas overlap at the northern quays. Within the Waterfront, office, arts, culture, open space, boat-related and tourism uses are considered appropriate in order to support the delivery of a mixed use area, to provide some flexibility to support its continued regeneration and because the accessibility of the Waterfront is good. At the northern quays additional main town centre uses are permissible with the exception of retail</p>	To correct typographical errors.

			uses. -A key element of the Council’s strategy for the Waterfront is to ensure that it complements, but does not compete with, the shopping focus in the Central Shopping Area.	
AM223	53	Paragraph 5.22	Amend paragraph 5.22 to read as follows:  ‘This policy helps to implement Policies CS2 and CS3 of the Core Strategy Review. CS2 ‘The Location and Nature of Development’ sees a focus on residential and community facility development within the Waterfront in order to support the regeneration and sustainable growth of Ipswich, and mixed use development within the town centre. CS3 identifies the importance of the Waterfront and town centre as areas within <u>the IP-One Area.</u> ’	To correct a grammatical error.
AM224	56	Policy SP13, Title	Amend title of Policy SP13 as follows:  <b>‘Policy SP13 Portman Quarter (<del>formerly Ipswich Village</del>)’</b>	To remove reference to Ipswich Village.
AM225	56	Paragraphs 5.30 and 5.31	Amend paragraphs 5.30 and 5.31 to read as follows:  5.30 <del>Ipswich Village</del> <u>The Portman Quarter</u> is an area focused on the Portman Road football ground, <del>and has been re-named the ‘Portman Quarter’ to reflect this a</del> key leisure facility, <del>and aligns</del> with the Ipswich Vision <del>document</del> . The area has undergone a significant amount of change already with new office, court and residential uses replacing older industries through developments such as the County Court, Voyage, Endeavour House and Grafton House. The Council wishes this regeneration to continue and, to this effect, allocations for development within the area are made elsewhere in this plan.  5.31 The east part of the Portman Quarter lies within the town centre boundary where main town centre uses such as offices and leisure are permitted. The Princes Street corridor, <del>a part of which lies in Ipswich Village,</del> gained Enterprise	To remove reference to Ipswich Village and correct terminology with respect to Ipswich Vision.

			Zone status in 2015. The western part of the area is identified as an Opportunity Area through Chapter 65 of this plan.	
AM226	57	Policy SP14 Title	Delete title of Policy SP14 as follows:  ' <del>Policy SP14 Arts, Culture and Tourism Policy moved to sit with the Development Management policies.</del> '	To reflect deletion of this policy upon adoption.
AM227	59	Paragraph 5.37	Amend paragraph 5.37 to read as follows:  'The Council adopted a Cycling Strategy supplementary planning document in July 2016. Opportunities to implement the strategy will be sought through development proposals and any funding opportunities that arise as a result of the preparation by the Highway Authority of a Walking and Cycling Infrastructure Plan. The river path is a key route for active travel which links into adjacent districts. Currently the route is obstructed in the vicinity of Boss Hall <u>Road</u> to cyclists and people with reduced mobility by a structure formerly needed for the operation of a sluice gate. Opportunities will be sought to secure its removal.'	To correct a grammatical error.
AM228	62	Paragraph 5.41	Amend paragraph 5.41 to read as follows:  'In March 2015, the New Anglia Local Enterprise Partnership obtained funding in order to carry out a feasibility study for the Wet Dock Crossing. It was re-named the Upper Orwell Crossings Project and involved three bridges: bridge A, a vehicular link between the east and west banks; bridge B a pedestrian and cycle bridge across the lock gates; and bridge C a vehicular link over the New Cut West. In January 2019, Suffolk County Council formally cancelled the project but feasibility work on bridges B and C continues.'	To correct a typographical error.
AM229	64	Paragraph 5.47	Amend paragraph 5.47 to read as follows:  ' <del>The provision of p</del> Public car parking provision within central Ipswich has been reviewed through a parking study, which will inform the preparation of an Ipswich	To correct a grammatical error.

			<p>Parking Strategy. The study identified that central Ipswich contains approximately 6,817 public, off-street car parking spaces in and around the town centre (including 147 disabled spaces). Some 4,885 of the spaces within the study area provide the option for long-stay parking with the remaining 1,932 providing for short-stay parking only. Pricing mechanisms are used as a disincentive to using short stay car parks for long stay visits.'</p>	
AM230	66	Part C	<p>Delete the heading to Part C as follows:</p> <p><del>'Part C IP One Opportunity Areas'</del></p>	To reflect reformatting of SAPDPD.