



**IPSWICH BOROUGH COUNCIL LOCAL PLAN**

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

Text in *italics* describes the Post-Submission Additional (minor) 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** normally 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 as one modification reference number, unless the extent of modifications required that they were subdivided further to aid clarity.

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

<b>Mod. No.</b>	<b>Pg.</b>	<b>Policy / Para.</b>	<b>Proposed Additional Modification</b>	<b>Reason</b>
SAP AM27	0	Cover, title page	<i>Update to reflect the stage the plan has reached:</i>  <b>PROPOSED SUBMISSION SITE ALLOCATIONS AND POLICIES</b>	For accuracy

Mod. No.	Pg.	Policy / Para.	Proposed Additional Modification	Reason
			<p>(INCORPORATING IP-ONE AREA ACTION PLAN) DEVELOPMENT PLAN DOCUMENT - <u>POST-SUBMISSION MODIFICATIONS</u></p> <p><del>NOVEMBER 2014</del><u>OCTOBER 2016</u></p>	
SAP AM28	1	Foreword	<p><i>Update to reflect the stage the plan has reached:</i></p> <p><b>PROPOSED SUBMISSION SITE ALLOCATIONS AND POLICIES (INCORPORATING IP-ONE AREA ACTION PLAN) DEVELOPMENT PLAN DOCUMENT - <u>POST-SUBMISSION MODIFICATIONS</u></b></p> <p>We would welcome any comments you might have on <del>this</del> <u>the Post-Submission Main Modifications to this document</u>. 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>There are many challenges ahead associated with the development of Ipswich. This document will evolve into a key delivery document that will shape that development. <del>This is an important opportunity to influence our final strategy and site-related policies. We hope you take this opportunity to help shape Ipswich's future.</del></p> <p><b>Councillor Carole Jones</b> <i>Portfolio Holder for <del>Planning and Economic Development</del></i> <del>November 2014</del><u>October 2016</u></p>	For accuracy
SAP AM29	3	Contents list	<p><i>Add reference to Appendix 4:</i></p> <p><u>Appendix 4 - Saved policies superseded by this plan</u> <span style="float: right;"><u>89</u></span></p>	For completeness
SAP AM30	4	1.4	<i>Amend 1.4 to reflect the current situation:</i>	For accuracy as the Site

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			It does not cover the Borough-wide strategy for growth, or overall housing and employment figures for Ipswich. These are dealt with through the <del>adopted emerging</del> Core Strategy and Policies development plan document <u>review</u> (the 'Core Strategy Review'), <del>which is currently under review</del> . It does replace the remaining 'saved' policies from the 1997 adopted Ipswich Local Plan, which were primarily site or area related policies. The updated policies map also replaces sites and designations from the 1997 adopted Proposals Map as indicated by the adopted ( <u>December 2011</u> ) Core Strategy Proposals Map key.	Allocations Plan is being prepared alongside the Core Strategy Review
SAP AM31	5	1.7, 1.8, 1.11	<p><i>Delete paragraph 1.7, and amend paragraphs 1.8 and 1.11:</i></p> <p><del>1.7 In formal terms, this document fulfils the requirements of regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This relates to inviting representations about the draft plan before submitting it formally to the Secretary of State.</del></p> <p>1.8 When <del>#</del> <u>this plan</u> is formally adopted it will be formally part of the statutory development plan and, therefore, it will carry significant weight in the determination of planning applications via the Planning and Compulsory Purchase Act section 38(6):</p> <p>1.11The weight that could be given to the policy direction will increase if there are no negative comments about it received during the publication stage (regulation 19) consultation. <del>The Council intends to make an early assessment of comments received to the draft plan after the close of the consultation period to consider in more detail the weight that might appropriately be given from then on to different parts of the document.</del></p>	For clarity about the plan's status and legal weight at this stage
SAP AM32	6	1.13, 1.14, 1.15	<p><i>Amend paragraphs 1.13 and 1.14 and delete paragraph 1.15:</i></p> <p>1.13 This draft Plan relates to stage <del>2</del> <u>4</u> of the process, which is called the <del>publication stage independent examination</del>. <u>As a result of public hearings held by an independent Inspector into the Council's draft plan, the Council wishes to propose 'Post-Submission Modifications' to the plan. These are shown as tracked changes within this document. Comments are invited on the proposed Post-Submission Modifications and those received before the deadline will be passed to the Inspector for consideration. The Council publicises the version of the plan that it intends to submit to the Secretary of State for examination and invites representations to be made on the draft plan. The representations submitted will be considered at the examination in</u></p>	For clarity about the stage in the plan process

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			<p><del>due course. This publication stage follows several rounds of public consultation during stage one, including the most recent consultation on a draft Site Allocations Plan from January to March 2014.</del></p> <p>1.14 It is <del>expected</del> that Stage 4 may be completed by Christmas and Stage 5 by April 2017.<del>the intention that, following Stage 2, submission will take place in July 2015. Stages 4 and 5 would take place in autumn 2015.</del></p> <p>1.15 <del>The submission document (i.e. Stage 3) would effectively be a final draft of the document with the only permitted material changes thereafter being as a result of the Inspector's Report that concludes the Independent Examination stage.</del></p>	
SAP AM33	10	2.8	<p><i>Amend paragraph 2.8 reference to University Campus Suffolk:</i></p> <p>2.8 The IP-One 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; Ipswich Village in the west of IP-One which is a mixed-use neighbourhood primarily of homes and offices, and the Education Quarter in the east where the new University of <del>Campus</del> Suffolk and Suffolk New College are the main land uses. There is a degree of overlap between some of the areas.</p>	To reflect its new status as the University of Suffolk
SAP AM34	10	2.9	<p><i>Add reference to the Employment Development Needs Assessment and Town Centre Opportunity Area Update report:</i></p> <ul style="list-style-type: none"> <li>• <u>Ipswich Employment Land Needs Assessment for Ipswich and Waveney Economic Areas, 2016,</u></li> <li>• Town Centre Opportunity Area Report, DTZ 2013, <u>and partial update 2016,</u></li> </ul>	To reflect the evidence base
SAP AM35	12	3.1	<p><i>Amend the vision clauses a., f. and g. to reflect changes made to the Core Strategy Review:</i></p> <p>a. There will be more people living and working in <u>an appropriately conserved and enhanced Ipswich town centre, which will be the focus for much of the new development sustainable growth,</u> including continued development at the Ipswich Waterfront.</p>	To ensure that the Site Allocations Plan is consistent with the Core

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			<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. <del>The University of Campus</del> Suffolk will have continued its planned growth, to complete the new campus at the Waterfront and the adjacent Education Quarter.</p>	Strategy Review						
SAP AM36	13	3.2, Objective 3	<p><i>Amend Objective 3 housing figure and affordable housing requirement for Ipswich Garden Suburb:</i></p> <p>3. At least (a) <del>9,777</del> <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%</del> <del>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 that the Site Allocations Plan is consistent with the Core Strategy Review						
SAP AM37	13	3.2, 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>...</li> <li>- Extending the strategic greenspace, ecological network and canopy cover; and</li> <li>- Continuing to support the development of <del>the</del> University of <del>Campus</del> Suffolk and Suffolk New College.</li> </ul>	To ensure that the Site Allocations Plan is consistent with the Core Strategy Review and to reflect the new status of the University of Suffolk						
SAP AM38	29	SP3 IP116, policy and supporting text	<p><i>Correct the application reference number for site IP116 St Clement's Hospital:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;"><b>IP116</b></td> <td style="width: 30%; text-align: center;"><b>St Clement's Hospital Grounds</b></td> <td style="width: 10%; text-align: center;"><b>11.85</b></td> <td style="width: 10%; text-align: center;"><b>227</b></td> <td style="width: 20%; text-align: center;"><b><del>14/00839/FUL</del> 14/00721/OUT</b></td> <td style="width: 10%; text-align: center;"><b>S</b></td> </tr> </table>	<b>IP116</b>	<b>St Clement's Hospital Grounds</b>	<b>11.85</b>	<b>227</b>	<b><del>14/00839/FUL</del> 14/00721/OUT</b>	<b>S</b>	For accuracy, and to reflect the new status of the University of
<b>IP116</b>	<b>St Clement's Hospital Grounds</b>	<b>11.85</b>	<b>227</b>	<b><del>14/00839/FUL</del> 14/00721/OUT</b>	<b>S</b>					

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			<table border="1" style="width: 100%; height: 20px;"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p><i>Update reference in 4.16 to the University of Suffolk:</i></p> <p>4.16 The success of <u>the University of Campus</u> Suffolk is a priority for the Council. Sufficient student accommodation is needed to support the University's targets for student numbers and ensure that potential impacts on residential neighbourhoods can be managed. The University is not a direct provider of bespoke student accommodation, but relies on the market to make provision, which the University accredits if appropriate. Therefore the University's approach to provision by developers is to accredit accommodation up to the number of bed spaces needed, but not beyond.</p>								Suffolk
SAP AM39	35	SP7 IP258	<p><i>Update reference to University of Suffolk:</i></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"><b>IP258</b></td> <td style="width: 35%;"><b>Land at University of Campus Suffolk as part of the Education Quarter</b></td> <td style="width: 10%; text-align: center;">-</td> <td style="width: 10%; text-align: center;">1.58ha</td> <td style="width: 15%; text-align: center;">New primary school</td> <td style="width: 10%; text-align: center;">Education Quarter</td> </tr> </table>	<b>IP258</b>	<b>Land at University of Campus Suffolk as part of the Education Quarter</b>	-	1.58ha	New primary school	Education Quarter	For accuracy	
<b>IP258</b>	<b>Land at University of Campus Suffolk as part of the Education Quarter</b>	-	1.58ha	New primary school	Education Quarter						
SAP AM40	37	SP9 IP010a or b	<p><i>Amend site area for IP010a and b combined in Table 6, to reflect the revised site boundary of IP010a:</i></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 10%; text-align: center;"><b>IP010a or b</b></td> <td style="width: 25%; text-align: center;"><b>Felixstowe Road</b></td> <td style="width: 10%; text-align: center;"><b>UC010</b></td> <td style="width: 5%; text-align: center;"><b>5.52</b> <b>5.01</b></td> <td style="width: 45%;"><b>Land reserved for a pedestrian and cycle bridge over the railway to link the District Centre with housing areas to the north.</b></td> </tr> </table>	<b>IP010a or b</b>	<b>Felixstowe Road</b>	<b>UC010</b>	<b>5.52</b> <b>5.01</b>	<b>Land reserved for a pedestrian and cycle bridge over the railway to link the District Centre with housing areas to the north.</b>	For accuracy		
<b>IP010a or b</b>	<b>Felixstowe Road</b>	<b>UC010</b>	<b>5.52</b> <b>5.01</b>	<b>Land reserved for a pedestrian and cycle bridge over the railway to link the District Centre with housing areas to the north.</b>							
SAP AM41	42	SP11 supporting text 5.17	<p><i>Update reference to University of Suffolk in paragraph 5.17:</i></p> <p>5.17 The regeneration of the Waterfront as a mixed use area started in 1999 with the completion of apartments at Neptune Quay. To date, much development has been delivered, including residential and commercial uses and academic and student accommodation buildings for <u>the University of Campus</u> Suffolk.</p>	For accuracy							

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SAP AM42	43	SP12 policy and supporting text	<p><i>Update references to University of Suffolk:</i></p> <p><b>The Education Quarter is defined on the IP-One Area inset policies map, comprising the Suffolk New College campus and the University of Campus Suffolk campus (and proposed primary school). Within the defined Education Quarter, development for education and ancillary uses such as student accommodation or offices will be permitted.</b></p> <p>5.23 University Campus Suffolk (UCS) grew from around 3,000 students in 2008/09 to over 3,900 in 2011/12. <u>In August 2016 it became the University of Suffolk.</u> It UCS makes many important contributions to the town e.g. through raising levels of educational attainment, its links with the business sector, attracting young people to locate or stay in Ipswich, adding vibrancy to the Waterfront and town centre and indirectly helping to support shops and businesses providing goods and services to students.</p> <p>5.24 Suffolk New College is a tertiary college established in 2007 in new premises on Rope Walk, providing for students studying for a range of qualifications. Like <u>the University of Suffolk</u> UCS, it makes an important contribution to Ipswich life and to raising the levels of educational attainment amongst Ipswich residents and beyond.</p>	For accuracy
SAP AM43	44	SP13 supporting text	<p><i>Add reference to the Princes Street corridor Enterprise Zone to paragraph 5.30:</i></p> <p>5.30 The east part of Ipswich Village lies within the town centre boundary where main town centre uses such as offices and leisure are permitted. <u>The Princes Street corridor, part of which lies within Ipswich Village, gained Enterprise Zone status in 2015.</u> Ipswich Village is also the location of Ipswich Town Football Club's Portman Road ground, which is a very important leisure asset for the town.</p>	To ensure that the plan is up to date
SAP AM44	47	SP15 supporting text	<p><i>Amend paragraph 5.44 to update the reference to the Cycling Strategy supplementary planning document:</i></p> <p>5.44 <del>The Council sets out its intention in the Local Development Scheme to prepare a cycling strategy for the Borough</del> <u>adopted a Cycling Strategy supplementary planning document in July 2016.</u></p>	To ensure that the plan is up to date
SAP	49	SP16	<i>Amend Core Document Library reference:</i>	For accuracy

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AM45		footnote 7	<sup>7</sup> <i>Ipswich Waterfront Transport Study, 2007, Suffolk County Council. Core Document Library reference <del>ICD45</del> ICD29</i>	
SAP AM46	50	SP17 supporting text	<i>Update reference to car parking provision in paragraph 5.50:</i>  5.50 Public car parking provision within central Ipswich at April 2013 <del>is</del> <u>was</u> as follows. This excludes public on street spaces and long stay parking for employees provided by private companies such as AXA.	To ensure that the plan is up to date
SAP AM47	54	Chapter 6 paragraph 6.1	<i>Amend final sentence to clarify the status of the Opportunity Area guidance and site sheets:</i>  6.1 Six Opportunity Areas have been identified within the IP-One area defined on the map in Figure 1 in Chapter 2 (see list below). They are areas where there are clusters of development opportunities, which together present an important opportunity to enhance the townscape and public realm. The Opportunity Area descriptions, development principles and plans which follow will act as concept plans to guide the development expected to take place. The allocation policies of the Plan take precedence <u>over the Opportunity Area guidance and site sheets</u> <del>in the event of inconsistencies between the Opportunity Area guidance and site allocations.</del>	To make it clear that the policies of the Plan take precedence over the Opportunity Area guidance and site sheets
SAP AM48	54	Chapter 6 paragraph 6.3	<i>Add a sentence explaining the purpose of the 'development options' orange shading shown on the Development Options plans:</i>  6.3 For each Opportunity Area two plans are included: the first is a site analysis plan and the second a plan to illustrate the development options and design guidelines. <u>The development options shown illustrate how development could be laid out on allocated sites.</u>	To make it clear that the development options shaded orange on the Development Options maps are an illustration of how the development principles could be achieved



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				through layout			
SAP AM49	80	Paragraph 7.3	<p>Add reference to Ipswich Vision Board:</p> <ul style="list-style-type: none"> <li>• New Anglia Local Enterprise Partnership (NALEP);</li> <li>• Suffolk Growth Group;</li> <li>• Ipswich Policy Area Board;</li> <li>• Ipswich Central; <del>and</del></li> <li>• Greater Ipswich Partnership <u>and</u></li> <li>• <u>Ipswich Vision Board</u></li> </ul>	To ensure that the plan is up to date			
SAP AM50	All	Appendix 3A All site sheets	<p>Amend table heading to remove reference to 'Proposed' allocation, e.g.:</p> <p><del>Proposed</del> Allocation Policy SP2</p>	To reflect the stage in the plan process			
SAP AM51	-	Appendix 3A Site IP004	<p>Amend table heading to refer to policies:</p> <p><del>Proposed</del> Allocation Policies <u>SP2 &amp; SP5</u></p>	For accuracy			
SAP AM52		Appendix 3B	<p>Delete information about sites IP011a, IP047, IP090, IP132 and IP135:</p> <table border="1"> <tr> <td>IP011a</td> <td>Lower Orwell Street (formerly part of Smart Street, Foundation Street) (former Gym &amp; Trim)</td> <td>Archaeology - this site affects an area of archaeological importance, within the area of the Anglo-Saxon and medieval town. It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</td> </tr> </table>	IP011a	Lower Orwell Street (formerly part of Smart Street, Foundation Street) (former Gym & Trim)	Archaeology - this site affects an area of archaeological importance, within the area of the Anglo-Saxon and medieval town. It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.	The sites are now allocated through policy SP2 and therefore have site sheets within Appendix 3A
IP011a	Lower Orwell Street (formerly part of Smart Street, Foundation Street) (former Gym & Trim)	Archaeology - this site affects an area of archaeological importance, within the area of the Anglo-Saxon and medieval town. It lies adjacent to Scheduled Monuments relating to parts of the early town. Measures for archaeology should be addressed at an appropriate stage in the planning process. Archaeological costs have the potential to be relatively high, and early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.					

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					<p>Flood risk.</p> <p><del>TPOs on site, adjacent to a listed building and a conservation area.</del></p>	
			IP047	Land at Commercial Road	<p><del>Adjacent to Area of Archaeological Importance.</del></p> <p><del>Previous planning permissions (e.g. 08/00953/FUL) have had a condition attached requiring archaeological investigation, which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.</del></p> <p>Flood risk.</p> <p>TPO</p>	
			IP090	Europa Way	<p><del>Archaeology - this site lies in an area of Prehistoric archaeology (IPS 018, IPS 400). Part of the site is likely to have been destroyed by extraction of clay for brick-making. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Desk-based assessment would assess the impacts of past land use.</del></p>	
			IP132	Former St Peter's Warehouse Site 4 Bridge Street	<p><del>Archaeology - this site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record</del></p>	

Mod. No.	Pg.	Policy / Para.	Proposed Additional Modification		Reason		
				<p>IPS 413). This site potentially represents that last surviving section of 'early' waterfront, and may also encounter the remains of bridges dating from at least the 10th century. The site will involve potentially high excavation costs. Archaeological costs have the potential to be relatively high. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation <i>in situ</i>, and/or appropriate investigation strategies designed.</p> <p>Flood risk.</p> <p>In a conservation area, 4 College Street is a listed building.</p>			
			IP135	112-116 Bramford Road	<p>No requirement for archaeology. Previous monitoring revealed disturbance and clean sands.</p> <p>TPOs.</p>		