

Habitats Regulations Assessment addendum

for

Pre-Submission modifications to the Ipswich
Borough Council Site Allocations and Policies
(incorporating IP-One Area Action Plan) DPD
– (Proposed Submission)

September 2015

Issue

Quality control

Habitats Regulations Assessment addendum

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Pre-Submission modifications to the Ipswich Borough Council Site Allocations and Policies
(incorporating IP-One Area Action Plan) DPD – (Proposed Submission)

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This report is BS 42020 compliant and prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Technical Guidance Series *Guidelines for Ecological Report Writing* and Code of Professional Conduct.

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Non-technical summary

The Landscape Partnership was commissioned by Ipswich Borough Council to undertake a Habitats Regulations Assessment of proposed Pre-Submission Modifications to the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD - Submission Stage which had been open to consultation from Friday 12th December 2014 to Thursday 5th March 2015.

All Pre-Submission Main Modifications and Pre-Submission Additional Modifications to the Ipswich Borough Council Proposed Submission Core Strategy and Policies DPD Review document are not likely to have a significant effect on any European site and it is concluded that there is no change to the Appropriate Assessment (December 2014) submitted for consultation alongside the Proposed Submission Core Strategy and Policies Development Plan Document Review consultation.

1 Introduction

1.1 The plan being assessed

1.1.1 The Council consulted on a draft Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (DPD) between 13th January and 10th March 2015. Comments received from this consultation have informed the preparation of a proposed submission version of the plan.

1.1.2 The Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD seeks to:

- allocate sites for development across the Borough (with the exception of strategic sites at the Ipswich Garden Suburb and Futura Park, which are allocated through the Proposed Submission Core Strategy Review);
- set out policies to guide development in the different parts of the IP-One area – The Waterfront, Education Quarter and Ipswich Village (the town centre and central shopping area are dealt with through policies in the Proposed Submission Core Strategy Review);
- identify six opportunity areas within the IP-One area for development and regeneration and set out development principles which will apply within them; and
- identify sites and areas which are allocated and/or protected as open spaces.

1.1.3 Some of the development management policies which were previously contained in the October 2013 Draft Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD can now be found within the Proposed Submission Core Strategy Review, as separate policies or combined into existing development management policies.

1.1.4 An appropriate assessment of the DPD was undertaken. The appropriate assessment focused on the effect of the Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD on sites of European interest, in particular the Special Protection Area for birds on the Orwell Estuary.

1.1.5 The Proposed Submission Site Allocations and Policies Development Plan Document consultation was open from Friday 12th December 2014 to Thursday 5th March 2015. Following that consultation, the Council has proposed some Pre-Submission Main Modifications and Pre-Submission Additional Modifications. Pre-Submission Main Modifications are substantive changes, which alter the meaning of a policy or strategy (e.g. rewording policies to change their meaning, adding new sites or deleting existing ones). Pre-Submission Additional modifications are minor textual and grammar corrections; re-phrasing or limited new text to add clarity; or updates to figures and references, which are necessary due to alterations which have been made elsewhere or for which new information has come to light.

1.1.6 The purpose of this report is to provide an addendum update to the Habitats Regulations Assessment (December 2014) submitted for consultation alongside the Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD consultation, with respect to the relevant pre-submission modifications to the plan. The Pre-Submission Main Modifications will be consulted upon prior to Submission of the plan however it is not necessary to consult upon the Pre-Submission Additional Modifications as these represent factual or clarification amendments.

1.2 Appropriate Assessment requirement

1.2.1 Appropriate Assessment of the Development Plan Document is required under the Conservation of Habitats and Species Regulations 2010 as amended. The regulations are often abbreviated to, simply, the 'Habitats Regulations'.

1.2.2 Regulation 102 states that

(1) Where a land use plan—

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

(2) The plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specify.

(3) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.

(4) In the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional spatial strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge of the obligations of the appropriate authority under this chapter.

(6) This regulation does not apply in relation to a site which is—

(a) a European site by reason of regulation 8(1)(c); or

(b) a European offshore marine site by reason of regulation 15(c) of the 2007 Regulations (site protected in accordance with Article 5(4) of the Habitats Directive

1.2.3 The plan-making authority, as defined under the Regulations, is Ipswich Borough Council and the appropriate nature conservation body is Natural England.

1.2.4 The Appropriate Assessment in this report is carried out on behalf of Ipswich Borough Council to allow it to decide whether to give effect to the plan under Regulation 102. This Appropriate Assessment focuses on assessing impact of the Pre-Submission Main Modifications and Pre-Submission Additional Modifications, as an addendum to the December 2014 Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD.

1.3 Habitats Regulations Assessment process

1.3.1 The process to complete the Appropriate Assessment involves a number of steps.

Likely significant effect

1.3.2 The Council, in consultation with Natural England should decide whether or not the plan is likely to have a significant effect on any European site. This is a 'coarse filter' and any effect, large or small, positive or negative, should be considered.

Connected to management of the site

1.3.3 The Council should decide whether the plan is connected to the nature conservation management of the European sites. Invariably, for this type of plan, this is not the case.

Screening

1.3.4 The combination of decisions on likely significant effect and connections to management is often called 'screening'. If the plan is likely to have a significant effect, and is not connected to the management of the site, an Appropriate Assessment is required.

Scoping

- 1.3.5 The whole plan must be assessed, but a 'scoping' exercise helps decide which parts of the plan have the significant effects and therefore where assessment should be prioritised. Natural England is an important consultee in this process.

Consultations

- 1.3.6 Natural England is a statutory consultee. The public may also be consulted if it is considered appropriate, for example if the assessment is likely to result in significant changes to the plan.

Iterations and revision

- 1.3.7 The process is iterative; the conclusions of an initial assessment may result in changes to the plan, and so a revision of the assessment would be required. If the revised assessment suggests further plan changes, the iteration will continue.
- 1.3.8 It is normally expected that iterative revisions will continue until it can be ascertained that the plan will not have an adverse affect on the integrity of any European site.

1.4 European sites

- 1.4.1 European sites, often known as Natura 2000 sites across Europe, are those legally registered as Special Protection Areas (for bird sites) and Special Areas of Conservation (for species except birds, and habitats). These are usually abbreviated as SPA and SAC respectively. Wetlands of International Importance, designated under the Ramsar Convention, are usually abbreviated as Ramsar sites.
- 1.4.2 Although the Habitats Regulations Assessment process only legally applies to European sites, Government Policy in NPPF¹ is to apply the same protection to Ramsar sites.
- 1.4.3 As the Ramsar sites largely are similar to SPA and / or SAC designations, both geographically and ecologically, the assessment below for clarity does not always repeat Ramsar site names. The assessment does however consider Ramsar sites fully, and if an assessment would vary for a Ramsar site compared to the respective SPA / SAC, this would be identified.
- 1.4.4 European Marine Site (EMS) is a term that is often used for a SPA or SAC that includes marine components (i.e. land/habitats up to 12 nautical miles out to sea and below the Mean High Water Mark). A European Marine Site does not have a statutory designation of its own but is designated for the same reasons as the relevant SPA or SAC, and because of this they are not always listed as a site in their own right, to save duplication. For the purpose of this document, a EMS is referred to as an Inshore SPA (or SAC) with Marine Components and it will be made clear if an SPA/SAC has marine components.

1.5 Impacts in combination with other Land-use Plans

- 1.5.1 It is considered that the Pre-Submission Main Modifications and Additional Modifications are sufficiently small that there would be no effects in combination with Land-use Plans by others.

1.6 Reporting standards

- 1.6.1 This report was prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Professional Guidance Series No. 9 'Ecological Report Writing' and its Code of Professional Conduct.
- 1.6.2 This report was written in compliance with British Standard 42020:2013 'Biodiversity — Code of practice for planning and development'.

¹ National Planning Policy Framework, 2012.

2 European sites potentially affected

2.1 Sites within the Local Plan area

2.1.1 All European sites within the Local Plan area are potentially affected. There is one site within Ipswich Borough which is designated as SPA and as a Ramsar site, with much overlap between designations. The site location is shown in Figure 01.

2.1.2 Appendix 1 gives details of the European site within Ipswich Borough (downloaded from Natural England's publications website on 4th December 2014), and Appendix 2 gives Natural England's Conservation Objectives for the European site from the same source.

Stour and Orwell Estuaries SPA

2.1.3 The Stour and Orwell Estuaries is a wetland of international importance, comprising extensive mudflats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. It provides habitats for an important assemblage of wetland birds in the non-breeding season and supports internationally important numbers of wintering and passage wildfowl and waders.

Stour and Orwell Estuaries Ramsar site

2.1.4 In addition to the internationally important bird interest as set out above, the Ramsar site also supports several nationally scarce plant species and British Red Data Book invertebrates.

2.2 Sites outside the Local Plan area

2.2.1 European sites in neighbouring Districts are also potentially affected by development within Ipswich Borough.

2.2.2 European sites in the vicinity are large and in some instances overlap Local Authority boundaries, so are listed below without reference to specific Districts/Boroughs. A 15km radius from the boundary of Ipswich Borough was chosen as the 'area of search' within which European sites potentially affected by development in the Local Plan were identified. Non-marine sites are shown in Figure 01. Appendix 3 gives details of the European sites within a 15km radius from the boundary of Ipswich Borough (downloaded from Natural England's publications website on 4th December 2014), and Appendix 4 gives Natural England's Conservation Objectives for these sites from the same source.

2.2.3 European sites within the 15km radius are;

Hamford Water candidate SAC

2.2.4 Hamford Water is a large, shallow estuarine basin comprising tidal creeks, islands, intertidal mud, sand flats and saltmarshes. Above the saltmarsh there is unimproved and improved grassland (including grazing marsh), scrub, woodland, hedges, ditches, ponds and reedbeds. The SAC encompasses those areas where Fisher's Estuarine Moth's food plant hog's fennel (*Peucedanum officinale*) grows and where there is an abundance of the grasses required by the species for egg laying. Fisher's Estuarine Moth *Gortyna borellii lunata* has a localised population distribution in the UK, due to its specific habitat requirements and is only found in two areas, the north Essex coast and the north Kent Coast. Hamford Water supports the majority of the Essex population and is the most important UK site for this species, supporting approximately 70% of the population. The SAC is small in size, in comparison to the SPA.

Hamford Water SPA and Ramsar site

2.2.5 Hamford Water SPA and Ramsar site is an estuary and saltmarsh system which supports a great number of breeding and wintering birds.

Deben Estuary SPA / Ramsar

2.2.6 The Deben Estuary is designated as SPA and as Ramsar. The estuary supports a highly complex mosaic of habitat types including mudflats, lower and upper saltmarsh, swamp and scrub. The composition of the mosaic varies with substrate, frequency and duration of tidal inundation, exposure, location and management.

- 2.2.7 The SPA designation is based on large numbers of wintering Avocet and Dark-bellied Brent geese, whereas the Ramsar designation also includes a wider range of migrating and wintering birds, flora, and fauna including the rare snail *Vertigo angustifolia*.

Sandlings SPA

- 2.2.8 Sandlings SPA contains heathland and conifer plantation which support nightjar and woodlark.

Staverton Park and the Thicks SAC

- 2.2.9 This site is representative of old acidophilous oak woods in the eastern part of its range, and its ancient oaks *Quercus* spp. have rich invertebrate and epiphytic lichen assemblages. Despite being in the most 'continental' part of southern Britain, the epiphytic lichen flora of this site includes rare and Atlantic species, such as *Haemotomma elatinum*, *Lecidea cinnabarina*, *Thelotrema lepadinum*, *Graphis elegans* and *Stenocybe septata*. Part of the site includes an area of old holly *Ilex aquifolium* trees that are probably the largest in Britain. The site has a very well-documented history and good conservation of woodland structure and function.

Alde-Ore Estuary SPA / Ramsar

- 2.2.10 Alde-Ore Estuary SPA is an estuary with extensive areas of saltmarsh and shingle habitats, which supports a large number of wintering and breeding bird species.

- 2.2.11 The Ramsar site, with the same boundaries as the SPA, comprises the estuary complex of the rivers Alde, Butley and Ore, including Havergate Island and Orfordness. There are a variety of habitats including, intertidal mudflats, saltmarsh, vegetated shingle (including the second-largest and best-preserved area in Britain at Orfordness), saline lagoons and grazing marsh. The Orfordness/Shingle Street landform is unique within Britain in combining a shingle spit with a cusped foreland. The site supports nationally-scarce plants, British Red Data Book invertebrates, and notable assemblages of breeding and wintering wetland birds.

Alde, Ore and Butley Estuaries SAC

- 2.2.12 This estuary, made up of three rivers, is the only bar-built estuary in the UK with a shingle bar. This bar has been extending rapidly along the coast since 1530, pushing the mouth of the estuary progressively south-westwards. It is relatively wide and shallow, with extensive intertidal mudflats on both sides of the channel in its upper reaches and saltmarsh accreting along its fringes. The Alde subsequently becomes the south-west flowing River Ore, which is narrower and deeper with stronger currents. The smaller Butley River, which has extensive areas of saltmarsh and a reedbed community bordering intertidal mudflats, flows into the Ore shortly after the latter divides around Havergate Island. There is a range of littoral sediment and rock biotopes (the latter on sea defences) that are of high diversity and species richness for estuaries in eastern England. Water quality is excellent throughout. The area is relatively natural, being largely undeveloped by man and with very limited industrial activity. The estuary contains large areas of shallow water over subtidal sediments, and extensive mudflats and saltmarshes exposed at low water. Its diverse and species-rich intertidal sand and mudflat biotopes grade naturally along many lengths of the shore into vegetated or dynamic shingle habitat, saltmarsh, grassland and reedbed.

Orfordness – Shingle Street SAC

- 2.2.13 Orfordness – Shingle Street SAC contains coastal lagoons, annual vegetation of drift lines and perennial vegetation of stony banks.

- 2.2.14 The lagoons at this site have developed in the shingle bank adjacent to the shore at the mouth of the Ore estuary. The salinity of the lagoons is maintained by percolation through the shingle, although at high tides sea water can overtop the shingle bank. The fauna of these lagoons includes typical lagoon species, such as the cockle *Cerastoderma glaucum*, the ostracod *Cyprideis torosa* and the gastropods *Littorina saxatilis tenebrosa* and *Hydrobia ventrosa*. The nationally rare starlet sea anemone *Nematostella vectensis* is also found at the site.

- 2.2.15 Orfordness is an extensive shingle spit some 15 km in length and is one of two sites representing Annual vegetation of drift lines on the east coast of England. The drift-line community is

widespread on the site and comprises sea beet *Beta vulgaris* ssp. *maritima* and orache *Atriplex* spp. in a strip 2-5 m wide.

- 2.2.16 The spit supports some of the largest and most natural sequences in the UK of shingle vegetation affected by salt spray. The southern end of the spit has a particularly fine series of undisturbed ridges, with zonation of communities determined by the ridge pattern. Pioneer communities with sea pea *Lathyrus japonicus* and false oat-grass *Arrhenatherum elatius* grassland occur. Locally these are nutrient-enriched by the presence of a gull colony; elsewhere they support rich lichen communities. The northern part of Orfordness has suffered considerable damage from defence-related activities but a restoration programme for the shingle vegetation is underway.

2.3 Other relevant plans or projects affecting these sites

- 2.3.1 In addition to a potential effect from the Ipswich Local Plan, the European sites may also be affected by a number of plans or projects, including Local Plans of other neighbouring Local Authorities, existing developments and proposed developments, management carried out by land managers with the consent of Natural England, projects of statutory agencies and utility companies such as projects affecting the water environment, and third party effects such as recreation, etc.

- 2.3.2 In the context of this Appropriate Assessment addendum for the Pre-Submission Main Modifications and Pre-Submission Additional Modifications, the most relevant other plan or project to be considered is the Ipswich Borough Core Strategy and Policies DPD Review - Submission Stage Development Plan Document.

- 2.3.3 This plan is considered as part of this Appropriate Assessment addendum.

2.4 Orwell Country Park Visitor Survey

- 2.4.1 A visitor survey was carried out at Orwell Country Park in March 2015. Orwell Country Park is located on the south-eastern edge of Ipswich straddling the A14, and extends to approximately 80ha. The park itself lies next to the Stour and Orwell Estuaries Special Protection Area ('the SPA') - see map at Appendix 1. It has car parks at Bridge Wood and Pipers Vale and is accessed from a number of entrances (predominantly pedestrian) adjacent to and within neighbouring housing estates, whilst the main entrance is from Nacton Road, close to the A14.

- 2.4.2 A proposal to extend Orwell Country Park into Pond Hall Farm was included in the 1997 Ipswich Local Plan but it has not been implemented to date. The Council is proposing to extend Orwell Country Park as part of a range of measures to address growth pressures faced by the town and wishes to explore its impacts on the SPA. The Proposed Submission Site Allocations Plan proposes Pond Hall Farm (site IP149) as an extension to the Country Park along with management measures to address visitor impacts on the SPA (policy SP8 of the Proposed Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD). The policy proposes further assessment of the viability of a visitor centre and its potential impact on the SPA.

- 2.4.3 The objective of the Visitor Survey was to assess potential impact on the SPA of the country park extension, by carrying out visitor survey work during the winter-spring season of 2014-2015. This season is considered the most appropriate because the winter is when bird disturbance is most harmful to the SPA. The context of the survey being in March, and with no special promotion or events taking place, means that the results are appropriate to this time of year. A summer survey, with an event or Council promotion of visiting, may have resulted in different results not related to winter bird usage.

- 2.4.4 About two-thirds of people came for dog walking off-lead with a further 12% claiming they walked with dogs on leads all the time, and about one-third of people came for a walk without dogs. Some people visited for more than one purpose (hence not adding to 100%), ie sometimes dog walking and sometimes not.

- 2.4.5 Almost everyone had come from home rather than being on holiday. Dog walking was the most common reason for visiting, followed by 'close to home' and 'woodland'. Slightly less than one-third of people cited 'estuary views' and 'the shoreline' as reasons why they chose to visit that

- day. The same proportion of people cited 'familiar with the site' and 'good choice of routes / places to walk' as their reason to visit.
- 2.4.6 Most of those surveyed live within a few kilometres of the Country Park. There is a concentration of visitors living close to the Country Park in Gainsborough and in the Park Home site adjacent to Bridge Wood. Other visitors predominantly live within an area defined by the A1214 and A1189 Nacton Road, within and around the main part of Ipswich. Few of those surveyed live outside this area. There is a general tendency for visitors with dogs to travel from a wider area, compared to those without dogs. Those that travel the greater distance to the Country Park, with dogs, pass near a number of other Ipswich Borough parks on their journey.
- 2.4.7 There were no site allocations for housing within the distance from the Country Park within which visitors walk to the Country Park, comprising around half of all visitors. Other allocations were calculated to increase the total number of visitors by around 3%. The predicted 3% increase in visitors resulting from allocated sites and windfall sites could potentially increase the disturbance to birds within the SPA, based on a linear relationship between visitor quantity, number of disturbance events and impact on birds. However, there is currently uncertainty about the current impact of visitors on birds, and it is possible that no harm would be caused. The uncertainty means that it is not possible to ascertain that there would be no likely significant effect or an adverse impact upon the integrity of the SPA resulting from the increased development in the absence of mitigation measures.
- 2.4.8 The Country Park extension as proposed and described in the Visitor Survey report (with no Visitor Centre) would be sufficient to enable a conclusion that the proposed site allocation IP149 Pond Hall Farm would not have an adverse effect upon the integrity of the SPA in relation to Orwell Country Park. In fact, the proposed allocation would be likely to divert some visitors from the shore and reduce any disturbance which might be currently occurring.
- 2.4.9 This visitor survey also confirms that the Local Plan as a whole would have no adverse effect upon the integrity of the SPA with reference to Orwell Country Park, subject to the extension and management measures being put in place. The increase in visitors from the proposed allocations, alone or in combination with Suffolk Coastal District's proposed site allocations in the area, would be likely to be more than be absorbed into the extension into Pond Hall Farm and reduce existing disturbance which may be occurring, provided the appropriate management measures are put in place.

3 Appropriate Assessment

3.1 Likely significant effect

- 3.1.1 All Pre-Submission Main Modifications and Pre-Submission Additional Modifications are listed in Appendix 5 and assessed for likely significant effect. The assessment comprised a consideration of the modifications to determine if the modification introduced a likely significant effect not previously existing or if it changed a previously assessed likely significant effect on a European site.
- 3.1.2 The modifications are generally irrelevant in terms of impacts to European sites. For example, many modifications consider detailed changes to development constraints on allocated sites such as archaeological constraints, rather than changing the allocations. Two modifications, to Policy SP8 Orwell Country Park, explain that a recent study has shown that Pond Hall Farm could be included within Orwell Country Park without causing a likely significant effect upon the adjacent Stour-Orwell Estuaries SPA but that a project level HRA would be needed if a visitor centre were to be proposed.
- 3.1.3 There is one Pre-Submission Main Modification which was identified in Appendix 5 as potentially having a likely significant effect. This was a modification to policy SP2 'Land allocated for housing and policies map'. Sites with planning permission at the time of the consultation of the Proposed Submission DPD were included in policy SP3. However, some of those planning permissions have lapsed with the development not implemented. The sites of those lapsed permissions have been moved into Policy SP2 as site allocations for similar development to those lapsed permissions. These sites are shown in Appendix 6.
- 3.1.4 The sites with lapsed permissions which were moved into Policy SP2 as site allocations should, in principle, have no adverse effect upon the integrity of European sites, because this would have been investigated at planning application stage. However, in the light of new information such as the Orwell Country Park Visitor Survey (see Section 2) and the possibility that the site allocations might vary slightly from the description of the development within lapsed permissions, it is prudent to consider these allocations.

3.2 Assessment of Pre-Submission Main Modification for Policy SP2 'Land allocated for housing, and policies map'.

- 3.2.1 Sites with lapsed planning permissions moved into Policy SP2 and shown on the policies map have been scrutinised to identify if they are within walking distance of Orwell Country Park. This is because the review of allocated sites prior to the proposed modifications concluded that there would be no site allocations within the area from which people walked to Orwell Country Park and had a disproportionality high contribution to the overall number of visitors. The sites are shown in Appendix 6.
- 3.2.2 All sites moved into Policy SP2 as a Pre-Submission Main Modification are outside the area within which residents of housing walk to Orwell Country Park. The number of new residents resulting from the site allocations in question would therefore not have a disproportionately high contribution to the overall number of visitors to the Country Park. The reclassified sites are at some distance from the Stour and Orwell Estuaries SPA so regular visits by residents on foot are unlikely.
- 3.2.3 The total amount of housing required in Ipswich, as expressed in the Core Strategy and Policies DPD Review - Proposed Submission document (November 2014) is unchanged, so the new site allocations do not represent an increase in housing growth but merely a reclassification of the sites previously described as sites with planning permission for housing development.
- 3.2.4 It is concluded that the Pre-Submission Main Modification for Policy SP2 and policies map has no likely significant effect upon any European site and does not alter the conclusions of the December 2014 Appropriate Assessment.

3.3 Consultations

- 3.3.1 No comments were received on the December 2014 Appropriate Assessment accompanying the draft Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (DPD) which was consulted upon between 13th January and 10th March 2015

4 Summary Conclusions of the Assessment

4.1 Policy SP2 Pre-Submission Main Modification

4.1.1 Sites moving into policy SP2 are sites reclassified but previously intended for housing development, and all are outside the area from within which people walk to Orwell Country Park. It is concluded that the Pre-Submission Main Modification for Policy SP2 and policies map has no likely significant effect upon any European site and does not alter the conclusions of the December 2014 Appropriate Assessment.

4.2 All other Pre-Submission Main Modifications and Additional modifications

4.2.1 All other Pre-Submission Main Modifications and Pre-Submission Additional Modifications to the Ipswich Borough Council Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD - Submission Stage document are not likely to have a significant effect on any European site.

4.3 Interactions between policies in this plan

4.3.1 Modifications were initially assessed individually. Interactions between policies have been fully considered and no further assessment or changes to conclusions are required.

4.4 In combination with plans from others

4.4.1 It is considered that one plan may have an effect in combination with these modifications, which is the Ipswich Borough Core Strategy and Policies DPD Review - Submission Stage Development Plan Document. All the above conclusions take into account any in combination effects. No other plans are considered to have an effect in combination.

4.5 Final conclusion

All Pre-Submission Main Modifications and Pre-Submission Additional Modifications to the Ipswich Borough Council Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD are not likely to have a significant effect on any European site and it is concluded that there is no change to the conclusions of the Appropriate Assessment (December 2014) submitted for consultation alongside the Development Plan Document consultation.

Figures



Key

- Ipswich boundary
- 15km radius from Ipswich boundary
- Special Area of Conservation
- Special Protection Area
- RAMSAR

E13882 Ipswich Local Plan AA
Designations Sites

Figure 01

Scale 1:200,000
 October 2013

HARWICH to		19 hrs
Esbjerg		8 hrs
Hook of Holland		4 hrs

Appendix 1

EC Directive 79/409 on the Conservation of Wild Birds Special Protection Area (SPA)

Name: Stour and Orwell Estuaries

Unitary Authority/County: Essex, Suffolk.

Site description: The Stour and Orwell estuaries straddle the eastern part of the Essex/Suffolk border in eastern England. The SPA is coincident with Cattawade Marshes Site of Special Scientific Interest (SSSI), Orwell Estuary SSSI and Stour Estuary SSSI. The estuaries include extensive mud-flats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. The mud-flats hold *Enteromorpha*, *Zostera* and *Salicornia* spp. The site also includes areas of low-lying grazing marsh at Shotley Marshes on the south side of the Orwell and at Cattawade Marshes at the head of the Stour. Trimley Marshes on the north side of the Orwell includes several shallow freshwater pools, as well as areas of grazing marsh, and is managed as a nature reserve by the Suffolk Wildlife Trust. In summer, the site supports important numbers of breeding avocet *Recurvirostra avosetta*, while in winter it holds major concentrations of waterbirds, especially geese, ducks and waders. The geese also feed, and some waders roost, in surrounding areas of agricultural land outside the SPA. The site has close ecological links with the Hamford Water and Mid-Essex Coast SPAs, lying to the south on the same coast.

Size of SPA: The SPA covers an area of 3,676.92 ha.

Qualifying species:

The site qualifies under **article 4.1** of the Directive (79/409/EEC) as it is used regularly by 1% or more of the Great Britain populations of the following species listed in Annex I in any season:

Annex 1 species	Count and season	Period	% of GB population
Avocet <i>Recurvirostra avosetta</i>	21 pairs - breeding	5 year peak mean 1996 – 2000	3.6%

The site qualifies under **article 4.2** of the Directive (79/409/EEC) as it is used regularly by 1% or more of the biogeographical populations of the following regularly occurring migratory species (other than those listed in Annex I) in any season:

Migratory species	Count and season	Period	% of subspecies/population
Redshank <i>Tringa totanus</i>	2,588 individuals – autumn passage	5 year peak mean 1995/96 – 1999/2000	2.0% <i>britannica</i>
Dark-bellied brent goose <i>Branta bernicla bernicla</i>	2,627 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	1.2% <i>bernicla</i> , Western Siberia (breeding)
Pintail <i>Anas acuta</i>	741 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	1.2% Northwestern Europe (non-breeding)
Grey plover <i>Pluvialis squatarola</i>	3,261 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	1.3% Eastern Atlantic (non- breeding)
Knot <i>Calidris canutus</i> <i>islandica</i>	5,970 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	1.3% <i>islandica</i>
Dunlin <i>Calidris alpina alpina</i>	19,114 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	1.4% <i>alpina</i> , Western Europe (non-breeding)
Black-tailed godwit <i>Limosa limosa islandica</i>	2,559 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	7.3% <i>islandica</i>
Redshank <i>Tringa totanus</i>	3,687 individuals - wintering	5 year peak mean 1995/96 – 1999/2000	2.8% <i>britannica</i>

Bird counts from: Wetland Bird Survey (WeBS) database.

Assemblage qualification:

The site qualifies under **article 4.2** of the Directive (79/409/EEC) as it is used regularly by over 20,000 waterbirds (waterbirds as defined by the Ramsar Convention) in any season:

In the non-breeding season, the area regularly supports 63,017 individual waterbirds (5 year peak mean 1993/94 - 1997/98), including great crested grebe *Podiceps cristatus*, cormorant *Phalacrocorax carbo*, dark-bellied brent goose *Branta bernicla bernicla*, shelduck *Tadorna tadorna*, wigeon *Anas penelope*, gadwall *Anas strepera*, pintail *Anas acuta*, goldeneye *Bucephala clangula*, ringed plover *Charadrius hiaticula*, grey plover *Pluvialis squatarola*, lapwing *Vanellus vanellus*, knot *Calidris canutus islandica*, dunlin *Calidris alpina alpina*, black-tailed godwit *Limosa limosa islandica*, curlew *Numenius arquata*, redshank *Tringa totanus* and turnstone *Arenaria interpres*.

Non-qualifying species of interest: The SPA/Ramsar site as a whole, including the proposed extensions, is used by non-breeding marsh harrier *Circus aeruginosus*, hen harrier *Circus cyaneus*, merlin *Falco columbarius*, peregrine *Falco peregrinus*, short-eared owl *Asio flammeus* and kingfisher *Alcedo atthis* (all species listed in Annex I of the EC Birds Directive) in numbers of less than European importance (less than 1% GB population). It also supports breeding common tern *Sterna hirundo*, little tern *Sterna albifrons* and kingfisher (all listed in Annex I) in numbers of less than European importance.

Status of SPA:

- 1) Stour and Orwell Estuaries was classified as a Special Protection Area on 13 July 1994.
- 2) Extensions to the Stour and Orwell Estuaries SPA were classified on 19 May 2005.

Appendix 2



European Site Conservation Objectives for Stour and Orwell Estuaries Special Protection Area Site Code: UK9009121

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

A046a *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding)

A054 *Anas acuta*; Northern pintail (Non-breeding)

A132 *Recurvirostra avosetta*; Pied avocet (Breeding)

A141 *Pluvialis squatarola*; Grey plover (Non-breeding)

A143 *Calidris canutus*; Red knot (Non-breeding)

A149 *Calidris alpina alpina*; Dunlin (Non-breeding)

A156 *Limosa limosa islandica*; Black-tailed godwit (Non-breeding)

A162 *Tringa totanus*; Common redshank (Non-breeding)

Waterbird assemblage

This is a European Marine Site

This SPA is a part of the Stour and Orwell Estuaries European Marine Site (EMS). These Conservation Objectives should be used in conjunction with the Regulation 35 Conservation Advice document for the EMS. For further details about this please visit the Natural England website at:

<http://www.naturalengland.org.uk/ourwork/marine/protectandmanage/mpa/europeansites.aspx> or contact Natural England's enquiry service at enquiries@naturalengland.org.uk or by phone on 0845 600 3078.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the management of the European Site under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive, and the prevention of deterioration of habitats and significant disturbance of its qualifying features required under Article 6(2) of the Habitats Directive.

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

Publication date: 30 June 2014 (Version 2). This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014. Previous references to additional features identified in the 2001 UK SPA Review have also been removed.

Appendix 3

EC Directive 79/409 on the Conservation of Wild Birds:
Special Protection Areas

Alde-Ore Estuary (Suffolk)

The Alde-Ore Estuary proposed Special Protection Area (pSPA) is situated on the east coast of Suffolk between Aldeburgh in the north and Bawdsey in the south. The site comprises the estuary complex of the rivers Alde, Butley and Ore, including Havergate Island and Orfordness. The variety of habitats important for breeding and wintering birds includes vegetated shingle, intertidal mudflats, semi-improved grazing marsh, saltmarsh and saline lagoons.

The site includes the entire Alde-Ore Estuary SSSI, notified in 1985 (revised in 1992 under the Wildlife and Countryside Act, 1981). The Alde-Ore Estuary SSSI includes the Orfordness-Havergate NNR, the English Nature owned part of which has already been designated as Orfordness-Havergate SPA.

The site qualifies under Article 4.1 of the EC Birds Directive by sustaining nationally important numbers of the following Annex 1 species, marsh harrier *Circus aeruginosus* (breeding), avocet *Recurvirostra avosetta* (wintering and breeding) ruff *Philomachus pugnax* (wintering), sandwich tern *Sterna sandvicensis* (breeding) and little tern *Sterna albifrons* (breeding). Further Annex 1 species winter on site, including, bittern *Botaurus stellaris*, Bewick's Swan *Cygnus columbianus*, hen harrier *Circus cyaneus*, golden plover *Pluvialis apricaria*, and short-eared owl *Asio flammeus*. Mediterranean gull *Larus melanocephalus*, common tern *Sterna hirundo* and Arctic tern *Sterna paradisaea* breed on Havergate Island.

The site qualifies under Article 4.2 of the Directive by regularly supporting internationally important numbers of two migratory species. The Orfordness colony of breeding lesser black-backed gull *Larus fuscus graellsii*, represented in 1995, 12% of the British population and 8% of the world population of the *graellsii* race. The five year wintering peak mean 1989/90 to 1993/94 for redshank *Tringa totanus*, was 1,662 birds, representing 1.5 % of the British population and 1.1% of the east Atlantic flyway population.

The site supports over 1% of the British wintering population of the following (calculated from five year winter peak means 1989/90 to 1993/94), shelduck *Tadorna tadorna*, wigeon *Anas penelope*, teal *Anas crecca*, black-tailed godwit *Limosa limosa*. In addition, the site supports over 1% of the British breeding population of, Gadwall *Anas strepera*, shoveler *Anas clypeata* and herring gull *Larus argentatus*.

The site also supports a notable assemblage of breeding and wintering wetland birds, in addition to the species mentioned above. Breeding species include, oystercatcher *Haematopus ostralegus*, ringed plover *Charadrius hiaticula*, lapwing *Vanellus vanellus* (also winter) black headed gull *Larus ridibundus* and barn owl *Tyto alba*. Wintering species include, cormorant *Phalacrocorax carbo*, European white-fronted goose *Anser abifrons albifrons*, brent goose *Branta bernicla*, pintail *Anas acuta*, grey plover *Pluvialis squatarola*, dunlin *Calidris alpina* and curlew *Numenius arquata*.

This citation / map relates to a site entered in
the Register of European sites for Great Britain.
Register reference number UK9000112
Date of registration 25 AUG 1998

Signed 
on behalf of the Secretary of State for the Environment

SPA Citation
January 1996

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name: Alde, Ore and Butley Estuaries

Unitary Authority/County: Suffolk

SAC status: Designated on 1 April 2005

Grid reference: TM444509

SAC EU code: UK0030076

Area (ha): 1561.53

Component SSSI: Alde-Ore Estuary SSSI

Site description:

This estuary, made up of three rivers, is the only bar-built estuary in the UK with a shingle bar. This bar has been extending rapidly along the coast since 1530, pushing the mouth of the estuary progressively south-westwards. The eastwards-running Alde River originally entered the sea at Aldeburgh, but now turns south along the inner side of the Orfordness shingle spit. It is relatively wide and shallow, with extensive intertidal mudflats on both sides of the channel in its upper reaches and saltmarsh accreting along its fringes. The Alde subsequently becomes the south-west flowing River Ore, which is narrower and deeper with stronger currents.

The smaller Butley River has extensive areas of saltmarsh and a reedbed community bordering intertidal mudflats. It flows into the Ore shortly after the latter divides around Havergate Island. The mouth of the River Ore is still moving south as the Orfordness shingle spit continues to grow through longshore drift from the north. There is a range of littoral sediment and rock biotopes (the latter on sea defences) that are of high diversity and species richness for estuaries in eastern England. Water quality is excellent throughout. The area is relatively natural, being largely undeveloped by man and with very limited industrial activity. The estuary contains large areas of shallow water over subtidal sediments, and extensive mudflats and saltmarshes exposed at low water. Its diverse and species-rich intertidal sand and mudflat biotopes grade naturally along many lengths of the shore into vegetated or dynamic shingle habitat, saltmarsh, grassland and reedbed.

The adjacent shingle and lagoon habitats are designated separately as the Orfordness-Shingle Street SAC.

Qualifying habitats: The site is designated under **article 4(4)** of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)
- Estuaries
- Mudflats and sandflats not covered by seawater at low tide. (Intertidal mudflats and sandflats)

This citation relates to a site entered in the Register of European Sites for Great Britain.

Register reference number: UK0030076

Date of registration: 14 June 2005

Signed: *Trevor Salmon*

On behalf of the Secretary of State for Environment, Food and Rural Affairs

**EC Directive 79/409 on the Conservation of Wild Birds:
Special Protection Area**

The Deben Estuary (Suffolk)

The Deben Estuary Special Protection Area (SP A) extends for about 18km from the mouth of the estuary at Felixstowe, on the east coast of Suffolk to near the tidal limit above Wilford Bridge. It is a relatively narrow and sheltered estuary with a limited amount of freshwater input and intertidal areas constrained by sea walls. Saltmarsh and intertidal mud flats occupy the majority of the site but there are also areas of reedswamp, unimproved neutral grassland and scrub. The estuary is largely surrounded by agricultural land.

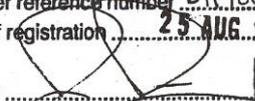
The boundary of the SPA is coincident with the Deben Estuary SSSI, notified in 1991, and overlaps with the Ferry Cliff, and Sutton and Ramsholt Cliff geological SSSIs. The site includes all land above mean low water mark up to an inland boundary that follows variable features such as the upper limit of wetland habitat or the sea wall.

The site qualifies under Article 4.1 of the EC Birds Directive by regularly supporting nationally important numbers of avocet *Recurvirostra avosetta*, an Annex 1 species. The five year winter peak mean for the period 1988/89 to 1992/93 was 57 birds, representing 11.4% of the British population. Further Annex 1 species wintering on the site include golden plover *Pluvialis apricaria*, hen harrier *Circus cyaneus* and short-eared owl *Asio flammeus*.

The site qualifies under Article 4.2 of the Directive by regularly supporting internationally important numbers of dark-bellied geese, *Branta bernicula bernicula*, a regularly occurring migratory species. The five year winter peak mean for the period 1988/89 to 1992/93 was 1,889 birds, representing 2.1% of the British and 1.1% of the north-west European population. In addition the site supports nationally important numbers of the following migratory waterfowl (figures are five year winter peak means for the period 1988/89 to 1992/93): 1,046 shelduck *Tadorna tadorna* (1.4% of the British population); 252 grey plover *Pluvialis squatarola* (1.2% of British); 143 black-tailed godwit *Limosa limosa* (2.9% of British); and 1,454 redshank *Tringa totanus* (1.9% of British).

The site also supports a notable assemblage of breeding and wintering wetland birds in addition to the species mentioned above. Breeding species include shelduck, gadwall *Anas strepera*, teal *A. crecca*, shoveler *A. clypeata*, redshank, oystercatcher *Haematopus ostralegus*, ringed plover *Charadrius hiaticula* and snipe *Gallinago gallinago*. Wintering species include cormorant *Phalacrocorax carbo*, teal, pintail *Anas acuta*, wigeon *A. penelope*, goldeneye *Bucephala clangula*, coot *Fulica atra*, oystercatcher, ringed plover, dunlin *Calidris alpina*, snipe, curlew *Numenius arquata*, turnstone *Areneria interpres* and twite *Carduelis flavirostris*. The estuary is more important for many species of waterfowl in years when severe weather reduces food resources available on the continent.

SPA Citation
March 1996

This citation / map relates to a site entered in
the Register of European sites for Great Britain.
Register reference number UK9009261
Date of registration 25 AUG 1999
Signed 
on behalf of the Secretary of State for the Environment

Reasons for recommendation as a candidate Special Area of Conservation

Area name: Hamford Water

Administrative area: Essex

Component SSSI: Hamford Water

This area has been recommended as a candidate Special Area of Conservation (cSAC) because it contains species which are rare or threatened within a European context. The SSSI citation describes the special interests for which the site was notified in the British context. The interests for which the site was selected as SSSI may differ from the interests selected in a European context.

The species for which the area has been recommended as a candidate SAC is listed below. The reasons for their selection are listed, together with a brief description of the habitats and species as they typically occur across the UK. This area contains the interests described although it may not contain all the typical features.

The area is considered to have a high diversity of habitats/species of European importance.

Interest(s) submitted to the European Commission

European priority interest(s):

1. Fisher's estuarine moth *Gortyna borelii lunata*

- **for which this is considered to be one of the best areas in the United Kingdom.**

Gortyna borelii lunata has a localised population distribution in the UK, due to its specific habitat requirements and is only found in two areas, the north Essex coast and the north Kent Coast.

Hamford Water supports the majority of the Essex population and is the most important UK site for this species, supporting approximately 70% of the population.

Hamford Water is a large, shallow estuarine basin comprising tidal creeks, islands, intertidal mud, sand flats and saltmarshes. Above the saltmarsh there is unimproved and improved grassland (including grazing marsh), scrub, woodland, hedges, ditches, ponds and reedbeds. The site encompasses those areas where the moth's food plant hog's fennel (*Peucedanum officinale*) grows and where there is an abundance of the grasses required by the species for egg laying.

For agency use only:
Date issued: _____
Reference number or date of map: _____

EC Directive 79/409 on the conservation of wild birds: Special Protection Area

Hamford Water (Essex)

Hamford Water is a large, shallow estuarine basin comprising tidal creeks and islands, intertidal mud and sand flats, and saltmarshes.

The flats are a small, locally sheltered area of medium to low level clay and silt flats. In places, particularly on the seaward side, the London Clay bedrock is exposed, and this area with soft recent muds provides contrasting substrates for inter-tidal algae and invertebrates. The saltmarsh fringe is of varying width outside the sea wall around most of Hamford Water, and the islands, notably Horsey, Skippers, Hedge-End and Garnham's, have substantial saltmarsh on their margins or, locally, within their breached sea walls.

The site qualifies under Article 4.1 by regularly supporting, in summer, a nationally important breeding population of little terns *Sterna albifrons*. An average of 35 pairs was present during the five-year period 1986-90, representing 1% of the British breeding population.

Hamford Water also qualifies under Article 4.1 by regularly supporting a nationally important wintering population of avocet *Recurvirostra avosetta*. During the five-year period 1986/87 to 1990/91, an average peak count of 99 birds was recorded, representing 7% of the British wintering population.

The site qualifies under Article 4.2 by supporting internationally or nationally important wintering populations of the following six species of migratory waterfowl (average peak counts for the five-year winter period 1986/87 to 1990/91): 5,650 dark-bellied brent geese *Branta bernicla bernicla* (2% of the Western European and 4% of the British wintering population); 1,580 black-tailed godwit *Limosa limosa* (2% of East Atlantic Flyway population, 33% of British); 1,240 redshank *Tringa totanus* (1% of North West population, 2% of British); 620 ringed plover *Charadrius hiaticula* (1% of EAF, 3% of British); 840 shelduck *Tadorna tadorna* (1% of British); 3,630 teal *Anas crecca* (2% of British); and 1,080 grey plover *Pluvialis squatarola* (2% of British).

During severe winter weather elsewhere, Hamford Water can assume even greater national and international importance as wildfowl and waders from many other areas arrive, attracted by the relatively mild climate, compared with continental European areas, and the abundant food resources available.

SPA Citation
July 1992

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name: Orfordness – Shingle Street

Unitary Authority/County: Suffolk

SAC status: Designated on 1 April 2005

Grid reference: TM440486

SAC EU code: UK0014780

Area (ha): Suffolk

Component SSSI: Alde-Ore Estuary SSSI

Site description:

Orfordness is an extensive shingle structure consisting of a foreland, a 15 km-long spit and a series of recurves running from north to south. It supports some of the largest and most natural sequences in the UK of shingle vegetation affected by salt spray. The southern end has a particularly fine series of undisturbed ridges, with zonation of communities determined by the ridge pattern. Pioneer communities with sea pea *Lathyrus japonicus* and false oat-grass *Arrhenatherum elatius* grassland occur. Locally these are nutrient-enriched by the presence of a gull colony; elsewhere they support rich lichen communities.

Drift-line vegetation occurs on the sheltered, western side of the spit, at the transition from shingle to saltmarsh, as well as on the exposed eastern coast. The drift-line community is widespread and comprises sea beet *Beta vulgaris* ssp. *maritima* and orache *Atriplex* spp.

The site also includes a series of percolation lagoons that have developed in the shingle bank adjacent to the shore at the mouth of the Ore estuary. The salinity of the lagoons is maintained by percolation through the shingle, although at high tides sea water can overtop the shingle bank. The fauna of these lagoons includes typical lagoon species, such as the cockle *Cerastoderma glaucum*, the ostracod *Cyprideis torosa* and the gastropods *Littorina saxatilis tenebrosa* and *Hydrobia ventrosa*. The nationally rare starlet sea anemone *Nematostella vectensis* is also found at the site.

The adjacent estuarine and intertidal habitats are designated separately as the Alde, Ore and Butley Estuaries SAC.

Qualifying habitats: The site is designated under **article 4(4)** of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- Annual vegetation of drift lines
- Coastal lagoons*
- Perennial vegetation of stony banks. (Coastal shingle vegetation outside the reach of waves)

Annex I priority habitats are denoted by an asterisk (*).

This citation relates to a site entered in the Register of European Sites for Great Britain.

Register reference number: UK0014780

Date of registration: 14 June 2005

Signed: *Trevor Salmon*

On behalf of the Secretary of State for Environment, Food and Rural Affairs

EC Directive 79/409 on the Conservation of Wild Birds

Citation for Special Protection Area (SPA)

Name: Sandlings

Unitary Authority/County: Suffolk

Consultation proposal: All or parts of Blaxhall Heath Site of Special Scientific Interest (SSSI), Leiston - Aldeburgh SSSI, Sandlings Forest SSSI, Snape Warren SSSI, Sutton & Hollesley Heaths SSSI and Tunstall Common SSSI have been recommended as a Special Protection Area because of their European ornithological importance. In particular, for their breeding populations of Nightjars *Caprimulgus europaeus* and Woodlarks *Lullula arborea*.

Site description: The Sandlings SPA lies near the Suffolk Coast between the Deben Estuary and Leiston. In the 19th century, the area was dominated by heathland developed on glacial sandy soils. During the 20th century, large areas of heath were planted with blocks of commercial conifer forest and others were converted to arable agriculture. Lack of traditional management has resulted in the remnant areas of heath being subject to successional changes, with the consequent spread of bracken, shrubs and trees, although recent conservation management work is resulting in their restoration. The heaths support both acid grassland and heather-dominated plant communities, with dependant invertebrate and bird communities of conservation value. Woodlark *Lullula arborea* and Nightjar *Caprimulgus europaeus* have also adapted to breeding in the large conifer forest blocks, using areas that have recently been felled and recent plantation, as well as areas managed as open ground.

Size of SPA: The SPA covers an area of 3,391.80 ha.

Qualifying species:

The site qualifies under **article 4.1** of the Directive (79/409/EEC) as it is used regularly by 1% or more of the Great Britain populations of the following species listed in Annex I in any season:

Annex 1 species	Count and Season	Period	% of GB population
Nightjar <i>Caprimulgus europaeus</i>	109 males - breeding	Count as a 1992	3.2% GB
Woodlark <i>Lullula arborea</i>	154 pairs - breeding	Count as at 1997	10.3% GB

Bird figures from:

Morris, A., Burges, D., Fuller, R.J., Evans, A.D. & Smith, K.W. 1994. The status and distribution of nightjars *Caprimulgus europaeus* in Britain in 1992. A report to the British Trust for Ornithology. *Bird Study* **41**: 181-191.

Wotton, S.R. & Gillings, S. 2000. The status of breeding woodlarks in Britain in 1997. *Bird Study* **47**: 212-224.

Status of SPA

Sandlings was classified as a Special Protection Area on 10 August 2001.

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name: Staverton Park and The Thicks, Wantisden
Unitary Authority/County: Suffolk
SAC status: Designated on 1 April 2005
Grid reference: TM356509
SAC EU code: UK0012741
Area (ha): 81.45
Component SSSI: Staverton Park and The Thicks, Wantisden SSSI

Site description:

This site is representative of old oak *Quercus* spp. woods, and its ancient oaks have rich invertebrate and epiphytic lichen assemblages. Despite being in the most 'continental' part of southern Britain, the epiphytic lichen flora of this site includes rare and Atlantic species, such as *Haemotomma elatinum*, *Lecidea cinnabarina*, *Thelotrema lepadinum*, *Graphis elegans* and *Stenocybe septata*. Part of the site includes an area of old holly *Ilex aquifolium* trees that are probably the largest in Britain. The site has a very well-documented history and good conservation of woodland structure and function.

Qualifying habitats: The site is designated under **article 4(4)** of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- Old acidophilous oak woods with *Quercus robur* on sandy plains. (Dry oak-dominated woodland)

This citation relates to a site entered in the Register of European Sites for Great Britain.

Register reference number: UK0012741

Date of registration: 14 June 2005

Signed: *Trew Salmon*

On behalf of the Secretary of State for Environment, Food and Rural Affairs

Appendix 4



European Site Conservation Objectives for Alde, Ore and Butley Estuaries Special Area of Conservation Site Code: UK0030076

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of qualifying natural habitats**
- **The structure and function (including typical species) of qualifying natural habitats, and**
- **The supporting processes on which qualifying natural habitats rely**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

H1130. Estuaries

H1140. Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats

H1330. Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a ‘Habitats Regulations Assessment’, including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features as required by the provisions of Article 6(1) and 6(2) of the Directive.

These Conservation Objectives are set for each habitat or species of a [Special Area of Conservation \(SAC\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term ‘favourable conservation status’ is defined in Article 1 of the Habitats Directive.

Publication date: 30 June 2014 – version 2. This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England’s Strategic Standard on European Site Conservation Objectives 2014.



European Site Conservation Objectives for Alde–Ore Estuary Special Protection Area Site Code: UK9009112

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

- A081 *Circus aeruginosus*; Eurasian marsh harrier (Breeding)
- A132 *Recurvirostra avosetta*; Pied avocet (Non-breeding)
- A132 *Recurvirostra avosetta*; Pied avocet (Breeding)
- A151 *Philomachus pugnax*; Ruff (Non-breeding)
- A162 *Tringa totanus*; Common redshank (Non-breeding)
- A183 *Larus fuscus*; Lesser black-backed gull (Breeding)
- A191 *Sterna sandvicensis*; Sandwich tern (Breeding)
- A195 *Sterna albifrons*; Little tern (Breeding)

This is a European Marine Site

This SPA is a part of the Alde Ore & Butley European Marine Site (EMS). These Conservation Objectives should be used in conjunction with the Regulation 35 Conservation Advice document for the EMS. For further details about this please visit the Natural England website at:

<http://www.naturalengland.org.uk/ourwork/marine/protectandmanage/mpa/europeansites.aspx> or contact Natural England's enquiry service at enquiries@naturalengland.org.uk or by phone on 0845 600 3078.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the management of the European Site under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive, and the prevention of deterioration of habitats and significant disturbance of its qualifying features required under Article 6(2) of the Habitats Directive.

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

Publication date: 30 June 2014 (Version 2). This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014. Previous references to additional features identified in the 2001 UK SPA Review have also been removed.



European Site Conservation Objectives for Deben Estuary Special Protection Area Site Code: UK9009261

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

A046a *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding)

A132 *Recurvirostra avosetta*; Pied avocet (Non-breeding)

This is a European Marine Site

This SPA is a part of the Deben Estuary European Marine Site (EMS). These Conservation Objectives should be used in conjunction with the Regulation 35 Conservation Advice document for the EMS. For further details about this please visit the Natural England website at:

<http://www.naturalengland.org.uk/ourwork/marine/protectandmanage/mpa/europeansites.aspx> or contact Natural England's enquiry service at enquiries@naturalengland.org.uk or by phone on 0845 600 3078.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the management of the European Site under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive, and the prevention of deterioration of habitats and significant disturbance of its qualifying features required under Article 6(2) of the Habitats Directive.

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

Publication date: 30 June 2014 (Version 2). This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014. Previous references to additional features identified in the 2001 UK SPA Review have also been removed.



European Site Conservation Objectives for Hamford Water Special Protection Area Site Code: UK9009131

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

- A046a *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding)
- A048 *Tadorna tadorna*; Common shelduck (Non-breeding)
- A052 *Anas crecca*; Eurasian teal (Non-breeding)
- A132 *Recurvirostra avosetta*; Pied avocet (Non-breeding)
- A137 *Charadrius hiaticula*; Ringed plover (Non-breeding)
- A141 *Pluvialis squatarola*; Grey plover (Non-breeding)
- A156 *Limosa limosa islandica*; Black-tailed godwit (Non-breeding)
- A162 *Tringa totanus*; Common redshank (Non-breeding)
- A195 *Sterna albifrons*; Little tern (Breeding)

This is a European Marine Site

This SPA is a part of the Hamford Water European Marine Site (EMS). These Conservation Objectives should be used in conjunction with the Regulation 35 Conservation Advice document for the EMS. For further details about this please visit the Natural England website at:

<http://www.naturalengland.org.uk/ourwork/marine/protectandmanage/mpa/europeansites.aspx> or contact Natural England's enquiry service at enquiries@naturalengland.org.uk or by phone on 0845 600 3078.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the management of the European Site under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive, and the prevention of deterioration of habitats and significant disturbance of its qualifying features required under Article 6(2) of the Habitats Directive.

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

Publication date: 30 June 2014 (Version 2). This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014. Previous references to additional features identified in the 2001 UK SPA Review have also been removed.



European Site Conservation Objectives for Hamford Water candidate Special Area of Conservation Site code: UK0030377

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of the habitats of qualifying species**
- **The structure and function of the habitats of qualifying species**
- **The supporting processes on which the habitats of qualifying species rely**
- **The populations of qualifying species, and,**
- **The distribution of qualifying species within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

S4035. *Gortyna borellii lunata*; Fisher's estuarine moth

This site is currently a candidate Special Area of Conservation

Candidate Special Areas of Conservation (cSACs) are sites that have been submitted to the European Commission by Government, but have not yet been formally adopted.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a ‘Habitats Regulations Assessment’, including an Appropriate Assessment, under the relevant parts of this legislation.

Candidate SACs are European Sites and the provisions of the Habitats Regulations apply to them.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features as required by the provisions of Article 6(1) and 6(2) of the Directive.

These Conservation Objectives are set for each habitat or species of a [Special Area of Conservation \(SAC\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term ‘favourable conservation status’ is defined in Article 1 of the Habitats Directive.

Publication date: 30 August 2014 – version 1.



European Site Conservation Objectives for Orfordness – Shingle Street Special Area of Conservation Site Code: UK0014780

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of qualifying natural habitats**
- **The structure and function (including typical species) of qualifying natural habitats, and**
- **The supporting processes on which qualifying natural habitats rely**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

H1150. Coastal lagoons*

H1210. Annual vegetation of drift lines

H1220. Perennial vegetation of stony banks; Coastal shingle vegetation outside the reach of waves

* denotes a priority natural habitat or species (supporting explanatory text on following page)

This is a European Marine Site

This site is a part of the Alde Ore & Butley European Marine Site. These conservation objectives should be used in conjunction with the Regulation 35 Conservation Advice Package, for further details please contact Natural England's enquiry service at enquiries@naturalengland.org.uk, or by phone on 0845 600 3078, or visit the Natural England website at:

<http://www.naturalengland.org.uk/ourwork/marine/protectandmanage/mpa/europeansites.aspx>

* Priority natural habitats or species

Some of the natural habitats and species listed in the Habitats Directive and for which SACs have been selected are considered to be particular priorities for conservation at a European scale and are subject to special provisions in the Directive and the Habitats Regulations. These priority natural habitats and species are denoted by an asterisk (*) in Annex I and II of the Directive. The term 'priority' is also used in other contexts, for example with reference to particular habitats or species that are prioritised in UK Biodiversity Action Plans. It is important to note however that these are not necessarily the priority natural habitats or species within the meaning of the Habitats Directive or the Habitats Regulations.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment', including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features as required by the provisions of Article 6(1) and 6(2) of the Directive.

These Conservation Objectives are set for each habitat or species of a [Special Area of Conservation \(SAC\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term 'favourable conservation status' is defined in Article 1 of the Habitats Directive.

Publication date: 30 June 2014 – version 2. This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014.



European Site Conservation Objectives for Sandlings Special Protection Area Site Code: UK9020286

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

A224 *Caprimulgus europaeus*; European nightjar (Breeding)

A246 *Lullula arborea*; Woodlark (Breeding)

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a ‘Habitats Regulations Assessment’ including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where this is available) will also provide a framework to inform the management of the European Site under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive, and the prevention of deterioration of habitats and significant disturbance of its qualifying features required under Article 6(2) of the Habitats Directive.

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

Publication date: 30 June 2014 (Version 2). This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England’s Strategic Standard on European Site Conservation Objectives 2014. Previous references to additional features identified in the 2001 UK SPA Review have also been removed.



European Site Conservation Objectives for Staverton Park and The Thicks, Waitisden Special Area of Conservation Site Code: UK0012741

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of qualifying natural habitats**
- **The structure and function (including typical species) of qualifying natural habitats, and**
- **The supporting processes on which qualifying natural habitats rely**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

H9190. Old acidophilous oak woods with *Quercus robur* on sandy plains; Dry oak-dominated woodland

* denotes a priority natural habitat or species (supporting explanatory text on following page)

* Priority natural habitats or species

Some of the natural habitats and species listed in the Habitats Directive and for which SACs have been selected are considered to be particular priorities for conservation at a European scale and are subject to special provisions in the Directive and the Habitats Regulations. These priority natural habitats and species are denoted by an asterisk (*) in Annex I and II of the Directive. The term 'priority' is also used in other contexts, for example with reference to particular habitats or species that are prioritised in UK Biodiversity Action Plans. It is important to note however that these are not necessarily the priority natural habitats or species within the meaning of the Habitats Directive or the Habitats Regulations.

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and Article 6(3) of the Habitats Directive. They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment', including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features as required by the provisions of Article 6(1) and 6(2) of the Directive.

These Conservation Objectives are set for each habitat or species of a [Special Area of Conservation \(SAC\)](#). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term 'favourable conservation status' is defined in Article 1 of the Habitats Directive.

Publication date: 30 June 2014 – version 2. This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014.

Appendix 5

Ipswich Borough Council Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD
 Regulation 22 Submission Stage – Schedule of Proposed Pre-Submission Modifications

Assessment of likely significant effect upon European sites.

Pre-Submission Main Modifications for Public Consultation

Main Modifications are substantive changes which alter the meaning of a policy or strategy (e.g. rewording policies to change their meaning, adding new sites or deleting existing ones). New text added is shown underlined, deleted text is shown ~~struck through~~.

Policy / paragraph	Pre-Submission Main modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
CHAPTER 4			
SP2 Land allocated for housing (and policies map)	Additional site allocations of sites previously listed under policy SP3 – to be added to Table 1: <ul style="list-style-type: none"> • <u>IP011a Lower Orwell Street (former Gym & Trim and formerly listed as Smart Street/Foundation Street) 0.15ha, 14 dwellings (90dph on 100% of site)</u> (permission for student accommodation granted 25/10/11 - lapsed Oct 2014) • <u>IP047 Land at Commercial Rd 2.86ha, 103 dwellings (90dph on 40%) as part of a mixed use scheme of 40% housing, 20% public open space and enhanced river path, 40% office, leisure, hotel</u> (development including supermarket approved 7/2/11 – lapsed Feb 2015) • <u>IP090 Europa Way 1.43ha, 18 dwellings (indicative masterplan), as part of a mixed use</u> 	<p>The plan baseline has been updated to 1st April 2015. The planning permissions for some sites have now lapsed or applications been withdrawn and therefore it is appropriate to allocate the sites for development.</p> <p>Reference to the district centre added to IP090 to ensure the allocation through SP2 aligns with its allocation as a District Centre through policy DM21.</p> <p>Capacity of IP132 Former St Peter's Warehouse increased from 48 to 73 to reflect the successful bid for the site.</p>	<p>Yes. Although these sites previously had planning permission it is worth re-considering them in light of new information from an Orwell Country Park Visitor Survey</p>

Policy / paragraph	Pre-Submission Main modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p><u>district centre</u> (approved 11/07/11 – lapsed July 2014)</p> <ul style="list-style-type: none"> • <u>IP132 Former St Peters Warehouse Site, 4 Bridge Street, 0.18ha, 73 dwellings as part of a mixed use scheme (with B1a office use, leisure or small scale retail)</u> (approved 14/4/11 – lapsed April 2014) • <u>IP135 112-116 Bramford Road 0.17ha, 14 dwellings</u> (pending application withdrawn October 2014) <p>Site sheets have been prepared for these allocations for inclusion in Appendix 3A.</p> <p>Delete site which has a resolution to grant permission subject to a Section 106 Agreement and which needs to be safeguarded through policy SP3: IP146 St Clement's Hospital Grounds, 227 dwellings.</p> <p>Add 222 dwellings to total capacity figure of SP2 Table 1 but delete 227 dwellings:</p> <p>Total 4,934 <u>1,929</u></p>		
SP3 Land with planning permission or	Delete table entries for sites identified through SP3, for which planning permission has now lapsed or which have been withdrawn. The sites are to be	The sites have been moved into policy SP2 as allocations, to update the plan baseline to 1 st April 2015.	No – deleted sites are considered in SP2

Policy / paragraph	Pre-Submission Main modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
awaiting a Section 106 (and policies map)	<p>allocated through policy SP2 (see above) and are listed below.</p> <ul style="list-style-type: none"> • IP11a Smart Street Foundation Street (former Gym & Trim) (planning permission for student accommodation granted 25/10/11 - lapsed Oct 2014) • IP047 Land at Commercial Rd (approved 7/2/11 – lapsed Feb 2015) • IP090 Europa Way (approved 11/07/11 – lapsed July 2014) • IP132 Former St Peters Warehouse Site 4 Bridge Street (approved 14/4/11 – lapsed April 2014) • IP135 112-116 Bramford Road (pending application withdrawn October 2014) <p>Delete table entry now being used as a music venue under planning permission 10/00277:</p> <ul style="list-style-type: none"> • IP178 Island House, Duke Street (student accommodation approved Feb 2012 – lapsed Feb 2015) <p>Add sites granted planning permission or with a resolution to grant subject to a Section 106 Agreement, which need to be safeguarded through policy SP3: <u>IP116 St Clement's Hospital Grounds, 227 dwellings and public open space provision.</u></p>		

Policy / paragraph	Pre-Submission Main modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p><u>IP272 72 Foundation Street, 10 dwellings (reference 14/00939/FUL granted 19/02/15)</u></p> <p>Delete 232 dwellings from capacity figure of SP3, Table 2, but add 237. Total <u>-1,8921,897</u></p>		
SP5 Land allocated for employment use	<p>Add to second part of Table 3 (sites allocated for employment uses with a mix of other uses): <u>IP047 Land at Commercial Road, 2.86ha (40%) 1.14ha, as part of a mixed use scheme with 40% housing and 20% public open Space and enhanced river path. The B1a element could also include hotel and leisure uses.</u></p> <p><u>IP132 Former St Peters Warehouse Site, 4 Bridge Street, 0.18ha / 0.05ha, B1a office, leisure, small scale retail as part of a mixed use scheme of 73 dwellings (approved 14/4/11 – lapsed April 2014)</u></p>	To update the plan baseline to 1 st April 2015.	No
SP6 Land allocated and protected as open space	<p>Delete: Site IP263 West of Bridge Street, north of the River Orwell is allocated for public open space.</p> <p>Add to table:</p>	To update the plan baseline to 1 st April 2015. The planning permission on the site IP047 has now lapsed and therefore it is appropriate to allocate the whole site, including the IP236 element, for residential-led mixed use development including public open space.	No

Policy / paragraph	Pre-Submission Main modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p><u>IP047 Land at Commercial Road (UC048) 20% Public Open Space and enhanced river path; 40% housing, 40% B1a business, hotel, leisure.</u></p> <p>Delete from table: IP116 St Clement's Hospital Grounds</p> <p>Amend paragraph 4.37: ... for this use at site IP263<u>IP047</u> and within ...</p>	<p>There is a resolution to grant planning permission for IP116 St Clement's Hospital Grounds, subject to a section 106, and therefore the site has been moved to policy SP3.</p>	

Pre-Submission Additional Modifications – not for public consultation

Additional modifications are minor textual and grammar corrections; re-phrasing or limited new text to add clarity; or updates to figures and references, which are necessary due to alterations which have been made elsewhere or for which new information has come to light.

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Throughout	Change references to English Heritage to Historic England.	To reflect change in title.	No
Throughout	Changes references to the Highways Agency to Highways England.	To reflect change in title.	No
CHAPTER 3			
New paragraph 3.6 to follow paragraph 3.5	Add new paragraph as follows: <u>'In July 2015 a non-statutory document entitled 'The Vision for Ipswich: East Anglia's Waterfront Town' was published by partners – University Campus 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.'</u>	For completeness	No
CHAPTER 4			
SP2 LAND ALLOCATED FOR HOUSING / MIXED USE			

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
SP2 / para 4.8	Split the final sentence from paragraph 4.8 and create a new paragraph as follows: 'Appendix 3 provides additional information about the sites allocated through this policy. <u>Information on development constraints contained in the site sheets must be taken into account in development proposals, in accordance with the Ipswich Local Plan Development Management policies. The Council is working with Historic England and Suffolk County Council to establish an Urban Archaeological Database for Ipswich, to make available desk-based information on known heritage assets.'</u>	To add weight to the site sheets and ensure the constraints they identify are taken into account. To update the situation in relation to the Urban Archaeological Database.	No
SP2 / para 4.9	Amend paragraph 4.9 to read: ' <u>In allocating sites for development the Council has followed the sequential approach, to ensure that sites are not allocated in areas with a greater probability of flooding if sites in lower risk areas are available. It has also applied the exception test to ensure that the benefits to the community of development outweigh flood risk, and ensure that development will be safe. Planning applications Risk Assessment. The Council's supplementary planning document on Development and Flood Risk provides more guidance.'</u>	For clarity and completeness.	No
SP2/para 4.10	Amend reference to Lifetime Homes and Lifetime Neighbourhoods: 'Housing is a key issue for older people. There is a need to ensure a suitable mix of housing for older people, whether	To reflect the fact that new, optional standards have been introduced for accessible and adaptable dwellings and wheelchair user dwellings, which have led	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>market housing or types of supported housing. The Council encourages new housing to be built to <u>be accessible and adaptable</u> the Lifetime Homes standard, which makes it easier for people to remain in their own homes as their mobility needs change. In order to create an environment which enables older people to have a good quality of life, the Council supports the implementation of the Government's 'Lifetime Neighbourhoods' principle in new development. This concept covers the built environment, access to services and resident empowerment in addition to housing standards <u>mix and design</u>.</p>	to amendments to policy DM5 of the Core Strategy.	
<p>Various sites IP052 IP133 IP140 IP258</p>	<p>Amendments to site sheets: IP052 – Amend first sentence: 'Within an Air Quality Management Area and an area of archaeological importance and adjacent to a conservation area, and a Grade II* listed building to the north (24 Fore Street) <u>and a Grade II building (26-28 Fore St).</u>'</p> <p>IP133 – Add to the end of the first paragraph of the Development constraints section the following: '<u>Site is adjacent to the Wet Dock conservation area and to the Grade II listed Felaw Maltings.</u>'</p> <p>IP140 – Add to the beginning of the second paragraph the following:</p>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p><u>'The site is adjacent to the Whitton conservation area and any development should have regard to the setting of the conservation area and conserve its significance.'</u></p> <p>IP258 – Add to the end of the second sentence of the first paragraph the following: <u>'Adjacent to an Air Quality Management Area, and the Central conservation area and the Grade II listed Holy Trinity Church to the south.'</u></p>		
Various sites IP10a, IP029 IP033 IP058 IP067 IP083 IP140 IP0150b and c	Amend site sheets to add reference to need for ecological and/or reptile survey to site sheet where necessary. IP10a, IP067: <u>'An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.'</u> IP029, IP033, IP058, IP083, IP140 and IP150b & c: <u>'an ecological and reptile survey will be needed ...'</u>	For clarity.	No
Various sites IP005 IP029 IP032 IP033 IP059a IP061 IP105 IP140 IP165 IP175 IP221 IP265 IP261	Add note to site sheet of relevant allocations: <u>'This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.'</u>	For clarity	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
<p>Various sites IP005 IP010a&b IP011b IP029 IP032 IP040 IP043 IP048 IP054 IP059a IP165</p> <p>IP004 and IP033</p> <p>IP032</p> <p>IP033</p> <p>IP037</p> <p>IP136</p>	<p>Add Suffolk County Council information to site sheets about potential transport requirements:</p> <p><u>A transport assessment and travel plan will be required.</u></p> <p><u>A transport assessment will be required.</u></p> <p><u>A transport assessment and travel plan will be required. The traffic impact of access from Bury Road will need to be considered.</u></p> <p><u>A transport assessment and travel plan will be required. Access visibility and junction spacing along Bramford Road will need to be considered.</u></p> <p><u>A transport assessment and travel plan will be required. Traffic impact especially on Bridge Street will need to be considered.</u></p> <p><u>A transport assessment and travel plan will be required . Pedestrian capacity along College St footways, and the one-way traffic system will need to be considered.</u></p>	<p>For completeness</p>	<p>No</p>

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Various sites IP004 IP005 IP006 IP009 IP011b IP012 IP032 IP033 IP039a IP040 IP043 IP048 IP054 IP059c IP066 IP080 IP089 IP096 IP098 IP131 IP133 IP136 IP142 IP165 IP188 IP214 IP245 IP256	Add Suffolk County Council information to site sheets on surface water flooding: <u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u> Also add to site sheets for IP136 and IP245: <u>'There is a Flood Incident Report for this site.'</u>	For completeness.	No
IP004 Bus depot	The site sheet should mention proximity to a permitted minerals/waste use as a constraint, through the inclusion of the following text: <u>'The site is close to uses which are safeguarded through the Suffolk Waste Core Strategy, and is also in close proximity to existing minerals uses.'</u>	For accuracy.	No
IP006 Co-Op Warehouse Pauls Road	Identify Co-op Juniors issue on the site sheet: <u>'The Council would wish to see the Co-Op Juniors accommodated through refurbishment of the building, or relocated to suitable premises elsewhere in Ipswich.'</u>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
IP012 Peter's Ice Cream	<p>Amend penultimate paragraph of site sheet to read:</p> <p>'In terms of archaeology, This site lies in the historic core of Anglo-Saxon and medieval Ipswich, and could involve potentially high excavation costs. Necessary measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Archaeological costs have the potential to be relatively high.'</p>	For clarity.	No
IP037 Island Site	<p>Site IP037 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text on the site sheet:</p> <p><u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u></p>	For clarity and compliance with the Suffolk Minerals Core Strategy	No
IP040 Civic Centre Area / Civic Drive	<p>Amend final paragraph of site sheet to read:</p> <p>'This site lies in the historic core of Anglo-Saxon and medieval Ipswich. Measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development, but</p>	For clarity	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>any permission will require a condition relating to archaeological investigation. Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Archaeological costs have the potential to be relatively high.'</p>		
<p>IP043 Commercial Buildings and Jewish Burial Ground, Star Lane</p>	<p>Amend sections of site sheet to read:</p> <p>'This is a sensitive site in heritage terms, located partly in the Central conservation area and containing Grade II listed buildings and adjoining others, including the Grade II* 54-58 Fore Street to the north-east, the Grade II* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. Archaeological issues include the Jewish Burial Ground. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.</p> <p>This site is within the urban core (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains <u>in particular</u> (IPS 639, 371,372, 358). There is outstanding post-excavation work under IP/11/00267) <u>and further work would be needed across the site.</u> Development of the site could involve potentially high excavation costs. The site presents opportunities for enhancing the Jewish Burial Ground. There</p>	<p>For clarity.</p>	<p>No</p>

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design.</u> Archaeological costs have the potential to be relatively high.'</p>		
<p>IP048 Mint Quarter / Cox Lane</p>	<p>Amend second paragraph of Constraints section of site sheet as follows: 'Close to an Air Quality Management Area <u>and</u> in an area of archaeological importance. <u>The site is adjacent to the Central conservation area and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south. Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.'</u> Possible contamination and TPOS ...'</p> <p>Amend fourth paragraph as follows: 'Much of this site is a Scheduled Monument (<u>List entry No 1005983</u>), therefore <u>separate Scheduled Monument Consent will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity.</u> The scheduled area represents a large</p>	<p>For clarity.</p>	<p>No</p>

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. <u>Due to the high potential for archaeological remains of national significance, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u> Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards. The rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of <u>consent to</u> any proposals – DBA<u>desk based assessment</u>, building survey and <u>field</u> evaluation. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites. Should the principle of any development be acceptable, archaeological remains will be complex, important and involve significant costs. Archaeological management would be a major consideration and should to involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).¹</p>		

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
IP049 No. 8 Shed, Orwell Quay	<p>Delete Archaeology will need to be considered and add paragraph dealing with archaeology to site sheet:</p> <p><u>'This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed, and it will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>	For clarity	No
IP054 Land between Old Cattle Market and Star Ln	<p>Add this wording to the end of the fourth paragraph of the Development constraints/issues on the site sheet:</p> <p><u>'The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.'</u></p> <p>Amend final paragraph as follows:</p> <p>'This site includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b), which are statutorily protected as of National Importance. Parts of the area have been investigated (IPS 214, IPS 369, IPS 574). ThisThe latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of</p>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>wet and well preserved organic deposits. As noted in Policy CS4, English Heritage Scheduled Monument consent would<u>will</u> be needed to be obtained from Historic England for any development or works within <u>scheduled sites/monuments</u> and they should be consulted at the earliest opportunity. <u>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).</u> Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. <u>Archaeological management will be a major consideration and should involve early assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).</u> The route of Turret lane should be protected in development proposals. Outside the scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.'</p>		
IP058 Former Volvo Site, Raeburn Road	<p>Amend penultimate paragraph of site sheet as follows:</p> <p>'This site overlooks the Orwell and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no</p>	For clarity	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> A desk-based assessment is recommended in the first instance.'		
IP080 Wherstead Road	Site IP080 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text in the site sheet: <u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u>	For clarity.	No
IP083 Banks of river upriver from Princes Street	Add archaeological information to site sheet: <u>'Depending on the nature of groundworks, there may be a requirement for a condition relating to archaeological works on this land on the edge of the river.'</u> Also add to site sheet: <u>'The design will need to avoid light spillage in the river corridor.'</u>	For clarity and to safeguard biodiversity	No
IP089 Waterworks Street	Need to refer on site sheet to the Old Ragged School building. Add text: <u>'Contains fragment of the Ipswich Ragged School, founded 1849.'</u>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	Also, the boundary of site needs amending slightly to follow building lines.		
IP096 Car Park, Handford Road East	Amend final paragraph of site sheet to read: 'This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has high potential for archaeological remains. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process. Early evaluation is advised so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.</u> 'Archaeological costs have the potential to be relatively high.'	For clarity	No
IP098 Transco South of Patterson Road	Site IP098 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text on the site sheet: <u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u>	For clarity	No
Site IP105 Depot, Beaconsfield Road	Identify need for cycle lane to run along southern part of site to enhance Gipping cycle path as follows on site sheet:	To enhance Gipping cycle path and provide a segregated route as it currently narrows and merges with the footpath as it passes the depot.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<u>'A cycle path should be provided along the south west boundary of the site, linking with the existing riverside cycle paths to the north and south of the site.'</u>		
IP133 South of Felaw Street	Site IP133 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the addition of the following text to the site sheet: <u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u>	For clarity	No
IP133 South of Felaw Street	Ensure that on-site open space provision is included in any scheme - highlight the need on the site sheet. Point out the proximity to Grade II listed Felaw Maltings. Add information on archaeology. Add to the end of the constraints section of the site sheet: <u>'On-site open space provision will be required in accordance with policy DM29.'</u> <u>The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings.</u> <u>This site lies close to Anglo-Saxon remains (IPS 683, IPS 230). No objection in principle to development but it will</u>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<u>require a condition relating to archaeological investigation attached to any planning consent.'</u>		
IP136 Silo, College Street	<p>Amend final paragraph of site sheet as follows:</p> <p>'This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> Early assessment would be advisable if extensive ground works are proposed <u>so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.'</u></p>	For clarity	No
IP214 300 Old Foundry Road	<p>Amend site sheet. Delete The site is also in an area of archaeological importance and add more detailed text on archaeology to site sheet:</p> <p><u>'This site lies within the historic core of Ipswich and the area of archaeological importance, close to the town defences. Any consent for development will require a planning condition to secure a programme of archaeological work.'</u></p>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
IP221 The Flying Horse PH, Waterford Road	Amend from short term to long term in Table 1 column 6/SP2.	To reflect discussion with IBC Land and Property	No
SP4 LAND PROTECTED FOR GYPSY AND TRAVELLER SITES			
SP4	Delete policy SP4 and combine necessary elements into policy CS11 of the Core Strategy (see also Core Strategy modifications).	To avoid confusion (arising from the existence of two policies).	No
SP5 LAND ALLOCATED FOR EMPLOYMENT USE / MIXED USE			
SP5/para 4.29	Cross refer to the site sheets in the reasoned justification to SP5 to ensure the constraints are addressed: <u>'... supporting their delivery. The constraints are identified on the site sheets included at Appendix 3A and need to be taken into account by prospective developers.'</u>	For clarity and consistency with sites allocated through SP2.	No
IP035 Key Street / Star Lane / Burtons Site (SP5)	Amend archaeological section of site sheet to read: <u>'In terms of archaeology, This site, the former Cardinal Works, is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There are possible is high potential for archaeological</u>	For clarity	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p>remains <u>of possible national significance, such as important waterlogged remains and evidence of the later Wolsey's College and a Quaker burial ground. There is potential for waterlogged remains.</u></p> <p>This site is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The archaeological works required will comprise the total archaeological excavation of the site, prior to development. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Total archaeological excavation of any development footprint prior to development will be required. Mitigation on this site is likely to be extensive and expensive.</p> <p>Development should show consideration for the adjacent Grade 1 medieval listed churches of St Peter's and St Mary Quay. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.'</p> <p><u>'This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. the</u></p>		

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	<p><u>site contains a Grade II listed building, 1-5 College Street, adjoins the Grade I listed and scheduled Wolsey's Gateway, is located between two conservation areas (Central and Wet Dock) and two Grade II* churches (St Peter's and St Mary at the Quay). Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.</u></p> <p><u>Proposals impacting on the scheduled monument of Wolsey's gate or its setting would require detailed pre-application discussions with Historic England.</u></p> <p><u>The site has access constraints, is within an Air Quality Management Area and a flood zone.'</u></p>		
Site IP067 Former British Energy site	<p>Correction to the site's western boundary, including removal of area of developed land in the south west corner. Consequential change to site area from 5.25ha to <u>4.66ha</u> in policy SP5 and site sheet.</p> <p>Add wording to site sheet: It is adjacent to a County Wildlife Site, <u>contains part of a Local Wildlife Site</u> and forms part of the ecological network.</p>	<p>Boundary corrected to the line of ownership.</p> <p>Wording added to reflect Local Wildlife Site status of part of site.</p>	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Site IP152 Airport Farm Kennels	Add to the allocation and site sheet a note that significant new landscaping would be required to maintain the view from the A14 across the site.	For accuracy and to protect the adjacent AONB (the site lies part within the AONB)	No
Various sites IP067 IP094 IP099 IP140 IP147 IP150c	Add Suffolk County Council information on surface water flooding to site sheets: <u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u>	For completeness.	No
Various sites IP058 IP067 IP094 IP099 IP140 IP146 IP147 IP150c IP152 IP094 IP140	Add Suffolk County Council information to site sheets about potential transport requirements: <u>'A transport assessment and travel plan will be required.'</u> <u>'A transport assessment and travel plan will be required. Vehicular access to West End Road may not be acceptable.'</u> Also amend site sheet to read: <u>'Access constraints and need to consider impacts on rights of way, noise'</u>	For completeness	No
SP6 LAND ALLOCATED AND PROTECTED AS OPEN SPACE			
Site IP083 Banks of river upriver from Princes Street	Amend site sheet to identify need for cycle lane to run along southern part of site to enhance Gipping cycle path as follows: <u>'A cycle path should be provided through the southern part of the site as part of a continuous path along the River Gipping.'</u>	To provide a continuous cycle path along the River Gipping	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
SP7 LAND ALLOCATED FOR LEISURE USES OR COMMUNITY FACILITIES			
Various sites IP150b IP258 IP260	Add Suffolk County Council information on surface water flooding to site sheets: <u>Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</u> Also add to the site sheet for IP260: <u>'There is a Flood Incident Report for this site.'</u>	For completeness.	No
Various sites IP150b IP258 IP260	Add Suffolk County Council information to site sheets about potential transport requirements: <u>A transport assessment and travel plan will be required.</u>	For completeness.	No
SP8 ORWELL COUNTRY PARK EXTENSION			
SP8 ORWELL COUNTRY PARK EXTENSION Paragraph 4.44	Add text: <u>A visitor survey of Orwell Country Park undertaken during March 2015 concluded that the extension of the park into land at Pond Hall Carr and Farm is not likely to have harmful impacts on the Special Protection Area.</u>	For clarity.	No – the text adds clarity to the existing safeguard
SP8 ORWELL COUNTRY PARK EXTENSION	Add text: <u>Project level Habitats Regulations Assessment would be needed for any visitor centre proposal.</u>	For clarity.	No – the text adds clarity to the existing safeguard

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Paragraph 4.45			
CHAPTER 5			
Paragraph 5.8	Add to end of paragraph: <u>'Grade I and II* buildings in Ipswich are dealt with through the national Heritage at Risk register.'</u>	For completeness.	No
SP10 RETAIL SITE ALLOCATION			
SP10 / IP040 Civic Centre Area, Civic Drive (also known as Westgate)	Add noise constraint to site sheet (in relation to residential element of the mix): <u>'Residential use could be located above or adjacent to retail uses. The residential element of the development should be designed and located so as not to be adversely affected by noise from the Wolsey Theatre.'</u>	To ensure that the residential element of development is designed and located so as not to be adversely affected by noise from the Wolsey Theatre.	No
SP15 IMPROVING PEDESTRIAN AND CYCLE ROUTES			
SP15 Improving Pedestrian and Cycle Routes / paragraph 5.41	Minor amendment to explanation of Travel Ipswich: <u>'Due for completion in 2015, it aims forms part of a wider long term strategy to achieve a 15% switch to more sustainable modes, to enable Ipswich to accommodate planned growth without corresponding growth in congestion. This will see include some further improvements to walking routes from the railway station ...'</u>	For clarity.	No
SP16 TRANSPORT PROPOSALS IN IP-ONE			
SP16 Transport proposals in IP-One	Add constraints information to supporting text: <u>'The Wet Dock Crossing must avoid unacceptable impact on vessel access to the Wet Dock, on Cliff Road, on the West</u>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Paragraph 5.46	<u>Bank Terminal railhead, on port security and on New Cut navigation.'</u>		
SP16 Paragraph 5.46	Update supporting text to reflect the fact that feasibility work is to be carried out on the route. <u>'... heritage issues. 'In March 2015 the New Anglia Local Enterprise obtained funding in order to carry out a feasibility study for the Wet Dock Crossing.'</u>	For accuracy	No
SP17 TOWN CENTRE CAR PARKING			
SP17/Site IP055 Crown Car Park, Charles St	Add text to site sheet on archaeological constraints: <u>'The site is within an area of Anglo-Saxon and medieval suburban activity, beyond the early town defences. Geotechnical survey data will inform understanding of the impacts of past landscaping, but this will be heavy across most of the site. In the event that archaeological remains may have survived previous landscaping in the southern part of it, consent for development may require a planning condition to secure a programme of targeted archaeological work.'</u>	For clarity	No
SP17 Town centre car parking	Add note to site sheet for IP055 Crown Street: <u>'The redevelopment should deliver accessibility, legibility and attractiveness of the public realm.'</u>	For completeness.	No
Part C, IP-One Opportunity Areas, CHAPTER 6			

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Opportunity Areas para 6.1	A sentence should be added to the start of Part C stating that the allocation policies take precedence if there are inconsistencies. <u>'The allocation policies of the Plan take precedence in the event of inconsistencies between the Opportunity Area guidance and site allocations.'</u>	For clarity and to avoid confusion	No
Opportunity Area A Island	Clarify that the mix percentage is indicative.	For consistency with paragraph 4.8	No
Opportunity Area B and C	Amend development principles for areas B and C to read 'Development to take account of <u>address</u> heritage issues ...' Also amend the area analysis maps to include the scheduled monuments.	For clarity	No
Opportunity Area B Merchant Quarter	Development Opportunities Delete reference to percentages of use: Residential (max 50%) Non-residential use (50%+)	For consistency with the site allocations in the area for which the proportions of different uses vary, e.g. IP043 and IP052 80% of the site residential. Also the percentages of mix within sites as specified through policy SP2 is indicative (see paragraph 4.8) in order to take account of viability.	No
CHAPTER 7 IMPLEMENTATION, TARGETS, MONITORING AND REVIEW			
7.3	Add reference to Ipswich Central and Greater Ipswich Partnership.	For completeness.	No
APPENDIX 2A List of Policies			

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
Policy SP4	Delete policy reference as the policy is deleted and combined with CS11.	For consistency	No
Policy SP9	Amend policy title to Safeguarding land on development sites for transport infrastructure	For consistency	No
Policy SP17	Amend policy title to Town Centre <u>Car</u> Parking	For consistency	No
All policy references	Policy SP4 is deleted, therefore all remaining policy reference numbers will need to be updated	For consistency	No
APPENDIX 3A Site Allocation Details			
Appendix 3A Site Allocation Details	Please refer to modifications to the site sheets listed under the relevant policies above which allocate the sites.		No
APPENDIX 3B Development Constraints for SP3 sites			
IP011a Lower Orwell Street (formerly part of Smart Street /Foundation Street)	Amend constraints data: '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. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> Archaeological costs have the potential to be relatively high, and early evaluation is advised so that <u>decisions can be taken on preservation and/or appropriate investigation strategies designed.</u> '	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
IP052 Land between Lower Orwell Street and Star Lane	<p>Amend constraints data: ‘This site is within the urban core (IPS 413), close to Scheduled areas of Middle Saxon and medieval occupation (SF 189-191 Nos. 1005985, 1002973, 1005986). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve potentially high excavation costs. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process. Early evaluation is advised so that decisions can be taken on preservation <i>in situ</i>, and/or appropriate investigation strategies designed.</u>’</p>	For clarity.	No
IP132 Former St Peter’s Warehouse Site	<p>Amend as follows: ‘This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record 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. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be</p>	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
	relatively high. <u>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.</u>		
IP178 Island House, Duke Street	' <u>This site, in the Ipswich waterfront area, will require a condition relating to archaeological investigation attached to any planning consent.</u> '	For clarity.	No
IP205 Burton's, College Street	Amend as follows: 'This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents the last surviving section of 'early' waterfront. The site will involve potentially high excavation costs. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>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.</u> '	For clarity.	No
IP264 28-32 Tacket Street	Add: ' <u>This site is in the Anglo-Saxon and Medieval core of Ipswich, close to excavated remains (IPS 210). No objection in principle to re-development but it will require a condition relating to archaeological investigation attached to any planning consent.</u> '	For clarity.	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?
NEW APPENDIX	<p>Insert new Appendix 4 – Saved policies superseded by this plan</p> <p>The following saved policies are superseded by this Site Allocations Plan: <i>(see table below)</i></p>	For legal compliance.	No
Policies Map	<p>Amend the sites which have been moved from policy SP3 to policy SP2 and vice versa.</p> <p>Add new site added to SP3: IP272 72 Foundation Street</p> <p>Amend boundary to IP089 Waterworks Street.</p> <p>Delete IP263 West of Bridge Street, north of the River Orwell, now part of larger allocation IP047 Land at Commercial Road.</p> <p>Amend western boundary to site IP067 British Energy.</p> <p>Amend the boundary of Opportunity Area F, River and Princes Street Corridor, on the policies map. It should include the eastern end of the extended site IP047 Land at Commercial Rd as shown in Part C, Chapter 6, of the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. The boundary at the eastern end now follows the river, Bridge Street and Grafton Way.</p>	For accuracy and consistency	No

Policy / paragraph	Pre-Submission Additional modification	Reason	A new likely significant effect or change to a previously assessed likely significant effect on a European site?

Appendix 4 Saved policies superseded by this plan

Policy	Policy subject matter	Superseded by / comments
Chapter 5 The Wet Dock Area		
WD3	Site allocations in the Wet Dock area	SP2, SP3, SP11, SP12, Opportunity Areas A, B and D
WD5	Site allocations in the Transition area	SP2, SP3, Opportunity Area B
WD7	Residential site allocation in Wet Dock area	Now built
WD9	Wet Dock area open space allocation	SP6
WD10	Wet Dock area provision of open space in developments	SP6 (Island Site)
WD11	Wet Dock area museums, arts and entertainment uses	SP2, SP5, SP6, SP14, SP11
WD12	Wet Dock area tourism uses	Developments underway/completed.
WD13	Wet Dock area community uses	Not replaced
WD14	Wet Dock area University College Suffolk	5.16 now built but SP12 is the general policy. Also Opportunity Area D.
WD15	Wet Dock area employment	Now built.

Policy	Policy subject matter	Superseded by / comments
WD16	Transition area	5.20 now built; 5.19 SP2 site reference IP054 and SP5, also Opportunity Area B.
WD17	Wet Dock office uses	SP2, SP3, SP5,
WD19	Pedestrian access between the Wet Dock and the town centre	SP15, Opportunity Areas A and B
WD20	Car parking in the Wet Dock area	SP17
WD21	Road Proposal in the Wet Dock area	SP16, see also Core Strategy policy CS20 paragraphs 8.229 to 8.231
Chapter 6 Housing		
H3	Housing allocation Nacton Road	SP2, SP3, SP5, SP7
H4	Residential site allocations	Now built or SP2, SP3
H6	Opportunity sites for residential use	Now built
Chapter 7 Recreation and Leisure		
RL8	Site allocations for public open space	SP6, see also Core Strategy policies CS10 and CS16
RL11	Site allocations for children's play	No specific proposals but SP6 allocates land for open space provision
RL16	Site allocations for sports pitches	No specific proposals but SP6 allocates land for open space provision; see also Core Strategy policies CS10 and CS16
RL19	Site Allocation for Sports Park	SP7
RL23	Protecting museums, arts and entertainment facilities	SP14
RL24	Arts and entertainment uses in major developments	SP14
Chapter 8 Community Facilities		

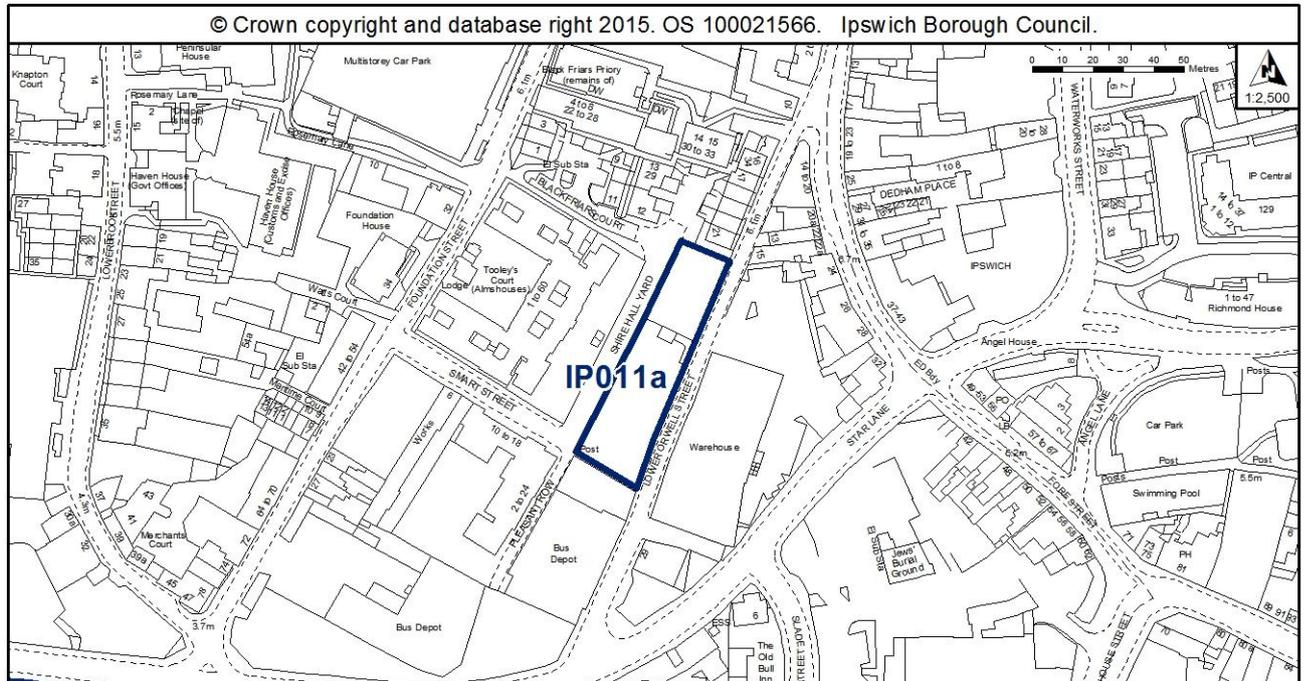
Policy	Policy subject matter	Superseded by / comments
CF9	Site allocations for education facilities	SP7
Chapter 9 Employment		
EMP2	Employment Areas	See Core Strategy Review, DM25
EMP5	Sites allocated for employment use	Now built, see also SP5
EMP7	Sites allocated for port related uses	See Core Strategy Review, DM25
Chapter 11 Transport		
T7	Pedestrian Priority Areas	Now built, see also SP15
T9	Cycle routes	SP15
T14	Site allocations for short stay parking	SP17

Appendix 6

Site Allocations & Policies (Incorporating IP-One Area Action Plan) DPD Modifications – New site sheets for additional sites allocated through policy SP2.

Site ref: IP011a (UC011) Lower Orwell Street (formerly Smart St/Foundation St)

Site area: 0.15 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	14 (90dph on 100% of site)
Secondary	Could form part of mixed use scheme with IP011b adjacent to the south.	

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

As part of a larger site UC011 including the bus depot to the south, 80% housing at high density - 112 dwellings

20% B1 employment

Current use

Disused gym building and car park

Development constraints / issues

The 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.

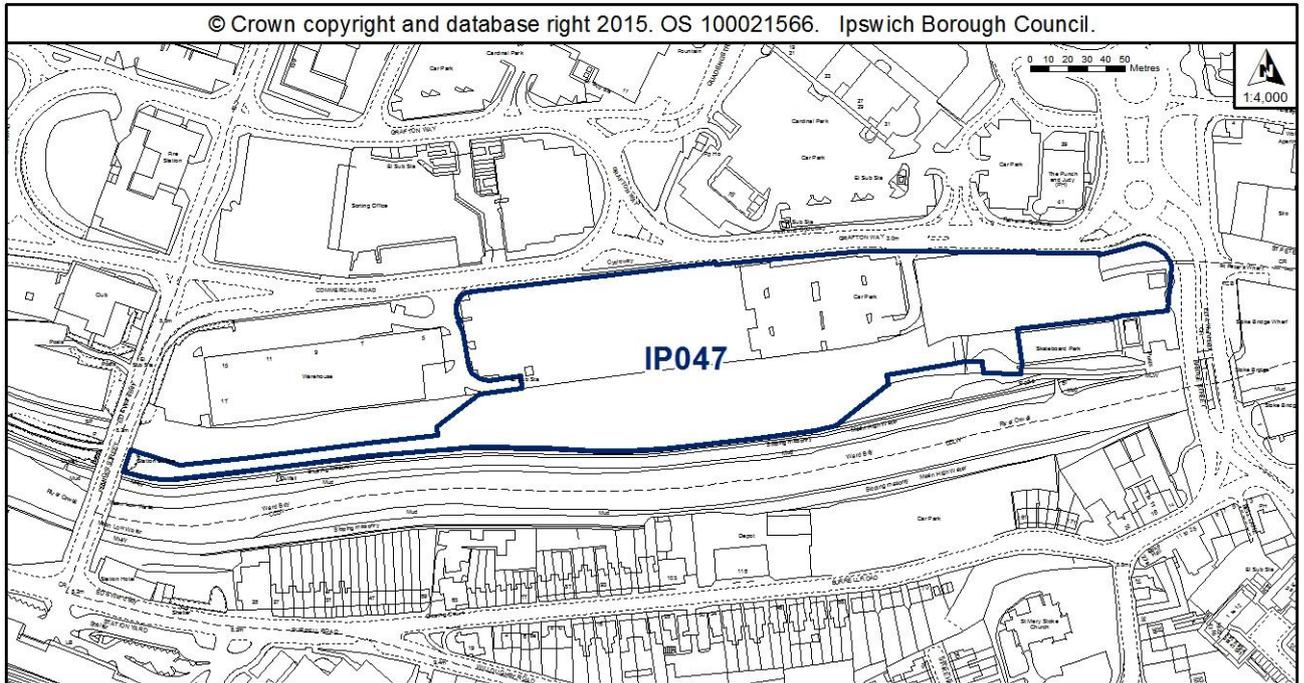
It is adjacent to the Central Conservation Area, close to a listed building (Tooley's Court) and contains trees protected through a TPO.

It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone.

Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

Site ref: IP047 (UC048 part) Commercial Road

Site area: 2.86 ha



Proposed Allocation Policies SP2, SP5, SP6

Use(s)		Indicative capacity*
Primary	Residential	103 (90dph on 40%)
Secondary	Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha
	Office (B1a), hotel, leisure,	40%

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

As part of a larger site UC048:

20% housing at high density – 152 dwellings

20% Open space / recreation

20% Leisure

40% Employment (B1)

Current use

Temporary car park, vacant land

Development constraints / issues

Adjacent to Area of Archaeological Importance.

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.

In a Flood Zone and adjacent to an Air Quality Management Area. Possible contamination.

Contains trees protected by a TPO (an application for tree works may be required).

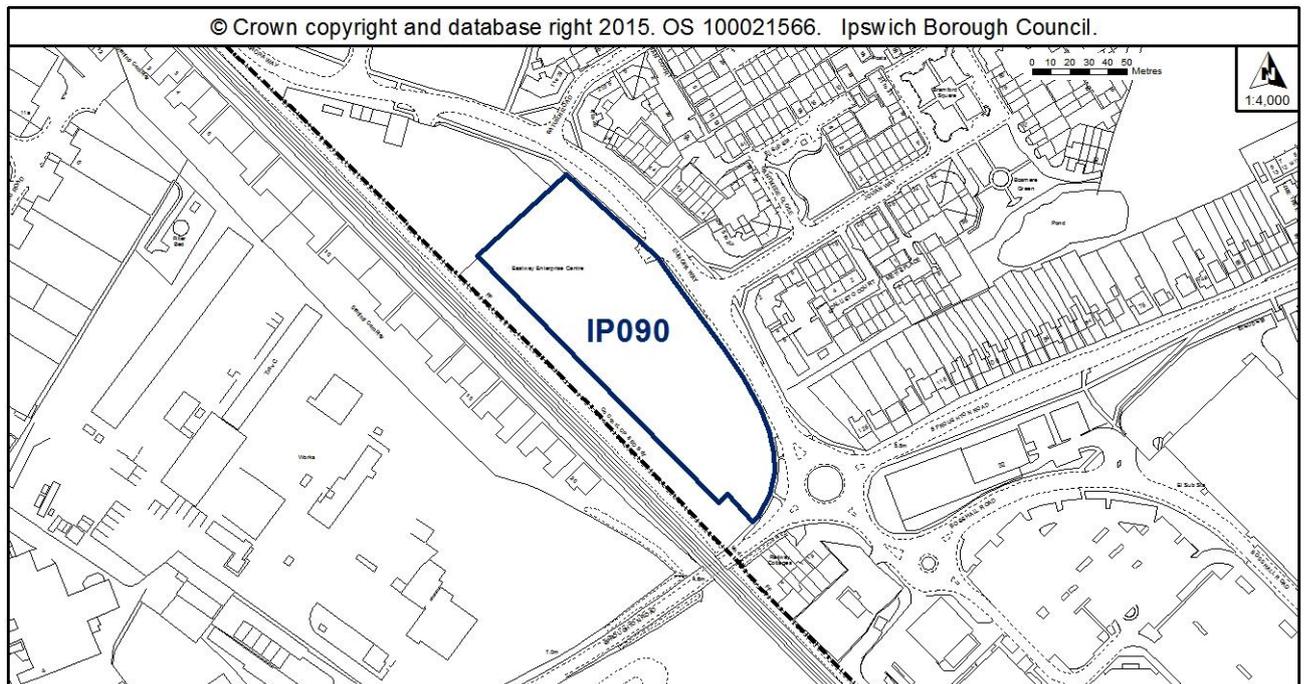
Adjacent to the river which forms a major green corridor and ecological network and is a County Wildlife Site.

Development principles for the River and Princes Street Corridor, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F').

A cycle path should be provided as part of a continuous path along the River Gipping.

Site ref: IP090 (UC N/A) Europa Way

Site area: 1.43 ha



Proposed Allocation Policy SP2 see also Core Strategy policy DM21

Use(s)		Indicative capacity*
Primary	District Centre	Resolution to grant permission pending S106 Agreement on south-eastern part of site 15/00105/FUL)
Secondary	Housing	18 (indicative masterplan for whole site)

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

N/A Had permission for retail and residential mixed use.

Current use

Vacant land.

Development constraints / issues

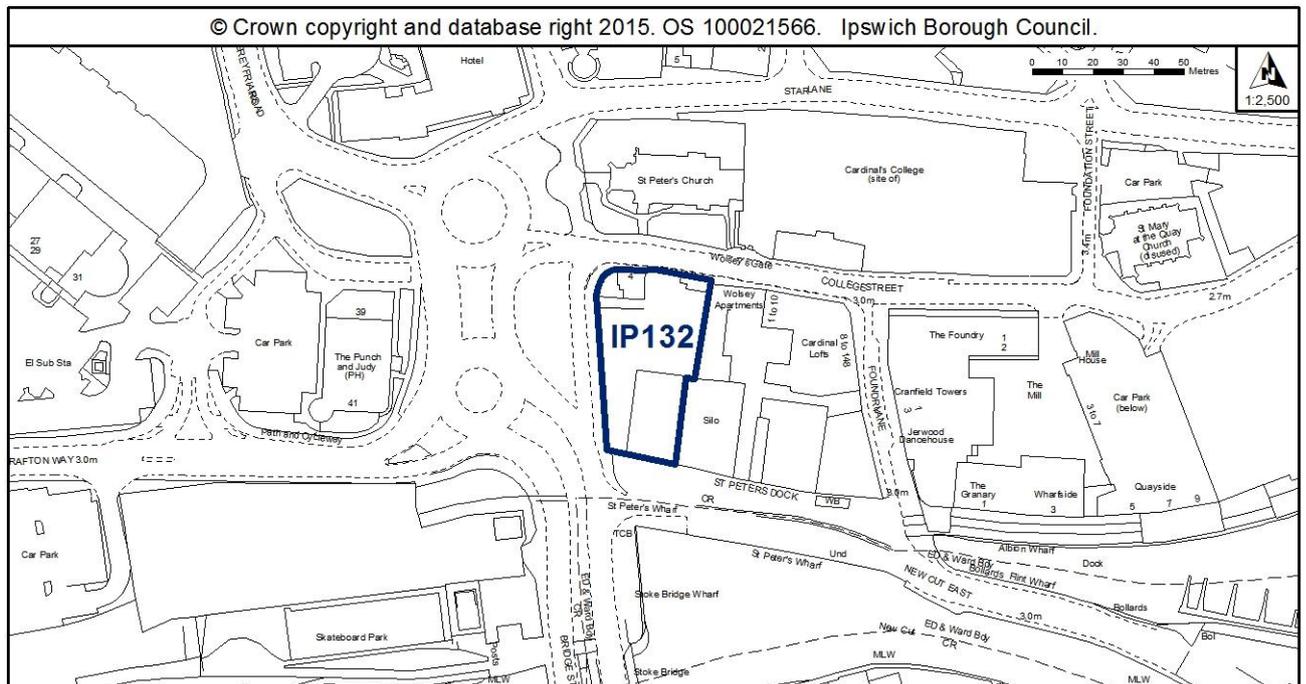
Archaeology - this site lies in an area of Prehistoric archaeology (IPS 018, IPS 400). Part of the site is likely to have been destroyed by extraction of clay for brick-making. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Desk-based assessment would assess the impacts of past land-use.

Residential development would need to take account of noise from the railway. Development design and layout would need to support the wildlife corridor function of the railway.

The site is reference 153 in the Ipswich Wildlife Audit 2012, which concluded that 'Given the proximity to the railway line and the presence of suitable habitat, it is highly likely that a small slow worm population will remain within this area. Any future development proposals on this plot must therefore address the presence of reptiles prior to any site clearance.' This will require a reptile survey prior to any vegetation clearance, and mitigation where appropriate.

Site ref: IP132 (UC N/A) Former St Peter’s Warehouse, 4 Bridge Street

Site area: 0.18 ha



Proposed Allocation Policies SP2, SP5

Use(s)		Indicative capacity*
Primary	Residential	73 (to reflect the successful bid for the site)
Secondary	Employment B1a office, leisure, small scale retail	540 sq m

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

N/A

Current use

Temporary Car Park

Development constraints / issues

Archaeology - this site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record 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. Measures for archaeology should be

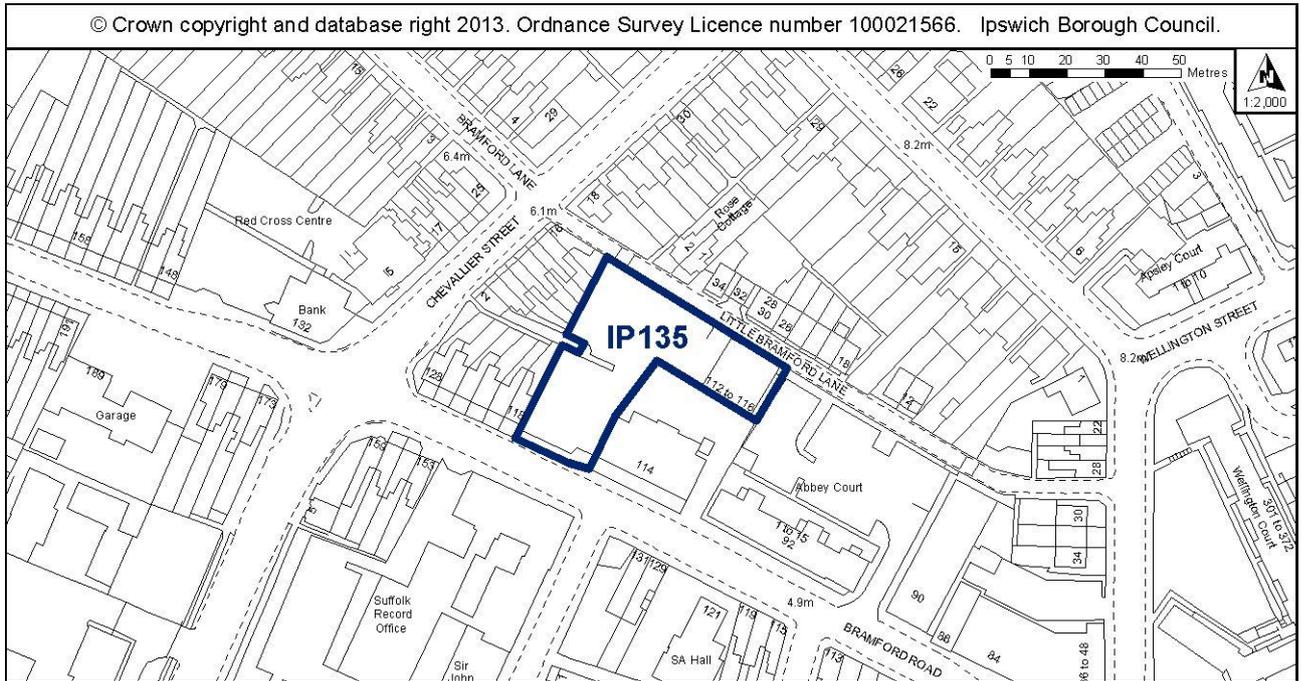
addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in situ, and/or appropriate investigation strategies designed

The site is within the Flood Zone and within the Air Quality Management Area.

It is within the Central Conservation Area and 4 College Street is a listed building.

Site ref: IP135 (UC 250) 112-116 Bramford Road

Site area: 0.17 ha



Proposed Allocation Policy SP2

Use(s)		Indicative capacity*
Primary	Residential	14 (application 14/00668/OUT)

* see Core Strategy policy DM30 for minimum and average densities

Preferred Option 2007

100% Housing – 15 dwellings

Current use

Car sales

Development constraints / issues

No requirement for archaeology. Previous monitoring revealed disturbance and clean sands.

Opposite a listed building.

TPOs on the site (an application for tree works may be required). Possible contamination.

