

IPSWICH SITE ALLOCATIONS AND POLICIES (INCORPORATING IP-ONE AREA ACTION PLAN) DPD - ADDITIONAL MODIFICATIONS (SEPTEMBER 2015)

****PLEASE DO NOT COMMENT ON THE ADDITIONAL MODIFICATIONS****

Additional modifications have been published for information only. These 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	Additional modification	Reason	Objector(s)
Throughout	Change references to English Heritage to Historic England.	To reflect change in title.	Editorial update.
Throughout	Changes references to the Highways Agency to Highways England.	To reflect change in title.	Editorial update.
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	Editorial update.
CHAPTER 4			
SP2 LAND ALLOCATED FOR HOUSING / MIXED USE			
SP2 / para 4.8	Split the final sentence from paragraph 4.8 and create a new	To add weight to the site sheets and	Historic

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>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>'</p>	<p>ensure the constraints they identify are taken into account. To update the situation in relation to the Urban Archaeological Database.</p>	<p>England</p>
<p>SP2 / para 4.9</p>	<p>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></p>	<p>For clarity and completeness.</p>	<p>Environment Agency</p>
<p>SP2/para 4.10</p>	<p>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 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</p>	<p>To reflect the fact that new, optional standards have been introduced for accessible and adaptable dwellings and wheelchair user dwellings, which have led to amendments to policy DM5 of the Core Strategy.</p>	<p>Editorial update</p>

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>'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>		
<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: '<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: 'Adjacent to an Air Quality Management Area, and the Central conservation area <u>and the Grade II listed Holy Trinity Church to the south.</u>'</p>	<p>For clarity.</p>	<p>Historic England</p>
<p>Various sites IP10a, IP029 IP033 IP058 IP067 IP083</p>	<p>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</u></p>	<p>For clarity.</p>	<p>Suffolk Wildlife Trust</p>

Policy / paragraph	Additional modification	Reason	Objector(s)
IP140 IP0150b and c	<u>appropriate.</u> IP029, IP033, IP058, IP083, IP140 and IP150b & c: ‘ <u>an ecological and reptile survey will be needed ...</u> ’		
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	MoD
Various sites IP005 IP010a&b IP011b IP029 IP032 IP040 IP043 IP048 IP054 IP059a IP165 IP004 and IP033 IP032 IP033 IP037	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 will be required.</u> <u>A transport assessment and travel plan will be required. The traffic impact of access from Bury Road will need to be considered.</u> <u>A transport assessment and travel plan will be required. Access visibility and junction spacing along Bramford Road will need to be considered.</u> <u>A transport assessment and travel plan will be required. Traffic impact especially on Bridge Street will need to be</u>	For completeness	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
IP136	<p><u>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>		
Various sites IP004 IP005 IP006 IP009 IP011b IP012 IP032 IP033 IP039a IP040 IP043 IP048 IP054 IP059a IP066 IP080 IP089 IP096 IP098 IP131 IP133 IP136 IP142 IP165 IP188 IP214 IP245 IP256	<p>Add Suffolk County Council information to site sheets on surface water flooding:</p> <p><u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u></p> <p>Also add to site sheets for IP136 and IP245: <u>'There is a Flood Incident Report for this site.'</u></p>	For completeness.	Suffolk County Council
IP004 Bus depot	<p>The site sheet should mention proximity to a permitted minerals/waste use as a constraint, through the inclusion of the following text:</p> <p><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></p>	For accuracy.	Suffolk County Council
IP006 Co-Op Warehouse Pauls Road	<p>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></p>	For clarity.	Co-op Juniors

Policy / paragraph	Additional modification	Reason	Objector(s)
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. <u>Necessary measures for archaeology should be addressed at an appropriate stage in the planning process.</u> There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</u> Archaeological costs have the potential to be relatively high.'</p>	For clarity.	Suffolk County Council
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: <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	Suffolk County Council
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. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u>There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. <u>Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</u> Archaeological costs have the potential to be relatively high.'</p>	For clarity	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
IP043 Commercial Buildings and Jewish Burial Ground, Star Lane	<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, <u>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.</u> <u>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.</u></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 (IPS 639, 371,372, 358). There is outstanding post-excavation work under IP/11/00267) and further work would be needed across the site. Development of the site could involve potentially high excavation costs. The site presents opportunities for enhancing the Jewish Burial Ground. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. 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>	For clarity.	Historic England & Suffolk County Council
IP048 Mint Quarter / Cox Lane	<p>Amend second paragraph of Constraints section of site sheet as follows:</p> <p>'Close to an Air Quality Management Area <u>and</u> in an area of archaeological importance. <u>The site is</u> adjacent to the</p>	For clarity.	Historic England & Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>Central conservation area and <u>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:</p> <p>'Much of this site is a Scheduled Monument (<u>List entry No 1005983</u>), therefore 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. The scheduled area represents a large 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 any proposals – DBA desk based assessment, building survey and field evaluation. As noted in Policy CS4, English Heritage consent</u></p>		

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>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).'</p>		
<p>IP049 No. 8 Shed, Orwell Quay</p>	<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>	<p>For clarity</p>	<p>Suffolk County Council</p>
<p>IP054 Land between Old Cattle Market and Star Ln</p>	<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: '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).</p>	<p>For clarity.</p>	<p>Historic England & Suffolk County Council</p>

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>ThisThe latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, <u>English Heritage Scheduled Monument</u> consent would<u>will</u> be needed to be obtained from Historic England for any development on<u>works within</u> scheduled sites<u>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. 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). 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 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</p>	For clarity	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	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.	Suffolk County Council
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	Suffolk County Council Suffolk Wildlife Trust
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> Also, the boundary of site needs amending slightly to follow building lines.	For clarity.	Editorial update (following telephone call from member of the public).
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</u>	For clarity	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	process. <u>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. ‘		
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	Suffolk County Council
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: <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>	To enhance Gipping cycle path and provide a segregated route as it currently narrows and merges with the footpath as it passes the depot.	Editorial update
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	Suffolk County Council
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</u>	For clarity.	Private individuals Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p><u>with policy DM29.</u></p> <p><u>The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings.</u></p> <p><u>This site lies close to Anglo-Saxon remains (IPS 683, IPS 230). No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>		
IP136 Silo, College Street	<p>Amend final paragraph of site sheet as follows:</p> <p><u>'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. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early assessment would be advisable if extensive ground works are proposed so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.'</u></p>	For clarity	Suffolk County Council
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</u></p>	For clarity.	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	<u>to secure a programme of archaeological work.'</u>		
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	Editorial update
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).	National Federation of Gypsy Liaison Groups
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.	Private individuals
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 remains 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>	For clarity	Historic England and Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	<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 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</u></p>		

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p><u>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>	EDF Energy
Site IP152 Airport Farm Kennels	<p>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.</p>	<p>For accuracy and to protect the adjacent AONB (the site lies part within the AONB)</p>	Editorial update
Various sites IP067 IP094 IP099 IP140 IP147 IP150c	<p>Add Suffolk County Council information on surface water flooding to site sheets:</p> <p><u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u></p>	<p>For completeness.</p>	Suffolk County Council
Various sites IP058 IP067 IP094 IP099 IP140 IP146 IP147 IP150c IP152 IP094	<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 and travel plan will be required. Vehicular access to West End Road may not be acceptable.'</u></p>	<p>For completeness</p>	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
IP140	Also amend site sheet to read: ' <u>Access constraints and need to consider impacts on rights of way, noise</u> '		
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	Editorial update
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.	Suffolk County Council
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.	Suffolk County Council
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.	Natural England
SP8 ORWELL	Add text:	For clarity.	Natural

Policy / paragraph	Additional modification	Reason	Objector(s)
COUNTRY PARK EXTENSION Paragraph 4.45	<u>Project level Habitats Regulations Assessment would be needed for any visitor centre proposal.</u>		England
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.	Historic England
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.	Theatres Trust
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 aimsforms 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 seeinclude some further improvements to walking routes from the railway station ...'</u>	For clarity.	Suffolk County Council
SP16 TRANSPORT PROPOSALS IN IP-ONE			
SP16 Transport proposals in IP-One Paragraph 5.46	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 Bank Terminal railhead, on port security and on New Cut navigation.'</u>	For clarity.	ABP

Policy / paragraph	Additional modification	Reason	Objector(s)
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	Ben Gummer MP (see objection to CS20)
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	Suffolk County Council
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.	Ipswich Central
Part C, IP-One Opportunity Areas, CHAPTER 6			
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	Applekirk Properties Ltd
Opportunity Area A Island	Clarify that the mix percentage is indicative.	For consistency with paragraph 4.8	ABP
Opportunity Area B and C	Amend development principles for areas B and C to read <u>'Development to take account of address heritage issues ...'</u>	For clarity	Historic England

Policy / paragraph	Additional modification	Reason	Objector(s)
	Also amend the area analysis maps to include the scheduled monuments.		
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.	Applekirk Properties Ltd
CHAPTER 7 IMPLEMENTATION, TARGETS, MONITORING AND REVIEW			
7.3	Add reference to Ipswich Central and Greater Ipswich Partnership.	For completeness.	Ipswich Central
APPENDIX 2A List of Policies			
Policy SP4	Delete policy reference as the policy is deleted and combined with CS11.	For consistency	Editorial
Policy SP9	Amend policy title to Safeguarding land on development sites for transport infrastructure	For consistency	Editorial
Policy SP17	Amend policy title to Town Centre Car Parking	For consistency	Editorial
All policy references	Policy SP4 is deleted, therefore all remaining policy reference numbers will need to be updated	For consistency	Editorial
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.		
APPENDIX 3B Development Constraints for SP3 sites			
IP011a Lower Orwell Street	Amend constraints data: 'This site affects an area of archaeological importance, within	For clarity.	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
(formerly part of Smart Street /Foundation Street)	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>		
IP052 Land between Lower Orwell Street and Star Lane	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>	For clarity.	Suffolk County Council, Historic England
IP132 Former St Peter's Warehouse Site	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	For clarity.	Suffolk County Council

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>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 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></p>		
IP178 Island House, Duke Street	<p><u>'This site, in the Ipswich waterfront area, will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>	For clarity.	Suffolk County Council
IP205 Burton's, College Street	<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 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></p>	For clarity.	Suffolk County Council
IP264 28-32 Tacket Street	<p>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></p>	For clarity.	Suffolk County Council
NEW APPENDIX	<p>Insert new Appendix 4 – Saved policies superseded by this plan</p>	For legal compliance.	Editorial update

Policy / paragraph	Additional modification	Reason	Objector(s)
	<p>The following saved policies are superseded by this Site Allocations Plan: (see table below)</p>		
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	Editorial update EDF Energy Applekirk Properties Ltd

Appendix 4 Saved policies superseded by this plan

Policy	Policy subject matter	Superseded by / comments

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.
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

Policy	Policy subject matter	Superseded by / comments
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		
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

