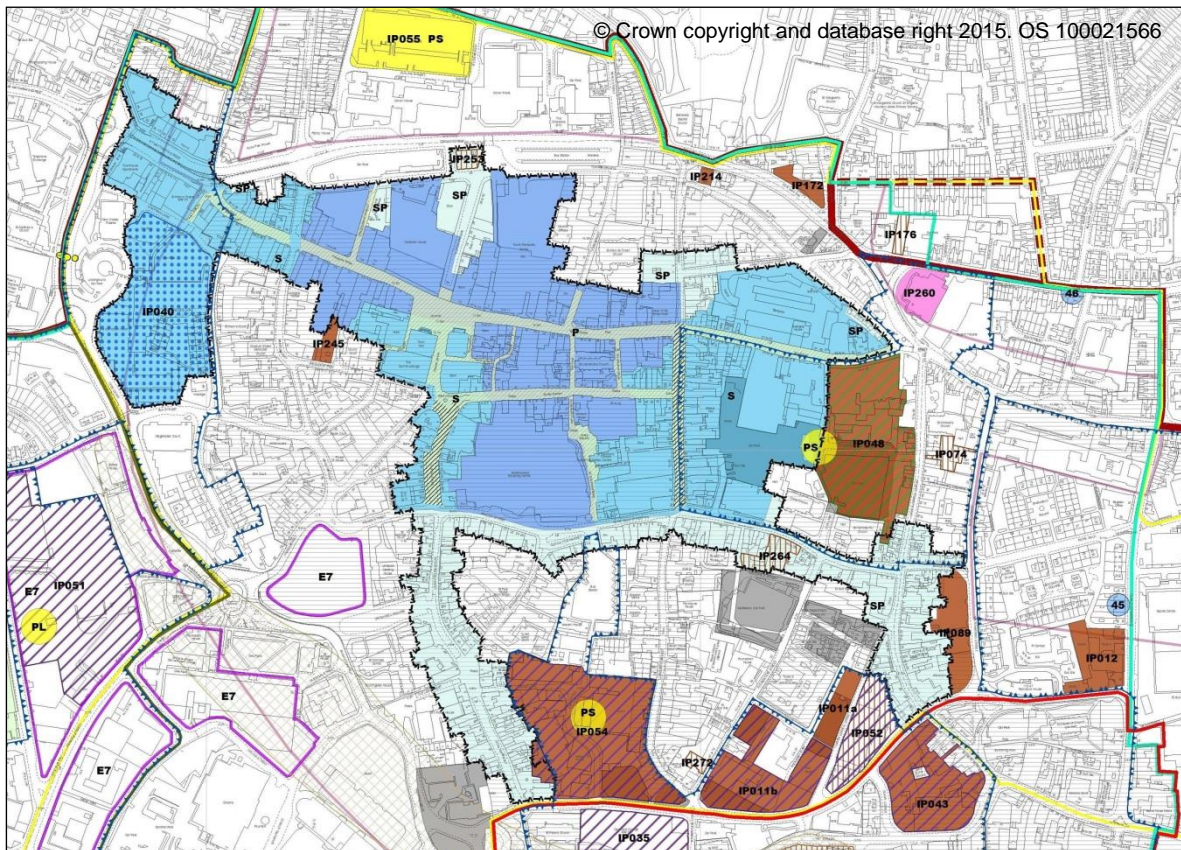


IPSWICH BOROUGH COUNCIL

PROPOSED SUBMISSION SITE  
ALLOCATIONS AND POLICIES  
(INCORPORATING  
IP-ONE AREA ACTION PLAN)  
DEVELOPMENT PLAN DOCUMENT

PRE-SUBMISSION MAIN MODIFICATIONS



IPSWICH  
BOROUGH COUNCIL

SEPTEMBER 2015  
[www.ipswich.gov.uk](http://www.ipswich.gov.uk)

**Ipswich Borough Council Local Plan  
Planning and Compulsory Purchase Act 2004  
Town & Country Planning (Local Planning) (England) Regulations 2012 (Regs 19 & 20)**

**Notice of Consultation**

- (1) Proposed Submission Core Strategy and Policies Development Plan Document (DPD) Review – Pre-Submission Main Modifications**
- (2) Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD - Pre-Submission Main Modifications**

Ipswich Borough Council hereby gives notice of its consultation on the Pre-Submission Main Modifications to the Core Strategy and Policies Development Plan Document (DPD) Review and Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD. The consultation period will commence at 9am on Friday 9<sup>th</sup> October 2015 and conclude at 11:45pm on Monday 23<sup>rd</sup> November 2015. The Council is inviting representations on the Pre-Submission Main Modifications and the Sustainability Appraisals and Habitats Regulations Assessments with addenda. Representations may only be made in writing and are encouraged via the Council's local plan consultation module on the website at [www.ipswich.gov.uk/consultations](http://www.ipswich.gov.uk/consultations). Forms are also available via the website and in paper copy at the drop-in exhibition and the locations listed below and can be e-mailed or posted to Planning and Development Business Support, at the address below, to reach us by **no later than 11:45pm on Monday 23<sup>rd</sup> November 2015**. Only representations received within this period have a statutory right to be considered by the Planning Inspector at a subsequent Examination in Public.

**Inspection of documents:**

The consultation documents will be available for inspection from Friday 9<sup>th</sup> October 2015 on the Council's website ([www.ipswich.gov.uk/consultations](http://www.ipswich.gov.uk/consultations)) and at the following locations:

- ❑ The **Customer Services Centre**, Town Hall, Cornhill, Ipswich (weekdays 8.30am to 5.30pm);
- ❑ The **Ipswich County Library**, Northgate Street, Ipswich (Mon, Weds, Thurs 9.00am to 6.00pm; Tues, Fri 9.00am to 7.00pm; Sat 8.30am to 5.00pm and Sun 10.00am to 4.00pm);
- ❑ **Branch libraries** across Ipswich (Chantry, Gainsborough open Mon-Sun various opening hours; Rosehill, Stoke, Broomhill open Tues-Sun various opening hours);
- ❑ **Grafton House Reception**, 15-17 Russell Road, Ipswich (Mon-Fri 8.30am to 5.00pm).

Copies of the consultation documents will be available free on CD, subject to availability, from the exhibitions or at Grafton House by request. Paper copies will be available at cost of printing plus P&P.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- i) the submission of the local plan for independent examination under section 20 of the Act,
- ii) the publication of the recommendations of the person appointed to carry out an independent examination of the local plan under section 20 of the Act, and
- iii) the adoption of the local plan.

**Drop-in exhibition:**

Officers will be available to answer questions at the drop-in exhibition, which will be held on Saturday 7<sup>th</sup> November 2015 between 11am and 4pm in the Giles Room, Ipswich Town Hall.

Date of notice: October 2015

e-mail: [planningandregeneration@ipswich.gov.uk](mailto:planningandregeneration@ipswich.gov.uk)

Planning and Development  
Ipswich Borough Council  
Grafton House, Russell Road  
Ipswich IP1 2DE



**IPSWICH**  
BOROUGH COUNCIL

### 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	Main modification	Reason	Objector(s)
<b>CHAPTER 4</b>			
SP2 Land allocated for housing (and policies map)	<p>Additional site allocations of sites previously listed under policy SP3 – to be added to Table 1:</p> <ul style="list-style-type: none"> <li>• <u>IP011a Lower Orwell Street (former Gym &amp; 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)</li> <li>• <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)</li> <li>• <u>IP090 Europa Way 1.43ha, 18 dwellings (indicative masterplan), as part of a mixed use district centre</u> (approved 11/07/11 – lapsed July 2014)</li> <li>• <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)</li> <li>• <u>IP135 112-116 Bramford Road 0.17ha, 14 dwellings</u> (pending application withdrawn October 2014)</li> </ul> <p>Site sheets have been prepared for these allocations for inclusion in Appendix 3A.</p>	<p>The plan baseline has been updated to 1<sup>st</sup> 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>Editorial update.</p> <p>ALDI</p>

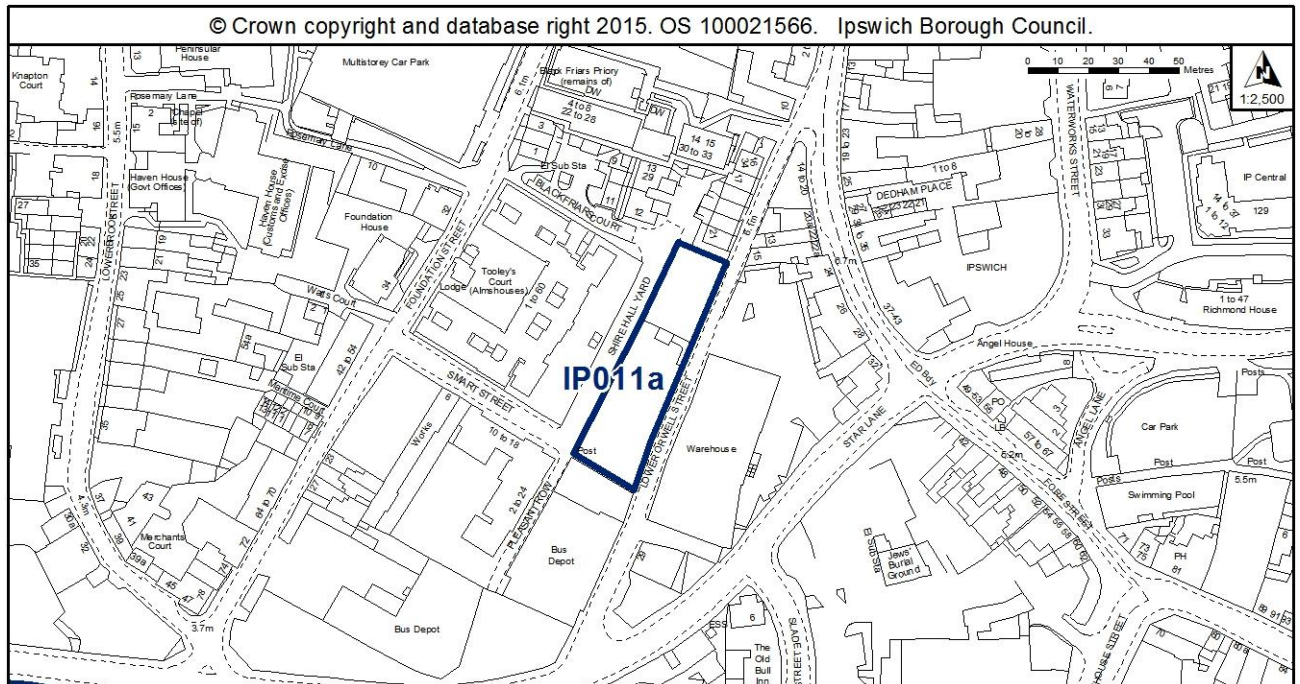
Policy / paragraph	Main modification	Reason	Objector(s)
	<p>Delete site which has a resolution to grant permission subject to a Section 106 Agreement and which needs to be safeguarded through policy SP3:  <del>IP116 St Clement's Hospital Grounds, 227 dwellings.</del></p> <p>Add 222 dwellings to total capacity figure of SP2 Table 1 but delete 227 dwellings:</p> <p>Total <del>4,934</del> <u>1,929</u></p>		
<p>SP3 Land with planning permission or awaiting a Section 106 (and policies map)</p>	<p>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 allocated through policy SP2 (see above) and are listed below.</p> <ul style="list-style-type: none"> <li>• <del>IP111a Smart Street Foundation Street (former Gym &amp; Trim)</del> (planning permission for student accommodation granted 25/10/11 - lapsed Oct 2014 )</li> <li>• <del>IP047 Land at Commercial Rd</del> (approved 7/2/11 – lapsed Feb 2015)</li> <li>• <del>IP090 Europa Way</del> (approved 11/07/11 – lapsed July 2014)</li> <li>• <del>IP132 Former St Peters Warehouse Site 4 Bridge Street</del> (approved 14/4/11 – lapsed April 2014)</li> <li>• <del>IP135 112-116 Bramford Road</del> (pending application withdrawn October 2014)</li> </ul> <p>Delete table entry now being used as a music venue under planning permission 10/00277:</p> <ul style="list-style-type: none"> <li>• <del>IP178 Island House, Duke Street</del> (student accommodation approved Feb 2012 – lapsed Feb 2015)</li> </ul>	<p>The sites have been moved into policy SP2 as allocations, to update the plan baseline to 1<sup>st</sup> April 2015.</p>	<p>Editorial update</p>

Policy / paragraph	Main modification	Reason	Objector(s)
	<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>  <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 <del>1,892</del><u>1,897</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 <sup>st</sup> April 2015.	Editorial Update
SP6 Land allocated and protected as open space	<p>Delete:  <del>Site IP263 West of Bridge Street, north of the River Orwell is allocated for public open space.</del></p> <p>Add to table:  <u>IP047 Land at Commercial Road (UC048) 20% Public Open Space and enhanced river path; 40% housing,</u></p>	To update the plan baseline to 1 <sup>st</sup> 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.	Editorial Update

Policy / paragraph	Main modification	Reason	Objector(s)
	<p>40% B1a business, hotel, leisure.</p> <p>Delete from table:  <del>IP116 St Clement's Hospital Grounds</del></p> <p>Amend paragraph 4.37: ... for this use at site  <del>IP263</del>IP047 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>	

**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.

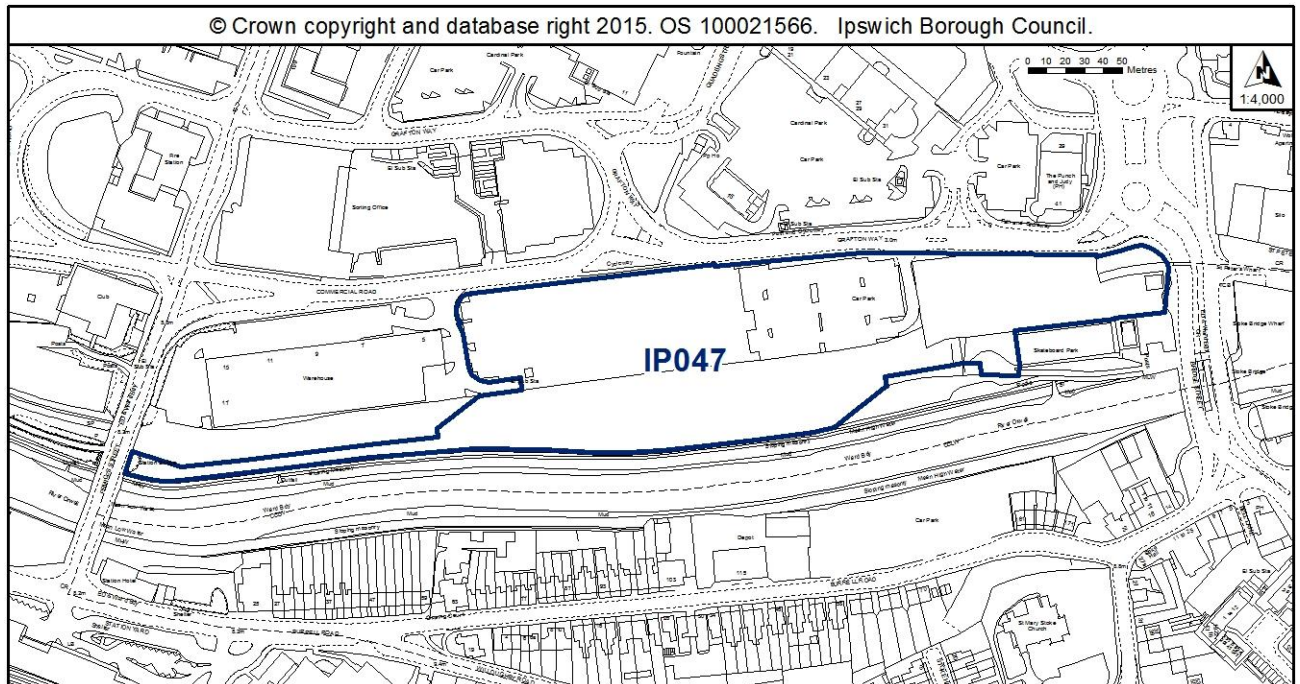
It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone.

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).

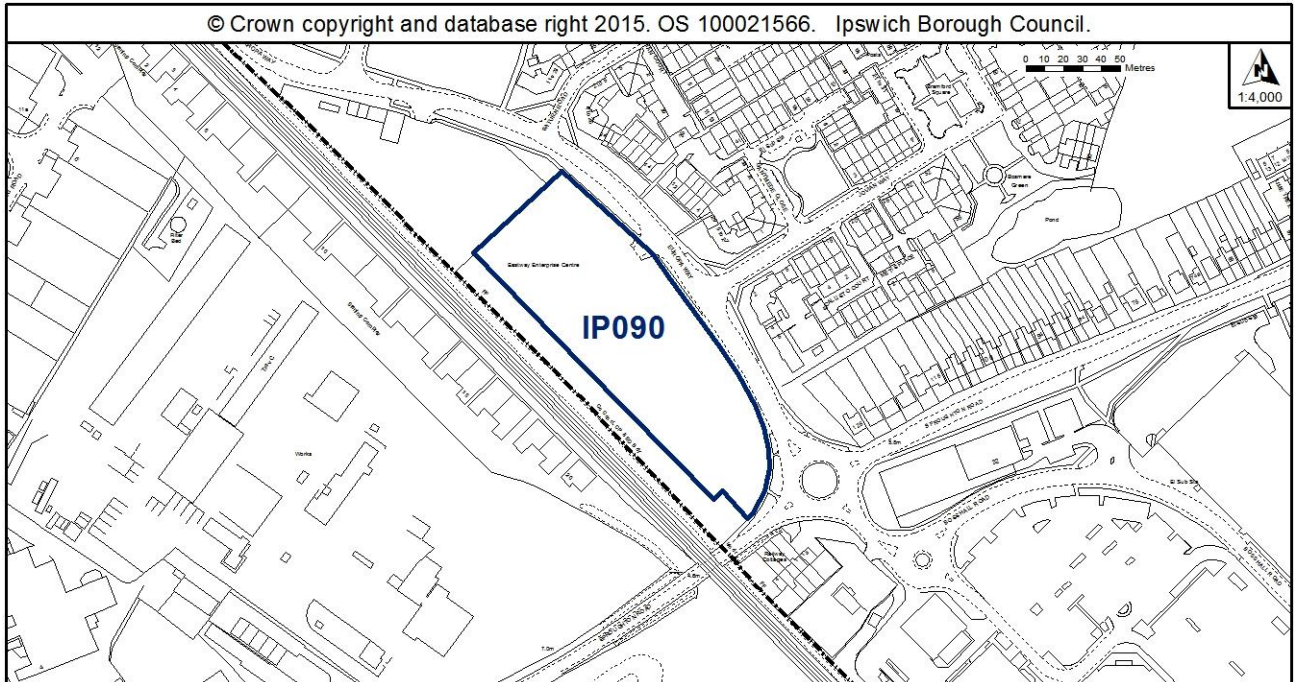
Adjacent to the river which forms a major green corridor and ecological network and is a County Wildlife Site.

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**

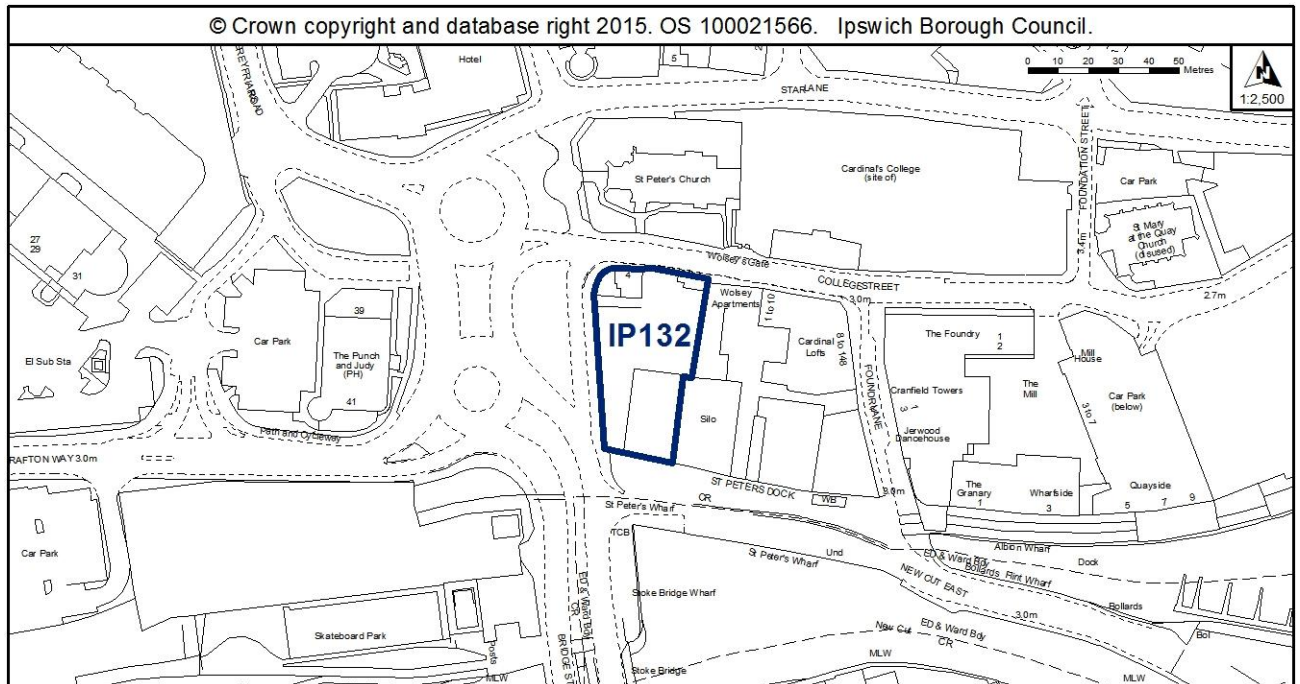
Archaeology - this site lies in an area of Prehistoric archaeology (IPS 018, IPS 400). Part of the site is likely to have been destroyed by extraction of clay for brick-making. No objection in principle to development but it will require a condition relating to archaeological investigation attached to 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**

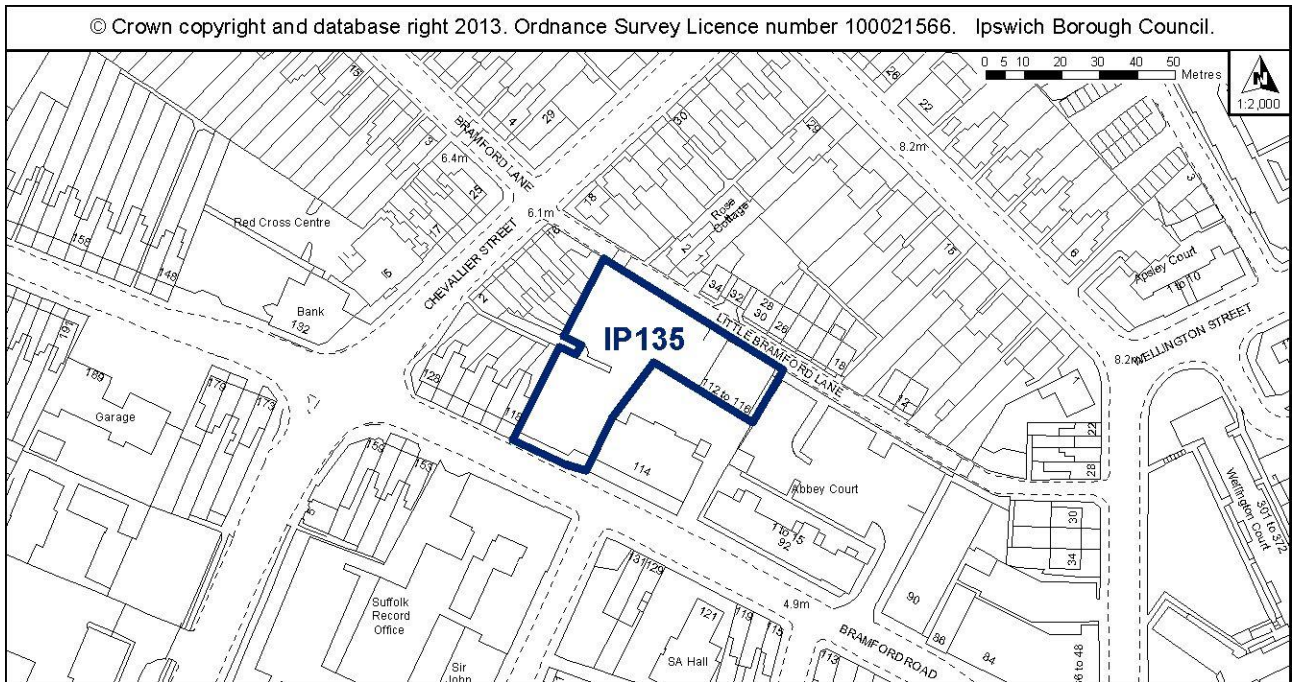
Archaeology - this site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of ‘early’ waterfront, and may also encounter the remains of bridges 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.