

Ref	Page	Policy / Paragraph	Main Modification
			<p>b) Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;</p> <p>c) Make suitable provision for any necessary maintenance tracks and access points; and</p> <p>d) Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded-; <u>and</u></p> <p><u>e) Provide net gains for biodiversity.</u></p> <p>Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.</p>
MM66	252	12.210	<p><i>Modification to paragraph 12.210:</i></p> <p>Suffolk Coastal District borders Ipswich Borough. The Ipswich Borough boundary is tightly drawn and to assist with enabling the housing need for Ipswich to be met within the Borough, land at Humber Doucy Lane within Suffolk Coastal District is identified as an allocation for housing development which would come forward as part of a masterplanned approach including land within Ipswich Borough. It would not be appropriate for the land in Suffolk Coastal District to come forward without the land in Ipswich Borough as access to the site is required through land in Ipswich Borough. <u>An equivalent policy relating to land within Ipswich Borough is being established through the Ipswich Local Plan, which is currently under preparation.</u></p>
	252	12.212	<p><i>Modification to paragraph 12.212:</i></p>

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			The area of land in Ipswich Borough includes the land to the immediate south west of the site and the land to the immediate north west of the site. <u>Development should also seek to preserve the significance of the Listed Buildings to the north and east of the site. These are Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse.</u>
	253	12.215	<p><i>Modification to paragraph 12.215:</i></p> <p>The site is identified to come forward post 2031 to enable the delivery of the Ipswich Garden Suburb to become well established and for infrastructure such as the primary school associated with the Ipswich Garden Suburb to be delivered. <u>The site is in close proximity to the Ipswich Garden Suburb, a strategic allocation in the adopted Ipswich Local Plan which is anticipated to deliver approximately 3,500 dwellings and other uses, including three new primary schools, largely over the course of the Local Plan period. Primary school capacity is a current constraint on development at Humber Doucy Lane coming forward, and it is anticipated that additional capacity can be provided through the planned new provision at the Ipswich Garden Suburb to ensure there is adequate provision for this development. This is anticipated to affect the timing of development coming forward.</u></p>
	253	New paragraph after 12.218	<p><i>Insert new paragraph after paragraph 12.218:</i></p> <p><u>Project level Habitats Regulation Assessment will be required and should be carried out alongside the master planning process, considering the whole site along with the adjacent allocation in Ipswich Borough. Project level HRA will need to demonstrate that adverse effects can be prevented with long term mitigation measures.</u></p>

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	254	SCLP12.24	<p>Policy SCLP12.24: Land at Humber Doucy Lane</p> <p>9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings <u>in conjunction with land identified in the Ipswich Local Plan, post 2031.</u> Development will <u>only</u> come forward as part of a master planned approach with land in Ipswich Borough.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Delivery of a high quality design incorporating a mix of housing types, including affordable housing on-site; b) A site-specific Flood Risk Assessment will be required; c) Provision of 0.1ha of land for an early years setting if needed within the part of the site in Suffolk Coastal District; d) Contribution to the creation of a 'green <u>trail-rim</u>' around Ipswich and provision of on-site open space; <u>e) Provision for sufficient primary school spaces;</u> e)-f) Provision of a soft edge to the urban area through the provision of significant landscaping; f) g) Promotion of the use of sustainable modes of transport; and g)-h) An archaeological assessment will be required-; <u>i) Design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings; and</u> <u>j) A project level Habitats Regulations Assessment will be required.</u>

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			Development will be accessed via Humber Doucy Lane. A Transport Assessment will be required to identify any necessary improvements to highways and junctions on Humber Doucy Lane and Tuddenham Road.
MM67	255	12.225	<p><i>Modifications to paragraph 12.225:</i></p> <p>Land at Suffolk Police Headquarters, Portal Avenue is allocated for development of 300 dwellings. The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period, <u>and thus it is expected that redevelopment of the site would come forward as part of a programme of re-provision of Police facilities. However, it is understood the Police Investigation Centre (PIC) located directly adjacent to the eastern site boundary will be retained in use.</u> The existing buildings on the site are becoming dated and are unlikely to provide the high quality office space which would meet modern day needs. This provides an opportunity to plan positively to deliver dwellings and community uses on a brownfield site. The site is well connected to the Martlesham Heath District Centre by existing walking and cycling infrastructure that could be enhanced through redevelopment of the site.</p>
	256	12.227	<p><i>Modifications to paragraph 12.227:</i></p> <p>The Martlesham Neighbourhood Plan was 'made' in July 2018. Policy MAR5 identifies a need for bungalows, flats and sheltered accommodation in Martlesham Heath. <u>Due to its physical separation from the lower density parts of the village and its accessible location,</u> it is considered that this site lends itself to <u>incorporating a mix of</u></p>