

Final Draft Ipswich Local Plan Consultation

15th January to 2nd March 2020



What is a Local Plan?

The Local Plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered up to 2036.

The Ipswich Borough Local Plan:

- Sets out a vision, objectives and strategic policies to guide the development of the town.
- Provides a suite of policies to control, manage and guide development.
- Identifies a wide range of sites, which are allocated for development or afforded a degree of protection from development.

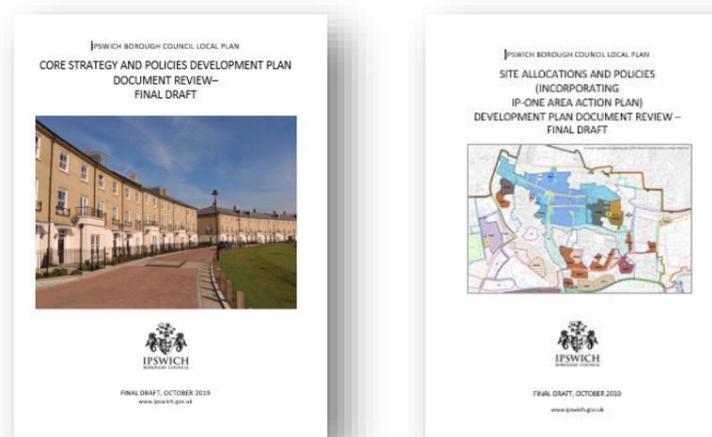
Ipswich Local Plan Consultation - Where Are We Now?



The Final Draft Local Plan Consultation

Ipswich Borough Council is now consulting on the Final Draft Ipswich Local Plan. This is the final opportunity to submit comments before the Local Plan is submitted to the Secretary of State who will appoint an Inspector to carry out an independent examination. If the Local Plan is found to have been prepared in accordance with legal and procedural requirements by the Inspector and to be 'sound', the Final Draft Local Plan will replace the current, adopted Ipswich Local Plan 2017.

The Final Draft Ipswich Local Plan consultation closes at 11.45pm on Monday 2nd March 2020. Please note this is an extension to the original consultation deadline.



The Final Draft Ipswich Local Plan key documents.

This consultation focuses on whether the plan has been prepared in accordance with legal and procedural requirements and if it is 'sound'. Those seeking changes should demonstrate why the plan is unsound by reference to one or more of the 'soundness' criteria. The tests of soundness are set out in the National Planning Policy Framework (NPPF) (para. 35-37).

Soundness – What is it?

In summary the key requirements of plan preparation are:

- Has the plan been positively prepared i.e. based on a strategy which seeks to meet objectively assessed requirements?
- Is the plan justified?
- Is it based on robust and credible evidence?
- Is it an appropriate strategy when considered against the alternatives?
- Is the document effective?
- Is it deliverable?
- Is it flexible?
- Will it be able to be monitored?
- Is it consistent with national policy?

The Inspector will consider all representations which have been put forward by local people and other interested parties.

Should you wish a relevant matter to be considered in the assessment of the Final Draft Local Plan then it is necessary to make a representation at this stage of the process.

How to Comment?

To view the Final Draft Local Plan, supporting documents and evidence base visit the Council's website www.ipswich.gov.uk/currentconsultations or the County Library (reference section), Customer Services Centre at Ipswich Town Hall or Grafton House Reception.

You can submit your representations electronically using the Council's online consultation module <https://ipswich.oc2.uk/> or by email to planningpolicy@ipswich.gov.uk using the online comments form. The consultation will start at 9am on Wednesday 15th January and end at 11:45pm on Monday 2nd March 2020. This is an extension to the original consultation deadline.

Organisations and individuals who do not make a representation to the Final Draft Ipswich Local Plan will lose the right to appear at the examination in front of the Inspector. This is the case even if you have made representation at previous stages of plan making.

How Much Growth?

New Housing



The Final Draft Local Plan plans for 8,010 new homes that will be needed in Ipswich over the period to 2036, 445 dwellings per year. This is similar in scale to the requirement of 489 new homes per year in the 2017 adopted Local Plan for the period 2011 to 2031.

The figure was calculated using the government's new standardised methodology for calculating local housing need. The 'standard method' uses a formula to identify the minimum number of homes expected to be planned for.

The National Planning Policy Framework expects local authorities to follow the 'standard method' for assessing local housing need, unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals. There are no exceptional reasons that would justify diverting from the standard approach in relation to Ipswich.

Sites for New Homes

Land has been identified for new homes through the Core Strategy Development Plan Document (this covers the larger sites of Borough-wide or cross-boundary importance) and the Site Allocations and Policies Plan Document (this covers the smaller sites and/or sites not raising cross-boundary issues).

Many of the site allocations have been carried across from the adopted Ipswich Local Plan 2017 but some are new allocations.

Development will be largely focused in the following locations:

- The centre of Ipswich (which includes the Portman Quarter and the Waterfront).
- Ipswich Garden Suburb, as a strategic site for approximately 3,500 new homes.
- The northern end of Humber Doucy Lane, a strategic site for approximately 496 homes when Ipswich Garden Suburb is largely complete.

One or more site notices have been displayed in public places at or near allocated sites containing details of the proposal.

Affordable Homes

15%
On-site affordable
housing

The Final Draft Local Plan seeks to ensure that a choice of homes is available to meet affordable housing needs in Ipswich.

Outside the Ipswich Garden Suburb, this will be achieved by requiring new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide at least 15% on-site affordable housing.

At least 60% of affordable housing provision should consist of affordable housing for rent and the remainder affordable home ownership.



Bader Close, Ipswich

Jobs and Employment Land

9,500

jobs between 2018 and
2036

28.34

hectares of
employment land

The Final Draft Local Plan plans for 9,500 new jobs across all sectors.

The jobs and employment land requirement is based on the local Economic Sector Needs Assessment report 2017, updated to take account of more recent jobs forecast data from the 2017 East of England Forecasting Model (EEFM).

The Council is ambitious for jobs growth and the Final Draft Local Plan allocates 28.34 hectares of employment land for B Class uses (offices, research and development, light Industry, general industry and storage and distribution). Allocating 28.34 ha of employment land will ensure that there is enough land of the right quality to support Ipswich's current and future employers.



Ransomes Industrial Estate, Ipswich

Retail and Leisure

Ipswich Town Centre

10,000
Sqm net comparison
retail space

Improving retail in Ipswich is an important objective of the Final Draft Local Plan. **The Plan aims to enhance the vitality and viability of the town centre and district centres in response to the changing nature of the high street.**

The Final Draft Local Plan allocates land for approximately 10,000 square metres net of new comparison retail space up to 2031, in accordance with the national requirement to allocate suitable sites in town centres to meet likely need looking at least ten years ahead. This broadly reflects the Ipswich Vision Strategy for the town centre, the scale of housing growth set out in the plan, the most up-to-date evidence and monitoring of market conditions.

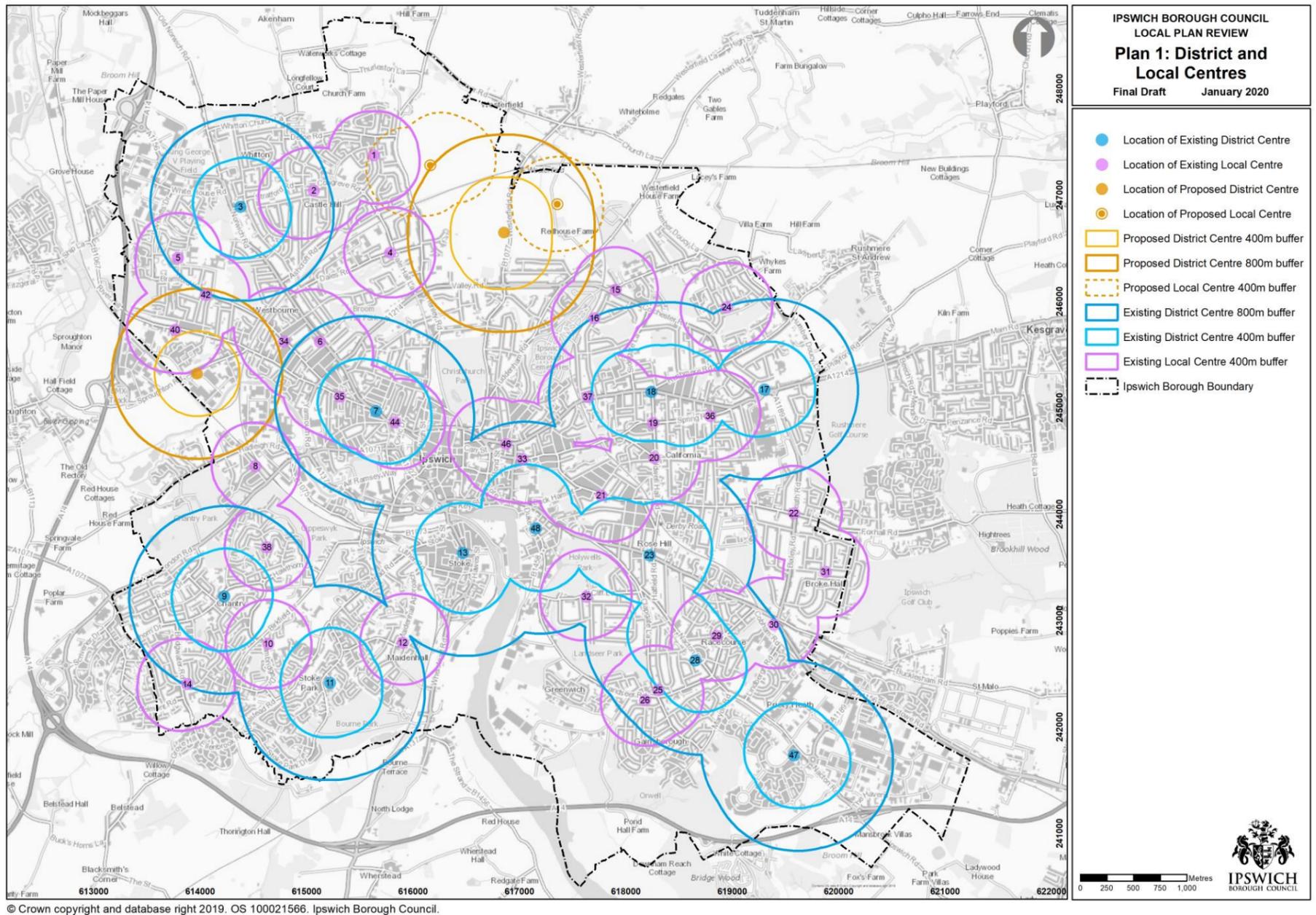
Comparison goods are durable goods such as clothing, household goods, furniture, DIY and electrical goods.

The Final Draft Local Plan encourages **a greater diversity of retail, food and drink and leisure uses on the high street.** It also focuses arts, cultural and tourism uses in the town centre and encourages the sustainable growth of Ipswich's evening and night-time economy.



Buttermarket Shopping Centre, Ipswich Town Centre

District and Local Centres



District and Local Centres perform an important role serving the day-to-day needs of the local population.

The map above shows the 400m and 800m walking distances from the District Centres (in blue) and 400m walking distances from the Local Centres (in purple).

The plan allocates land for new District Centres at Sproughton Road / Eastway and at the Ipswich Garden Suburb, shown in orange. Two Local Centres are also proposed at the Ipswich Garden Suburb.



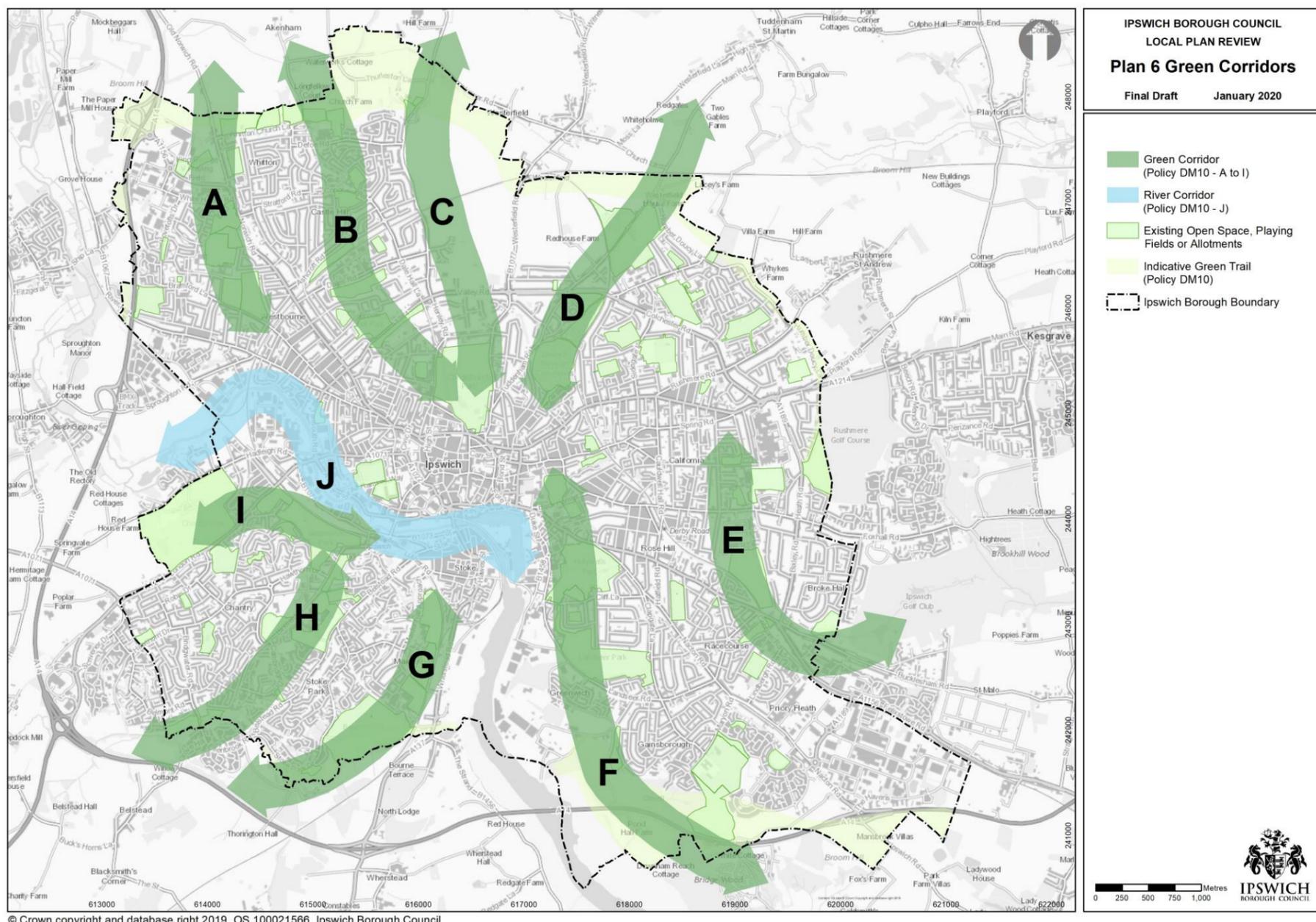
Ravenswood District Centre, Ipswich

Education

The Final Draft Ipswich Local Plan safeguards land for the development of education facilities through the Site Allocations Document. Ipswich Borough Council has worked with Suffolk County Council to identify where new or extended early years, primary and secondary school provision will be needed over the period to 2036.

The Local Plan continues to support the delivery of high-quality education provision at all levels (including at Suffolk New College and the University of Suffolk), in order to offer people the best possible opportunities to fulfil their potential and to enhance qualification and skills levels in the workforce.

Green Corridors

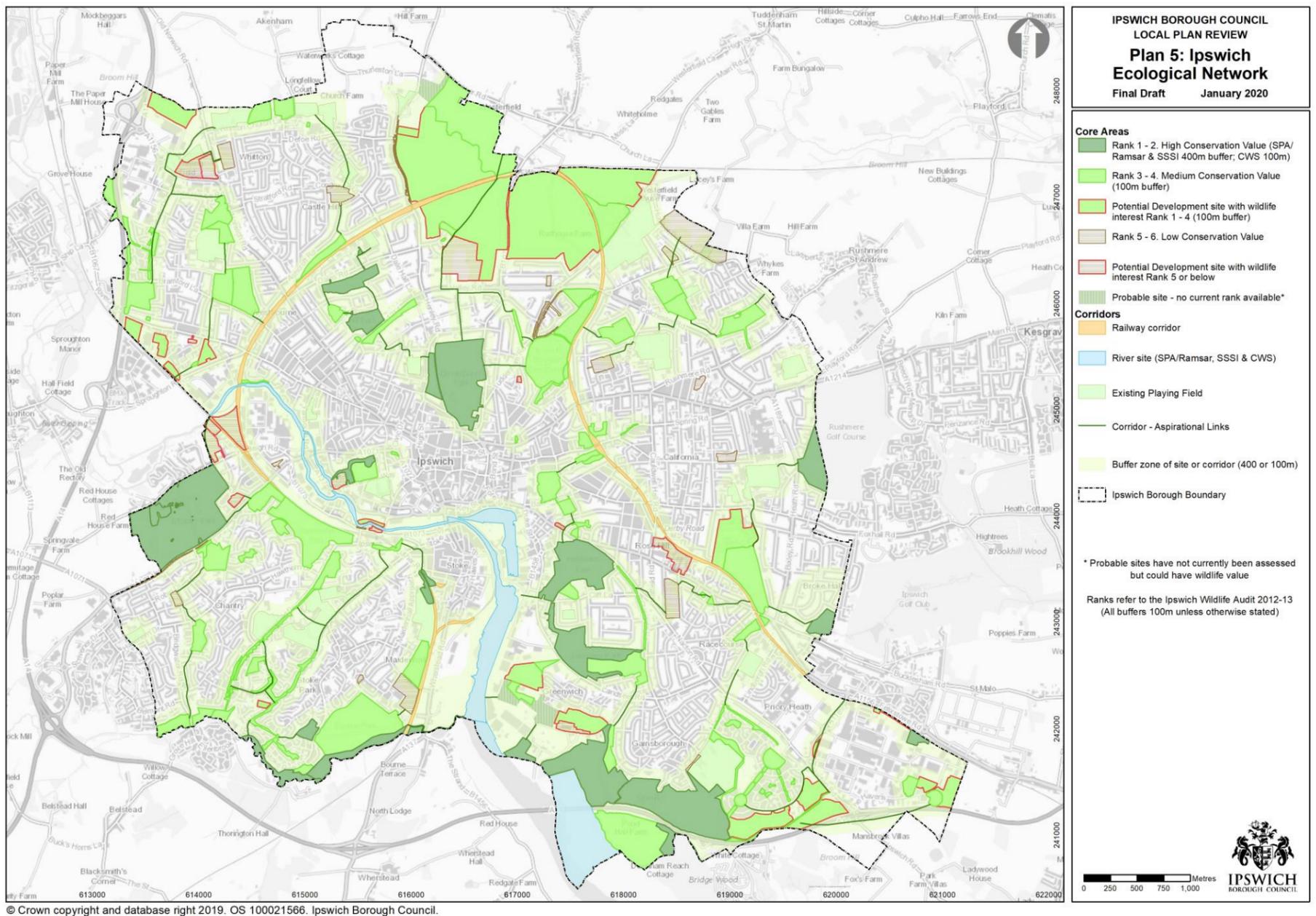


The Council is committed through the Final Draft Local Plan to protecting, enhancing and extending the network of green corridors.

The map focuses on the green corridors primarily used by people for recreation, amenity and transport (cycling and walking routes). Wildlife may also use these corridors, and benefit from any enhancements, but the more detailed Ecological Network map focuses specifically on the wildlife corridors.

Development taking place within the green corridors will be required to maintain and enhance the corridor function. That could be through the layout of the development, the provision of new open space or public realm improvements. The approach to maintaining and enhancing the green and blue corridors remains the same as the adopted 2017 Local Plan.

Ecological Network



The Council is taking a proactive approach to identifying, protecting and managing the network of ecological sites and corridors in Ipswich. An update of the Ipswich Wildlife Audit was undertaken by Suffolk Wildlife Trust which informed this work.

New developments must secure ecological enhancements as part of their design and implementation and should provide biodiversity net gain proportionate to the scale and nature of the proposal. This could include green roofs or walls for insects and birds, wood piles for beetles or integrated nest boxes for birds.

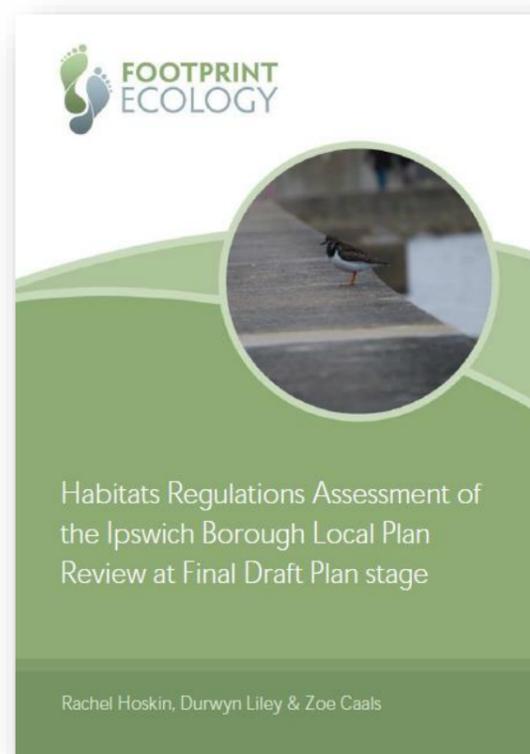
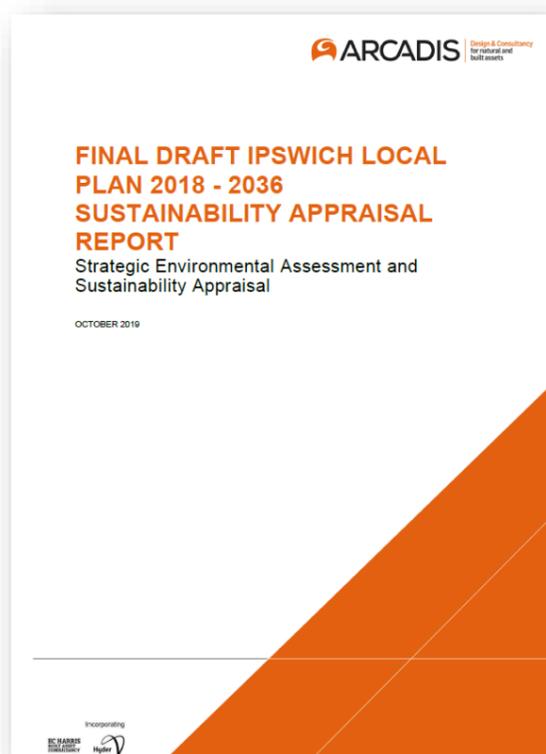


Green Roof, University of Suffolk, Ipswich



Integrated Nest Box

Sustainability Appraisal and Habitats Regulations Assessment



Sustainability Appraisal

The Final Draft Local Plan was subject to a Sustainability Appraisal process (including an Environmental Impact Assessment and Health Impact Assessment).

Sustainability Appraisal is a tool used to assess planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration.

The assessment of the Final Draft Ipswich Local Plan identified both positive and adverse effects. The assessment recommends measures to enhance positive effects where feasible and to help avoid or minimise adverse effects. All recommendations required by the assessments are addressed through the Final Draft Local Plan.

Habitats Regulation Assessment

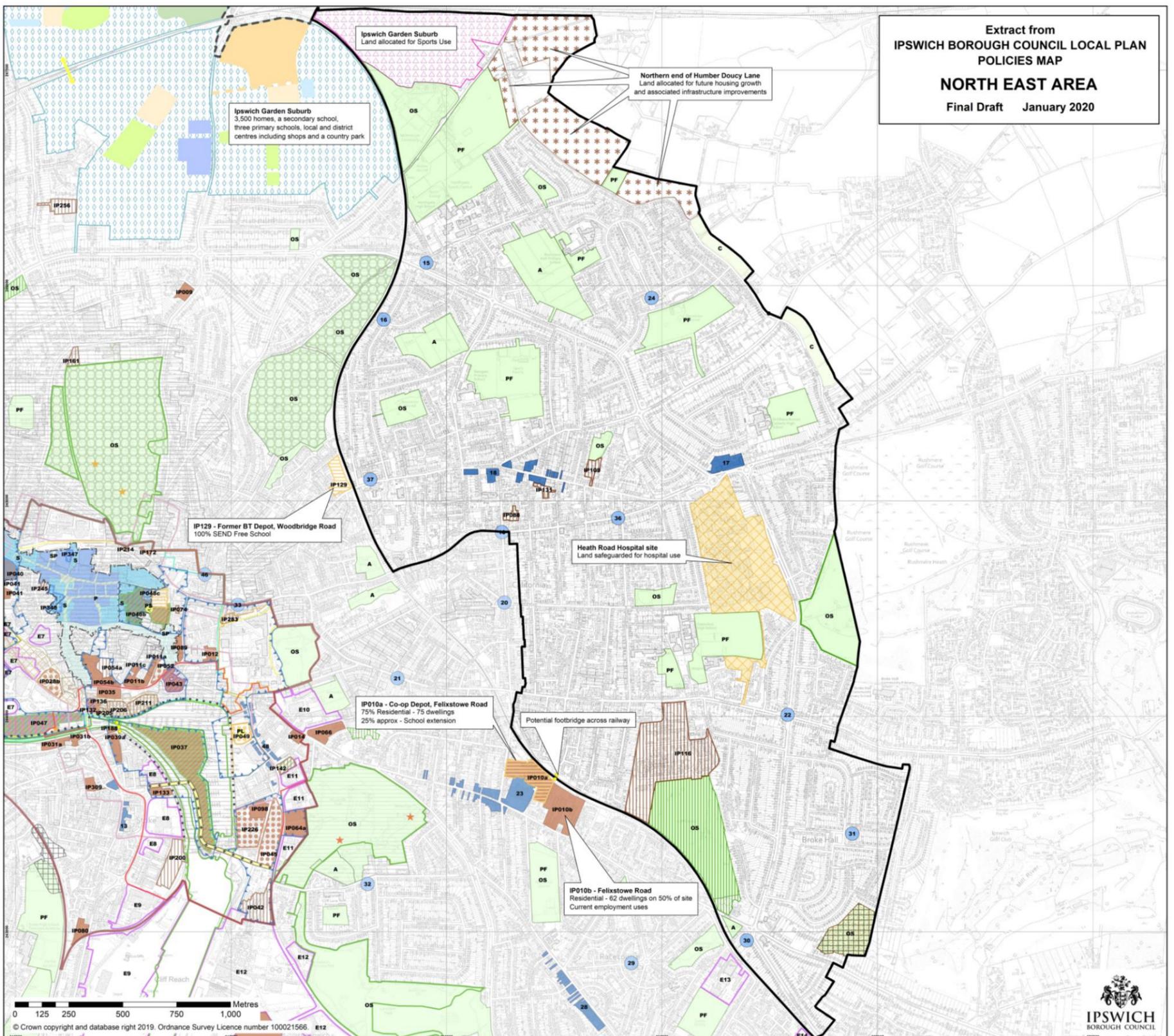
The Final Draft Ipswich Local Plan was been subject to a Habitat Regulation Assessment throughout its preparation. A Habitats Regulations Assessment considers the impacts of plans and proposed development on nature conservation sites of European importance.

The Habitat Regulation Assessment report concluded that the Final Draft Local Plan would not result in adverse effects on European wildlife sites within and in the vicinity of Ipswich Borough, subject to the incorporation of recommendations made within Habitat Regulation Assessment.

Any mitigation required by the assessments has since been added into the Final Draft Local Plan.

The Sustainability Appraisal Summary Report and Habitats Regulations Summary Report are published alongside the Final Draft Ipswich Local Plan for public consultation.

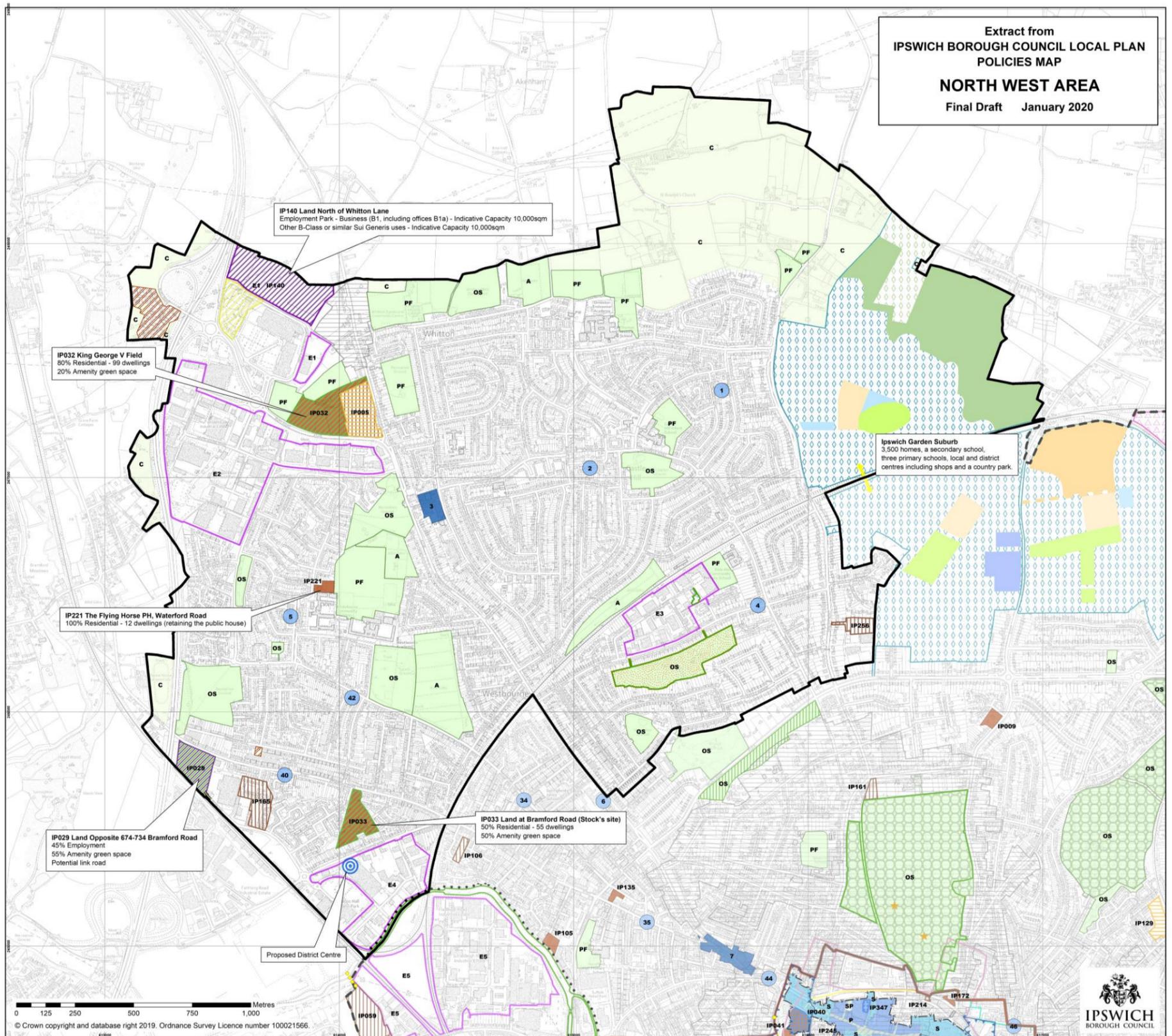
North East Area



Key site proposals in the North East area:

- Land allocated for approximately 496 homes and associated infrastructure improvements at the northern end of Humber Doucy Lane, to come forward when Ipswich Garden Suburb is largely complete (ISPA 4.1).
- Land allocated along Woodbridge Road for a Special Education Needs and Disability Free School (IP129).
- Safeguarding of the Heath Road Hospital Site for health and ancillary uses.

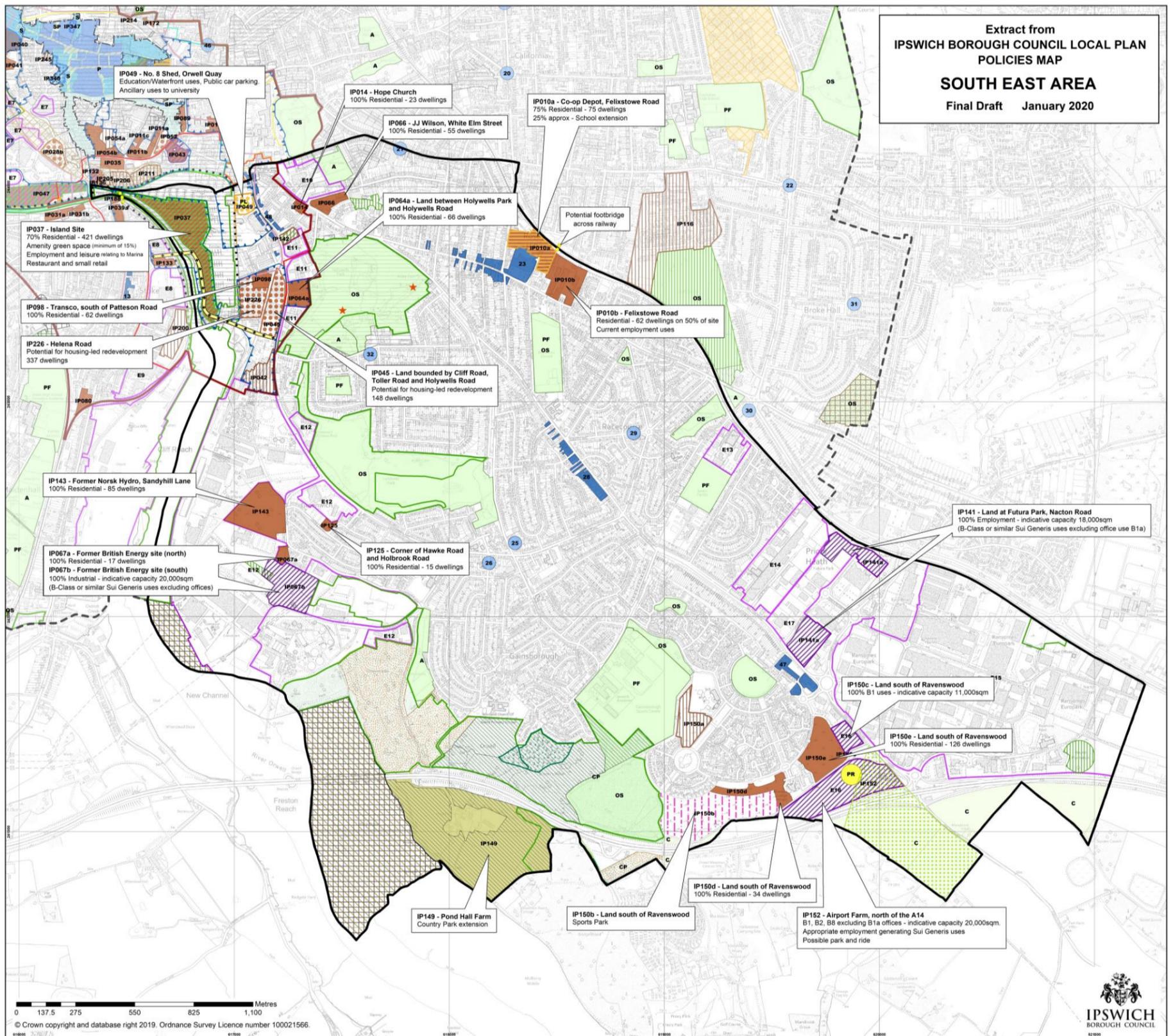
North West Area



Key site proposals in the North West area:

- Housing allocations to provide land for 159 new dwellings, including King George V Playing Fields (IP032) and the former Tooks Bakery (IP005).
- Land opposite 674-734 Bramford Road (IP029) was allocated for housing and amenity land in the Preferred Options version of the emerging Local Plan but is now allocated for employment, plus amenity greenspace and link road.
- Allocation of land for housing and associated facilities at Ipswich Garden Suburb, carried across from the adopted Local Plan 2017.
- Identification of position for a District Centre at Sproughton Road to serve the local area.
- Land allocated for 12 homes (retaining the public house) at The Flying Horse, Waterford Road (IP221).

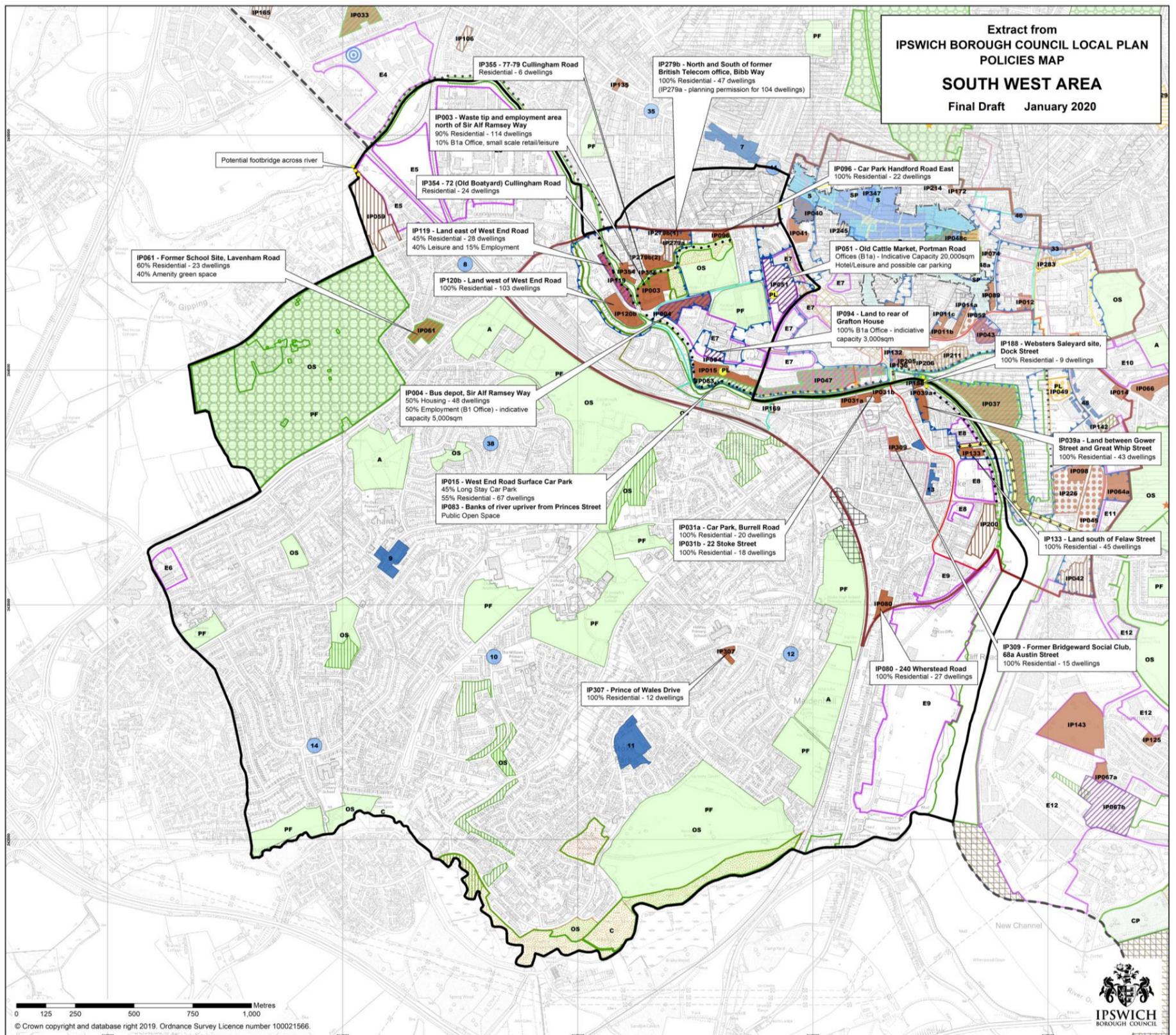
South East Area



Key site proposals in the South East area:

- Housing allocations for a total of 1,526 new homes including land at Felixstowe Road (IP010a & b) and land south of Ravenswood (IP150d & e). Housing allocations also proposed on employment land along Holywells Road (IP045 & IP064a) for 214 homes and the Island Site (IP037) for 421 dwellings.
- Retention of allocated land for Sports Park at Ravenswood (IP150b).
- Retention of allocation of land at Pond Hall Farm (IP149) for an extension to the country park.

South West Area



Key site proposals in the South West area:

- Housing allocations outside the IP-One area to provide land for 35 new homes at Prince of Wales Drive (IP307) and Lavenham Road (IP061).
- New housing allocations inside the IP-One area to provide a total of 618 homes.
- Housing allocation to provide 12 homes on vacant retail units at the Prince of Wales Drive Local Centre (IP307).
- Employment land allocations for industrial uses between Hadleigh Road and the railway junction, as well as land for office development along Portman Road (IP051).
- Land East of West End Road (IP119) has changed so that it now proposes to accommodate housing (28 homes), boat launch facilities and employment.
- Land west of West End Road (IP120b) – housing density has increased from 90dph to 125 dph, thereby increasing housing numbers from 74 (in the Preferred Options) to 103 homes, with 20% open space.

Further Consultation Events



Officers will be on hand to answer questions at various drop-in exhibitions in Ipswich at the following dates and venues:

| Venue | Date and Time |
|---|--|
| Central Area Committee Christ Church, Langston Hall, Tacket Street, IP4 1AU | Wednesday 15th January from 6.15pm |
| SW Area Committee Gipping Room, Grafton House, Russell Road, IP1 2DE | Thursday 16th January from 5.45pm |
| Cliff Lane Primary School Cliff Lane, Ipswich, IP3 0PL | Tuesday 21st January 2020 5pm - 7pm |
| NE Area Committee Ransomes Sports Pavilion, Sidegate Avenue, Ipswich, IP4 4JJ | Thursday 23rd January from 6.45pm |
| Castle Hill Community Centre, Highfield Road, IP1 6DG | Monday 3rd February 5pm-7pm |
| Ipswich Town Hall, Pickwick Room Cornhill, Ipswich, IP1 1DH | Friday 7th February 1pm - 7pm |
| Ipswich Town Hall, Pickwick Room Cornhill, Ipswich, IP11DH | Saturday 8th February 10am – 5pm |

If you require any of the Final Draft Ipswich Local Plan consultation documents in an alternative format, such as large print, please speak to Officers.