

Ipswich Local Plan Examination (Stage 2)

Matters and Questions

Matter 3 - Draft modifications arising from Stage 1 of the Examination

Statements are not currently sought on this matter. However, I have asked the Council to prepare draft modifications to the plans in respect of the Stage 1 Hearing Session discussions and my published Interim Findings. The Council will submit these modifications to the Examination by 3 June 2016 and those who participated in the Stage 1 Examination hearings are invited to attend a Stage 2 hearing session at which the following aspects of the draft modifications will be informally discussed.

- Policy CS6 – identification of the specific actions the Council will take (and the relevant timescales) in connection with the Duty to Co-operate, the Ipswich Policy Area and addressing unmet housing needs.
- Policy CS7 – the objectively-Assessed Need for Housing.
- A policy concerning Five Year Housing Land Supply policy and its implications for development management (including policy DM34) and discussion of the basis on which the 5 year supply calculation should be made.

Any modifications which I subsequently consider are likely to be necessary to the soundness of the plans (including any arising from other Stage 2 Matter discussions) will be the subject of Sustainability Appraisal and Habitats Regulations Assessment (as necessary) and formal consultation.

Matter 4a – Residential and Sustainable Development Policies and General Development Principles

(Policies CS8, CS11, CS12, DM1, DM2, DM3, DM12, DM13, DM14, DM24, DM26, DM27 and DM30 plus issues relating to CS1, CS2, CS9 and SP1 not addressed in other Matters)

- 4.1 Are the policies (listed above) for residential and sustainable development and general development principles soundly-based? If you contend that they are not how should they be modified? [Note – comments are not sought on policies CS6 or CS7 which were considered at Stage 1 of the Examination.]
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Matter 4b – Residential Development Allocations

(Policies SP2, SP3 and SP4)

- 4.2 Are the site allocations for residential development soundly-based? Are there other non-allocated sites which could appropriately contribute towards housing needs during the plan period?

Matter 5 – Ipswich Garden Suburb

Policy CS10 and Core Strategy Table 8B

- 5.1 Having particular regard to the following are the policies and proposals for Ipswich Garden Suburb soundly-based?

- Traffic and transport
- Other infrastructure and services
- Air Quality
- Fresh and Waste Water and Flooding
- Landscape and nature conservation
- Realistic delivery during the plan period
- The flexibility of the policy requirements

If you contend that the policies and proposals are not sound, how should they be modified?

- 5.2 Does the Sustainability Appraisal adequately assess the likely effects of the Ipswich Garden Suburb and test it against reasonable alternatives? If you contend that the Appraisal is inadequate what further work should be undertaken?

Matter 6 – Employment Policies and Allocations

(Policies CS13, DM25 and SP5)

- 6.1 In the light of the need for 23.5ha (net) of employment land in Ipswich (identified in the *Ipswich and Waveney Economic Areas Employment Land Needs Assessment (2016)*) is the provision of policy CS13 that at least 30ha of land in addition to 10ha at Futura Park will be allocated for B1, B2 and B8 uses soundly-based?
- 6.2 Are the site allocations in connection with employment development soundly-based? If you contend that they are not how should they be modified?

- 6.3 The plans allocate sites totalling approximately 59ha for new employment developed. Is this soundly-based in the light of the identified requirement for 23.5ha (net) of employment land and policy CS13's provision that at least 30ha of employment land (plus 10ha at Futura Park) will be allocated? Is there potential for some of the allocated employment sites to be allocated for alternative uses?
- 6.4 Is policy DM25 soundly-based? If you contend that it is not how should it be modified?

[Note – comments are not sought on the 12500 new jobs target which was discussed at Stage 1 of the Examination.]

Matter 7 – Town Centre/Retail policies and Allocations

(Policies CS14, DM20, DM21, DM22, DM23, SP10, SP11, SP12, SP13 and SP14)

- 7.1 Are the policies (listed above) and site allocations in connection with retail and town centre development soundly-based? If you contend that they are not how should they be modified?

Matter 8 – Heritage, Design and the Natural Environment

(Policies CS4, DM5, DM6, DM7, DM8, DM9, DM10, DM28, DM31, DM33, DM34)

- 8.1 Are the policies (listed above) in connection with heritage, design and the natural environment soundly-based? If you contend that they are not how should they be modified?

Matter 9 – Transport and Accessibility (including in the IP-ONE Area)

(Policies CS5, CS20, SP9, SP15, SP16, SP17, DM17, DM18 and Core Strategy Table 8A)

- 9.1 Are the policies and proposals (listed above) in connection with transport and accessibility soundly-based? If you contend that they are not how should they be modified?
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Matter 10 – Non-transport related Infrastructure and Services and Flooding

(Policies CS15, CS16, CS17, CS18, CS19, SP6, SP7, SP8, DM4, DM29, DM32 and Core Strategy Table 8A)

- 10.1 Are the policies, proposals and site allocations (listed above) in connection with non-transport infrastructure /services and flooding soundly-based? If you contend that they are not how should they be modified?
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Matter 11 – IP ONE Area Action Plan (except transport issues)

(Policies CS3 and Opportunity Areas A, B, C, D, E and F)

- 11.1 Are the policies and listed development opportunities/principles in connection with the IP-ONE Area Action Plan soundly-based? If you contend that they are not how should they be modified?
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