

Ipswich Borough Council
Local Plan Examination – Week 1 Hearings

IBC Opening Statement (26th November 2020)

Ipswich Borough Council presents to this Examination a Core Strategy and Policies development plan document and a Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.

These documents represent a full local plan for the Borough and seek to replace the adopted Core Strategy and Policies development plan document, and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document from December 2017.

The Core Strategy covers three areas of policy:

- It sets out the strategic vision and objectives to guide the development of the town
- It promotes the spatial strategy for the town to 2036 through strategic policies; and
- It provides a suite of up to date policies to control, manage and guide development across the Borough.

The Site Allocations and Policies DPD adds the site specific detail to the Core Strategy.

The Borough boundary is tightly constrained and these documents set out the strategy for delivering development in a fast growing urban area. Sites are identified on a mixture of brownfield and greenfield sites, with much development focused in the town centre and waterfront area as a focus for regeneration. An urban extension of approximately 195 hectares is planned for north Ipswich and is known as the Ipswich Garden Suburb which will deliver 3,500 homes.

The Ipswich Garden Suburb was allocated as part of the 2017 adopted Local Plan, has a dedicated Supplementary Planning Document, and Infrastructure Delivery Plan. Earlier this year two Outline Planning Applications were approved for a total of 1,915 dwellings on two of the three different neighbourhoods. Since approval a number of the site wide planning conditions have been submitted and discharged for the neighbourhood known as Henley Gate, and the LPA are currently considering 4 reserved matters applications covering the first phases of infrastructure, Country park and the initial phase of housing development. Subject to approval. The project is supported by a Homes England award of £9.8m towards infrastructure delivery.

Ipswich remains the key employment centre in the functional economic area which includes the districts of Babergh, Mid Suffolk and Suffolk Coastal, and the town centre and the numerous industrial estates play an important role in providing employment and through its role as the county town.

There is a pressing need for both the DPDs to be adopted as soon as possible. In particular:

- They will provide the certainty which landowners and developers of previously developed urban land need to bring forward sites for development;
- They will secure the housing delivery for the plan period; and

- They will provide a suite of up to date NPPF compliant policies to guide development within the Borough.

In terms of wider strategic planning, the Ipswich housing market area also includes the districts of Babergh, Mid Suffolk and Suffolk Coastal, and planning for the wider Ipswich area is also undertaken through an Ipswich Strategic Planning Area or ISPA, as well as Suffolk County Council. This continues long established policy area cooperation between the respective authorities which reflects the interrelationships between Ipswich and the surrounding districts and has consistently and effectively delivered on cross boundary issues.

Through ISPA a coordinated approach to site allocation is being progressed for the strategic site at Humber Doucy Lane with the cooperation of East Suffolk Council.

The two development plan documents were subject to a Regulation 18 public consultation between 16th January 2019 and 13th March 2019. At this stage the Core Strategy and Policies DPD was a focused review. A later Regulation 19 public consultation on the documents as presented was undertaken between 15th January 2020 and 2nd March 2020.

The team representing Ipswich Borough Council include Carlos Hone (Planning and Development Operations Manager), Sally Minns (Planning Policy Team Leader), Sarah Barker (Senior Planner) and Michael Hammond (Senior Planner).

They are supported by James Cutting (Planning Strategy Manager) and the team of Suffolk County Council.

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