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| Meeting | Ipswich Strategic Planning Area Board |
| Date | Thursday 30 th January 2025 |
| Time | 17:00 |
| Location | Orwell Room, Grafton House, Ipswich |
| Attendees | <p> Cllr Paul West (Suffolk County Council) (Cllr PW) Cllr Carole Jones (Ipswich Borough Council) (Cllr CJ) (Chair) Cllr Mark Packard (East Suffolk Council) (Cllr MP) Cllr Lee Jamieson (Babergh District Council) (Cllr LJ) Cllr Andrew Stringer (Mid Suffolk District Council) (Cllr AS) James Cutting (Suffolk County Council) (JC) Georgia Teague (Suffolk County Council) (GT) Graeme Mateer (Suffolk County Council) (GM) Robert Hobbs (Babergh and Mid Suffolk District Councils) (RH) Philip Isbell (Babergh and Mid Suffolk District Councils) (PI) James Mann (Ipswich Borough Council) (JM) Anna Roe (Ipswich Borough Council) (AR) Andrea McMillan (East Suffolk Council) (AM) Jason Beck (East Suffolk Council) (JB) Isaac Plummer (East Suffolk Council) (IP) </p> |
| Distribution | Attendees |
| Apologies tendered in advance | <p> Ben Woolnough (East Suffolk Council) Sally Minns (Ipswich Borough Council) Cllr David Busby (Babergh District Council) </p> |

Items:

| | Item | Action |
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| 1. | Appointment of chair | |
| 1.1 | It was agreed by the Board members that Cllr Carole Jones will chair the ISPA Board meetings. | |
| 2. | Apologies for absence | |
| 2.1 | Ben Woolnough (East Suffolk Council) Sally Minns (Ipswich Borough Council) Cllr David Busby (Babergh District Council) <i>Cllr Leigh Jamieson (Babergh District Council) attended the meeting on behalf of Cllr David Busby</i> | |
| 3. | Introductions | |
| 3.1 | Councillors and Officers took turns to introduce themselves to all attendees. | |
| 4. | ISPA presentation – background to the Board, the development of the Statement of Common Ground to v7 in 2021 and the Terms of Reference | |
| 4.1 | The ISPA presentation was presented by RH, JC and GM and provided an overview of what ISPA is, the Terms of Reference and the Statement of Common Ground. | |
| 4.2 | Cllr Jamieson raised the question of the situation regarding the Ipswich Northern Bypass. Cllr West explained that infrastructure of this scale will not come forward without a substantial amount of funding and alluded to a figure of at least £1bn needed in investment for this project. | |
| 4.3 | Cllr Jones raised that there could be opportunity to focus efforts on existing and potentially new park and ride systems. GM responded by explaining that park and ride systems are expensive to operate in practice as users of the system are the only people that pay for it. GM added that there was consideration of re-opening park and ride systems as part of the levelling up fund, however this was unable to go ahead. It was acknowledged that | |

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| | scoping of issues will be an early part of plan preparation and would inform the future iterations of the SoCG. | |
| 5. | Addressing housing needs in the ISPA and associated economic and infrastructure needs | |
| 5.1 | Item 5 of the presentation was presented by AM which gave an update on addressing housing needs in the ISPA and associated economic and infrastructure needs. | |
| 5.2 | Cllr West questioned what the actual number of delivered homes is. AM explained that delivery has been on average 830 dwellings per year for East Suffolk over the past 3 years. RH added that the three-year average housing delivery rate was approximately 1,000 dwellings in Mid Suffolk and approximately 600 dwellings in Babergh per year. | |
| 5.3 | Cllr Jones raised the point that across the UK, the number of houses that currently have planning permission, but have not been developed is over 1 million. Cllr Jones added that the number of empty homes across the UK is approximately 700,000, with 250,000 being long term empty homes. Ipswich has a total of 1239 empty homes. Cllr Jones suggested that focus should be prioritised on planning permissions and empty homes on a national scale as this could be more effective compared to a district level approach as this is often time consuming and expensive. Cllr Jones also suggested looking into opportunities to convert suitable buildings to residential from other uses and whether this could be factored into the overall housing numbers. Cllr Stringer raised that the issues around deliverability will be raised at examinations and likely used by developers to secure unsuitable development. Cllr Stringer questioned whether there is a skill strategy in place to train more people to build new homes. Cllr Stringer also raised the question of how affordable houses will be included in these targets and how the issue of deliverability is going to be addressed in order to construct affordable houses. | |
| 5.4 | Cllr Packard questioned whether LPAs actually know what type of houses are needed. RH explained that the Strategic Housing Market Assessment identifies this in relation to the current Plans. JC added that SCC also has an economic and infrastructure needs assessment. | |
| 5.5 | JC raised that in order to deliver growth within a planned period whilst also making best use of infrastructure, the approach must be aligned and agreed between the LPAs. Cllr Stringer highlighted that the Hartismere water resource zone is an example of a major constraint to | |

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| | housing delivery. Cllr Stringer added that blue sky thinking will be needed to address housing requirements whilst also considering constraints. | |
| 6. | Co-ordination of shared evidence base and capacity to deliver | |
| 6.1 | Item 6 of the presentation was presented by RH which provided an overview of the shared evidence and capacity to deliver. | |
| 6.2 | Cllr Jones raised that it has been very useful to showcase to examiners how the LPAs have been joint working. PI questioned whether the degree that the Local Plans are aligned will become more important as inspectors become less flexible on this. AM explained that it will be important that the key issues are addressed as early as possible, as the Government intends for less time to be spent in Local Plan Examinations, however, is also introducing Gateway checks during the preparation process. JM added that the evidence base will be key to evidence what housing Ipswich can deliver and therefore it is important that Local Plans are aligned at an early stage. | |
| 7. | Local Development Scheme timetables and alignment of Local Plan preparation | |
| 7.1 | Item 7 of the presentation was presented by AM and provided an overview of the Local Development Scheme timetables and alignment of Local Plan preparation. | |
| 7.2 | Cllr Stringer raised that it is important to not let small issues create large constraints and blocks to progress. Cllr Stringer added that delivery plans must be considered so that all infrastructure can support the increase in housing. | |
| 8. | Discussion of Governance | |
| 8.1 | Item 8 of the presentation was presented by JC and invited a discussion on governance of the ISPA Board. | |
| 8.2 | Cllr Jones raised that there needs to be a full understanding of the function of the ISPA Board as it is not a decision-making group. The focus should be on delivering the Local Plans, cross boundary planning matters and strategic alignment. Cllr Jones added that consideration should be given to whether the action notes from the ISPA Board should be shared with others and comments invited. Cllr Jones explained that a key constraint for Ipswich is its tight boundary and therefore | |

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| | there is a potential need to share housing numbers with neighbouring authorities. GM raised that there is a need to bottom out the question of whether the ISPA group is the correct group to address strategic direction of growth. | |
| 9. | Date of next meeting | Date of next meeting to be agreed and finalised outside of the meeting. |
| 9.1 | It was agreed that the next ISPA Board meeting should be held at the end of March 2025. | |
| 10. | AOB | |
| 10.1 | None. | |