

Ipswich Borough Council – Local Plan Scoping Consultation Guidance Note (July 2026)



The new Ipswich Local Plan 2026-2045

The Ipswich Borough Council Local Plan 2026 - 2045 will be a comprehensive Local Plan covering the period 01.04.2026 - 31.03.2045, replacing the existing [Ipswich Local Plan Review 2018-2036](#) (March 2022).

The purpose of the Local Plan is to establish a vision, objectives, spatial strategy, site allocations and planning policies to guide the future growth and development of Ipswich to 2045.

A new Local Plan is needed to meet the updated requirements under the Levelling-up and Regeneration Act 2023, reflect changes in the national planning system ([National Planning Policy Framework](#) and [Planning Practice Guidance](#)), plan for increased housing needs and ensure sustainable growth across Ipswich to 2045.

Making your comments

Please send us your comments by 12:00 (midday) 2 September 2026. We can only accept written responses using the official online forms or the official paper form.

This consultation is your chance to tell us what you think about the future of Ipswich. We want to hear your views on the opportunities, challenges and priorities for the Borough, with a particular focus on the town centre, culture and heritage.

The questions are grouped into different themes to make them easier to complete. The first section (labelled 'Understanding Ipswich') is based on the Place Standard Tool, which helps us understand what works well in Ipswich and where improvements may be needed. Additional guidance on each of the questions is set out further in this document. We also want your ideas on the best ways to involve local people, businesses and community groups as we prepare the new Local Plan.

It would help us to gather as much information as possible if you could use our online form at <https://ipswich.oc2.uk/> or by scanning the QR code.



If you do not have time to complete the full consultation, you can complete our short survey instead. It uses a simple scoring system to give us a quick picture of what matters most to you. It takes around 10 minutes to complete and is available here: <https://forms.office.com/e/7eRunhGmaJ>.

We encourage statutory consultees to complete full survey form, as it covers a broader range of topics in greater detail.

Local Plan

What are the key Local Plan dates?

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*Please note that where precise dates are currently unknown, the first day of the relevant month has been used for indicative purposes only and marked with *. Specific dates will be incorporated into future updates to the timetable once they become known.



The Local Plan Timetable (published 25 June 2026) supersedes the former Local Development Scheme (January 2025).

This timeline graphic was generated using AI-assisted design tools. The content, dates and wording have been checked and approved by Ipswich Borough Council.

For the Council's live up to date Local Plan Timetable, please visit <https://www.ipswich.gov.uk/planning-and-building-control/new-ipswich-local-plan>.

Keeping informed of the new Ipswich Local Plan 2026-2045

Want to keep up to date? If you would like updates about the Local Plan and future opportunities to have your say, you can:

- **Register online:** <https://ipswich.oc2.uk/register>
- **Email us:** planningpolicy@ipswich.gov.uk

Is there already a Local Plan?

Yes. The Council has an [adopted Ipswich Borough Council Local Plan \(2022\)](#), and supporting documents, which currently remain the relevant planning policies to guide development in the area. The new Ipswich Local Plan will replace the existing plan once adopted.

Local Plan Call for Sites

A Call for Sites gives landowners, developers and local residents the chance to suggest land that could be used for future development or protected from development. Putting a site forward does not mean it will be chosen or built on.

A Call for Sites took place between October and December 2025. To find out more and view the sites that were submitted, please visit the [Call for Sites](#) page.

Ipswich Town Centre

A key component of the Local Plan will be the function of the town centre. This will help shape the future of Ipswich town centre by looking at its role, character and how it can continue to grow and improve.

As the town centre is an important focus for shopping, culture, heritage and community life, some of the wider questions in this scoping consultation will help to shape that area specifically as well as the wider Ipswich.

Local Plans and Local Government Reorganisation in Suffolk

Suffolk local authorities have been working together on local plan preparation to support a consistent approach and effective cross-boundary working ahead of Local Government Reorganisation and the anticipated creation of three new unitary authorities in April 2028.

Across Suffolk, local plan timetables have been aligned and the preparation for the scoping consultation (Regulation 20), the first stage of consultation in the local plan process, worked on collectively. It should be noted that the style of questions asked across Suffolk may vary slightly between authorities to reflect the priorities of individual councils.

The intention is that the outcomes of the scoping consultations will collectively inform the plan-making process and will be carried forward where possible into any new local plan boundaries that may result from Local Government Reorganisation.

Making your Local Plan comments

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The questions are grouped into different themes to make them easier to complete. The first section (labelled 'Understanding Ipswich') is based on the Place Standard Tool, which helps us understand what works well in Ipswich and where improvements may be needed. We also want your ideas on the best ways to involve local people, businesses and community groups as we prepare the new Local Plan.

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You can also follow the QR link to complete the short survey on desktop or smartphone devices.



Full form QR



Short form QR

A limited supply of paper forms are available at the advertised deposit locations. A printable format form is available upon request, please contact planningpolicy@ipswich.gov.uk for more information.

Please return any email or post responses to - planningpolicy@ipswich.gov.uk or to Local Plan - Planning Policy, Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE by **12:00 (midday) on 2 September 2026**.

Data Protection

Your privacy is important. For further information about how we use your data please visit www.ipswich.gov.uk/your-council/policies-plans-and-strategies/privacy-notice

Digby Digital Assistant



The Council has now launched Digby. Digby is Ipswich Borough Council's [digital assistant](#). [Digby](#) helps you quickly find information about the Council's services by answering your questions online. Digby is available to support you 24/7, 365 days a year, even when our offices are closed.

You can interact with Digby on the Council website www.ipswich.gov.uk

- Digby will appear in the bottom right-hand corner of any webpage on our website.
- You will see a 'Ask Digby' icon, when you open Digby a chat window will appear where you can ask your question or choose one of the frequently asked questions.
- You don't need an account or app to use Digby.

FURTHER GUIDANCE ON PLACE STANDARD TOOL QUESTIONS

Place Standard Tool Guidance

The first section (labelled 'Understanding Ipswich') is based on the Place Standard Tool, which helps us understand what works well in Ipswich and where improvements may be needed. You do not need to specifically answer all of these questions, they are simply prompts to help you form an understanding of types of things to consider when answering the Ipswich Borough Council Local Plan Scoping Consultation first section questions (Q1 to Q14).

Moving around

Q1. Can I easily walk and cycle around using good-quality routes?

Things to think about when considering your rating:

- Are there enough routes for walking and cycling?
- Are walking and cycling given priority over cars and other traffic as much as possible?
- Do routes provide obvious and direct links with the places that people want to go, such as schools, shops, parks and public transport?
- Are routes good quality, attractive and pleasant to use?
- Do routes meet the needs of everyone, whatever their age or mobility, and is there seating for those who need it?
- Do routes feel safe to use all year round and at different times of the day?



Public transport

Q2. Does public transport meet my needs?

Things to think about when considering your rating:

- Are public transport services frequent and reliable?
- Do they take people to where they want to go?
- Is public transport safe and easy to access, whatever their age or mobility?
- Are bus stops and stations in convenient places and within walking distance of people's homes and is there seating for those who need it?
- Do bus and train stations have what is needed, for example, toilets, secure parking and cycle storage?
- Can everyone afford public transport services?
- Are facilities and vehicles of good quality and well maintained?



Traffic and Parking

Q3. Do traffic and parking arrangements allow people to move around safely and meet the community's needs?

Things to think about when considering your rating:

- *Do people take priority over cars and other traffic?*
- *What impact does traffic have on health and wellbeing in the place (you might want to think about access, noise and air quality)?*
- *Is parking in a safe and secure location?*
- *Are traffic-calming measures used effectively to benefit the community?*
- *Are there too many cars and too much traffic in the area?*



Street and spaces

Q4. Do buildings, streets and public spaces create an attractive place that is easy to get around?

Things to think about when considering your rating:

- *Do the buildings or public spaces make being in or passing through the area a pleasant experience?*
- *Are there positive features such as local landmarks, historic buildings, public squares or natural features that make the place look attractive?*
- *Do poor aspects such as derelict buildings, vacant land or excessive noise reduce the effect that these positive features have?*
- *Do features and routes help people find their way around?*
- *Is it much harder to enjoy the place at night, in different seasons, or during bad weather?*



Natural space

Q5. Can I regularly experience good-quality natural space?

Things to think about when considering your rating:

- *Is there a variety of natural spaces that are available to people?*
- *Are there opportunities for people to experience and have contact with nature?*
- *Is the natural space attractive and well maintained and is there seating for those who need it?*
- *Is the natural space affected by negative features such as excessive noise or poor air quality?*
- *Is a range of natural space accessible to everyone, whatever their age, mobility, disability, sex, ethnic group, religious belief or sexuality?*
- *Will the natural space continue to meet people's needs in the future?*



Play and recreation

Q6. Can I access a range of space with opportunities for play and recreation?

Things to think about when considering your rating:

- *What are the opportunities to take part in play and recreation? (You may want to think about specific groups such as teenagers, older people, children with disabilities and so on.)*
- *Are the spaces and facilities to support play and recreation of good quality, well maintained and used to their full potential?*
- *Are the spaces and facilities accessible and can everyone afford to use them?*
- *Are children able to challenge themselves and build their confidence while playing?*
- *Does the community welcome children playing outdoors?*
- *Is access to, or the feeling of safety within, spaces and facilities affected by the time of day or year?*



Facilities and amenities

Q7. Do facilities and amenities meet my needs?

Things to think about when considering your rating:

- *Does a range of facilities and amenities meet a variety of different needs (for learning, health, shopping, relaxation, and so on)?*
- *Can everyone use the facilities and amenities, whatever their age, sex, ethnic group, disability, religious belief or sexuality?*
- *Are the facilities and amenities within a reasonable distance and easily accessible?*
- *Are they of good quality and well maintained?*
- *Are the facilities and amenities being used to their full potential to help to support a healthy lifestyle?*



Work and local economy

Q8. Is there an active local economy and the opportunity to access good-quality work?

Things to think about when considering your rating:

- *Is there an active local economy that helps to create different kinds of jobs?*
- *Are there opportunities for people to gain skills for work, such as education, training and volunteering?*
- *Can local people access job opportunities, whatever their age, sex, ethnic group, religious belief, sexuality or disability?*
- *Do local services such as jobcentres, recruitment agencies and affordable childcare help people to find and keep work?*
- *Are there opportunities and spaces for local businesses to start up and grow?*



Housing and community

Q9. Do the homes in my area support the needs of the community?

Things to think about when considering your rating:

- *Is housing a positive feature of the area?*
- *Is there a range of good-quality housing available for different sizes of household?*
- *Is there a range of housing tenancies (rented, privately owned, and so on) to meet different needs of people, whatever their income?*
- *Do the different housing types work well with one another?*
- *Does a variety of housing allow people to stay in the area as their needs change, or they grow older?*



Social contact

Q10. Is there a range of spaces and opportunities to meet people?

Things to think about when considering your rating:

- *Which spaces provide opportunities for people to meet?*
- *Is there a range of different spaces (indoor, outdoor, purpose-built and more informal) where people can meet?*
- *Can these spaces be used at different times of the day, throughout the year, and in different types of weather?*
- *Do people from across the whole community and from different backgrounds mix together and get to know each other?*



Identity and belonging

Q11. Does this place have a positive identity and do I feel I belong?

Things to think about when considering your rating:

- *Do people view the place positively?*
- *Are the history, heritage and culture of the place known and celebrated?*
- *Do local groups and networks help people feel involved positively in their community?*
- *Can people feel connected to their neighbours and community, whatever their background?*
- *Does everyone feel like they belong, whatever their age, sex, ethnic group, religious beliefs, sexuality or disability?*



Feeling safe

Q12. Do I feel safe here?

Things to think about when considering your rating:

- Are routes safe and well used at different times of the day and throughout the year?
- Are spaces overlooked by buildings that are well used, adding to a feeling of safety?
- Is the area free of empty or derelict property, crime and antisocial behaviour?
- Do people feel safe both at home and when out and about?
- Is the area safe for everyone, whatever their age, sex, ethnic group, religious beliefs, sexuality or disability?



Care and maintenance

Q13. Are buildings and spaces well cared for?

Things to think about when considering your rating:

- Are facilities such as parks, public spaces or public properties well maintained in general?
- Are there any specific problems in the area, such as litter, vandalism, or dog mess?
- Are there good facilities for recycling and refuse storage and is collection well organised?
- Do local authorities, housing associations, landlords and residents know their responsibilities and take action when necessary?
- Is there an effective local residents' association?



Influence and sense of control

Q14. Do I feel able to take part in decisions and help change things for the better?

Things to think about when considering your rating:

- Are people able to contribute to decisions that affect them?
- Is everyone able to contribute, whatever their age, sex, ethnic group, religious belief, sexuality or disability?
- Do local community services or groups allow people to get involved?
- Do organisations such as local authorities, health services or housing associations actively work with the community to understand their needs?
- Do local people feel listened to? Do people know how to be listened to?

