

1 INTRODUCTION

Background: The Local Development Framework

- 1.1 Ipswich Borough Council is producing a Local Development Framework for Ipswich (the LDF). The LDF will set out planning policies that will guide and influence the development of Ipswich. Together with the Regional Spatial Strategy for the East of England, the Local Development Framework will form the Development Plan for Ipswich.
- 1.2 The Local Development Framework will be distinctive to Ipswich. It is intended that it will consist of the following main documents:
 - Statement of Community Involvement
 - Core Strategy & Policies
 - Site Allocations & Policies
 - IP-One Area Action Plan
- 1.3 In addition it is likely that the Council will prepare a series of Supplementary Planning Documents that will provide further advice, policies and guidance in support of the documents.
- 1.4 Further information on the production process and timetable for each of these documents is set out within the Local Development Scheme for Ipswich which is available from the Council.
- 1.5 The Local Development Framework is subject to Strategic Environmental Assessment and Sustainability Appraisal in order to ensure that proposals for Ipswich's future really are sustainable. A Scoping Report of the Assessment and Appraisal has been published and is available via the Council's website: www.ipswich.gov.uk.

Where Are We Now? – Issues and Options on Development Plan Documents

- 1.6 The Council undertook extensive Issues and Options consultation in 2006 and the results of that consultation are available via the Council's web-site: www.ipswich.gov.uk.
- 1.7 The Council has decided to undertake further limited Issues and Options consultation on two issues.
- 1.8 These are:
 - To give people a formal chance to comment on the 37 additional sites that were put forward during the 2006 Issues and Options consultation; and
 - To undertake further consultation on possible issues associated with development control policies.
- 1.9 This stage of consultation on issues and options is being carried out under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

- 1.10 All comments made at the previous Issues and Options consultation stage will be taken into account when the Preferred Options documents are produced – there is no need to comment on the same issues again. Comments are just sought on the additional sites / issues contained within this document.
- 1.11 It is very important to note that just because the Council is putting forward a variety of sites and options, it does not mean that the Council supports each one. We want your views before we decide what our view is. Therefore, the options set out deliberately vary from one ‘extreme’ to the other.
- 1.12 Further background information is available in the Issues and Options documents that were published in June 2006.

What Happens Next

- 1.13 After this period of consultation the Council will produce documents called the Preferred Options documents for each of its three planned Development Plan Documents. Those documents will indicate the Council’s preferred option for taking forward various parts of planning policies and it will also set out the other main options that the Council considered before deciding on its preference. There will be further formal public consultation at that time. It is anticipated that the preferred options documents will be published in September 2007.
- 1.14 We will take account of people’s comments as we select our preferences and we will ensure we fully appraise all the options set out using the Sustainability Appraisal methodology that we have developed and consulted on over the last year or so. That methodology involves assessing each option against social, environmental and economic factors. We will publish a report setting out our work in this area alongside the Preferred Options documents.

How to Comment on This Paper

- 1.15 Any comments you may have in response to the questions and issues in this paper must be submitted to the Council by Friday 30th March 2007. A response form is enclosed with this document. Please complete it and send it to either:

Email: planningandregeneration@ipswich.gov.uk

or to

Strategic Planning and Regeneration
Ipswich Borough Council
Grafton House
15 - 17 Russell Road
Ipswich
IP1 2DE

2. Consultation on Sites Proposed During the 2006 Issues and Options Consultation (Additional Issue A1)

2.1 The 2006 Issues and Options consultation identified 70 sites for people to comment on. As part of the response to that consultation a further 37 sites were suggested to the Council.

2.2 The Council believes that it is important that interested parties have an opportunity to comment on all of these additional sites during the Issues and Options stage. As stated above at paragraph 1.11 it is very important to note that just because the Council is putting forward a variety of sites and options, it does not mean that the Council supports each one. We want your views before we decide what our view is.

2.3 The 37 sites have been suggested by a variety of organisations and individuals. The table below sets out all 37 additional sites.

Site No	Site Name	Area (ha)	IP-One Area Action Plan
S071	Former 405 Club, Bader Close	3.22	
S072	Wooded area and large verge, Birkfield Drive	2.11	
S073	JJ Wilson, White Elm Street	0.22	
S074	Former British Energy Site, Cliff Quay	5.22	
S075	Truck and Car Company, Cliff Road	0.22	✓
S076	Crown House, Crown Street	0.66	✓
S077	Land between Cobbold Street and Woodbridge Road	0.19	
S078	Golf Course south of St Clements, Foxhall Road/Dover Road	14.05	
S079	Land around Makro, Ransomes Europark (east)	16.69	
S080	Land between railway junction (former Bacon factory site), Hadleigh Road	7.57	
S081	Land south of A14, Nacton Road	14.32	
S082	Orwell Quay	0.42	✓
S083	St Edmund House, Rope Walk	0.43	✓
S084	Cocksedge Engineering, Sandy Hill Lane	0.63	
S085	Thomas Wolsey Special School, Old Norwich Road	1.38	
S086	Church and land on Upper Orwell Street	0.31	✓
S087	Playing Fields, Victory Road	0.31	
S088	Land at Yarmouth Road	0.78	
S089	Land adjacent to The Milestone PH, Woodbridge Road	0.05	
S090	Land at Pond Hall Farm, south of A14	10.02	
S091	'Drunken Docker' Area	1.58	✓
S092	Land north of Whitton Sports Centre	0.85	
S093	Land south of Ravenswood	34.78	
S094	Land south of Sewage Works	4.16	
S095	240 Wherstead Road	0.58	✓
S096	Land north of Ranelagh Road	0.36	✓
S097	Lister's, Landseer Road	1.46	
S098	83/85 Dales Road	0.57	
S099	15-19 St Margaret's Street	0.08	

Site No	Site Name	Area (ha)	IP-One Area Action Plan
S100	Banks of River Gipping, upriver from Princes Street	0.76	✓
S101	Currier's Lane/Princes Street Corner	0.08	✓
S102	County Hall, St Helen's Street	0.84	✓
S103	345 Woodbridge Road	0.38	
S104	Carr Street (north side)	0.78	✓
S105	Car park off St Nicholas Street	0.17	✓
S107	Airport Farm, south of Ravenswood, north of A14	8.40	
S108	Baptist Church, 79 Cauldwell Hall Road	0.30	
Total	(hectares)	134.93	

2.4 Appendix 1 contains maps which show all the sites listed above together with use options and some additional information on possible constraints to development. Each possible option has a brief commentary setting out an example of the level of development they may provide.

2.5 For each of the identified sites a range of possible uses is given. The categories that possible uses have been chosen from are linked to the various uses set out within the Town and Country Planning (Use Classes) Order 2005. The categories are:

Education: The site could be redeveloped for educational uses such as a school or a further or higher education facility (within use class D1)

Employment: The site could be redeveloped for offices, warehouses or industrial units (use class B1 – B8)

Housing: The site could be redeveloped for housing (use class C3)

Leisure: The site could be redeveloped for leisure or built sporting facilities (use class D2)

Retail: The site could be redeveloped for retail uses (use classes A1 to A5)

Open Space: The site could be re-used as open space (e.g. parks, play areas or playing pitches) for public uses

Retain Existing Uses: The site could remain in its existing use without being significantly redeveloped.

2.6 In each case between two and four possible options are given.

2.7 It is possible that the Council will conclude that it wishes to promote or allocate sites for a mix of uses rather than for a single use. This issue has already been consulted on as part of the 2006 Issues and Options consultation. However, one of the set of questions on the attached comment form seeks views as to what mix of uses the Council should promote on each site if it decides to promote a mix of uses on sites.

- 2.8 For each site the following details are provided:
- Details of the site name, address and size;
 - A map showing the site location and boundary;
 - A brief commentary on any existing uses on the site and the site's wider context (e.g. whether it is within a residential area) and whether the site was identified within the First Deposit Draft Local Plan;
 - A list of possible options for the future use of the site;
 - If housing is identified as an option an indication is given as to whether it could be a high, medium or low density development (see below);
 - A list of possible constraints to the development of the site (see below).
- 2.9 Issue 3 within the Core Strategy and Policies development plan document consultation in 2006 related to the density of development and put forward two options for identifying how many houses could be developed on a site. For each option there are three categories – effectively high, medium and low. An indication is given within this document as to which of these levels might be appropriate for each relevant site.
- 2.10 In due course these density figures will be used to calculate possible housing numbers for each site. For other uses where jobs targets are likely to be more relevant, the Council is likely to use:
- DTZ Haven Gateway Employment Study 2005; and
 - Arup / English Partnerships Report: Employment Densities: Full Guide 2001.
- 2.11 The development of every site is likely to be affected by a range of issues. Within this document, an indication is given as to whether the site might be affected by six possible constraints – via a tick where the constraint is relevant. It is important to note that there are a wide range of other constraints that may affect the potential development of the sites including contamination, access, wildlife or natural designation and relationship with neighbouring uses. However the six identified are:
- Whether the site is within the floodplain;
 - Whether the site is within a conservation area;
 - Whether the site contains or is adjacent to a listed building(s);
 - Whether a tree preservation order affects the site;
 - Whether the site is in a known area of archaeological importance;
 - Whether an air quality management area affects the site.
- 2.12 A comment form has been produced that will enable people to comment on each possible site. A copy is enclosed with this document and further copies can be obtained via the Council web-site or by calling the Council. Alternatively, feel free to photocopy the enclosed form.

2.13 The comment form poses the following seven questions about each site:

Consultation Questions

- Q1. Do you think this site should be allocated for development?**
- Q2. What is your preferred use for this site?**
- Q3. Why is this your preferred use for this site?**
- Q4. If the Council decides to promote a mix of uses on this site, what mix of uses do you believe it should promote?**
- Q5. What are your views on the current use of this site?**
- Q6. Are you aware of any difficulties relating to developing this site?**
- Q7. Do you have any other comments about this site?**

2.14 These questions are exactly the same as for the 70 sites that were part of the Issues and Options consultation in 2006.

3. Consultation on issues associated with possible Development Control policies (Additional Issue A2)

3.1 The 2006 Issues and Options consultation set out a number of issues that are relevant to general development control policies. These included:

- Core Strategy Issue 6: Conservation and Protection
- IP One Area Action Plan Issue 8: Urban Design
- Requirements for Residential Developments Issue 10: Setting standards or providing guidance

3.2 In their response to the consultation, the Government Office for the East of England suggested that it might be appropriate to undertake some further consultation on development control issues.

3.3 This paper therefore seeks some further views on development control policy matters. It is not considered practical to provide a vast range of options for each and every possible development control policy. Therefore this consultation focuses on seeking views as to what areas the Council's development control policies should cover.

3.4 The options below relate to possible different policy areas.

The Core Strategy and Policies document should have development control policies that cover:

OPTION 1: Protection of the countryside

- OPTION 2: Protected sites (Wildlife and Landscape designations)**
- OPTION 3: Protection of open space, playing pitches and / or allotment land**
- OPTION 4: Protection of Trees**
- OPTION 5: Water supply and conservation**
- OPTION 6: Flooding**
- OPTION 7: Air quality**
- OPTION 8: Energy supply and conservation**
- OPTION 9: Design**
- OPTION 10: Extensions to dwellings**
- OPTION 11: Protection of residential amenity**
- OPTION 12: Advertisements**
- OPTION 13: Proposals affecting Listed buildings**
- OPTION 14: Developments in Conservation areas**
- OPTION 15: Proposals affecting scheduled ancient monuments and other archaeological sites**
- OPTION 16: Proposals to lose residential units**
- OPTION 17: Proposals for bedsits or other types of HMO**
- OPTION 18: Protection of community facilities, tourism and arts and entertainment facilities**
- OPTION 19: Control of change of uses of retail uses in the town centre and local shopping centres**
- OPTION 20: Control of goods that can be sold from out-of-town retail warehouses**
- OPTION 21: Car parking standards**
- OPTION 22: Travel plans**
- OPTION 23: Proposals for tall buildings**

Consultation Questions

- Q8: Which of the above options do you believe the Council needs to address within its future development control policies?**
- Q9: Are there any other areas which you believe the Council needs to address within its future development control policies?**
- Q10: For the areas you believe need addressing in answer to Questions 8 and 9, what matters do you believe it is important that the Council addresses within any policies?**
- Q11: It is important that the Council sets out policies that address Ipswich issues rather than policies that could be relevant anywhere. In that context, what do you believe are the specific Ipswich issues that development control policies should address?**